



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

SEPTEMBER 4, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 9/4/13
BCC: 9:00 a.m.9/24/13

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	District 3
Leslie Campione, Chairman	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
Brian T. Sheahan, AICP, Planning 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
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
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
September 4, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
September 24, 2013

- 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# 20-11-1	Hillcrest Memorial Gardens Rezoning
Tab 2	PH# 16-13-5	Lake Warehouse & Storage Rezoning
Tab 3	CUP# 13/9/1-4	Cheryl's Doggie Day Spa Conditional Use Permit
Tab 4	PH# 15-13-5	Camp Boggy Creek Community Facility District Amendment
Tab 5	PH# 17-13-4	Bailey Planning Unit Development Amendment

VI. Regular Agenda

Tab 6	PH# 13-13-4	Sanders/Duke Energy Rezoning
Tab 7	CUP# 12/7/1-1A	Revolution Driving Experience Conditional Use Permit Amendment

VII. Other Business

Presentation on Economic Development Comprehensive Plan Overlay

VIII. Adjourn

CASE NO: PH# 20-11-1

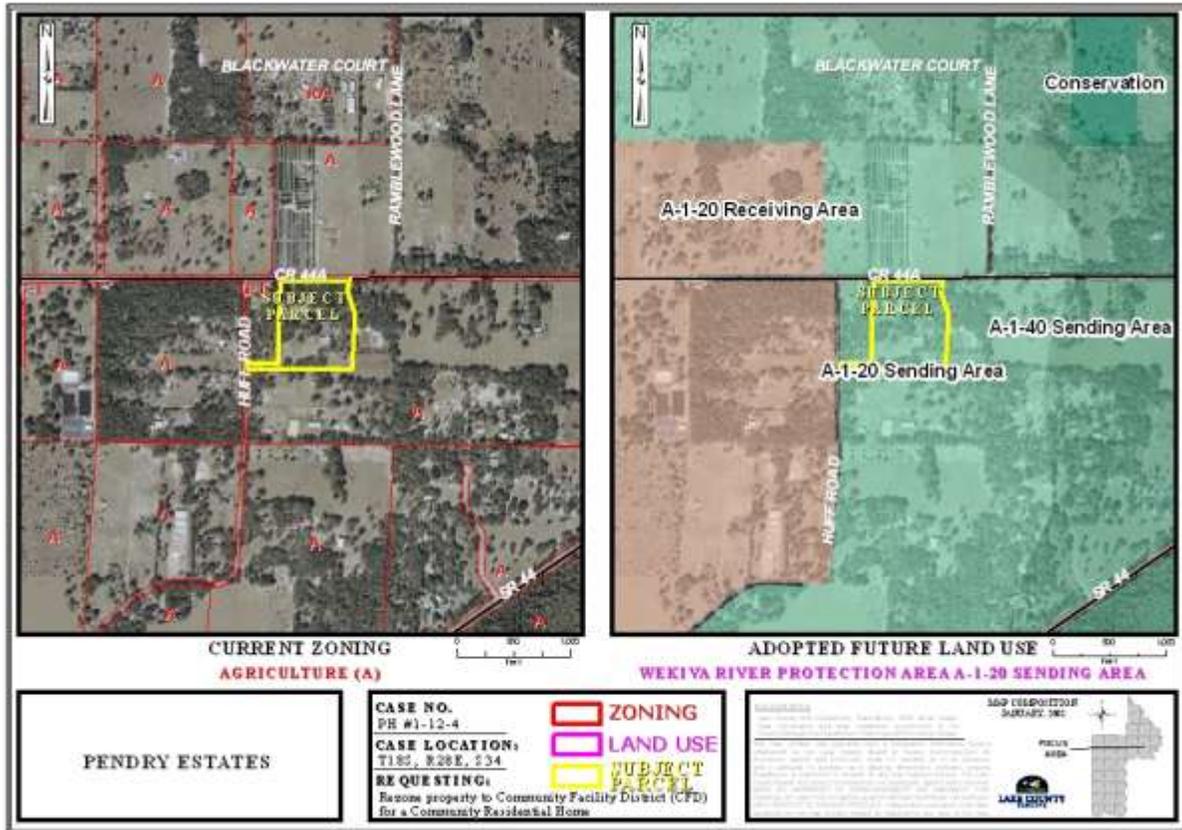
TAB NO: 1

OWNER: Hillcrest Memorial Gardens

APPLICANT: Jim Semesco

PROJECT NAME: Hillcrest Memorial Gardens

GENERAL LOCATION: Leesburg area, Southwest of County Road 25A and Owens Road intersection.



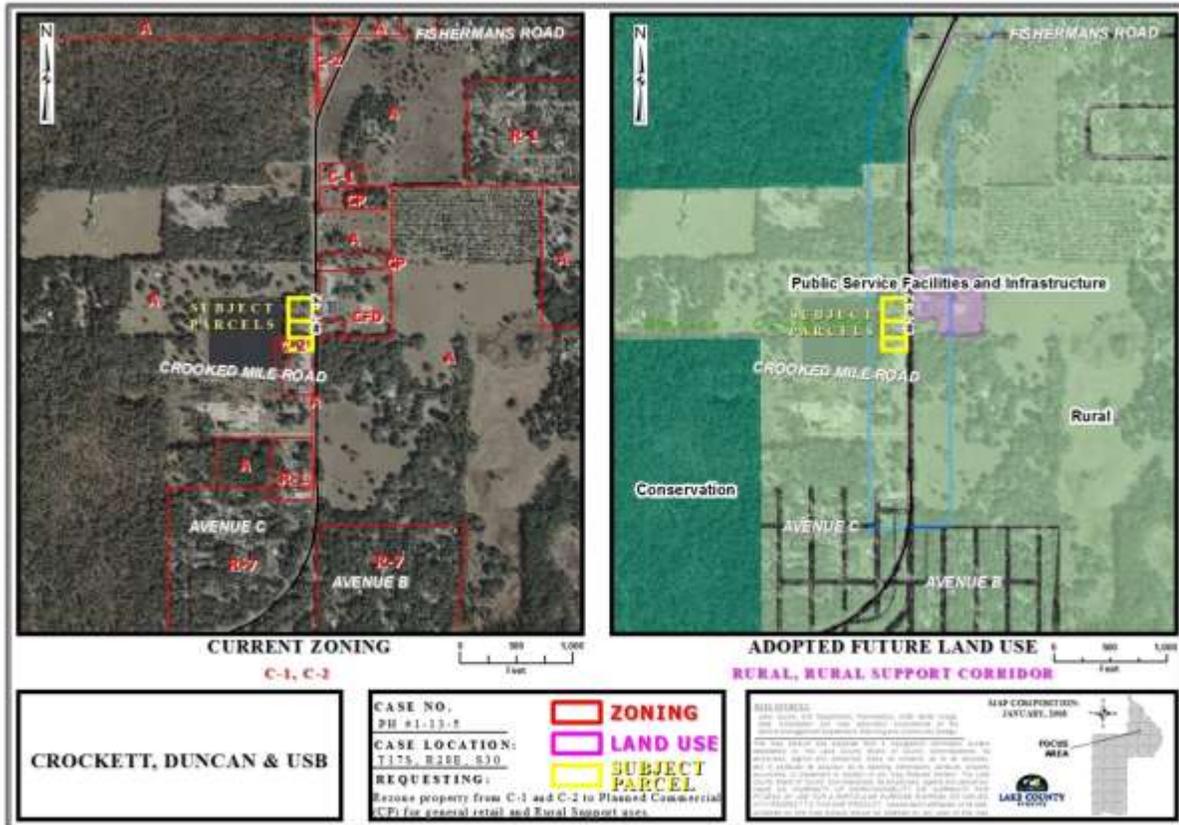
REQUESTED ACTION: Amend the Community Facility District (CFD) Zoning District to add the use of a crematory to the uses authorized by Ordinance #2008-3 and CUP #450-2.

SIZE OF PARCEL: 25.74 +/- acres

FUTURE LAND USE: Green Swamp Core Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL**

CASE NO: PH# 16-13-5
TAB NO: 2
OWNER: Richard Bazinet
APPLICANT: Richard Bazinet
PROJECT NAME: Lake Warehouse & Storage Astor, LCC
GENERAL LOCATION: Astor area, North of State Road 40.



REQUESTED ACTION: Amend the Planned Commercial (CP) Ordinance #2005-25 to add Regional Commercial uses.

SIZE OF PARCEL: 2.56 +/- acres

FUTURE LAND USE: Regional Commercial/Minor Commercial Corridor

STAFF RECOMMENDATION: Staff recommends **APPROVAL**

CASE NO: CUP #13/9/1-4

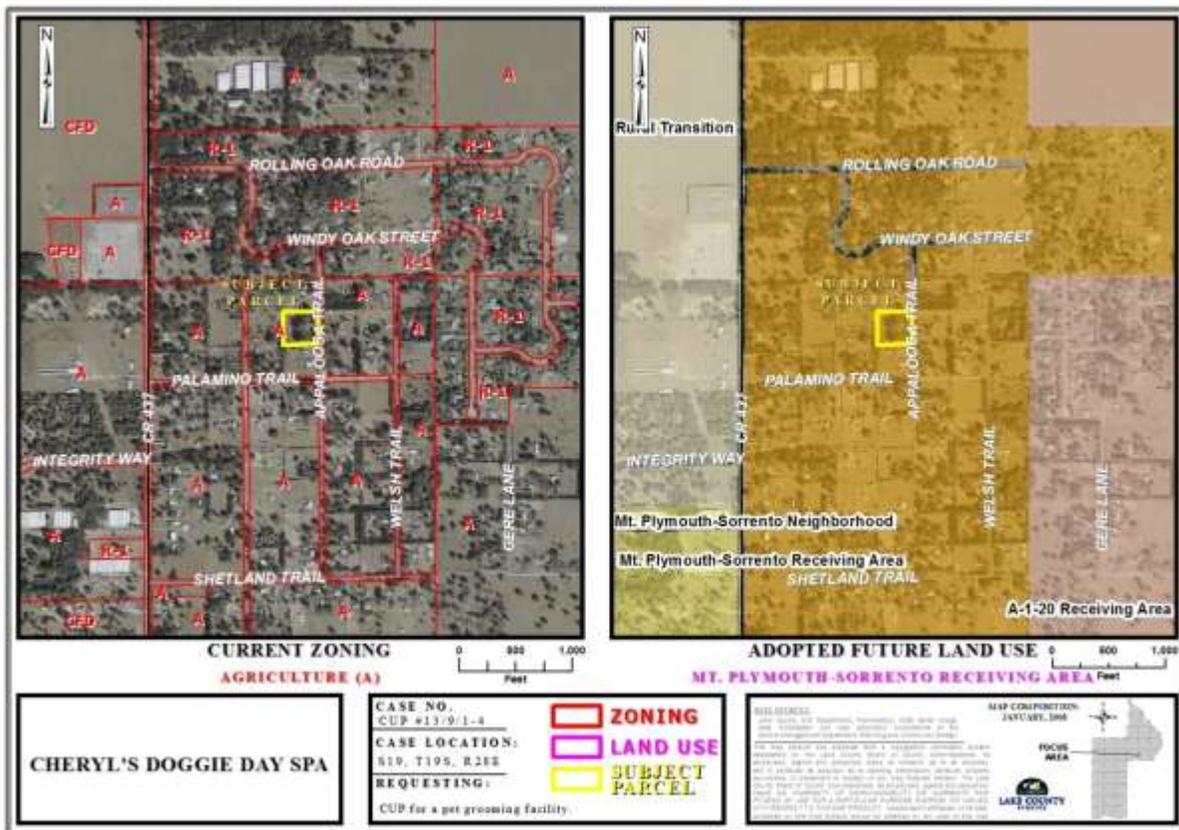
TAB NO: 3

OWNER: Caroline & Nelson Sitton

APPLICANT: Caroline & Nelson Sitton

PROJECT NAME: Cheryl's Doggie Day Spa

GENERAL LOCATION: Sorrento area, East of County Road 437, Northwest of Appaloosa Trail and Palamino Trail intersection.



REQUESTED ACTION: Conditional Use Permit (CUP) in Agriculture zoning to allow a pet grooming facility.

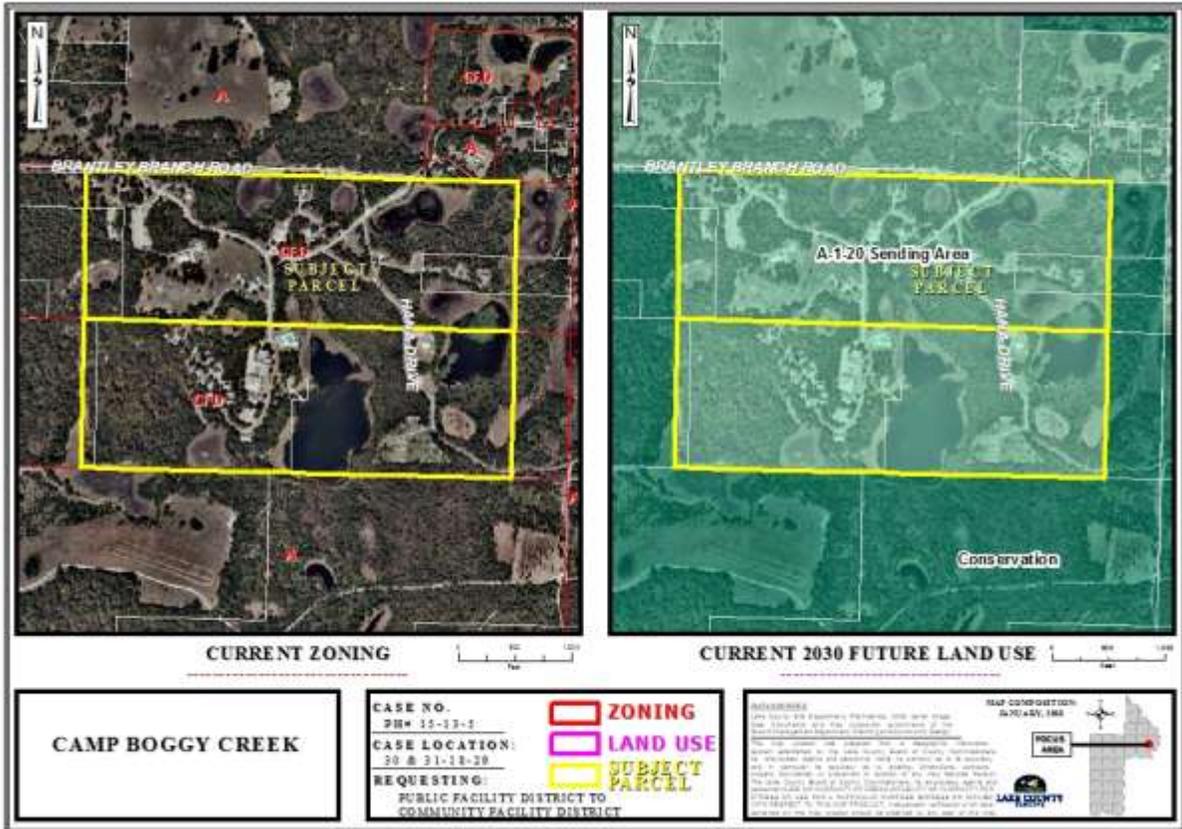
SIZE OF PARCEL: 2 +/- acres

FUTURE LAND USE: Wekiva River Protection Area /Mt. Plymouth-Sorrento Receiving Area

STAFF RECOMMENDATION: Staff recommends **APPROVAL**

CASE NO: PH #15-13-5
TAB NO: 4
OWNER: The Boggy Creek Gang, Inc.
APPLICANT: The Boggy Creek Gang, Inc.
PROJECT NAME: Camp Boggy Creek

GENERAL LOCATION: The southeast corner of the County Road 44 and Brantley Branch Road intersection



REQUESTED ACTION: Amend existing Community Facility District (CFD) Ordinance #26-93 & Ord. #49-85 to clarify & add new uses to existing development.

SIZE OF PARCEL: approx. 230- acres

FUTURE LAND USE: Wekiva River Protection Area A-1-20/Sending Area (WRPA A-1-20)

STAFF RECOMMENDATION: Staff recommends **APPROVAL**

CASE NO: PH #17-13-4

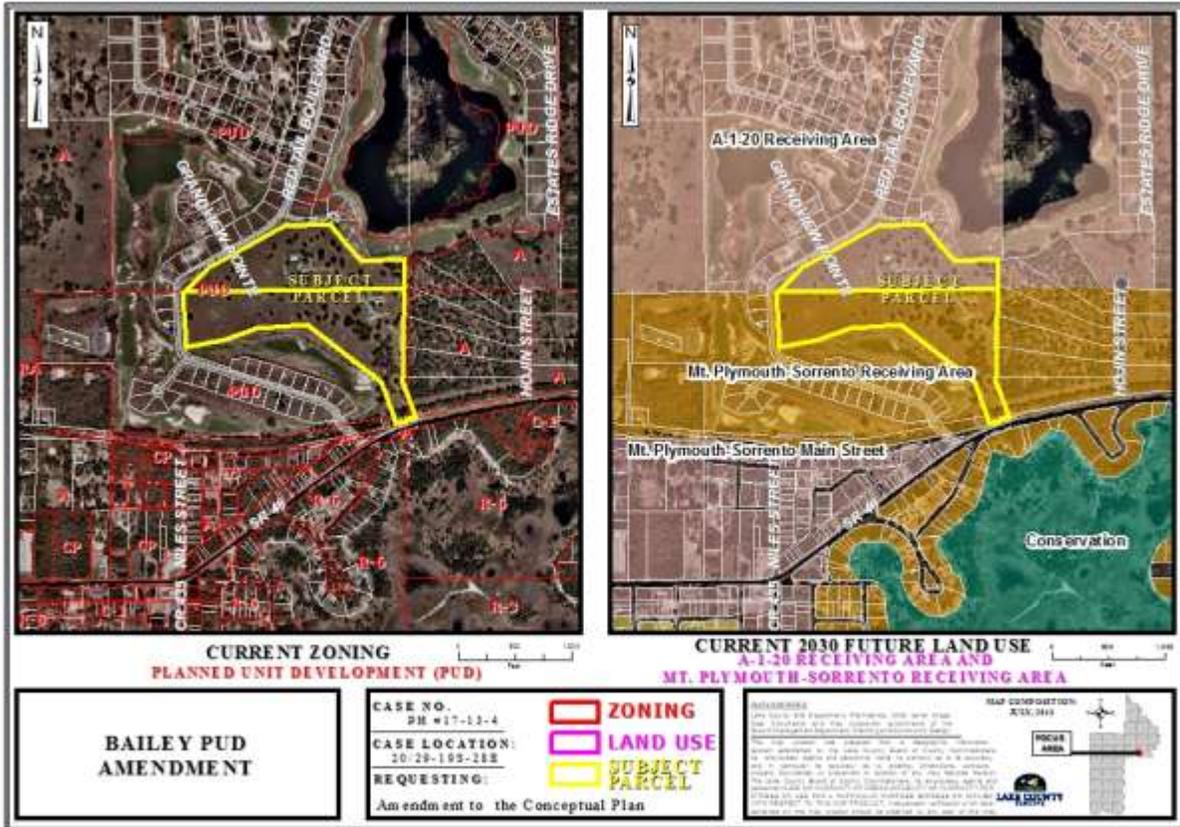
TAB NO: 5

OWNER: Timothy J. Bailey

APPLICANT: Timothy W. Green, Green Consulting Group, Inc.

PROJECT NAME: Bailey Planned Unit Development (PUD) Amendment Rezoning

GENERAL LOCATION: Mount Plymouth area, State Road 46 east of the Heathrow Country Estates entrance



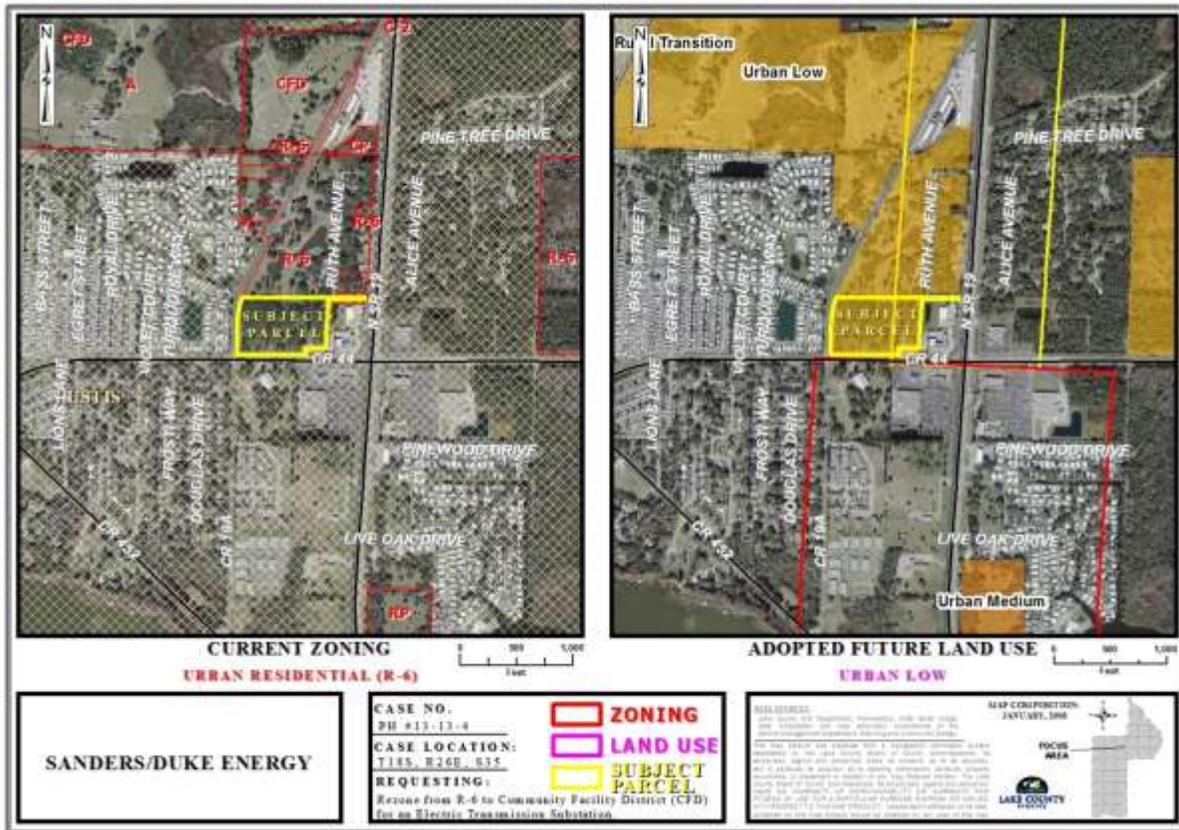
REQUESTED ACTION: The Applicant is requesting to amend Planned Unit Development (PUD) Ordinance #2012-52 to revise the distribution of dwelling units, with no density increase and amend landscaping conditions. Ordinance #2012-52 will then be rescinded and replaced with a new Ordinance.

SIZE OF PARCEL: 39.62 +/- acres

FUTURE LAND USE: Wekiva River Protection Area WRPA-A-1-20 Receiving Area & Mt. Plymouth/Sorrento (MPS) Receiving Area

STAFF RECOMMENDATION: Staff recommends **APPROVAL**

CASE NO: PH# 13-13-4
TAB NO: 6
OWNER: Barbara & William Sanders Trustees
APPLICANT: Ulay Thompson - Duke Energy
PROJECT NAME: Sanders/Duke Energy
GENERAL LOCATION: Eustis Area, Northeast corner of County Road 44 and County Road 19A intersection



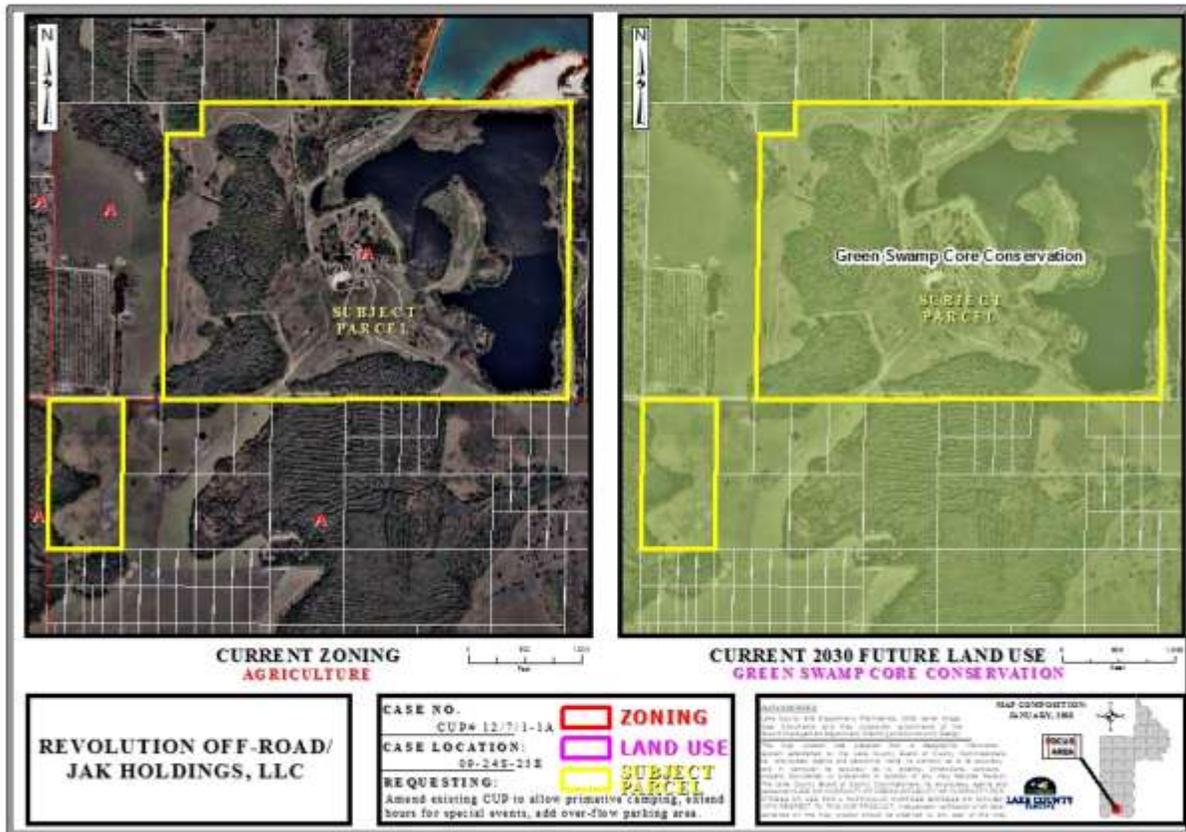
REQUESTED ACTION: Rezone property from Urban Residential (R-6) to Community Facility District (CFD) for an Electric Transmission Substation

SIZE OF PARCEL: 8.84 +/- acres

FUTURE LAND USE: Urban Low and Minor Commercial Corridor

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions

CASE NO: CUP #12/7/1-1A
TAB NO: 7
OWNER: Kevin and Audrey Jowett
APPLICANT: Kevin Jowett
PROJECT NAME: LLC/Revolution Off Road
GENERAL LOCATION: Clermont area, southeast of the State Road 33 and County Road 561 intersection



REQUESTED ACTION: Conditional Use Permit (CUP) in Agriculture zoning to allow outdoor sports and recreation uses

SIZE OF PARCEL: 215.14 +/- acres

FUTURE LAND USE: Green Swamp Core Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL**