

**MINUTES**  
**LAKE COUNTY PLANNING AND ZONING BOARD**  
**November 29, 2017**

The Lake County Planning and Zoning Board met on Wednesday, November 29, 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, December 19, 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 McKeeby, Secretary	District 1
Lawrence "Larry" King	District 3
Rick Gonzalez	District 4
Jeff Myers	District 5
Sandy Gamble	School Board Representative
Kasey Kesselring	At-Large Representative

**Members Not Present:**

Laura Jones Smith	District 2
Donald Heaton	Ex-Officio Non-Voting Military

**Staff Present:**

Steve Greene, AICP, Chief Planner, Office of Planning & Zoning  
Ken Johnson, Senior Planner, Office of Planning & Zoning  
Janie Barron, Planner, Office of Planning & Zoning  
Donna Bohrer, Office Associate, Office of Planning & Zoning  
Matthew Moats, Assistant County Attorney  
Kathleen Bregel, Senior Secretary, 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. Sandy Gamble gave the invocation.

**AGENDA UPDATES**

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning Division, stated there were no agenda updates.

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**Agenda Updates**

**Consideration of Minutes: November 1, 2017**

**CONSENT AGENDA**

<b><u>TAB NO:</u></b>	<b><u>CASE NO:</u></b>	<b><u>OWNER/APPLICANT/PROJECT</u></b>
Tab 1	RZ-17-19-1	Hardt Property Rezoning
Tab 2	RZ-17-18-1	Boykin Property Rezoning
Tab 3	RZ-17-20-1	Szempruch Property Rezoning
Tab 4	CUP-93/12/1-2	Judith Farley Trust CUP Revocation
Tab 5	CUP-98/9/1-5	Bonds Salon CUP Revocation
<b>Other Business</b>	<b>2018 Planning and Zoning Board Calendar</b>	

**Adjournment**

**MINUTES**

**MOTION by Kasey Kesselring, SECONDED by Kathryn McKeeby to APPROVE the Minutes of November 1, 2017 of the Lake County Planning and Zoning Board meeting, as submitted.**

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

**AGAINST: None**

**MOTION CARRIED: 6-0**

**PUBLIC COMMENT**

No one wished to address the board at this time.

**CONSENT AGENDA**

Tab 1	RZ-17-19-1	Hardt Property Rezoning
Tab 2	RZ-17-18-1	Boykin Property Rezoning
Tab 3	RZ-17-20-1	Szempruch Property Rezoning
Tab 4	CUP-93/12/1-2	Judith Farley Trust CUP Revocation
Tab 5	CUP-98/9/1-5	Bonds Salon CUP Revocation

**MOTION by Kathryn McKeeby, SECONDED by Sandy Gamble to APPROVE Tabs 1 through 5 on the Consent Agenda.**

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

**AGAINST: None**

**MOTION CARRIED: 6-0**

**OTHER BUSINESS**

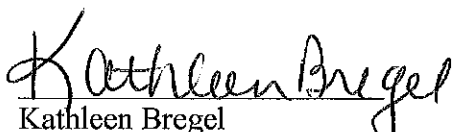
**PLANNING AND ZONING 2018 MEETING SCHEDULE**


Mr. Greene confirmed 2018 meeting schedule dates with the Board.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:04 a.m.

Respectfully submitted,

  
Kathleen Bregel  
Senior Secretary, Board Support

  
Rick Gonzalez  
Chairman

# Affidavit of Publication

## DAILY COMMERCIAL

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

Before 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, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

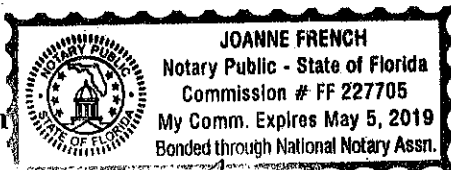
PUBLIC HEARING

was published in said newspaper in the issues of:

Nov 18, 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 20 day of Nov, A.D., 2017.



Joanne French  
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# 10670506

### NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m. public hearing on Wednesday, November 29, 2017, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will

be transmitted to the Lake County Board of County Commissioners at a 9:00 a.m. public hearing, or soon thereafter, on Tuesday, December 19, 2017, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions 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. All oral and written communications between Planning & Zoning Board members and the public concerning a case are prohibited by Florida Law unless made at the public hearing on the case.

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PRO-

### NOTICE OF PUBLIC HEARING

**PUBLIC HEARING NO.:** RZ-17-19-1, Hardt Property Rezoning  
**REQUESTED ACTION:** Rezoning property from Neighborhood Commercial (C-1) to Rural Residential District (R-1)  
**GENERAL LOCATION:** Clermont area, 2430 State Road 33  
AND

**PUBLIC HEARING NO.:** RZ-17-18-1, Boykin Property Rezoning  
**REQUESTED ACTION:** Rezone property from Neighborhood Commercial (C-1) to Agriculture (A)  
**GENERAL LOCATION:** Clermont area, SR 33 and CR 561  
AND

**PUBLIC HEARING NO.:** RZ-17-20-1, Szempruch Property Rezoning  
**REQUESTED ACTION:** Rezone property from Urban Residential District (R-8) to Agriculture (A)  
**GENERAL LOCATION:** Clermont area, 10000 Canal Zone Way  
AND

**PUBLIC HEARING NO.:** CUP-93/12/1-2, Judith Farley Trust CUP Revocation  
**REQUESTED ACTION:** CUP revocation for a caretakers residence on Planned Industrial (MP) zoned property. Caretakers residence was demolished.  
**GENERAL LOCATION:** Astatula area, 29628 CR 561  
AND

**PUBLIC HEARING NO.:** CUP-98/9/1-5, Bonds Salon CUP Revocation  
**REQUESTED ACTION:** CUP revocation for a beauty salon on Urban Residential (R-6) zoned property. Business has closed.  
**GENERAL LOCATION:** Umatilla area, 17102 Ball Park Rd.  
AND

**PUBLIC HEARING NO.:** RZ-16-27-2, Water Conserve II Facility CFD Rezoning  
**REQUESTED ACTION:** Amend Community Facility District (CFD) Ordinance #2001-149 by adding/rezoning Agriculture (A) land to Community Facility District (CFD) for expansion of the Water Conserve II Facility (Rapid Infiltration Basins (RIBs) and Reclaimed Water Reservoir).  
**GENERAL LOCATION:** Clermont area, Five Mile Road, East of US Hwy 27

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

Ad No: 10070506  
November 18, 2017