



PLANNING & ZONING BOARD AGENDA

APRIL 2, 2014

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 4/2/14
BCC: 9:00 a.m. 4/22/14

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
Chris Schmidt, AICP, Manager, Division of Planning & Community Design
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Anita Greiner, Chief Planner, Division of Planning & Community Design
Jennifer Cotch, Senior Planner, Division of Planning & Community Design
Michele Janiszewski, Planner, Division of Planning & Community Design
Melving Isaac, Planner, Division of Planning & Community Design
Donna Bohrer, Public Hearing Associate, Division of Planning & Community Design

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 2, 2014
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
April 22, 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# 7-14-4	CPG Enterprises LLC/Yuan Enterprises Rezoning
Tab 2	LPA# 14/4/13-4	Mount Plymouth Sorrento Community Redevelopment Plan
Tab 3	LPA# 14/4-5T	Ecotourism and Agri-Tourism Text Amendment
Tab 4	LPA# 14/4/4-5	Lake County Fire Rescue Station #11
Tab 5	LPA# 14/4/7-2	Lake County Fire Rescue Station #109
Tab 6	LPA# 14/4/5-1	Lake County Fire Rescue Station #110
Tab 7	LPA# 14/4/12-1	Lake County Fire Rescue Station #111
Tab 8	LPA# 14/4/9-3	Yalaha Rural Support Corridor
Tab 9	LPA# 14/4/8-3	Cities of Eustis, Mount Dora and Tavares
Tab 10	LPA# 14/4/3-1	Sawmill Lake
Tab 11	LPA# 14/4/11-2	Nola Land Company, Inc.
Tab 12	LPA# 13/10/1-2	Bella Collina
Tab 13	LPA # 14/4-1T	Mount Plymouth/Sorrento – Gated Communities Text Amendment
Tab 14	LPA# 14/4/2-4	Sorrento Commons Property
Tab 15	LPA# 13/3/1-4	Jones Parcel

Regular Agenda

Tab 16

LPA 14/4/1-2

**Joseph Dougherty, Green Swamp Lakeshore
Drive Rural Support Corridor**

Tab 17

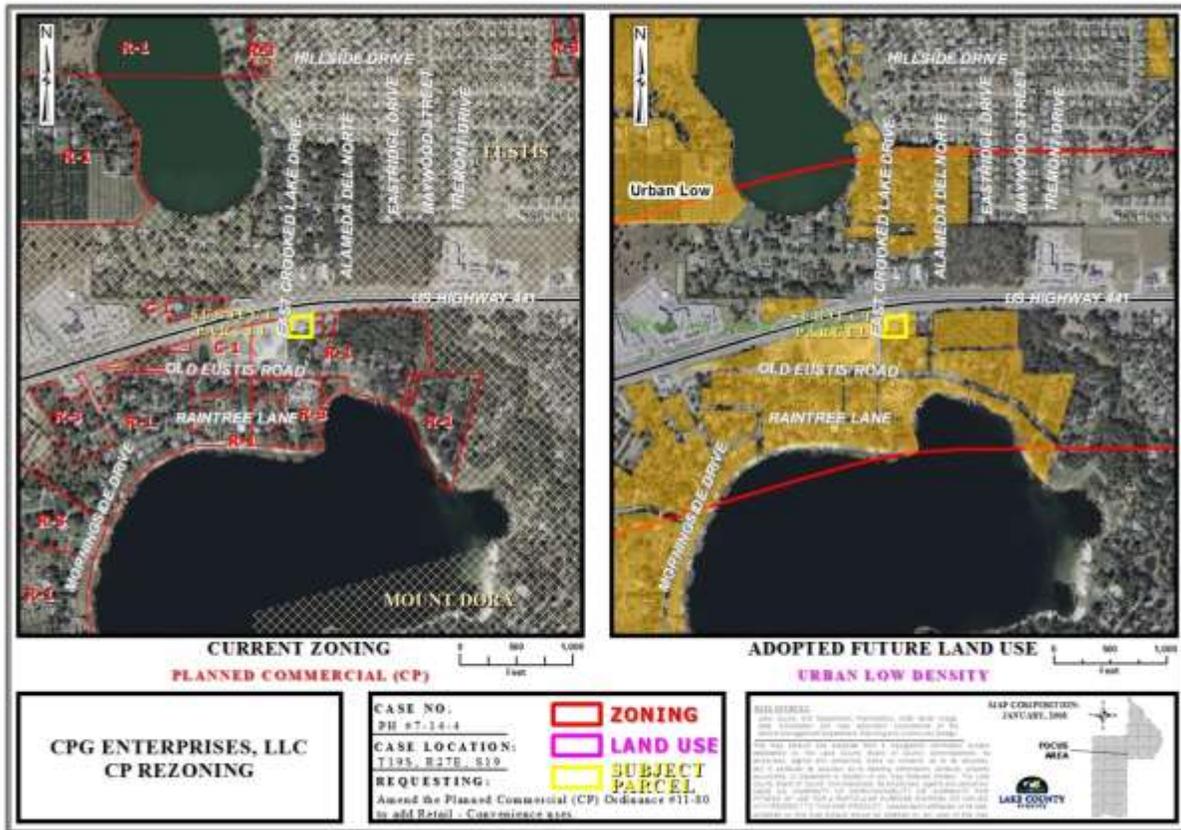
Ordinance 2014-XX

**Chapter 15, Clermont JPA
Flag Pole Provision **WITHDRAWN****

VII. Other Business

VIII. Adjourn

CASE NO: PH# 7-14-4
TAB NO: 1
OWNER: CPG Enterprises, LLC
APPLICANT: Chih-Yuan Shia, YUAN Enterprises, LLC
PROJECT NAME: CPG Enterprises, LLC
GENERAL LOCATION: Mount Dora area, US Hwy 441, East Crooked Lake Drive Intersection



REQUESTED ACTION: Amend the Planned Commercial (CP) Ordinance #11-80 to add Retail-Convenience uses.

SIZE OF PARCEL: 0.779 +/- acres

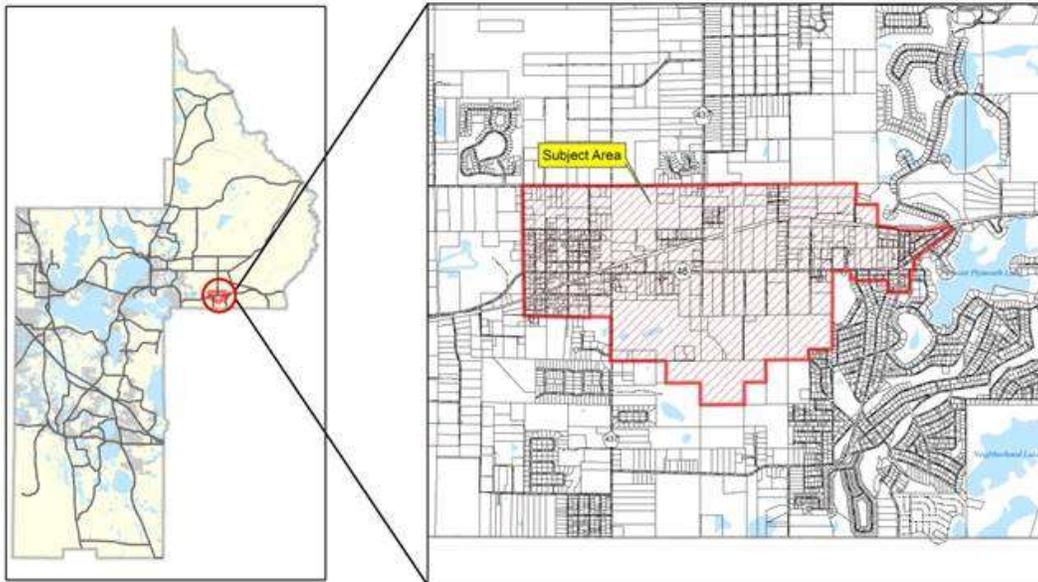
FUTURE LAND USE: Urban Low Density, Wekiva Study Area, Major Commercial Corridor.

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

CASE NO: LPA# 14/4/13-4

TAB NO: 2

The Mt. Plymouth-Sorrento Community Redevelopment Area (CRA) was initiated by the Lake County Board of County Commissioners to rehabilitate and improve conditions within a portion of the Mt. Plymouth-Sorrento community. This area was identified through a Finding of Necessity Report pursuant to Section 163.255, Florida Statutes. The area is outlined in the map below:



CASE NO: LPA# 14/4-5T

TAB NO: 3

**ORDINANCE 2014 –
LPA#14/4-5T
Ecotourism and Agri-tourism - Text Amendment**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; CREATING POLICY I-1.2.9, ENTITLED ECOTOURISM AND AGRI-TOURISM USES, TO PERMIT ECOTOURISM AND AGRI-TOURISM AS AN ALLOWED USE WITHIN ALL FUTURE LAND USE CATEGORIES; AMENDING CHAPTER X, LAKE COUNTY 2030 COMPREHENSIVE PLAN, TO PROVIDE DEFINITIONS FOR ECOTOURISM AND AGRI-TOURISM; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



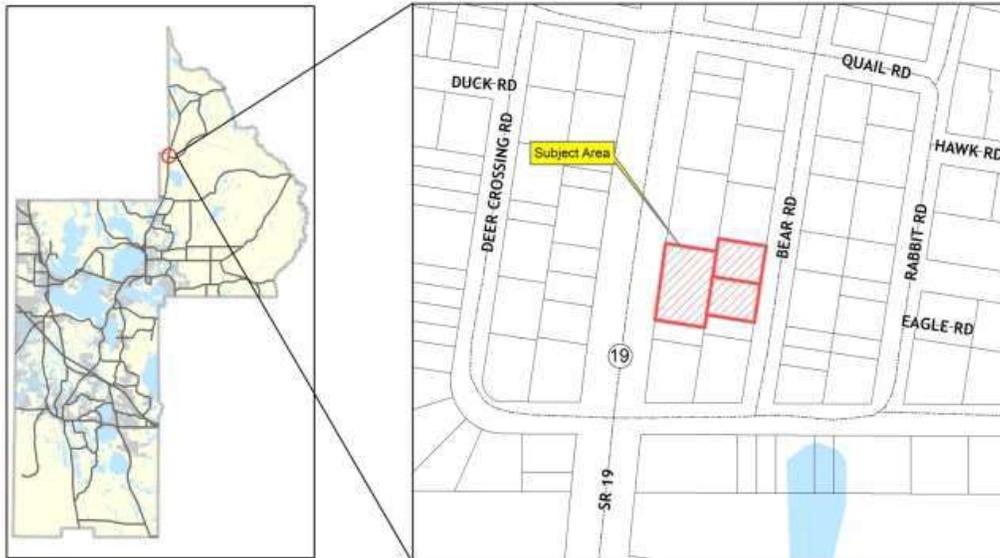
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text amendments.

CASE NO: LPA# 14/4/4-5

TAB NO: 4

ORDINANCE 2014-
LPA#14/4/4-5
Lake County Fire Rescue Station #11
State Road 19, near Altoona

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 CONSERVATION FUTURE LAND USE CATEGORY TO PUBLIC SERVICE FACILITY AND INFRASTRUCTURE FUTURE LAND USE CATEGORY FOR THE PARCELS LOCATED EAST OF SR 19 AND NORTH OF DEER CROSSING ROAD, ALTOONA, WITH ALTERNATE KEY NUMBERS 1246555, 1246504 AND 1246482 (LAKE COUNTY FIRE RESCUE STATION #11) 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.



STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to the 2030 Future Land Use Map.

CASE NO: LPA# 14/4/7-2

TAB NO: 5

ORDINANCE 2014 –
LPA#14/4/7-2
Lake County Fire Rescue Station #109
East of Lakeshore Drive, in south Lake County

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.2.2, CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING, TABLE FLUE 2 BY CREATING A NOTE SPECIFYING THAT PROPERTIES DESIGNATED AS PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN SHALL BE GIVEN A SITE-SPECIFIC MAXIMUM IMPERVIOUS SURFACE RATIO; CREATING POLICY I-1.6.10, ENTITLED, SPECIFIC LIMITATIONS ON LAKE COUNTY FIRE RESCUE STATION #109, IN ORDER TO BRING THE PROPERTY DESCRIBED AS ALTERNATE KEY NUMBER 2603968 INTO COMPLIANCE WITH THE 2030 COMPREHENSIVE PLAN BY ASSIGNING THE PROPERTY WITH THE PUBLIC SERVICE FACILITY AND INFRASTRUCTURE FUTURE LAND USE CATEGORY AND ALLOWING A MAXIMUM IMPERVIOUS SURFACE RATIO OF 0.50; AMENDING POLICY I-4.2.1, ENTITLED, LIMITATIONS ON DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN, TO ALLOW THE PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE FUTURE LAND USE CATEGORY WITHIN THE PUBLIC BENEFIT FUTURE LAND USE SERIES TO BE ASSIGNED TO PROPERTY WITHIN THE GSACSC, WITH A MAXIMUM IMPERVIOUS SURFACE RATIO DETERMINED THROUGH A SITE-SPECIFIC POLICY; AMENDING THE FUTURE LAND USE MAP FROM CONSERVATION TO PUBLIC SERVICE FACILITY AND INFRASTRUCTURE FUTURE LAND USE CATEGORY FOR THE PARCEL LOCATED EAST OF LAKE SHORE DRIVE, BETWEEN KINGFISHER DRIVE AND HARDER ROAD, IN SOUTH LAKE COUNTY WITH ALTERNATE KEY NUMBER 2603968 (LAKE COUNTY FIRE RESCUE STATION #109) 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.



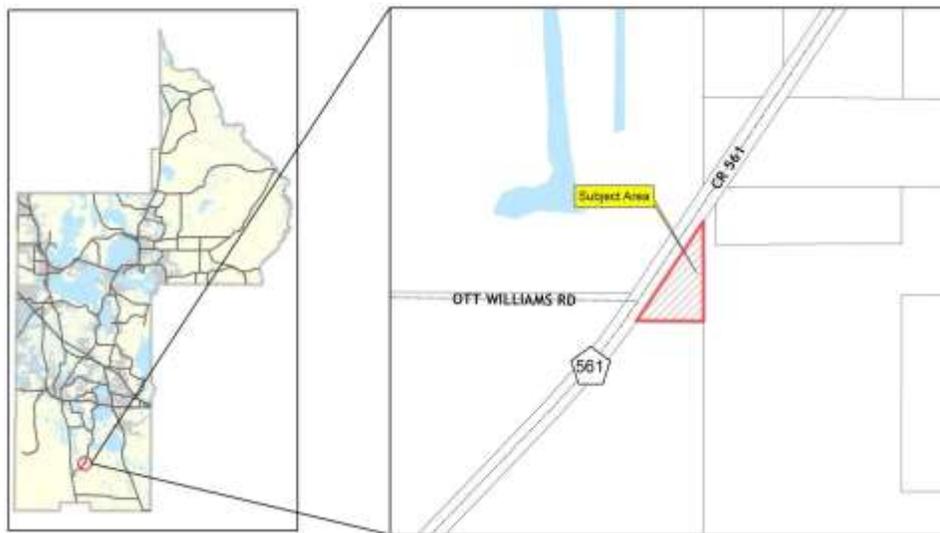
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text and map amendments.

CASE NO: LPA# 14/4/5-1

TAB NO: 6

**ORDINANCE 2014 –
LPA#14/4/5-1
Lake County Fire Rescue Station #110
County Road 561, in south Lake County**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.2.2, ENTITLED “CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING”, TABLE FLUE 2 BY CREATING A NOTE SPECIFYING THAT PROPERTIES DESIGNATED AS PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN SHALL BE GIVEN A SITE-SPECIFIC MAXIMUM IMPERVIOUS SURFACE RATIO; CREATING POLICY I-1.6.11, ENTITLED, SPECIFIC LIMITATIONS ON LAKE COUNTY FIRE RESCUE STATION #110, IN ORDER TO BRING THE PROPERTY DESCRIBED AS ALTERNATE KEY NUMBER 2945168 INTO COMPLIANCE WITH THE 2030 COMPREHENSIVE PLAN BY ASSIGNING THE PROPERTY THE PUBLIC SERVICE FACILITY AND INFRASTRUCTURE FUTURE LAND USE CATEGORY AND ALLOWING A MAXIMUM IMPERVIOUS SURFACE RATIO OF 0.50; AMENDING POLICY I-4.2.1, ENTITLED, LIMITATIONS ON DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN, TO ALLOW THE PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE FUTURE LAND USE CATEGORY WITHIN THE PUBLIC BENEFIT FUTURE LAND USE SERIES TO BE ASSIGNED TO PROPERTY WITHIN THE GSACSC, WITH A MAXIMUM IMPERVIOUS SURFACE RATIO DETERMINED THROUGH A SITE-SPECIFIC POLICY; AMENDING THE FUTURE LAND USE MAP FROM CONSERVATION TO PUBLIC SERVICE FACILITY AND INFRASTRUCTURE FUTURE LAND USE CATEGORY FOR THE PARCEL LOCATED EAST OF THE INTERSECTION OF COUNTY ROAD 561 AND OTT WILLIAMS ROAD IN SOUTH LAKE COUNTY, WITH ALTERNATE KEY NUMBER 2945168 (LAKE COUNTY FIRE RESCUE STATION #110) 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.



STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text and map amendments to the 2030 Comprehensive Plan and Future Land Use Map.

CASE NO: LPA# 14/4/12-1

TAB NO: 7

**ORDINANCE 2014 –
LPA#14/4/12-1
Lake County Fire Rescue Station #111
County Road 565 in south Lake County**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.2.2, CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING, TABLE FLUE 2 BY CREATING A NOTE SPECIFYING THAT PROPERTIES DESIGNATED AS PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN SHALL BE GIVEN A SITE-SPECIFIC MAXIMUM IMPERVIOUS SURFACE RATIO; CREATING POLICY I-1.6.12, ENTITLED, SPECIFIC LIMITATIONS ON LAKE COUNTY FIRE RESCUE STATION #111, IN ORDER TO BRING THE PROPERTY DESCRIBED AS ALTERNATE KEY NUMBER 3793530 INTO COMPLIANCE WITH THE 2030 COMPREHENSIVE PLAN BY ASSIGNING THE PROPERTY WITH THE PUBLIC SERVICE FACILITY AND INFRASTRUCTURE FUTURE LAND USE CATEGORY AND ALLOWING A MAXIMUM IMPERVIOUS SURFACE RATIO OF 0.50; AMENDING POLICY I-4.2.1, ENTITLED, LIMITATIONS ON DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN, TO ALLOW THE PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE FUTURE LAND USE CATEGORY WITHIN THE PUBLIC BENEFIT FUTURE LAND USE SERIES TO BE ASSIGNED TO PROPERTY WITHIN THE GSACSC, WITH A MAXIMUM IMPERVIOUS SURFACE RATIO DETERMINED THROUGH A SITE-SPECIFIC POLICY; AMENDING THE FUTURE LAND USE MAP FROM CONSERVATION TO PUBLIC SERVICE FACILITY AND INFRASTRUCTURE FUTURE LAND USE CATEGORY FOR THE PARCEL LOCATED SOUTH OF THE INTERSECTION OF COUNTY ROAD 565 AND LAKE ERIE ROAD IN SOUTH LAKE COUNTY, WITH ALTERNATE KEY NUMBER 3793530 (LAKE COUNTY FIRE RESCUE STATION #111) 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.



STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text and map amendments to the 2030 Comprehensive Plan and Future Land Use Map.

CASE NO: LPA# 14/4/9-3

TAB NO: 8

**ORDINANCE 2014 –
LPA#14/4/9-3
Yalaha Rural Support Corridor**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT POLICY I-1.4.7.2, RURAL SUPPORT CORRIDORS, TO SPECIFY THE WIDTH OF THE YALAHA RURAL SUPPORT CORRIDOR, AND TO NOTE THE NEWLY CREATED YALAHA RURAL SUPPORT CORRIDOR USES POLICY; AMENDING TABLE FLUE 6-RURAL SUPPORT CORRIDORS TO CREATE A RURAL SUPPORT CORRIDOR ALONG CR 48 IN THE YALAHA COMMUNITY; CREATING SUB-POLICY I-4.7.4, ENTITLED “YALAHA RURAL SUPPORT CORRIDOR”, TO ALLOW LIMITED COMMERCIAL AND OFFICE USES IN THE PROXIMITY OF RESIDENTIAL DEVELOPMENTS, AND TO PROVIDE DEVELOPMENT REQUIREMENTS AND CRITERIA FOR RURAL SUPPORT USES WITHIN THE YALAHA RURAL SUPPORT CORRIDOR; AMENDING THE FUTURE LAND USE MAP TO DESIGNATE THE YALAHA RURAL SUPPORT CORRIDOR ALONG THE SOUTH SIDE OF CR 48; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



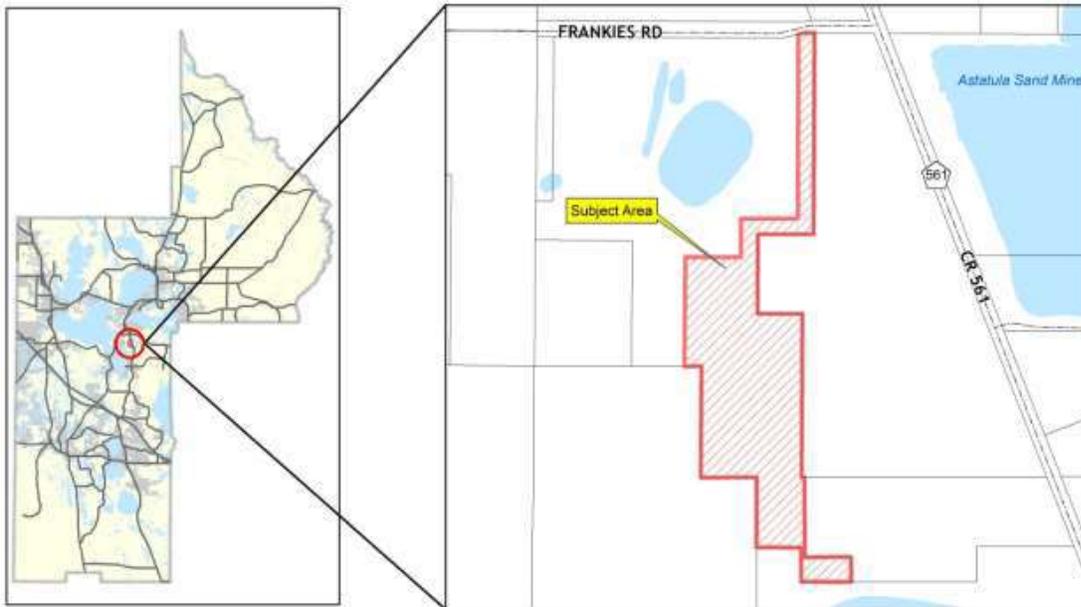
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text and Future Land Use Map Amendments.

CASE NO: LPA# 14/4/8-3

TAB NO: 9

**ORDINANCE 2014 –
LPA# 14/4/8-3
Cities of Eustis, Mount Dora, and Tavares
Rock Properties Industries, Inc. – Astatula Sand Mine
Frankies Road/CR 561; Astatula Area**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE MAP CHANGING THE FUTURE LAND USE CATEGORY FROM PUBLIC SERVICE FACILITY AND INFRASTRUCTURE TO INDUSTRIAL ON THE PARCEL LOCATED SOUTHWEST OF THE INTERSECTION OF COUNTY ROAD 561 AND FRANKIES ROAD IN THE ASTATULA AREA, SPECIFICALLY DESCRIBED IN SECTION 1, BELOW, AND 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.



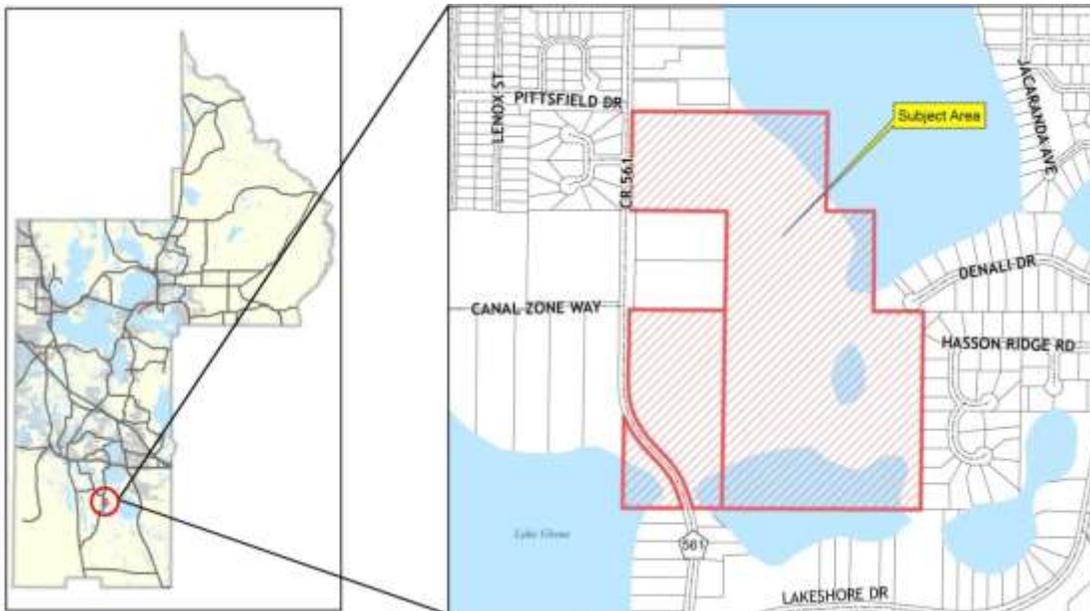
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to the 2030 Future Land Use Map.

CASE NO: LPA# 14/4/3-1

TAB NO: 10

ORDINANCE 2014 –
LPA# 14/4/3-1
Sawmill Lake, south of Clermont

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 TRANSITION AND RURAL FUTURE LAND USE CATEGORIES TO URBAN LOW DENSITY AND RURAL TRANSITION FUTURE LAND USE CATEGORIES FOR THE PARCELS LOCATED SOUTH OF CLERMONT AND EAST OF CR 561, DESCRIBED WITH ALTERNATE KEY NUMBERS 1405467 AND 1405505, 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.



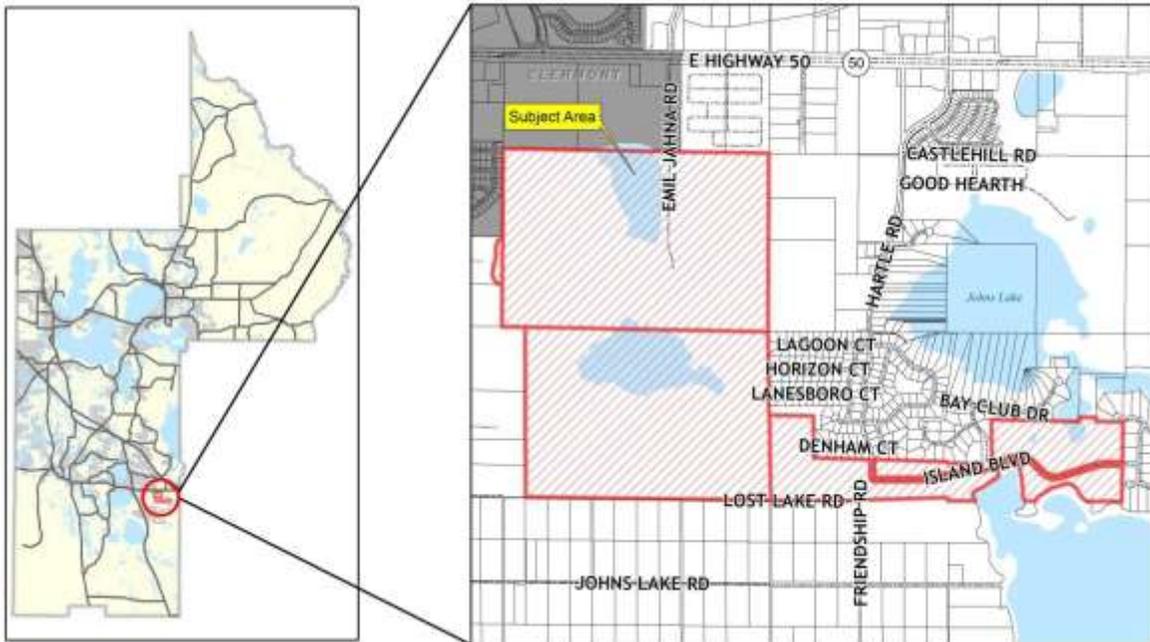
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to the 2030 Future Land Use Map.

CASE NO: LPA# 14/4/11-2

TAB NO: 11

ORDINANCE 2014 –
LPA#14/4/11-2
Nola Land Company, Inc.
Map and Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.6.9, ENTITLED “SPECIFIC LIMITATIONS ON THE NOLA LAND COMPANY PROPERTY” TO REMOVE THE REQUIREMENT THAT THE DEVELOPMENT ON THE SUBJECT LAND SHALL BE LIMITED TO AN AGE-RESTRICTED DEVELOPMENT, AND TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



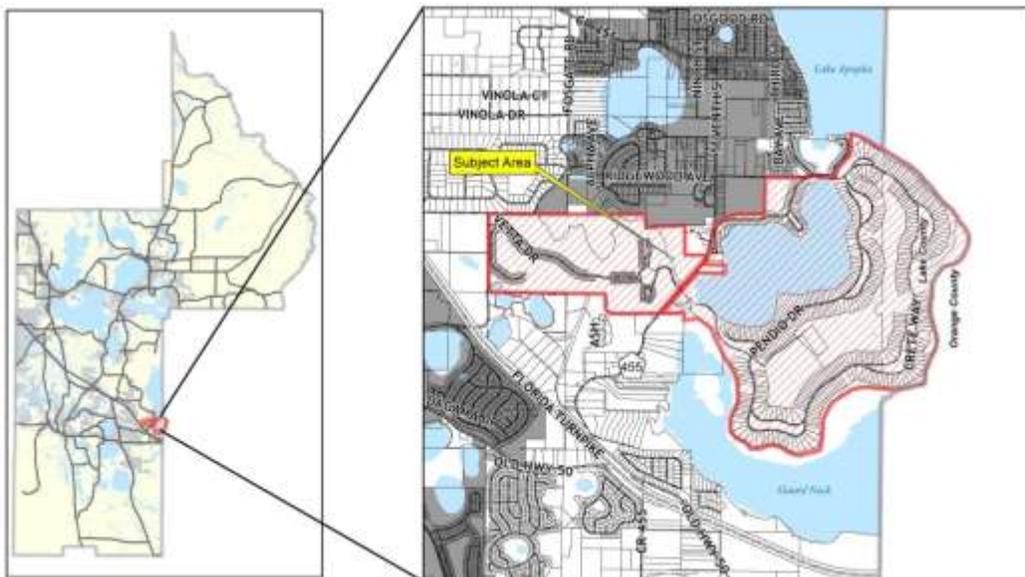
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text amendment.

CASE NO: LPA# 13/10/1-2

TAB NO: 12

**ORDINANCE 2014 –
LPA#13/10/1-2
Bella Collina, CR 455, near Montverde**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING *POLICY I-1.2.2 CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING*, TO ADD THE BELLA COLLINA FUTURE LAND USE CATEGORY TO TABLE FLUE 2 - FUTURE LAND USE CATEGORIES TABLE; AMENDING *POLICY I-1.2.6 CALCULATION OF DENSITY AND INTENSITY IN MIXED USE DEVELOPMENT*, TO ADD THE BELLA COLLINA FUTURE LAND USE CATEGORY TO THE LIST OF FUTURE LAND USE CATEGORIES THAT ALLOW MIXED USE DEVELOPMENT; AMENDING *OBJECTIVE I-1.3 URBAN FUTURE LAND USE SERIES*, TO ADD BELLA COLLINA FUTURE LAND USE CATEGORY TO THE LIST OF FUTURE LAND USE CATEGORIES THAT MAKE UP THE URBAN FUTURE LAND USE SERIES; CREATING *POLICY I-1.3.11 BELLA COLLINA FUTURE LAND USE CATEGORY* TO CREATE THE BELLA COLLINA FUTURE LAND USE CATEGORY AND LIST THE ALLOWED USES, AND REQUIREMENTS FOR IMPERVIOUS SURFACE, DENSITY, INTENSITY, OPEN SPACE AND BUILDING HEIGHT; AMENDING THE FUTURE LAND USE MAP FROM RURAL TRANSITION TO BELLA COLLINA FUTURE LAND USE CATEGORY FOR THE PARCELS LOCATED SOUTH OF MONTVERDE AND EAST AND WEST OF CR 455, MORE PARTICULARLY DESCRIBED IN SECTION 3 BELOW, AND 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.



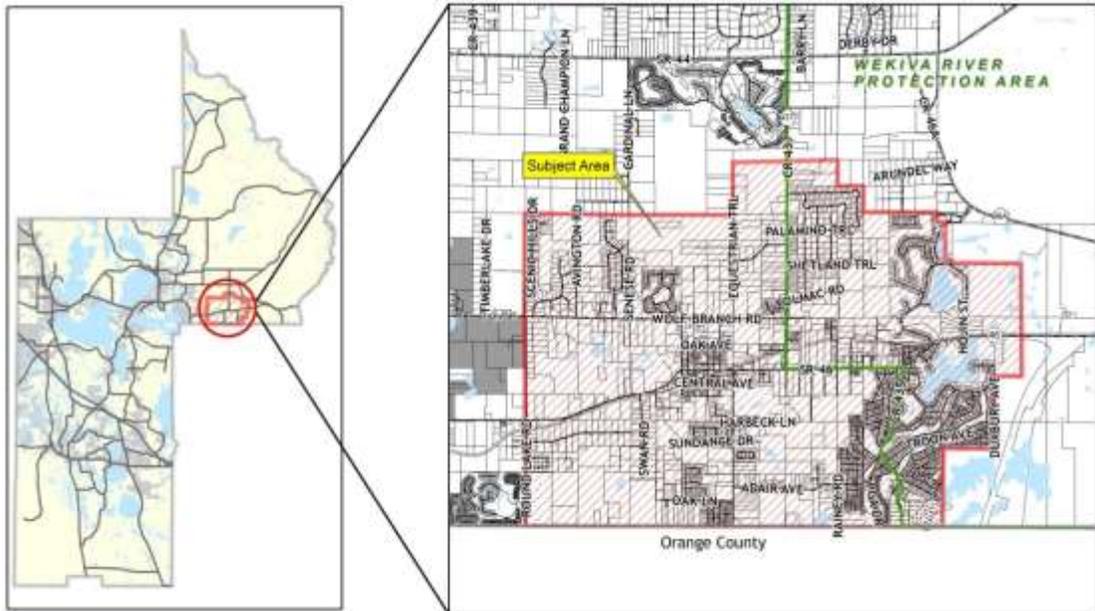
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request to create a Bella Collina Future Land Use Category and amend the 2030 Future Land Use Map.

CASE NO: LPA# 14/4-1T

TAB NO: 13

**ORDINANCE 2014 –
LPA#14/4-1T
Mount Plymouth/Sorrento - Gated Communities Text Amendment**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-2.1.2, ENTITLED “GUIDING PRINCIPLES FOR DEVELOPMENT” TO REMOVE THE PROHIBITION ON GATED COMMUNITIES WITHIN THE MOUNT PLYMOUTH-SORRENTO PLANNING AREA, AND REQUIRE THEM TO BE MINIMIZED; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text amendment.

CASE NO: LPA# 14/4/2-4

TAB NO: 14

ORDINANCE 2014 –
LPA#14/4/2-4
Sorrento Commons Property
Map and Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.6.8, ENTITLED “SPECIFIC LIMITATIONS ON THE SORRENTO COMMONS PROPERTY”, IN ORDER TO CORRECT THE ACREAGE OF THE PROPERTY, REMOVE THE CRITERIA FOR AN ANCHOR STORE, ADD CRITERIA FOR PRIMARY STRUCTURES, AMEND THE OPEN SPACE REQUIREMENT, ADD THE MAXIMUM ALLOWED FLOOR AREA RATIO, AND DELETE THE COMMUNITY PARK OR CIVIC SPACE REQUIREMENT; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



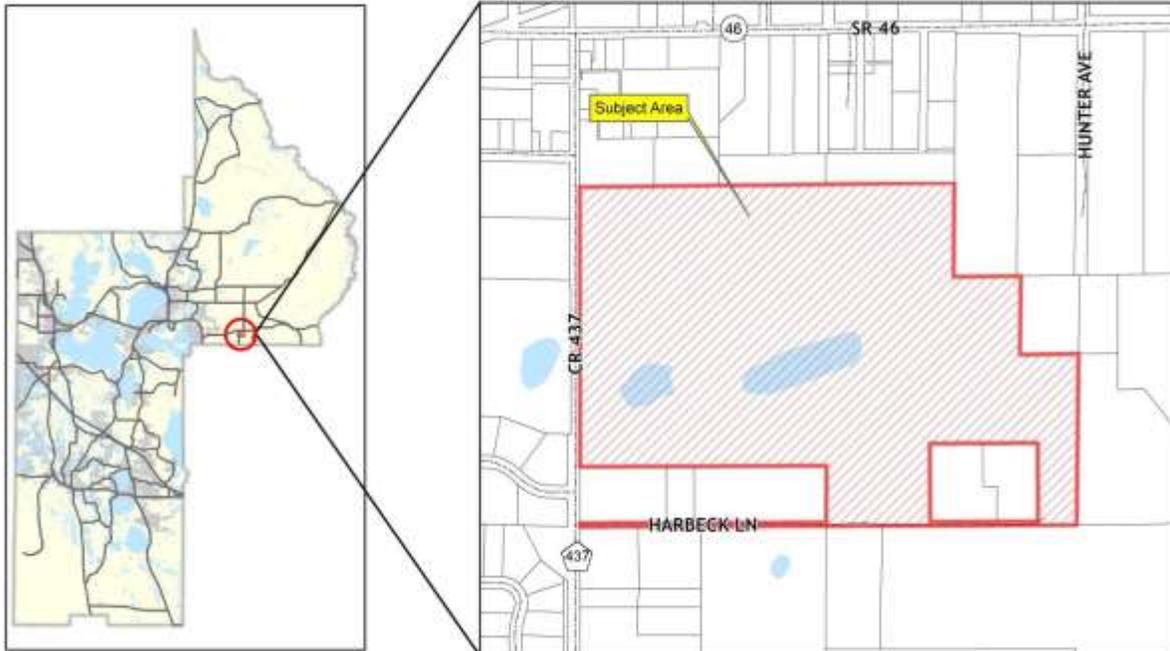
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text amendment.

CASE NO: LPA# 13/3/1-4

TAB NO: 15

ORDINANCE 2014 –
LPA# 13/3/1-4
Jones Parcel
CR 437/Harbeck Lane, Sorrento Area

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE MAP FROM MT. PLYMOUTH-SORRENTO NEIGHBORHOOD FUTURE LAND USE CATEGORY TO THE MT. PLYMOUTH-SORRENTO MAIN STREET FUTURE LAND USE CATEGORY FOR THE PARCEL LOCATED EAST OF COUNTY ROAD 437 AND NORTH OF HARBECK LANE IN THE SORRENTO AREA, SPECIFICALLY DESCRIBED IN SECTION 1 BELOW, 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.



STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to the 2030 Future Land Use Map.

CASE NO: LPA# 14/4/1-2

TAB NO: 16

**ORDINANCE 2014 –
LPA#14/4/1-2
Green Swamp Lakeshore Drive Rural Support Corridor
Map and Text Amendment**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING FUTURE LAND USE ELEMENT POLICY I-4.2.3, ENTITLED “GREEN SWAMP RURAL FUTURE LAND USE CATEGORY”, TO ALLOW RURAL SUPPORT USES ON A SECTION OF LAKESHORE DRIVE; CREATING SUB-POLICY I-4.2.3.1, ENTITLED “GREEN SWAMP LAKESHORE DRIVE RURAL SUPPORT CORRIDOR USES”, TO ALLOW LIMITED COMMERCIAL AND OFFICE USES IN THE PROXIMITY OF RESIDENTIAL DEVELOPMENTS, AND TO PROVIDE DEVELOPMENT REQUIREMENTS AND CRITERIA FOR RURAL SUPPORT USES WITHIN THE GREEN SWAMP LAKESHORE DRIVE RURAL SUPPORT CORRIDOR; AMENDING POLICY I-1.4.7.2, ENTITLED “RURAL SUPPORT CORRIDORS” TO SPECIFY THE WIDTH OF THE CORRIDOR, TO CLARIFY THAT ADDITIONAL CRITERIA IS REQUIRED FOR USES IN THE CORRIDOR, AND TO ADD THE GREEN SWAMP LAKESHORE DRIVE RURAL SUPPORT CORRIDOR TO TABLE FLUE 6, RURAL SUPPORT CORRIDORS; AMENDING THE FUTURE LAND USE MAP TO ADD A RURAL SUPPORT CORRIDOR ALONG LAKESHORE DRIVE AS SHOWN ON EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed text and Future Land Use Map amendments.