



PLANNING & ZONING BOARD

REZONING AGENDA

SEPTEMBER 3, 2014

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 7/10/14
BCC: 9:00 p.m. 7/22/14

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, Vice-Chairman,
(District 3)

Ted DeWitt (District 2)

Kathryn S. McKeeby
Secretary, (District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School Board,
Representative

Kasey Kesselring, 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 and other Staff

Amye King, AICP, Director, Department of Growth Management
Chris Schmidt, Manager, Division of Planning & Community Design
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Jennifer Cotch, Senior Planner, Planning & Community Design
Michele Janiszewski, Planner, Division of Planning & Community Design
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design
Ross Pluta, Engineer III, Public Works

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
September 3, 2014
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
September 23, 2014

- I. Pledge of Allegiance**
- II. Invocation**
- III. Agenda Update**
- IV. Minute Approval**
- V. Public Comment**
- VI. Consent Agenda**

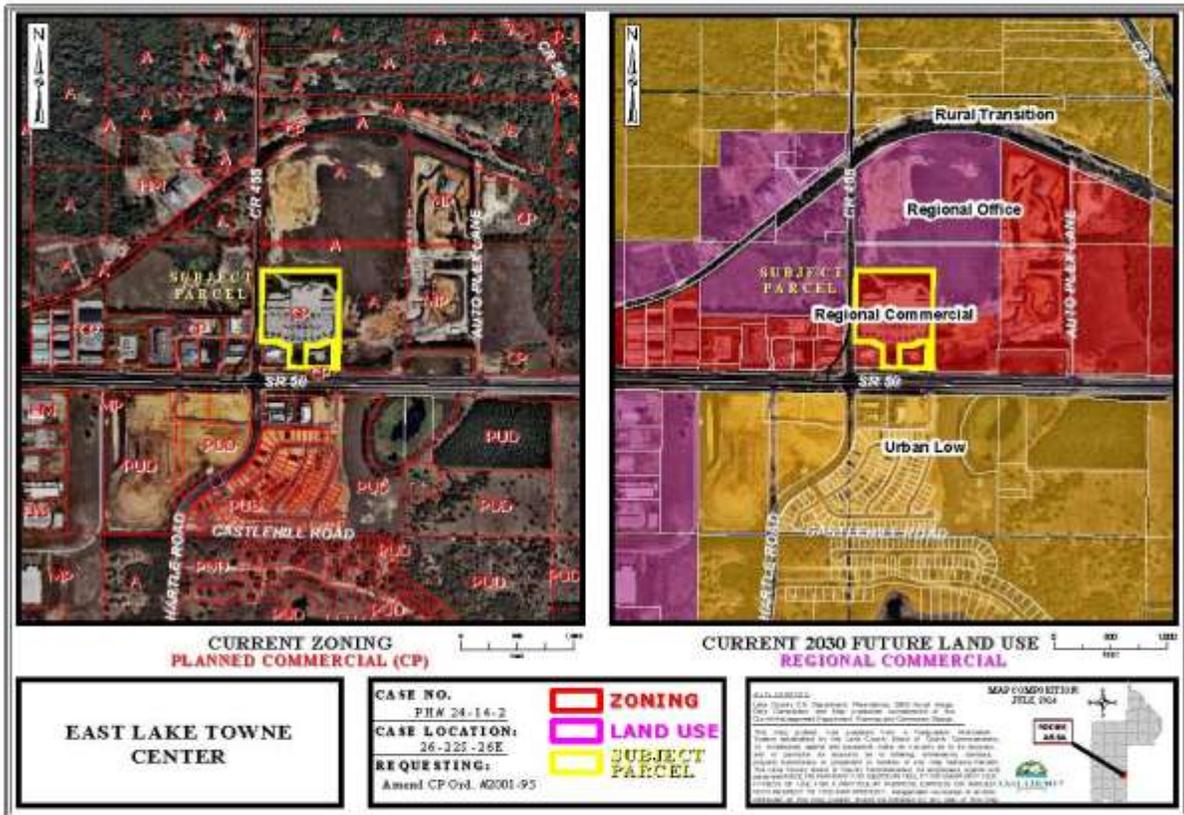
The Consent Agenda contains items that are recommended for approval and that are not controversial. The Planning & Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

Tab 1	PH# 24-14-2	East Town Center CP Rezoning
Tab 2	PH# 25-14-1	Powers Property Rezoning
Tab 3	CUP# 14/9/1-5	Village Pet Spa
Tab 4	LPA# 14/9/3-3	Jackson Small Scale Amendment (Adoption)
Tab 5	LPA# 13A/8-2T	Economic Development Overlay District (Transmittal)
VII. Postponements		
	LPA# 14/9/2-3	CR 473 Minor Commercial Corridor
	LPA# 14/9/1-4	Heritage Green

VIII. Other Business

IX. Adjourn

CASE NO: PH# 24-14-2
TAB NO: 1
OWNER: East Towne Center, LLC
APPLICANT: Ellen Avery Smith, Rogers Towers, P.A.
PROJECT NAME: East Lake Towne Center
GENERAL LOCATION: East Clermont area, at the northeast corner of the CR 455 and SR 50 intersection.



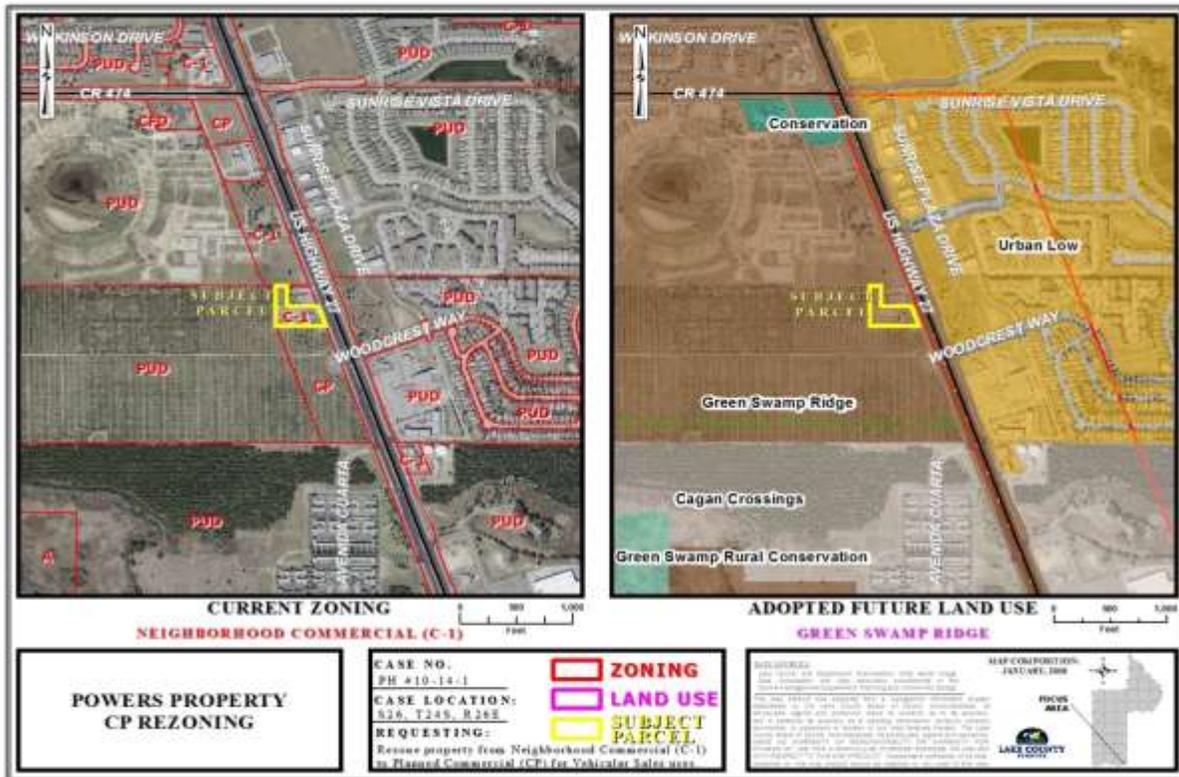
REQUESTED ACTION: Amend CP Ordinance 2001-95 to add new commercial uses with a new ordinance.

SIZE OF PARCEL: 12+/- acres

FUTURE LAND USE: Ellen Avery Smith, Rogers Towers, P.A.

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

CASE NO: PH# 25-14-1
TAB NO: 2
OWNER: Alma Powers Trustee
APPLICANT: Gilles Paul DuPuis
PROJECT NAME: Powers Property
GENERAL LOCATION: Clermont area, 1213 US Highway 27



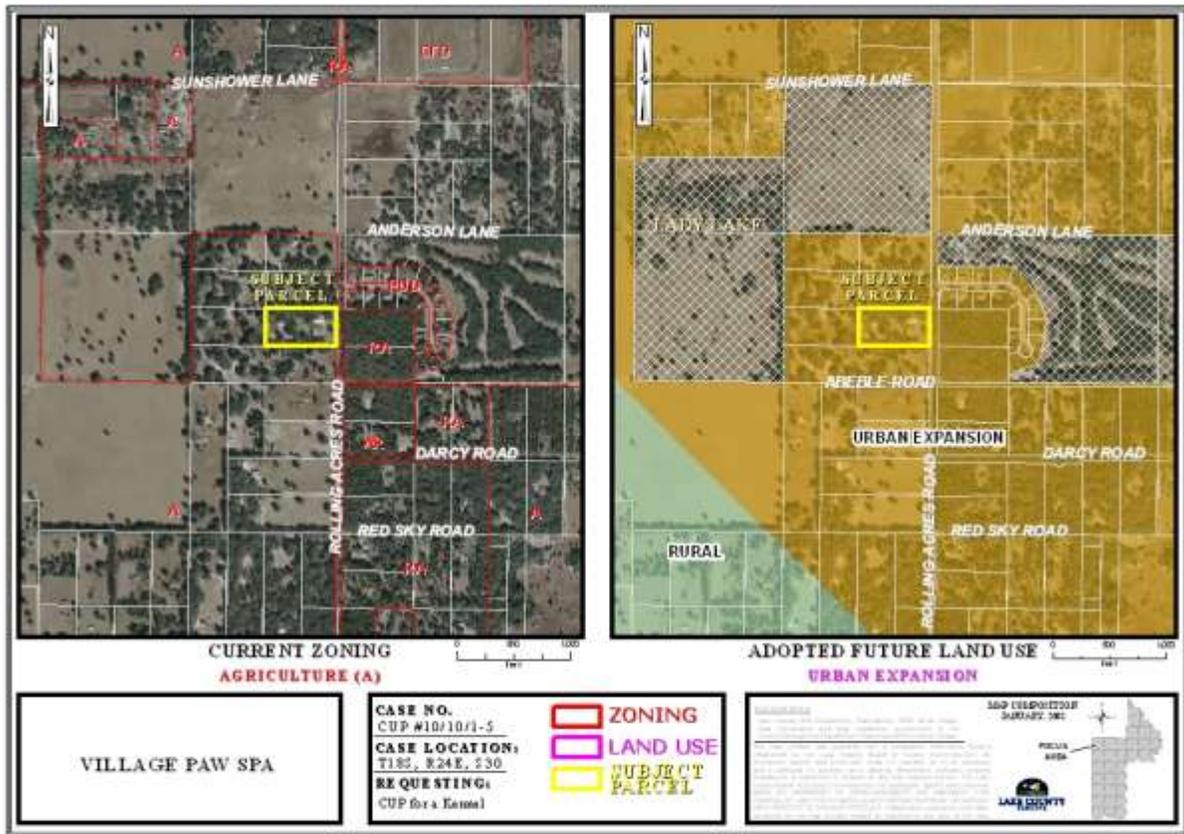
REQUESTED ACTION: Amend the Planned Commercial (CP) Ordinance #2014-31 to add Retail, Professional Office, Banquet Hall and limited Restaurant uses with new ordinance.

SIZE OF PARCEL: 2.17+/- acres

FUTURE LAND USE: Green Swamp Ridge

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

CASE NO: PH# 14/9/1-5
TAB NO: 3
OWNER: Chlann Go Brach, LLC
APPLICANT: Marcia L. Gosline
PROJECT NAME: Village Pet Spa
GENERAL LOCATION: Lady Lake area, 37601 Rolling Acres Road.



REQUESTED ACTION: Amend existing CUP to add kennel building to house 40 additional dogs and cats with new CUP ordinance.

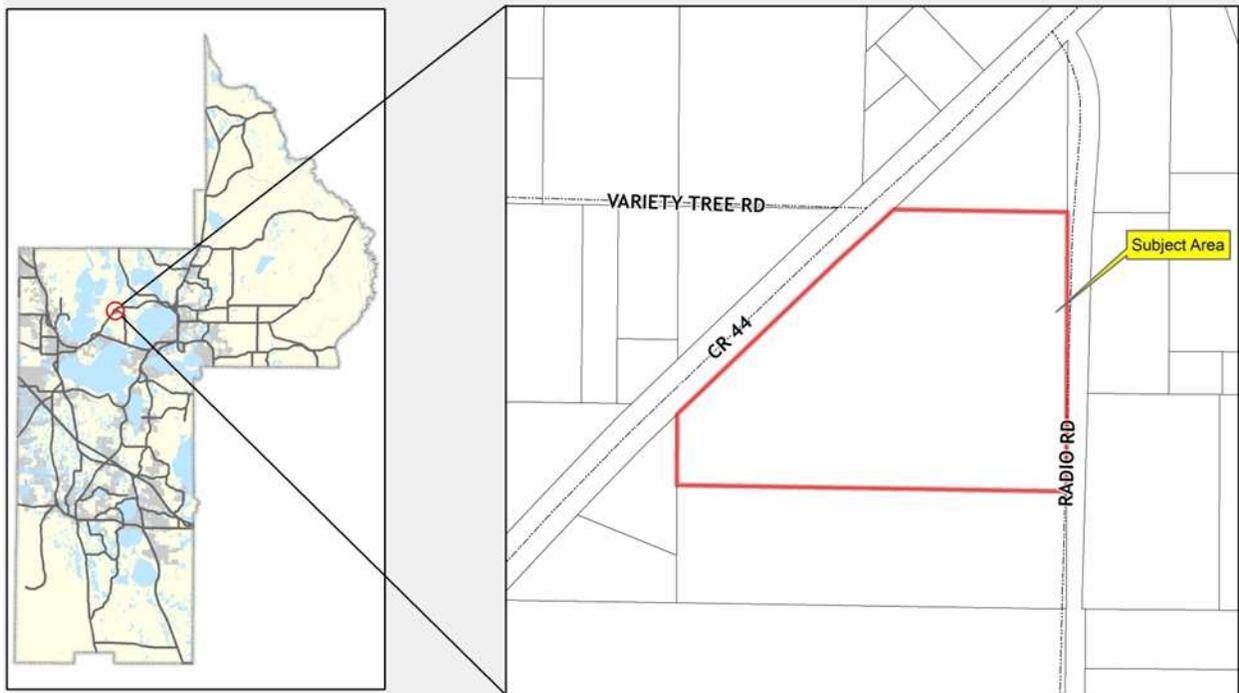
SIZE OF PARCEL: 5+/- acres

FUTURE LAND USE: Urban Low Density

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

**LPA#14/9/3-3
Jackson Comprehensive Plan Amendment
Lisbon Area**

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 REGIONAL COMMERCIAL FUTURE LAND USE CATEGORY TO URBAN LOW FUTURE LAND USE CATEGORY FOR THE PROPERTY LOCATED SOUTHEAST OF COUNTY ROAD 44, IN THE LISBON AREA, WITH ALTERNATE KEY NUMBER 1388678, AS SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Staff recommends **APPROVAL** of the adoption of the proposed Comprehensive Plan Map Amendment.

**ORDINANCE 2013-
LPA#13A/8-2T
Economic Development Overlay District**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING CHAPTER I, FUTURE LAND USE ELEMENT BY AMENDING POLICY I-1.3.6, ENTITLED “REGIONAL OFFICE FUTURE LAND USE CATEGORY”; AND AMENDING I.1.3.7, ENTITLED “REGIONAL COMMERCIAL FUTURE LAND USE CATEGORY” TO ADD ECONOMIC OVERLAY DISTRICT USES AS A TYPICAL USE INTO THE AFOREMENTIONED FUTURE LAND USE CATEGORIES; AMENDING THE ECONOMIC DEVELOPMENT DISTRICT OVERLAY MAP OF THE FUTURE LAND USE MAP SERIES NUMBER 20 TO INCLUDE THE AFOREMENTIONED FUTURE LAND USE CATEGORIES; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Staff Recommendation: APPROVE transmittal of the proposed amendment.