



BOARD OF COUNTY COMMISSIONERS

PLANNING AND ZONING AGENDA

MEETING INFORMATION

Location & Time

Lake County Commission
Chambers
2nd Floor, County
Administration Building
315 West Main Street
Tavares, FL 32778-7800
9:00 a.m.

Planning and 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)

Jim Miller, School Board
Representative

Kasey Kesselring, At-Large
Representative

Vacant, Ex-Officio,
Non-Voting Military
Representative

AGENDA ■ MARCH 27, 2012

The Lake County Planning and 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. Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Planning and 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 at 9:00 a.m., or soon thereafter, on Tuesday, March 27, 2012 in the location specified.

Board of County Commissioners

Jennifer Hill, Vice Chair	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chair	District 4
Welton G. Cadwell	District 5

County Staff

Darren S. Gray, County Manager
David Heath, AICP, Deputy 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
Susan Boyajan, Clerk, Board Support
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 AND ZONING BOARD
March 7, 2012
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
March 27, 2012

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

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.

V. CONSENT AGENDA

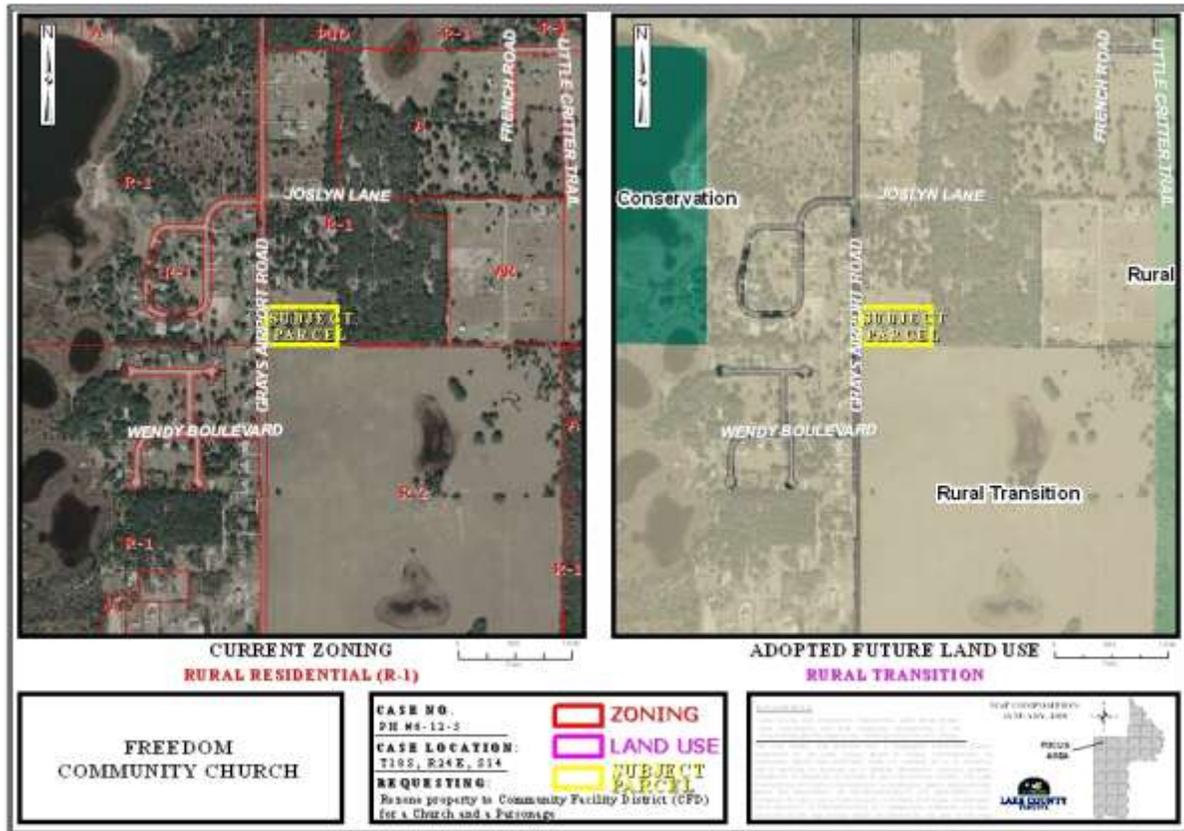
Tab 1	PH#6-12-5	Sandy & Barry Hayes Jo Ann & Larry Benton Freedom Community Church
Tab 2	PH#10-12-2	Lake County Clermont Baptist Church
Tab 3	PH#8-12-5	Dallas Bryan & Tina Smith Smith Rezoning
Tab 4	CUP#12/3/1-5	Clayton M. Reynolds DTZ, Inc. A.K.A. Top Gun Sports R & R Ranch
Tab 5	PH#7-12-3	Lake County Housing Division Cheryl Howell Yalaha Community Center

VI. REGULAR AGENDA

Tab 6	MSP#12/1/1-4	Don Cordle, Professional Dirt Service Mining Site Plan
Tab 7	CUP#12/2/2-4	Steven R. Nordstrom Phillip L. & Deborah P. Kirby Lakes of Mt Dora
Tab 8	PH#5-12-2	Anwar Latib Islamic Center of Clermont, LLC Islamic Community Center

Note: Pursuant to the Applicant's timely request, PH #25-10-3, the Long and Scott Farms Airstrip rezoning , originally scheduled for the March public hearings will be continued to the Planning and Zoning Board public hearing of April 4, 2012 and to the BCC on April 24, 2012.

CASE NO: PH#6-12-5
TAB NO: 1
OWNER: Jo Ann & Larry Benton
APPLICANT: Sandy & Barry Hayes
PROJECT NAME: Freedom Community Church
GENERAL LOCATION: Lady Lake area, East of Grays Airport Road.



REQUESTED ACTION: Rezone property from Rural Residential (R-1) to Community Facility District (CFD) for a church and a parsonage.

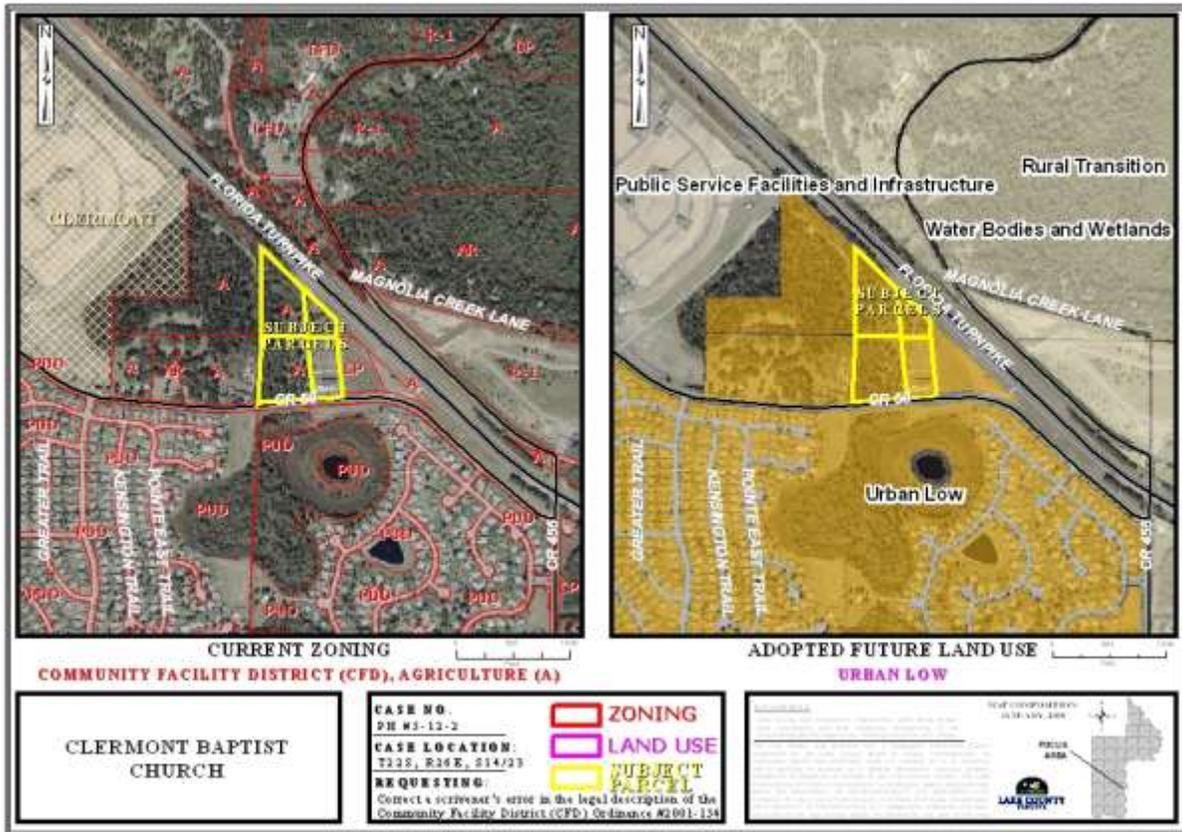
SIZE OF PARCEL: 4.9 +/- acres

FUTURE LAND USE: Rural Transition

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

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 4-1 to **APPROVE** the request.

CASE NO: PH#10-12-2
TAB NO: 2
OWNER: Clermont Baptist Church
APPLICANT: Lake County Planning & Community Design
PROJECT NAME: N/A
GENERAL LOCATION: Clermont area, North of Old CR 50, West of Florida Turnpike.



REQUESTED ACTION: Scrivener's error correction in the legal description of Ordinance #2001-154.

SIZE OF PARCEL: 16 +/- acres

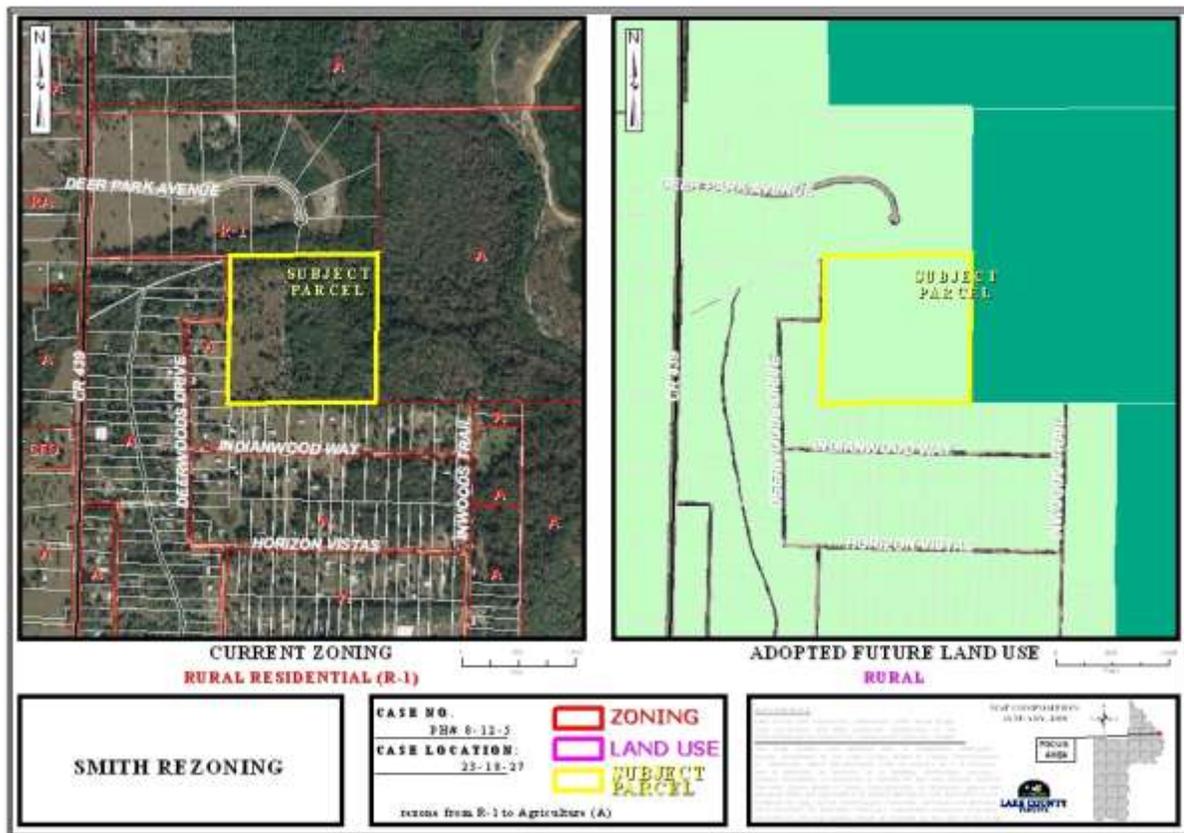
FUTURE LAND USE: Urban Low Density

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to Ordinance #2001-154 to correct scrivener's error within the legal description by rescinding and replacing it with a new Ordinance, with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 5-0 to **APPROVE** the request.

CASE NO: PH#8-12-5
TAB NO: 3
OWNER: Dallas Bryan & Tina Smith
APPLICANT: Dallas Bryan & Tina Smith
PROJECT NAME: Smith Rezoning

GENERAL LOCATION: East of CR 439, North of the Orlando Hills subdivision and south of the Deer Park Avenue.



REQUESTED ACTION: Rezone 40 +/- acres from Rural Residential (R-1) to Agriculture (A) to allow general agriculture uses.

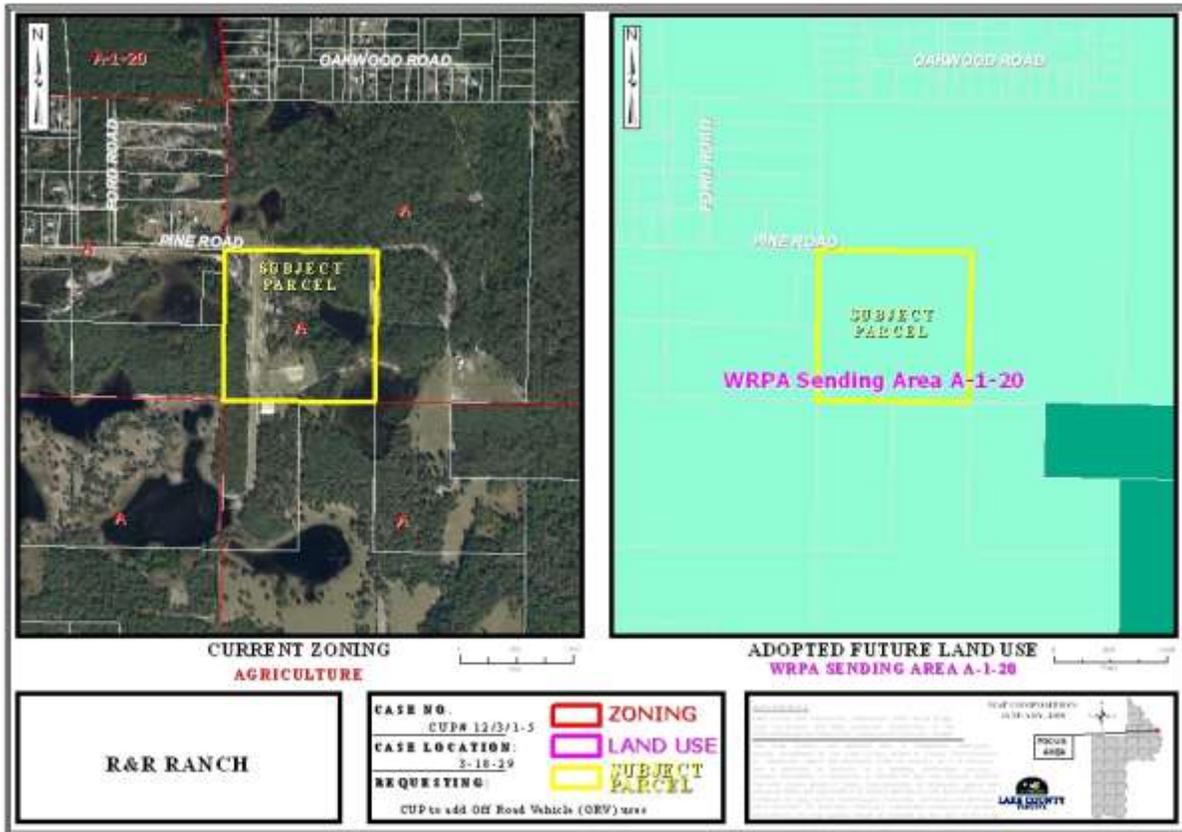
SIZE OF PARCEL: 40+/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL**, based on findings of facts, to rezone the 40-acre property from Rural Residential (R-1) to Agriculture (A).

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 5-0 to **APPROVE** the request.

CASE NO: CUP#12/3/1-5
TAB NO: 4
OWNER: DTZ, Inc. A.K.A. Top Gun Sports/R & R Ranch
APPLICANT: Clayton M. Reynolds
PROJECT NAME: R & R Ranch Conditional Use Permit
GENERAL LOCATION: Pine Lakes Area, East on Pine Road from SR 44 until it dead-ends into property.



REQUESTED ACTION: Amend Ordinance #2005-75 to grant a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District for a recreational use to add All-Terrain-Vehicles (ATV) in addition to the existing allowable uses.

SIZE OF PARCEL: 41 +/- acres

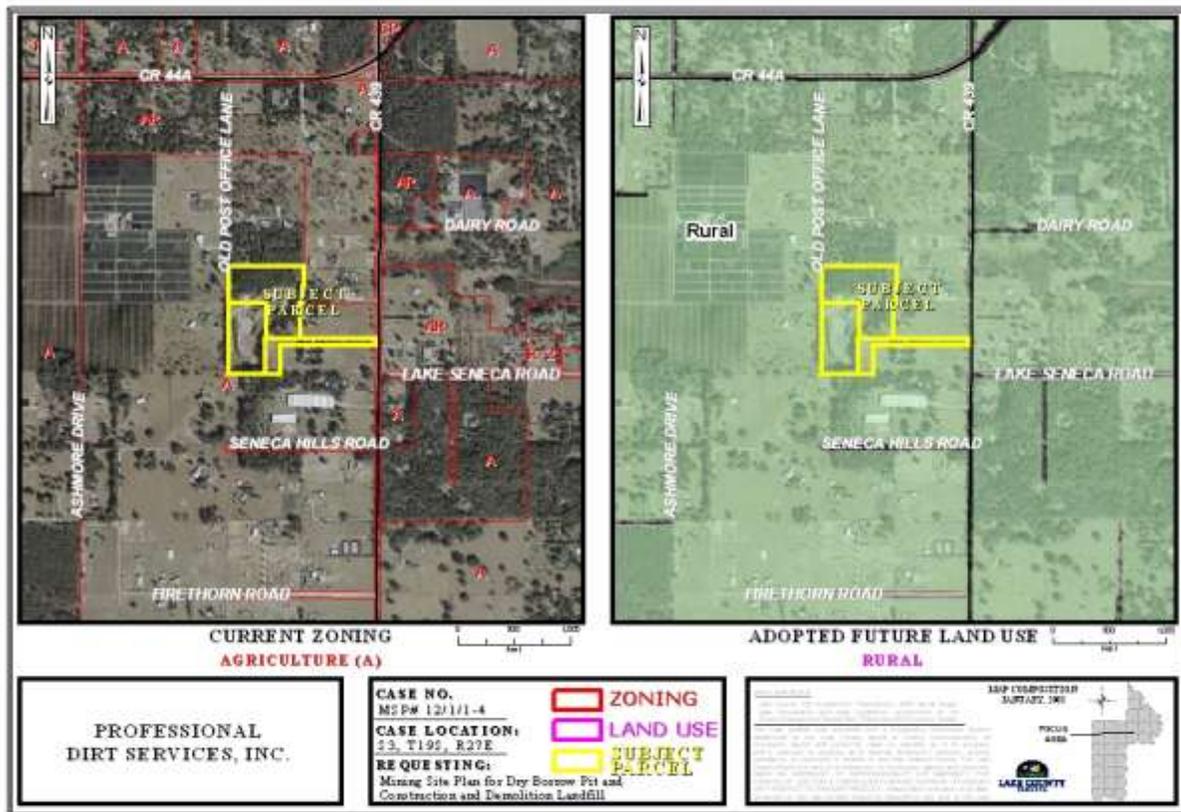
FUTURE LAND USE: Wekiva River Protection Area Sending Area A-1-20

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

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 5-0 to **APPROVE** the request.

CASE NO: MSP #12/1/1-4
TAB NO: 6
OWNER: Dan Cordle
APPLICANT: Dan Cordle
PROJECT NAME: Professional Dirt Service

GENERAL LOCATION: Northwest of the CR 439 and SR 44 intersection. AK #: 2698365, 1071062, & 1123127.



REQUESTED ACTION: The Applicant is requesting a conditional use permit to include mining of sand and fill in addition to the construction and demolition (C&D) debris landfill authorized under a 2002 Consent Agreement.

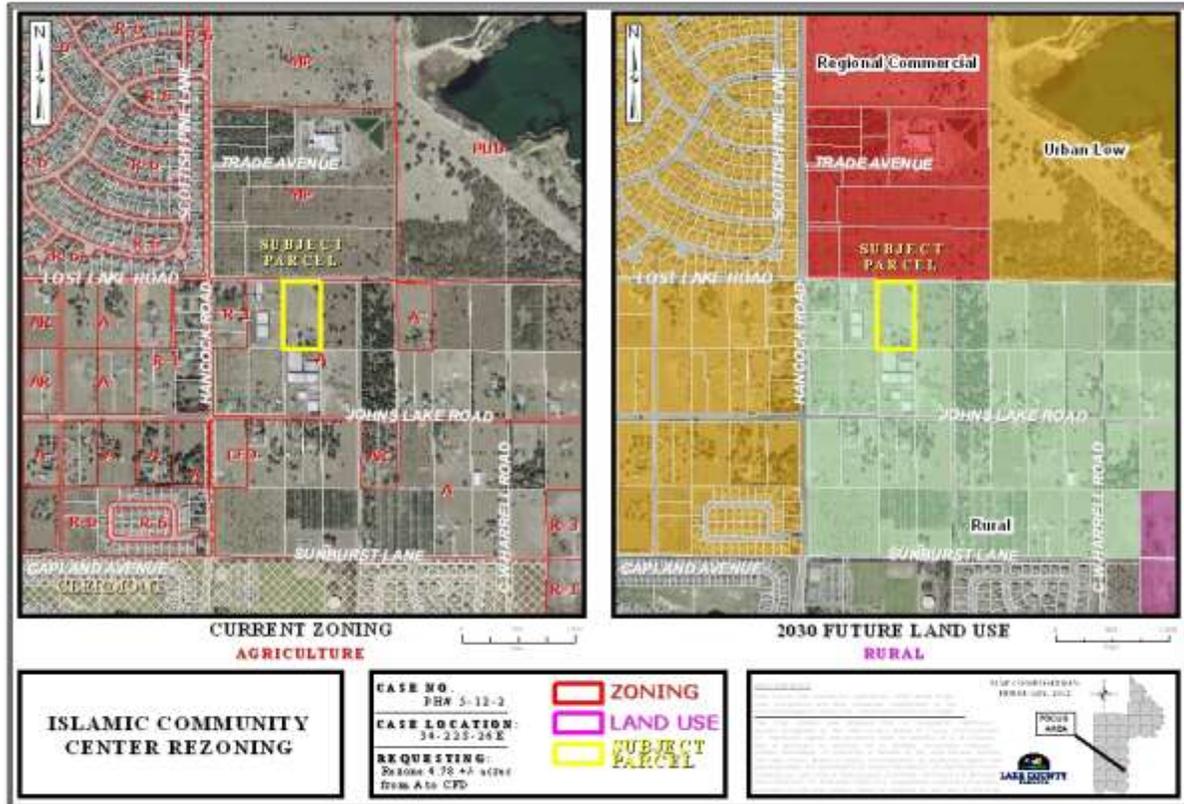
SIZE OF PARCEL: 13.73 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of a mining site plan and conditional use, to expand the existing C&D Landfill operations to include mining of sand & fill, with conditions as specified in the proposed ordinance.

PLANNING AND ZONING BOARD RECOMMENDATION: Recommended on a 4-0 vote, to forward the MSP request to the BCC without an approval or denial recommendation. **NOTE:** The Applicant has revised the application to clarify the borrow pit use instead of mining.

CASE NO: PH#5-12-2
TAB NO: 8
OWNER: Islamic Center of Clermont, LLC
APPLICANT: Anwar Latib
PROJECT NAME: Islamic Community Center
GENERAL LOCATION: 15128 Lost Lake Road, east of Hancock Road, Clermont area.



REQUESTED ACTION: Rezone approximately 4.78 +/- acres from Agriculture (A) to Community Facility District (CFD) zoning district for a 2-Story (12,500 SF per story) 25,000 SF total, community center/place of worship and an existing single-family residence (caretaker's residence).

SIZE OF PARCEL: 4.78 +/- acres

FUTURE LAND USE: Rural – 1 du/5 net acres

STAFF RECOMMENDATION: Staff recommends **APPROVAL** to rezone 4.78+/- acres from Agriculture (A) to Community Facility District (CFD) Zoning District for a Community Center/Place of Worship with an existing single-family residence (caretaker's residence).

PLANNING AND ZONING BOARD RECOMMENDATION: Recommended **DENIAL** with a 4-1 vote, due to the lack of transportation infrastructure to support the project.