



LAKE COUNTY PLANNING AND ZONING BOARD BCC AGENDA

SEPTEMBER 25, 2012

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800

P&Z: 9:00 a.m. 9/5/12

BCC: 9:00 a.m. 9/11/12

BCC: 9:00 a.m. 9/25/12

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)

Jim Miller, School Board,
Representative

Kasey Kesselring, At-Large
Representative

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

Board of County Commissioners

Jennifer Hill, Vice Chair

Sean Parks

Jimmy Conner

Leslie Campione, Chairman

Welton G. Cadwell

District 1

District 2

District 3

District 4

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

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
September 5, 2012
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
September 25, 2012

- 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.

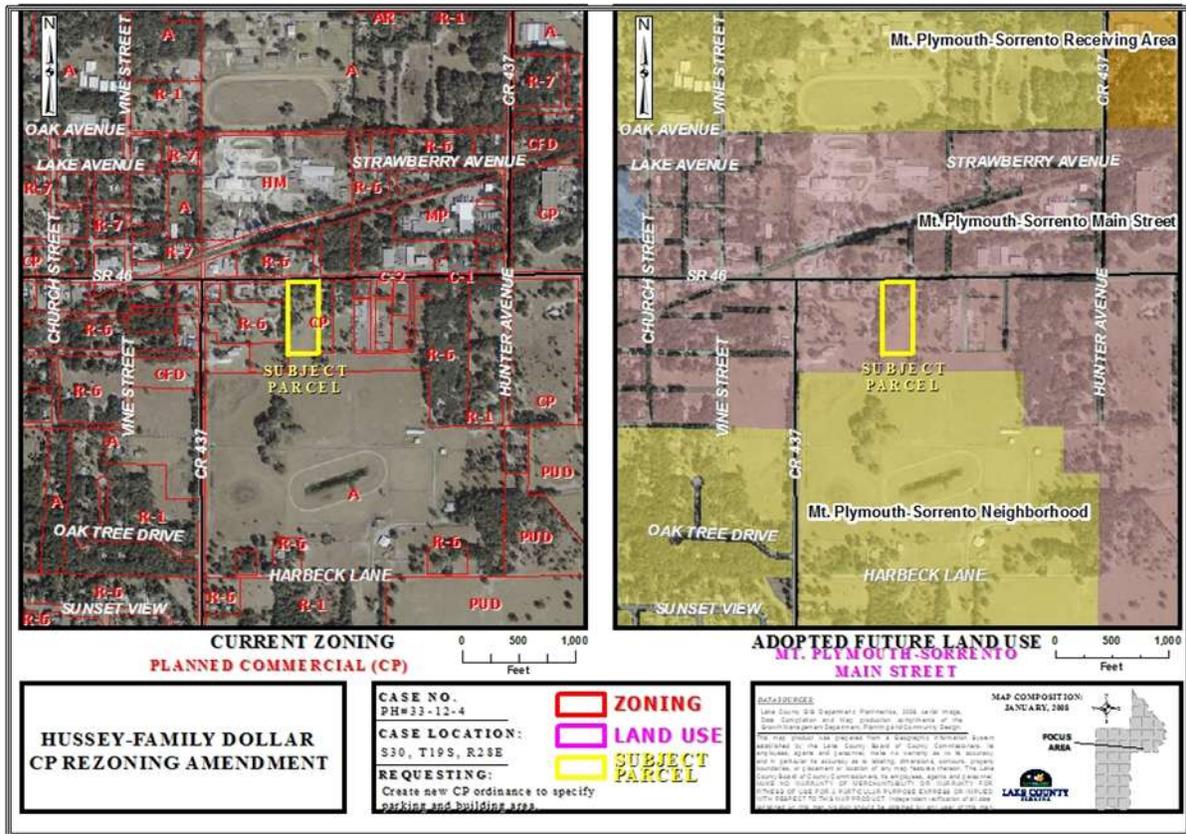
| | | |
|----------------|------------------------------------|---|
| Tab 1 | PH#33-12-4 | Stephens-Barrios Engineering,LLC/Hussey, Jr. Family Dollar CP rezoning amendment |
| Tab 2 | PH#30-12-4 | K. Phan/Thanh An Buddhist Center, Inc. Thanh An Buddhist CFD rezoning |
| <u>Regular</u> | | |
| Tab 3 | CUP#12/10/1-1 | R. & E. Barton Horses with a Mission CUP |
| Tab 4 | CUP#12/4/1-1 (aka CUP#12/4/1-2) | J. Tirri/T. Tirri Off-Road Hummer Adventure CUP |
| Tab 5 | PH#31-12-5 | G. Beliveau/T. Warriner/Grand Oaks Holding, LLC Grand Oaks Holding CUP |

VI. Other Business

VII. Adjourn

Saddlewood Stables Conditional Use Permit (CUP#12/9/1-1) continued to October 3, 2012, Planning and Zoning public hearing.

CASE NO: PH#33-121-4
TAB NO: 1
OWNER: Joseph N. Hussey, Jr
APPLICANT: Stephens & Barrios/Carlos Barrios, P.E.
PROJECT NAME: Hussey-Family Dollar CP rezoning amendment
GENERAL LOCATION: Mt. Plymouth-Sorrento area, along southern SR 46 ROW, 24140 SR 46



REQUESTED ACTION: The Applicant seeks to amend the parking requirements of Planned Commercial (CP) Ordinance #2012-34 to facilitate additional parking areas for commercial uses on the property.

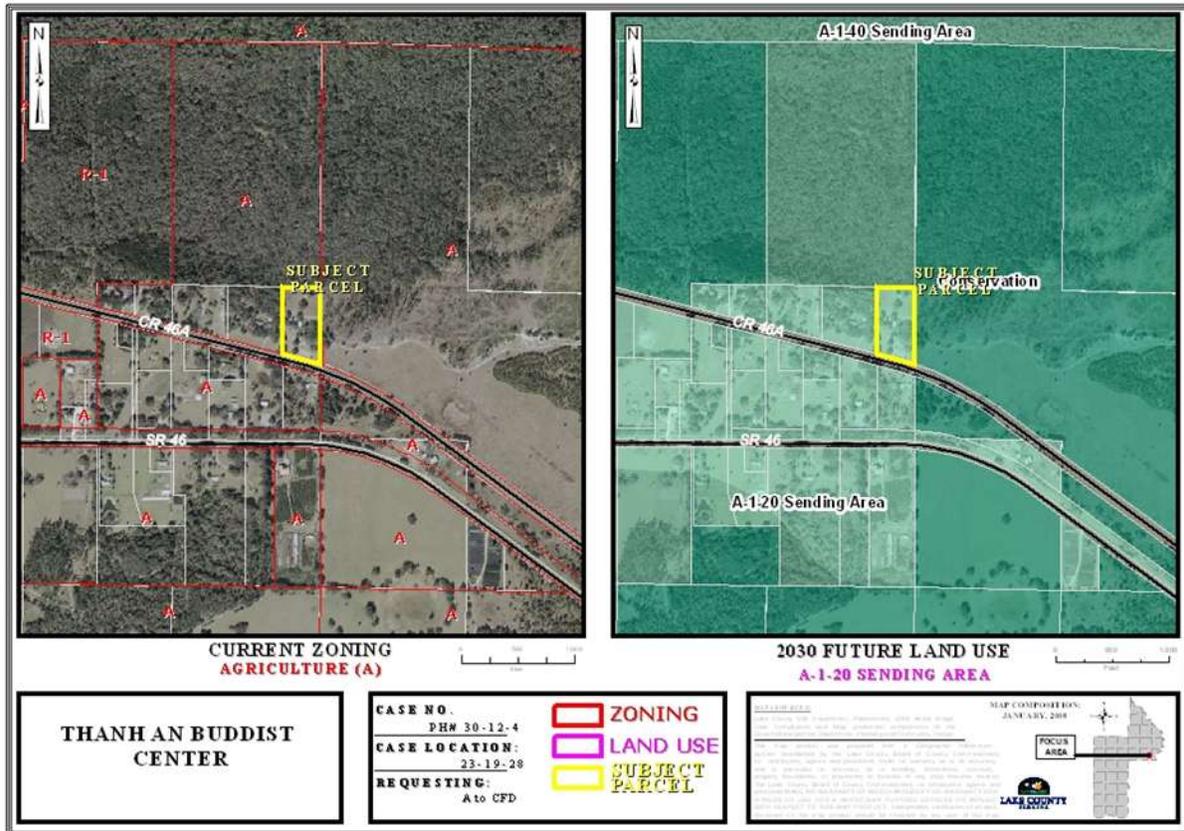
SIZE OF PARCEL: 3.87 +/- acres

FUTURE LAND USE: Mt. Plymouth-Main Street

STAFF RECOMMENDATION: Staff recommends APPROVAL to replace Ordinance #2012-34 with a new Ordinance, with conditions, to facilitate additional parking areas for multiple commercial uses.

PLANNING AND ZONING RECOMMENDATION: Approved on 7-0 vote.

CASE NO: PH#30-12-4
TAB NO: 2
OWNER: Thanh An Buddhist Center, Inc.
APPLICANT: Khoi Phan
PROJECT NAME: Thanh An Buddhist Center
GENERAL LOCATION: Sorrento Area, 28933 County Road 46A.



REQUESTED ACTION: Rezone property from Agriculture (A) to Community Facility District (CFD) for a meditation practice center, religious worship and related uses.

SIZE OF PARCEL: 4.77 +/- acres

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

STAFF RECOMMENDATION: Staff recommends APPROVAL, the CFD rezoning with conditions.

PLANNING AND ZONING RECOMMENDATION: Approved on 7-0 vote.

CASE NO: CUP12/10/1-1

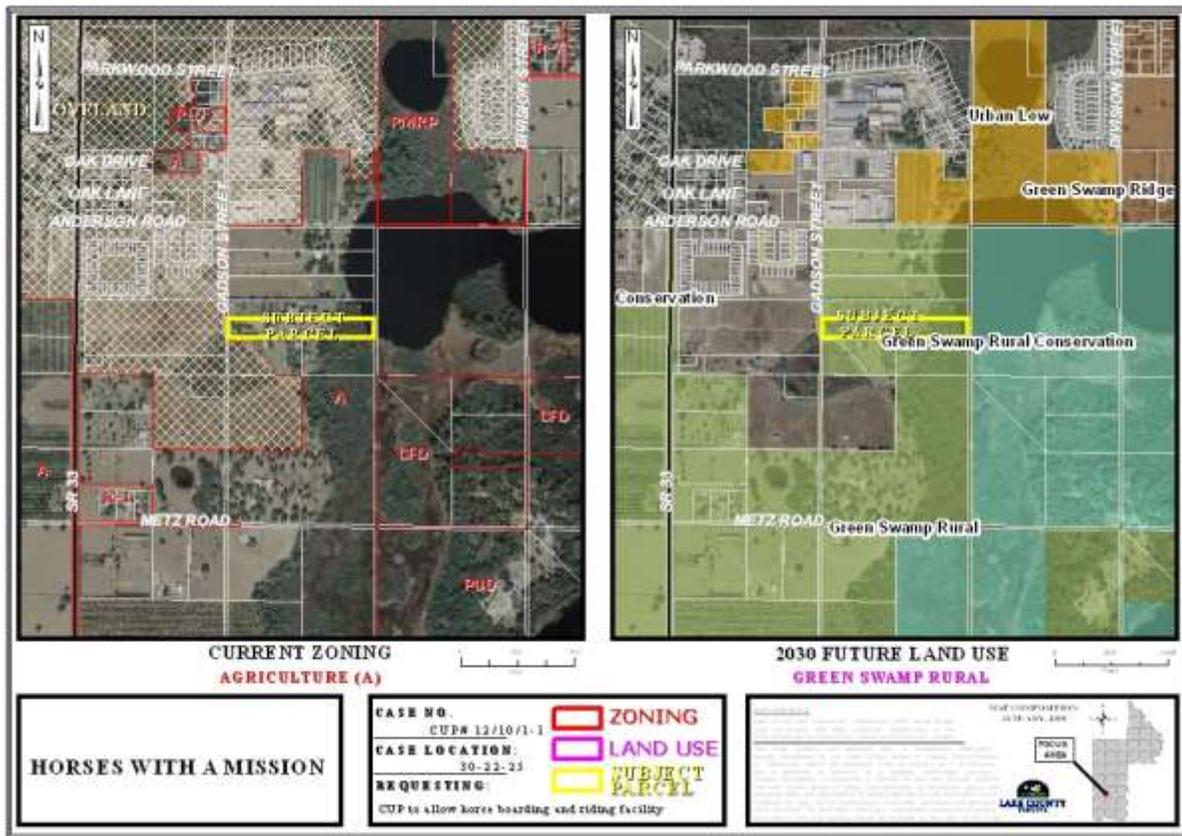
TAB NO: 3

OWNER: Elaine Barton

APPLICANT: Roy and Elaine Barton

PROJECT NAME: Horses with a Mission

GENERAL LOCATION: Groveland Area, east of SR 33 and south of SR 50, 13820 Gadson Street..



REQUESTED ACTION: Conditional Use Permit approval in the Agriculture (A) Zoning District in the Green Swamp Area of Critical State Concern to allow a Riding Stable/Academy use.

SIZE OF PARCEL: 5.0 +/- acres

FUTURE LAND USE: Green Swamp Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit request for a Riding Stable/Academy use, with conditions.

PLANNING AND ZONING RECOMMENDATION: Approved on 7-0 vote.

CASE NO: CUP#12/4/1-1 (aka CUP#12/4/1-2)

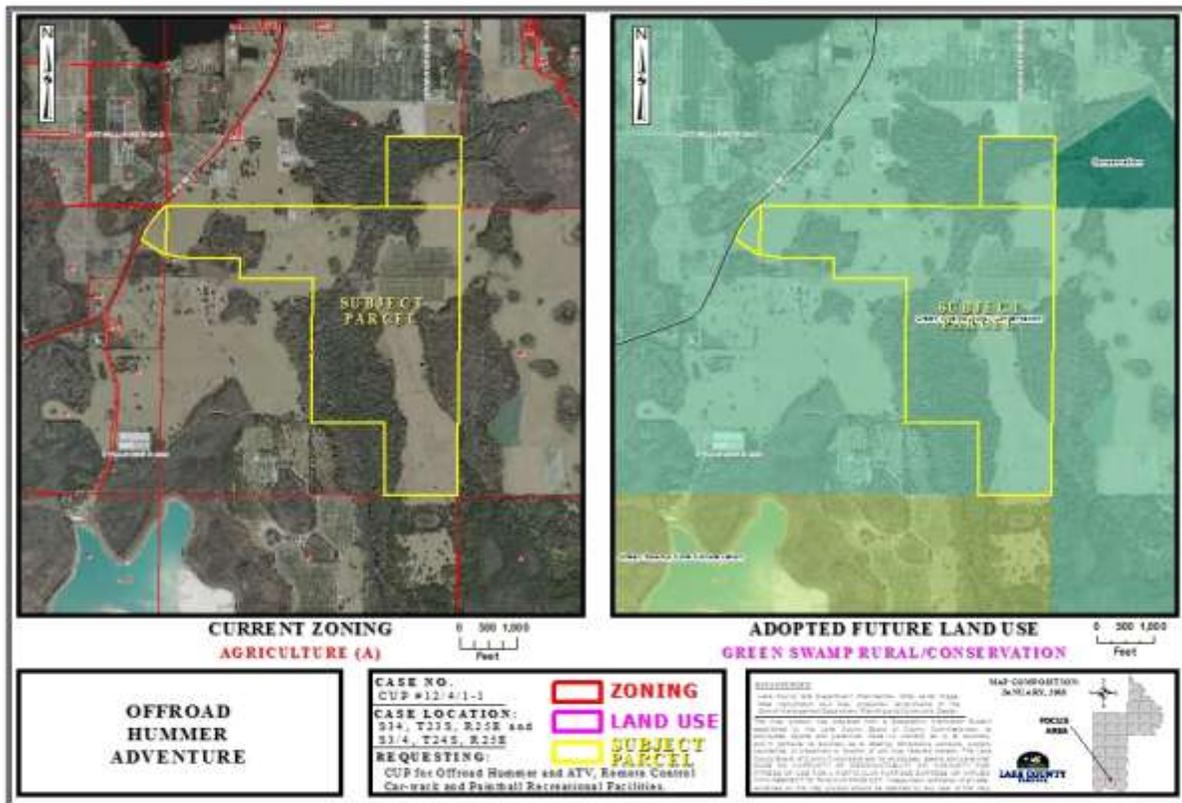
TAB NO: 4

OWNER: Justin Tirri

APPLICANT: Tracey Tirri

PROJECT NAME: Off Road Hummer Adventure

GENERAL LOCATION: Clermont area, Southeast of CR 561/Ott Williams Road intersection, 5920 CR 561.



REQUESTED ACTION: Conditional Use Permit approval the Agriculture (A) Zoning District within the to allow outdoor recreational uses for off road driving course of Hummer and All-Terrain Vehicles (ATV), remote control car track, paintball, customer center (concession/snack/office/training), including the use of the existing building for a vehicle maintenance facility.

SIZE OF PARCEL: 189.5 +/- acres

FUTURE LAND USE: Green Swamp Rural/Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit request for an outdoor recreational use, with conditions.

PLANNING AND ZONING RECOMMENDATION: **Approved** on 4-1 vote, with 1 dissenting.

CASE NO: PH#31-12-5

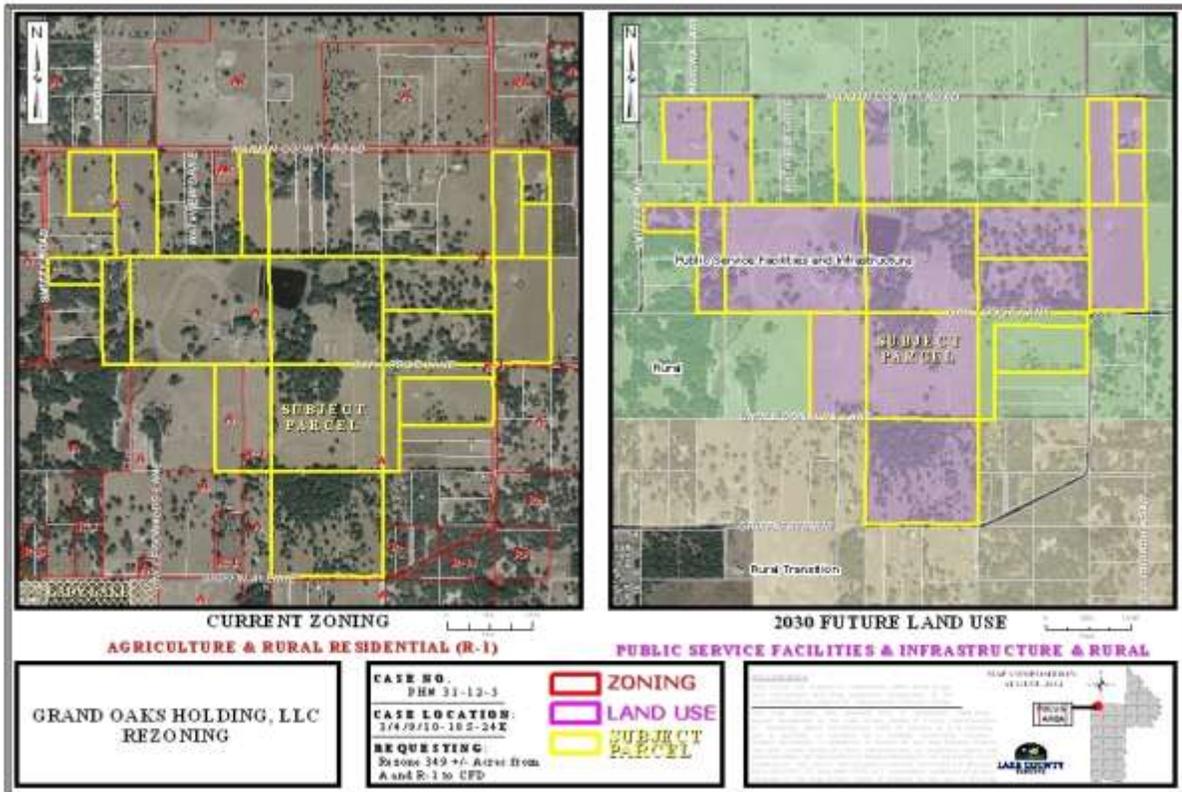
TAB NO: 5

OWNER: Grand Oaks Holding LLC – Thomas Warriner.

APPLICANT: Greg Beliveau – LPG Urban & Regional Planners, Inc.

PROJECT NAME: Grand Oaks Holding CFD Rezoning

GENERAL LOCATION: Lady Lake area, east of CR25A, 3000 Marion County Road.



REQUESTED ACTION: Rezone Agriculture (A) and Rural Residential (R-1) to Community Facilities District (CFD) Zoning District for existing equestrian museum and equestrian training & educational facility and support facilities allowed under Conditional Use Permit (CUP#1/7/3-5), to include a 50,000 SF equine arena, amphitheater, 24-room lodge, 19-guest cabins, and private heliport use.

SIZE OF PARCEL: 349 +/- acres

FUTURE LAND USE: Rural & Public Service Facilities and Infrastructure

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request, with conditions, for an equestrian museum and equestrian training facility together with associated accessory uses.

PLANNING AND ZONING RECOMMENDATION: Approved on 6-0 vote.