



PLANNING & ZONING BOARD

AGENDA

NOVEMBER 25, 2015

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
PZB: 9:00 A.M. 11/25/15
BCC: 9:00 A.M. 12/15/15

The Lake County Planning & Zoning Board (PZB) 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.

The recommendations of the PZB are transmitted to the 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)

Laura Jones Smith,
(District 2)

Kathryn S. McKeeby,
Secretary (District 1)

Rick Gonzalez,
(District 4)

Debbie Stivender, School
Board, Representative

Michael Mazzeo,
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
Melanie Marsh, County Attorney
Erin Hartigen, Assistant County Attorney

Economic Growth Department and other Staff

Robert L. Chandler IV, CEcD, Director, Department of Economic Growth
Chris Schmidt, Manager, Division of Planning & Zoning
Steve Greene, AICP, Chief Planner, Division of Planning & Zoning
Tim McClendon, Chief Planner, Division of Planning & Zoning
Rick Hartenstein, AICP, Senior Planner, Planning & Zoning
Melving Isaac, Senior Planner, Division of Planning & Zoning
Michele Janiszewski, Planner, Division of Planning & Zoning
Christine Rice, Planner, Division of Planning & Zoning
William White, Engineering, Public Works

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

LAKE COUNTY PLANNING & ZONING BOARD (PZB)
November 25, 2015
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS (BCC)
December 15, 2015

- 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 PZB/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.

Tab 1	CUP#14/8/1-2	Al-Marah Arabian Horses
Tab 2	RZ-15-25-1	Gillman Property
Tab 3	RZ-15-26-2	John's Lake Landing
Tab 4	RZ-15-07-5	Rafiki Foundation
Tab 5	RZ-15-23-1	Fresh Start Ministries
Tab 6	RZ-15-14-5	Laura's Flea
Tab 7	CP-2015-05	Summer Lake Groves CP text amendment
Tab 8	Ordinance 2015-XX	LDR Amendment Landscape
Tab 9	Ordinance 2015-XX	LDR Amendment Portable Storage Container

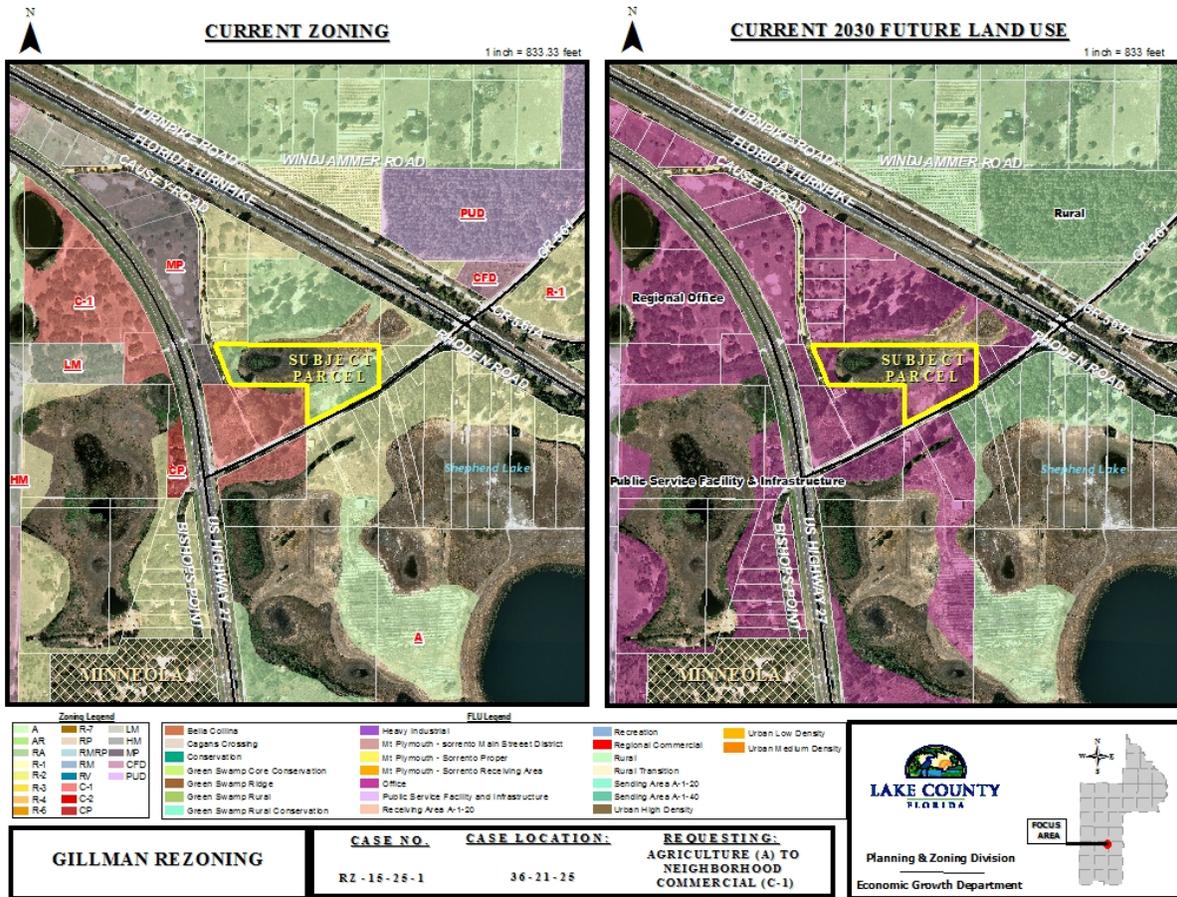
Regular Agenda

VII. Other Business

2016 Planning & Zoning Board schedule

VIII. Adjourn

TAB NO: 2
CASE NO: RZ-15-25-1
OWNER: James M. Gillman
APPLICANT: James M. Gillman
PROJECT NAME: Gillman Property



GENERAL LOCATION: Minneola area, 19003 CR 561

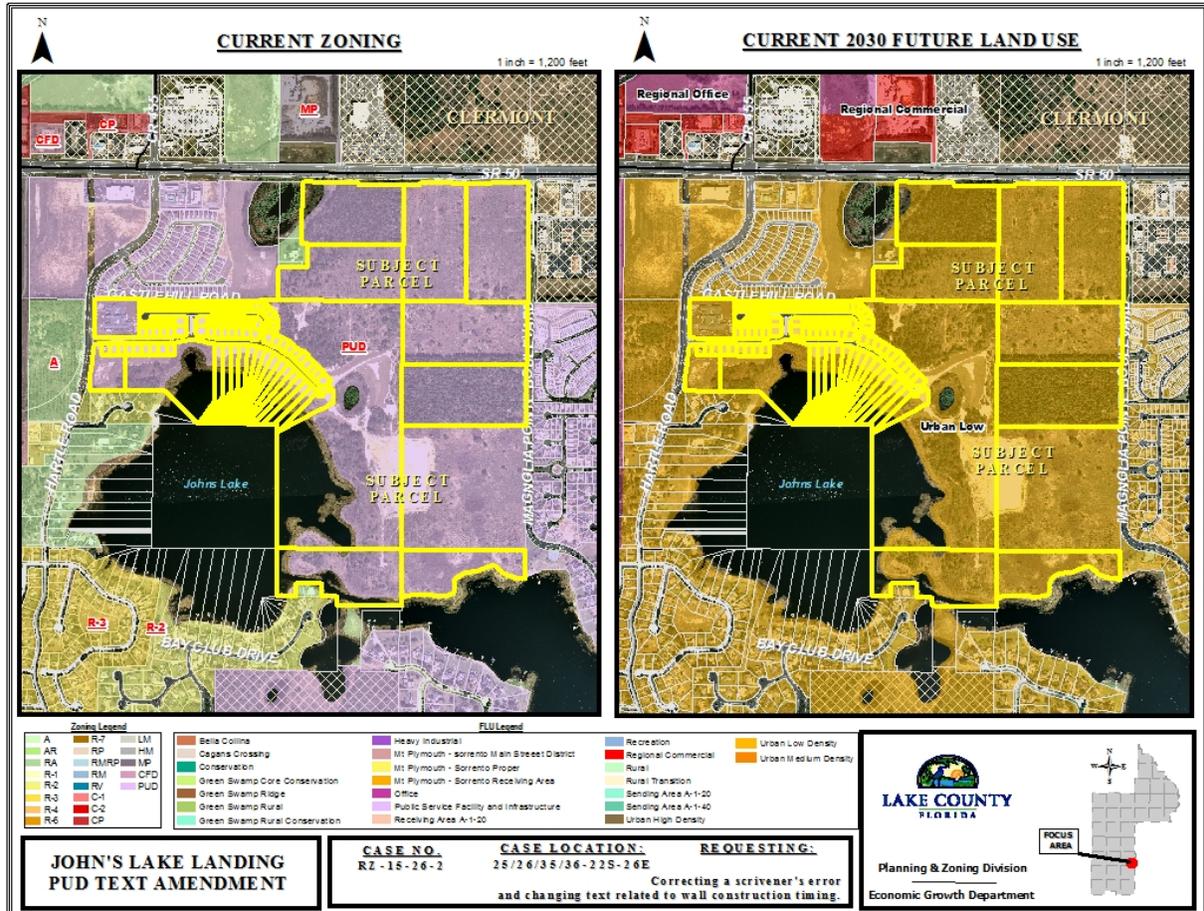
REQUESTED ACTION: Rezone property from Agriculture (A) to Neighborhood Commercial (C-1)

SIZE OF PARCEL: 9.7 +/- acres

FUTURE LAND USE: Regional Office

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.

TAB NO: 3
CASE NO: RZ-15-26-2
OWNER: John's Lake, LLC
APPLICANT: Lake County Economic Growth Department
PROJECT NAME: John's Lake Landing PUD



GENERAL LOCATION: Clermont area, SR 50, on Hartle Road

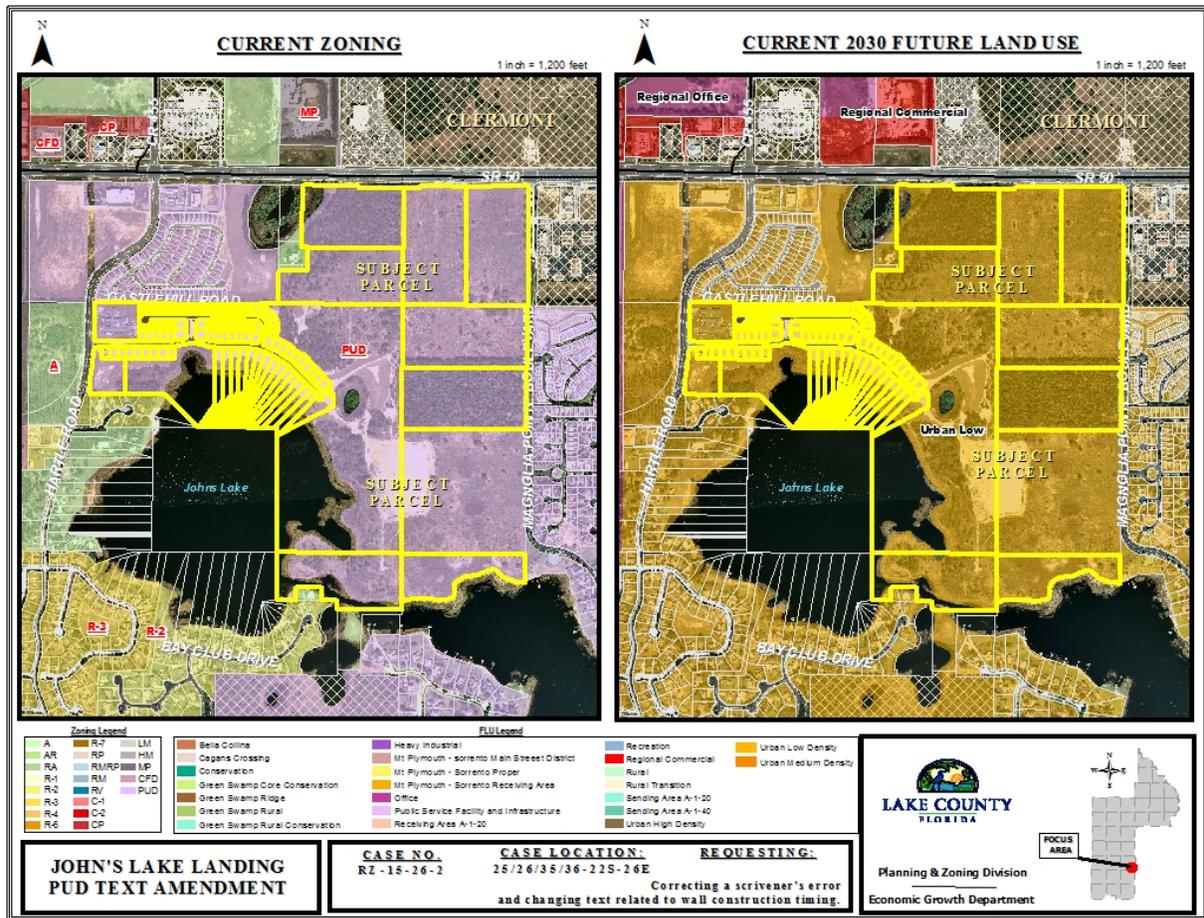
REQUESTED ACTION: Amend Ord. #2014-9, revising development conditions related to Section I.A.1.a.v, the wall between the Magnolia Pointe and John's Lake Landing subdivisions and Section 1.A.2.a Commercial, to correct a scrivener's error in Ordinance #2005-95.

SIZE OF PARCEL: 309.88 +/- acres

FUTURE LAND USE: Urban Low Density

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.

TAB NO: 5
CASE NO: RZ-15-23-1
OWNER: Emma McDuffie
APPLICANT: Shannon McMiller
PROJECT NAME: Fresh Start Ministries, Inc. Property



GENERAL LOCATION: Howie-In-The-Hills area, 22640 SR 19

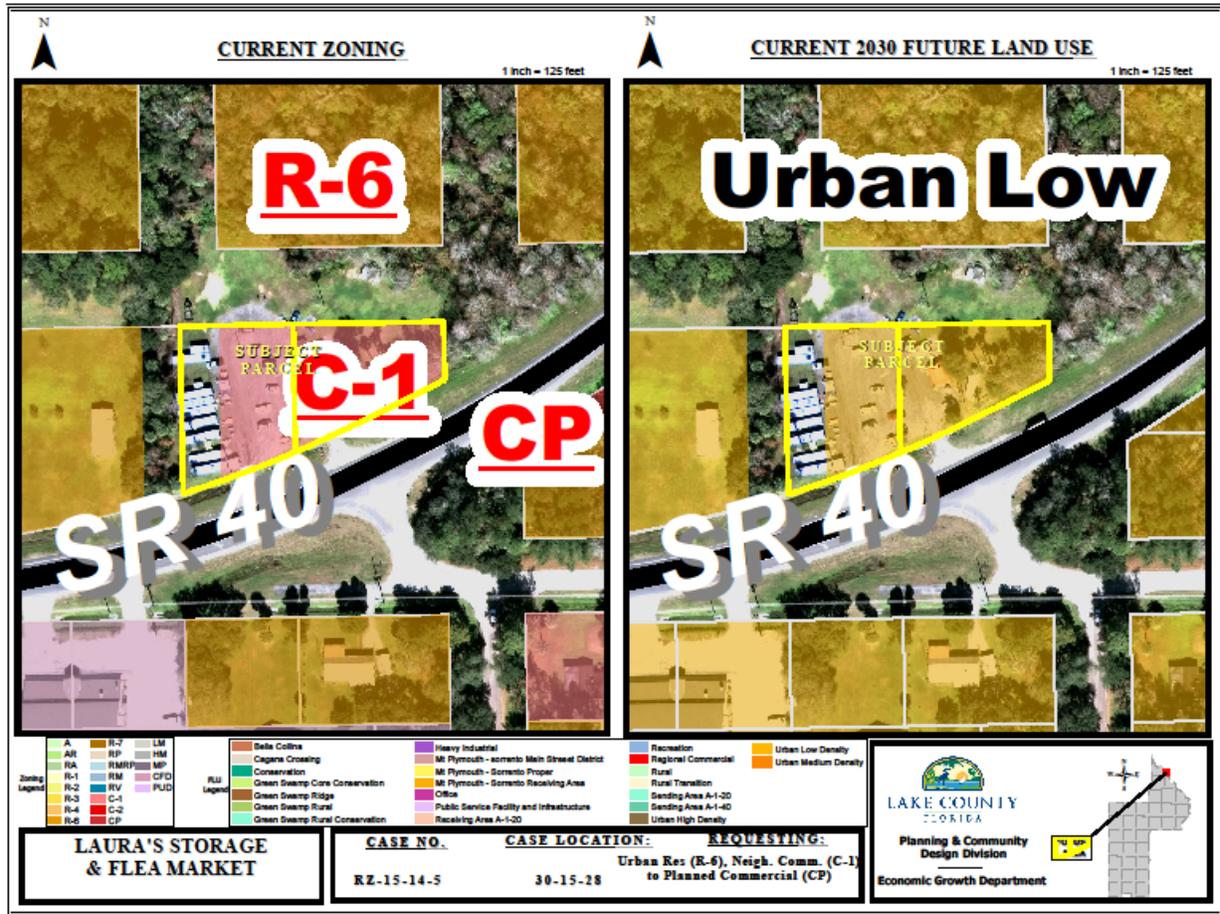
REQUESTED ACTION: Amend CFD ordinance by revoking Ordinance 69-86, adopting a new CFD ordinance to include additional community facilities uses.

SIZE OF PARCEL: 9.48 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.

TAB NO: 6
CASE NO: RZ-15-14-5
OWNER: Robert & Laura Albers
APPLICANT: Charles C. Hiott, P.E. BESH, Inc.
PROJECT NAME: Laura's Storage & Flea Market



GENERAL LOCATION: Astor area, 24627 SR 40

REQUESTED ACTION: Rezone 1.42 acres from R-6 and C-1 to Planned Commercial (CP) zoning for general commercial uses, to include indoor and outdoor storage and flea market uses.

SIZE OF PARCEL: 2.15 +/- acres

FUTURE LAND USE: Urban Low

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.

ORDINANCE 2015 –
CP-2015-05

Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; DELETING TEXT FROM POLICY I-1.3.6 REGIONAL OFFICE FUTURE LAND USE CATEGORY THAT STATES, "RESIDENTIAL USES ARE EXCLUDED ON PARCELS IN THIS CATEGORY LOCATED WITHIN THE MOUNT DORA JOINT PLANNING AREA FIRST AUTHORIZED BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 28, 2004;" ADDING TEXT TO POLICY I-1.3.6 REGIONAL OFFICE FUTURE LAND USE CATEGORY TO ALLOW BORROW PITS AS A CONDITIONAL USE; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **November 25, 2015** before the Planning & Zoning Board and on **December 15, 2015** before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development, at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

STAFF RECOMMENDATION: Staff recommends **APPROVAL**

Ordinance 2015-XX

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, CHAPTER II, DEFINITIONS AND AMENDING CHAPTER IX, SECTION 9.01.00, ENTITLED "LANDSCAPING STANDARDS" AND AMENDING CHAPTER XIV, SECTION 14.07.05 ENTITLED "CONSTRUCTION REQUIREMENTS"; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL**

Tab 9

ORDINANCE 2015-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAKE COUNTY LAND DEVELOPMENT REGULATIONS, CHAPTER II, ENTITLED "DEFINITIONS", TO CREATE DEFINITIONS RELATED TO TEMPORARY PORTABLE STORAGE CONTAINERS, AND AMENDING CHAPTER III, LAKE COUNTY LAND DEVELOPMENT REGULATIONS, ENTITLED "ZONING DISTRICT REGULATIONS", TO CREATE SECTION 3.14.00, ENTITLED "TEMPORARY PORTABLE STORAGE CONTAINERS"; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL**