



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

SEPTEMBER 5, 2012

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800

P&Z: 9:00 a.m. 9/5/12

BCC: 9:00 a.m. 9/11/12

BCC: 9:00 a.m. 9/25/12

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 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

Board of County Commissioners

Jennifer Hill, Vice Chair	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chairman	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

September 5, 2012

AND

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

September 11, 2012 (special meeting) and September 25, 2012

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

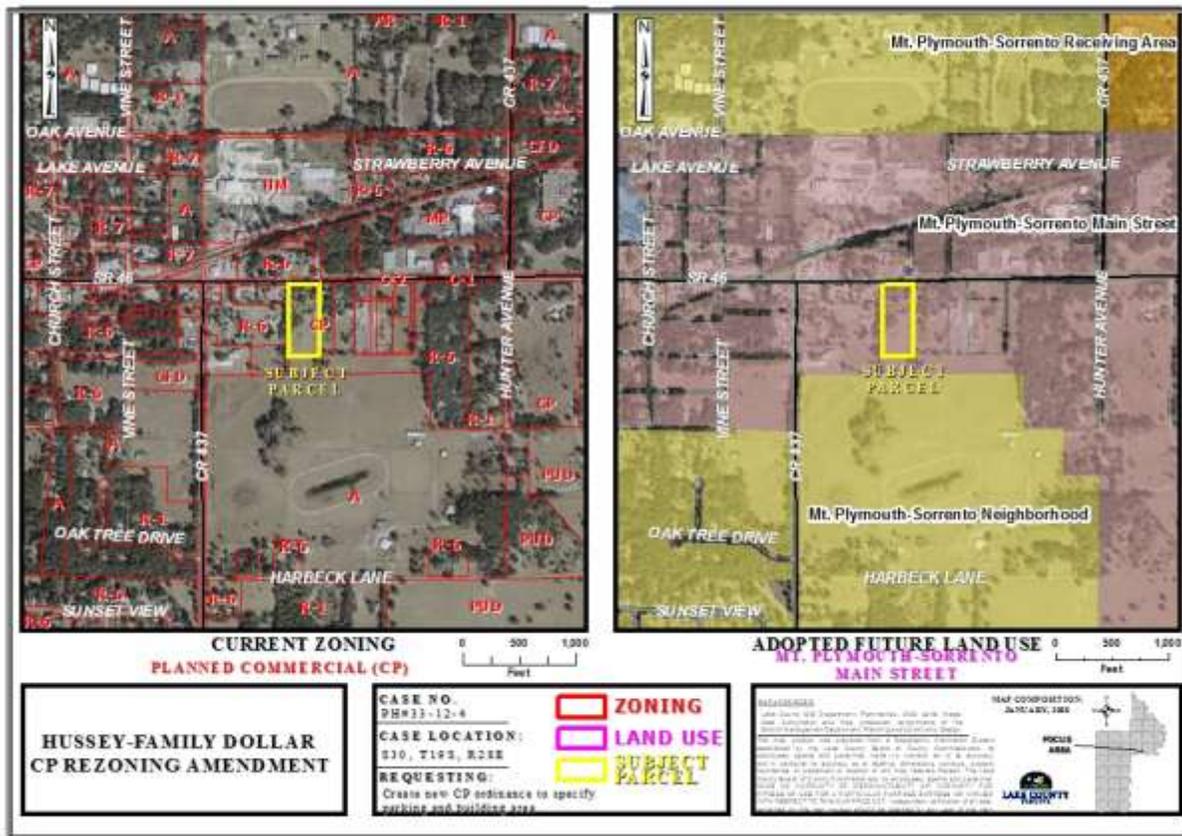
The Consent Agenda contains items that are recommended for approval and that are not controversial. The Planning & Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda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

Tab 1	CUP#12/9/1-1	A. & S. Bacon/D. & R. McCreedy Saddlewood Stables CUP
Tab 2	PH#33-12-4	Stephens-Barrios Engineering,LLC/Hussey, Jr. Family Dollar CP rezoning amendment
VI. <u>Regular</u>		
Tab 3	PH#30-12-4	K. Phan/Thanh An Buddhist Center, Inc. Thanh An Buddhist CFD rezoning
Tab 4	CUP#12/9/2-2	T. Roper, Trustee/J. Simpkins Simpkins-Roper Rock-on-Adventures CUP
Tab 5	CUP#12/10/1-1	R. & E. Barton Horses with a Mission CUP
Tab 6	CUP#12/4/1-1 (aka CUP#12/4/1-2)	J. Tirri/T. Tirri Off-Road Hummer Adventure CUP
Tab 7	PH#31-12-5	G. Beliveau/T. Warriner/Grand Oaks Holding, LLC Grand Oaks Holding CUP
VII. <u>Amendments to LDR</u>		
Tab 8	Ordinance 2012-XX	Lake County Amending Chapter 11, Signs

VIII. Other Business

IX. Adjourn

CASE NO: PH#33-121-4
TAB NO: 2
OWNER: Joseph N. Hussey, Jr
APPLICANT: Stephens & Barrios/Carlos Barrios, P.E.
PROJECT NAME: Hussey-Family Dollar CP rezoning amendment
GENERAL LOCATION: Mt. Plymouth-Sorrento area, along southern SR 46 ROW, 24140 SR 46



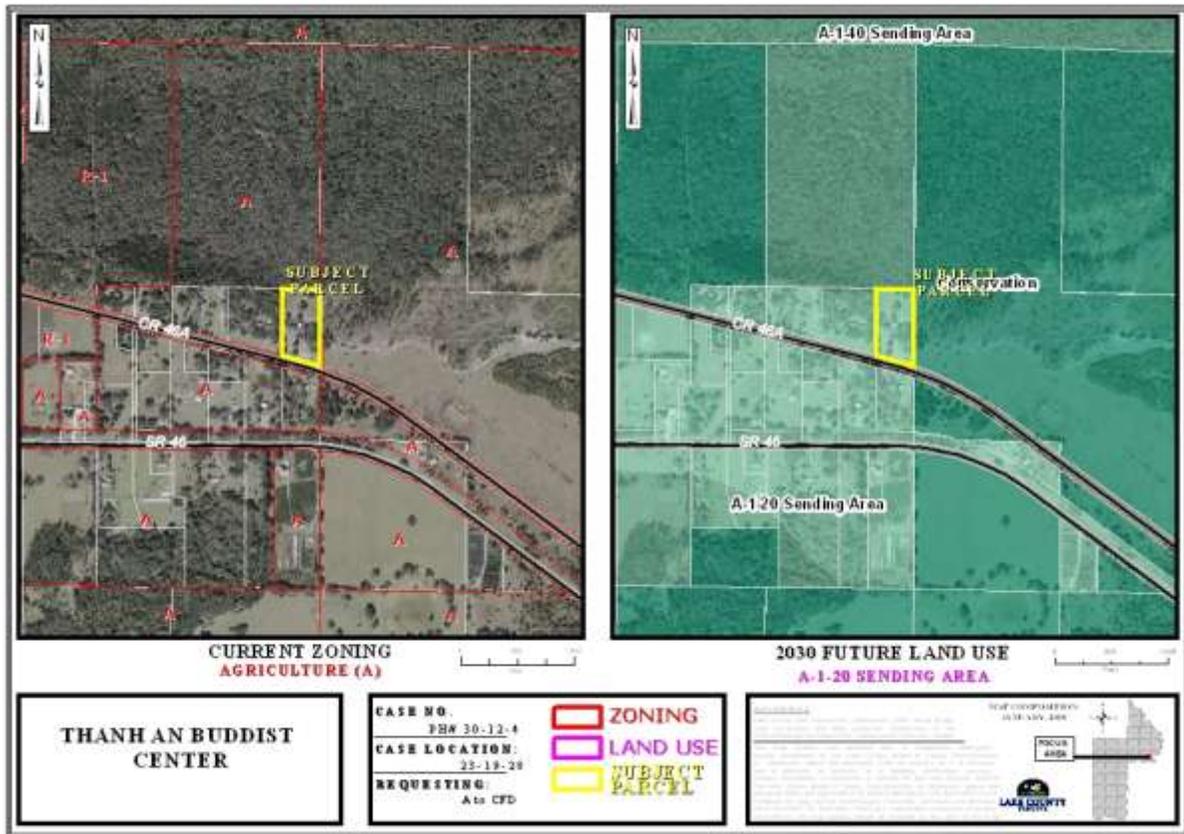
REQUESTED ACTION: The Applicant seeks to amend the parking requirements of Planned Commercial (CP) Ordinance #2012-34 to facilitate additional parking areas for commercial uses on the property.

SIZE OF PARCEL: 3.87 +/- acres

FUTURE LAND USE: Mt. Plymouth-Main Street

STAFF RECOMMENDATION: Staff recommends **APPROVAL** to replace Ordinance #2012-34 with a new Ordinance, with conditions, to facilitate additional parking areas for multiple commercial uses.

CASE NO: PH#30-12-4
TAB NO: 3
OWNER: Thanh An Buddhist Center, Inc.
APPLICANT: Khoi Phan
PROJECT NAME: Thanh An Buddhist Center
GENERAL LOCATION: Sorrento Area, 28933 County Road 46A.



REQUESTED ACTION: Rezone property from Agriculture (A) to Community Facility District (CFD) for a meditation practice center, religious worship and related uses.

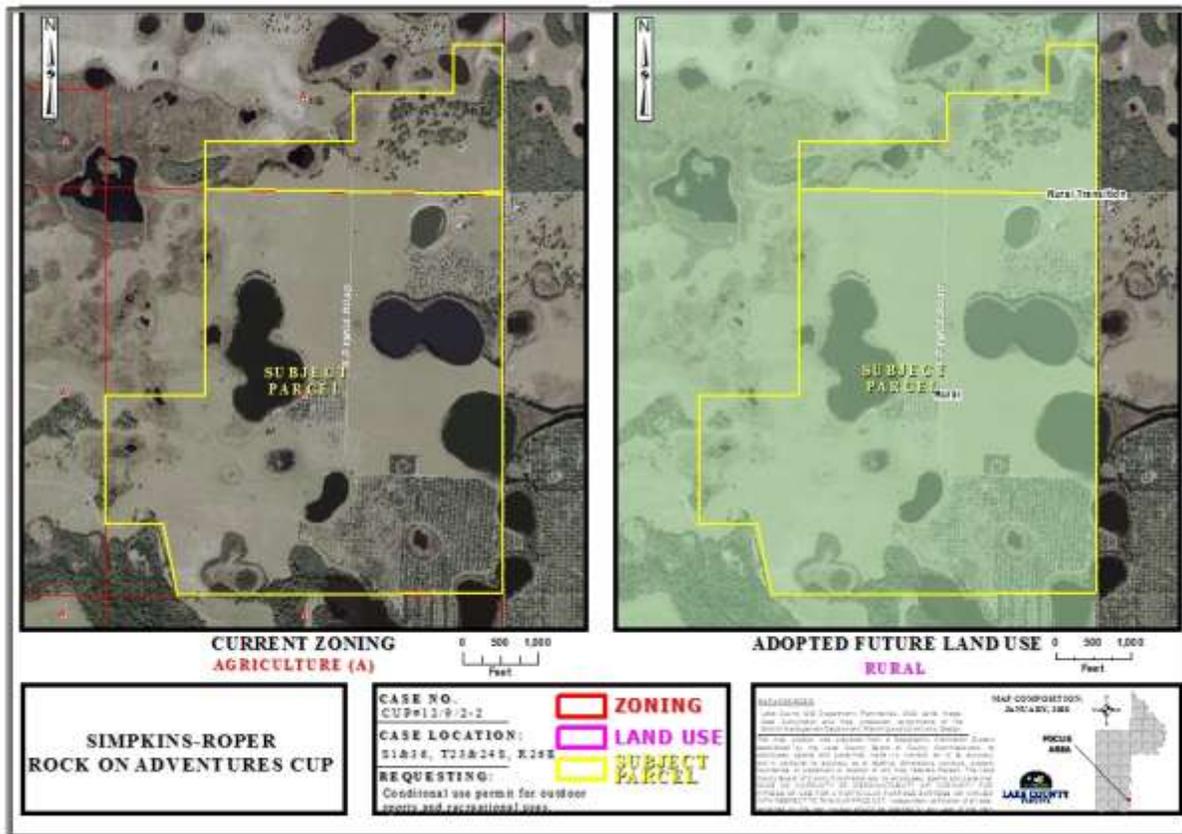
SIZE OF PARCEL: 4.77 +/- acres

FUTURE LAND USE: Wekiva A-1-20 Sending Area

STAFF RECOMMENDATION: Staff recommends **APPROVAL**, the CFD rezoning with conditions.

CASE NO: CUP#121/9/2-2
TAB NO: 4
OWNER: T. Roper, Trustee
APPLICANT: Jonny Simpkins
PROJECT NAME: Simpkins-Roper Rock on Adventures

GENERAL LOCATION: South Lake County, northwest of Old YMCA Road, immediately west of the Orange County line, 17830 Old YMCA Road.



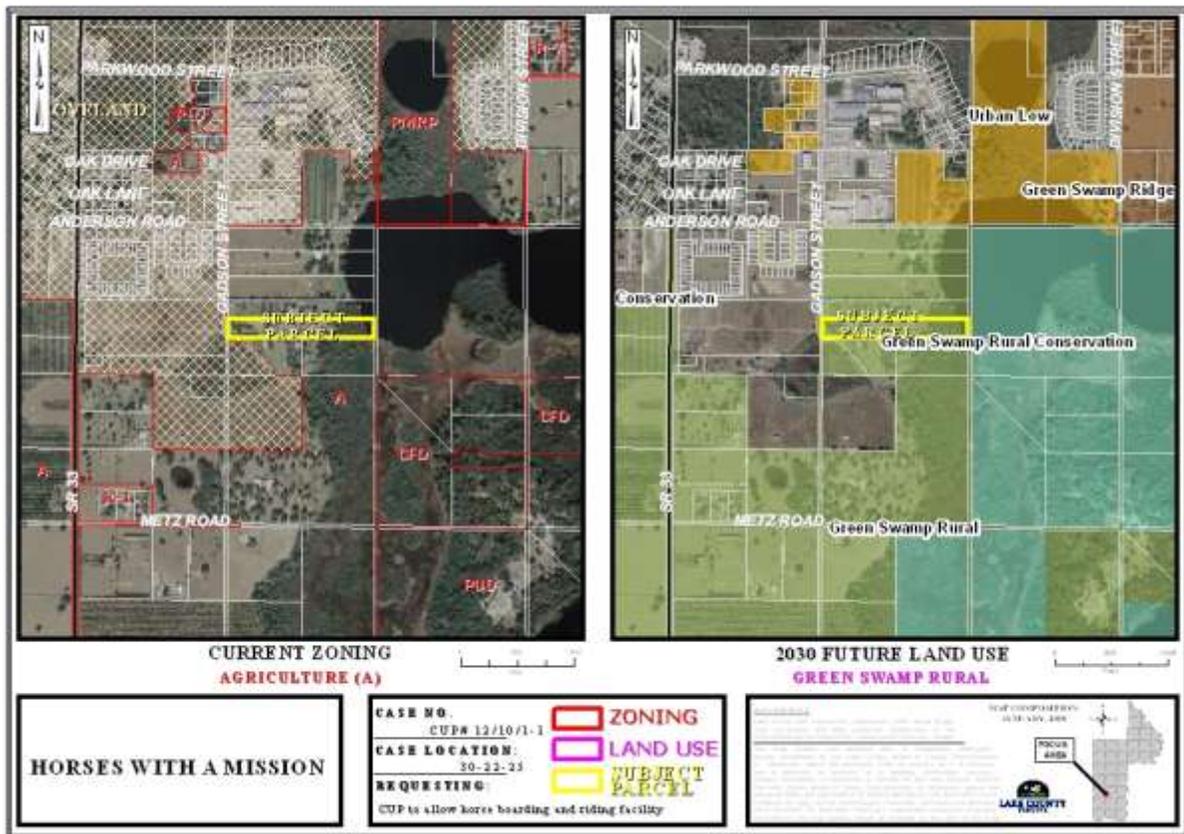
REQUESTED ACTION: The Applicant is requesting to conduct outdoor recreation uses within Agriculture (A) Zoning.

SIZE OF PARCEL: 647 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request for a Conditional Use Permit, subject to the conditions.

CASE NO: CUP12/10/1-1
TAB NO: 5
OWNER: Elaine Barton
APPLICANT: Roy and Elaine Barton
PROJECT NAME: Horses with a Mission
GENERAL LOCATION: Groveland Area, east of SR 33 and south of SR 50, 13820 Gadson Street..



REQUESTED ACTION: Conditional Use Permit approval in the Agriculture (A) Zoning District in the Green Swamp Area of Critical State Concern to allow a Riding Stable/Academy use.

SIZE OF PARCEL: 5.0 +/- acres

FUTURE LAND USE: Green Swamp Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit request for a Riding Stable/Academy use, with conditions.

CASE NO: CUP#12/4/1-1 (aka CUP#12/4/1-2)

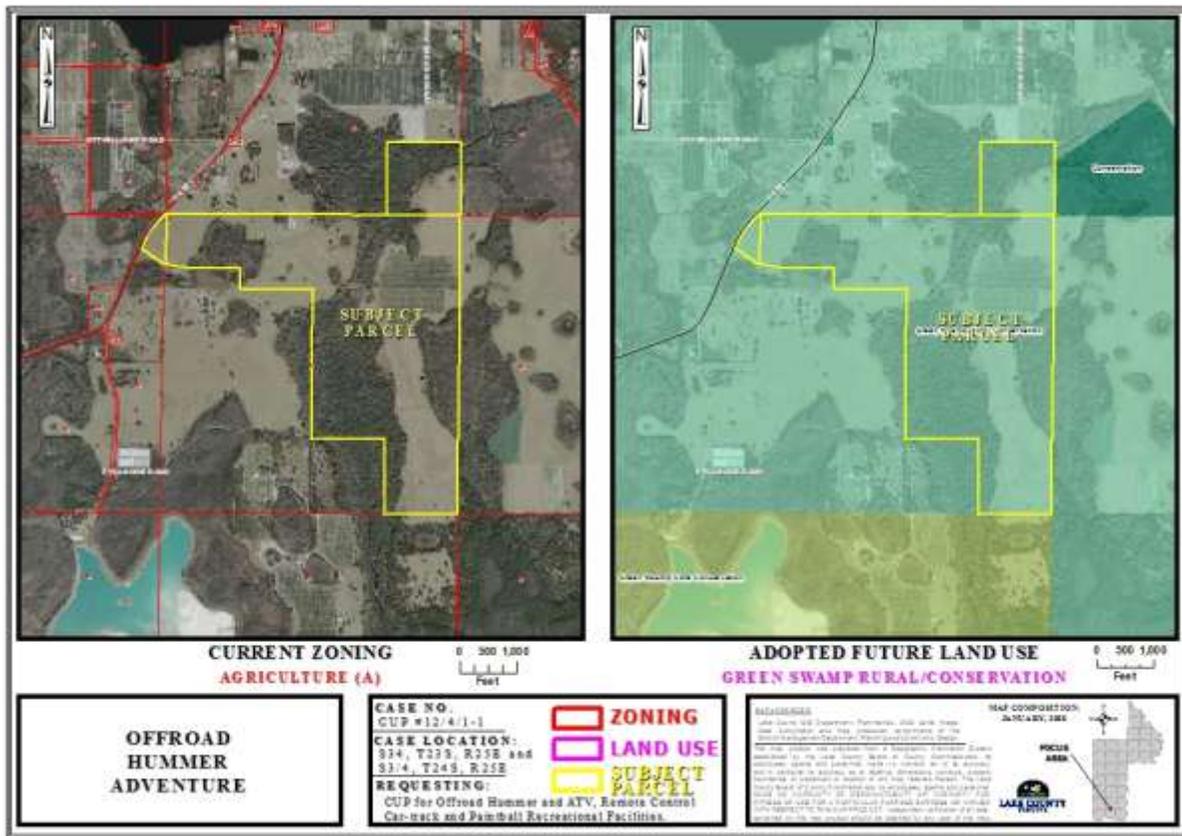
TAB NO: 6

OWNER: Justin Tirri

APPLICANT: Tracey Tirri

PROJECT NAME: Off Road Hummer Adventure

GENERAL LOCATION: Clermont area, Southeast of CR 561/Ott Williams Road intersection, 5920 CR 561.



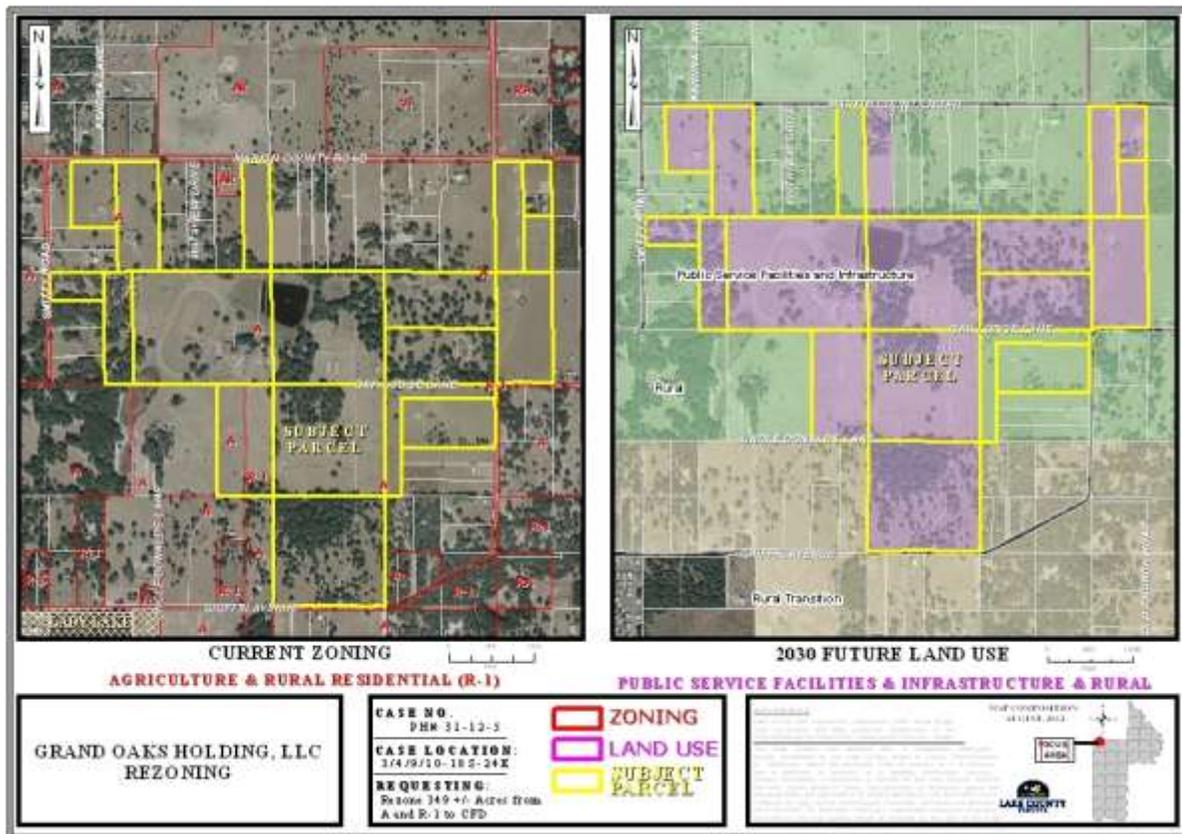
REQUESTED ACTION: Conditional Use Permit approval the Agriculture (A) Zoning District within the to allow outdoor recreational uses for off road driving course of Hummer and All-Terrain Vehicles (ATV), remote control car track, paintball, customer center (concession/snack/office/training), including the use of the existing building for a vehicle maintenance facility.

SIZE OF PARCEL: 189.5 +/- acres

FUTURE LAND USE: Green Swamp Rural/Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit request for an outdoor recreational use, with conditions.

CASE NO: PH#31-12-5
TAB NO: 7
OWNER: Grand Oaks Holding LLC – Thomas Warriner.
APPLICANT: Greg Beliveau – LPG Urban & Regional Planners, Inc.
PROJECT NAME: Grand Oaks Holding CFD Rezoning
GENERAL LOCATION: Lady Lake area, east of CR25A, 3000 Marion County Road.



REQUESTED ACTION: Rezone Agriculture (A) and Rural Residential (R-1) to Community Facilities District (CFD) Zoning District for existing equestrian museum and equestrian training & educational facility and support facilities allowed under Conditional Use Permit (CUP#1/7/3-5), to include a 50,000 SF equine arena, amphitheater, 24-room lodge, 19-guest cabins, and private heliport use.

SIZE OF PARCEL: 349 +/- acres

FUTURE LAND USE: Rural & Public Service Facilities and Infrastructure

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request, with conditions, for an equestrian museum and equestrian training facility together with associated accessory uses.

CASE NO: Lake County Sign Ordinance Amendment – Farm Signs

TAB NO: 8

ORDINANCE NO. 2012-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED “DEFINITIONS”, TO DELETE THE DEFINITIONS OF “AGRICULTURAL SIGN” AND “FARM BUILDING” AND TO ADD THE STATUTORY DEFINITIONS FOR “FARM”, “FARM PRODUCT” AND “FARM SIGN”; AMENDING CHAPTER XI, ENTITLED “SIGNS”, SECTION 11.00.00, ENTITLED “PURPOSE AND INTENT”, SECTION 11.01.03, ENTITLED “PROHIBITED SIGNS”, AND SECTION 11.01.04, ENTITLED “EXEMPT SIGNS”, TO ADD AN EXEMPTION FOR REGULATION OF FARM SIGNS AND TO DELETE REFERENCES TO AGRICULTURAL SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAKE COUNTY CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment to the Sign Ordinance.