



LAKE COUNTY
FLORIDA

**LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS**

JANUARY 22, 2013



LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS
REZONING AGENDA
JANUARY 22, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 1/2/13
BCC: 9:00 a.m. 1/22/13

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, Vice
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri
(District 3)

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

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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
Brian T. Sheahan, AICP, Planning Manager, Division of Planning & Community Design
Steve Greene, AICP, 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
Jennifer Cotch, Environmental Specialist, Division of Planning & Community Design
Ann Corson, Office Associate IV

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 2, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 22, 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.

Tab 1	PH#2-13-5	Fred C. Hunter Hunter Property rezoning
VI. Regular		
Tab 2	PH #39-12-3	Eustis Gun Club Inc. Eustis Gun Club rezoning amendment
Tab 3	LPA #13/1/10-2	Comprehensive Plan Amendment FLUM change – Rural Transition to Urban Low Density

VII. Adjourn

PH #37-12-5, Grazzini Property rezoning was withdrawn by the Applicant prior to the January 2, 2013. P&Z Board granted the withdrawn request and did not consider the rezoning case.

LPA #13/1/8-2, Six parcels located on the south side of east SR 50 and west of the county line, Regional Commercial future land use amendment will be presented to the BCC on February 26, 2013 as recommended by the P&Z on January 2, 2013.

MSP#12/11/1-5, Pine Meadows Peat Mine (Reliable Peat) mining site plan, postponed from November 20, 2012 and scheduled for public hearing on January 22, 2013 has been withdrawn by the Applicant.

CUP #12/7/1-1A, Revolutions Off Road Driving Experience, originally advertised for the December 2012 public hearing has been postponed indefinitely.

TAB 1

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
PETITION TO REZONE PROPERTY

PLANNING & ZONING BOARD
 January 2, 2013



BOARD OF COUNTY COMMISSIONERS
 January 22, 2013

PH #2-13-5 Hunter Rezoning	Case Manager: Jennifer M. Cotch, Environmental Specialist	Agenda Item #1
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Owner: Fred C. Hunter ("Owner")

Applicant: Martha Hunter Formella ("Applicant")

Requested Action: Rezone property from Agriculture (A) to Ranchette District (RA).

– Site Location & Information –

Approximate site location outlined in **RED**



Site Visit: December 18, 2012
Sign Posted: December 18, 2012 (2 posted)

Size	200 +/- acres	
Location	Paisley area, CR 42, west of Georgia Ave	
Alternate Key #'s	1784417 and 2698446	
Future Land Use	Rural (1 du/ 5 ac)	
	Existing	Proposed
Zoning District	A	RA
Density	1 du/5 ac	1 du/5 ac
Impervious Surface Ratio	0.30 (Policy I-1.4.4)	0.10 max (LDR Section 3.02.06)
Floor Area Ratio	0.10 (LDR Section 3.02.06)	0.10
Joint Planning Area	N/A	
Utility Area:	N/A	
Site Utilities	Private Well and Septic	
Road Classification	CR 42-major	
Flood Zone/ FIRM Panel	Zone X/Panel 125 07/3/02	
Commissioner District	5 (Cadwell)	

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural/ Conservation	Agriculture	Ocala National Forest/large tract residential	
South	Rural	Agriculture	Large tract residential/ Timber	Property to south owned by owner of this application
East	Rural	R-7	Mobile Home Park	
West	Conservation	Agriculture	Seminole State Forest	Owned by DEP

- Summary of Staff Determination -

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

PLANNING & ZONING BOARD RECOMMENDATION: The Planning and Zoning Board recommended **APPROVAL** of the Consent Agenda with a 5-0 vote.

- Summary of Analysis -

The Applicant is requesting to rezone property from Agriculture (A) to Ranchette District (RA) in order to obtain a residential zoning district to satisfy a mortgage lender. Agricultural uses allowed in the RA zoning district include non-intensive agriculture, horse-breeding farms and roadside farm stands, general agricultural uses are prohibited. The subject property consists of 200 +/- acres and is located in the Paisley area, along SR 42, west of Georgia Avenue. The property is currently contains one single family residence, one detached garage, and a boat dock.

The RA zoning request is consistent with Comprehensive Plan Policy I-1.4.4 as agricultural and residential uses are allowable in the Rural Future Land Use Category (FLUC). The proposed rezoning is also consistent with the LDR as seen in LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits some agricultural and residential uses in the RA Zoning District.

- Analysis -

(LDR Section 14.03.03 *Standards for Review*)

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;

The proposed rezoning is consistent with the Land Development Regulation (LDR) as seen in Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits some agricultural and residential uses in the RA Zoning District. The proposed RA district provides a transitional area between the adjacent residential areas and the more rural areas.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

The RA zoning request is consistent with Comprehensive Plan Policy I-1.4.4 as agricultural and residential uses are allowable in the Rural Transition Future Land Use Category (FLUC).

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;

The subject property is surrounded by low density residential uses and vacant rural lands. Rezoning the property to RA is consistent with the intention of the Rural FLUC and serves as a transition between the adjacent residential areas and the more rural areas. The proposed rezoning is generally consistent with the land use patterns in the area.

D. Whether there have been changed conditions that justify a rezoning;

Although there has been no recent rezonings in the area, the Applicant indicated that the mortgage lender would like the property to have a residential zoning district. The density will not change, however general agriculture uses will no longer be allowed to take place on the property.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities;

No additional demands on public facility capacity or levels of service are anticipated by the proposed rezoning.

Water/Sewage - There is no central water and sewer available to this property. The existing home is services by a private well and septic system.

Fire and Emergency Services - The subject parcel is approximately 2.0 miles from Lake County Fire Station 13 (closest fire station), located at 25250 County Road 42, Paisley.

F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;

No information has been submitted to indicate that the proposed rezoning would result in significant adverse impacts on the natural environment. Rezoning the property from A to RA will retain the 1du/5ac density and will no longer allow general agriculture uses, which will likely decrease the threat on the natural environment.

G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area;

The application does not contain any evidence that the proposed rezoning would adversely affect property values in the area.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern;

The proposed rezoning would not be adverse to the orderly and logical development pattern of the area that currently exists.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

The proposed rezoning would be in harmony with the general intent of the Comprehensive Plan and LDR.

J. Any other matters that may be deemed appropriate by the Lake County Planning & Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

N/A.

FINDINGS OF FACT: Staff has reviewed the application for the proposed rezoning and found:

1. The request is consistent with the Comprehensive Plan as seen in Policy I-1.4.4 as agricultural and residential uses are allowable, and the request conforms to the general land use criteria and activities of the Rural Future Land Use Category.
2. The request is consistent with LDR Table 3.01.03, Schedule of Permitted and Conditional Uses, which permits some agricultural and residential uses in the RA Zoning District.

Therefore, based on these findings of fact, staff recommends **APPROVAL**.

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-



CURRENT ZONING
AGRICULTURE

CASE NO.
PH# 2-13-5

CASE LOCATION:
15-17-28

REQUESTING:
Rezone from A to RA

ZONING

LAND USE

SUBJECT PARCEL



2030 FUTURE LAND USE
RURAL

DISCLAIMER:
Latah County GIS Department, December, 2006 Aerial Image
Latah County GIS Department and City of Lewiston, Idaho
Geographic Information System (GIS) Data
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This map product was prepared from a Geographic Information System (GIS) dataset provided by the Latah County Board of County Commissioners. It is not intended to be used for any other purpose, and it is not intended to be used as a substitute for a survey. The Latah County Board of County Commissioners, its employees, agents and representatives shall not be held liable for any errors or omissions. THIS MAP PRODUCT IS PROVIDED AS IS. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS MAP PRODUCT. Independent verification of all data contained on this map product should be obtained by any user of this map.

MAP COMPOSITION:
JANUARY, 2008

FOCUS AREA

LATAH COUNTY
IDAHO

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ORDINANCE #2013-XX
Hunter Rezoning
PH #2-13-5

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Martha Hunter Formella (the "Applicant") made a request on behalf of Fred C. Hunter (the "Owner") to rezone property from Agriculture (A) to Ranchette District (RA); and

WHEREAS, the subject property consists of 200 +/- acres and is generally located in the Paisley area, south of County Road 42, east of Georgia Avenue, in Section 15, Township 17 South, Range 28 East, lying within Alternate Key Numbers 1784417 and 2698446, and more particularly described below:

LEGAL DESCRIPTION:

The NW ¼ of the NW ¼ lying south of CR 42 in S15, T17S, R28E, Lake County, Florida and;
The SW ¼ of the SW ¼ of N1/2 of the SW ¼ of S15, T17S, R28E, Lake County, Florida, lying south of CR 42, and; That portion of the S ½ of the NW ¼ of S15, T17S, R28E, lying South of CR 42.

WHEREAS, the subject property is located within the Rural Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition PH #2-13-5 on January 2, 2013, after giving Notice of Hearing on petition for a change in the use of land, including notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on January 22, 2013; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject property, subject to the following terms:

Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to rezone the subject property from Agriculture to Ranchette District (RA) in accordance with this Ordinance.

Section 2. Development Review and Approval: Prior to the issuance of any permits, the Owner shall be required to submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders shall meet all submittal requirements and comply with all County codes and ordinances, as amended.

1 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
2 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
3 affect the validity of the remaining portions of this Ordinance.

4 **Section 4. Effective Date.** This Ordinance shall become effective as provided by law.

5 ENACTED this _____ day of _____, 2013.

6
7 FILED with the Secretary of State _____, 2013.

8
9 EFFECTIVE _____, 2013.

10
11 BOARD OF COUNTY COMMISSIONERS
12 LAKE COUNTY, FLORIDA

13
14 _____
LESLIE CAMPIONE, Chairman

15 **ATTEST:**

16 _____
17 NEIL KELLY, Clerk of the
18 Board of County Commissioners
19 Lake County, Florida

20 **APPROVED AS TO FORM AND LEGALITY**

21 _____
22 SANFORD A. MINKOFF, County Attorney

TAB 2

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
PETITION TO REZONE PROPERTY

PLANNING AND ZONING BOARD
 January 2, 2013



BOARD OF COUNTY COMMISSIONERS
 January 22, 2013

PH #39-12-3 Eustis Gun Club	Case Manager: Steve K. Greene, AICP, Chief Planner	Agenda Item # 2
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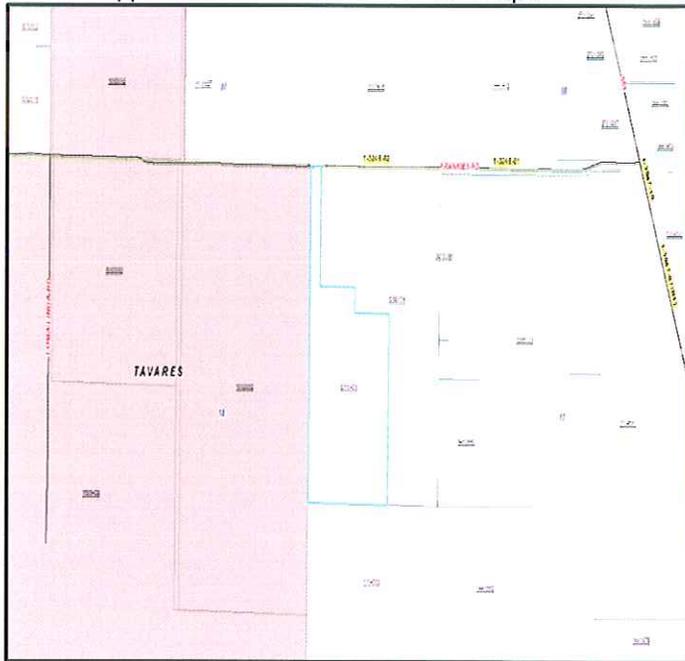
Owner: Eustis Gun Club, Inc. (the "Owner")

Applicant: Thomas Jinks, P.E. (the "Applicant")

Requested Action: Amend Community Facility District (CFD) Ordinance #40-89 to continue the existing shooting range use, add new uses and to replace it with a new ordinance.

- Site Location & Information -

Approximate site location outlined in Aqua



Size	23.73 +/- acres	
Location	Along the southside of Frankies Road, west of CR 561	
Alternate Key #	3268423	
Future Land Use	Rural	
	Existing	Proposed
Zoning District	CFD	CFD
Density	N/A	N/A
Floor Area Ratio (FAR)	NS	0.30 Per Ordinance
Impervious Surface Ratio (ISR)	0.30 - max. (Comp Plan)	0.30 -max. (Comp Plan)
Joint Planning Area	N/A	
Utility Area:	Tavares	
Site Utilities	Tavares central water On-site septic	
Road Classification	neighborhood roads	
Flood Zone/ FIRM Panel	X (0365D) outside 500-year flood	
Commissioner District	3 - Conner	

Site Visit: December 12, 2012

Sign Posted: December 12, 2012

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Public Service	CFD	Sheriff's gun range	Lake County Public School property
South	Rural	Agriculture (A)	Single-family dwellings	Wetlands
East	Public Service	Agriculture (A)	Sheriff's gun range	Lake County Public School property
West	City of Tavares	City PUD zoning	undeveloped	Remant citrus & woodlands

– Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **Approval** of the rezoning application to amend Ord. #40-89 and replace it with a new ordinance, in order to continue the existing uses on the property and add new uses including a meeting hall, storage building, trap and skeet ranges, shooting tournaments and other events subject to conditions.

PLANNING AND ZONING BOARD RECOMMENDATION: Approved 5-0, with additional conditions as proposed, including a 50-foot building setback along the western property line and no new structures.

– Summary of Analysis –

The rezoning application proposes to amend existing Ordinance #40-89 (Attachment 1) to replace it with a new ordinance that would continue the existing shooting range use and add new uses such as meeting buildings, shooting tournaments and events. The 23.73-acre property is situated on the southside of Frankies Road, west of CR 561, and has been used as a firing range with related accessory uses since 1989. Over the years, the uses have expanded to include a meeting hall, storage buildings, and trap and skeet shooting ranges that were not specified on the original site plan.

The Eustis Gun Club seeks to carryout several site improvements, to include new bathrooms and the removal and relocation of several buildings. However, in order facilitate these improvements the zoning ordinance must be updated as it does not specify some of the uses that have come into existence since Ordinance #40-89 was approved. Amending the CFD ordinance requires the submittal of an updated site plan to recognize the existing buildings and to show the possible locations for the new buildings and other gun range uses.

– Analysis –

LDR Section 14.03.03 (Standards for Review)

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;

The Applicant seeks to continue the Shooting Range use authorized by Ordinance #40-89. Pursuant to the Schedule of Permitted and Conditional Uses, Table 3.01.03, the gun range as a private club is permissible within the CFD zoning district as a recreational use. The proposed use of the property is consistent with the CFD definition specified by LDR Section 3.00.02.Y as the uses promote the general welfare of community needs for County residents. For some time now, the Eustis Gun Range has been associated with the adjacent Sheriff's Gun Range to the east and north. The Eustis Gun Range provides citizens with a place for skeet shooting, trap courses, private shooting lessons, gun and archery clubs. The use of this property as a shooting range for private citizens is consistent with the Classification of Uses specified by LDR Sections 3.01.02.F for recreation uses.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

This CFD zoning amendment request is consistent with the land use provisions of the Rural Future Land Use Series specified by Comprehensive Plan (Comp Plan) Policy I-1.4.4., as the existing gun range qualifies as an outdoor sport and recreational club. The policy specifies the implementation of a conditional use permit or other land use regulatory instrument or device for the recreation use, the purpose of which is served by this rezoning. Comprehensive Plan Policy I-1.2.2 further stipulates that the land area must satisfy the 30-percent minimum open space requirement.

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;

The CFD rezoning amendment is appropriate for the existing and proposed uses as it seeks to offer a greater variety of uses commonly associated with the use as a gun range. The proposed ordinance will reflect the existing use of the shooting range, existing and proposed buildings/facilities and new uses.

This rezoning application requests a waiver to landscape buffer requirements as follows:

1. Eliminating the western Type A buffer. The justification provided for this waiver request is that the City of Tavares has approved the residential Lake Harris Groves PUD, west of the subject property. The City has conditioned the residential PUD to install a fifty (50) foot wide vegetative buffer, with a three (3) foot high earthen berm, topped with a six (6) foot high masonry wall along its eastern property line. This buffer adjoins the western property line of the Eustis Gun Club and therefore no additional buffer is necessary. Staff supports this request. Excerpts from the Tavares Comprehensive Plan and ordinance are attached to this report for reference (Attachment 2).
2. Eliminating the Type A buffer required along the eastern property line of the gun club as a continuing condition of the original ordinance. Ordinance #40-89 did not require a landscape buffer at this location as the Eustis Gun Club is similar in use to the on-going neighboring Sherriff's gun range, to the east. Staff supports this waiver request.

Conditions are included in the proposed ordinance granting both of these waivers.

D. Whether there have been changed conditions that justify a rezoning;

The Eustis Gun Range has increased its recreational offerings, and the property owner desires to bring the property into conformance with current development standards.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities;

Transportation – No adverse transportation impacts are anticipated by the proposed use. However, any new structures exceeding 500 square feet will require stormwater management compliance during the site plan review process.

Water and Sewage – No adverse impacts are anticipated by the new uses. Information provided with application indicates that the City of Tavares provides water and sewer to the property.

Solid Waste – The proposed rezoning will not cause any adverse impact to the current solid waste capacity or levels of service.

F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;

Wetlands exist on the southwest portion of the property. The extent of the wetlands will be confirmed during the site plan review with an environmental assessment pursuant to LDR site development requirements. Based on the information provided with the application, the existing shooting range and buildings are upland of the wetlands. All

activities and structures shall maintain a minimum 50-ft setback from the jurisdictional wetland line. A professionally drawn site plan is required to be submitted to obtain permits for any after the fact building permits and for any new structures.

G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area;

The application does not contain any information regarding the effect the proposed rezoning would have on property values in the area; as such no evaluation was made in this regard.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern;

The proposed rezoning to expand the existing uses will not disrupt the existing development pattern in the area, which is a mix of residential, commercial, and community facility type uses.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

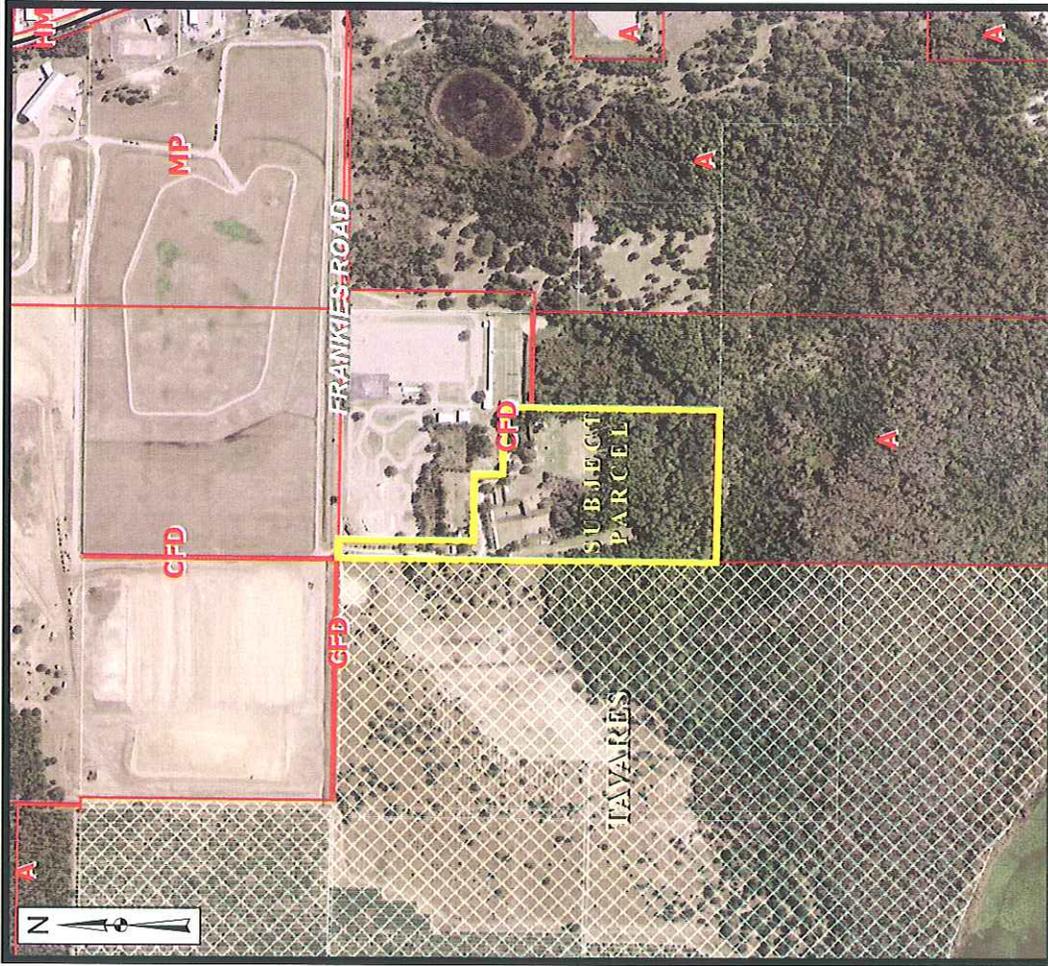
None

FINDINGS OF FACT: Staff has reviewed the application for the proposed rezoning and found:

1. The rezoning application is consistent with Comprehensive Plan (Comp Plan) Policy I-1.2.2, regarding the provision of thirty percent open space within the Rural Future Land Use Series.
2. The rezoning application is consistent with the land use provisions Comprehensive Plan Policy I-1.4.4, regarding development within the Rural Future Land Use Series. This proposed use of the property would qualify as an outdoor recreation use which is permissible within Rural Future Land Category.
3. The proposed CFD rezoning and the proposed use is consistent with the Schedule of Permitted and Conditional Uses, Table 3.01.03 within the LDR.
4. The CFD rezoning application is consistent with the definition of LDR Section 3.00.002.Y.
5. The rezoning application for the shooting range use is consistent with recreation definition specified by the LDR Section 3.01.02.F, Classification of Uses.

Based on these findings of fact, staff recommends **approval** of the rezoning application, with conditions, as specified in the proposed Ordinance.

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -1-



CURRENT ZONING

EUSTIS GUN RANGE

CASE NO.
PH# 39-12-3

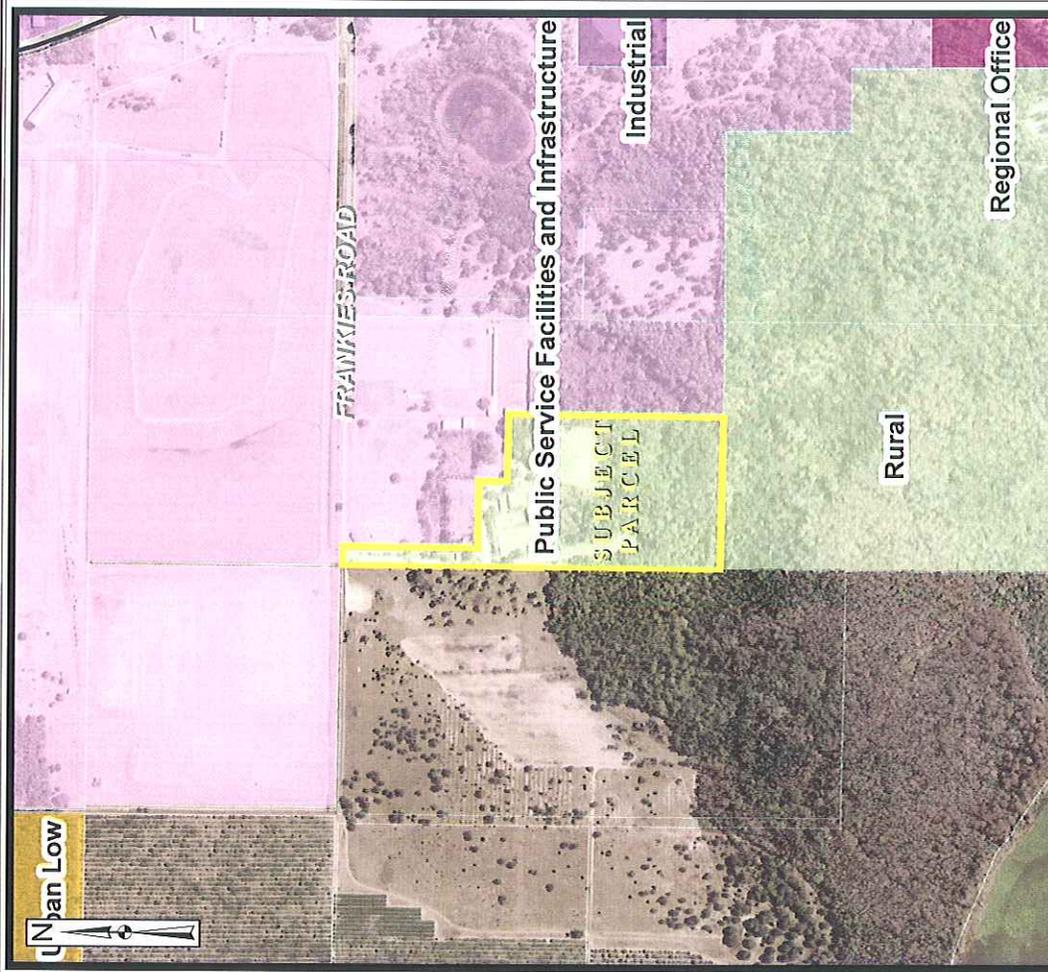
CASE LOCATION:
18-20-26

REQUESTING:
AMEND ORD #40-89 WITH
NEW CFD ORDINANCE

 **ZONING**

 **LAND USE**

 **SUBJECT PARCEL**



2030 FUTURE LAND USE

DELIVERABLES:
Lake County GIS Department, Planning, 2003 Aerial Image, Map, and Land Use Data.
This map product was prepared from Geographic Information System data provided by Lake County GIS. Its employees, agents and personnel make no warranty as to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP PRODUCT. INDEPENDENT VERIFICATION OF ALL DATA CONTAINED ON THIS MAP PRODUCT SHOULD BE OBTAINED BY ANY USER OF THIS MAP.

MAP COMPOSITION:
JANUARY, 2008

FOCUS AREA

 **LAKE COUNTY**
FLORIDA

**ORDINANCE #2012 -
PH #39-12-3
Eustis Gun Club**

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Thomas Jinks, P.E., (the "Applicant") submitted a rezoning application on behalf of the Eustis Gun Club, Inc. (the "Owners") to amend Community Facilities District (CFD) zoning Ordinance #40-89 to add new uses associated with the existing shooting range use; and

WHEREAS, the approval of this ordinance shall rescind and replace Ordinance #40-89;

WHEREAS, the subject property consists of approximately 23.73 acres located on Frankies Road, west of CR 561 in Section 18, Township 20 South, Range 26 East, Alternate Key #2368423 and more particularly described below as:

The W 800 feet of the N $\frac{3}{4}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 18, Twp. 20S, Rge. 26E, Lake County, Florida, less the N 710 feet of the E 700 feet thereof; also, less the S 152 feet of the N 862 feet of the E 350 feet of the W 800 feet thereof; subject to an easement to be used for drainage purposed described as: the W 50 feet of the N $\frac{3}{4}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Sec. 18, also subject to a non-exclusive easement for roadway, drainage, and utility purposes across the N 50 feet thereof.

WHEREAS, the property subject to the request is located within the Rural Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Zoning Board reviewed petition PH#39-12-3 on the 2nd day of January 2, 2013, after giving Notice of Hearing for a change in the use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 22nd day of January 2, 2013; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised, and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land, as specified in Exhibit "A", subject to the following terms:

1
2 **Section 1. Terms:** The County Manager or designee shall supersede and replace Ordinance #40-89
3 and shall amend the Lake County Zoning Map to show the Community Facility District (CFD) in accordance
4 with this Ordinance. All uses shall be generally consistent with the Concept Plan as shown in EXHIBIT "B"
5 (attached). To the extent where there are conflicts between the Conceptual Plan and this Ordinance, this
6 Ordinance shall take precedence.

7
8 A. Land Use: The permitted uses listed below are specifically limited to the land area
9 described in Exhibit "A" of this Ordinance.

- 10
11 1. Gun and Archery Ranges
12 • Skeet and Trap Shooting Range
13 • Cowboy Shooting Range
14 • Covered Shooting Range
15 2. Meeting Hall
16 3. Administrative Office
17

18 New structures shall not be allowed. Accessory uses directly associated with the
19 above uses may be approved by the County Manager or designee. Any other use of
20 the site not identified above shall require an amendment to this Ordinance as
21 approved by the Board of County Commissioners.
22

23 B. Development Standards:

- 24 1. Open Space: 35%
25 2. Impervious Surface: 0.30
26 3. Floor Area: 0.30
27 4. ~~Building Setbacks~~, Building Height, and Parking shall be in accordance with the
28 Comprehensive Plan and LDR, as amended.
29 5. Building Setbacks – The existing Buildings #1, #2, and #3 are non-conforming to
30 the ten (10) foot setback standard.
31

32 A fifty (50) foot building setback shall be required along the western property line.
33

34 Should future building improvements or expansion greater than 50-percent of the
35 building square footage or floor area ratio shall meet the building setback
36 standards in effect at that time. All other existing buildings shall meet setback
37 standards, as amended.
38

39 C. Landscaping, Buffering, and Screening

- 40 1. West – ~~Type A landscape buffer~~, no landscape buffer shall be required.
41 2. North – ~~Type A landscape buffer, roadway line of sight shall be maintained.~~ no
42 landscape buffer shall be required.
43 3. South – no landscape buffer shall be required.
44 4. East – no landscape buffer shall be required.

45 All other landscape requirements shall be in accordance with the LDR, as amended.

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- D. Transportation Improvements/Access Management:
 - 1. All access management shall be in accordance with the LDR, as amended.
- E. Signage: Signs shall be in accordance with the LDR, as amended.
- F. Lighting: All exterior lighting shall be in accordance with the Comprehensive Plan and LDR, as amended, and consistent with Dark-Sky principles.
- G. Utilities:
 - 1. Potable water: Shall be provided by the City of Tavares and in accordance with Florida Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan, and LDR, as amended.
 - 2. Wastewater: Shall be provided by on-site septic treatment system until such time as connection is required pursuant to the Comprehensive Plan, as amended. Sewage treatment shall be permitted in accordance with the regulations of the Florida Department of Health, as amended.
- H. Concurrency Management Requirements: Any development shall comply with the Lake County Concurrency Management System, as amended.
- I. Development Review and Approval: Prior to the issuance of permits, the Applicant shall be required to submit a site plan generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN for review and approval in accordance with the Comprehensive Plan and LDR, as amended.
- J. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. General Conditions:

- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any successor, and shall be subject to each and every condition herein set out.

- 1 D. Construction and operation of the proposed use shall at all times comply with the regulations of
- 2 this and other governmental permitting agencies.
- 3 E. The transfer of ownership or lease of any or all of the property described in this Ordinance
- 4 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is
- 5 made good and aware of the conditions established by this Ordinance and agrees to be bound
- 6 by these conditions. The purchaser or lessee may request a change from the existing plans
- 7 and conditions by following procedures contained in the Land Development Regulations, as
- 8 amended.
- 9 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code
- 10 Enforcement Special Master shall have authority to enforce the terms and conditions set forth
- 11 in this ordinance and to recommend that the ordinance be revoked.

12 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
 13 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
 14 affect the validity of the remaining portions of this Ordinance.

15
 16
 17 **Section 4. Effective Date. This Ordinance shall become effective as provided by law.**

18
 19 **ENACTED** this _____ day of _____, 2013.
 20
 21 **FILED** with the Secretary of State _____, 2013.
 22
 23 **EFFECTIVE** _____, 2013.
 24

25
 26 **BOARD OF COUNTY COMMISSIONERS**
 27 **LAKE COUNTY, FLORIDA**

28
 29
 30 _____
 31 **LESLIE CAMPIONE, CHAIRMAN**

32 **ATTEST:**

33
 34
 35 _____
 36 **NEIL KELLY, CLERK OF THE**
 37 **BOARD OF COUNTY COMMISSIONERS**
 38 **LAKE COUNTY, FLORIDA**

39
 40 **APPROVED AS TO FORM AND LEGALITY**

41
 42 _____
 43 **SANFORD A. MINKOFF, COUNTY ATTORNEY**

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EXHIBIT "A"

LEGAL DESCRIPTION

The W 800 feet of the N $\frac{3}{4}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 18, Twp. 20S, Rge. 26E, Lake County, Florida, less the N 710 feet of the E 700 feet thereof; also, less the S 152 feet of the N 862 feet of the E 350 feet of the W 800 feet thereof; subject to an easement to be used for drainage purposed described as: the W 50 feet of the N $\frac{3}{4}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Sec. 18, also subject to a non-exclusive easement for roadway, drainage, and utility purposes across the N 50 feet thereof.

ATTACHMENT 1

EASTAS GOLF CLUB
FILED

Ordinance #40-89

JUN 20 1989
CLERK
PDA

WHEREAS, the Lake County Planning and Zoning Commission did, on the 31th day of May, 1989, review petition #93-89-3, a request to approve a rezoning from A (Agricultural) to PFD (Public Facilities District) zoning district for a firing range on property generally located in the Tavares area - From the intersection of SR 19 and S Eichelberger Rd. (DR3-3241); S on S Eichelberger Rd. approx. 1/4 mile to easement; E on easement approx. 1/2 mile to property lying S of easement. The property is more particularly described as:

LEGAL DESCRIPTION: The W 800 ft. of the N 3/4 of the E 1/2 of the NE 1/4 of Sec. 18, Twp. 20S, Rge. 26E, Lake County, Florida, less the N 710 ft. of the E 700 ft. thereof; also, less the S 152 ft. of the N 862 ft. of the E 350 ft. of the W 800 ft. thereof; Subject to an easement to be used for drainage purposed described as: The W 50 ft. of the N 3/4 of the E 1/2 of the NE 1/4 of said Sec. 18, also subject to a non-exclusive easement for roadway, drainage and utility purposes across the N 50 ft. thereof.

AND, after giving Notice of Hearing on petition for site plan approval, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 20th day of June, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms and conditions:

1. Terms: The PFD (Public Facilities District) facility shall mean and include the total of the following:
 - A. Land Uses: Use of the site shall be limited to that of a firing range and related accessory uses as indicated on the preliminary site plan. Any other use of the site shall require an amendment to this PFD.
 - B. Screening/Buffering: The development of the proposed buffers (earth berms) shall be completed in accordance with the NRA range manual so as to contain the majority of sound and all projectiles on the site.
 - C. Setbacks: The proposed range site shall be setback 50 ft. from all property lines (earth berms and firing station), with no setback requirements on the east property line.
 - D. Traffic Improvements: Traffic improvements shall be made as required by the Lake County Public Works Department.
 - E. Permitting: Prior to the issuance of any permits, the applicant shall submit final site plans as approved by the Lake County Site Plan Advisory Committee. The site plans shall meet all submittal requirements and conform to all County codes and ordinances.

2. Conditions as altered and amended which pertain to the above tract of land shall mean:

- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and the Board of County Commissioners.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with Section 70.31 of the Zoning Ordinance of Lake County, and obtaining approval from the Director of Development Coordination upon obtaining the permits required from the other appropriate governmental agencies.
- C. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
- E. The transfer of ownership or lease of any or all of the property described in Ordinance #40-89 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the PFD (Public Facilities District) established by Ordinance #40-89, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in Section 691, Paragraph 691.13, Lake County Zoning Regulations, as amended.

DONE AND RESOLVED by the Lake County Board of County Commissioners on
the 20th day of June, 1989, A.D.

STATE OF FLORIDA)

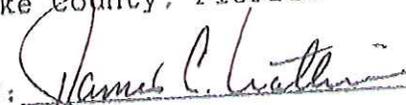
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COUNTY OF LAKE)


C.W. "CHICK" GREGG, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY that the above and foregoing is a true copy of an
Ordinance adopted by the Board of County Commissioners in regular
session on June 20, 1989 as the same appears on record of
County Commissioners Minute Book 37 Page 473.

JAMES C. WATKINS
Clerk of the Circuit Court
and Ex-Official Clerk of the
Board of County Commissioners
Lake County, Florida

BY: 
CLERK

ATTACHMENT 2

Individual buildings shall be related to each other in design, masses, materials, placement and connections to provide a visually and physically integrated development.

Treatment of the sites and rear of all buildings within the planned unit development group shall be comparable in amenity and appearance to the treatment given to street frontages of these same buildings.

The design of buildings and the parking facilities shall take advantage of the topography of the project site where appropriate to provide separate levels of access.

All buildings shall be arranged so as to avoid undue exposure to concentrated loading or parking facilities wherever possible and shall be so oriented as to preserve visual and audible privacy between adjacent buildings.

- g. Residential Types - It is highly encouraged that all large PUDs have at least two different residential land uses (i.e. single family, multifamily, duplexes, townhouses, zero lot line residential, or apartments, etc.)
- h. Clustering - All PUDs are encouraged to cluster the residential development. Clustering means the grouping together of dwelling units on a higher density basis in some parts of the development in order to provide open space in other portions of the development; however, in no circumstance may the gross density of a PUD be greater than the maximum gross density identified by the Future Land Use Map.

Policy 1-1.1.10: The City shall utilize a planning time frame that includes an initial five year planning period that runs from 2000 to 2005. The projected population for this time frame is 12,068 (seasonal and resident). A second planning period would run from 2006 to 2010 with the projected population of 13,247 (seasonal and resident).

Policy 1-1.1.11: The City shall update its population projections by January 2002 so that the following can be achieved:

- a. incorporation of projected population based on the growth of the Orlando Metropolitan Area;
- b. coordination with the Lake County Long-Range Transportation Study completed for the development of an MPO.
- c. incorporation of growth within the Tavares Urban Service Area in anticipation of annexation.

Policy 1-1.1.12: The property known as Lake Harris Groves, a 352.1 acre Planned Unit Development (PUD) on Little Lake Harris, legally described below, is assigned a Low Density Residential future land use designation and a Conservation future land use designation through Ordinance 2003-19. The gross density of said property shall not exceed 999 cumulative units in perpetuity. Ordinance 2003-18, which provided for the annexation and establishment of the PUD provisions for the property, may be amended under the provisions of the Low Density Residential future land use designation. However, the PUD Ordinance or any subsequent zoning changes to the property shall not result in an increase of the allowed density in excess of the permitted 999 residential units. Proposed changes to increase the allowed density of the subject property would be subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.

Lake Harris Groves - Legal Description:

Approximately 352.0 acres located on South Eichelberger Road, approximately ¼ mile south of CR 448 and approximately ¼ east of SR 19, said property being more particularly described as follows:

THAT PART OF SECTIONS 7 AND 18 OF TOWNSHIP 20 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 20 SOUTH, RANGE 26 EAST, AND RUN SOUTH 00 DEGREES 22'24" WEST ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SAID SECTION 18, A DISTANCE OF 2,853 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY WATERS EDGE OF LITTLE LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING, AND RUN SOUTH 89 DEGREES 57'38" EAST ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE NORTH LINE OF GOVERNMENT LOT 2 IN SAID SECTION 18, A DISTANCE OF 1,231.7 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 26 EAST; THENCE NORTH 00 DEGREES 05'48" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1,321.43 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 4; THENCE NORTH 89 DEGREES 57'02" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1,322.65 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF GOVERNMENT LOT 4; THENCE CONTINUE NORTH 89 DEGREES 58'39" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 41.5 FEET TO A POINT KNOWN AS THE NORTHEAST CORNER OF THE WEST 16.5 FEET OF BLOCK 68 OF THE MAP OF LAND OF DENNIS E. LOWELL; THENCE SOUTH 00 DEGREES 09'23" EAST ALONG THE EAST LINE OF THE WEST 16.5 FEET OF BLOCKS 68, 69, 70 AND 71 OF SAID MAP OF LAND OF DENNIS E. LOWELL, A DISTANCE OF 1,323.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 20 SOUTH, RANGE 26 EAST; THENCE SOUTH 89 DEGREES 56'44" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,283.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 13'44" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALONG THE EAST LINE OF GOVERNMENT LOT 4 IN SAID SECTION 18, A DISTANCE OF 3,922 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY WATERS EDGE OF LITTLE LAKE HARRIS; THENCE WESTERLY AND NORTHWESTERLY ALONG AND WITH SAID NORTHERLY WATERS EDGE OF LITTLE LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A". SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

Policy 1-1.1.13: The property known as Four Seasons, a 115+ acre Planned Development located south of Clay Boulevard, lying between Lake Hermosa and David Walker Drive, is assigned a Medium Density Residential future land use designation through Ordinance 2006-44, however the gross density of said property shall not exceed 7 dwelling units per acre as previously allowed per Lake County's Urban Future Land Use designation. Ordinance 2006-05, which provided for the annexation and establishment of the PUD provisions for the property, may be amended under the provisions of the Medium Density Residential future land use designation. However, the PUD Ordinance or any subsequent zoning changes to the property shall not result in an increase of the allowed density in excess of 7 dwelling units per acre. Proposed changes to increase the allowed density of the subject property would be subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.

Four Seasons – Legal Description:

1 G. Lighting.

- 2 1. Street lighting shall be installed by the Developer at every intersection, at the end
3 of each cul-de-sac and in accordance with the minimum standards as set forth by
4 the local power provider.
- 5 2. Lighting located at the recreation center or clubhouse, as well as part of multi-
6 family parking shall conform with the City of Tavares lighting standards and shall
7 not cast light beyond the site on which the lighting is placed.

8
9 H. Landscaping and Buffer Requirements.

- 10 1. A twenty-five foot (25') wide maintained vegetative buffer shall be placed around
11 the perimeter of the entire project. The buffer shall include, at a minimum, a
12 continuous hedge and one (1) canopy tree per each fifty feet (50'). Subcanopy
13 trees may be substituted for canopy trees at a ratio of 2 to 1 up to a maximum of
14 one-fourth (¼) of the canopy trees required per each segment of buffer. Plant
15 material specifications and approved species must meet the requirements of
16 Chapter 11 of the City of Tavares Land Development Regulations. The
17 maintenance of the vegetative buffer shall be the responsibility of the
18 Homeowners Association.
- 19 2. In accordance with the Conceptual Master Plan, a fifty foot (50') wide vegetative
20 buffer with consisting of a three-foot-high (3') earthen berm topped with a six-
21 foot-high (6') masonry wall shall be constructed along the Eastern property line,
22 south of Frankie's Road. The wall may be brick, split faced block or concrete
23 block with a stucco finish. The same landscaping requirements apply as in 1
24 above.
- 25 3. A minimum Type 'B' vegetative buffer, ten feet (10') in width, shall be provided
26 between the multi-family and single-family uses.
- 27 4. The development shall otherwise comply with Chapter 11 of the City's Land
28 Development Regulations.
- 29 5. All landscaped and common areas shall be properly irrigated and maintained by
30 the established Homeowners Association.

- 31
32 I. Signage. Signage shall conform with the City of Tavares Land Development Regulations
33 regarding subdivision signage or signage for any proposed recreational facility.

CASE NO: PH# 39-12-3

TAB NO. 3

OWNER: Eustis Gun Club, Inc.
APPLICANT: Thomas Jinks, P.E.
PROJECT NAME: Eustis Gun Club

Mr. Sheahan related that this case by the Eustis Gun Club was a result of a code enforcement complaint regarding some unpermitted work and structures. He indicated his staff had worked with the applicant to resolve those issues and to come up with a new ordinance to meet their needs and protect the interests surrounding the property. He illustrated on the overhead map that the property was adjacent to the landfill, near Animal Control and the Sheriff's driving and tactical range, and he mentioned that the Loma Linda property west of this property had been annexed into the City of Tavares in approximately 2006 for a residential subdivision and was expected to be provided utilities by the City. He added that the applicant has asked for a reduced setback requirement for some of the structures on the property to meet current setback requirements, and there were several structures set up to allow participation in their gun club and they were primarily located on the north side. He also stated that the shooting range has been in existence for many years, and this use was considered when the residential subdivision was approved by Tavares after several assurances were provided by the adjacent property owner's representative that there would be sufficient measures taken to ensure compatibility between the two uses. He noted that the City's ordinance provides for a significant buffer between this use and the adjacent residential property in their approval ordinance. Based on this buffer condition on the adjacent property he reported that staff recommends that that buffer be eliminated on the shooting range property, since there was a ten-foot setback and the road with no real ability to put significant landscaping there. He reported that they were also supporting an applicant request to reduce the building setbacks to the north property line as provided in Section 1 B(5) for Buildings 1, 2, and 3 to ten feet, with the condition that in the future the buildings would have to comply with the current requirements, and he pointed out that Section 1 C(1) indicated that no landscaping would be required on the west or north side.

Mr. Gonzalez clarified that the buildings are the uses that have come into existence which are not specified.

Mr. Morris asked if those were actual buildings or part of the shooting range.

Mr. Thomas Jinks, the applicant who was representing the Eustis Gun Club, explained that over the years the club has added some storage buildings as the club has slowly expanded, were trying to add a meeting hall and some additional shooting ranges, and over time they have become out of compliance with the original CFD approval. He stated that they were trying to revise the CFD ordinance in order to get the club in compliance and allow them to move forward with a site plan to complete some building improvements, including a meeting hall, a permanent bathroom facility, some handicapped parking, and closing a pole barn that was previously built. He specified that there were currently three existing structures onsite which do not meet the setback requirement of ten feet, although the closest any building is to the property boundary is eight feet. He opined that the cost to move those buildings or tear them down would be burdensome. He added the School Board was amenable to these proposed changes.

Mr. Ameri asked how large the buildings were.

Mr. Jinks responded that the buildings were not very large and specified that they were 20 by 12 feet, 80 by 12 feet, and 22 by 30 feet.

Mr. Jerry Cloud, President of Loma Linda Corporation, the adjacent land owner and citrus grower, expressed a concern that the old ordinance would be null and void if the new ordinance passes, specifically statements about 50-foot setbacks and berms being put around the gun ranges. He commented, however, that the company is not opposed to guns or gun clubs. He also expressed an interest in meeting with the applicants to work out some of their differences, which they have not had time to do yet, and asked for more time to be able to do that.

Mr. Sheahan responded that as amended the reference regarding the setbacks and berms would be taken out, but he pointed out that the gun club already operates under NRA firing range standards with buffers already in place. He also noted that all of the structures except one exceed 50 feet off of the west property line and that they could put in a 50-foot requirement for any new structures to ensure this was maintained; however, if they put in a 50-foot landscape buffer requirement in for everything, users would not be able to drive on the property with the existing drive.

Mr. Trevor Hall, Jr. of Colliers International Real Estate Brokers in Orlando, representing the Loma Linda Corporation, opined that they have not had sufficient time to deal with these important gun-related safety issues, and related that they would ask for a continuance so that they can talk to the City, staff, and the applicant as well as to research gun safety guidelines and what kind of protections those would provide. He indicated that the Eustis Gun Club, which has 1400 members, was on an improved clay road and not on a paved road as indicated in the application, and he commented that they have not found any evidence that they were in compliance with any building permits or any safety conditions that were imposed in Ordinance #40-89. He opined that since the gun club has apparently built buildings and structures over the years without permits, they perhaps have created a dangerous situation out there and that they have certainly created a noisy situation. He commented that there should be some common-sense gun safety improvements required in the ordinance. He pointed out that Loma Linda has owned the pasture to the west consisting of 123 acres since 1950 and has been a long-standing taxpayer and supporter of the community. He noted that Loma Linda has concerns about safety and noise issues that need to be addressed and asked for safety and noise mitigation from the inception, and he opined that the County was being asked to overlook past violations and to remove safety conditions for this inherently dangerous use of land at the outset, which he opined would be a huge mistake and could possibly set a precedent. He also opined that the granting of this rezoning would be detrimental to the value of the land owned by Loma Linda as well as other adjoining lands and that this was a non-compliant land use which is a threat to public safety, health, and welfare.

Mr. Gonzalez asked if Loma Linda has complained to Code Enforcement in the past about this gun range.

Mr. Hall responded that they had not complained before. He then commented that he believed that the gun club was amenable to working out a solution that would address their concerns if they had more time in order to do so, and he believed there should be a high, sound attenuation gun safety wall or a line of pine trees.

Ms. Stivender disclosed that she lives in Lakeside of Tavares, which is one mile from the site, and although she hears the gun range every day, it is not a nuisance to her and was there prior to her moving into that home. She also indicated that she went out to look at the site and talk to some of the people there, and she saw that only one building was within the 50-foot setback.

Mr. Ira Davenport, a resident of Tavares, opined that the Eustis Gun Club is a very safety minded gun club and related that he is an instructor for the club. He noted that they have range officers during the hours their range is open to assist people and to make sure the range is run safely, and he

pointed out that they have buffers that protect each of the shooting ranges. He added that their gun club does not allow automatic weapons, and he has not gotten complaints from nearby residents about the noise.

Mr. Glenn Lapere, President of the Eustis Gun Club, pointed out that they have not had a single accident in the 24 years they have been in existence or a single complaint about a round leaving their property, and he opined that they were a very safe range. He reported that they have had the NRA come out on two separate occasions to survey the property and make various recommendations on the height of the berms and the backstops, which they fully complied with. He added that they built some sound protection on the west side of the property of their own accord.

Mr. Bryan asked Mr. Sheahan whether the ordinance would require NRA safety compliance.

Mr. Sheahan responded that was not carried over from the ordinance because they are already operating; however, he indicated that the applicant was willing to add that condition to the new ordinance as well as a 50-foot setback requirement from the west for any new structures.

Mr. Gonzalez asked Mr. Lapere whether he was willing to talk to representatives from Loma Linda.

Mr. Lapere responded that he had talked to Mr. Hall last Sunday, December 30, to try to address his concerns; however, he opined that even if he built a 100-foot wall, it would not reduce the noise a significant level. He added that they have already added rubber tires above the shooting positions and a 100-foot wall on the west side of the property adjacent to Loma Linda to try to reduce noise.

Ms. Hartigan interjected that the 2011 Florida Legislature preempted regulation of firearms to the state, so they were permitted to apply zoning ordinances that only encompass firearms businesses along with other businesses. She stated that she did not recommend putting something in the ordinance requiring that the applicant meet any kind of NRA guidelines, since that would not normally apply to any other business.

Mr. Jim Hamilton, who was on the Board of Directors of the Eustis Gun Club, emphasized that the club has been proactive regarding safety from its inception, and he noted that they have the proper buffers, including double 20-foot walls consisting of stone and crushed concrete and that the range was specifically run at an angle so it did not run straight down the property line. He mentioned that they have had only one complaint, which was resolved, and no accidents.

Mr. Daniel Belanger, a member of the Eustis Gun Club, mentioned that he was an avid hunter and gun-safety advocate. He commented that over the last 24 years they have evolved into a much better club than when the first ordinance, which required a 50-foot buffer to the west side, was approved; however, their access to the property was on the west side. He related that the officers on their board change every two years, and no one realized that they should have upgraded the old ordinance to match the zoning on the property. He explained that some of the structures were added so that some of the older members could store equipment such as clay targets that was difficult for them to access. They also needed classrooms and enclosed pole barns to instruct young 4H students how to properly and safely use a firearm, and they now want to add a flushable-type bathroom, especially for women. He asked that the Planning and Zoning Board allow the ordinance to be changed, and he commented that they are in agreement with almost anything they could do that would help their neighbors to the west, mentioning that their neighbor to the east is the Sheriff's Department, who uses numerous types of weapons including automatic weapons, sirens, helicopters, as well as SWAT Team and chase scene training. He opined that their property is located in a perfect area for the community and that they bring a service that is needed.

Mr. Davenport added that their club is a gold-metal club with the National Rifle Association, meaning every member in their club is a member of the NRA.

The Chairman closed the public hearing and commented that he did not see that they were removing anything that would result in a safety concern or a detriment to the adjoining property owner. He also commented that he would tend to agree that they need to put the 50-foot buffer in there and that no further improvements be made.

Ms. Stivender asked Ms. Hartigan if they could put a requirement against automatic weapons in the ordinance.

Ms. Hartigan responded that she would not recommend that they put anything in it that referred specifically to weapons that could be construed as a regulation which is solely under the State of Florida at this point.

Mr. Gonzalez asked if there was a copy of the Tavares Comp Plan as amended in February of 2012 in the packet that included a 50-foot wide vegetative buffer that was a requirement for development of the Loma Linda property.

Mr. Sheahan responded that it was still in effect under this ordinance until they change the zoning, and they can always request a zoning change.

Mr. Bryan asked if there was any reference to noise levels in the ordinance or if they were leaving out any references regarding noise from the old ordinance.

Mr. Sheahan responded that he could not find any references to noise levels in either ordinance, but he pointed out that this board has addressed noise on several occasions and cases, and it is debatable whether a wall would provide adequate sound attenuation versus what they are already doing.

Ms. Stivender related that the City of Tavares had no problem leaving it the way their ordinance is, and what the County approved would not affect them.

Mr. Gonzalez commented that they have no idea how much noise is coming from this gun club as opposed to the Sheriff's adjacent facility.

Mr. Sheahan added that this use has been in existence for more than 20 years, and the applicant has indicated that the amount of activity is not greater than what was originally approved. He explained that this ordinance was specifically to identify some additional uses on the property that do not include the actual number of users and to allow them the ability to obtain building permits in order to ensure that those structures were safe, and they had to get the zoning first before they go through the building permit process. He recapped that the attorney testified that the County had absolutely no ability to specifically regulate the actual use of guns, and there were severe penalties in the Statute for any endeavor to do that.

MOTION by Timothy Morris, SECONDED by John Ameri to APPROVE PH# 39-12-3, Eustis Gun Club, amended to include the 50-foot buffer along the west property line, allowance of no new structures, and changes recommended by staff.

FOR: Morris, Ameri, Gonzalez, Bryan, Stivender

AGAINST: None

MOTION CARRIED: 5-0

TAB 3

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

PLANNING AND ZONING BOARD	 LAKE COUNTY FLORIDA	BOARD OF COUNTY COMMISSIONERS
January 2, 2013		Transmittal: January 22, 2013 Adoption: TBA

LPA#13/1/10-2 Map Amendment to change 151 parcels consisting of 580 acres from Rural Transition to Urban Low Density Future Land Use previously approved by the Board.	Case Manager: Brian T. Sheahan, AICP Planning & Community Design Manager	Agenda Item # 3
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- Item -

Type: County-initiated Comprehensive Plan Map Amendment

Creation or Revision: Revision

Description: Map Amendment. This request amends the Future Land Use Map, changing the future land use map from Rural Transition (up to 1 du/1 net acre, with 50% open space) to Urban Low Density (4 du/1 net acre), consisting of 151 parcels and approximately 580 acres. This change was previously executed as a map amendment to at transmittal of the 2030 Comprehensive Plan but was not processed by the State Planning Agency on procedural grounds.

LOCATION: The parcels are on the north side of SR 50, north to Lake Apopka, West to and including the Colina Bay Subdivision and east to the county line in Sections 14, 23, 24, And 25 Township 22 South Range 26 East, Lake County, Florida

- Summary of Recommendation -

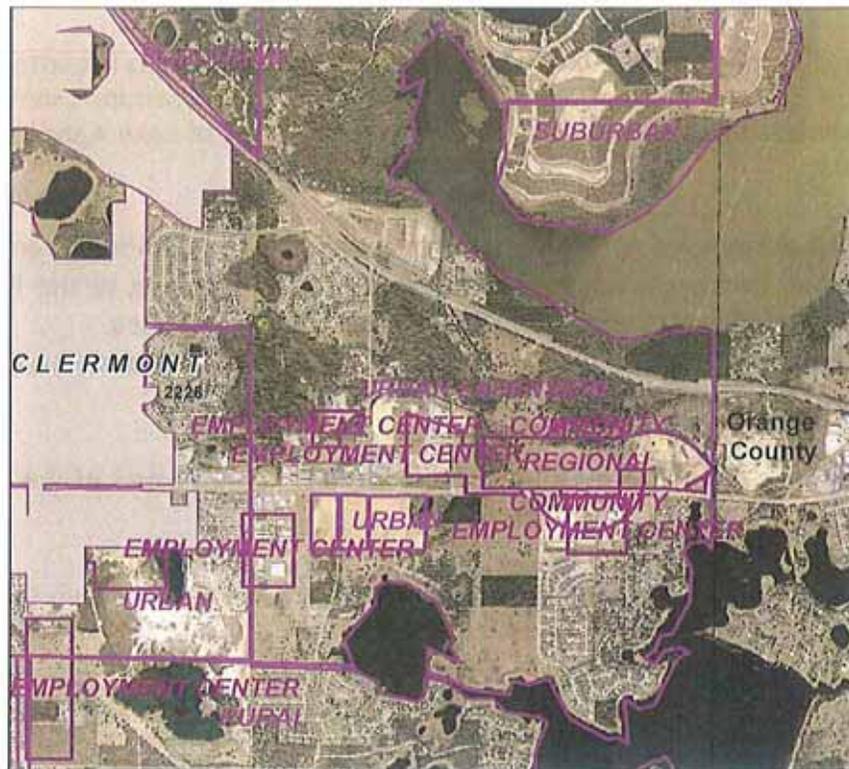
Staff recommends **APPROVAL** of the request to adopt the Comprehensive Plan Future Land Use Map Amendment.

Planning & Zoning Board Recommendation: The Planning & Zoning Board recommended approval of this amendment 5-0.

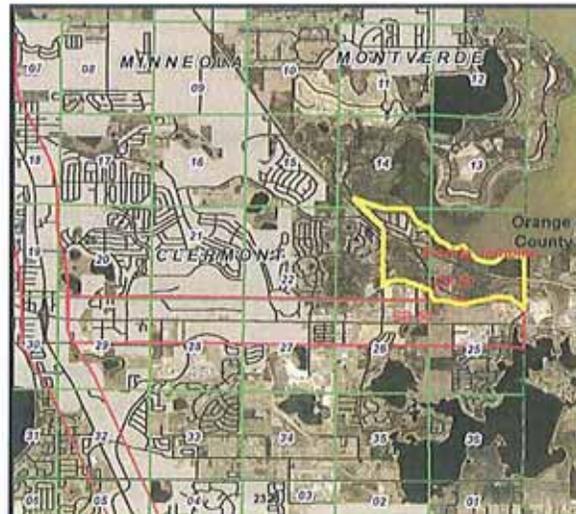
- Summary -

Analysis: On May 25, 2010, Lake County adopted the 2030 Comprehensive Plan which included this amendment. The amendment was considered and approved by the Board of County Commissioners at duly advertised public meetings prior to the adoption hearing but was not processed by the Florida Department of Community Affairs (DCA) serving in its capacity as the State Planning Agency. The DCA alleged that the amendment could not be processed because it was not included in the original transmittal (first hearing) on January 19, 2010, and the 2030 Comprehensive Plan was found subsequently found in compliance without this map amendment. This amendment seeks to amend the Future Land Use Map as approved by the Board of County Commissioners as originally approved on May 25, 2010.

The subject area was designated as **Urban Expansion** on the 1991 Future Land Use Map (FLUM), which allowed a maximum density of four dwelling units per one acre (4 du/1 ac) as seen below and was assigned the Rural Transition Category when the 2030 Comprehensive Plan was approved for transmittal to the DCA on January 19, 2010:



The subject parcels front on CR 50 and the Florida Turnpike. The area is urbanizing and there are existing, vested and pending developments within and adjacent to this area that would be nonconforming under the Rural Transition Future Land use Category as seen below:



The parcels lie within the City of Clermont's water and sewer utility service area and there are existing utility agreements that have been approved.

Some of the parcels front on CR 50, which is a segment of the Green Mountain Scenic Byway and lie within the Green Mountain Scenic Byway Roadside and Corridor Overlay Districts and continue to be subject to those policies. The parcels lie south of Lake Apopka and within the Lake Apopka Basin.

The subject parcels designated as Rural Transition should be changed to Urban Low Density so that the existing and previously approved uses would be conforming to the Future Land Use Category, and as it would create an orderly flow of land uses in that area.

- Standards for Review -

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed amendment would be consistent with the Comprehensive Plan as previously determined by the Board.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The proposed amendment would not be in conflict with the Comprehensive Plan. The amendment will provide opportunities for development consistent with the existing development pattern in this area.

C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The proposed amendment is consistent with the existing and proposed uses along the east State Road 50 and Old CR 50 Corridors.

D. Whether there have been changed conditions that justify an amendment.

As discussed above this proposed map amendment was previously approved by the Lake County and was only found noncompliant on procedural grounds. Therefore this amendment corrects the map to reflect the intent of the Board of County Commissioners.

E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

The amendment will not result in any additional demand on public facilities as it is within the Clermont Utility Service Area and was previously planned under the 1991 Comprehensive Plan for more intense/dense development consistent with the Urban Low Density Future Land Use Category.

F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The amendment will not result in a significant impact on the natural environment. Impacts on the Green Mountain Scenic Byway will be addressed through Planned Zoning and through the Land Development Regulations.

G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.

There is no indication that there will be any adverse affects on the property values.

H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

This amendment would result in an orderly and logical development pattern.

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The amendment is consistent with the interest of the public and these regulations.

– Conclusions –

The designation of the subject parcels as Urban Low Density would allow the existing and proposed uses to be conforming to the future land use, and it would create an orderly flow of land uses in that area, in keeping with the intent of the Lake County 2030 Comprehensive Plan and as previously approved by the Board of County Commissioners.

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FOR TRANSMITTAL ONLY

**ORDINANCE 2013 –
LPA#13/1/10-2**

**North of SR 50, West of County Line including the Amon, F&J Developers LLC, Eagles Landing,
LLC et al. properties.**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM RURAL TRANSITION TO URBAN LOW DENSITY FOR PARCELS LOCATED NORTH OF SR 50 AND NORTH TO LAKE APOPKA, WEST TO AND INCLUDING THE COLINA BAY SUBDIVISION AND EAST TO THE COUNTY LINE IN SECTIONS 14, 23, 24, AND 25 TOWNSHIP 22 SOUTH RANGE 26 EAST, LAKE COUNTY, FLORIDA, CONSISTING OF 151 PARCELS AND APPROXIMATELY 580 ACRES, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and land development regulation in the State of Florida; and

WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorized the Board of County Commissioners of Lake County to "Prepare and enforce comprehensive plans for the development of the county"; and

WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May, 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan; and

WHEREAS, on the 23rd day of July, 2010, the State of Florida Department of Community Affairs, now known as the Community Planning and Development Division of the Florida Department of Economic Opportunity, in its capacity as the State Land Planning Agency, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

WHEREAS, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive Plan became effective; and

WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of Comprehensive Plan Amendments; and

WHEREAS, on the 2nd day of January 2013, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

WHEREAS, on the 22th day of January 2013, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners; and

WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to

1 adopt these amendments to the Lake County Comprehensive Plan;

2 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
3 Florida, that:

4
5 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Future Land Use
6 Map is hereby amended from Rural Transition to Urban Low Density for 151 parcels and approximately
7 580 acres north of SR 50 north to Lake Apopka, west to and including the Colina Bay Subdivision and
8 east to the county line in Sections 14, 23, 24, And 25 Township 22 South Range 26 East, As shown
9 below in Exhibit A.

10
11 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida
12 Statutes, Section 163.3184(11).

13
14 **Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be
15 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
16 affect the validity of the remaining portions of this Ordinance.

17
18 **Section 4. Effective Date.** This Ordinance shall become effective as provided for by law.

19
20 ENACTED this ____ day of _____, 2013.

21
22 FILED with the Secretary of State _____, 2013.

23
24 EFFECTIVE _____, 2013.

25
26 BOARD OF COUNTY COMMISSIONERS
27 LAKE COUNTY, FLORIDA

28
29 _____
30 Leslie Campione, Chairman

31 This ____ day of _____, 2013.

32
33 ATTEST:

34
35 _____
36 Neil Kelly, Clerk of the
37 Board of County Commissioners,
38 Lake County, Florida

39
40 Approved as to form and legality:

41
42 _____
43 Sanford A. Minkoff
44 County Attorney

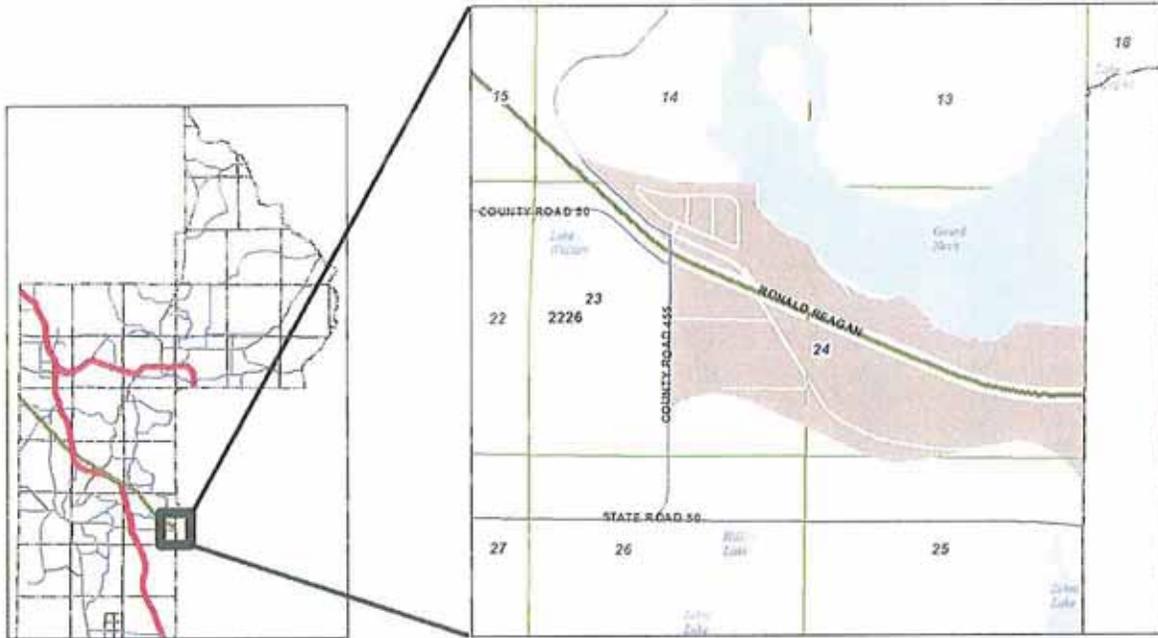
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ORDINANCE 2013 –

LPA#13/1/10-2

North of SR 50, West of County Line including Amon, F&J Developers LLC, Eagles Landing, LLC et al.

EXHIBIT A



9

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
January 2, 2013

The Lake County Planning and Zoning Board met on Wednesday, January 2, 2013 in County Commission Chambers on the second floor of the County Administration Building to consider petitions for Rezonings.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, January 22, 2013 at 9 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Timothy Morris, Vice Chairman
Lorenzo G. John Ameri
Rick Gonzalez
Paul Bryan, Chairman
Debbie Stivender

District 1
District 3
District 4
District 5
School Board Representative

Members Not Present:

Ted DeWitt
Kasey Kesselring
Donald Heaton

District 2
At-Large Representative
Ex-Officio Non-Voting Military Representative

Staff Present:

Brian T. Sheahan, AICP, Planning Manager, Planning and Community Design Division
Jennifer Cotch, Environmental Specialist, Planning and Community Design Division
Erin Hartigan, Assistant County Attorney
Ross Pluta, Engineer III, Public Works
Shannon Treen, Clerk, Board Support

Chairman Paul Bryan called the meeting to order at 9:05 a.m. and noted that a quorum was present. He led the Pledge of Allegiance and Timothy Morris, Vice Chairman, gave the invocation. Chairman Bryan confirmed that the meeting was properly noticed and explained the procedure for hearing cases on the consent and regular agendas, stating that they only hear the cases that are on the regular agenda individually. He stated that all exhibits presented at this meeting by staff, owners, applicants, and those in support or opposition must be submitted to the Recording Secretary prior to proceeding to the next case. He added that this Board is a recommending board only, and the Board of County Commissioners will be hearing these cases later this month when a final determination will be made.

LPA# 13/1/10-2

**COMPREHENSIVE PLAN AMENDMENT
FLUM Change-Rural Transition to Urban Low**

TAB NO. 6

Mr. Sheahan explained that this was another map amendment that was previously approved by the BCC but was rejected by DCA, and it was to change 151 parcels and approximately 580 acres from Rural Transition to Urban Low Density. He noted that the entire area was designated as Urban Expansion under the 1991 Future Land Use Map, which allowed a maximum density of four dwelling units per one acre, and the proposed change would restore that because Urban Low Density was almost identical to Urban Expansion. He indicated that several subdivisions had been approved in that area and the BCC thought that it did not make sense to leave the area as Rural Transition given the existing density on the ground, the high intensity commercial to the south, and because the turnpike was adjacent.

Ms. Ann Matella asked if this would change the zoning on the commercially zoned property that she owned on Old Highway 50.

Mr. Sheahan explained that the Rural Transition land use would nullify any current commercial zoning, but restoring the Urban Density land use would make the zoning consistent with the underlying land use. He added that he could meet with her after the meeting to discuss whether her property was included in the change.

Mr. Mark Ingram commented that he owned 16 acres of property north of the Collina Bay subdivision and he had tried to divide the property up so that his family members could build residences on it, but he has had problems with the Zoning Department. He also asked if his property was included in the change.

Mr. Bryan replied that his property was not included in the amendment and that they could not address his other concern that day.

MOTION by Debbie Stivender, SECONDED by Timothy Morris to APPROVE Comprehensive Plan Amendment FLUM Change-Rural Transition to Urban Low, LPA# 13/1/10-2.

FOR: Stivender, Morris, Ameri, Gonzalez, Bryan

AGAINST: None

MOTION CARRIED: 5-0

OTHER BUSINESS

Mr. Bryan asked why some rezonings had been done prior to DCA's approval of Comprehensive Plan amendments.

Mr. Sheahan responded that staff had to base any zoning decisions on what the current land use was at the time because the BCC did not enact zoning in progress that would have prevented the rezoning.

Mr. Bryan stated that he thought some zonings were postponed because the Comprehensive Plan amendments had not been approved.

Mr. Sheahan indicated that there were at least two cases that were postponed in order to allow the application to be processed under a more favorable land use category.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:52 a.m.

Respectfully submitted,

Shannon Treen
Clerk, Board Support

Paul Bryan
Chairman

DRAFT

