



LAKE COUNTY PLANNING & ZONING BOARD

AGENDA MAY 2, 2012

MEETING INFORMATION

Location & Time

Lake County Commission
Chambers
2nd Floor, County
Administration Building
315 West Main Street
Tavares, FL 32778-7800
9:00 a.m.

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

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 at 9:00 a.m., or soon thereafter, on Tuesday, May 22, 2012 in the location specified.

Board of County Commissioners

Jennifer Hill, Vice Chair	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chair	District 4
Welton G. Cadwell	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
May 2, 2012
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
May 22, 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#19-12-2	Liberty Baptist Church, Inc./Lee Chapman Liberty Baptist Church
Tab 2	PH#13-12-4	Lake County BCC/D. Gray/W. Breeden Neighborhood Lakes
Tab 3	PH#15-12-4	Joseph Hussey, Jr./Stephens & Barrios, LLC Hussey Property

VI. Comprehensive Plan Amendments

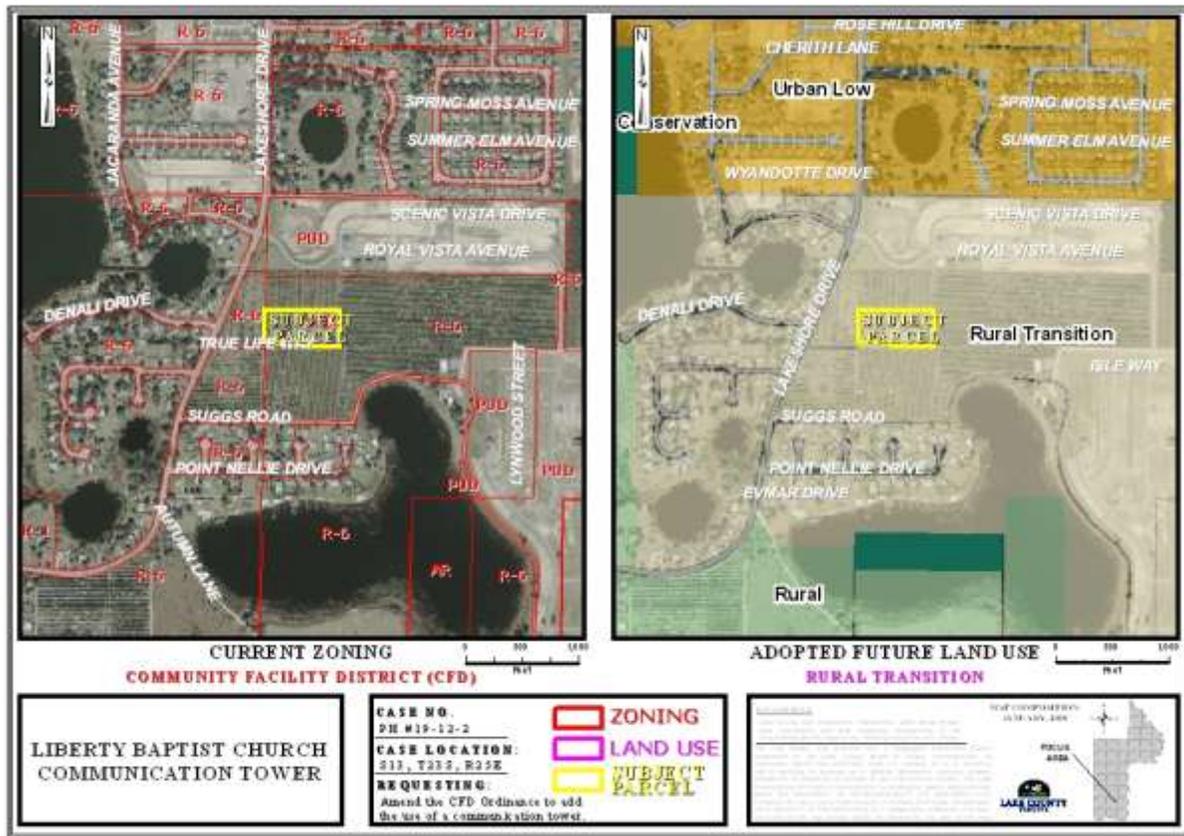
Tab 4	LPA#12/5-1	Protection of Shorelines
Tab 5	LPA#12/5-2	Pine Lakes Rural Support Corridor Amendment

VII. Rezoning Agenda - Regular

Tab 6	PH#18-12-5	Nicholas B. Magrone/CHW, Inc. Magrone Property
Tab 7	PH#14-12-4	Lake County BCC/SJRWMD/W. Breeden Mt. Plymouth Lake Bottom

VIII. Adjourn

CASE NO: PH#19-12-2
TAB NO: 1
OWNER: Liberty Baptist Church, Inc.
APPLICANT: Lee Chapman
PROJECT NAME: Liberty Baptist Church-Communication Tower
GENERAL LOCATION: Clermont area, East of Lakeshore Dr.



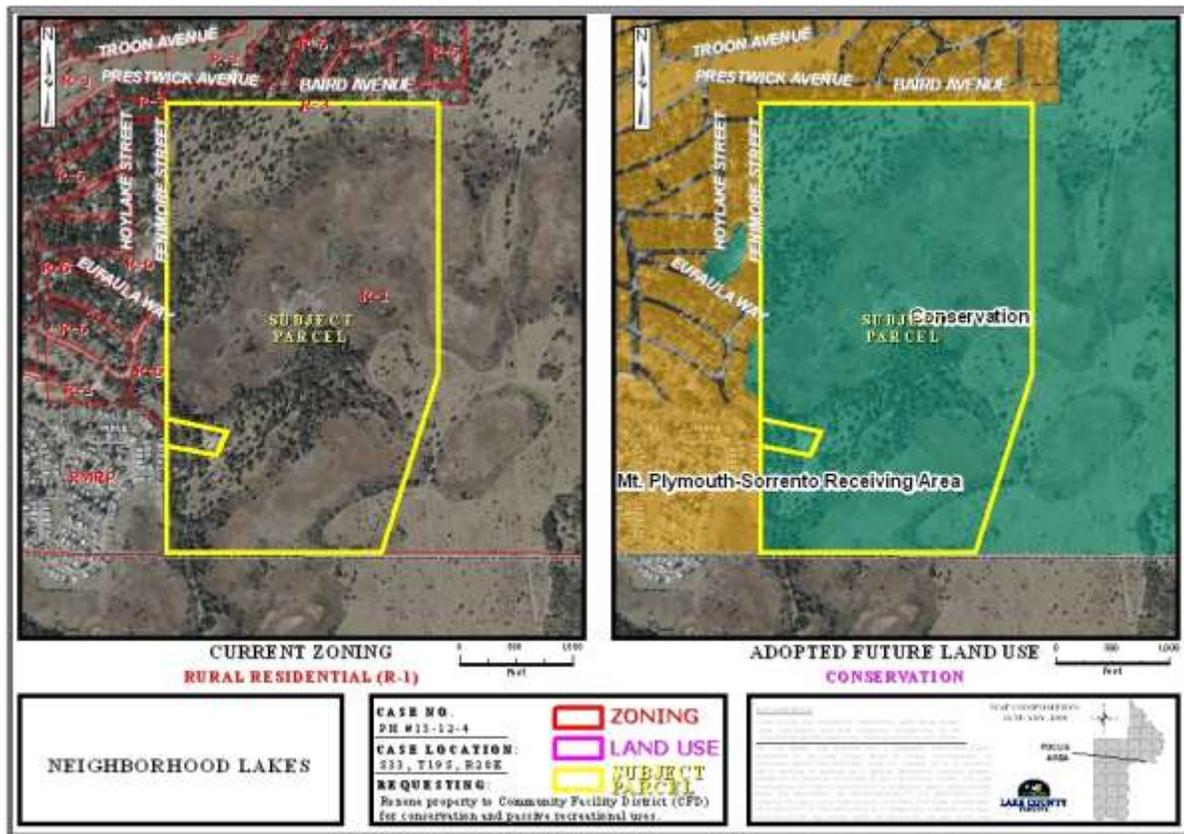
REQUESTED ACTION: Amend the CFD Ordinance to add the use of a communication tower

SIZE OF PARCEL: 4.8+/- acres

FUTURE LAND USE: Rural Transition

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

CASE NO: PH#13-12-4
TAB NO: 2
OWNER: Lake County BCC and SJRWMD
APPLICANT: Wendy Breeden
PROJECT NAME: Neighborhood Lakes
GENERAL LOCATION: Sorrento area, east of CR435, Fenimore St.



REQUESTED ACTION: Rezone property from Rural Residential (R-1) to Community Facility District (CFD) to allow conservation and passive recreational uses.

SIZE OF PARCEL: 210 +/- acres

FUTURE LAND USE: Conservation

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

CASE NO: LPA#12/5-1 (Comprehensive Plan Amendment to Policy III-2.2.7 Protection of Shorelines)

TAB NO: 4

ORDINANCE NO. 2012 –

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE TEXT OF THE CONSERVATION ELEMENT BY AMENDING POLICY III-2.2.7, PROTECTION OF SHORELINES; BY ELIMINATING SETBACK REQUIREMENTS FOR STRUCTURES TO THE MEAN HIGH WATER LINE OR JURISDICTIONAL WETLAND LINE ON CANAL LOTS, ALLOWING FOR AN ADMINISTRATIVE ADJUSTMENT FOR DRAIN FIELD SETBACKS AND RECOGNIZING PREVIOUSLY APPROVED VARIANCES AND AVERAGE SETBACK DETERMINATIONS; 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 Comprehensive Plan amendment to shoreline protection policy regarding setbacks.

CASE NO: LPA#12/5-2 (Comprehensive Plan Amendment to Policy I-1.4.4 Rural Future Land Use and Policy I-1.4.7.2 Rural Support Corridors)

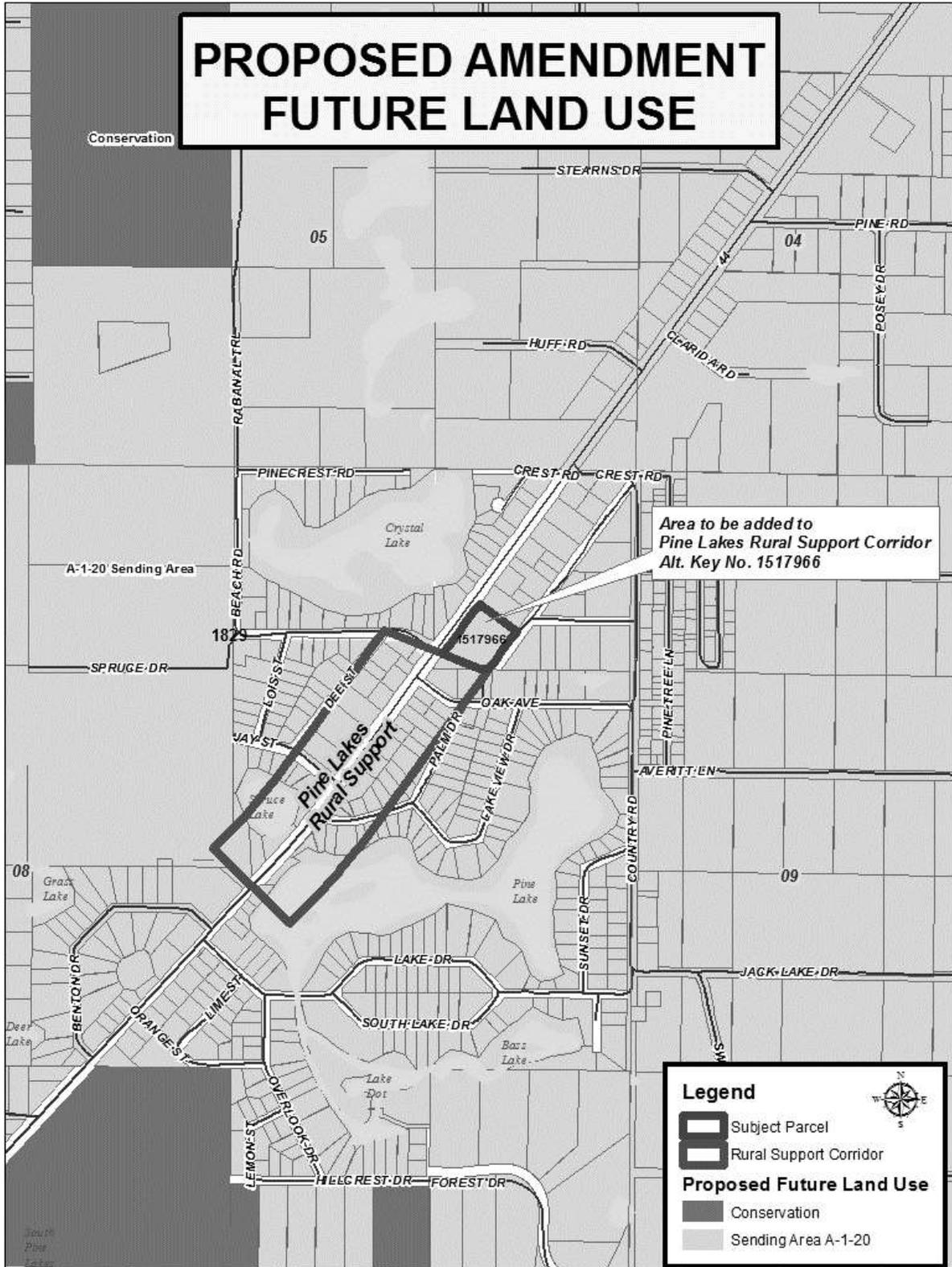
TAB NO: 5

ORDINANCE NO. 2012-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP; AMENDING FUTURE LAND USE ELEMENT POLICY I-1.4.4 RURAL FUTURE LAND USE CATEGORY TO ALLOW UP TO A 30 PERCENT IMPERVIOUS SURFACE RATIO FOR RURAL SUPPORT USES AS ALLOWED FOR AGRICULTURAL, CIVIC AND RECREATIONAL USES; AMENDING FUTURE LAND USE ELEMENT POLICY I-1.4.7.2 *RURAL SUPPORT CORRIDORS* TO INCREASE THE MAXIMUM BUILDING SIZE FROM 5,000 SQUARE FEET TO 10,000 SQUARE FEET FOR RURAL SUPPORT USES AND AMENDING FUTURE LAND USE *TABLE FLUE 6* TO INCLUDE AN ADDITIONAL 2.65+/- ACRES WITHIN THE PINE LAKE RURAL SUPPORT CORRIDOR; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

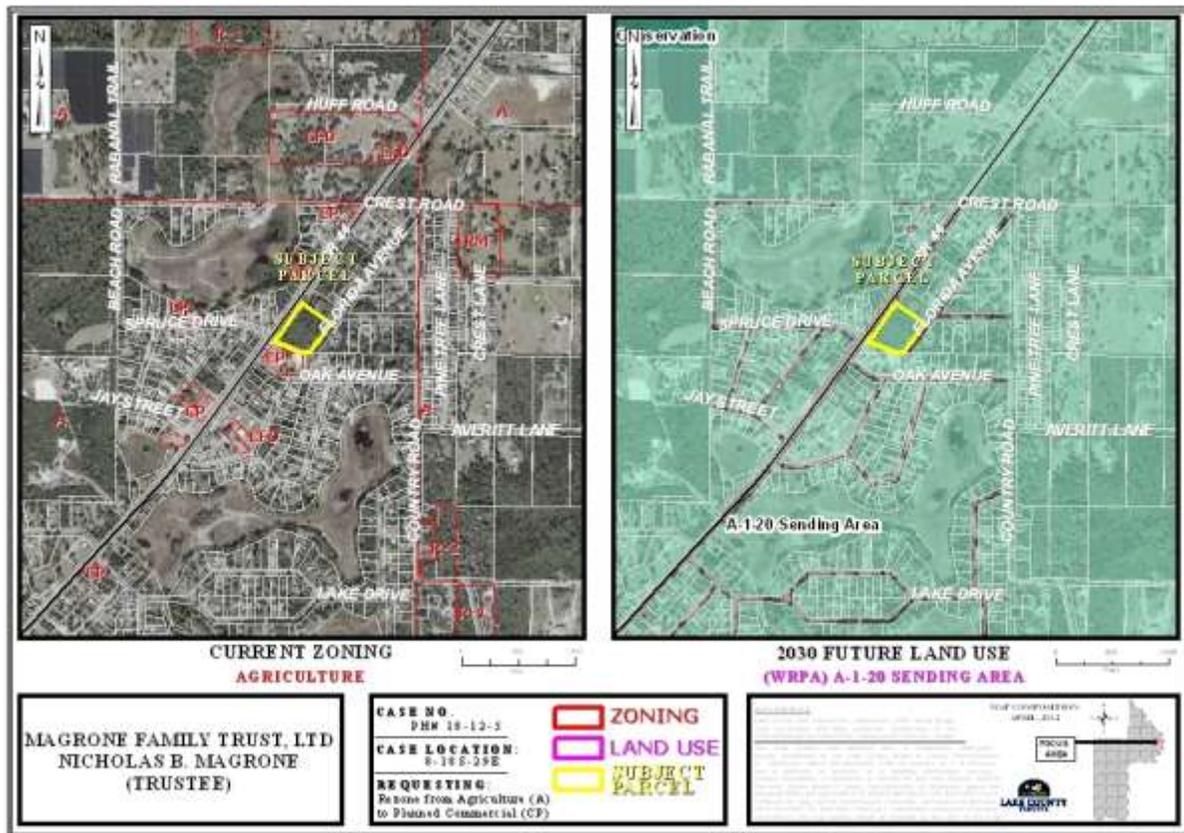
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Comprehensive Plan amendment to the rural future land use and rural support corridor policies.

PROPOSED AMENDMENT FUTURE LAND USE



CASE NO: PH#18-12-5
TAB NO: 6
OWNER: Nicholas B. Magrone, Trustee
APPLICANT: Causseaux, Hewett, & Walpole, Inc.
PROJECT NAME: Magrone Property

GENERAL LOCATION: Pine Lakes area –north of intersection of SR 44 and Oak Avenue.



REQUESTED ACTION: Rezone Agriculture (A) property to Planned Commercial (CP) to allow general retail commercial use on the property.

SIZE OF PARCEL: 2.65 +/- acres

FUTURE LAND USE: WRPA A-1-20 SENDING AREA

STAFF RECOMMENDATION: Staff finds the rezoning request consistent with the Comprehensive Plan and Land Development Regulation and recommends **APPROVAL**, with conditions as specified in the proposed ordinance.

CASE NO: PH#14-12-4

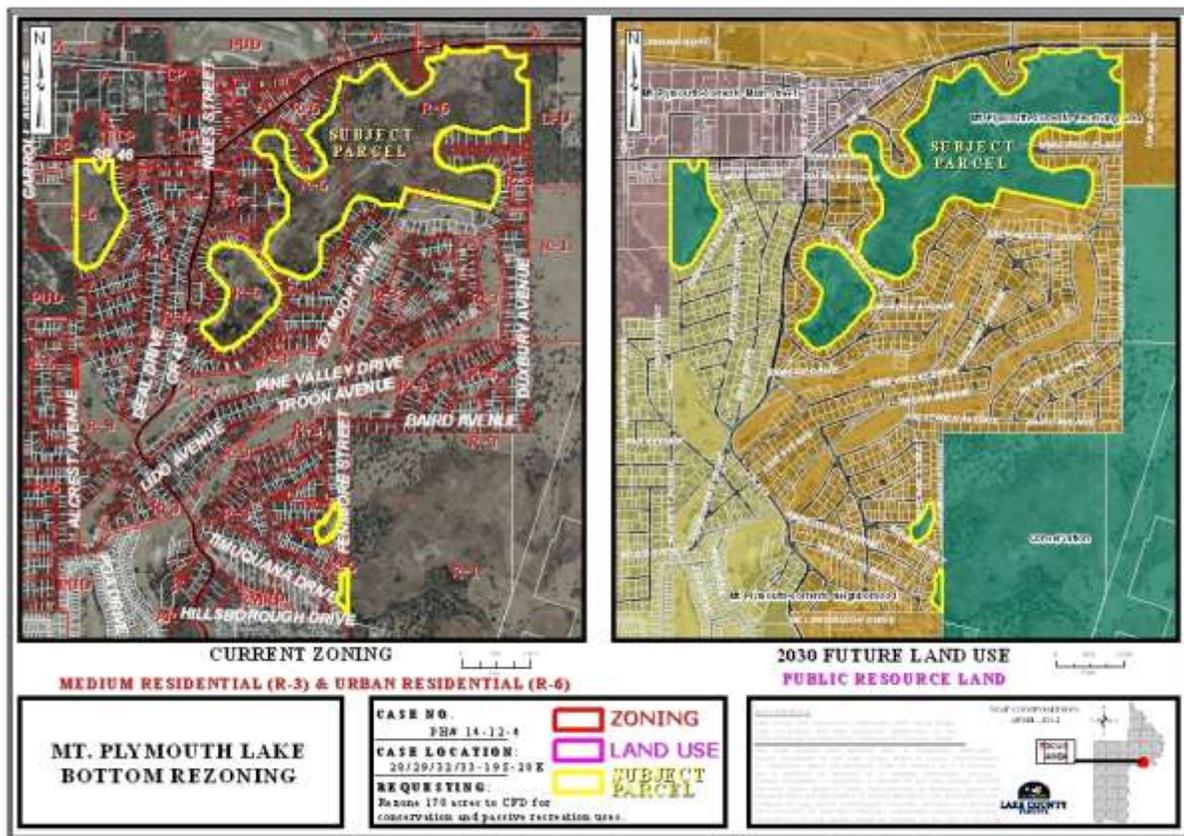
TAB NO: 7

OWNER: Lake County BCC/Darren Gray

APPLICANT: Wendy Breeden, Director of Public Resources

PROJECT NAME: Mt. Plymouth Lake Bottom Rezoning

GENERAL LOCATION: Mt. Plymouth area – SR 46 to the area south and east of Red Tail Blvd.



REQUESTED ACTION: Rezone from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses.

SIZE OF PARCEL: 60.62 +/- acres

FUTURE LAND USE: Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the application to rezone 60.62 +/- acres from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses, with conditions, as specified in the attached ordinance.