MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
March 7, 2018

The Lake County Planning and Zoning Board met on Wednesday, March 7, 2018, 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, March 27, 2018 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:
Lawrence “Larry” King
Rick Gonzalez
Jeff Myers
Kasey Kesselring

District 3
District 4
District 5
At-Large Representative

Members Not Present:
Kathryn McKeeby, Secretary
Laura Jones Smith
Sandy Gamble
Donald Heaton

District 1
District 2
School Board Representative
Ex-Officio Non-Voting Military

Staff Present:
Tim McClendon, Planning Manager, Office of Planning & Zoning
Steve Greene, AICP, Chief Planner, Office of Planning & Zoning
Michele Janiszewski, Chief Planner, Office of Planning & Zoning
Ken Johnson, Senior Planner, Office of Planning & Zoning
Debi Dyer, Office Associate III, Office of Planning & Zoning
Matthew Moats, Assistant County Attorney
Kathleen Bregel, Administrative Specialist, Board
Joshua Pearson, Administrative Specialist, Board

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.

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning, recommended that Tab 3 be moved to the regular agenda.

Mr. Gonzalez noted several speaker cards for Tab 4, and recommended also moving it to the regular agenda.
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Consideration of Minutes:  February 7, 2018

CONSENT AGENDA

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Regular Agenda

Other Business

Adjournment

MINUTES

MOTION by Kasey Kesselring, SECONDED by Jeff Myers to APPROVE the Minutes of February 7, 2018 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR:  Gonzalez, King, Myers, and Kesselring

AGAINST:  None

MOTION CARRIED:  4-0
amendment as it was consistent with all elements of the Comp Plan and Land Development Regulations (LDRs).

Ms. Miranda Fitzgerald, with Lowndes, Drosdick, Doster, Kantor & Reed Law Firm, representing Bella Collina, stated that the request was for changes that would increase the community’s viability, noting that a cell tower would improve cell signal for the area without being in an obtrusive area.

Mr. Gonzalez asked if the cell tower was intended to be built in the two lots mentioned in the application.

Ms. Fitzgerald replied that those two lots are adjacent to the hotel that was currently under construction, and that more space was needed on the hotel parcel in order to build a restaurant and bar that would enable branding the hotel. She stated that the cell tower would be located in the far southwest corner of the project, which is on the west side of C.R. 455 and not adjacent to residential areas.

Mr. Jim Shelton, a concerned citizen, expressed a desire for a clarification and recommendation about Bella Collina’s density. He noted that in 2003 or 2004, the lots around Lake Apopka were all platted, and that there was a density limitation placed on the development by the St. John’s River Water Management District. He requested a clarification on the density limitation for this area. He also opined that the plan of development was limited by density, which led to each of the lots being one acre estates to avoid runoff into Lake Apopka. He opined that no density changes for this area have been made by the St. John’s River Water Management District.

Mr. Gonzalez clarified that this application only concerned changing 868 approved residential lots to 866.

Mr. Shelton inquired about why the area’s density could be increased beyond previous limitations.

Mr. Brad Heckenberg, a concerned neighbor of the development, opined that the St John’s River Water Management District previously restricted this area to 801 lots, and that the County website did not show the extra 67 lots requested by the applicant. He noted unsafe road conditions on C.R. 455 near the Orange County Trail Center, and that numerous bicycles are ridden there. He proposed that a traffic study be conducted on this area, and opined that the County would experience financial consequences if the applicant was granted two high tax, lakefront lots from Bella Collina. He expressed that he did not want there to be a freestanding bar and restaurant near his home, and that he thought the boat docks should not be changed. He noted that a large number of boat docks would be permitted if the request was granted, when compared to the current limit of one dock per two lots. He commented that he did not take issue with building the communication tower, though felt that cell service in the area was currently acceptable. He stated that there would be a wide variety of
businesses allowed by zoning these lots for commercial use, and that they would infringe on his neighborhood. He also opined that the hotel left little land for runoff and water absorption.

Ms. Fitzgerald stated the PUD that was originally approved allowed 868 lots, and that only 801 of those lots were platted. She said that there were no recreational facilities originally constructed on those lots, though they were built later. She mentioned that moving the recreational facilities to near the neighborhood clubhouse allowed for 67 additional lots to be platted, and that Bella Collina had been in a platting process to use the lots approved by the PUD and move two of them into a commercial category. She disagreed that the County would lose money from converting the lots to commercial, and noted that any construction within the county must be approved by staff and the St. John’s Water Management District.

Mr. Gonzalez asked if traffic studies would be conducted for this area.

Ms. Fitzgerald confirmed that there would be traffic studies. She described how in 1994 the original permits for the lots were issued by the St. John’s River Water Management District, which only had ownership jurisdiction over Lake Apopka at that time. She said that boat docks were allowed on every lot of Lake Siena, which is a privately held water body, and indicated that in 2013, the permits were revised to allow for a dock on every two lots. She mentioned that this amendment was attempting to correct the permit language so that it would specify the lot numbers that allow docks for each of the lakes. She added that no changes were made to the Lake Apopka lots concerning the allowance of docks. She stated that in 2013, the PUD was changed to grant approval for the restructuring of where the lots will be located, and they have been in the process of amending the plats to convert two lots to commercial use. She indicated that the main entrance to Bella Collina currently had neighborhood commercial use intended for a sales center, though the topography of that area discouraged building there. She mentioned that she wanted to move that neighborhood commercial designation to the south side of the main entrance where the elevation is more level to install a temporary sales office. She noted that the restaurant and bar would be ancillary to the hotel, and that there would be no additional trips.

MOTION by Kasey Kesselring, SECONDED by Jeff Myers to APPROVE Tab 4, rezoning case FLU-17-12-2 Bella Collina FLU Amendment Transmittal.

FOR: Gonzalez, King, Myers, and Kesselring

AGAINST: None

MOTION CARRIED: 4-0
Ms. Michelle Janiszewski, Chief Planner, Office of Planning and Zoning, presented RZ-17-29-2, Clonts Grove PUD. She stated that the subject property contains approximately 153 acres, is located east of United States (U.S.) Highway 27 along North Bradshaw Road and Schofield Road, south of Clermont. She said the property was currently zoned Agriculture, with a Conditional Use Permit (CUP) to allow the use of reclaimed water to irrigate citrus groves in conjunction with the Water Conserv II Project implemented by the City of Orlando and Orange County. She indicated that the applicant submitted an application to request a rezoning from Agriculture to a PUD to facilitate the development of a residential subdivision at a maximum density of four dwelling units per net acre. She noted that the subject property is located within the Clermont Joint Planning Area (JPA) and the Clermont Interlocal Service Boundary Agreement (ISBA), and that on January 23, 2018, the City of Clermont reviewed the rezoning application and voted for the recommendation of denial for the Lake County Board of County Commissioners (BCC). She explained that based on staff’s finding of facts, the request was consistent with Comp Plan Policy I-1.3.2, Urban Low Density Future Land Use Category, which allows residential development at a maximum density of four dwelling units per net acre, and requires development in excess of 10 dwelling units to provide 25 percent of the net buildable area as common open space. She also indicated that the request was consistent with Comp Plan Policy IX-3.1.1, Regional Wastewater Service Criteria, Policy IX-3.1.2, Mandatory Sewer Connection, and Policy IX-3.1.5, Provisions of Central Water Services within Urban Areas, which requires that development within the urban FLU series to connect to central water and sewer when available. She stated that the request would facilitate the development of urban sprawl, making the request inconsistent with Goal I-1, Purpose of Future Land Use Element, Policy I-1.1.3, Direct Orderly, Compact Growth, and Objective I-1.2, Future Land Use which discourages urban sprawl. She said the request was inconsistent with Comp Plan Policy I-1.3.1, Traditional Neighborhood Development, because the application does not include a mixture of land uses, deter urban sprawl, or provide a mixture of housing options. She related that the City of Clermont recommended denial of the request, making the application inconsistent with goal, objectives, and policies pertaining to intergovernmental coordination between Lake County and the City of Clermont. She recommended, based on the finding of facts by staff, denial of the application to rezone 153 acres from Agricultural to a PUD to facilitate the development of a residential subdivision. She noted that a proposed PUD ordinance had been prepared, should the rezoning application be approved.

Mr. Gonzalez asked why the request was recommended denial by staff when a six lane highway was constructed in the area and a Wellness Way Area Plan was passed to recognize its growth potential. He also asked if adding a mixture of land uses to the application would change the staff’s decision.

Ms. Janiszewski replied that staff would review a revised application, and that the current application was not reviewed for Wellness Way criteria because it was received before that program became effective.
Mr. Gonzalez commented that there had been plans for residential areas along the Wellness Way area.

Mr. Ben Snyder, Vice President of Land Acquisition, Hanover Land Company, presented plans for the company’s Ridgeview Project. He indicated that his company had developed over 10,000 lots and built over 20,000 homes in Central Florida over 35 years, and the company has a vested interest in the long term success of Central Florida. He mentioned these other projects his company completed in Lake County: Ardmore Reserve in Minneola; Cypress Oaks in Groveland; and Preserve at Sunrise in Groveland. He also expressed that his company has contributed over $5 million to charitable causes in the last 10 years.

Ms. Sarah Maier, Planner, Hanover Land Company, stated that since the Comp Plan was approved in 1991, the property for Ridgeview has been designated Urban Expansion, which allows for up to four units per acre. She indicated that the County’s Comp Plan update in May 2010 designated the property as Rural Transition, which downgraded density to one unit per five acres. She commented that the owner of the Clonts Grove property and other nearby owners filed an appeal, and were granted a stipulated settlement agreement that was entered into with the Florida Department of Economic Opportunity (DEO) and Lake County to restore development rights. She said the property currently has an FLU of up to four units per acre, which is the existing Urban Low Land Use. She explained that the current application was submitted on November 17, 2017, the project has approximately 152 acres, was zoned Agriculture, and a request was placed for a PUD zoning. She stated that the company’s existing land use for the evaluation was Urban Low and within the Clermont JPA. She added that the Ridgeview property would be a residential neighborhood up to 573 units, with a mixture of lot sizes available from 40 to 60 feet in width, and provide a high amount of open space and recreation networks. She noted that there would be approximately 6.62 acres of neighborhood parks, a 1.5 mile trail system, and that the developer has committed to payment of construction for a 12 foot wide trail that meets U.S. Highway 27, which is part of the County’s master Parks and Recreation program. She commented that there would be approximately 40 acres of open space throughout the property, along with an amenity center. She described a required 15 foot buffer along U.S. Highway 27, and that the developer would provide between 30 and 300 feet of buffering. She also commented that the company would provide approximately 80 feet of landscape buffering along Schofield Road. She said that the project meets all applicable LDRs and is consistent with PUD zoning requirements, though the company has asked for a waiver for a maximum Impervious Surface Ratio (ISR) of 75 percent for individual lots, with 60 percent maintained for the overall development. She explained that the company’s FLU was Urban Low Density, which allows up to four units per acre, and the company currently has 3.75 units per acre. She said the company slightly exceeded the requirement of minimum 25 percent open space, and PUD is a zoning category that is consistent with the company’s FLU. She related that the development would be in the service provider area for Utilities Inc. of Florida, and capacity would be available to service the project for sewer and potable water. She indicated that urban sprawl was not applicable to this project, as the development does not meet its requirements due to being in an urban service area, and that there was ample vehicle capacity on adjacent roads. She noted that the area would be serviced by the Lake County Sheriff’s Office, Lake County Fire Station #112,
and that the developer was working with the Lake County School Board to find capacity for the project. She stated that the development was in the JPA with the City of Clermont and went before the City Council on January 23, 2018, where the developer clarified issues concerning connections to roads, adjacent property, and the lack of an annexation request. She noted that on the same night of January 23, 2018, there was a similar development that was approved by the City of Clermont.

Mr. Larry King asked about a sand mine that was approved on the property’s adjacent south border.

Ms. Maier replied that she did not anticipate the mine having any effect on the development, and said the mine had been in place for an extended period of time.

Ms. Cecelia Bonifay, Land Use Attorney, Akerman LLP, took issue with the notion of the site being considered urban sprawl, as it is 150 acres of a 700 acre piece of property, and the rest of the property is urban development. She related that the sand mine was approved by Lake County in December 2017, and that the requested development was submitted in November 2017. She stated that the developer did not believe that there would be any adverse impact to the area.

Dr. Kasey Kesselring noted that the City of Clermont expressed concerns with the development’s proposed lot sizes and that the plan was not up to Clermont standards.

Ms. Maier replied that a similar project was approved on the same night, and that her company’s project would provide greater amenities.

Dr. Kesselring remarked that the City of Clermont’s decision was included in the staff report for this case, and wanted clarification on the City’s position.

Ms. Janiszewski stated that she could not speak for the City of Clermont.

Mr. Jeff Myers asked how significantly Clermont’s decision influenced the staff’s recommendation of denial.

Ms. Janiszewski stated that it was considered due to the County’s intergovernmental coordination section of its Comp Plan.

Ms. Maier asked if the City of Clermont sent an official letter of denial to Lake County.

Ms. Janiszewski confirmed that no official letter had been received.

Mr. Gonzalez noted the development’s 60 acres of open space, and asked how much was required.
Ms. Maier replied that 25 percent open space was required, and that the development had 25.8 percent.

Mr. Myers asked about the target price range for the development, and how it relates to their competition.

Mr. Snyder answered that since there were three different product sizes, there would be a wide market of buyers. He explained that the 40 foot lots would start in the mid $200,000’s ranging up to the 60 foot lots priced in the low $400,000’s. He noted that two of the three offered lot sizes were approved for the other development in the meeting with the City of Clermont.

Dr. Kesselring asked about the proximity of the City of Clermont’s utilities.

Mr. Snyder responded that the development would use Utilities Inc. of Florida, and that the water line would be connected on the other side of U.S. 27 in a project funded by the developer.

Mr. King inquired if the City of Clermont was notified of the current hearing, and suggested that they be notified before the upcoming BCC meeting.

Ms. Janiszewski confirmed that they were notified of this, and that she would notify them of the future BCC meeting.

Mr. Myers asked if staff would reconsider their denial recommendation after hearing the applicant’s presentation.

Ms. Janiszewski stated that the denial recommendation would stand.

Mr. Gonzalez asked if the application was in compliance with the general intent of the Comp Plan.

Ms. Janiszewski replied that the application was consistent with the Urban Low FLU and Utility Provision. She indicated that the staff recommended denial due to interpretation of the land being urban sprawl, and because of Clermont’s denial in accordance with intergovernmental coordination.

Mr. Myers expressed an interest in having staff review the request and give a recommendation that does not consider intergovernmental coordination with the City of Clermont.

Mr. Gonzalez asked if the proposal could be put off until a later date.

Ms. Bonifay answered that the applicant was seeking an approval recommendation at the current meeting.
Mr. Matthew Moats, Assistant County Attorney, stated that a motion could be made to recommend approval of the applicant’s request, despite a disagreement with staff.

**MOTION** by Jeff Myers, **SECONDED** by Kasey Kesselring to APPROVE Tab 3, RZ-17-29-2 Clonts Groves PUD.

**FOR:** Gonzalez, King, Myers and Kesselring

**AGAINST:** 0

**MOTION CARRIED:** 4-0

**OTHER BUSINESS**

There was no other business to bring before the Board.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:01 a.m.

Respectfully submitted,

[Signatures]

Josh Pearson
Administrative Specialist, Board

Rick Gonzalez
Chairman
## LAKE COUNTY SPEAKER REQUEST FORM

Fill out the information below, and be sure to write clearly. All speakers will be limited to three minutes, however the Chair retains the discretion to adjust speaking time limits as he or she deems necessary.

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<thead>
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<th>First and Last Name:</th>
<th>Miranda Fitzgerald</th>
<th>Date:</th>
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<tbody>
<tr>
<td>Address:</td>
<td>215 N Eola Dr, Orlando, FL 32801</td>
<td>Phone (optional):</td>
<td>407-418-6340</td>
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<tr>
<td>Email (optional):</td>
<td><a href="mailto:miranda.fitzgerald@ldbeav.com">miranda.fitzgerald@ldbeav.com</a></td>
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<td>Comments:</td>
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Citizens wishing to participate in the public comment portion of Lake County Board of County Commissioners’ meetings must fill out a comment card and submit it to the Deputy Clerk at the left of the dais. The Chair will call each speaker’s name. Generally, comment cards will not be accepted after the presentation of an agenda item has begun; however, the Chair has the discretion to accept additional comment cards. Comment cards are considered public record and will be submitted as part of the meeting minutes.
**LAKE COUNTY SPEAKER REQUEST FORM**

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<th>First and Last Name:</th>
<th>Jim Shelton</th>
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<tr>
<td>Email (optional):</td>
<td><a href="mailto:JimShelton@Hotmail.com">JimShelton@Hotmail.com</a></td>
<td>Phone (optional):</td>
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<td>Comments:</td>
<td>Clarification and Recommendation on Density of Plots/Homes in Bella Collina.</td>
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LAKE COUNTY SPEAKER REQUEST FORM

Fill out the information below, and be sure to write clearly. All speakers will be limited to three minutes, however the Chair retains the discretion to adjust speaking time limits as he or she deems necessary.

First and Last Name: Brad Heckenberg                      Date: March 7, 2015
Address: 16532 Bolson Dr, Montverde, FL 34756
Email (optional): B.Heckenberg@gmail.com Phone (optional): 407-559-1024
Public Hearing/Tab Number or Topic: FLU-17-12-2
Comments: Bella Collina Future Use Category

Opposed. Federal RICO charges must be completed in the Federal Court, Lake County Court 100+ open cases must be completed. Traffic Report for Bicycle Riders on CR-455 - Scenic Highway must be made.

Citizens wishing to participate in the public comment portion of Lake County Board of County Commissioners’ meetings must fill out a comment card and submit it to the Deputy Clerk at the left of the dais. The Chair will call each speaker’s name. Generally, comment cards will not be accepted after the presentation of an agenda item has begun; however, the Chair has the discretion to accept additional comment cards. Comment cards are considered public record and will be submitted as part of the meeting minutes.
Affidavit of Publication

DAILY COMMERCIAL
Serving Lake and Sumter Counties
located in Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rosomsky

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

PUBLIC HEARING

was published in said newspaper in the Lake and Sumter county issues of:

Feb 25, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake and Sumter Counties, Florida, and that the said newspaper has heretofore been continuously published in said Lake and Sumter Counties, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake and Sumter Counties, 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 26 day of Feb A.D., 2018.

Joanne French

Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# 10895948
Affidavit of Publication

DAILY COMMERCIAL

Serving Lake and Sumter Counties

located in Leesburg, Lake County Florida

STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily

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

FLU-17-12-2

was published in said newspaper in the Lake and Sumter county issues of:

Feb 25, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake and Sumter Counties, Florida, and that the said newspaper has heretofore been continuously published in said Lake and Sumter Counties, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake and Sumter Counties, 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 __26__ day of Feb., A.D., 2018.

JOANNE FRENCH
State of Florida - Notary Public
Commission # FF227705
My Comm. Expires 05-05-2019
Bonded Through National Notary Association

(Print, Type or Stamp Name of Notary Public)

AD# D038322

NOTICE OF PUBLIC HEARING ON
COMPREHENSIVE PLAN TEXT AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2018-XX
FLU-17-12-2
Bella Collina Future Land Use Category

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING POLICY I-1.2.2 CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING, TO AMEND THE DENSITY FOR BELLA COLLINA FUTURE LAND USE CATEGORY IN TABLE FLUE 2 - FUTURE LAND USE CATEGORIES TABLE; AMENDING POLICY I-1.3.11 BELLA COLLINA FUTURE LAND USE CATEGORY TO AMEND THE BELLA COLLINA FUTURE LAND USE CATEGORY AND LIST OF ALLOWED USES AND REQUIREMENTS FOR DENSITY FOR THE PARCELS LOCATED SOUTH OF MONTVERDE AND EAST AND WEST OF CR 455, DESCRIBED AS AND SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 63.3194(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held on March 7, 2018 before the Planning & Zoning Board, on March 27, 2018 before the Board of County Commissioners for transmitted to the Florida Department of Economic Opportunity, Division of Community Planning and Development, at 8:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and its staff report for the proposed amendments shall be available for review at the Office of Planning and Zoning, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Office of Planning & Zoning
352-242-3941
By the undersigned authority personally appeared

Linda Rostomly

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

ORD 2018-XX
CP-18-02

was published in said newspaper in the Lake and Sumter county issues of:

FEB 25, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake and Sumter Counties, Florida, and that the said newspaper has heretofore been continuously published in said Lake and Sumter Counties, Florida, and has been entered as second class mail matter at the post office in Leesburg, in said Lake and Sumter Counties, 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 26 day of Feb

Joanne French
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# D038323
Affidavit of Publication

DAILY COMMERCIAL

Serving Lake and Sumter Counties

located in Leesburg, Lake County Florida

STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomil

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

PUBLIC HEARING

was published in said newspaper in the Lake and Sumter county issues of:

Feb 21, 2018

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake and Sumter Counties, Florida, and that the said newspaper has heretofore been continuously published in said Lake and Sumter Counties, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake and Sumter Counties, 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 21 day of Feb A.D., 2018.

Joanne French
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# 10073592

NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., or soon thereafter, public hearing on Wednesday, March 7, 2018 in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL to consider the following ordinance which proposes to amend portions of the Land Development Regulations (LDRs).

All interested citizens are welcome to attend the public hearing and review the ordinance in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed.

ORDINANCE 2018 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II "DEFINITIONS"; AMENDING SECTION 3.01.02 TO DESIGNATE PUBLIC SAFETY SERVICES AS A PERMITTED LAND USE IN ALL ZONING DISTRICTS; AMENDING SECTION 3.02.03 TABLE TO ADD PUBLIC SAFETY SERVICES AS A PERMITTED LAND USE IN ALL ZONING DISTRICTS; AMENDING SECTION 15.02.06 ENTITLED "SIGNAGE REQUIREMENTS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.

OFFICE OF PLANNING & ZONING
315 WEST MAIN STREET
TAVARES, FL 32778
(352) 343-9641

Ad No: 10073592
February 21, 2018

RECEIVED

C OUNTY FINANCE