



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

OCTOBER 30, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 10/30/13
BCC: 9:00 a.m. 11/19/13

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
(District 3)

Ted DeWitt (District 2)

Kathryn S. McKeeby
(District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School
Board, Representative

Kasey Kesselring, Vice-
Chairman, 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	District 3
Leslie Campione, Chairman	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 Staff

Amye King, AICP, Director, Department of Growth Management
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Anita Greiner, Chief Planner, Division of Planning & Community Design
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design
Melving Isaac, Planner, Division of Planning & Community Design
Donna Bohrer, Public Hearing Associate

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

LAKE COUNTY PLANNING & ZONING BOARD
October 30, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
November 19, 2013

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

VI. Consent Agenda

Tab 1	CUP#13/11/1-1	Erie Lake, AT&T Mobility Tower
Tab 2	PH# 13-13-4	Sanders-Duke Energy CFD rezoning
Tab 3	CUP#13/10/1-4	Wekiva River West Tower

VII. Regular Agenda

Tab 4	LPA#13/8/2	Economic Development Overlay District
Tab 5	LPA#13/8/1-1	Commercial Corridor Extensions
Tab 6	Ordinance 2013-XX	Chicken Ordinance
Tab 7	Ordinance 2013-XX	Green Swamp Chapter 8
Tab 8		Wellness Way Sector Plan presentation

VIII. Other Business

IX. Adjourn

CASE NO: CUP# 13/11/1-1

[Click here to view Supporting Documents](#)

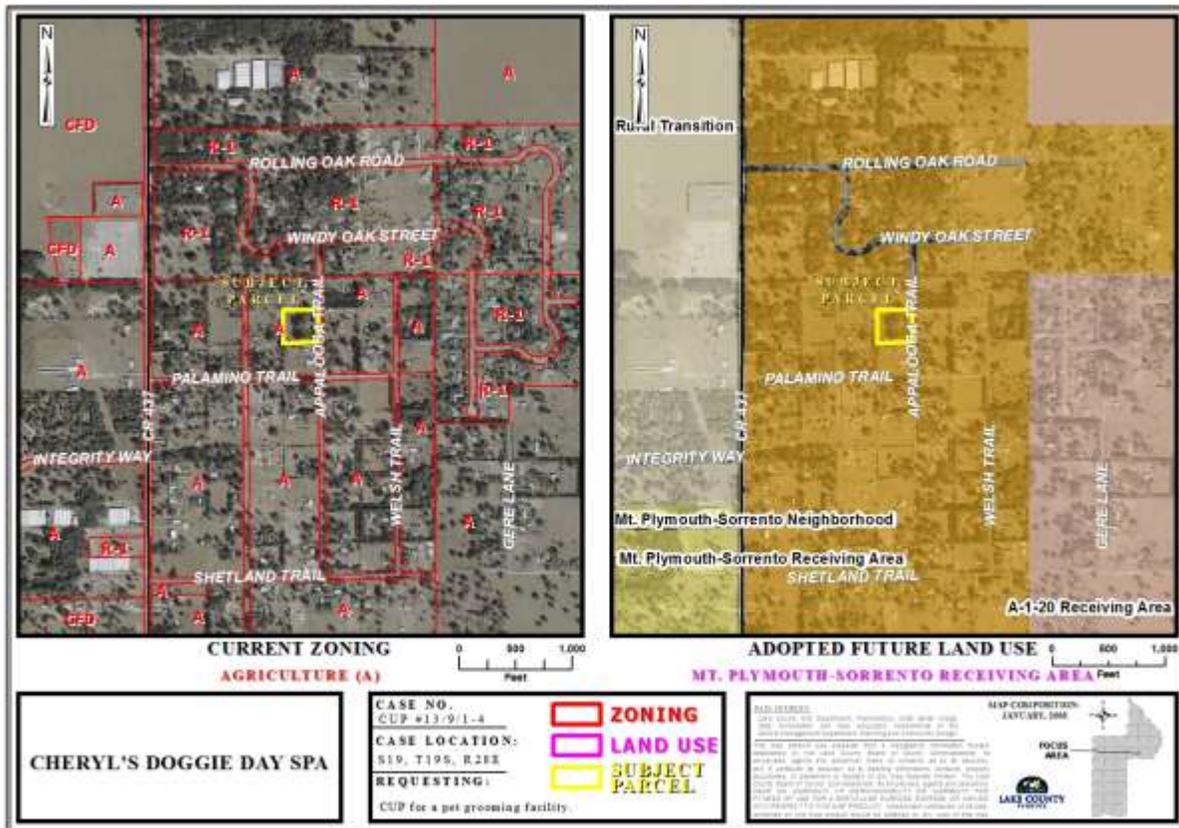
TAB NO: 1

OWNER: Elisa & Giraldo Alfonso

APPLICANT: AT&T Mobility - John M. Collins

PROJECT NAME: Erie Lake/AT&T Mobility Tower

GENERAL LOCATION: Clermont area, West of SR 33, Double H. Lane intersection



REQUESTED ACTION: Conditional Use Permit (CUP) in Agriculture zoning to allow a communications tower

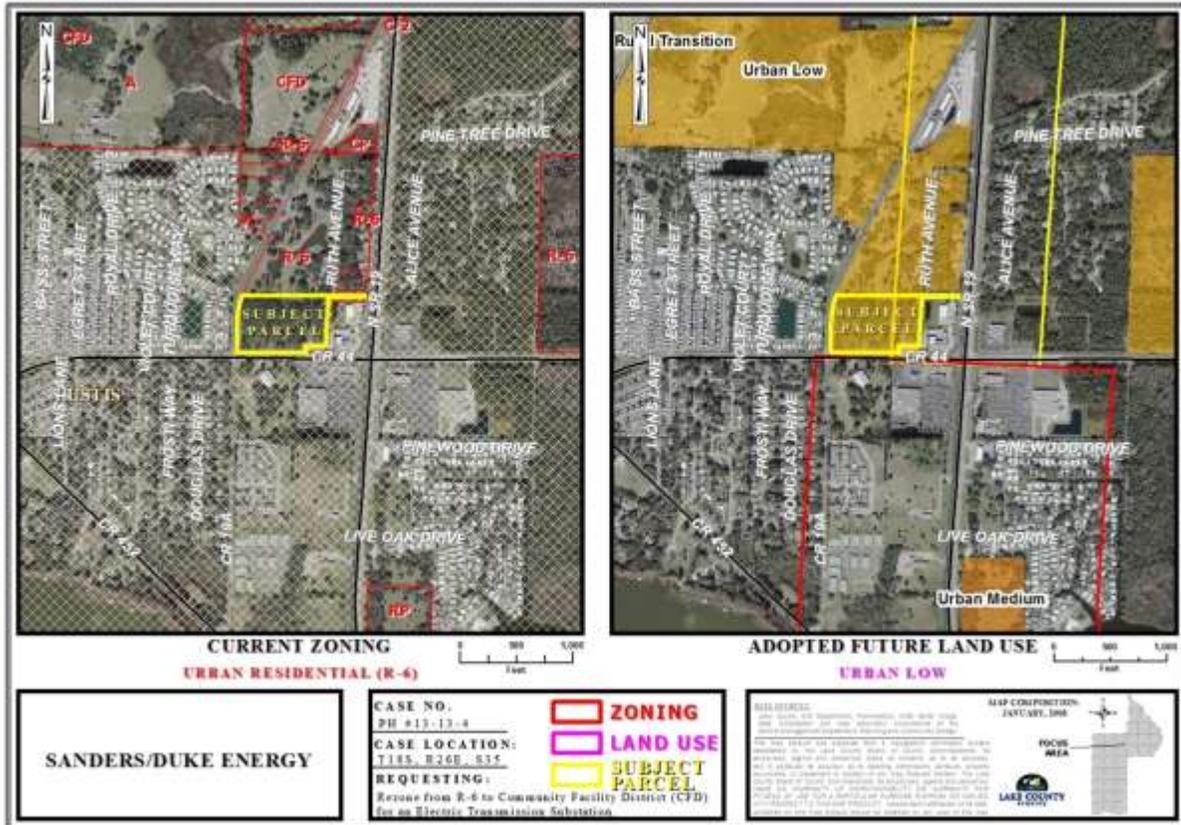
SIZE OF PARCEL: 38+/- acres

FUTURE LAND USE: Green Swamp Rural Conservation

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

TAB NO: 2
OWNER: Barbara & William Sanders Trustees
APPLICANT: Ulay Thompson - Duke Energy
PROJECT NAME: Sanders/Duke Energy - Substation
GENERAL LOCATION: Eustis Area, corner of CR 44 and CR 19A

[Click here to view Supporting Documents](#)



REQUESTED ACTION: Rezone property from Urban Residential (R-6) to Community Facility District (CFD) for an electric transmission substation

SIZE OF PARCEL: 10+/- acres

FUTURE LAND USE: Urban Low and Minor Commercial Corridor

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

TAB NO: 3
OWNER: SR 46 Commercial Land, LLC
APPLICANT: Vertex Development, LLC
PROJECT NAME: Wekiva River West Tower
GENERAL LOCATION: East Sorrento Area, east of Wekiva Pines Country Estates subdivision



REQUESTED ACTION: Rezone property from

SIZE OF PARCEL: 8.8+/- acres

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

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

CASE NO: LPA# 13/8/2

[Click here to view Supporting Documents](#)

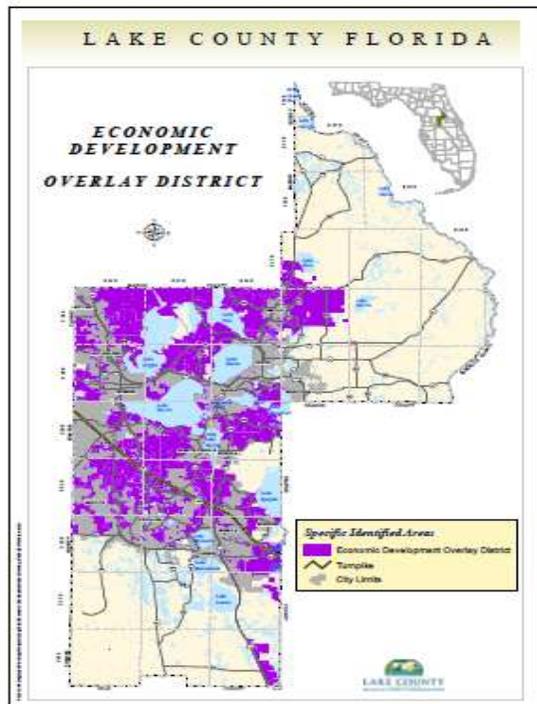
TAB NO: 4

ORDINANCE 2013-

LPA#13/8-2T

Amendment to the Future Land Use Element of the Lake County 2030 Comprehensive Plan:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING CHAPTER I, FUTURE LAND USE ELEMENT BY CREATING OBJECTIVE I-1.7, TO BE ENTITLED, "ECONOMIC DEVELOPMENT OVERLAY DISTRICT", AND SUBSEQUENT POLICIES; AMENDING THE FUTURE LAND USE MAP SERIES BY DESIGNATING THE ECONOMIC DEVELOPMENT OVERLAY DISTRICT MAP AS FUTURE LAND USE MAP SERIES NUMBER 20; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



STAFF RECOMMENDATION: APPROVAL of the proposed Economic Overlay District.

**ORDINANCE 2013 –
LPA#13/8/1-1
US 27 Major Commercial Corridor Extensions**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT POLICY I-1.3.10.6 CRITERIA FOR COMMERCIAL CORRIDORS, TABLE FLUE 3 TO EXTEND THE MAJOR COMMERCIAL CORRIDOR ALONG US HWY 27 IN THE FOUR CORNERS AREA FROM CR 474 NORTH TO 600 FEET NORTH OF SUPERIOR BOULEVARD; AMENDING THE FUTURE LAND USE MAP TO INDICATE THE AMENDED BOUNDARY; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



STAFF RECOMMENDATION: APPROVAL of the request to adopt the Comprehensive Plan Future Land Use Map Amendment.

CASE NO: Ordinance 2013-XX

[Click here to view Supporting Documents](#)

TAB NO: 6

NOTICE OF PROPOSED ORDINANCE AMENDING APPENDIX E, LAND DEVELOPMENT REGULATIONS; CHAPTER 2, DEFINITIONS AND CHAPTER 10, ACCESSORY AND TEMPORARY STRUCTURES AND USES.

Ordinance No. 2013-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED "DEFINITIONS" TO CREATE A DEFINITION FOR CHICKEN COOP; AMENDING CHAPTER X, ENTITLED "ACCESSORY AND TEMPORARY STRUCTURES AND USES", SECTION 10.01.00, ENTITLED "RESIDENTIAL ACCESSORY AND TEMPORARY STRUCTURES AND USES", CREATING SUBSECTION 10.01.06, ENTITLED "BACKYARD CHICKENS" TO ALLOW CHICKENS AS AN ACCESSORY USE AND CHICKEN COOPS AS AN ACCESSORY STRUCTURE WITHIN SPECIFIC RESIDENTIAL DISTRICTS, WITH CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment

CASE NO: Ordinance 2013-XX

[Click here to view Supporting Documents](#)

TAB NO: 7

NOTICE OF PROPOSED ORDINANCE AMENDING APPENDIX E, LAND DEVELOPMENT REGULATIONS; CHAPTER 2, DEFINITIONS AND CHAPTER 8, GREEN SWAMP.

Ordinance No. 2013-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, CHAPTER II, ENTITLED "DEFINITIONS" TO ADD THE DEFINITION OF LOW IMPACT DEVELOPMENT, PASSIVE RECREATION AND SMALL-SCALE SPORTING AND RECREATIONAL CAMP ACTIVITIES (APPLICABLE IN GREEN SWAMP AREA OF CRITICAL STATE CONCERN ONLY); TO REPEAL AND REPLACE CHAPTER VIII, ENTITLED "GREEN SWAMP"; IN ORDER TO ADD PROVISIONS OF THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE PURPOSE AND INTENT OF THE CHAPTER AND THE GREEN SWAMP BOUNDARY; PROVIDING FOR DEVELOPMENT REVIEW CRITERIA; LISTING THE FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; PROVIDING FOR REGULATIONS ON MINING WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; PROVIDING FOR REGULATIONS FOR WETLANDS, RIVER AND STREAM CROSSING, AND PROTECTION OF WATER RESOURCES; PROVIDING FOR UPLAND BUFFERS; PROVIDING FOR REQUIREMENTS RELATING TO NATURAL UPLAND PLANT COMMUNITIES ON A DEVELOPMENT SITE; PROVIDING FOR PROHIBITION OF INDUSTRIAL USES AND SPREADING OF WASTEWATER RESIDUALS; PROVIDING FOR REGULATIONS FOR ROADS WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN, LOCATION OF SCHOOLS, AVIATION FACILITIES, SEPTIC TANK PROVISIONS; PROVIDING FOR FLOOD INSURANCE STUDY REQUIREMENTS; PROVIDING FOR REGULATIONS RELATING TO SILVICULTURE AND AGRICULTURAL ACTIVITIES AND ADDITIONAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment