



# PLANNING & ZONING BOARD

## AGENDA

### MARCH 30, 2016

#### Location & Time

Commission Chambers  
County Admin. Building  
315 West Main Street  
Tavares, FL 32778-7800  
**PZB: 9:00 A.M. 3/30/16**  
BCC: 9:00 A.M. 4/19/16

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

Kasey Kesslerling  
At-Large Representative

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

#### Board of County Commissioners

Timothy I. Sullivan	District 1
Sean M. Parks, Chairman	District 2
Jimmy Conner	District 3
Leslie Campione	District 4
Welton G. Cadwell	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)  
MARCH 30, 2016  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS (BCC)  
APRIL 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	CP-2016-04	Central Water & Sewer Connection Text Amendment
Tab 2	FLU-2016-05-4	Bates Property Comprehensive Plan Map Amendment
Tab 3	CP-2016-02	Capital Improvement Program Text Amendment
Tab 4	CP-2016-03	Mt. Plymouth-Sorrento Future Land Use Text Amendment
Tab 5	RZ-16-03-5	Sangster Property Rezoning
Tab 6	RZ-16-05-5	At Home Care Rezoning
Tab 7	RZ-15-20-1	Lake Minneola Landing Rezoning
Tab 8	FLU-2016-01-2	Extreme Groves Investments, LLC

Regular Agenda

VII. Other Business

VIII. Adjourn

TAB NO: 1

**ORDINANCE 2016 – X  
CP-2016-04  
Text Amendment**

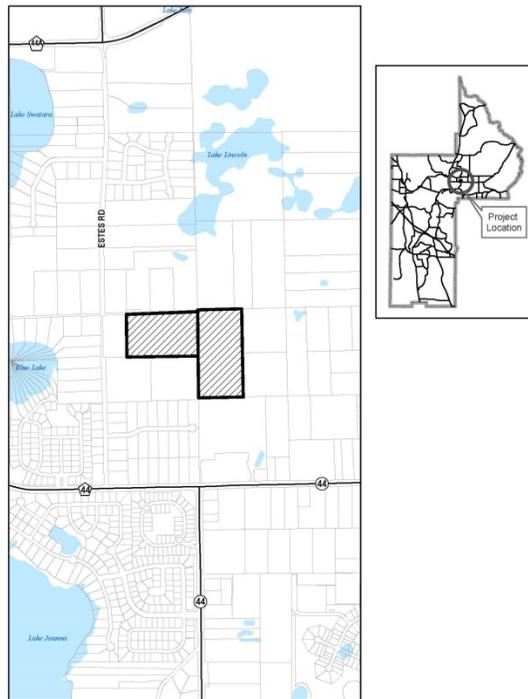
**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY IX-2.2.2, MANDATORY CENTRAL WATER CONNECTION, AND AMENDING POLICY IX-3.1.2, MANDATORY SEWER CONNECTION, BY ADDING LANGUAGE TO BOTH POLICIES THAT WILL ALLOW FOR EXEMPTIONS TO MANDATORY CONNECTION TO EACH SYSTEM.; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**



TAB NO: 2

**ORDINANCE 2016-XX  
FLU-2016-05-4  
Bates Property**

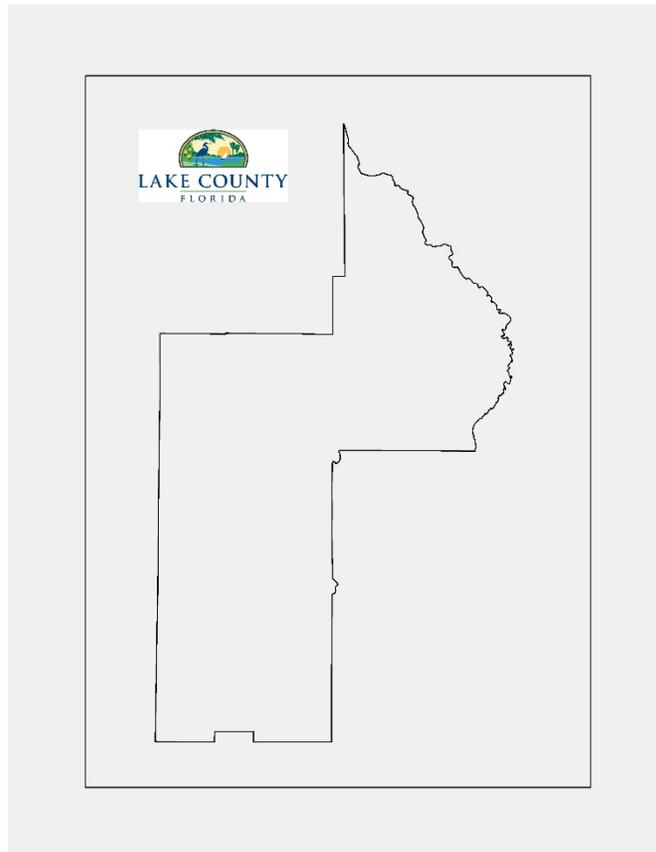
**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM RURAL FUTURE LAND USE CATEGORY TO URBAN LOW DENSITY FUTURE LAND USE CATEGORY FOR PROPERTY LOCATED NORTH SIDE OF LAKE LINCOLN LN, EAST OF ESTES RD, DESCRIBED WITH ALTERNATE KEY NUMBERS 1123542 AND 2567236, AS SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**



TAB NO: 3

**ORDINANCE 2016 – X  
CP-2016-02  
Text Amendment**

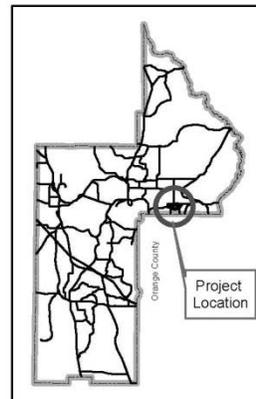
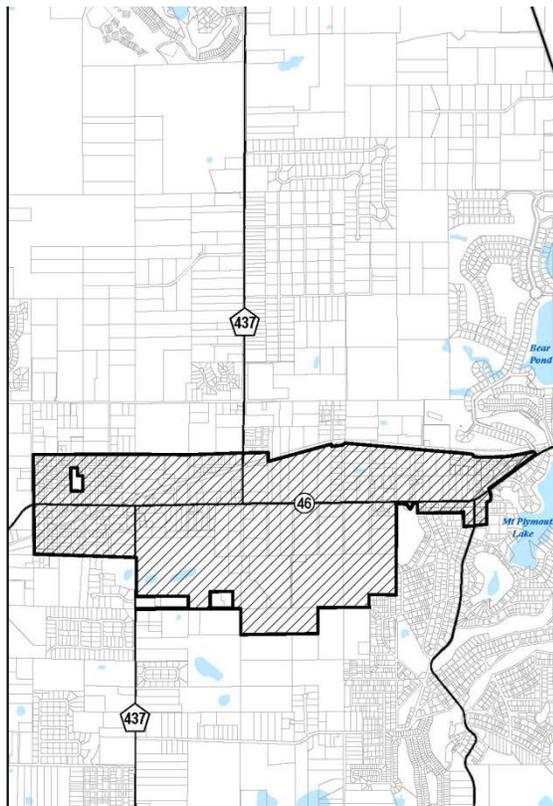
**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY II-2.5.3, PUBLIC FACILITY NEEDS, BY UPDATING THE FIVE (5) YEAR SCHEDULED PROGRAMS AND ASSOCIATED TABLES AND CHARTS FOR TRANSPORTATION PROJECTS, STORMWATER PROJECTS, SOLID WASTE PROJECTS, AND THE PUBLIC SCHOOL FACILITIES PROJECTS LIST TO REFLECT FISCAL YEARS 2015-2019; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**



TAB NO: 4

**ORDINANCE 2016 – X  
CP-2016-03  
Text Amendment**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY I-2.1.4, DESIGN STANDARDS FOR THE MOUNT PLYMOUTH-SORRENTO MAIN STREET FUTURE LAND USE CATEGORY, BY STRIKING LANGUAGE WHICH LIMITS NEWLY CONSTRUCTED BUILDINGS WITHIN THE FLUC TO 8,000 SQUARE FEET AND BY STRIKING LANGUAGE WHICH STATES AN EXEMPTION TO THE 8,000 SQUARE FOOT LIMIT FOR EXISTING BUILDINGS WITHIN THE FLUC.; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**



# LAKE COUNTY PLANNING AND ZONING DIVISION REZONING STAFF REPORT



PLANNING AND ZONING BOARD

LAKE COUNTY  
FLORIDA

BOARD OF COUNTY COMMISSIONERS

March 30, 2016

April 19, 2016

<p>RZ-16-03-5 Sangster Property Rezoning</p>	<p>Commissioner District 5 (Cadwell)</p>	<p>Agenda Item #5 Steve Green, AICP Chief Planner</p>
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**Requested Action:** To rezoning 52.19 acres of the existing 77.44-acre Country Squire Mobile Home Park to Agriculture zoning.

**Location:** Paisley area, along Fishermans Road

**Owner:** Robert Sangster (the "Owners")

**Applicant:** Robert Sangster (the "Applicant")

# LAKE COUNTY PLANNING AND ZONING DIVISION REZONING STAFF REPORT



PLANNING AND ZONING BOARD  
March 30, 2016

LAKE COUNTY  
FLORIDA

BOARD OF COUNTY COMMISSIONERS  
April 19, 2016

<p><b>RZ-16-05-5</b> <b>Yonally-Gist Rezoning</b></p>	<p>Commissioner District <b>5 (Cadwell)</b></p>	<p>Agenda Item #6 Rick Hartenstein, AICP, CPM/ Senior Planner</p>
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**Requested Action:** Rezone 9.77 +/- acres from Rural Residential (R-1) to Community Facility District (CFD) for an Adult Congregate Living Facility/Nursing Home (ACLF/Nursing Home).

**General Location:** 40105 French Road east of Lady Lake

**Owner:** Carolyn D. Yonally, Trustee of the Carolyn D. Yonally Revocable Living Trust dated 6/21/07 (the "Owner")

**Applicant:** Stanley and Keisha Gist (the "Applicant")

# LAKE COUNTY PLANNING AND ZONING DIVISION REZONING STAFF REPORT



PLANNING AND ZONING BOARD

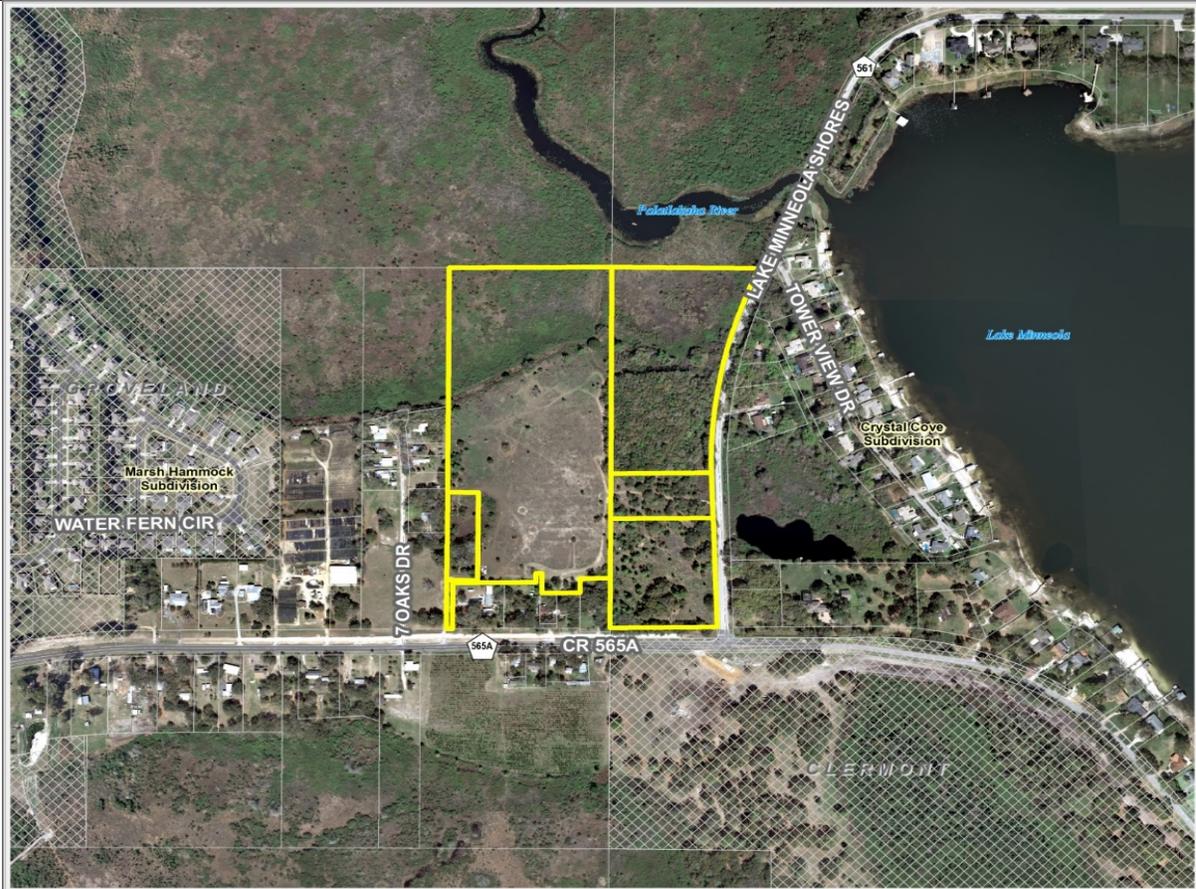
LAKE COUNTY  
FLORIDA

BOARD OF COUNTY COMMISSIONERS

March 30, 2016

April 19, 2016

<p>RZ-15-20-1 Lake Minneola Landings PUD Amendment</p>	<p>Commissioner District 1 (Sullivan)</p>	<p>Agenda Item #7 Melving Isaac, Senior Planner</p>
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**Requested Action:** Amend Planned Unit Development (PUD) Ordinance #54-91 to add Planned Industrial (MP) zoned acreage for a subdivision consisting of 69 residential units. This action will result in a new PUD ordinance.

**Location:** Groveland area, North of CR 565A and West of CR 561 (Lake Minneola Shores)

**Owner:** Friendly Capital Development, LLC (the "Owner")

**Applicant:** Leslie Hurst, Managing Partner, Friendly Capital Development, LLC (the "Applicant")

TAB NO: 8

Ordinance 2016-XX  
FLU-2016-01-2  
Extreme Groves Investments, LLC

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 FROM RURAL FUTURE LAND USE CATEGORY TO URBAN LOW DENSITY FUTURE LAND USE CATEGORY FOR PROPERTY LOCATED NORTH OF HARTWOOD MARSH ROAD, EAST OF CLERMONT, DESCRIBED WITH ALTERNATE KEY NUMBERS 3502027, AS SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

