

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
January 3, 2018

The Lake County Planning and Zoning Board met on Wednesday, January 3, 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, January 23, 2018 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Laura Jones Smith	District 2
Lawrence "Larry" King	District 3
Rick Gonzalez	District 4
Sandy Gamble	School Board Representative

Members Not Present:

Kathryn McKeeby, Secretary	District 1
Jeff Myers	District 5
Kasey Kesselring	At-Large Representative
Donald Heaton	Ex-Officio Non-Voting Military

Staff Present:

Tim McClendon, Office of Planning & Zoning Manager
Steve Greene, AICP, Chief Planner, Office of Planning & Zoning
Michele Janiszewski, Chief Planner, Office of Planning & Zoning
Christine Rice, Planner, Office of Planning & Zoning
Janie Barron, Planner, Office of Planning & Zoning
Donna Bohrer, Office Associate, Office of Planning & Zoning
Diana Johnson, 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. Mr. Sandy Gamble gave the invocation.

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning Division, stated there were no agenda updates; however, he noted that staff released a memorandum to the Board the previous night regarding clarification on the Ordinance language for Tab 1 as submitted by the applicant.

TABLE OF CONTENTS

Agenda Updates

Consideration of Minutes: November 29, 2017

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	RZ-17-23-5	Grand Oaks Holding CFD Amendment
Tab 2	CUP-16-04-5	Magnolia Ranch CUP
Tab 3	CUP-17-05-5	L-Cross Ranch CUP
Tab 4	RZ-17-21-4	Sorrento Pines PUD

Regular Agenda

Other Business

Adjournment

MINUTES

MOTION by Larry King, SECONDED by Laura Jones Smith to APPROVE the Minutes of November 29, 2017 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Gonzalez, King, Jones Smith, and Gamble

AGAINST: None

MOTION CARRIED: 4-0

PUBLIC COMMENT

No one wished to address the board at this time.

CONSENT AGENDA

Ms. Laura Jones Smith asked for a definition of the word “hamlet” which was referenced several times but not defined in the Tab 1 Ordinance. Mr. Larry King noted he had several questions regarding Tab 1 as well.

Ms. Diana Johnson, Assistant County Attorney, suggested that Tab 1 be pulled from the Consent Agenda and placed in the Regular Agenda.

Chairman Rick Gonzalez pulled Tab 1 from the Consent Agenda and placed it on the Regular Agenda for further discussion due to questions raised by the Board.

Mr. King had questions regarding Tab 2 since the property was adjacent to Marion County on the west boundary. He asked if Lake County staff checks with other counties regarding their zoning when properties are adjacent to their county and if they notify the adjoining county of Lake County zoning changes. He also inquired what the zoning was on the Marion County side for this property and what the setbacks were.

Mr. Greene responded that staff does inform the local government of the rezoning adjacent to their jurisdictional lines and of any changes to the zoning. He said they received no comment from Marion County regarding this zoning but suggested it was probably of a rural nature or agricultural. He added that the County’s Land Development Regulations (LDRs) were silent on buffering and setbacks in regards to municipal boundaries that fall along unincorporated areas; however, the Planning and Zoning Office would apply a minimum setback buffer of landscaping of approximately ten feet.

Ms. Jones Smith stated that the staff report indicated that the existing use on the adjacent western parcel of this property was the Ocala National Forrest.

Tab 2	CUP-16-04-5	Magnolia Ranch CUP
Tab 3	CUP-17-05-5	L-Cross Ranch CUP
Tab 4	RZ-17-21-4	Sorrento Pines PUD

MOTION by Sandy Gamble, SECONDED by Laura Jones Smith to APPROVE Tabs 2 through 4, moving Tab 1 to the Regular Agenda, on the Consent Agenda.

FOR: Gonzalez, King, Jones Smith, and Gamble

AGAINST: None

MOTION CARRIED: 4-0

REGULAR AGENDA

Tab 1 GRAND OAKS HOLDING CFD AMENDMENT

Ms. Janie Barron, Planner, Office of Planning and Zoning Division, explained that Case RZ 17-23-5 was the Grand Oaks Holding CFD Amendment and that the applicant wanted to amend the existing Ordinance 2017-27 to increase the zoning district size by 6.7 acres. She stated they were requesting to rezone the 6.7 acres from Agricultural (A) to Community Facility District (CFD) to accommodate the future placement of the hamlet lodging, which is a cluster of cabins.

Mr. King asked what the size of the cabins would be and if they would be manufactured or conventional construction.

Ms. Barron replied that size was not dictated in the code and that when applying for a zoning permit, there is not a specific type of use designated but that would be indicated by the site plan as to whether it would modular, manufactured or conventional build.

Ms. Jones Smith referenced that in the accessory uses terms and conditions section of the ordinance, the student/staff housing was listed as hamlet cabins and she asked if the 19 guest cabins were regular or hamlet cabins.

Ms. Barron responded that it was the same as previous Ordinance 2017-27, and that with this new ordinance, the applicant was merely relocating an existing hamlet lodging area into the 6.7 acres that were requested to be rezoned from A to CFD.

Mr. Gamble asked if this was something that had been brought before the Board previously.

Ms. Barron replied that in the previous year, an amendment was brought before the Board with the same exact wording.

Mr. Gonzalez added that this was just incorporating 6.7 acres that would be under the ordinance with no additional units.

Ms. Jones Smith asked for clarification in the "Cabins" section of the ordinance, section 1.A.1.a.i, and if it was referring to hamlet cabins or regular cabins.

Ms. Barron indicated that question should be addressed to the applicant because it was staying the same as it was in the previous year's ordinance, which the Planning and Zoning Board approved.

Ms. Jones Smith questioned where in the ordinance was the accommodation for the new hamlet cabins.

Ms. Barron clarified that there were no new cabins but that an existing hamlet cabin area, which was previously approved, was being relocated into the new 6.7 acre area.

Ms. Jones Smith opined that if there was no distinction then she suggested the word "hamlet" be removed.

Ms. Barron remarked that there was a memorandum given to the Board the previous night where the applicant clarified the hamlet cabins by using the term five clusters.

Mr. King asked if there was another adjacent owner to this property with 6-10 acres, would they get the same zoning. He inquired if the applicant sold the 6.7 acre parcel, could they sell the individual cabins.

Ms. Barron commented that adjacent owner would have to request a rezoning and staff would have to review. She added that CFD zoning was already in place in this area and that the applicant was simply incorporating an additional parcel that they own into the CFD ordinance. She explained that if the 6.7 acres were sold in the future, the current ordinance would have to be amended and all the conditions would be removed, with any structures being addressed in the new ordinance.

Mr. King asked if the structures were single or multi story and opined that 86 beds seemed like a large amount for 6.7 acres.

Ms. Barron indicated the applicant could answer that question; however, based on the plan provided by the applicant, it appeared to be single story.

Ms. Jones Smith inquired what the maximum building height was.

Ms. Barron responded the maximum building height was 40 feet.

Mr. Greg Beliveau, a registered agent for LPG Urban & Regional Planners, Inc. and representing Grand Oaks Holding, LLC, explained that Grand Oaks was an equestrian facility with multiple arenas including a museum, restaurant and resort type environment services to a variety of users. He indicated that the facility had contracts with different groups including Olympic teams who use the facility to train and for competitions. He described it as a 400 acre multi-use facility. He elaborated that the facility used to have a lodge and multi-floor dormitory but they were too intensive and intrusive for this site. He clarified that because of this, they previously brought before the Board the idea to replace those lodging buildings with the hamlet idea, which is the clustering of 6-12 cabins, and more suitable to this pastoral environment. He added that these cabins would be spread out over the 400 acres and that they had been identified on the master plan. He remarked that the 86 beds represented the existing beds from both the lodge and the dormitory. He stated the hamlet clusters would be in five different areas over the property and that the 6.7 acres would be one of those locations, adding that not all of the 86 beds would be on this one location. He confirmed that the cabins would

be manufactured with fire protection, built for an equestrian market with extra space for equestrian gear and would not have kitchens.

Ms. Jones Smith commented that she had no issue with the concept nor the number of cabins but that her only concern was the actual wording of the ordinance because it made reference to hamlet cabins, implying they were some type of special cabin; however, in reality, the cabins themselves were not hamlet cabins and that word only referred to the clustering of the cabins. She opined that changing the wording would make it clearer in the future and that the Board should consider omitting the term “hamlet” in the ordinance.

Mr. Beliveau remarked that his memorandum to Mr. Greene was an attempt to define the cabins as five clusters verses five hamlets.

Mr. King shared his concern that if the 6.7 acres were sold in the future, could the cabins become a subdivision of individual houses.

Mr. Beliveau specified that these cabins were hotel style rental units without kitchens and were not houses and therefore could not become a subdivision. He added that the cabin area was only accessible by golf carts, not by vehicles.

Ms. Jones Smith made a motion to approve with the condition that staff work with the County Attorney to change the language of the ordinance to remain consistent and that the existing and future cabins are accommodated for, with the removal of the word “hamlet” from the ordinance or defining it in a way that is clearer for any future applications.

Motion died due to lack of a second.

MOTION by Sandy Gamble, SECONDED by Larry King to APPROVE Tab 1, rezoning case RZ-17-23-5 Grand Oaks Holding CFD Amendment, with the added staff memorandum on January 2, 2018, regarding clarification of the cabin hamlet use received from the applicant.

FOR: Gonzalez, King, and Gamble

AGAINST: Jones Smith

MOTION CARRIED: 3-1

OTHER BUSINESS

There was no other business to bring before the Board.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:31 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 Rostomily

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

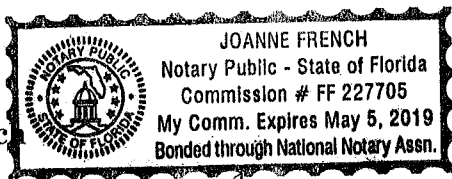
was published in said newspaper in the issues of:

DEC 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 19 day of Dec A.D., 2017.

Joanne French
Notary Public



Joanne French
(Print, Type or Stamp Name of Notary Public)

AD#

10071463

NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, January 3, 2018, 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, January 23,

2018, 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 PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING NO.: RZ-17-23-5, Grand Oaks Holding CFD amendment

REQUESTED ACTION: Amend CFD ordinance 2017-27 by adding 6.7 acres from Agriculture (A), zoned property for hamlet lodging.

GENERAL LOCATION: Lady Lake area, 3000 Marion County Road AND

PUBLIC HEARING NO.: RZ-16-04-5, Magnolia Ranch CUP

REQUESTED ACTION: Amend existing CUP #90/B/2-1 to include additional uses of equestrian training, educational, horse breeding uses and four (4) primitive camping or RV short-term sites.

GENERAL LOCATION: Eustis area, 22726 Winterwillow Lane AND

PUBLIC HEARING NO.: RZ-17-05-5, L-Cross Ranch CUP

REQUESTED ACTION: Conditional Use Permit (CUP) for equestrian event and stable facility and agritourism uses in Agriculture (A) zoning.

GENERAL LOCATION: Lady Lake area, 40810 Grays Airport Road AND

PUBLIC HEARING NO.: RZ-17-21-4, Sorrento Pines PUD

REQUESTED ACTION: Rezone approximately 200.45 acres from Community Facility District (CFD) to Planned Unit Development (PUD) for a Rural Conservation Subdivision for 400 single family dwelling units.

GENERAL LOCATION: Sorrento area, north of Intergrity Way and CR 437 Intersection, across from Rolling Oak Road

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

Ad No: 10071463
December 19, 2017

D Barber
1/12