



# BOARD OF COUNTY COMMISSIONERS

## REZONING AGENDA

### AUGUST 6, 2014

#### Location & Time

Emergency Communication  
Operations Center Bldg.  
425 W. Alfred Street  
Tavares, FL 32778  
Tavares, FL 32778-7800  
**P&Z: 9:00 a.m. 8/6/14**  
BCC: 9:00 p.m. 8/26/14

The Lake County Planning & Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Planning & Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Planning & Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing time, or soon thereafter.

#### Planning & Zoning Board Members

Paul Bryan, Chairman  
(District 5)

Timothy Morris, Vice-  
Chairman, (District 3)

Ted DeWitt (District 2)

Kathryn S. McKeeby,  
Secretary, (District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School  
Board, Representative

Kasey Kesselring,  
At-Large Representative

Donald L. Heaton,  
Ex-Officio, Non-Voting  
Military Representative

#### Board of County Commissioners

Timothy I. Sullivan	District 1
Sean Parks	District 2
Jimmy Conner, Chairman	District 3
Leslie Campione	District 4
Welton G. Cadwell	District 5

#### County Staff

David Heath, County Manager  
Sanford A. Minkoff, County Attorney  
Erin Hartigan, Assistant County Attorney

#### Growth Management Department and other Staff

Amye King, AICP, Director, Department of Growth Management  
Chris Schmidt, Manager, Division of Planning & Community Design  
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design  
Jennifer Cotch, Senior Planner, Planning & Community Design  
Melving Isaac, Planner, Planning & Community Design  
Michele Janiszewski, Planner, Division of Planning & Community Design  
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design  
Ross Pluta, Engineer III, Public Works

**For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email [planning@lakecountyfl.gov](mailto:planning@lakecountyfl.gov).**

**LAKE COUNTY PLANNING & ZONING BOARD**  
**August 6, 2014**  
AND  
**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**August 26, 2014**

- I. Pledge of Allegiance**
- II. Invocation**
- III. Agenda Update**
- IV. Minute Approval**
- V. Public Comment**
- VI. Consent Agenda**

The Consent Agenda contains items that are recommended for approval and that are not controversial. The Planning & Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

<b>Tab 1</b>	<b>PH# 23-14-3</b>	<b>Vietnamese-American Buddhist Assoc. Property Rezoning</b>
<b>Tab 2</b>	<b>PH# 22-14-4</b>	<b>Schehr Property Rezoning</b>
<b>Tab 3</b>	<b>PH# 21-14-5</b>	<b>Volner Property Rezoning</b>
<b>Tab 4</b>	<b>PH# 15-14-1</b>	<b>Camden Park PUD Amendment</b>
<b>Tab 5</b>	<b>CUP# 14/6/1-3</b>	<b>Novillo Lake Jem Equestrian Training &amp; Event Center CUP</b>
<b>Tab 6</b>	<b>PH# 19-14-5</b>	<b>Grand Oaks Holdings Rezoning</b>
<b>Tab 7</b>	<b>PH# 20-14-5</b>	<b>Bassett Property Rezoning</b>

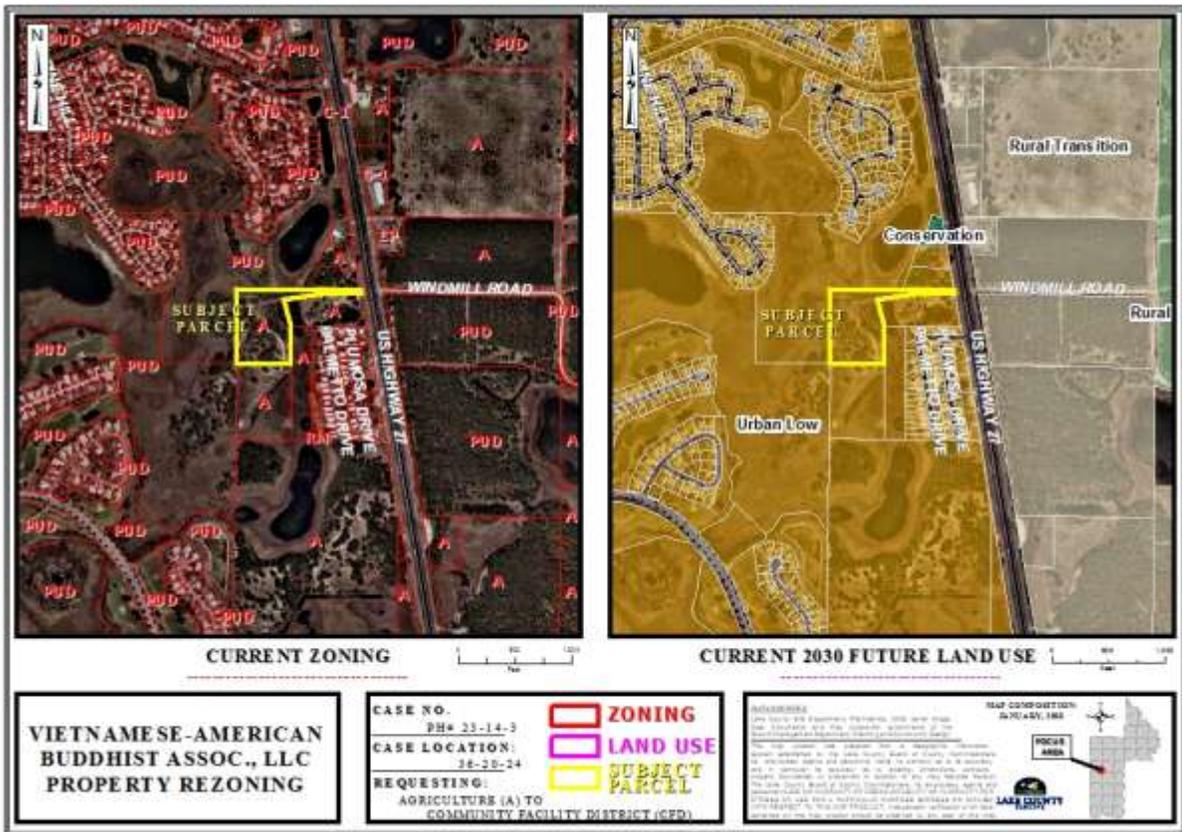
**Regular Agenda**

**VII. Other Business**

<b>Tab 8</b>	<b>2015 Comprehensive Plan Amendment Schedule</b>
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**VIII. Adjourn**

**CASE NO:** PH# 23-14-3  
**TAB NO:** 1  
**OWNER:** Vietnamese-American Buddhist, Association, Inc.  
**APPLICANT:** Minh v. Kimthu L. Vo  
**PROJECT NAME:** Vietnamese-American Buddhist Association Property Rezoning  
**GENERAL LOCATION:** Leesburg area, US 27, north of Palm Way.



**REQUESTED ACTION:** Rezone property from Agriculture (A) to Community Facility District (CFD) zoning to accommodate a place of worship, meditation training and education, staff housing, dormitory uses and limited special events.

**SIZE OF PARCEL:** 7.50 +/- acres

**FUTURE LAND USE:** Urban Low

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed rezoning request, with conditions, specified in the proposed Ordinance.

**CASE NO:** PH# 22-14-4  
**TAB NO:** 2  
**OWNER:** Richard Allen Schehr  
**APPLICANT:** Richard Allen Schehr  
**PROJECT NAME:** Schehr Property Rezoning

**GENERAL LOCATION:** Mount Plymouth/Sorrento area, East of Nocatee Trail, between Holopaw Trail and Reef Drive.



**REQUESTED ACTION:** Rezone from Planned Commercial (CP) to Rural Residential (R-1) and revoke Ordinance #18-83.

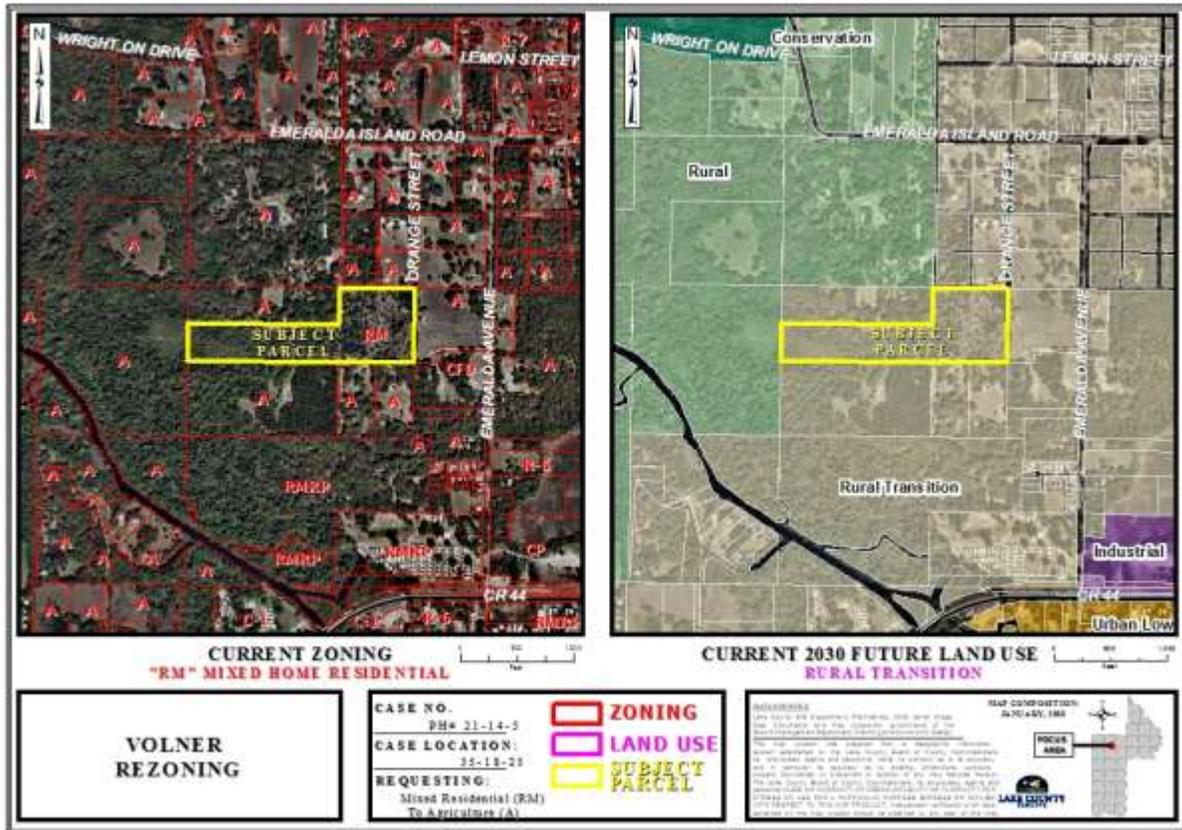
**SIZE OF PARCEL:** 1.1 +/- acres

**FUTURE LAND USE:** Wekiva River Protection Area A-1-40 Sending Area

**STAFF RECOMMENDATION:** Staff recommends **Approval** of the rezoning request and revocation of CP Ordinance #18-83

**CASE NO:** PH# 21-14-5  
**TAB NO:** 3  
**OWNER:** Kristin and Alfred Volner  
**APPLICANT:** Kristin and Alfred Volner  
**PROJECT NAME:** Volner Property Rezoning

**GENERAL LOCATION:** Emeralda Marsh Area, West of Primrose Lane, north of County Road 44 and east of Emeralda Avenue.



**REQUESTED ACTION:** Rezone from Mixed Residential (“RM”) to Agriculture (“A”).

**SIZE OF PARCEL:** 20.4 +/- acres

**FUTURE LAND USE:** Rural Transition

**STAFF RECOMMENDATION:** Staff recommends **Approval** of the request to rezone from Mixed Residential (“RM”) to Agriculture (“A”).

**CASE NO:** PH# 15-14-1  
**TAB NO:** 4  
**OWNER:** GG Assets LLC & Warminster Investments Corporation  
**APPLICANT:** Suresh Gupta, GG Assets LLC  
**PROJECT NAME:** Camden Park PUD Amendment  
**GENERAL LOCATION:** South Clermont, southwest of the U.S. Highway 27/County Road 474 intersection.



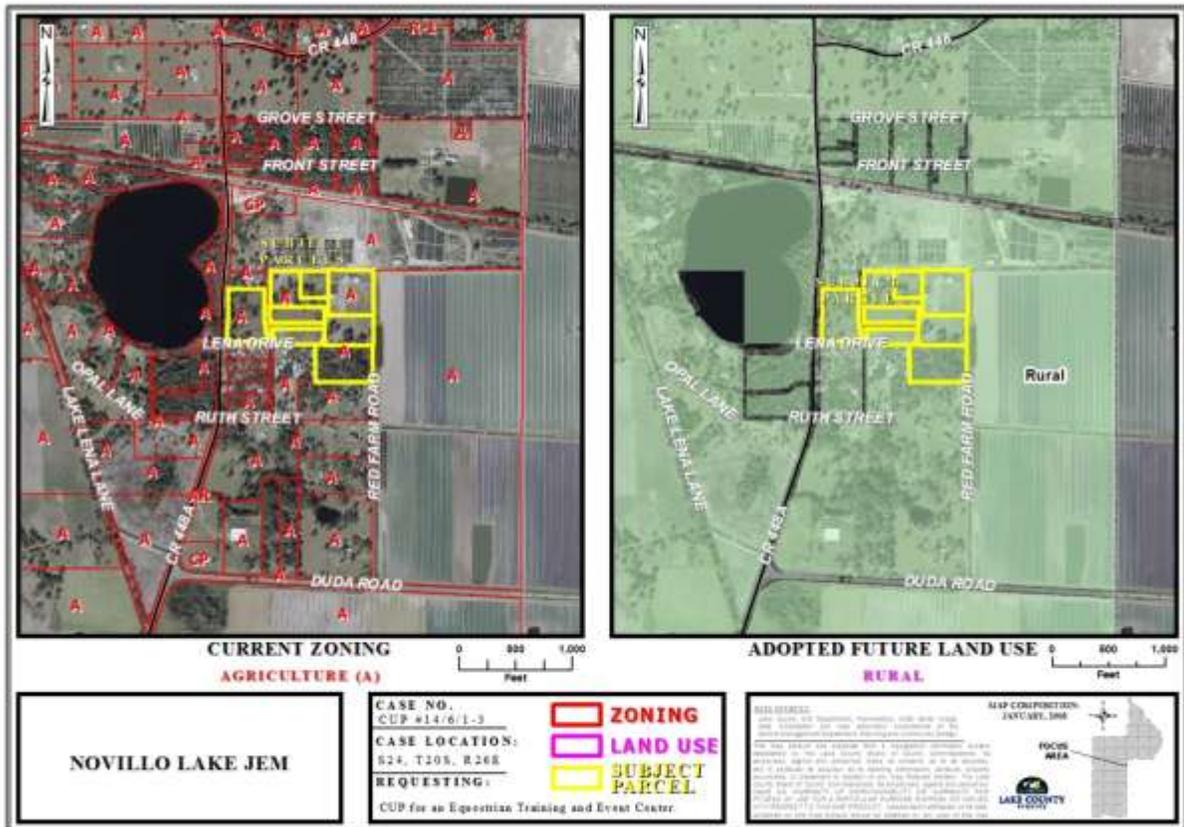
**REQUESTED ACTION:** Amend Planned Unit Development (PUD) Ordinance #2008-67 to increase the number of residential units, add commercial uses and replace ordinance with new ordinance.

**SIZE OF PARCEL:** 137.2 +/- acres

**FUTURE LAND USE:** Green Swamp Ridge

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed rezoning request, with conditions, as set forth in the attached Ordinance.

**CASE NO:** CUP# 14/6/1-3  
**TAB NO:** 5  
**OWNER:** W. Steven Novillo  
**APPLICANT:** Kenneth R. "Ted" Wicks, P.E.  
**PROJECT NAME:** Novilla Lake Jem Equestrian Training & Event Center CUP  
**GENERAL LOCATION:** Lake Jem area, East of CR 448A and North of Lena Drive.



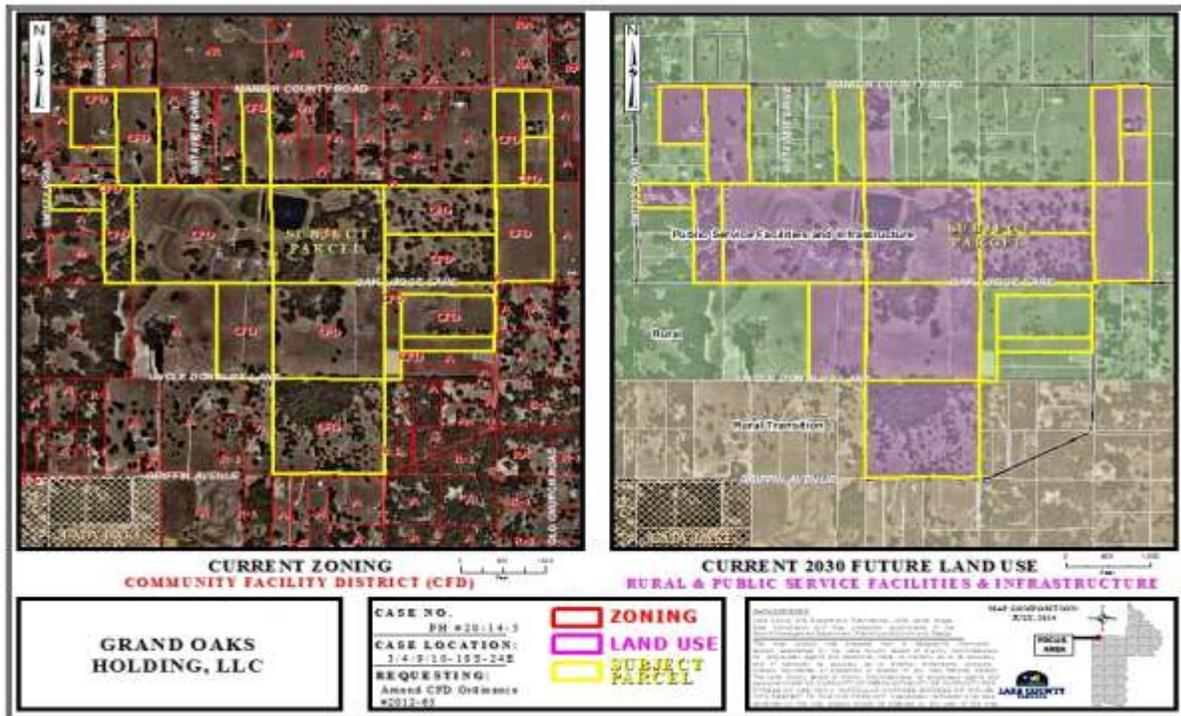
**REQUESTED ACTION:** Conditional Use Permit (CUP) in Agriculture zoning to allow an Equestrian Training and Event Center with accessory uses including special events.

**SIZE OF PARCEL:** 20.58 +/- acres

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Conditional Use Permit request, subject to the conditions set forth in the attached Ordinance.

**CASE NO:** PH# 19-14-5  
**TAB NO:** 6  
**OWNER:** Grand Oaks Holding, LLC  
**APPLICANT:** Greg Beliveau, LPG Urban & Regional Planners, Inc.  
**PROJECT NAME:** Grand Oaks Holdings Rezoning  
**GENERAL LOCATION:** North Lady Lake, 3000 Marion County Road.



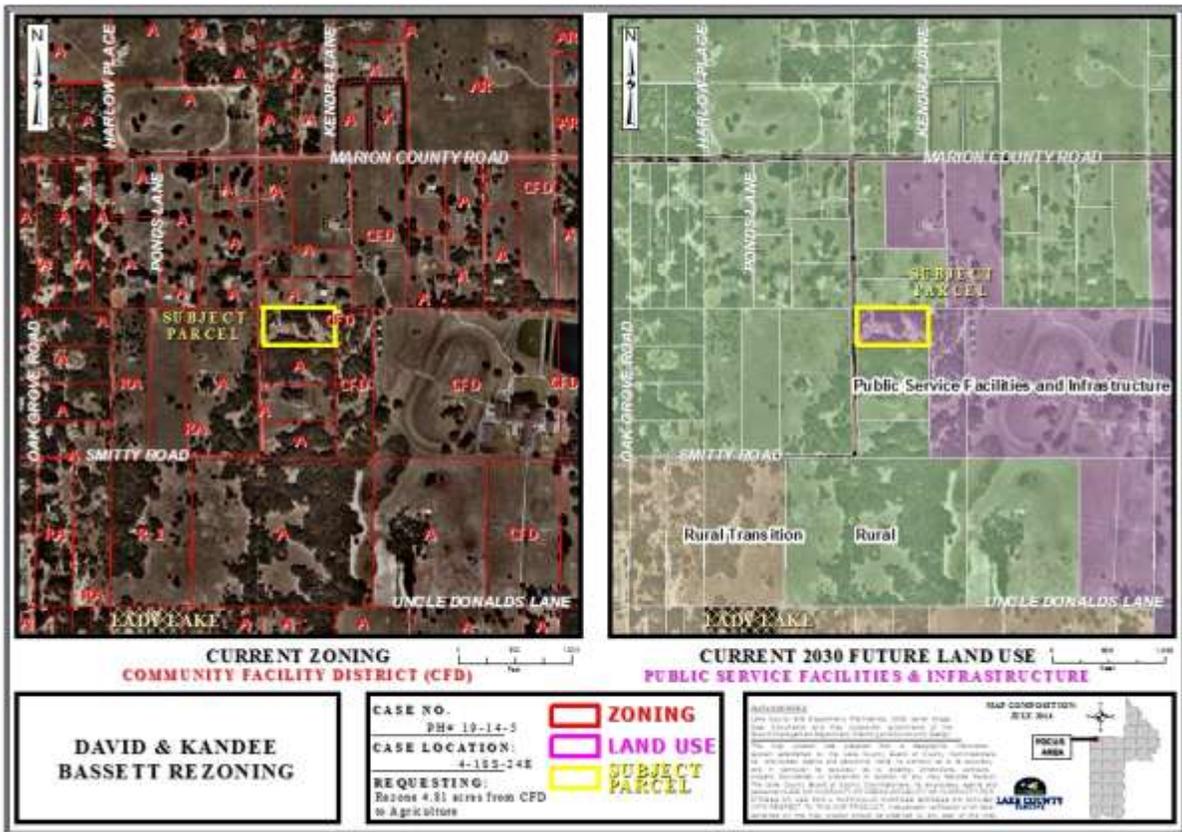
**REQUESTED ACTION:** Amend Community Facility District (CFD) Ordinance #2012-65 by reducing the CFD by 4.31 acres, remove a caretaker's residence, expand the lodge, maintain the equestrian museum, training/educational uses with support facilities and create a new ordinance.

**SIZE OF PARCEL:** 349 +/- acres (prior to rezoning)

**FUTURE LAND USE:** Rural & Public Service Facilities and Infrastructure

**STAFF RECOMMENDATION:** Staff recommends **Approval** of the application to amend the Community Facility District (CFD) Zoning District Ordinance#2012-65 by reducing the CFD by 4.31 acres, remove a caretaker's residence, expand the lodge, maintain the equestrian museum, training/educational uses with support facilities and create a new ordinance, with conditions.

**CASE NO:** PH# 20-14-5  
**TAB NO:** 7  
**OWNER:** David and Kandee Bassett  
**APPLICANT:** Greg Beliveau, LPG Urban & Regional Planners, Inc.  
**PROJECT NAME:** Bassett Property Rezoning  
**GENERAL LOCATION:** North Lady Lake area, off Smitty Road.



**REQUESTED ACTION:** Rezone 4.81 +/- acres from Community Facility District (CFD) to Agriculture (A), for residential and agricultural use.

**SIZE OF PARCEL:** 4.81 +/- acres

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed rezoning request.