



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

JANUARY 7, 2014

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 1/7/14
BCC: 9:00 a.m. 1/28/14

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
(District 3)

Ted DeWitt (District 2)

Kathryn S. McKeeby
(District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School
Board, Representative

Kasey Kesselring, Vice-
Chairman, 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 Staff

Amye King, AICP, Director, Department of Growth Management
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Anita Greiner, 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
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
January 7, 2014
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 28, 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	PH#1-14-4	Loomis Property Rezoning
Tab 2	CUP# 14/1/1-5	Emory Tower CUP
Tab 3	PH# 22-13-3	Church of God PUD rezoning
VII. Regular Agenda		
Tab 4	PH# 21-13-1	Rubin Grove PUD amendment
Tab 5	LPA# 14/1-2T	Rural Support Corridor- Impervious Surface Ratio
Tab 6	LPA# 14/1/2-5	Lake Yale Rural Support Intersection

VIII. Other Business

Discussion of July meeting date

IX. Adjourn

CASE NO: PH# 1-14-4

[View Staff Report](#)

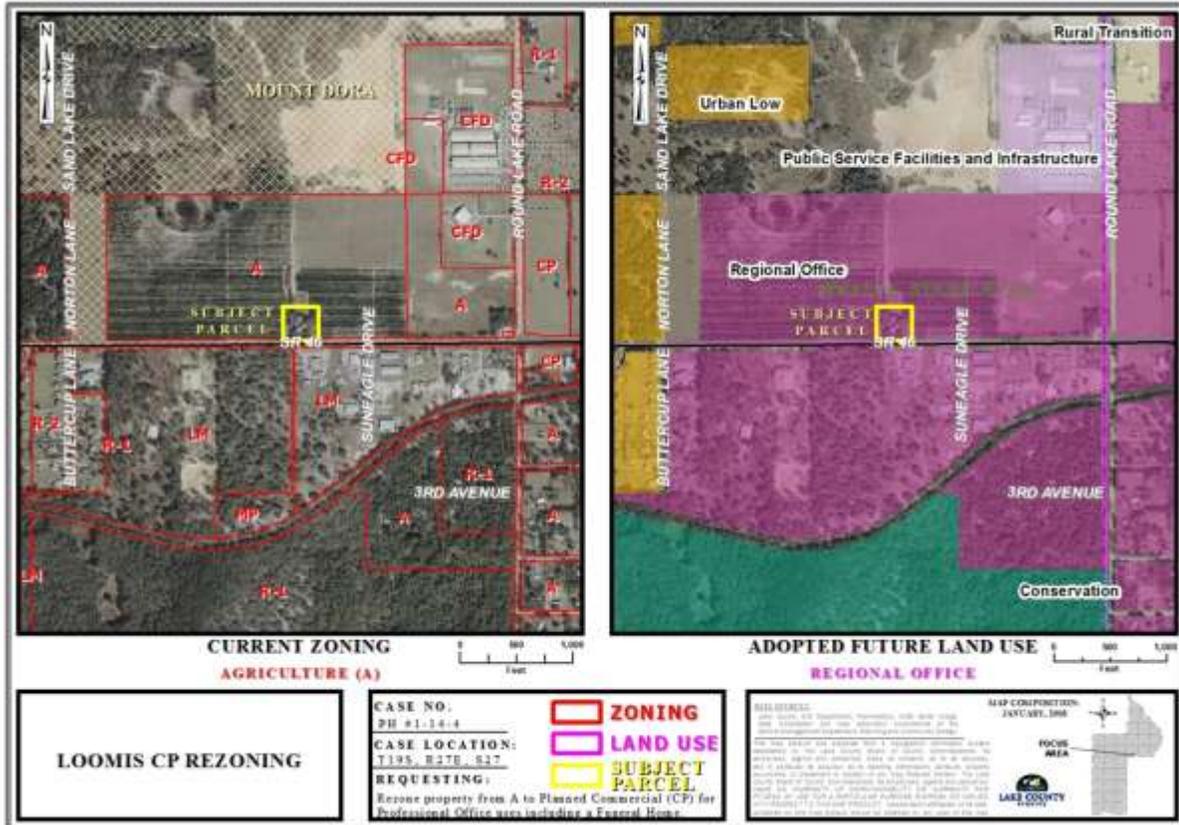
TAB NO: 1

OWNER: James Loomis

APPLICANT: James Loomis

PROJECT NAME: Loomis Property Rezoning

GENERAL LOCATION: Mount Dora area, North of SR 46, West of Round Lake Road



REQUESTED ACTION: Rezone from Agriculture (A) to Planned Commercial (CP) Zoning District for Professional Office uses including a Funeral Home.

SIZE OF PARCEL: 2.11+/- acres

FUTURE LAND USE: Regional Office, Wekiva Study Area

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

CASE NO: CUP# 14/1/1-5

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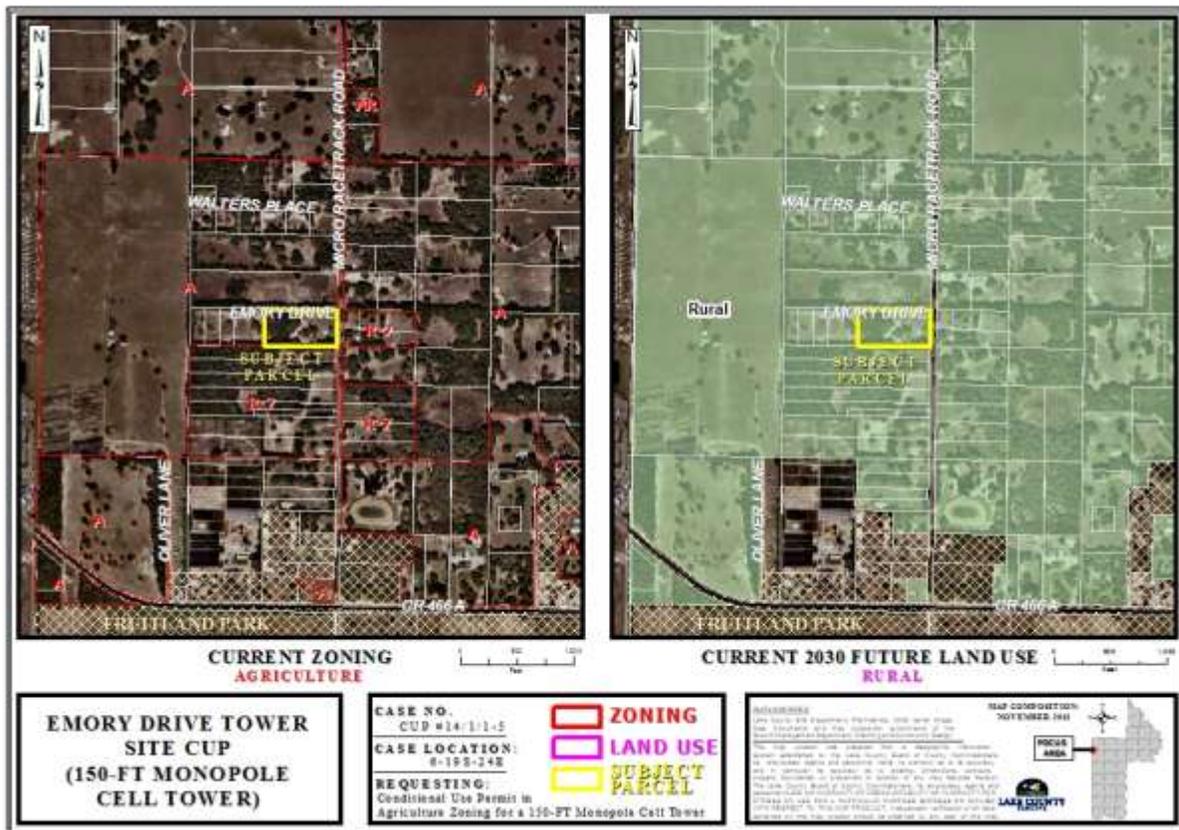
TAB NO: 2

OWNER: Shelia McDowell, et al

APPLICANT: Cuozzo Design Group/Donald Cuozzo

PROJECT NAME: Emory Tower

GENERAL LOCATION: West of Fruitland Park, southwest corner of the Micro Racetrack Rd/Emory Dr. intersection, north of CR 466A



REQUESTED ACTION: The Applicant is requesting a conditional use permit (CUP) for the construction and operation of a 150-foot Monopole Telecommunications Tower within the Agriculture (A) Zoning District.

SIZE OF PARCEL: 4.86+/- acres

FUTURE LAND USE: Regional Office, Wekiva Study Area

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

CASE NO: PH# 21-13-1

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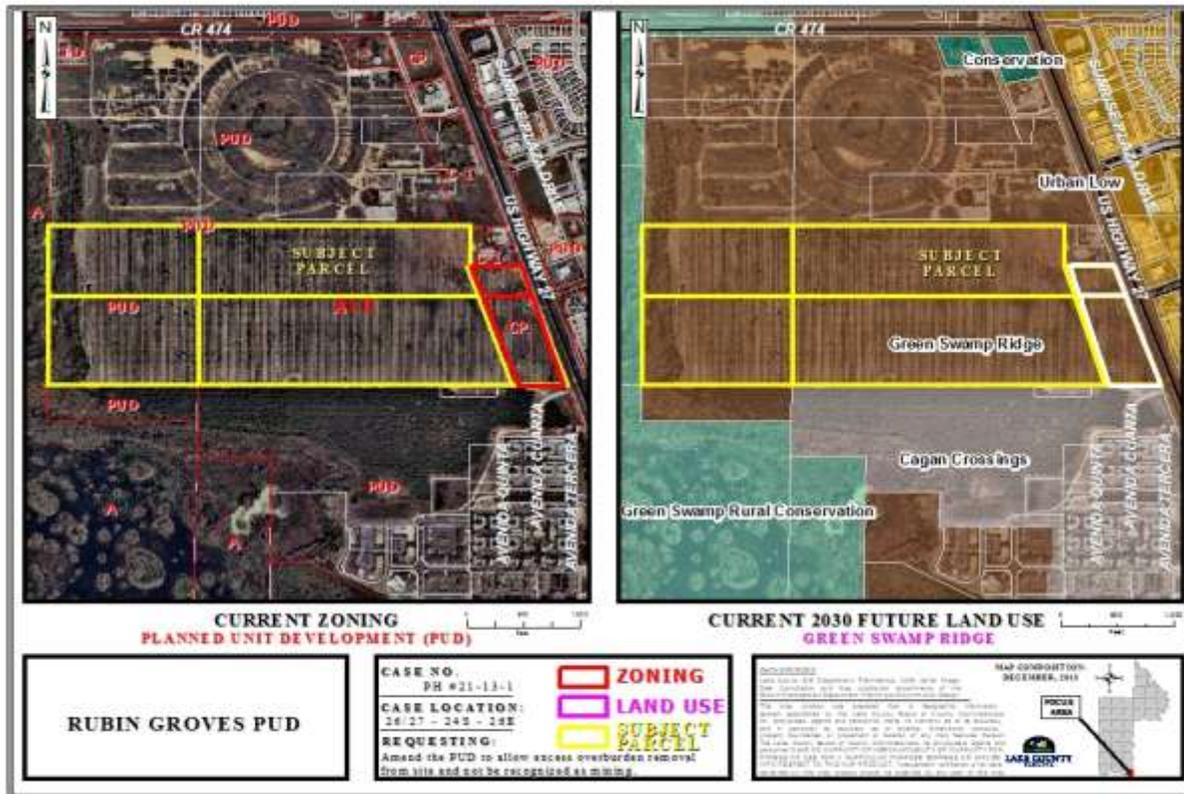
TAB NO: 4

OWNER: Rubin Groves of Clermont, Inc. (Sheldon Rubin)

APPLICANT: Rubin Groves of Clermont, Inc. (Sheldon Rubin)

PROJECT NAME: Rubin Groves PUD Rezoning

GENERAL LOCATION: South Lake County, southwest corner of the Woodcrest Way & US 27 intersection.



REQUESTED ACTION: Amend the Planned Unit Development (PUD) Zoning District (Ordinance #2013-8) on 131 +/- acres to allow the development of a Mixed-Use Planned Unit Development consisting of single-family residential and limited commercial uses on the property together with approval for mass grading and overburden removal in excess of the 200% of the stormwater volume requirement.

SIZE OF PARCEL: 131+/- acres

FUTURE LAND USE: Regional Office, Wekiva Study Area

STAFF RECOMMENDATION: Staff recommends **DENIAL** of the rezoning request, finding the proposed rezoning request inconsistent with the Comprehensive Plan and Land Development Regulation as stated in the Findings of Fact.

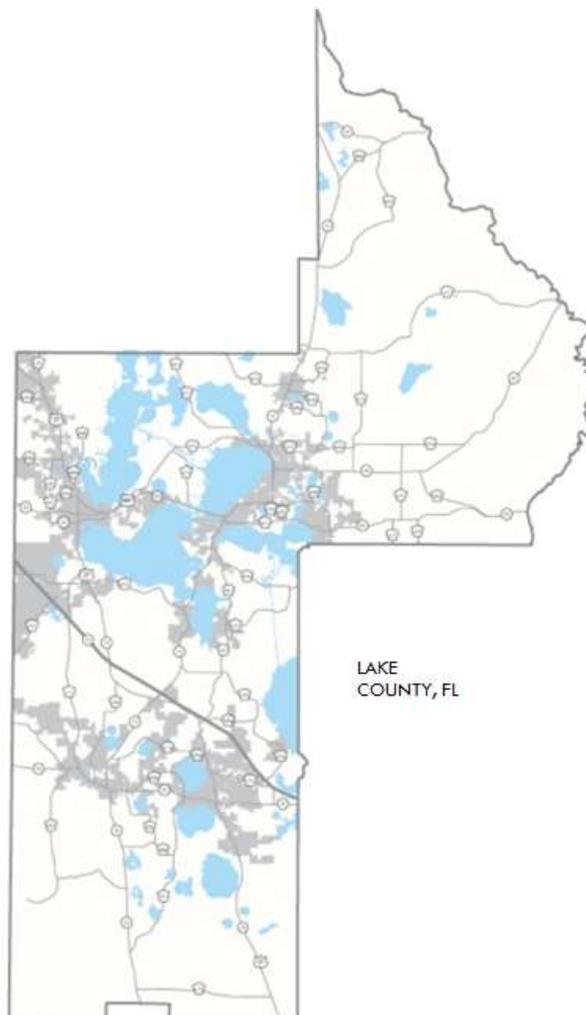
CASE NO: LPA# 14/1-2T

[View Staff Report](#)

TAB NO: 5

**ORDINANCE 2014-
LPA 14/1-2T
Rural Support Corridor –Impervious Surface Ratio Amendment**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.4.5, RURAL TRANSITION FUTURE LAND USE CATEGORY TO CLARIFY THAT RURAL SUPPORT USES HAVE THE SAME IMPERVIOUS SURFACE RATIO AS CIVIC USES, AGRICULTURAL USES AND RECREATIONAL USES; AMENDING POLICY I-1.4.7.2, RURAL SUPPORT CORRIDORS TO CLARIFY RURAL SUPPORT USES MAY DEVELOP AT THE SAME IMPERVIOUS SURFACE RATIO AS ALLOWED BY THE UNDERLYING FUTURE LAND USE CATEGORY; AMENDING POLICY I-3.2.2, WEKIVA RIVER PROTECTION AREA A-1-20 SENDING AREA FUTURE LAND USE CATEGORY TO CLARIFY THAT RURAL SUPPORT USES HAVE THE SAME IMPERVIOUS SURFACE RATIO AS CIVIC USES, AGRICULTURAL USES AND RECREATIONAL USES; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



CASE NO: LPA# 14/1/2-5

[View Staff Report](#)

TAB NO: 6

**ORDINANCE 2014-
LPA#14/1/2-5
Lake Yale Rural Support Intersection**

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 TO ADD A RURAL SUPPORT INTERSECTION ON THE PARCELS LOCATED AT THE INTERSECTION OF CR 452 AND FELKINS ROAD, SOUTHWEST OF LAKE YALE, WITHIN SECTION 24, TOWNSHIP 18, AND RANGE 25, AS SHOWN IN EXHIBIT A; AMENDING THE COMPREHENSIVE PLAN, SUB-POLICY *I-1.4.7.1 RURAL SUPPORT INTERSECTIONS* TO ALLOW A PARCEL DESCRIBED AS ALTERNATE KEY NUMBER 1702488 TO BE INCLUDED IN ITS ENTIRETY WITHIN THE LAKE YALE RURAL SUPPORT INTERSECTION, TO REDUCE THE MINIMUM DISTANCE BETWEEN RURAL SUPPORT INTERSECTIONS TO THREE (3) MILES, AND TO ADD THE LAKE YALE RURAL SUPPORT INTERSECTION TO *TABLE FLUE 1 – RURAL SUPPORT INTERSECTIONS*; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

