



# PLANNING & ZONING BOARD

## AGENDA

JANUARY 6, 2016

### Location & Time

Commission Chambers  
County Admin. Building  
315 West Main Street  
Tavares, FL 32778-7800  
**PZB: 9:00 A.M. 1/6/16**  
BCC: 9:00 A.M. 1/19/16

The Lake County Planning & Zoning Board (PZB) 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.

The recommendations of the PZB are transmitted to the 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)

Laura Jones Smith,  
(District 2)

Kathryn S. McKeeby,  
Secretary (District 1)

Rick Gonzalez,  
(District 4)

Debbie Stivender, School  
Board, Representative

Michael Mazzeo,  
At-Large Representative

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

### Board of County Commissioners

Timothy I. Sullivan

Sean M. Parks, Chairman

Jimmy Conner

Leslie Campione

Welton G. Cadwell

District 1

District 2

District 3

District 4

District 5

### County Staff

David Heath, County Manager

Melanie Marsh, County Attorney

Diana Johnson, Assistant County Attorney

### Economic Growth Department and other Staff

Robert L. Chandler IV, CECD, Director, Department of Economic Growth

Chris Schmidt, Manager, Division of Planning & Zoning

Steve Greene, AICP, Chief Planner, Division of Planning & Zoning

Tim McClendon, Chief Planner, Division of Planning & Zoning

Rick Hartenstein, AICP, Senior Planner, Planning & Zoning

Melving Isaac, Senior Planner, Division of Planning & Zoning

Michele Janiszewski, Planner, Division of Planning & Zoning

Christine Rice, Planner, Division of Planning & Zoning

William White, Engineering, Public Works

**For any questions, comments, or concerns, please contact the Planning & Zoning Division at (352) 343-9641 or email [planning@lakecountyfl.gov](mailto:planning@lakecountyfl.gov).**

**LAKE COUNTY PLANNING & ZONING BOARD (PZB)**  
**January 6, 2016**  
**AND**  
**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS (BCC)**  
**January 19, 2016**

- 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 PZB/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	RZ-15-27-1	Sunrise Lake PUD/TAM Development, LLC
Tab 2	CUP#512-2/512A-3	Hightower L. Cleveland, Trustee CUP Revocation

Regular Agenda

VII. Other Business

Election of Officers

Sunshine Law presentation

VIII. Adjourn

**TAB NO:** 1

**CASE NO:** RZ-15-27-1

**OWNER:** TAM Development, LLC,

**APPLICANT:** William Hockensmith, P.E.

**PROJECT NAME:** Sunrise Lake PUD

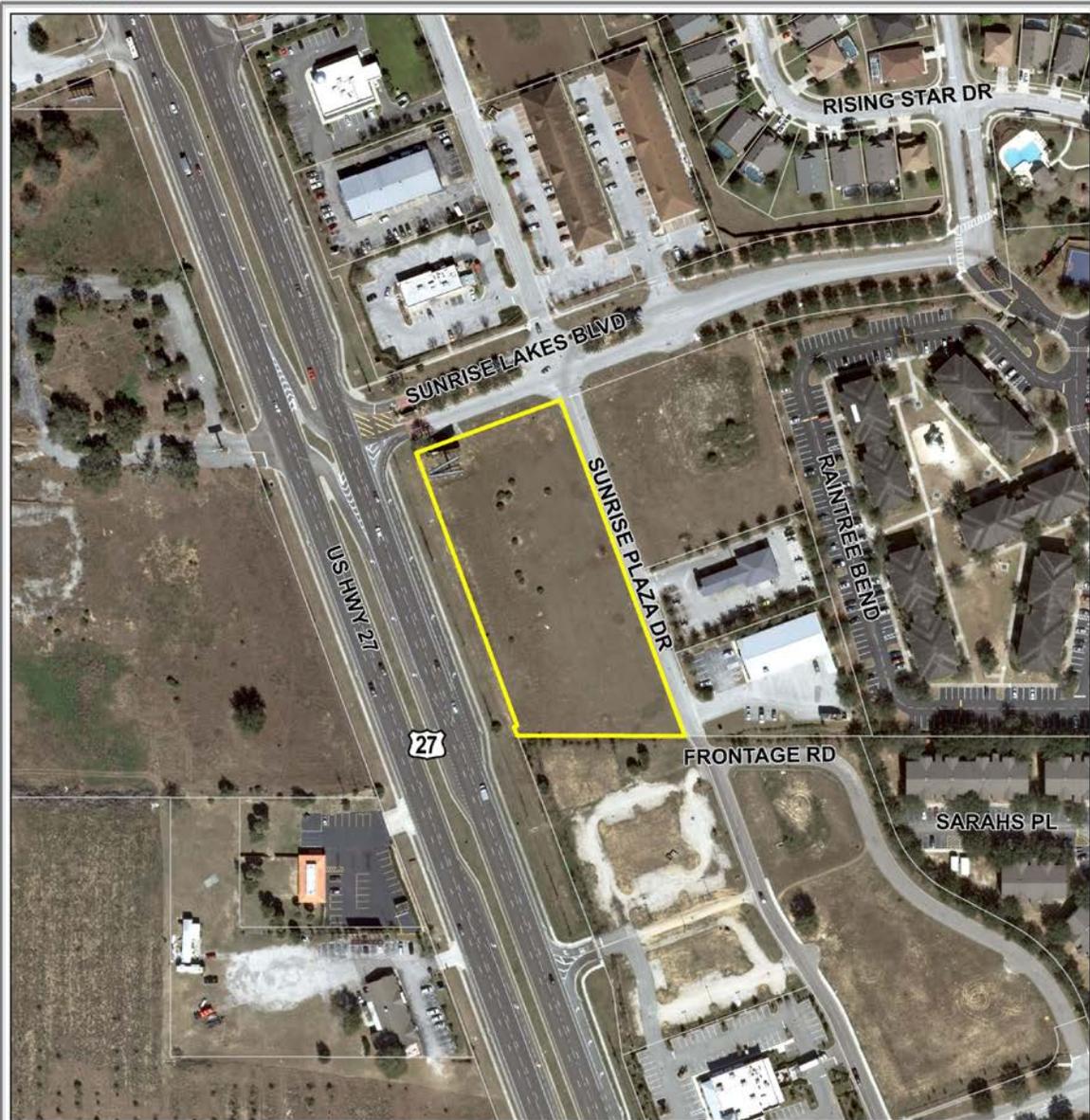
**GENERAL LOCATION:** South Lake County area, along US Highway 27

**REQUESTED ACTION:** Amend PUD Ordinance 2007-69 to remove a transportation improvement condition to accommodate commercial development of Tract G and establish a new PUD ordinance to reflect current development and LDR & comprehensive plan requirements.

**SIZE OF PARCEL:** 123.3 +/- acres

**FUTURE LAND USE:** Urban Low

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



**NAME:** SUNRISE LAKES PUD  
**CASE NUMBER:** RZ-15-27-1  
**LOCATION (S-T-R):** 26-24-26  
**REQUEST:** PUD AMENDMENT



TAB NO: 2

LAKE COUNTY PLANNING AND ZONING ANALYSIS

VOLUNTARY REVOCATION  
CONDITIONAL USE PERMITS

LAKE COUNTY ZONING BOARD  
January 6, 2016



BOARD OF COUNTY COMMISSIONERS  
January 19, 2016

VOLUNTARY REVOCATION	CASE MANAGER:  Steve K. Greene, AICP,	AGENDA ITEM # 2
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The following Conditional Use Permits have been reviewed by the Lake County Code Enforcement Division by a physical site inspection pursuant to the Annual Inspection review of the conditions as set forth in the Conditional Use Permits.

From these inspections and letters sent from the owners, it has been noted that these Conditional Use Permits are no longer required, have ceased operation, or are no longer wanted by the original applicant or current land owner. Based on these inspections, Staff recommends **Approval** of the revocation of the Conditional Use Permits as described below.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

- (A) CUP#512-3/512A-3 (Hightower L. Cleveland Trustee) - The CUP to operate and maintain a golf course on property located at 29010 Shirley Shores Road, in the Tavares area. The property trustee submitted a request stating the golf course no longer exists.

WRITTEN COMMENTS FILED: Supportive: -0-

Concern: -0-

Opposition: -0-