



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

APRIL 3, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 4/3/13
BCC: 9:00 a.m. 4/23/13

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 3)

Ted DeWitt (District 2)

Kathryn S. McKeeby
(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	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
Anita Greiner, Chief Planner, 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
Donna Bohrer, Public Hearing Associate

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
April 3, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
April 23, 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#6-13-1	Buckner Property Rezoning
Tab 2	PH#9-13-3	South Lake Tavares Complex Rezoning Amendment
Tab 3	CUP#13/4/1-5	Gator Dave CUP
Tab 4	PH#7-13-1	Grassroots Airport PUD Amendment

VI. Regular Agenda

Tab 5	CUP#13/1/1-1	Seminole Lake Gliderport CUP Amendment (Postponed to future public hearing date)
Tab 6	MSP#13/3/1-2	J.D. Mott/Cemex Construction Sand Mine Florida, LLC
Tab 7	LDR Amendment	LDR Amendment Lot Grading
Tab 8	LPA# 13/3/4-4	Comprehensive Plan Text Amendment Wekiva Borrow Pit Exemption
Tab 9	PH# 10-13-1	TD Bank/Crawford/Langley Industrial Park Rezoning

VII. Other Business

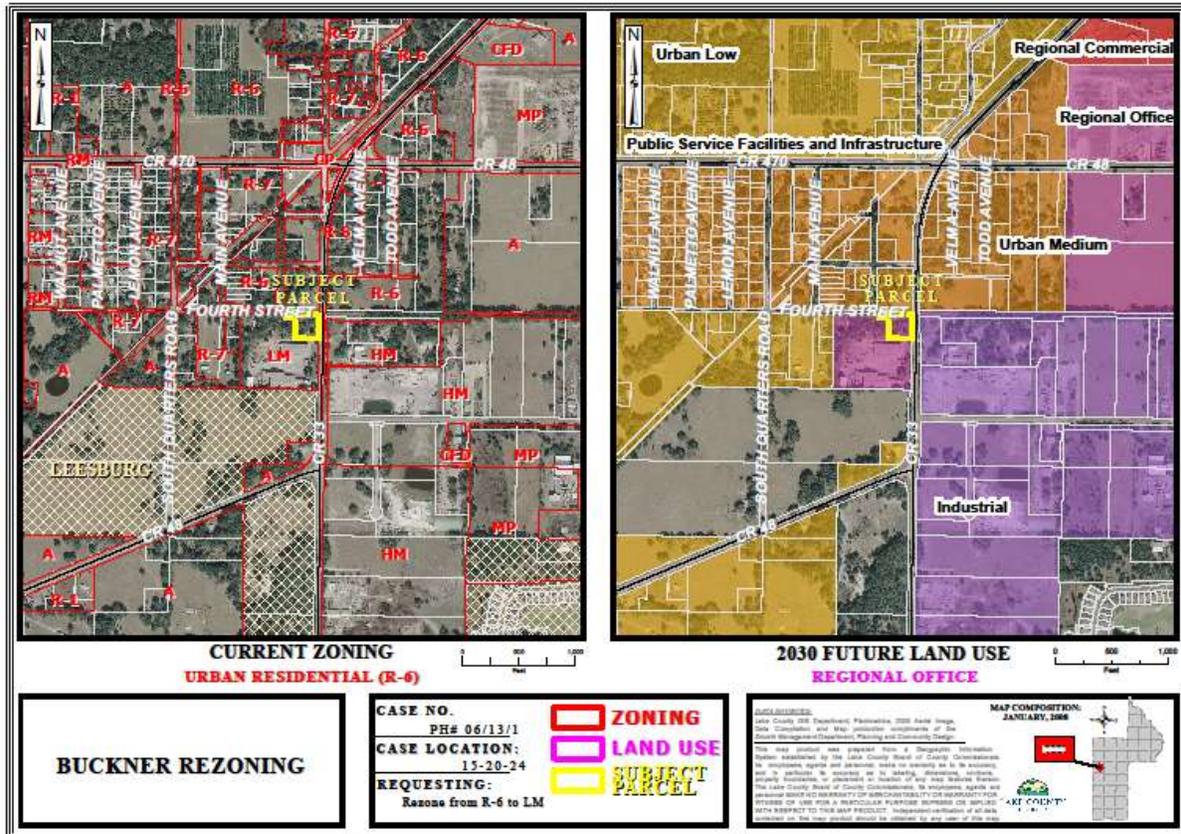
Tab 10	Revised 2013 Rezoning and CUP Public Hearing Schedule
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VIII. Adjourn

<p>PH# 8-13-5 Tracy Property Rezoning – although advertised, <u>this case will not be heard</u> pursuant to discussion between the Applicant and Staff having determined that a rezoning is not required for the purposed use.</p>
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CASE NO: PH# 6-13-1
TAB NO: 1
OWNER: Don M. Buckner
APPLICANT: Ted Wicks, P.E.
PROJECT NAME: Buckner Rezoning

GENERAL LOCATION: Okahumpka area, West of SR 33, South of 4th. St., North of CR 48



REQUESTED ACTION: Rezone property from Rural Residential R-6 to Light Manufacturing (LM)

SIZE OF PARCEL: 1.07 acres

FUTURE LAND USE: Regional Office

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions in the attached Ordinance.

CASE NO: PH# 9-13-3

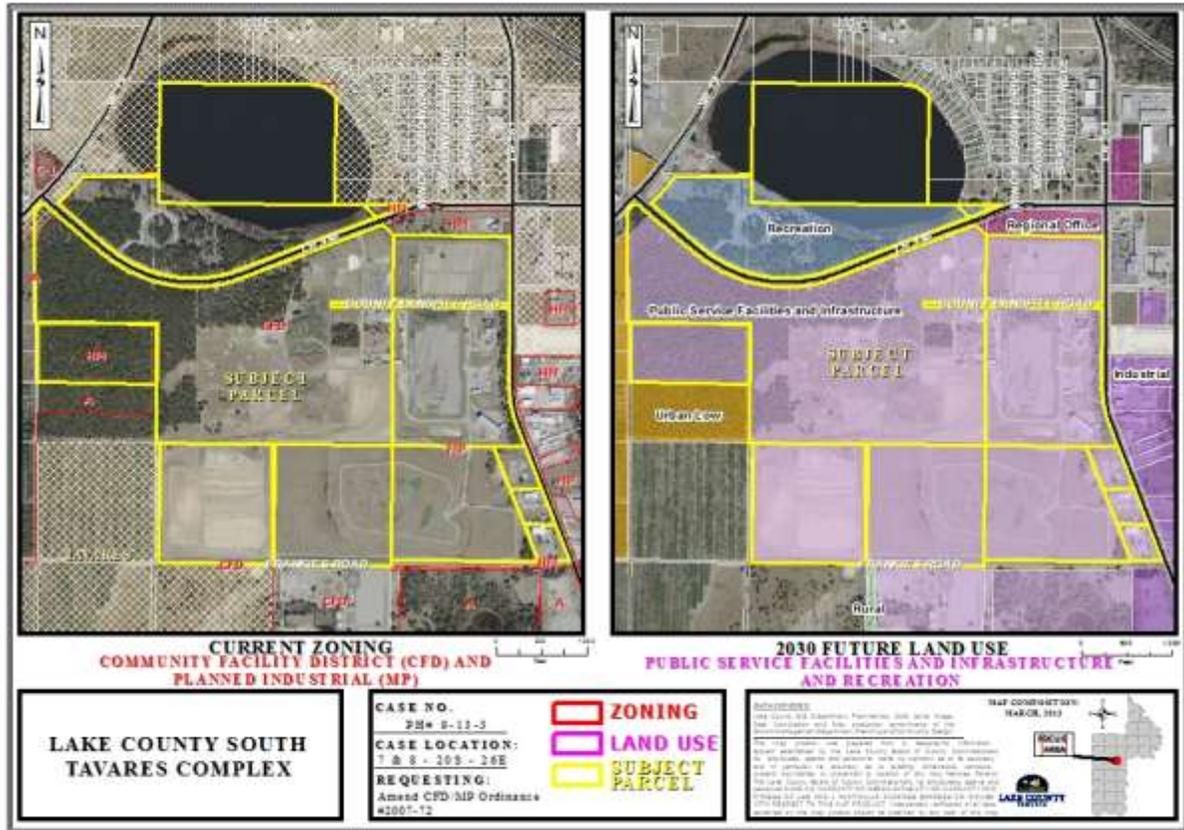
TAB NO: 2

OWNER: Lake County Board of County Commissioners

APPLICANT: Lake County Public Works

PROJECT NAME: Lake County South Tavares Complex

GENERAL LOCATION: South Tavares Area, east of SR19, west of CR 561, south of Lake Idamere, south of Frankie's Road.



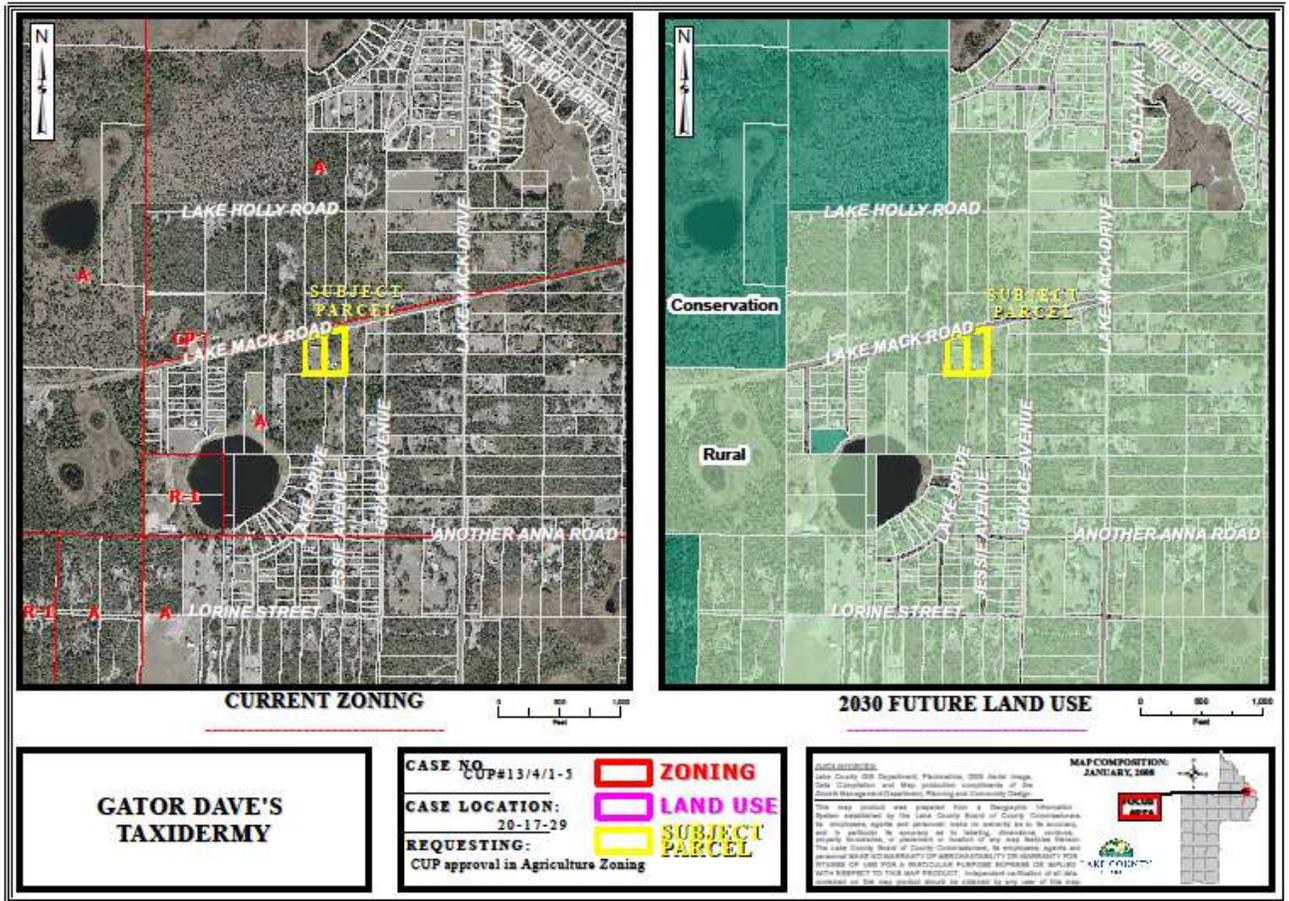
REQUESTED ACTION: Rezone to Community Facilities District (CFD).

SIZE OF PARCEL: 434/4+/- acres

FUTURE LAND USE: Public Service Facility and Infrastructure and Recreation

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with **conditions** in the attached Ordinance.

CASE NO: CUP# 13/4/1-5
TAB NO: 3
OWNER: David King
APPLICANT: David King
PROJECT NAME: Gator Dave's Taxidermy
GENERAL LOCATION: Along southern Lake Mack Rd. right of way, west of Grace Ave.



REQUESTED ACTION: Request Conditional Use Permit (CUP) approval for an existing taxidermy business previously regulated by the Florida Department of Agriculture.

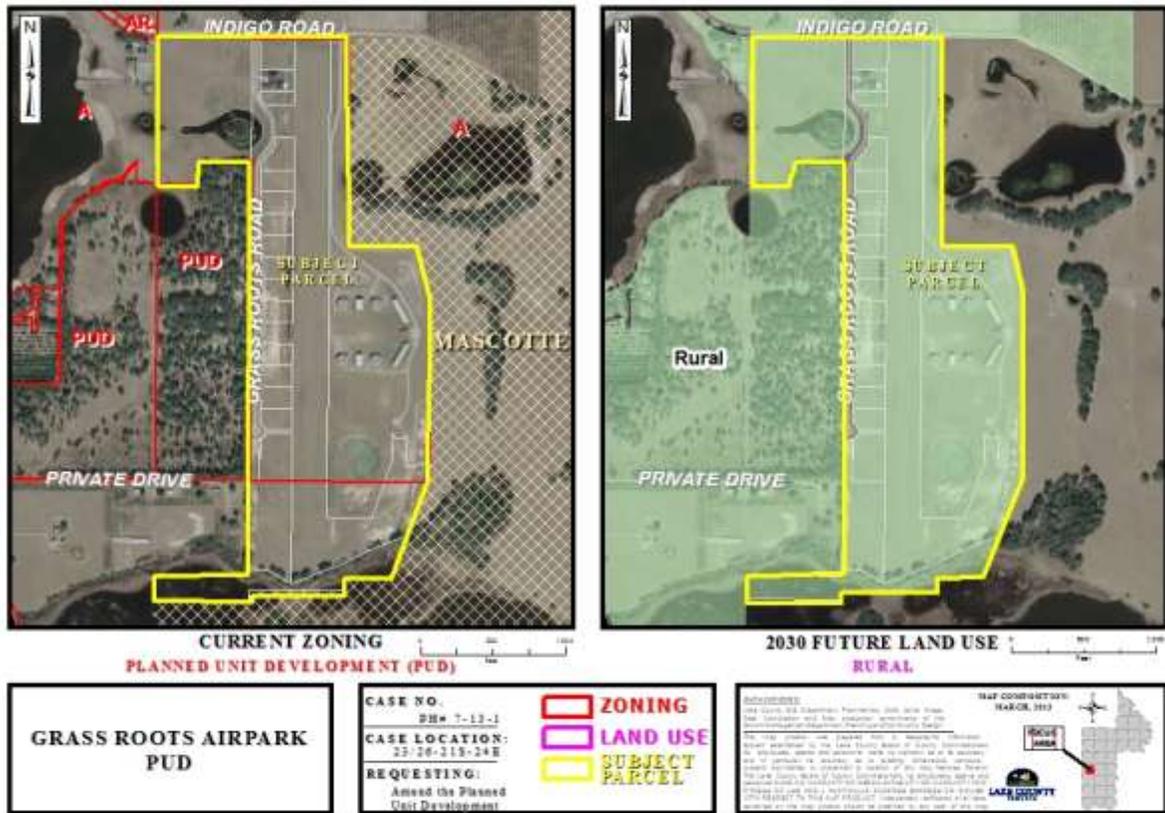
SIZE OF PARCEL: 2.8 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL with conditions** in the attached Ordinance.

CASE NO: PH# 7-13-1
TAB NO: 4
OWNER: Grass Roots Airpark Properties, Inc.
APPLICANT: Grass Roots Airpark Properties, Inc.
PROJECT NAME: Grass Roots Airpark Properties, Inc., Planned Unit Development (PUD)

GENERAL LOCATION: N. Mascotte area, southeast of CR 33/Indigo Road intersection



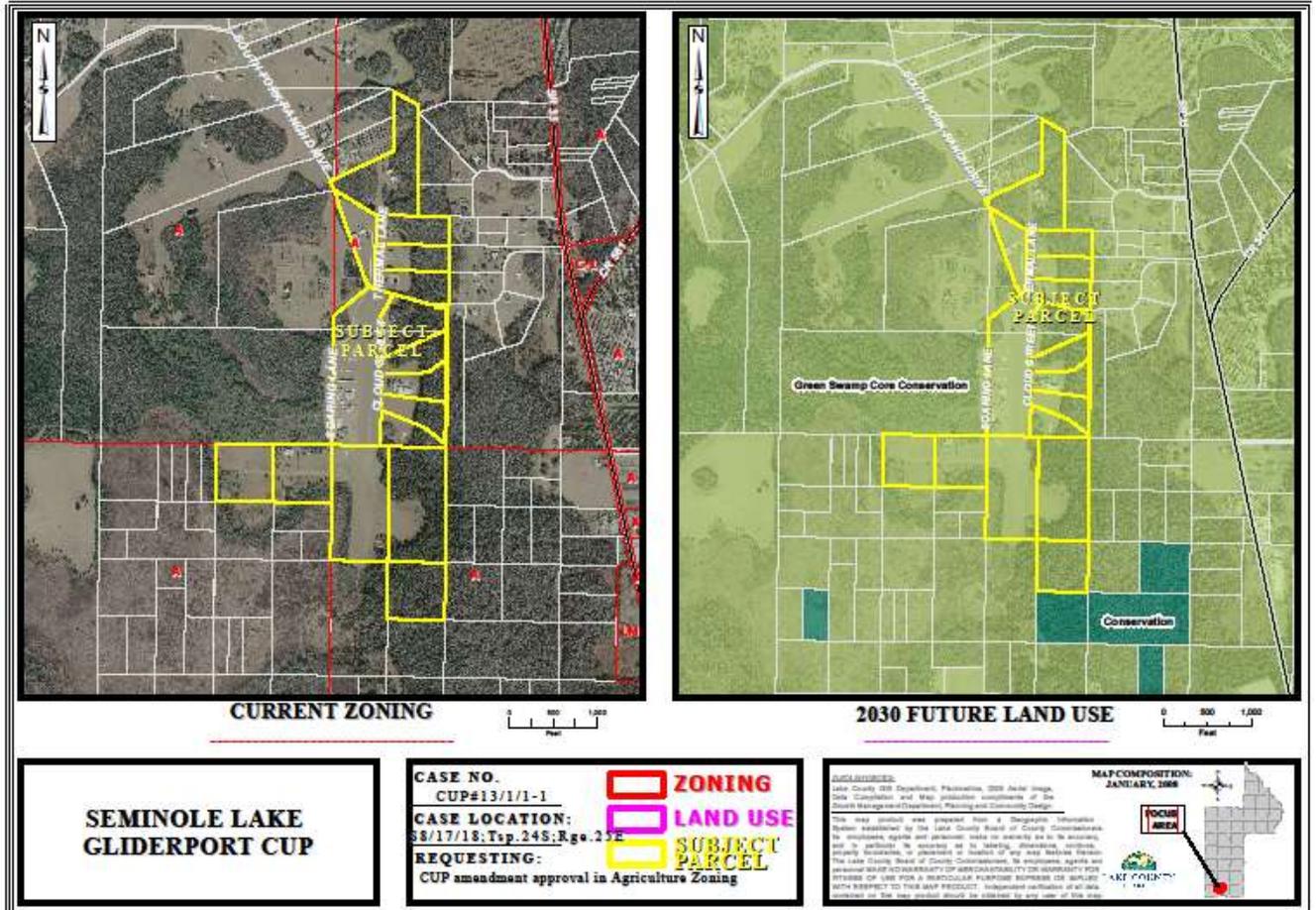
REQUESTED ACTION: Amend the Grass Roots Airpark PUD by combining uses, facilitating the creation of 9 half acre lots, waive interior landscape buffer, building setback and road access requirements.

SIZE OF PARCEL: 103.29 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with **conditions** in the attached Ordinance.

CASE NO: CUP# 13/1/1-1
TAB NO: 5 (postponed to future public hearing date)
OWNER: Mihai & Nicolina Tanjala
APPLICANT: Rich Owen
PROJECT NAME: Seminole Lake Gliderport CUP amendment
GENERAL LOCATION: North and South of Soaring Lane/South Fork Ranch Drive intersection.



REQUESTED ACTION: Amend existing Conditional Use Permit (CUP) amendment to add aircraft hanger, student housing and RV to an existing airport/glider port facility.

SIZE OF PARCEL: 160 +/- acres

FUTURE LAND USE: Green Swamp Core Conservation

STAFF RECOMMENDATION: Staff recommends Denial. However, if approved by the P&Z the attached Ordinance contains conditions for approval.

CASE NO: MSP# 13/3/1-2

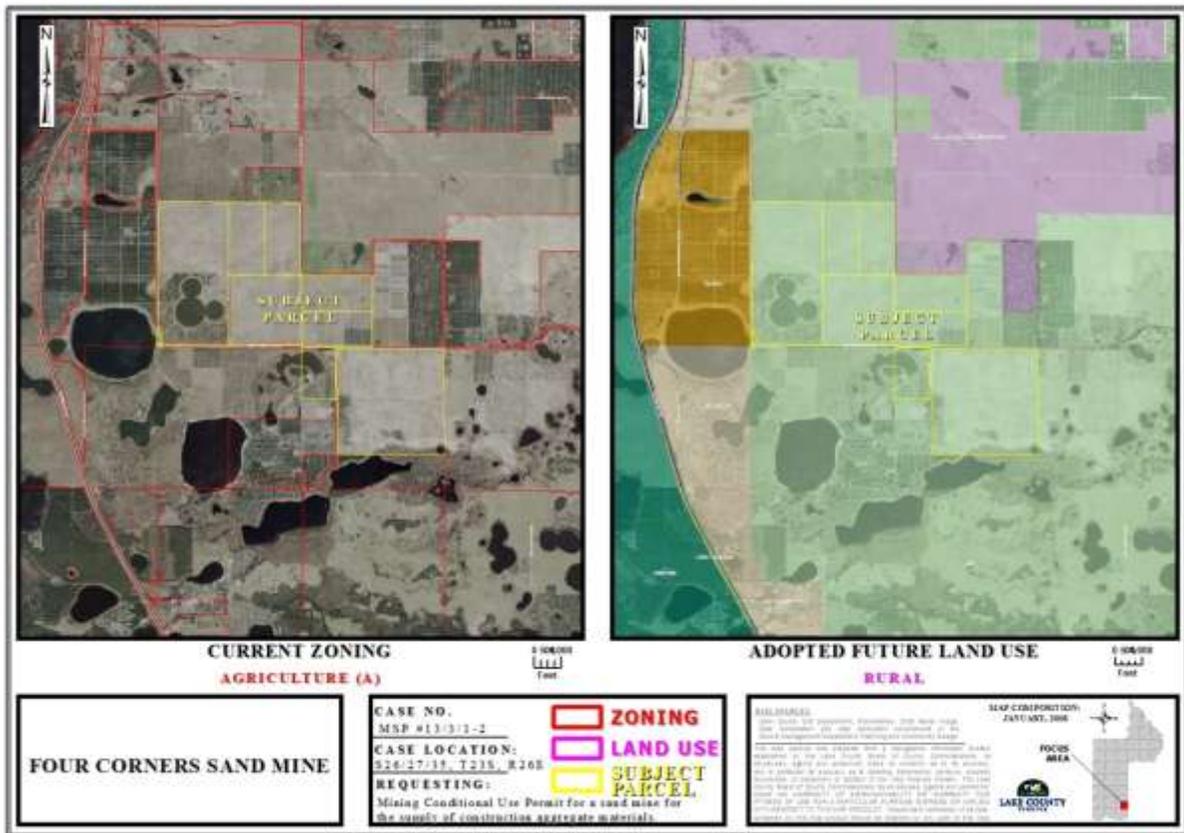
TAB NO: 6

OWNER: Cemex Construction Sand Mine Florida, LLC

APPLICANT: J.D. Mott

PROJECT NAME: Four Corner Sand Mine

GENERAL LOCATION: Southeast corner of the US 27/Scholfield Road intersection, Clermont area.



REQUESTED ACTION: The Applicant seeks a Mining Conditional Use Permit for sand mining aggregate materials.

SIZE OF PARCEL: 1,196 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the conditional use request for sand mine, with conditions as specified in the proposed ordinance.

CASE NO: LDR 2013-xxx, Lot Grading

TAB NO: 7

ORDINANCE NO. 2013-_____

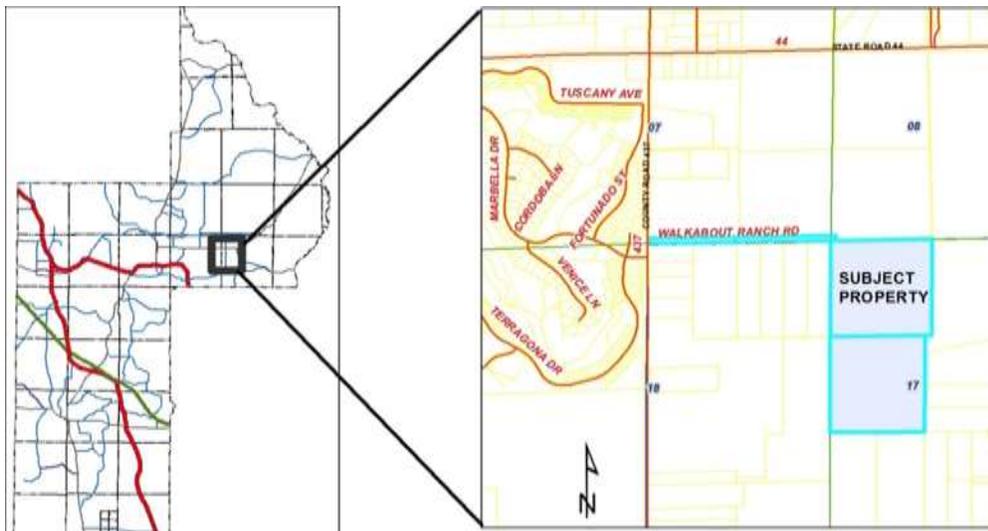
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER III, ENTITLED "ZONING DISTRICT REGULATIONS", SECTION 3.02.05, ENTITLED "SETBACKS", BY ALLOWING IMPERVIOUS SURFACE TO BE LOCATED WITHIN SIDE AND REAR SETBACKS, WITH CONDITIONS; AMENDING CHAPTER IX, ENTITLED "DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS", SECTION 9.07.14, ENTITLED "GRADING", BY PROVIDING FOR AN INCREASE IN THE ALLOWED HEIGHT OF RETAINING WALLS FROM FIVE TO SIX FEET, AND BY PROVIDING FOR AN INCREASE IN SPACING BETWEEN RETAINING WALLS USED IN TERRACING FROM FIVE TO SIX FEET; PROVIDING FOR AN EXEMPTION TO LOT GRADING REQUIREMENTS TO ALLOW TWO AREAS WITH A MAXIMUM SIZE OF 4 FEET BY 4 FEET EACH FOR MECHANICAL EQUIPMENT, STEP-OFF PADS, POOL EQUIPMENT AND OTHER SIMILAR USES TO ENCROACH INTO THE SIDE OR REAR SETBACK, WITH CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

Case No: LPA#13/3/4-4 (TRANSMITTAL ONLY)

Tab: 8

**ORDINANCE 2013-
Tom West, Inc. Borrow Pit Text Amendment**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE BY CREATING POLICY I-1.6.10 SPECIFIC EXEMPTIONS FOR THE TOM WEST PROPERTY PROVIDING EXEMPTIONS TO OPEN SPACE, PROVIDING FOR EXEMPTIONS TO ENVIRONMENTAL REQUIREMENTS AND PROVIDING FOR EXEMPTIONS TO TREE PROTECTION REQUIREMENTS FOR BORROW PIT USES FOR PROPERTY LOCATED IN SECTION 17 TOWNSHIP 19 SOUTH RANGE 28 EAST, LAKE COUNTY, FLORIDA, CONSISTING OF THREE (3) PARCELS AND APPROXIMATELY 83 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.



CASE NO: PH# 10-13-1

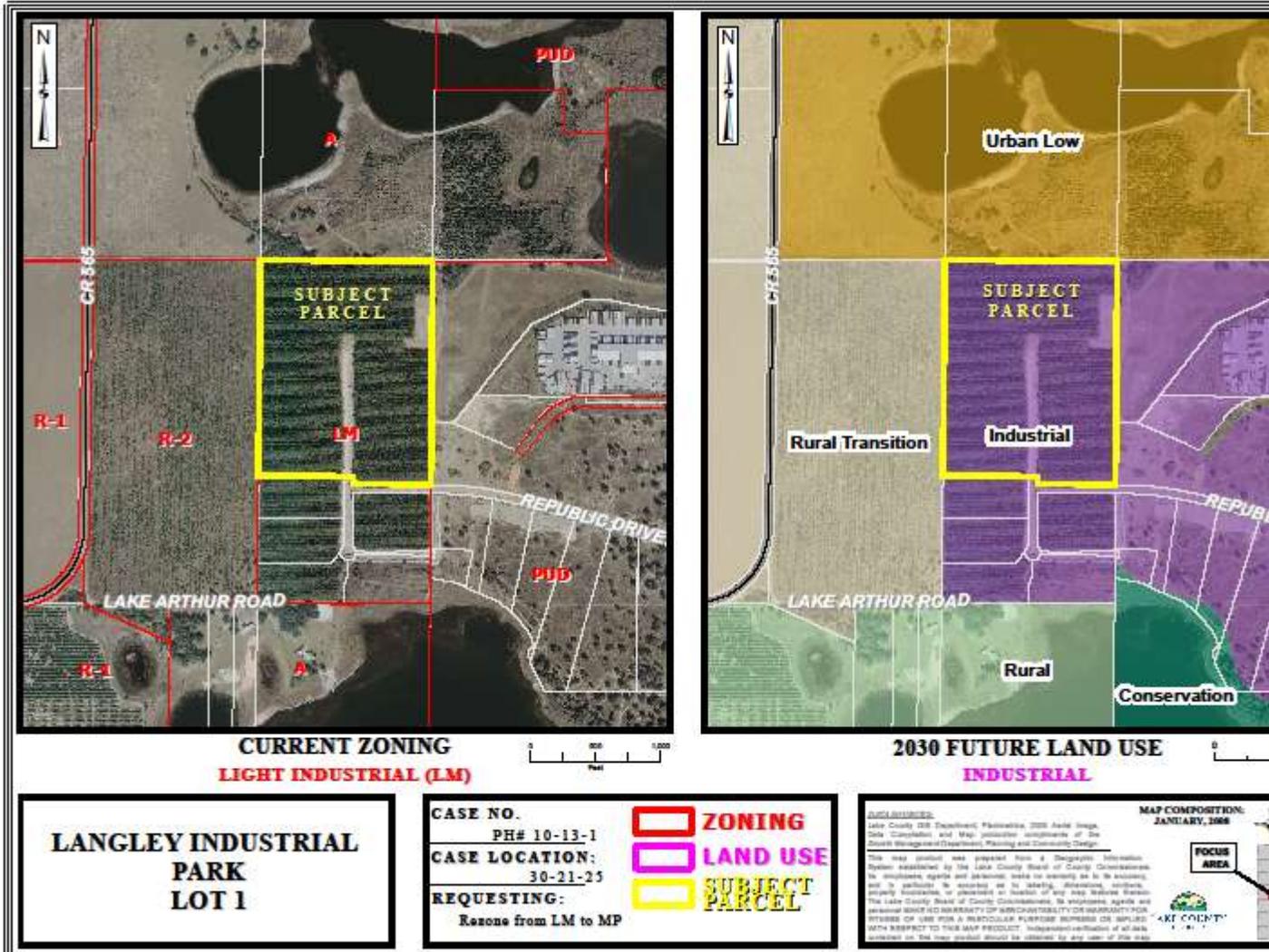
TAB NO: 9

OWNER: TD Bank

APPLICANT: Jimmy Crawford, P.A.

PROJECT NAME: Langley Industrial Park Rezoning

GENERAL LOCATION: Groveland area, west end of Republic Dr., west of Chris Ford Commerce Park



REQUESTED ACTION: Rezone property from Light Manufacturing (LM) to Planned Industrial (MP) for block plant and all LM uses.

SIZE OF PARCEL: 51 +/- acres

FUTURE LAND USE: Industrial

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the attached Ordinance.

CASE NO: Other Business – New Planning and Zoning Board meeting dates

TAB NO: 10

Previous public hearing date New public hearing

May 1, 2013

April 24, 2013

June 5, 2013

May 29, 2013

November 6, 2013

October 30, 2013

December 4, 2013

November 27, 2013