



PLANNING & ZONING BOARD

REZONING AGENDA

NOVEMBER 26, 2014

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 11/26/14
BCC: 9:00 a.m. 12/16/14

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

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

Planning & Zoning Board Members

Paul Bryan, Chairman
(District 5)

Timothy Morris, Vice-Chairman,
(District 3)

Vacant (District 2)

Kathryn S. McKeeby
Secretary, (District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School Board,
Representative

Kasey Kesselring, At-Large
Representative

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

Board of County Commissioners

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

County Staff

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

Growth Management Department and other Staff

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

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

LAKE COUNTY PLANNING & ZONING BOARD
November 26, 2014
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
December 16, 2014

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

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

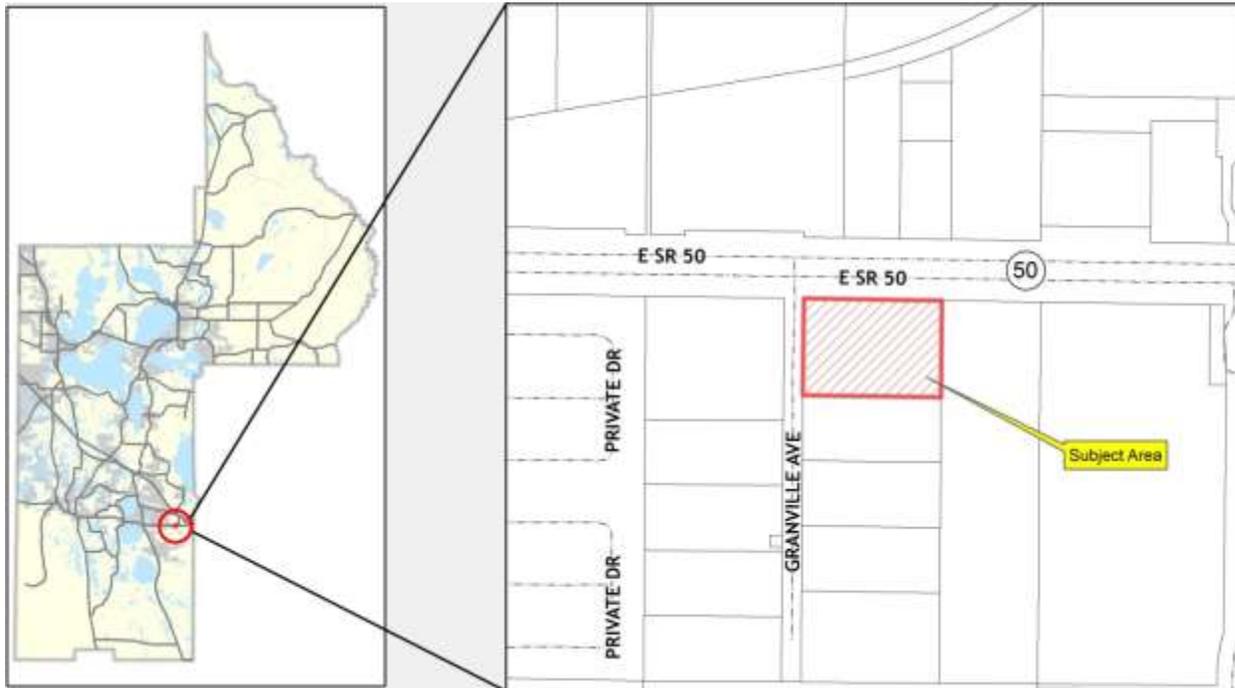
Tab 1	SLPA# 14/10/2-2	U-Haul Company of Florida Small Land Plan Amendment
Tab 2	PH# 36-14-2	U-Haul Company of Florida Rezoning
Tab 3	PH# 27-14-2	Jahna PUD
Tab 4	PH# 31-14-4	Payne Rd./West Hunter Rezoning
Tab 5	CUP# 14/10/1-4	Mossy Oak Fences/Payne Rd., CUP
Tab 6	PH# 34-14-4	Heathrow Country Estates PUD Amendment
Regular Agenda		
Tab 7	PH# 17-14-2	Johns Lake Landing PUD Amendment
Tab 8	CUP# 14/6/1-3	Novilla Lake Jem Equestrian Training & Event Center CUP

VII. Other Business

VIII. Adjourn

**ORDINANCE 2014 – XX
SLPA #14/10/2-2
U-HAUL CO. OF FLORIDA
Clermont area**

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 REGIONAL OFFICE FUTURE LAND USE CATEGORY TO REGIONAL COMMERCIAL FUTURE LAND USE CATEGORY FOR THE PROPERTY LOCATED IN THE CLERMONT AREA, SOUTHEAST OF STATE ROAD 50 AND GRANVILLE AVE. INTERSECTION, WITH ALTERNATE KEY NUMBER 1453321, AS SHOWN BELOW; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to the 2030 Future Land Use Map.

CASE NO: PH# 36-14-2

[Click here for staff report](#)

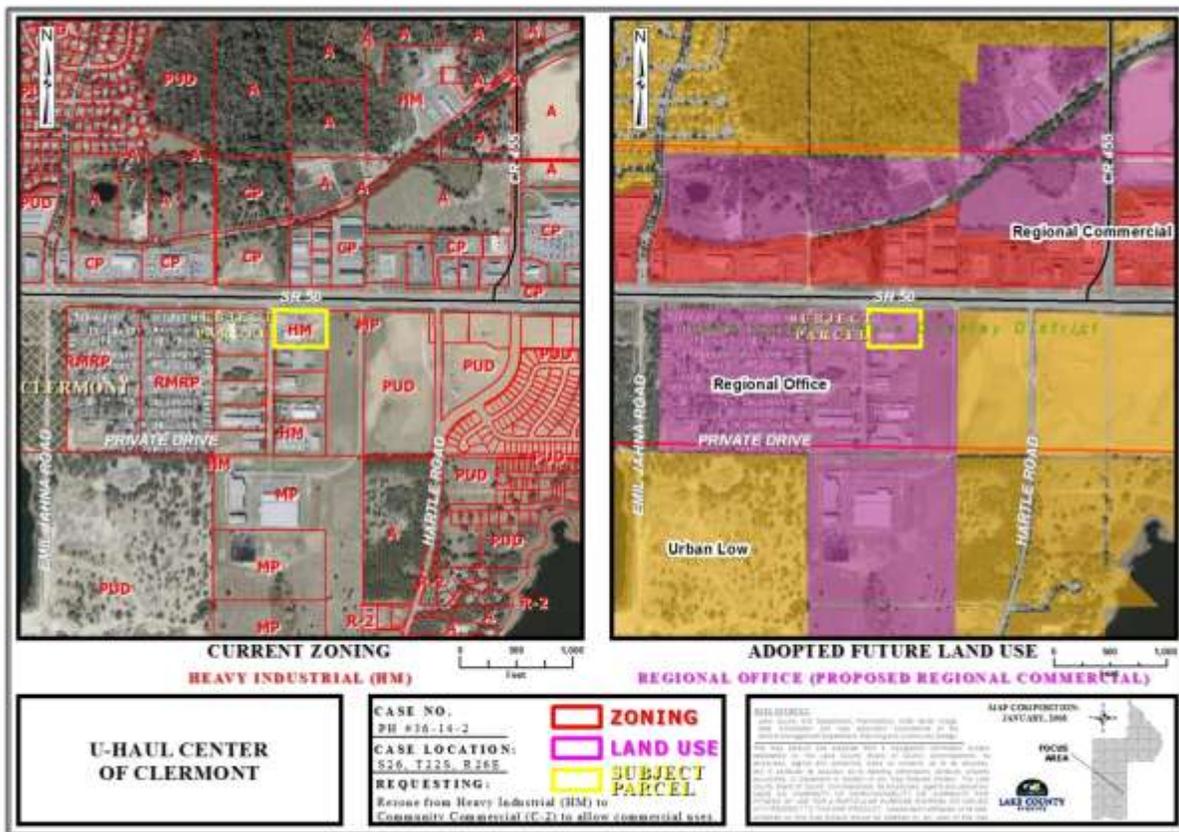
TAB NO: 2

OWNER: U-Haul Company of Florida

APPLICANT: David Clutts, PE, Civil Engineering Solutions, Inc.

PROJECT NAME: U-Haul Center of Clermont,

GENERAL LOCATION: Clermont area, Southeast of State Road 50 and Granville Ave. intersection



REQUESTED ACTION: Rezone property from Heavy Industrial (HM) to Planned Commercial (CP) to allow commercial uses.

SIZE OF PARCEL: 3.49+/- acres

FUTURE LAND USE: Regional Office, Lake Apopka Basin Overlay District

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

CASE NO: PH# 27-14-2

[Click here for staff report](#)

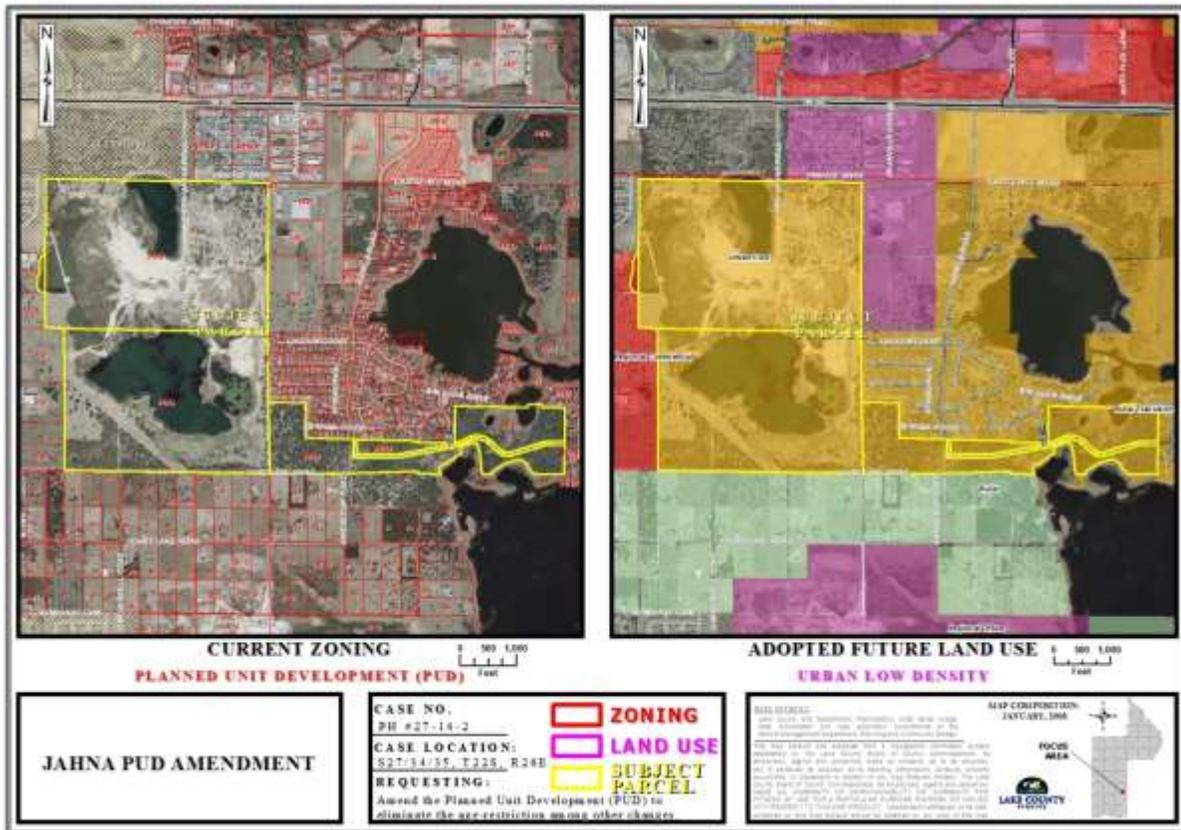
TAB NO: 3

OWNER: Nola Land Company, Inc.

APPLICANT: Cecelia Bonifay, Esq., Akerman, LLP

PROJECT NAME: Jahna PUD Amendment

GENERAL LOCATION: Clermont area, South of State Road 50 and Emil Jahna Road intersection



REQUESTED ACTION: Amend Planned Unit Development (PUD) Ordinance 2006-30 to change existing conditions including age-restriction.

SIZE OF PARCEL: 540.3 +/- acres

FUTURE LAND USE: Urban Low Density, Lake Apopka Basin Overlay District

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

CASE NO: PH# 31-14-4

[Click here for staff report](#)

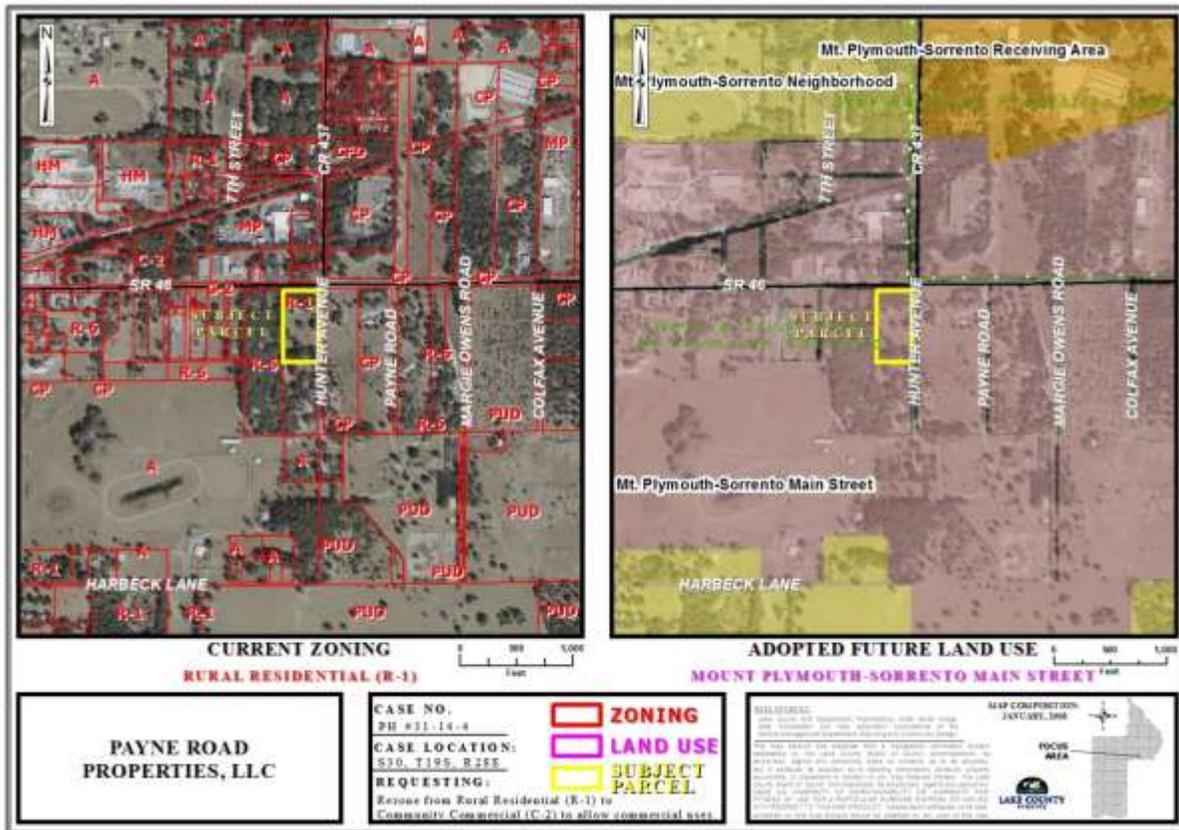
TAB NO: 4

OWNER: Payne Road Properties, LLC

APPLICANT: Green Consulting Group, Inc.

PROJECT NAME: Payne Road/West Hunter Rezoning

GENERAL LOCATION: Sorrento area, Southwest of SR 46 and Hunter Avenue intersection.



REQUESTED ACTION: Rezoning property from Rural Residential (R-1) to Community Commercial (C-2) to allow commercial uses as permitted by the Mount Plymouth-Sorrento Main Street Future Land Use Category.

SIZE OF PARCEL: 4.466 +/- acres

FUTURE LAND USE: Mount Plymouth-Sorrento Main Street, Wekiva Study Area

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

CASE NO: PH# 34-14-4

[Click here for staff report](#)

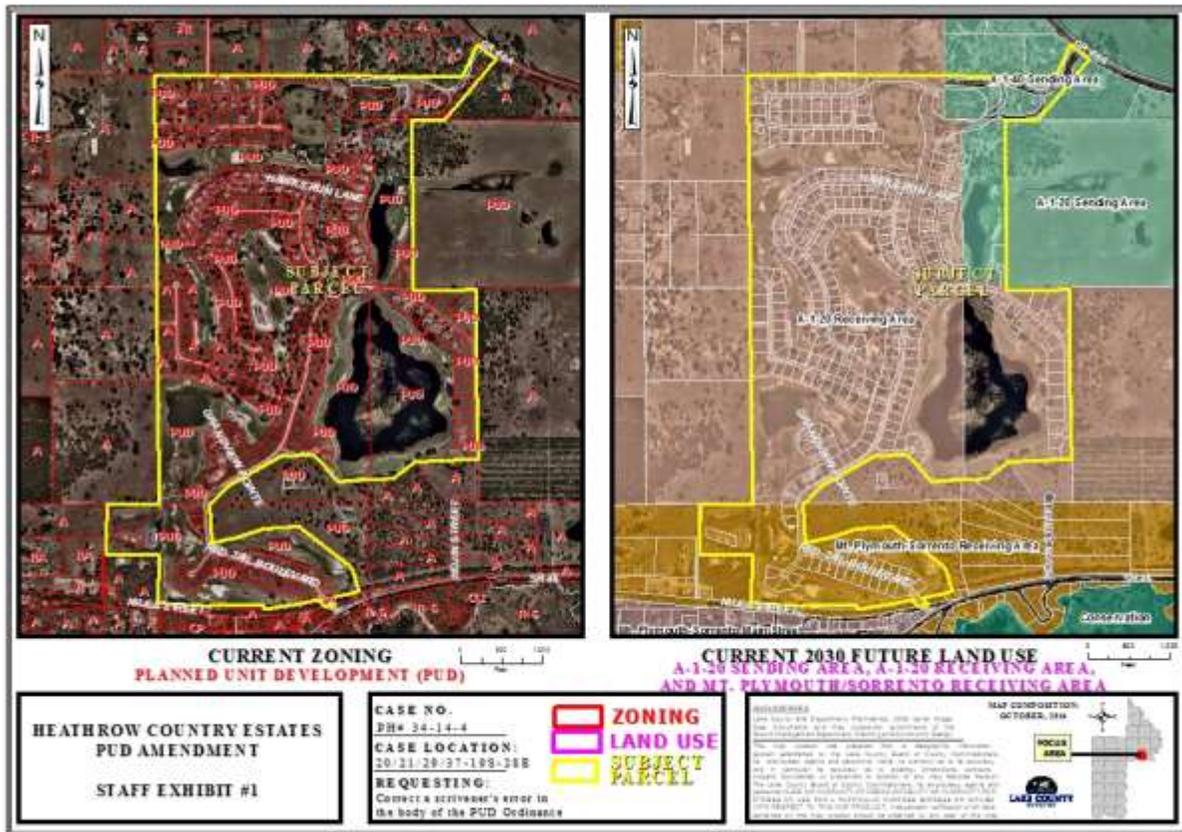
TAB NO: 6

OWNER: SLV Redtail LLC and Redtail Community Association, Inc.

APPLICANT: Lake County Planning & Community Design Division

PROJECT NAME: Heathrow Country Estates PUD Amendment

GENERAL LOCATION: Mount Plymouth Area, between CR 46A and SR 46



REQUESTED ACTION: Amend Planned Unit Development (PUD) Ordinance #2014-15, to correct a scrivener's error in the Ordinance (Section 1.A.5) to clarify development phasing with no additional changes proposed.

SIZE OF PARCEL: 485 +/- acres

FUTURE LAND USE: WRPA A-1-20 Receiving Area & Mt. Plymouth/Sorrento Receiving Area

STAFF RECOMMENDATION: Staff recommends **Approval** of the proposed PUD amendment rezoning correcting the scrivener's error, as specified in the proposed ordinance.

CASE NO: CUP# 14/6/1-3 [Click here for staff report](#)

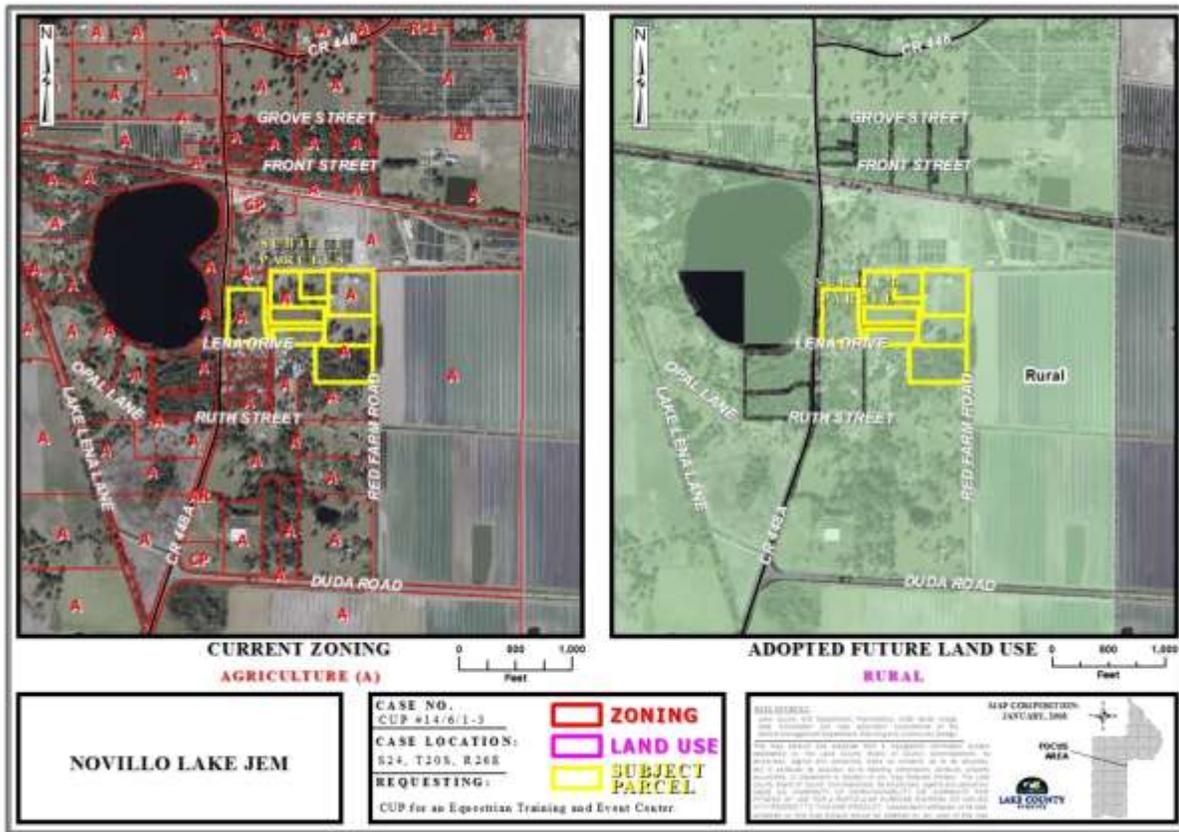
TAB NO: 8

OWNER: W. Steven Novillo

APPLICANT: Kenneth R. "Ted" Wicks, P.E.

PROJECT NAME: Novillo Lake Jem Equestrian Training & Event Center

GENERAL LOCATION: Lake Jem Area, East of CR 448A and North of Lena Drive



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

SIZE OF PARCEL: 20.58 +/- acres

FUTURE LAND USE: Rural

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