The Lake County Planning and Zoning Board met on Wednesday, May 3, 2017, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, May 23, 2017 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

**Members Present:**
- Kathryn Mckebee, Secretary
- Lawrence “Larry” King
- Rick Gonzalez
- Jeff Myers
- Kasey Kesselring (arrived at 9:03 a.m.)
- Sandy Gamble

**Members Not Present:**
- Laura Jones Smith
- Donald Heaton

**Staff Present:**
- Steve Greene, AICP, Chief Planner, Planning & Zoning Division
- Tim McClendon, Planning & Zoning Division Manager
- Seth Lynch, Engineer, Public Works Division
- Donna Bohrer, Office Associate, Planning & Zoning Division
- Diana Johnson, Assistant County Attorney
- Susan Boyajan, Deputy Clerk, Board Support

Chairman Rick Gonzalez called the meeting to order at 9:00 a.m. and noted that a quorum was present and that the meeting had been duly advertised. He led the Pledge of Allegiance, and Mr. Sandy Gamble gave the invocation. He asked if anyone wanted to make a public comment on something that was not pertaining to any of the zoning cases on the agenda, but no one wished to speak at that time.
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CONSENT AGENDA

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Other Business

Adjournment

MINUTES

MOTION by Sandy Gamble, SECONDED by Jeffrey Myers to APPROVE the Minutes of March 29, 2017 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Gonzalez, Myers, King, Gamble, McKeby, Kesselring

AGAINST: None

MOTION CARRIED: 6-0

PUBLIC COMMENT

No one wished to address the board at this time.

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Planning and Zoning Division, Economic Growth Department, noted that the cases had been duly advertised as shown on the monitor and related that both cases would be pulled from the Consent Agenda. He also mentioned that the applicant for Tab 1 regarding the Grand Oaks CFD Amendment has requested a waiver from the noise study requirement.
Mr. Kasey Kesselring arrived at 9:03 a.m.

CONSENT AGENDA

None.

REGULAR AGENDA

TAB 1 – RZ-17-01-5 – GRAND OAKS CFD AMENDMENT

Mr. Greene explained that Tab 1 was a request from Grand Oaks Holding, LLC to amend the preexisting Community Facility District (CFD) Ordinance No. 2014-56 to increase the zoning district by rezoning about six acres from Agriculture to CFD, replace the dormitory and lodge with cabins accommodating 86 beds, construction of two 80-stall horse barns, and an additional 36 event RV parking spaces. He elaborated that the subject property is located at 3000 Marion County Road in the northwest area of Lake County and is within the Public Service Facilities and Infrastructure and Rural Future Land Use Categories (FLUC). He displayed a concept plan of the new rendering. He stated that the applicant requested a waiver from the noise study requirement and that the old ordinance did not require that provision; however, he mentioned that there was a concern expressed by a nearby property owner about possible noise issues, but the applicant provided justification that noise would not be problematic for this use. He concluded that staff found the request consistent with the Comprehensive Plan and Land Development Regulations, supported the request, and recommended approval of the CFD amendment.

Mr. Greg Beliveau from LPG Urban and Regional Planners, representing the applicant, explained that this would increase the number of rooms of the lodge from 24 to 36, while continuing the existing equestrian museum and equestrian training and education operations. He emphasized that a lot of engineering and planning work went into making sure that the facility would be a true full-service equestrian operation, but would also be low key, pastoral, and quiet as to not disrupt the activity of the rest of the facility. He pointed out that the only noise issue was to ensure that there was not noise offsite that would disturb and spook the horses. He noted that the visitors to the facility would use golf carts to move around the grounds of the resort. He elaborated that the facility would serve a variety of equestrian events, including polo, western, English, and carriage events.

Mr. Gamble commented that he believed that most of what was requested in the amended CFD was fine, but he expressed concern about a clause regarding special events stating that there will be music festivals and concerts on the property, which he believed would be an issue for the surrounding residents.
Mr. Beliveau assured him that they no longer have any of those musical events.

Mr. King stated that he was familiar with the Grand Oaks community and commented that it was a genuine asset to Lake County. He asked whether the noise abatement waiver would apply if additional property is acquired by either the current or future ownership.

Mr. Beliveau responded that any additional property would have to come back before the Planning & Zoning Board and go through the rezoning process with another amended CFD.

Mr. Reid Sennett, a resident who lived near the subject property, expressed concern about lighting during the equestrian events, headlights, and whether there would be sewage or septic tank issues.

Mr. Gonzalez asked whether there was already a sewage treatment plant or septic system already onsite.

Mr. Beliveau explained that there was a requirement for them to provide a landscape buffer all the way around the property which would buffer the lighting as well as a requirement for them to direct lighting internally per the ordinance, and he assured everyone that they were very cognizant of the lighting issues. He related that they were working with their engineers to construct a septic and sewer system for the RV’s, which have been inspected by the Health Department and the Department of Environmental Protection.

Mr. Gonzalez clarified that the applicant was agreeable to striking Section 1.C.1.i. in the ordinance which stated that a maximum of three special events may be music festivals.

Ms. Diane Johnson, Assistant County Attorney, further clarified that there was also a reference to music festivals/concerts under special events on Page 3 in Section C that would need to be struck as well.

MOTION by Sandy Gamble, SECONDED by Kathryn McKeey, to approve RZ-17-01-5, Grand Oaks CFD Amendment, with said amendments.

FOR: Gonzalez, Myers, King, Gamble, McKeey, Kesselring

AGAINST: None

MOTION CARRIED: 6-0
Mr. Tim McClendon, Planning & Zoning Division Manager, Economic Growth Department, mentioned that staff will present any land development code changes to the Planning & Zoning Board on the regular rezoning agenda rather than the consent agenda from now on in order to get feedback for those from this board. He explained that the Mt. Plymouth-Sorrento CRA (Community Redevelopment Area) Advisory Committee consisted of seven members that were appointed by the BCC and included the District Commissioner and property and/or business owners inside and within three miles of the CRA boundary. He elaborated that the CRA Advisory Committee approached staff and requested enhancements to the existing commercial design standards for the CRA area, which were minimal in nature, as a result of anticipated growth in the area due to the Wekiva Parkway. He added that the designs would give a sense of a more urban design with more walkable areas such as found in the downtown areas of Mount Dora or Winter Garden in order to drive the pedestrian traffic towards the storefronts. He presented a map illustrating the location of the CRA area, noting that it was along SR 46 with CR 437 splitting the area in the middle. He related that the ordinance will create commercial design standards that will apply only to properties within the CRA and increase application requirements to include elevations and color samples of proposed development and redevelopment to make sure they are consistent with the code. He mentioned that brochures were already designed that include drawings illustrating the commercial design standards and giving examples of designs that would and would not be acceptable under the new requirements. He elaborated that the standards include building massing, window requirements for facades, requirements for entryways, building orientation, exterior colors and materials, roof design and materials, parking, and fence and wall design. He added that additional requirements included screening of mechanical equipment such as air conditioning units from the roads, more natural types of stormwater pond design rather than square-shaped, and concrete block dumpster enclosures. He noted that the proposed standards were developed and written by an LDR re-write consultant, LPG Urban and Regional Planners, and were consistent and compatible with the Comprehensive Plan. He pointed out that the proposed ordinance has greater or higher standards than that of the existing commercial design standards, and there were existing County staff that were able to evaluate and approve the elevations that would be required, so no extra staff would be required. He showed some photographs of buildings depicting the existing and proposed standards. He requested approval of the ordinance amending Chapter IX, Lake County Code, creating Section 9.10.03, entitled “Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards.

Mr. King asked who initiated the change in design standards.

Mr. McClendon responded that his staff was approached by the CRA Advisory Committee.

Mr. King expressed strong concern that the design standards would result in more expensive development. He asked why 35 percent of the square footage of the existing structure would need to be renovated for this ordinance to be applicable as referred to in Section 2 on Page 2 of the ordinance.
Mr. McClendon answered that was the standard that was developed by the individuals that wrote the code.

Mr. King asked who would approve the project plans that were submitted.

Mr. McClendon replied that the County’s Planning & Zoning staff would approve the plans.

Mr. King asked why blank wall areas would be required to incorporate the use of landscaping.

Mr. McClendon responded that it was required to break up the monotonous appearance of the blank walls and to move away from colorless walls.

Mr. King opined that many requirements contained in the ordinance were too open-ended. He then asked whether a specific type of landscaping would be required.

Mr. Beliveau mentioned that he has not seen the ordinance since it was given to the CRA Advisory Committee for feedback and amendment. He assumed that the property owners would landscape to some level of standards, and they left it up to the property owner’s discretion to choose their own standards rather than to set a standard identified in the landscape ordinance, although they could have referenced the landscape code.

Mr. King opined that they had enough government regulation without impacting the landowners with more.

Mr. Beliveau emphasized that the community strongly wanted these design standards to this level and wanted the area to look more urbanized. He pointed out that this ordinance has been vetted through the residents in that area, who added and subtracted components to this draft and indicated that they did not like the design criteria that were in the current LDR’s and wanted ones with more specificity. He mentioned that there is a huge trend towards the creation of commercial design standards and specified that Dollar General has created a need for commercial design standards in many communities by not building the more aesthetically pleasing buildings available in their portfolio unless they were required to.

Mr. King asked why there was no one present from the community or the CRA Advisory Committee to speak about their approval of the requirements in this ordinance.

Mr. Gamble clarified that the proposed ordinance does refer to the landscape ordinance on page 6, line 39 and 42 regarding what kind of planting material type, size, and spacing will be required. He commented that the drawings and photographs shown in the PowerPoint presentation did not depict that the windows made up 50 percent of the facades as required in the ordinance, and a building with that much window space would not be energy efficient and would use a lot of electricity, unless very good energy management windows were used.

Mr. McClendon offered to change the wording to “primary façade.”
Ms. Johnson clarified that a façade is defined as a wall of a building which faces the lot frontage.

Mr. Gamble expressed concern that the ordinance states that any façade facing a right of way would contain 50 percent of window space, and he believed it should be clarified that this referred to the main entrance.

Mr. Kesselring asked whether this was a time sensitive issue and suggested that they table this issue and ask that the Chairman or committee members of the CRA Advisory Committee attend the Planning & Zoning meeting next month to assure them that this is what the committee wants.

Mr. Myers commented that he agrees that this proposed ordinance needs more of a vetting process, since even the consultant has not had time to review the changes made by the committee. He stated that he understood that the community was trying to create a gateway and a controlled environment to help those with a vested interest increase their property values, but he believed it needed to have the proper language since it would involve millions of dollars.

Mr. Gonzalez commented that he liked the fact that this community has come together to develop some standards and indicated that he had a question regarding walls mentioned on Page 3, Lines 5 and 6. He opined that there were some ambiguities contained in this ordinance, and a lot of clarification needed to be done.

MOTION by Kasey Kesselring, SECONDED by Sandy Gamble, to postpone Ordinance 2017-XX, Mt. Plymouth-Sorrento CRA Design Standards until the next meeting and to ask members of the CRA Advisory Committee to give the board reassurance that the CRA Advisory Committee understands all of the guidelines and that this is what they want and to give enough time for some of the ambiguities to be rectified.

FOR: Myers, King, Gamble, Mc Keeby, Kesselring

AGAINST: Gonzalez

MOTION CARRIED: 5-1

OTHER BUSINESS
Mr. Greene reminded the Planning & Zoning Board that the next meeting would be on May 31, 2017.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:34 a.m.

Respectfully submitted,

Susan Boyajan
Clerk, Board Support

Rick Gonzalez
Chairman
Before the undersigned authority personally appeared

Linda Rostominy

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

Public Hearing

was published in said newspaper in the issues of:

APR 19, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19th day of April, 2017.

Joanne French
Notary Public

(Print, Type or Stamp Name of Notary Public)
Affidavit of Publication

DAILY COMMERCIAL
Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily

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Sworn to and subscribed before me this 19 day of April A.D., 2017.

Joanne French
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# 10663373