



# LAKE COUNTY PLANNING & ZONING BOARD AGENDA

## NOVEMBER 28, 2012

### Location & Time

Commission Chambers  
County Admin. Building  
315 West Main Street  
Tavares, FL 32778-7800  
**P&Z: 9:00 a.m. 11/28/12**  
**BCC: 9:00 a.m. 12/18/12**

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

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  
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](mailto:planning@lakecountyfl.gov).**

**LAKE COUNTY PLANNING & ZONING BOARD**  
**November 28, 2012**  
AND  
**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**December 18, 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.

<b>Tab 1</b>	<b>PH#35-12-4</b>	Edward & Virginia Traylor Traylor Property rezoning
<b>Tab 2</b>	<b>PH#36-12-4</b>	City of Eustis/P. Berg/Sorrento Solar Farm LLC Sorrento Solar Farm rezoning amendment

**VI. Comprehensive Plan Amendment**

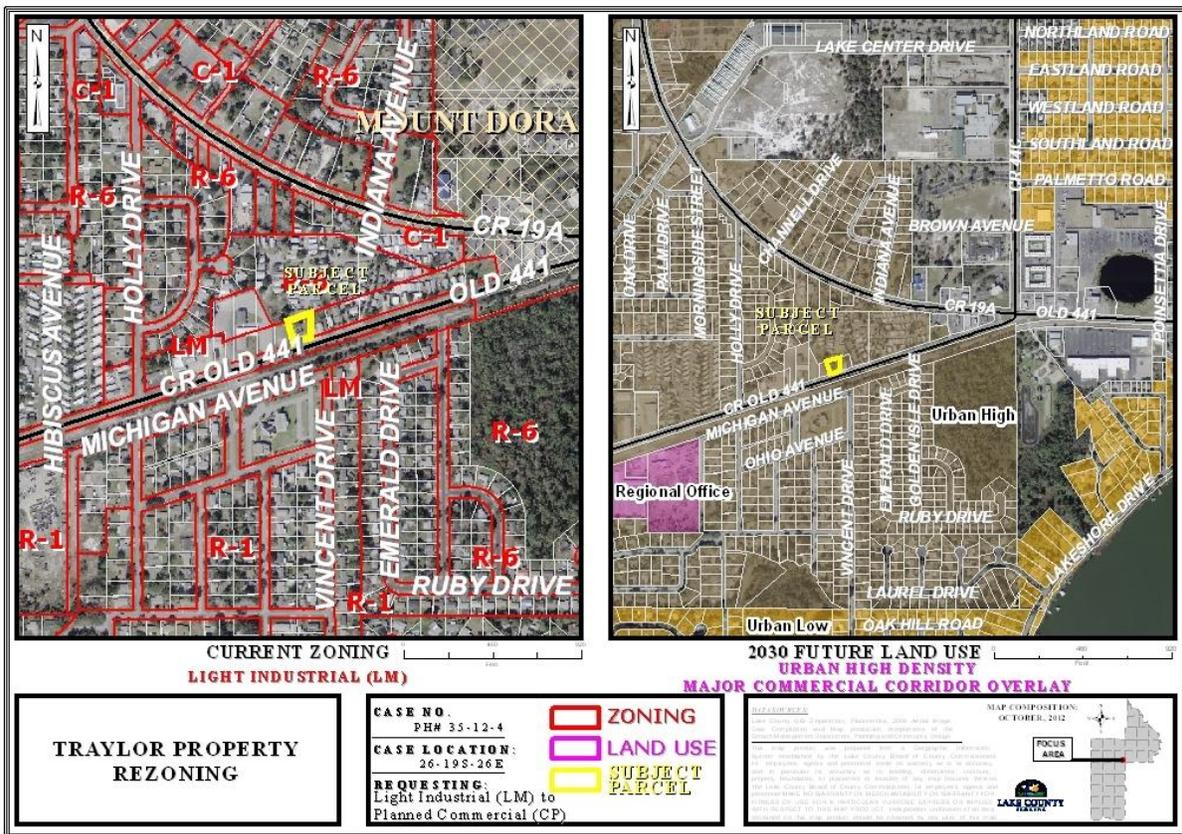
<b>Tab 3</b>	<b>LPA #12/5-2</b>	Rural Support Corridor Amendment
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**VII. Other Business                      Election of Officers**

**VIII. Adjourn**

CUP #12/7/1-1A, Revolutions Driving Experience, which was advertised for the December public hearings is postponed to the January 2013 public hearings.

**CASE NO:** PH#35-12-4  
**TAB NO:** 1  
**OWNER:** Edward D. and Virginia L. Traylor  
**APPLICANT:** Edward D. Traylor  
**PROJECT NAME:** Traylor Property rezoning  
**GENERAL LOCATION:** Mount Dora area, 3501 Old Highway 441, Mount Dora, FL.



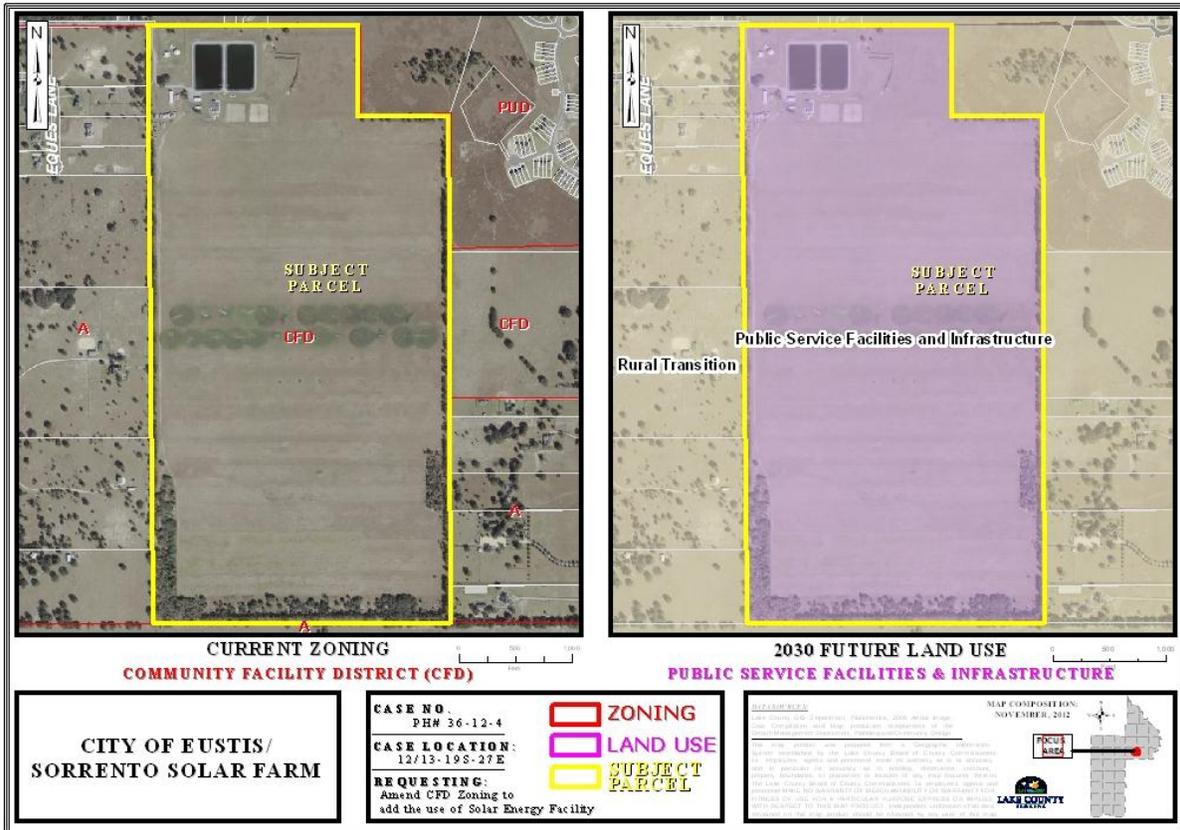
**REQUESTED ACTION:** The Applicant requests to rezone property from Light Industrial (LM) to Planned Commercial (CP) for Neighborhood Commercial (C-1) uses, self-service/RV storage, and warehousing.

**SIZE OF PARCEL:** .31 +/- acres

**FUTURE LAND USE:** Urban High

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

**CASE NO:** PH#36-12-4  
**TAB NO:** 2  
**OWNER:** City of Eustis, Paul Berg, City Manager  
**APPLICANT:** Sorrento Solar Farm LLC  
**PROJECT NAME:** Sorrento Solar Farm Expansion – rezoning amendment  
**GENERAL LOCATION:** Eustis area, 33840 Cardinal Lane, Eustis, FL.



**REQUESTED ACTION:** The Applicant seeks to amend Community Facility District (CFD) Ordinance #2001-78 add a solar energy facility use, combine with existing uses and rescind/replace Ordinance #2001-78 with a new ordinance.

**SIZE OF PARCEL:** 305 +/- acres

**FUTURE LAND USE:** Public Service Facilities & Infrastructure

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning amendment to continue the existing Community Facility District (CFD) Waste Water Treatment Facility and spray field uses, add Solar Energy Facility use and rescind/replace Ordinance #2001-78 with a new ordinance.

**CASE NO:** LPA#12/11-1 (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:** 3

**ORDINANCE NO. 2012 -**

**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-1.4.4, RURAL FUTURE LAND USE CATEGORY, TO ALLOW UP TO A 30 PERCENT IMPERVIOUS SURFACE RATIO FOR USES IN RURAL SUPPORT CORRIDORS AS CURRENTLY ALLOWED FOR AGRICULTURAL, CIVIC AND RECREATIONAL USES IN ALL RURAL FUTURE LAND USE CATEGORIES; 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 ALL USES WITHIN ALL RURAL SUPPORT CORRIDORS; 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 rural future land use and rural support corridor policies.

