

**MINUTES**  
**LAKE COUNTY PLANNING AND ZONING BOARD**  
**April 4, 2018**

The Lake County Planning and Zoning Board met on Wednesday, April 4, 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, April 24, 2018 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
Laura Jones Smith	District 2
Lawrence "Larry" King	District 3
Rick Gonzalez	District 4
Jeff Myers	District 5
Sandy Gamble	School Board Representative

**Members Not Present:**

Kasey Kesselring	At-Large Representative
Donald Heaton	Ex-Officio Non-Voting Military

**Staff Present:**

Tim McClendon, Planning Manager, Office of Planning & Zoning  
Steve Greene, AICP, Chief Planner, Office of Planning & Zoning  
Christine Rock, Planner, Office of Planning & Zoning  
Donna Bohrer, Office Associate, Office of Planning & Zoning  
Debi Dyer, Office Associate III, Office of Planning & Zoning  
Matthew Moats, Assistant County Attorney  
Josh 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, stated that all cases had been advertised in accordance with the law. He recommended moving the Election of Officers to the top of the agenda. He also mentioned that staff noted an error in the case number for Tab 5, clarifying that the correct number should be MCUP-17-01-5. He commented that Tabs 4 and 6 would be moved to the regular agenda.

**MOTION by Laura Jones Smith, SECONDED by Kathryn McKeeby to APPROVE moving the Election of Officers to the top of the agenda, acknowledging the case number error for Tab 5, and moving Tabs 4 and 6 to the Regular Agenda.**

**FOR: Gonzalez, McKeeby, Jones Smith, King, Myers, and Gamble**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**TABLE OF CONTENTS**

**Agenda Updates**

**Consideration of Minutes: March 7, 2018**

**CONSENT AGENDA**

<b><u>TAB NO:</u></b>	<b><u>CASE NO:</u></b>	<b><u>OWNER/APPLICANT/PROJECT</u></b>
Tab 1	CUP #778-2	Pierre & Denise Grimm CUP Revocation
Tab 2	FLU-18-04-4	Eveland Property FLU Amendment - Transmittal
Tab 3	FLU 17-11-1	Walker Property FLU Amendment - Transmittal
Tab 4	CP-18-03	Revision to Rural Transition FLUC - Transmittal
Tab 5	MCUP-17-01-5	D&H Peat Mine MCUP
Tab 6	RZ-17-11-1	Savanna Reserve PUD
Tab 7	2018-XX	Clermont JPA sign revision

**Regular Agenda**

**Other Business**

**Election of Officers**

**Adjournment**

**ELECTION OF OFFICERS**

Mr. Matthew Moats, Assistant County Attorney, stated that a motion is adopted for the positions of Chairman, Vice-Chairman, and Secretary.

**MOTION by Kathryn KcKeeby, SECONDED by Jeff Myers to elect Laura Jones Smith as Chairman of the Board.**

**FOR: Gonzalez, McKeeby, Jones Smith, King, Myers, and Gamble**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**MOTION by Rick Gonzalez, SECONDED by Larry King to elect Sandy Gamble as Vice-Chairman of the Board.**

**FOR: Jones Smith, McKeeby, King, Gonzalez, Myers, and Gamble**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**MOTION by Sandy Gamble to reelect Kathryn KcKeeby as Secretary of the Board.**

**FOR: Jones Smith, McKeeby, King, Gonzalez, Myers, and Gamble**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**MINUTES**

**MOTION by Sandy Gamble, SECONDED by Rick Gonzalez to APPROVE the Minutes of March 7, 2018 of the Lake County Planning and Zoning Board meeting, as submitted.**

**FOR: Jones Smith, McKeeby, King, Gonzalez, Myers, and Gamble**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**PUBLIC COMMENT**

No one wished to address the board at this time.

**CONSENT AGENDA**

<b>Tab 1</b>	<b>CUP #778-2</b>	<b>Pierre &amp; Denise Grimm CUP Revocation</b>
<b>Tab 2</b>	<b>FLU-18-04-4</b>	<b>Eveland Property FLU Amendment - Transmittal</b>
<b>Tab 3</b>	<b>FLU 17-11-1</b>	<b>Walker Property FLU Amendment - Transmittal</b>
<b>Tab 5</b>	<b>MCUP-17-01-5</b>	<b>D&amp;H Peat Mine MCUP</b>
<b>Tab 7</b>	<b>2018-XX</b>	<b>Clermont JPA sign revision</b>

**MOTION by Rick Gonzalez, SECONDED by Kathryn McKeeby to APPROVE Tabs 1, 2, 3, 5 & 7 on the Consent Agenda.**

**FOR: Jones Smith, McKeeby, King, Gonzalez, Myers, and Gamble**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**REGULAR AGENDA**

**Tab 4 REVISION TO RURAL TRANSITION FLUC - TRANSMITTAL**

Mr. Tim McClendon, Planning Manager, Office of Planning & Zoning, presented case CP-18-03 for the Revision to Rural Transition FLUC – Transmittal. He said that the case was to amend the 2030 Lake County Comprehensive Plan (Comp Plan), Rural Transition Future Land Use (FLU) Category, to remove the fourth alternative for development density. He explained that the fourth alternative had been approved in 2015, and had 14 development criteria to allow density down to two units per acre. He remarked that the Planning and Zoning Board and the Board of County Commissioners (BCC) had seen two rezoning cases that had tried to utilize the fourth alternative for development, and that both of those cases were denied by the BCC. He added that the Sorrento Pines PUD was the last PUD to utilize the fourth alternative’s allowance of a maximum density of two dwelling units per acre, and staff was

directed to review the fourth alternative during a December 2017 BCC meeting. He concluded that staff recommended removing the fourth alternative after conducting their review.

Mr. Gonzalez asked why the fourth alternative was added to the Comp Plan in 2015.

Mr. McClendon replied that at the time of the Comp Plan's development, there were two specific properties meant to utilize the fourth alternative, and that the BCC decided that it would be favorable to include it. He remarked that public response to those two cases had created a cause to remove the fourth alternative.

Mr. Gonzalez inquired if the case was targeted at two specific projects that staff would want to prohibit.

Mr. McClendon stated that a different type of development for these projects would be requested in the future.

**MOTION by Jeff Myers, SECONDED by Kathryn KcKeeby to APPROVE Tab 4, rezoning case CP-18-03 Revision to Rural Transition FLUC –Transmittal.**

**FOR: Jones Smith, McKeeby, King, Myers, and Gamble**

**AGAINST: Gonzalez**

**MOTION CARRIED: 5-1**

**Tab 6 SAVANNA RESERVE PUD**

Ms. Christine Rock, Planner, Office of Planning & Zoning, presented case RZ-17-11-1 for Savanna Reserve PUD. She explained that the subject property is approximately 179 acres in size, is located west of County Road (C.R.) 561, and is north and south of Ruby Lee Road in the Clermont area. She said that the property was currently zoned R-3 Medium Residential District and R-1 Rural Residential, with a Green Swamp Rural Conservation FLU designation. She stated that the applicant had submitted a Comp Plan map and text amendment in conjunction with this rezoning to change the FLU of the subject property from Green Swamp Rural Conservation to Green Swamp Rural, which has a density of one dwelling unit per five net acres. She commented that the applicant was also requesting to add conditions within the Green Swamp Rural FLU category to allow certain properties to connect to central utilities, and that the subject property intended to connect to central water. She mentioned that the FLU map and text amendment had already been heard by the Board in August 2017, and was approved by the BCC for transmittal to the Florida Department of Economic Opportunity (DEO) in October 2017. She said that comments from DEO in December 2017 had been addressed, and that the applicant was requesting to zone the subject property to PUD because they wanted to develop a 25 lot subdivision which would also

connect to central water. She stated that the 25 lots would be consistent with the proposed Green Swamp Rural FLU, which would be heard by the BCC on April 24, 2018. She indicated that staff recommended approval of the PUD because it was consistent with Land Development Regulations (LDRs) and the proposed FLU change to Green Swamp Rural.

Mr. King asked about the PUD mentioning the broad category of agricultural uses.

Ms. Rock clarified that agricultural uses would be utilized as a definition in the LDRs, and that it would only apply to tracts A and B in the PUD.

Mr. King asked if he would be able to set up a hog farm under this PUD.

Ms. Rock clarified that hog farms require Conditional Use Permits (CUPs), and must be heard by the Board. She added that land uses would be restricted by the PUD.

Mr. King asked if the term "agricultural uses" could be more specific.

Mr. Jimmy Crawford, attorney representing the owner and applicant, said that agricultural uses were included to allow for the grass grazing of horses and cattle on the larger parcels. He added that the category of intensive agricultural uses has a different definition under the LDRs, and that that applicant was not requesting it. He stated that the applicant may want the ability to add a community garden, and that allowing agriculture uses does not include intensive uses such as hog farms and feed lots.

Mr. King noted that the total acreage was 179.29, and inquired if all of the usable acres were going to be used for the residential subdivision, or if there were other dry acres intended for future use.

Ms. Rock responded that the agricultural tracts A and B were dry, and that tract C was all wetlands. She added that the residential development would not occur on tracts A and B.

Mr. Crawford said that the applicant could not return later with a request for additional density, and that no further density was planned or allowed for the subject property.

Mr. King inquired about the number of wet and dry acres within the PUD.

Ms. Rock replied that there were 111.36 net acres, and that the gross was 179.29 acres.

Mr. Crawford added that the density was decided by one dwelling per five acres on the uplands, and one dwelling unit per 20 acres on the wetlands.

Mr. Gonzalez asked if the PUD's central water would be a private system.

Mr. Crawford responded that it would be Utilities, Inc., and that the development was within their certificated territory. He said that there are few one dwelling unit per five acre

developments that are connected to central water, and that the applicant did not want to drill more wells. He commented that there was difficulty in communicating the Comp Plan amendment that was approved by the Board in the previous year to DEO, stating the amended requirements to connect to central utilities being in an Ethylene Dibromide (EDB) zone, being within 660 feet of an existing utility, and being a budding Urban Land Use category.

Mr. Gonzalez asked if stables and horse stalls were anticipated on each lot.

Mr. Crawford stated that the applicant wanted the ability for residents to own horses, though it would be subject to spacing requirements in the LDRs for buildings that house animals. He elaborated that these buildings must be either 200 feet from the property line, or located in the center of the property.

Mr. Myers inquired about how irrigation will be implemented for the residences.

Mr. Crawford replied that there are no irrigation wells allowed, and that the development would use central water through Utilities, Inc.

Ms. Jones Smith asked if the residences would utilize central sewer.

Mr. Crawford said that the residences would use the enhanced septic that is required by the Green Swamp Rural Conservation FLU, and that there is no sewer near the development. He reported that nearby neighbors, the County, and DEO did not want central utilities to expand any further into the Green Swamp, and that a sewer plant could not be established for 25 lots.

Mr. Gamble noted objections from DEO, and asked if they had been clarified.

Ms. Rock said that DEO had submitted the response in December 2017, and that staff had created the requested EDB map that will be heard by the BCC in April 2018. She added that the applicant also provided a geotechnical study that was requested by DEO.

Mr. Gamble inquired about the impact to the Lake County school system, and if the applicant will meet requirements.

Mr. Crawford indicated that the applicant received a revised capacity letter from the Lake County School Board stating there was school capacity within the district to accommodate the new development, and that the letter would be effective for one year from December 2017. He mentioned that if the developer did not begin construction in the current year, and a new letter from the Lake County School Board would have to be requested, then a lack of school capacity at that time would require the applicant to enter into a capacity reservation agreement and pay the Lake County School Board.

Mr. Charles Roder, a neighbor of the development, said that the project wraps around his 60 acre property on Ruby Lee Road, and expressed concern about potential noise accompanying new houses nearby. He claimed that the original development was supposed to include 14

houses, with the current proposal increasing it to 24 houses. He claimed that the current limit for houses in the area was 10 acres per lot, and indicated that he did not want his property to be used by other residents to reach a nearby lake.

Ms. Jones Smith asked if he was located to the south of the project.

Mr. Roder confirmed that his property was south of the development, and that tract B of the project was located to the west of his property. He added that C.R. 561 was already experiencing heavy traffic, and that the development would create additional wear on the road. He stated that there was no bicycle access on C.R. 561, and the development could create additional danger for cyclists.

Mr. King noted that the development would consist of 25 home sites on small acreage tracts over 179 acres, and that this should not adversely affect the area.

Mr. Roder asked if it would be possible to add a stipulation that requires the developer to construct a wall or fence around the new property.

Ms. Jones Smith replied that this stipulation is not required for PUDs. She mentioned the low density of the project, and opined that the agricultural and Homeowner's Association tracts that would act as aesthetically appealing buffers.

Mr. Roder recalled that when his property was purchased, the clay Ruby Lee Road was maintained approximately 1,000 feet from C.R. 561, and that county road maintenance ends at about 1,000 feet. He added that Ruby Lee Road extends an additional 2,000 feet beyond that point into tract B of the development, and that he was under the assumption that he would always have access to his property anywhere off of a nearby dirt road that is perpendicular to Ruby Lee Road. He commented that after the development began, a gate was installed at the end of Ruby Lee Road, and that he was no longer able to access his property through the dirt road.

Mr. Gonzalez asked if there was deeded access to the dirt road.

Mr. Roder replied that he did not have deeded access to the dirt road when the development began, and claimed that a neighbor relinquished a small part of their property through a monetary transaction to provide him deeded access.

Ms. Jones Smith stated that the County was likely involved in the transaction.

Mr. Gonzalez inquired about the current number of allowed lots for the property.

Ms. Rock indicated that 14 lots were currently allowed on the property.

Ms. Phyllis Smith, a concerned neighbor of the development, asked if the development would be Section 8. She also expressed concerns about traffic on C.R. 561, said that there was not bicycle access in the area.

Ms. Jones Smith clarified that the development would be for single family homes.

Mr. King asked if the home construction would be conventional construction.

Mr. Crawford responded that all homes would be site-build construction, and that they would not be manufactured homes. He added that the current draft of the development's declaration of covenants and restrictions had a 2,500 square foot minimum for the homes.

Mr. King asked if the 2,500 square foot figure was for living area, or total space within the homes.

Mr. Crawford replied that there was a 2,500 minimum square footage for living area.

**MOTION by Larry King, SECONDED by Rick Gonzalez to APPROVE Tab 6, RZ-17-11-1 Savanna Reserve PUD.**

**FOR: Jones Smith, McKeeby, King, Gonzalez, Myers, and Gamble**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**OTHER BUSINESS**

Mr. Greene stated that the next meeting would occur on May 3, 2018.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:33 a.m.

Respectfully submitted,



Josh Pearson  
Administrative Specialist, Board



Laura Jones Smith  
Chairwoman

# 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 Rostomly**



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

P&Z BOARD MEETING

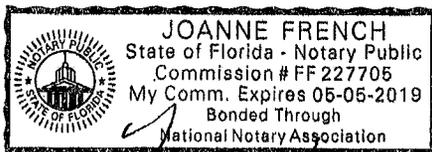
was published in said newspaper in the Lake and Sumter county issues of:

MARCH 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 Mar A.D., 2018.

**Joanne French**  
Notary Public



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

AD#

10074873

### NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, April 4, 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, April 24, 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.: CUP# 778-2, Pierre & Denise Grimm CUP Revocation**  
**REQUESTED ACTION:** Property owner requested revocation of CUP, caretaker residence has been demolished.  
**GENERAL LOCATION:** Clermont area, 131.14 Ski Paradise Blvd.

**AND**  
**PUBLIC HEARING NO.: MCUP-17-05-1, D&H Peat Mine CUP**  
**REQUESTED ACTION:** Allow a Conditional Use Permit for peat mining on 116.8 acre property.  
**GENERAL LOCATION:** Emeraldal Marsh area, west of Marguett Road and south of Lyn Field Dr.

**AND**  
**PUBLIC HEARING NO.: RZ-17-11-1, Savannah Reserve PUD**  
**REQUESTED ACTION:** Rezone approximately 179.20 acres property from Medium Residential (R-3) and Rural Residential (R-1) to Planned Unit Development (PUD) for a 25 unit subdivision.  
**GENERAL LOCATION:** Clermont area, West of CR 561, north and south of Ruby Lee Rd.

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

Ad No: 10074873  
March 25, 2018

# 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 Rostomly



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

ORD 2018-XX  
CP-18-03

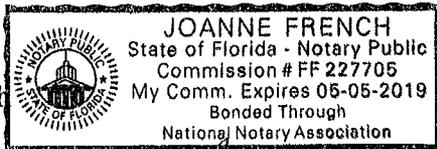
was published in said newspaper in the Lake and Sumter county issues of:

MARCH 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 Mar, A.D., 2018.

Joanne French  
Notary Public



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

AD#

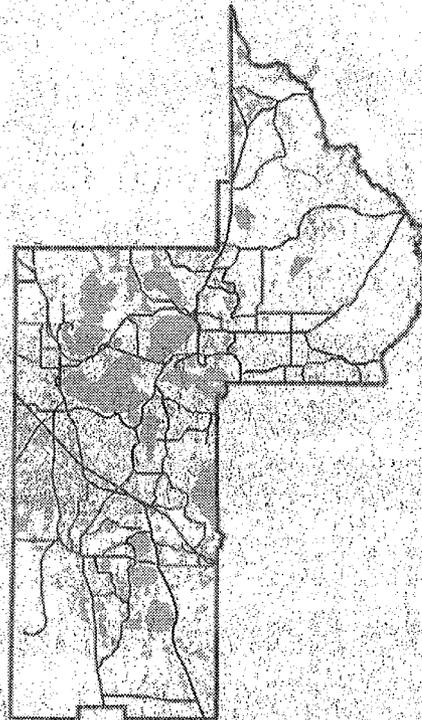
D038357

## NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AND MAP 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 NO. 2018- XX  
CP-18-03  
Revision to Rural Transition FLUC

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN POLICY I-1.4.5, ENTITLED, "RURAL TRANSITION FUTURE LAND USE CATEGORY," BY DELETING THE FOURTH ALTERNATIVE FOR RESIDENTIAL DEVELOPMENT WHICH ALLOWS UP TO TWO DWELLING UNITS PER NET DEVELOPABLE ACRE WITH THE ASSOCIATED DEVELOPMENT REQUIREMENTS AND CRITERIA; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on April 4, 2018 before the Planning & Zoning Board and on April 24, 2018 before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 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 Future Land Use Map and the staff report for the proposed amendment shall be available for review at the Office of Planning and Zoning Division, 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  
352-343-9641

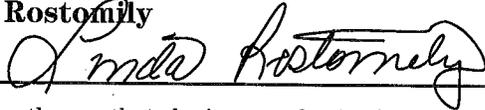
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STATE OF FLORIDA, COUNTY OF LAKE

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

ORD 2018-XX  
FLU 17-11-1

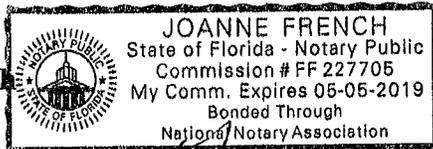
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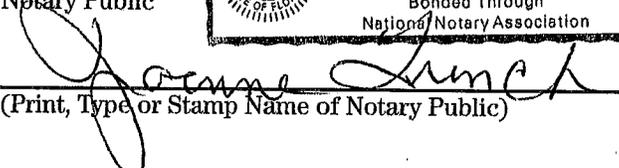
MARCH 25, 2018

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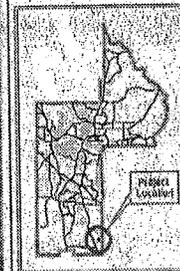
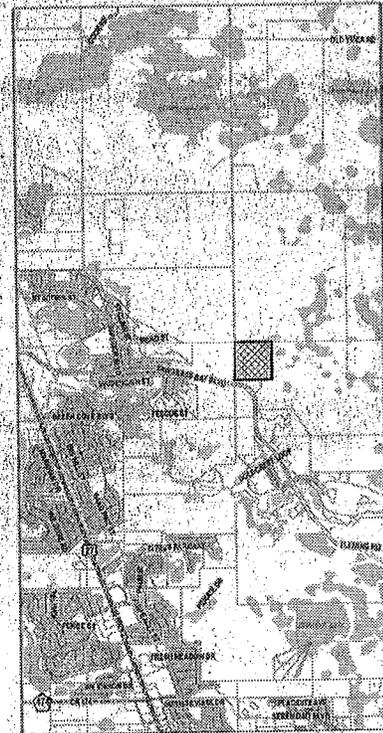
D038358

## NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AND MAP 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-17-11-1  
Walker Property

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FUTURE LAND USE MAP FROM WELLNESS WAY 3 TO URBAN LOW DENSITY FUTURE LAND USE CATEGORY FOR A 40 ACRE PROPERTY LOCATED NORTH OF SAWGRASS BAY BOULEVARD IN SOUTH LAKE COUNTY, AS DESCRIBED IN THIS ORDINANCE; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



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352-343-9641

D038358 - March 25, 2018

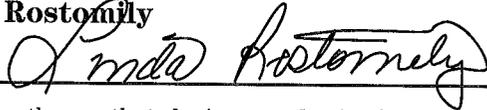
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ORD 2018-XX

FLU 18-04-4

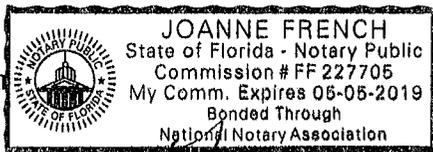
was published in said newspaper in the Lake and Sumter county issues of:

MARCH 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 Mar A.D., 2018.

Joanne French  
Notary Public



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

AD#

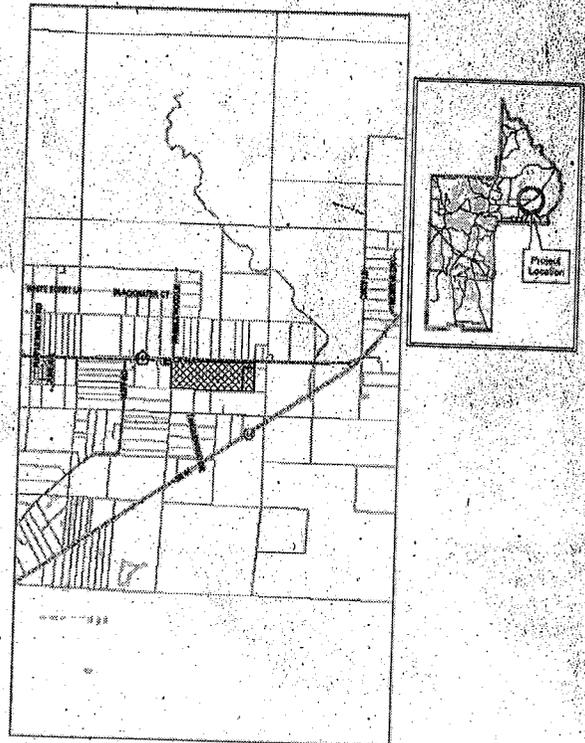
D038356

## 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  
Eveland Future Land Use Amendment  
FLU-18-04-4

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS, OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM WEKIVA RIVER PROTECTION AREA A-1-40 SENDING AREA FUTURE LAND USE CATEGORY TO WEKIVA RIVER PROTECTION AREA A-1-20 SENDING AREA FUTURE LAND USE CATEGORY FOR PROPERTY LOCATED ON CR 44A WEST OF SR 44 IN THE MT. PLYMOUTH-SORRENTO AREA, DESCRIBED BY ALTERNATE KEY 1313252 AND 1096138 AND AS SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on April 4, 2018 before the Planning & Zoning Board, on April 24, 2018 before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development, at 9:00 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  
352-343-9641

# 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

FLU-17-06-1

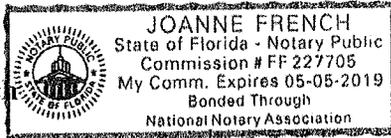
was published in said newspaper in the issues of:

APRIL 11, 2018

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 11 day of April A.D., 2018.

Joanne French  
Notary Public



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

AD#

D044765

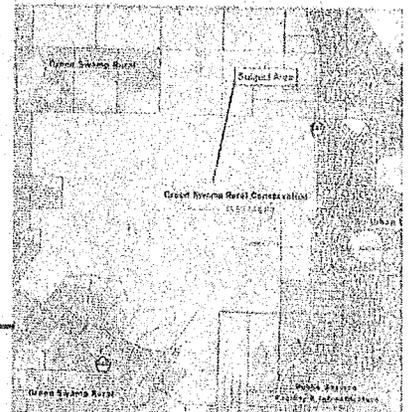
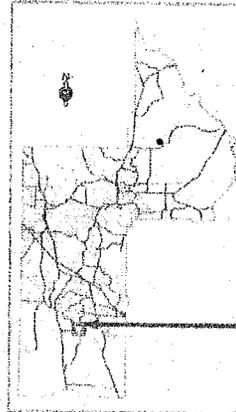
# NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AND M AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to adopt the following ordinance:

ORDINANCE 2018-XX  
FLU-17-06-1

Savanna Reserve Future Land Use Map and Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE MAP FROM GREEN SWAMP RURAL CONSERVATION FUTURE LAND USE CATEGORY SWAMP RURAL FUTURE LAND USE CATEGORY FOR PROPERTY LOCATED WEST OF ROAD 561, WEST OF THE CITY OF THE CLERMONT, DESCRIBED WITH ALTERNATE KEY 1704707, 1587816, 1587808, 1507529, 1587794, 1111811, AND 3456068, AS DES SECTION 1 BELOW; AMENDING POLICY I-4.2.3 ENTITLED 'GREEN SWAMP RURAL FUTURE LAND USE CATEGORY' TO ALLOW PROPERTIES TO UTILIZE CENTRAL WATER AND SEWER W GREEN SWAMP RURAL FLUC UNDER CERTAIN CIRCUMSTANCES; AMENDING THE FUTURE LAND USE MAP SERIES BY DESIGNATING THE ETHYLENE DIBROMIDE ZONE MAP AS FUTURE LAND USE MAP SERIES 21; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163 FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearing on the ordinance will be held on April 24, 2018 before the Board of Commissioners for adoption at 9:00 a.m., or as soon thereafter, in the County Commission 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan and 2030 Comprehensive Future Land Use Map and the staff report for the proposed amendment shall be available at the Office of Planning and Zoning, 315 West Main Street, Tavares, Florida, 8:00 a.m. to Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person to appeal any decision made by the Board of County Commissioners with respect to a 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 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 4 business days in advance of the public hearing.

Lake County Board of County Commissioners  
Office of Planning & Zoning  
352-343-9641

# 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 Rostomly

*Linda Rostomly*

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

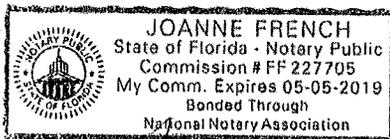
was published in said newspaper in the Lake and Sumter county issues of:

APRIL 13, 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 13 day of Apr A.D., 2018.

Joanne French  
Notary Public



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

AD#

10075669

### NOTICE OF PUBLIC HEARING

The Lake County Board of County Commissioners will hold a 9:00 a.m., public hearing on Tuesday, April 24, 2018, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petition.

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-17-20-2,  
Clonts Grove PUD

REQUESTED ACTION: Rezone approximately 153 acres from Agriculture (A) to Planned Unit Development (PUD) for a residential subdivision.

GENERAL LOCATION: Clermont area, East of Hwy 27, along North Bradshaw Road and Schofield Road.

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

Ad No: 10075669  
April 13, 2018

# 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

*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

P+Z BOARD MEETING

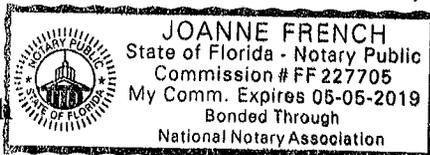
was published in said newspaper in the Lake and Sumter county issues of:

MARCH 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 Mar A.D., 2018.

Joanne French  
Notary Public



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

### NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., or soon thereafter, public hearing on Wednesday, April 4, 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 286.0405, 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 SECTION 15.02.06 TO REMOVE THE PROVISION PROHIBITING PRE-EXISTING DIGITAL OR LIGHT-EMITTING DIODE (LED) SIGNS FROM CHANGING SIGN COPY MORE THAN ONCE IN A TWENTY-FOUR HOUR PERIOD; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; 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: 10074850  
March 25, 2018

AD#

10074850

# 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: Stephen Bolduc Date: 5/2/18

Address: 31413 Westward Ho Ave, Mt. Plymouth, FL

Email (optional): \_\_\_\_\_ Phone (optional): 352-383-1821

Public Hearing/Tab Number or Topic: 3, 4

Comments: Regarding notification, information, resident rights

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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: Brook Ward Date: 4/2/18

Address: 25237 Glen Eagles St Sorrento FL 32776

Email (optional): gatabite@comcast.net Phone (optional): 407 310 1308

Public Hearing/Tab Number or Topic: Cell tower

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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: Fred Antonio Date: 5/2/18

Address: 26435 Sandwick Pl., Sorrento, FL 32776

Email (optional): \_\_\_\_\_ Phone (optional): \_\_\_\_\_

Public Hearing/Tab Number or Topic: Tab 3 + 4

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

*Didn't speak*

# 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: Beatrice Bert Ors (WATSON) Date: 5/2/2018

Address: mailing 624 Orange Dr #237

Email (optional): bertors6@gmail.com Phone (optional): 321-436-8423

Public Hearing/Tab Number or Topic: TT TAB 1 + TAB 2

Comments: Flooding + Water Management Concerns (INTO HANCOCK LAKE)

My Address on Hancock Lake: Beatrice Bert Ors  
1757 Watson Wood Rd  
Clermont, FL 34714 5/2/2018



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

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: Lynne Thornton Date: 5/2/18

Address: 31913 Westward Flt

Email (optional): \_\_\_\_\_ Phone (optional): (352) 455-3809

Public Hearing/Tab Number or Topic: cell tower - flwy 46

Comments: not in favor of waiver for

set back



LAKE  
COUNTY  
FLORIDA

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.