



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

1/21/2008

MOLOKAI CO-OP, INCORPORATED
1 HAWAIIAN WAY
LEESBURG, FLORIDA 34788

Project #2007120007, Application Request #1059

Description: MOLOKAI CO-OP, INCORPORATED
REZONE MP TO RMRP TO PROVIDE USE FOR OVERFLOW PARKING FOR CARS, MOTOR HOMES, DUMPSTERS

Dear MOLOKAI CO-OP, INC.:

This letter is to notify you that your rezoning application has been placed on the Development Review Agenda before the Development Review Staff on January 24, 2008. This meeting will be held in the Lake County Administration Building at 315 W. Main St., Tavares, Florida on the 2nd Floor in Room #235.

If the Development Review Staff finds the application is complete you will be scheduled for a public hearing before the **Zoning Board** on **March 5, 2008 at 9:00 a.m.** located at 315 W. Main St., Tavares, Florida in the round Administration Building. The Zoning Board will consider the application based on the standards set forth in the Comprehensive Plan and Land Development Regulations. The Zoning Board may recommend approval, approval with conditions, or denial. Following the meeting, the recommendation will be forwarded to the Board of County Commissioners (BOCC).

The **BOCC** will consider your application at a public hearing on **March 25, 2008 at 9:00 a.m.** located at 315 W. Main St., Tavares, Florida in the round Administration Building. The BOCC shall consider the recommendation made by the Zoning Board, staff report and consistency with the Comprehensive Plan and Land Development Regulations.

A copy of the staff report will be available a minimum of five (5) working days prior to the hearing. The Development Review agenda and staff comments for all projects are available for viewing on the website at www.lakecountyfl.gov under Board Agendas/Minutes.

Please contact me if you have any questions or concerns. I can be reached at 352.343.9739 x5574, or you may visit our office Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m.

Sincerely,



Stacy Allen, Senior Planner

cc: Steve Greene, Chief Planner
Sherie Ross, Hearing Coordinator

PO BOX 7800 • 315 W MAIN ST TAVARES FL 32778 • P 352.343.9739 • F 352.343.9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

JANUARY 21, 2008

MOLOKAI CO-OP, INCORPORATED
1 HAWAIIAN WAY
LEESBURG, FLORIDA 34788

Re: Project #2007120007, Application Request #1059

Description: MOLOKAI CO-OP, INCORPORATED
REZONE MP TO RMRP TO PROVIDE USE FOR OVERFLOW PARKING FOR CARS, MOTOR HOMES, DUMPSTERS

Dear MOLOKAI CO-OP, INCORPORATED:

Your rezoning application has been reviewed by the Development Review Staff (DRS). Their review comments are attached. All comments must be satisfied by the applicant prior being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. Submit fifteen (15) legible, signed and sealed sets of plans;
 - Revised sheets shall have revision dates in the title block;
 - Plan revisions must be either circled or their location indicated in the written response letter;
2. Provide a written response to all comments;
3. All plans shall provide a space seven (7) inches by seven (7) inches on the front page of each set of submittals to be used for the County approval stamp;
4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee;
5. When all requested information has been received, it will be circulated to the DRS for review.

The DRS will then review revised plans and the engineer's responses to comments for compliance with the Comprehensive Plan and Land Development Regulations. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Please contact me if you have any questions.

Sincerely,

Development Review
Division of Planning and Community Design
352.343.9739

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PLANNING & COMMUNITY DESIGN DIVISION

Rejection Comments

Item: APPLICATION IS SUFFICIENT

Remarks: 01-07-08 / Sufficiency Review / Stacy Allen

Please submit the following items/documentation:

Applicant's affidavit signed by Murray Leaver.

- Complete legal description of park;
- Conceptual plan of proposed storage area.

Items submitted and reviewed for accuracy/complete:

Rezoning application;

Owner's affidavit signed by Frank Deopere;

Applicant's affidavit signed by John Ferrell;

Statement of intended use - overflow parking for garbage dumpster trailers and park residents' cars, motor homes, etc.;

Tax receipt and property record card for AK #1182352;

Warranty deeds 1857/1393 and 1857/1395;

Boundary survey dated 12-05-07 signed/sealed by State of Florida registered land surveyor (also "master park plan" of proposed storage area);

Molokai Master Park Plan on file with County;

Ordinance #8-79;

Concurrency affidavit of deferral;

Aerial photograph with property boundaries overlain.

Information - items not required for rezoning application:

Landscape plan;

Tree removal permit;

Environmental assessment;

Utility letter of non/availability.

Informational Comments

Item: LEGAL DESCRIPTION IS ACCURATE

Remarks: 01-07-08 / Sufficiency Review / Stacy Allen

Legal description and boundary survey reviewed for accuracy.

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item:

Remarks:

Informational Comments

Item: RIGHT-OF-WAY

Remarks: Site fronts Cook Ave., a non county maintained road. No R/W requested.

Item: FLOODPLAIN

Remarks: Please be aware that the proposed site to be rezoned is in Flood Zone AE. This may cause concerns for any structure is to be built or stored in the parcel.

Review Status: COMPLETE

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE

Remarks: Informational, 1-7-08, BH

Site Plan will be reviewed for Compliance with Fire Codes during the Site Plan Review Process. Additional Comments may be provided at that time.

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REZONING ONLY

Remarks: 01/09/07 - No objection to rezoning only, however, future submittals may require update to existing Mobile Home Park operating permit through the DOH. Changes to existing site layout will require an update to the operating permit site plan. -MJB-

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: NOT REQD

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: CANCEL

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item: AFFIDAVIT OF DEFERRAL

Remarks: 1/18/2008 - 1st. Review - need Affidavit of Deferral to be submitted/jsm.

Informational Comments

Item:

Remarks:

Review Status: REJECT

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
PETITION TO REZONE PROPERTY**

LAKE COUNTY ZONING BOARD
March 5, 2008



BOARD OF COUNTY COMMISSIONERS
March 25, 2008

Case: PH #05-08-1 (Molokai)	Case Manager: Stacy Allen, Senior Planner	Agenda Item #1
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- Application Request -

Owner:	Molokai Co-op, Incorporated (the "Owner")	Applicant:	Molokai Co-op, Incorporated (the "Applicant")
Future Land Use:	Urban	Zoning District:	Mixed Home Residential (RM)
Land Use Intensity:	Maximum impervious surface ratio allowed - 65% of the gross development parcel (Comprehensive Plan Policy 1-1.13: 1. b.)	Zoning Intensity:	Maximum impervious surface ratio allowed - 65% of the gross development parcel (Land Development Regulations Table 3.02.06)

Requested Action: The Applicant is requesting to amend Ordinance #8-79 for the addition of 3.4 acres to the existing mobile home park to be used as an overflow parking area for recreational vehicles, boats and garbage dumpster trailers for the park residents.

- Site Information -

Size of Parcel: Expansion parcel – 3.4 acres, Mixed Home Residential (RM)
Existing site - 2.14 acres, Mobile Home Rental Park District (RMRP)
Proposed total – 4.16 acres

Map Location: Section 14 / Township 19S / Range 25E

Location: Bassville Park area on west side of CR 473

Alternate Key Number
1182352 - Expansion parcel, 3.4 acres, RM

Future Land Use Category: Urban
Current Zoning District: Expansion parcel – 3.4 acres, RM
 Existing site – 2.14 acres, RMRP
Joint Planning Area: N/A
Utility Area: N/A
Site Utilities: Individual wells and individual septic systems
Road Classification: CR 473, urban collector, asphalt
Flood Zone / FIRM Panel: AE / 125B
Site Visits: December 10, 2007 **Signs Posted:** 2 on December 10, 2007
Commissioner's District: 1 (Hill)

Surrounding Land Use		Surrounding Zoning	
NORTH	Single-family residential	NORTH	Urban Residential (R-6)
SOUTH	Manufactured home lot co-op	SOUTH	Mixed Home Residential (RM) Mobile Home Rental Park (RMRP)
EAST	Manufacture home not in park Manufactured home lot co-op	EAST	Urban Residential (R-6) Mixed Home Residential (RM) Mobile Home Rental Park (RMRP)
WEST	Non-agricultural acreage, wastelands	WEST	Urban Residential (R-6)

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends approval of the request to amend Ordinance #8-79 for the addition of 3.4 acres to the existing mobile home park to be used as an overflow parking area for recreational vehicles, boats and garbage dumpster trailers for the park residents.

ZONING BOARD RECOMMENDATION:

end

**ORDINANCE #2008-
Molokai Co-op, Incorporated
PH #05-08-1**

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Molokai Cop-op, Incorporated (the "Owner") did request an amendment to Ordinance #8-79 to for the addition of 3.4 acres to the existing mobile home park and to allow for an overflow parking area for recreational vehicles, boats and garbage dumpster trailers for the park residents; and

WHEREAS, this petition will rescind and supersede Ordinance #8-79; and

WHEREAS, the subject property consists of 3.4 acres and is located in the Bassville Park area on the west side of CR 473 Section 14 – Township 19 South – Range 25 East having Alternate Key Number 1182352, further described as:

LEGAL DESCRIPTION: [EXHIBIT "A" – ATTACHED]

WHEREAS, the property is located within the Urban Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Zoning Board, on the 5th day of March, 2008, reviewed Petition #05-08-1;

AND, after giving Notice of Hearing on petition for a change in the use of land, including notice that said ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 25th day of March, 2008; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms:

Section 1. Terms: This Ordinance shall mean and include the following:

The zoning district of the site shall be changed from Mixed Home Residential (RM) to Mobile Home Rental Park (RMRP), as outlined in the Lake County Land Development Regulations, as amended, for the following uses: overflow parking area for recreational vehicles, boats and garbage dumpster trailers for the park residents. The County Manager or designee shall amend the Zoning Map in accordance with this Ordinance.

Activities directly related to the above primary uses may be approved by the County Manager or designee. Any other use of the site shall require approval of an amendment to this Ordinance and MASTER SITE PLAN (EXHIBIT "B" - ATTACHED) by the Board of County Commissioners.

Section 2. Conditions as altered and amended which pertain to the above tract of land shall mean:

- A. The aforementioned property shall only be used as specified in this Ordinance.
- B. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- C. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in LDR Chapter XIV, as amended.

Section 3. Severability: If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 4. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2008.

FILED with the Secretary of State _____, 2008.

EFFECTIVE _____, 2008.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

WELTON G. CADWELL, Chairman

ATTEST:

NEIL KELLY, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

SANFORD A. MINKOFF, County Attorney

EXHIBIT "A" – LEGAL DESCRIPTION

LEGAL DESCRIPTION:

EXHIBIT "B" – MASTER SITE PLAN