



BOARD OF COUNTY COMMISSIONERS

MEETING INFORMATION

AGENDA MAY 22, 2012

Location & Time

Lake County Commission Chambers
2nd Floor, County Administration Building
315 West Main Street
Tavares, FL 32778-7800
9:00 a.m.

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 at 9:00 a.m., or soon thereafter, on Tuesday, May 22, 2012 in the location specified.

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, Chair | 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
May 2, 2012
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
May 22, 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	PH#19-12-2	Liberty Baptist Church, Inc./Lee Chapman Liberty Baptist Church
Tab 2	PH#13-12-4	Lake County BCC/D. Gray/W. Breeden Neighborhood Lakes
Tab 3	PH#15-12-4	Joseph Hussey, Jr./Stephens & Barrios, LLC Hussey Property

VI. Comprehensive Plan Amendments

Tab 4	LPA#12/5-1	Protection of Shorelines
Tab 5	LPA#12/5-2	Pine Lakes Rural Support Corridor Amendment

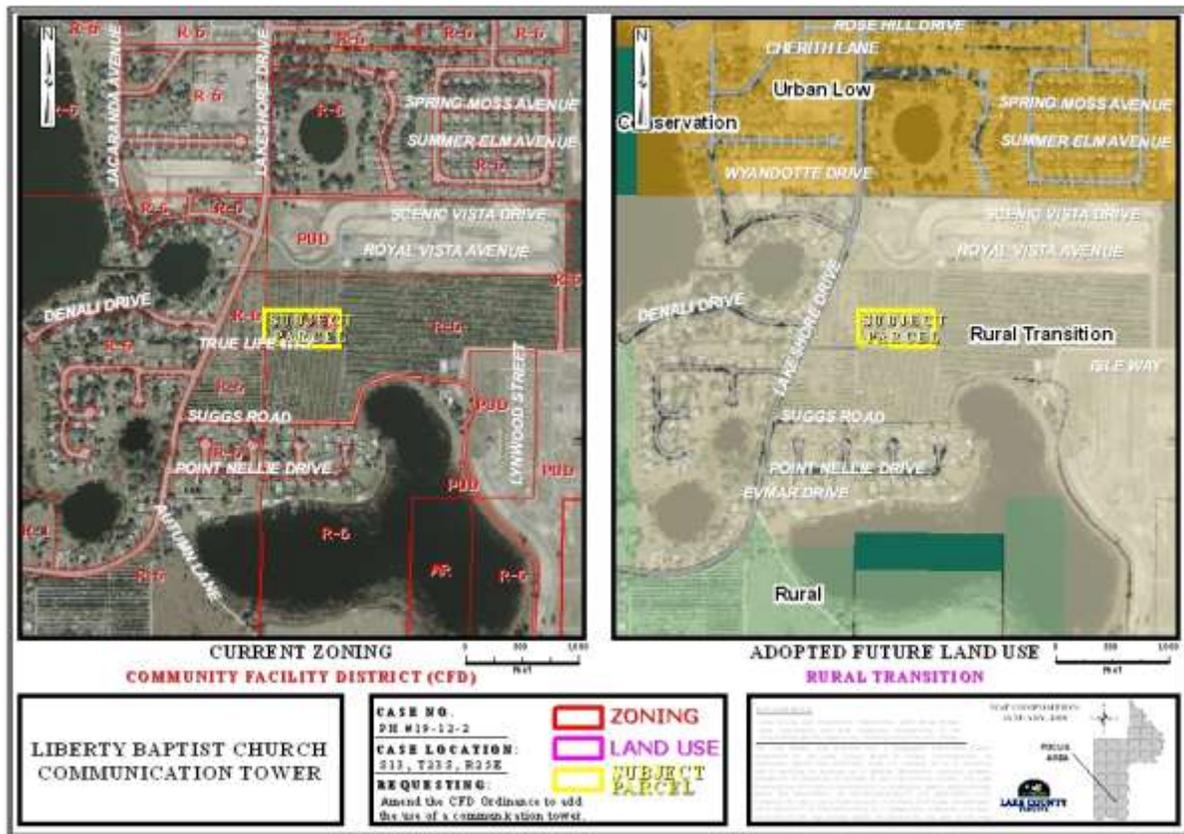
VII. Rezoning Agenda - Regular

Tab 6	PH#18-12-5	Nicholas B. Magrone/CHW, Inc. Magrone Property
Tab 7	PH#25-10-3	West Orange Airport Authority, North Orlando Airport (Formerly Long & Scott Family Farms) (Continued from April 24, 2012 BCC meeting)

During the May 2, 2012 public hearing, the P & ZB continued PH #14-12-4 (Mt. Plymouth Lake Bottom) to the June 6 & June 26, 2012 public hearings.

VIII. Adjourn

CASE NO: PH#19-12-2
TAB NO: 1
OWNER: Liberty Baptist Church, Inc.
APPLICANT: Lee Chapman
PROJECT NAME: Liberty Baptist Church-Communication Tower
GENERAL LOCATION: Clermont area, East of Lakeshore Dr.



REQUESTED ACTION: Amend the CFD Ordinance to add the use of a communication tower

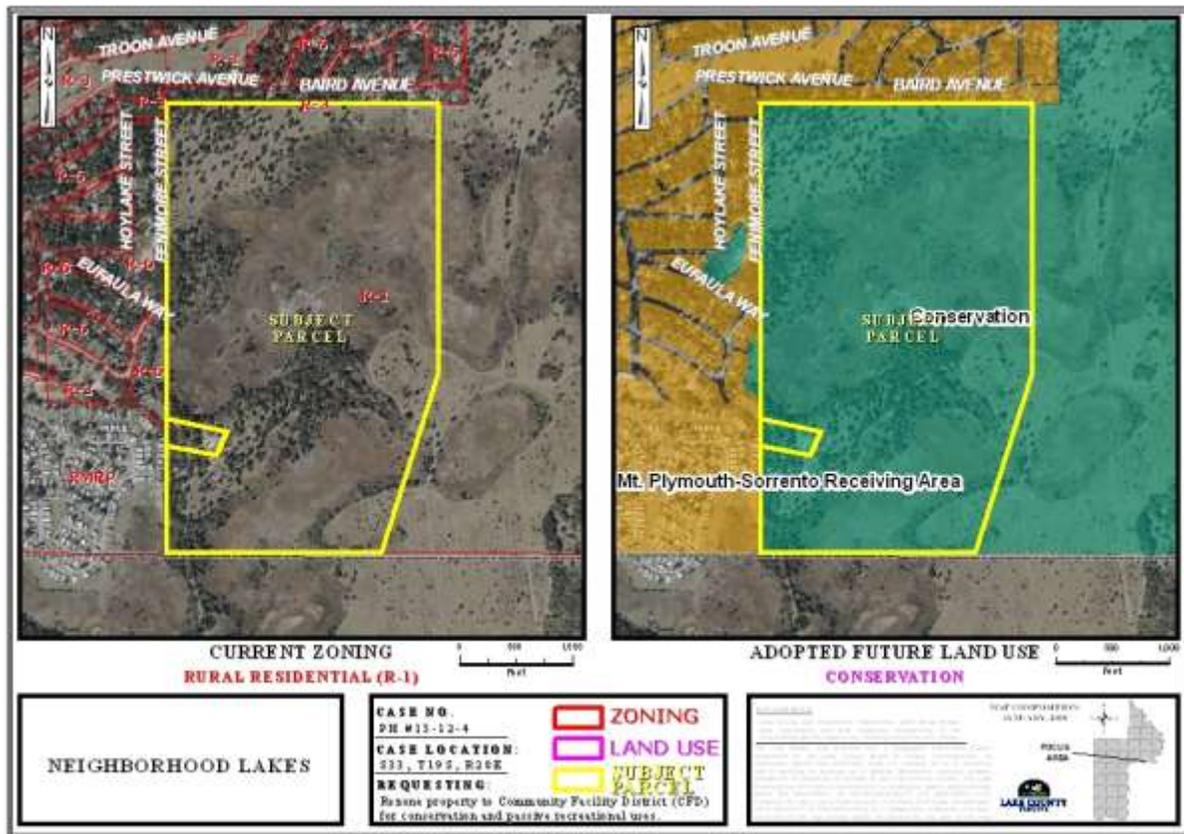
SIZE OF PARCEL: 4.8+/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL with conditions** of the proposed rezoning request, as set forth in the attached Ordinance.

P & Z RECOMMENDATION: Approved on 4-0 vote.

CASE NO: PH#13-12-4
TAB NO: 2
OWNER: Lake County BCC and SJRWMD
APPLICANT: Wendy Breeden
PROJECT NAME: Neighborhood Lakes
GENERAL LOCATION: Sorrento area, east of CR435, Fenimore St.



REQUESTED ACTION: Rezone property from Rural Residential (R-1) to Community Facility District (CFD) to allow conservation and passive recreational uses.

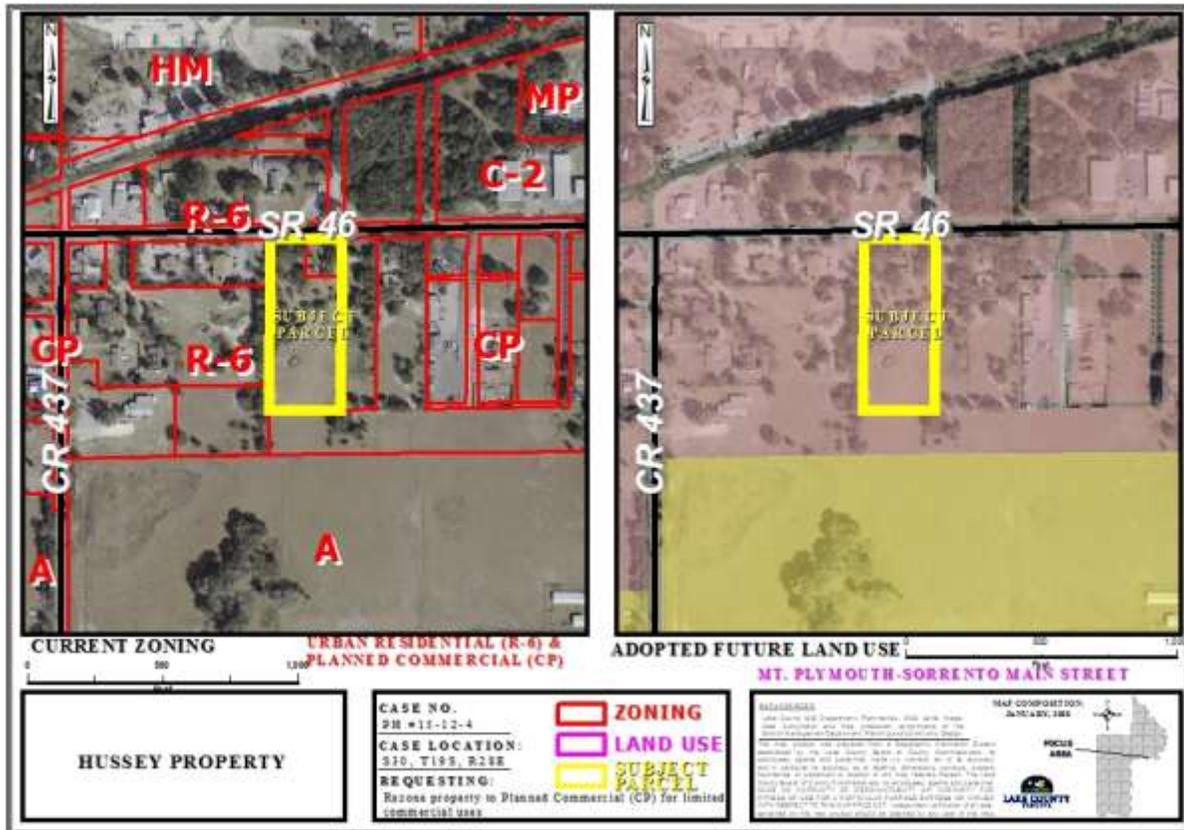
SIZE OF PARCEL: 210 +/- acres

FUTURE LAND USE: Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL with conditions** of the proposed rezoning request, as set forth in the attached Ordinance.

P & Z RECOMMENDATION: Approved on 4-0 vote.

CASE NO: PH# 15-12-4
TAB NO: 3
OWNER: Joseph Hussey, Jr.
APPLICANT: Stephens & Barrios Engineering, LLC
PROJECT NAME: Hussey Property Rezoning
GENERAL LOCATION: Mt. Plymouth-Sorrento area, along southern SR 46 ROW



REQUESTED ACTION: Amend Community Facility District (CFD) Ordinance #2004-85 to remove specific condition requiring approval of the Board of County Commissioners for any land use change on adjacent property in Orange County.

SIZE OF PARCEL: 3.87 +/- acres

FUTURE LAND USE: Mt. Plymouth-Main Street

STAFF RECOMMENDATION: Staff recommends **approval with conditions** of the rezoning application to rezone Urban Residential (R-6) and Planned Commercial (CP) property to CP Zoning for 8,000 square feet of commercial uses with a new ordinance, to replace existing CP Ordinance #1985-58.

P & Z RECOMMENDATION: Approved on 4-0 vote.

CASE NO: LPA#12/5-1 (Comprehensive Plan Amendment to Policy III-2 2 7 Protection of Shorelines)

TAB NO: 4

ORDINANCE NO. 2012 –

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE TEXT OF THE CONSERVATION ELEMENT BY AMENDING POLICY III-2.2.7, PROTECTION OF SHORELINES; BY ELIMINATING SETBACK REQUIREMENTS FOR STRUCTURES TO THE MEAN HIGH WATER LINE OR JURISDICTIONAL WETLAND LINE ON CANAL LOTS, ALLOWING FOR AN ADMINISTRATIVE ADJUSTMENT FOR DRAIN FIELD SETBACKS AND RECOGNIZING PREVIOUSLY APPROVED VARIANCES AND AVERAGE SETBACK DETERMINATIONS; 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 shoreline protection policy regarding setbacks.

P & Z RECOMMENDATION: Approved on 6-0 vote.

CASE NO: LPA#12/5-2 (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: 5

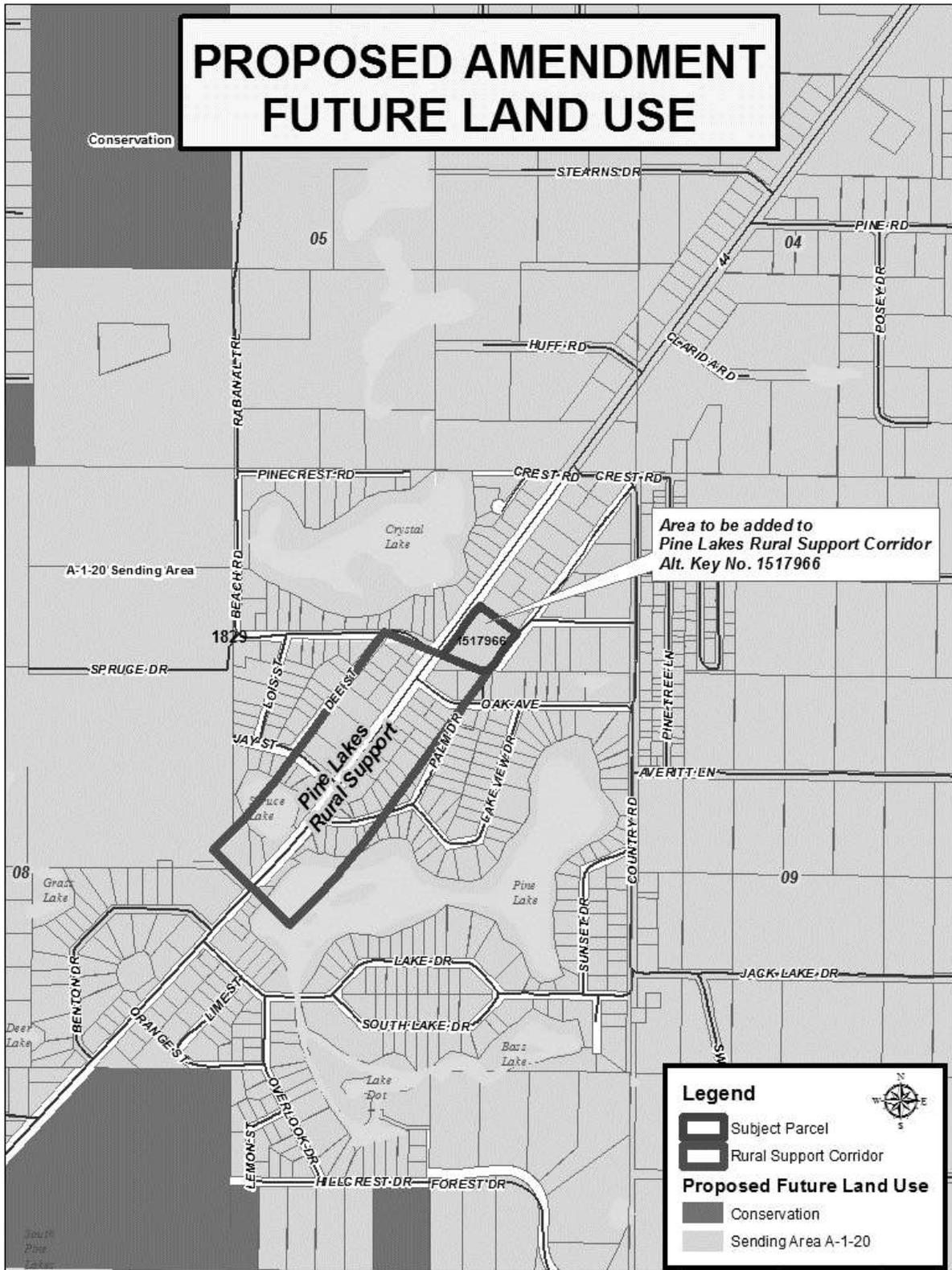
ORDINANCE NO. 2012-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP; 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 RURAL SUPPORT USES AS ALLOWED FOR AGRICULTURAL, CIVIC AND RECREATIONAL USES; 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 RURAL SUPPORT USES AND AMENDING FUTURE LAND USE *TABLE FLUE 6* TO INCLUDE AN ADDITIONAL 2.65+/- ACRES WITHIN THE PINE LAKE RURAL SUPPORT CORRIDOR; 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 the rural future land use and rural support corridor policies.

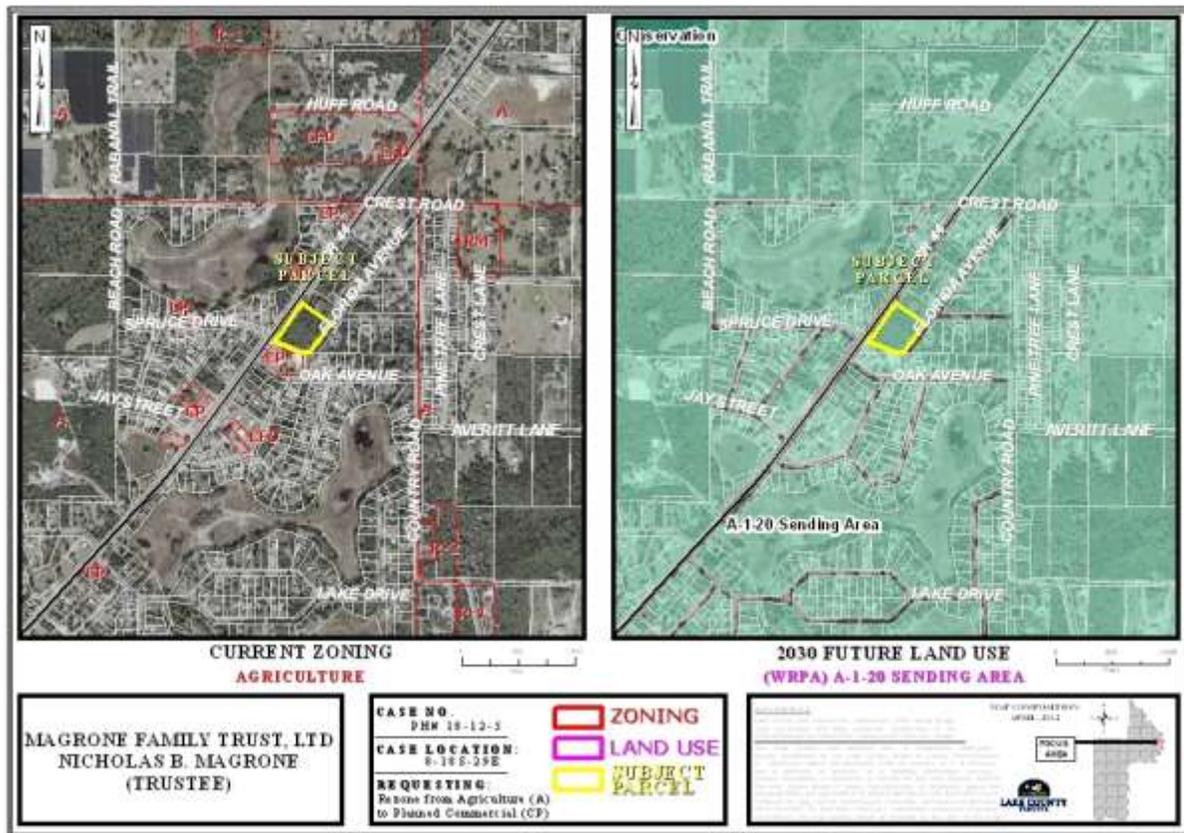
P & Z RECOMMENDATION: Approved on 5-1 vote.

PROPOSED AMENDMENT FUTURE LAND USE



CASE NO: PH#18-12-5
TAB NO: 6
OWNER: Nicholas B. Magrone, Trustee
APPLICANT: Causseaux, Hewett, & Walpole, Inc.
PROJECT NAME: Magrone Property

GENERAL LOCATION: Pine Lakes area –north of intersection of SR 44 and Oak Avenue.



REQUESTED ACTION: Rezone Agriculture (A) property to Planned Commercial (CP) to allow general retail commercial use on the property.

SIZE OF PARCEL: 2.65 +/- acres

FUTURE LAND USE: WRPA A-1-20 SENDING AREA

STAFF RECOMMENDATION: Staff finds the rezoning request consistent with the Comprehensive Plan and LDR and recommends **APPROVAL**, with conditions as specified in the proposed ordinance.

P & Z RECOMMENDATION: Approved on 6-0 vote, subject to conditions, to establish 18-pervious parking spaces, limit access to SR 44, and retain a 50-foot buffer of existing native vegetation along Florida Avenue.

CASE NO: PH#25-10-3

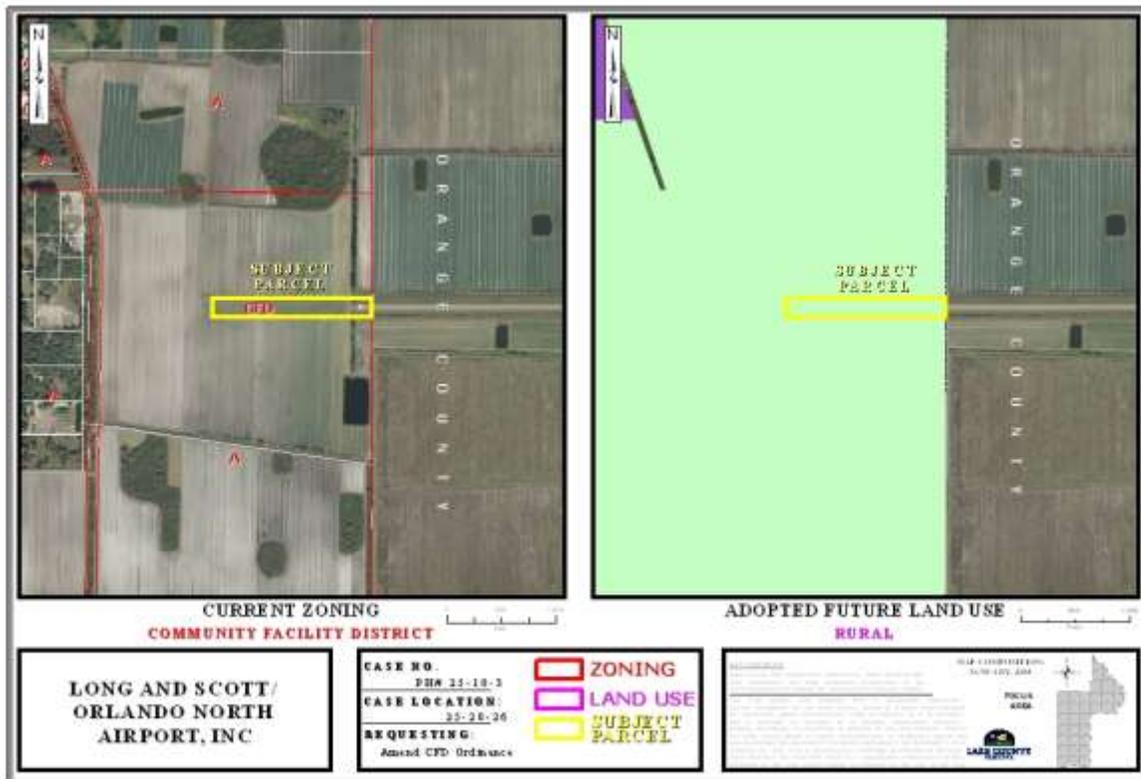
TAB NO: 7

OWNER: West Orange Aviation Authority

APPLICANT: West Orange Airport Authority (formerly Long & Scott Family Farms)

PROJECT NAME: Long & Scott Airstrip

GENERAL LOCATION: Lake Jem area, south of Duda Ave., along and west of the Lake/Orange Co. Boundary.



REQUESTED ACTION: Amend Community Facility District (CFD) Ordinance #2004-85 to remove condition requiring approval by the BCC for any land use change on adjacent property in Orange County.

SIZE OF PARCEL: 6 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to Ordinance #2004-85 to remove condition requiring approval of the Board of County Commissioners for any land use change on adjacent property in Orange County.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 5-2 to **APPROVE** the request.

BOARD OF COUNTY COMMISSIONERS: BCC voted 5-0 to continue the rezoning case to May 22, 2012 so staff could obtain additional information as directed.