



PLANNING & ZONING BOARD

REZONING AGENDA

JANUARY 7, 2015

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
PZB: 9:00 a.m. 1/7/15
BCC: 9:00 a.m. 1/27/15

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
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
Tim McClendon, Chief Planner, Division of Planning & Community Design
Melving Isaac, Senior Planner, Division of Planning & Community Design
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design
Michelle Janiszewski, 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.

LAKE COUNTY PLANNING & ZONING BOARD
January 7, 2015
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 27, 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 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.

Tab 1	PH# 29-14-1	Parramore/Marra Property
Tab 2	PH# 16-14-2	Louisa Vista Land Trust/ Hithersay Rezoning
Tab 3	PH# 38-14-1	Skiing Paradise/Swiss Fairways PUD Amendment
Tab 4	PH# 33-14-2	Sennigers Irrigation/ Lake County Fire Station #90
Regular Agenda		
Tab 5	PH# 17-14-2	John's Lake Landing PUD Amendment

VII. Other Business

Review and discussion of proposed 2015 meeting dates.

VIII. Adjourn

TAB NO: 1

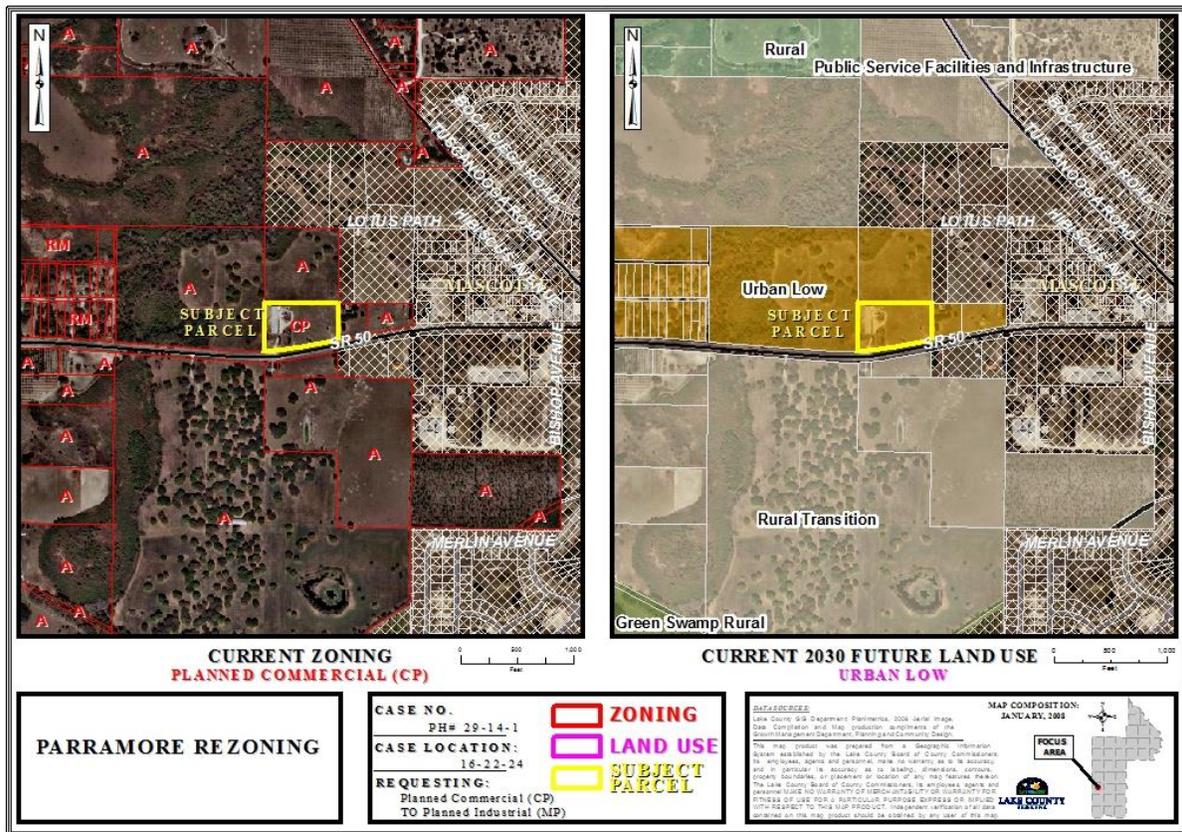
CASE NO: PH# 29-14-1

OWNER: William Parramore and Joseph Marra Sr.

APPLICANT: William Parramore

PROJECT NAME: Parramore and Marra Property Rezoning

GENERAL LOCATION: Mascotte area, north of SR 50



REQUESTED ACTION: Revoke Planned Commercial (CP) Zoning Ordinance #2001-84 and establish a Planned Industrial (MP) zoning district to allow light manufacturing uses and limited commercial and retail services.

SIZE OF PARCEL: 5.89 +/- acres

FUTURE LAND USE: Urban Low

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

TAB NO: 2

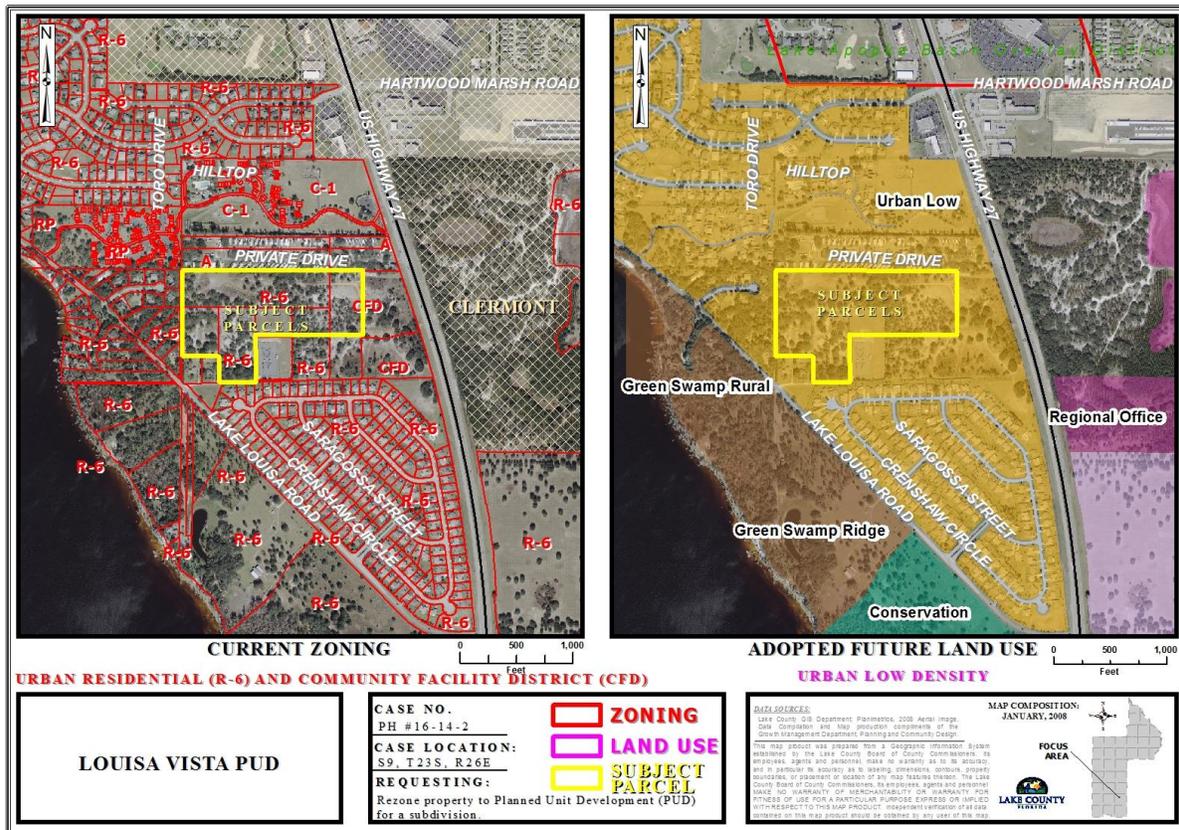
CASE NO: PH# 16-14-2

OWNER: Steven Hithersay, Trustee

APPLICANT: Stephanie Glover, Tall Castel Engineering

PROJECT NAME: Louisa Vista PUD

GENERAL LOCATION: Clermont area, West of US Hwy 27 and East of Lake Louisa Road



REQUESTED ACTION: Rezone property from R-6 and Community Facility District (CFD) to Planned Unit Development (PUD) for subdivision.

SIZE OF PARCEL: 25.21 +/- acres

FUTURE LAND USE: Urban Low Density

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

TAB NO: 3

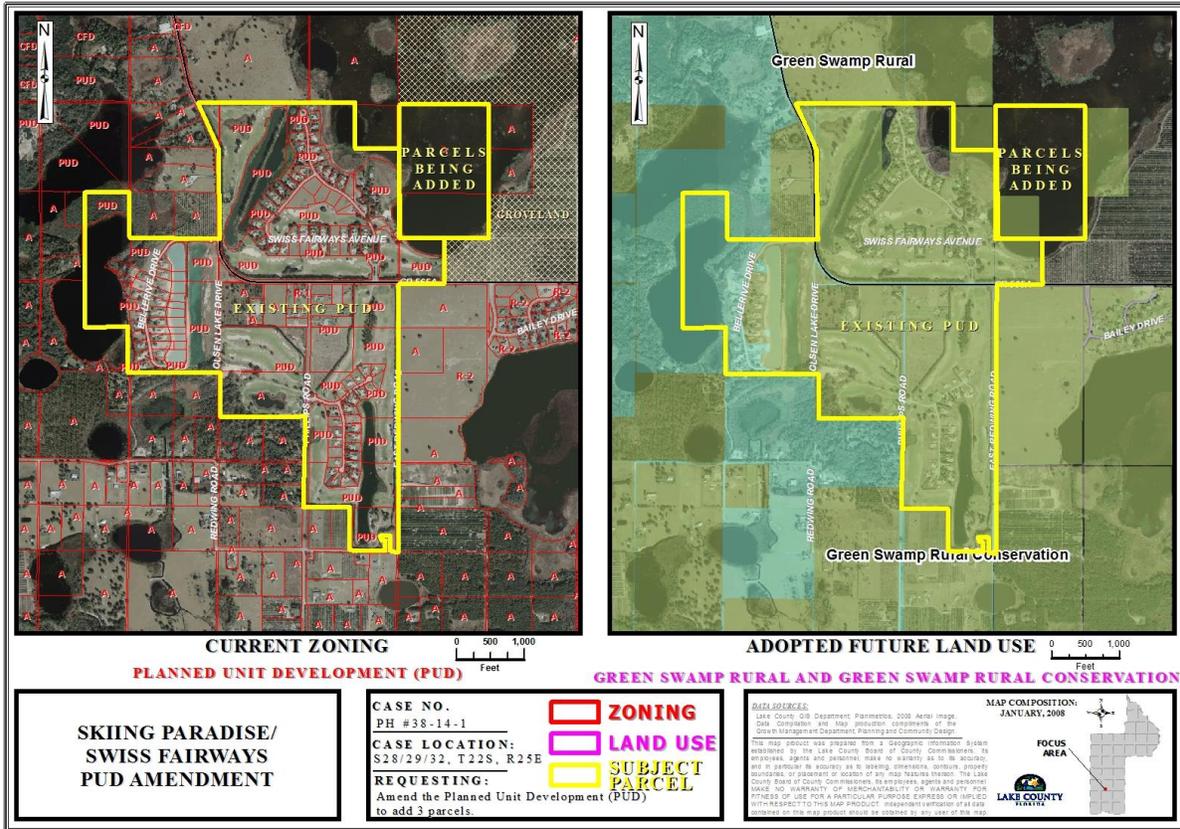
CASE NO: PH# 38-14-1

OWNER: Summer Spot, LLC

APPLICANT: Jeffrey C. Emmett, Assoc. RICS

PROJECT NAME: Skiing Paradise/Swiss Fairways PUD Amendment

GENERAL LOCATION: Groveland area, east, west and south of CR 565A (Montevista Road)



REQUESTED ACTION: Amend PUD Ordinance #2012-56 to add 3 parcels, including wakeboard use as recreational use.

SIZE OF PARCEL: 466.8+/- acres

FUTURE LAND USE: Green Swamp Rural and Green Swamp Rural Conservation

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

TAB NO: 4

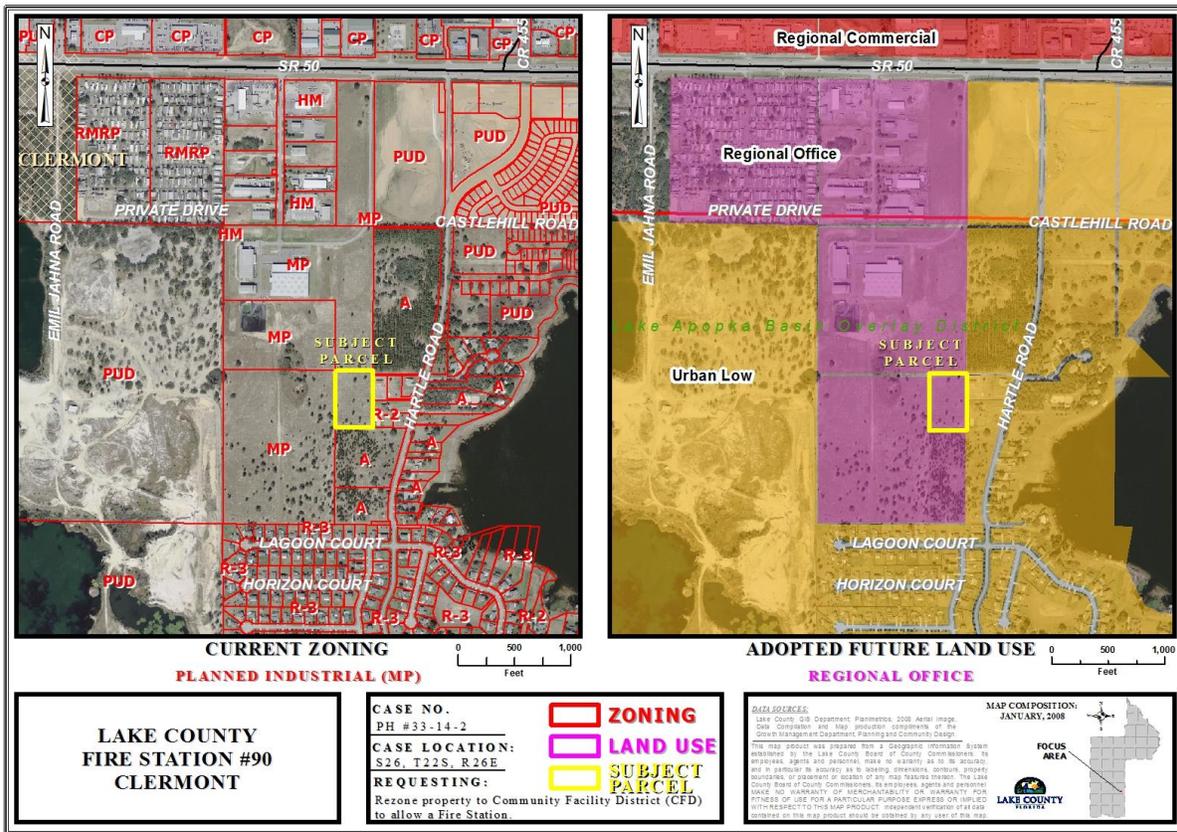
CASE NO: PH# 33-14-2

OWNER: Senninger Irrigation, Inc.

APPLICANT: Lake County Department of Economic Development & Tourism

PROJECT NAME: Senninger Irrigation, Inc./Lake County Fire Station #90

GENERAL LOCATION: Clermont area, west of Hartle Road, south of SR 50



REQUESTED ACTION: Rezone property from Planned Industrial (MP) to Community Facility District (CFD) for Fire Station and public use.

SIZE OF PARCEL: 2.03 +/- acres

FUTURE LAND USE: Regional Office

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

TAB NO: 5

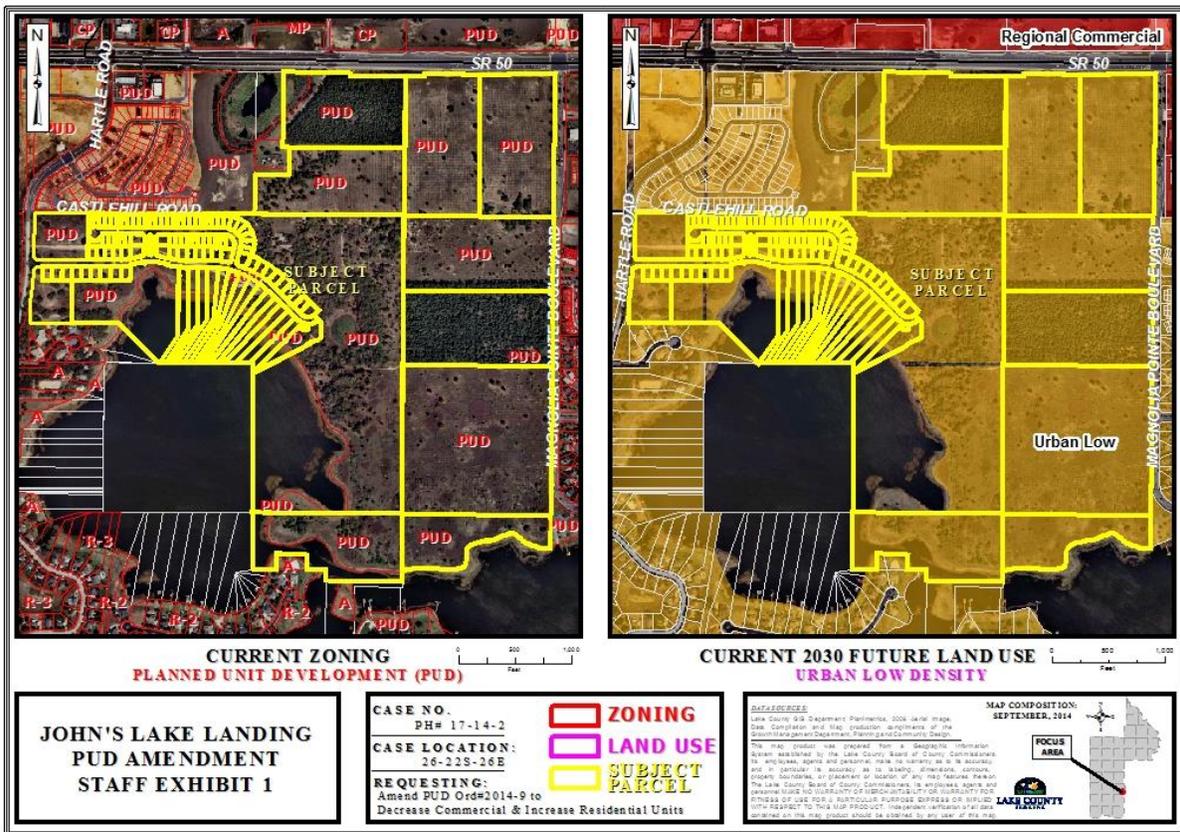
CASE NO: PH# 17-14-2

OWNER: CRA-MAR Groves, John's Lake LLC

APPLICANT: C. Wrenn, KB Homes Central Florida

PROJECT NAME: John's Lake Landing PUD Amendment

GENERAL LOCATION: East Clermont area, southwest of SR 50 and Magnolia Pointe Blvd.



REQUESTED ACTION: Amend Planned Unit Development (PUD) Ordinance #2014-9 to decrease commercial acreage and increase the number of residential units.

SIZE OF PARCEL: 309+/- acres

FUTURE LAND USE: Urban Low Density

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