



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

JULY 3, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 7/3/13
BCC: 9:00 a.m. 7/30/13

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 time, or soon thereafter.

Planning & Zoning Board Members

Paul Bryan, Chairman
(District 5)

Timothy Morris
(District 3)

Ted DeWitt (District 2)

Kathryn S. McKeeby
(District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School
Board, Representative

Kasey Kesselring, Vice-
Chairman, At-Large
Representative

Donald L. Heaton,
Ex-Officio, Non-Voting
Military Representative

Board of County Commissioners

Timothy I. Sullivan	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chairman	District 4
Welton G. Cadwell	District 5

County Staff

David Heath, 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
Anita Greiner, 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
Donna Bohrer, Public Hearing Associate

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
July 3, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
July 30, 2013

- 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 #13-13-4	Sanders/Duke Energy - Substation Rezoning
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VI. Regular Agenda

Tab 2	LPA #13/3/2-4	Comprehensive Plan Amendment (Transmittal) FLUM change – Urban Low to Regional Commercial
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Tab 3	LPA #13/9/1-4	Comprehensive Plan Amendment (Transmittal) FLUM change – Rural Transition to Urban Low Density
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Tab 4	SLPA #13/7/1-1	Comprehensive Plan Amendment FLUM change - Rural Transition to Urban Low
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Tab 5	LPA #13/5-1T	Comprehensive Plan Amendment (Transmittal) FLUM change – Protection of Shorelines and Establish Minimum Buffer Requirements
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Tab 6	Ordinance 2013-XX	LDR Amendment Non-conforming Provisions
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VII. Other Business

VIII. Adjourn

CASE NO: PH# 13-13-4

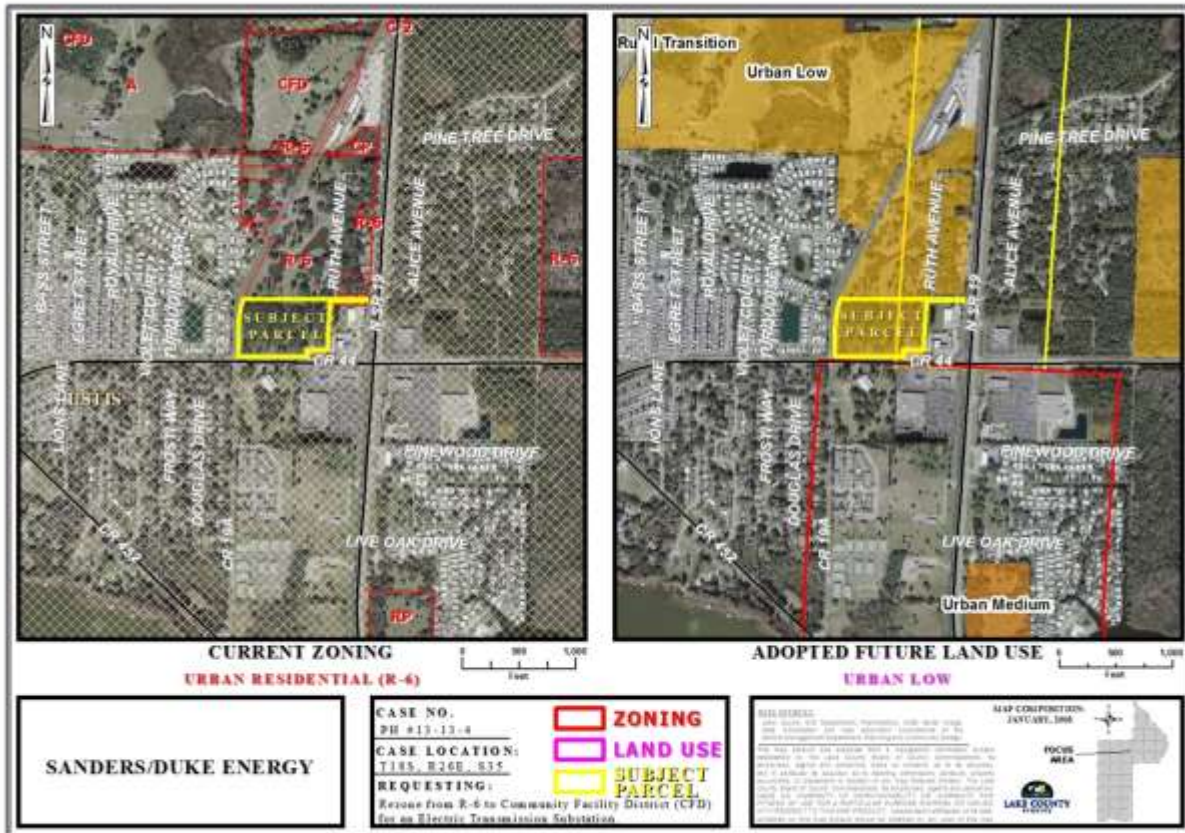
TAB NO: 1

OWNER: Barbara & William Sanders Trustees

APPLICANT: Ulay Thompson - Duke Energy

PROJECT NAME: Sanders/Duke Energy - Substation

GENERAL LOCATION: Northeast corner of County Road 44 and County Road 19A intersection, Eustis area.



REQUESTED ACTION: Rezone property from Urban Residential (R-6) to Community Facility District (CFD) for an Electric Transmission Substation.

SIZE OF PARCEL: 8.48+/- acres

FUTURE LAND USE: Urban Low and Minor Commercial Corridor

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed rezoning request.

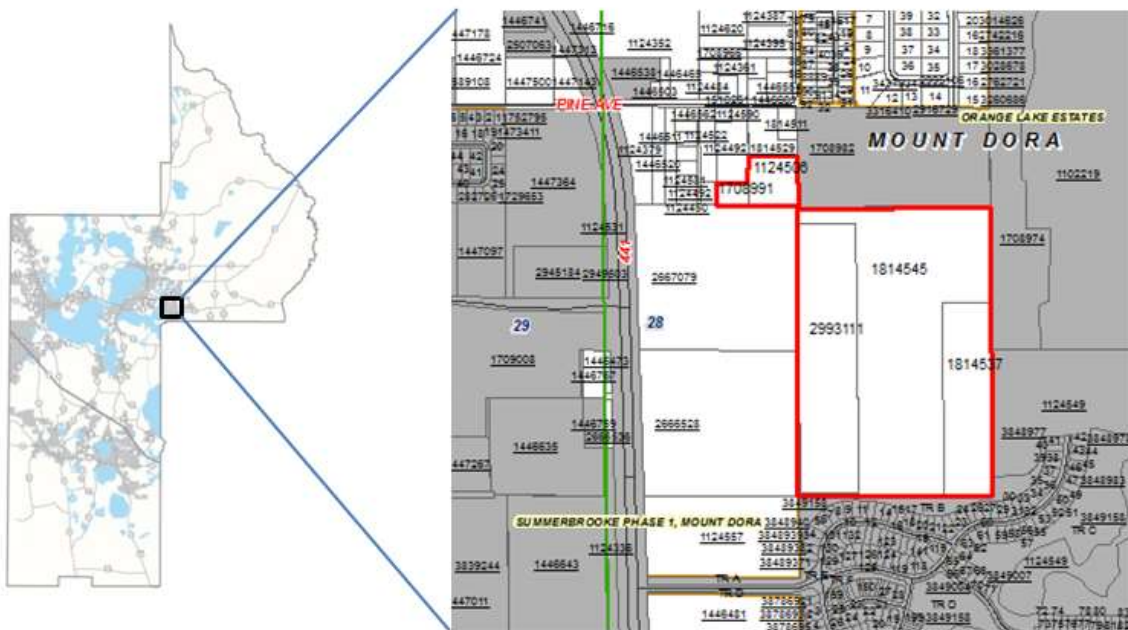
CASE NO: LPA#13/3/2-4 (Comprehensive Plan Amendment to the Future Land Use Map Series of the Future Land Use Element)

TAB NO: 2

ORDINANCE NO. 2013

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 URBAN LOW DENSITY TO REGIONAL COMMERCIAL FOR THE PARCELS LOCATED EAST OF US HWY 441 AND LINCOLN AVENUE, MOUNT DORA, WITH ALTERNATE KEY NUMBERS 1814545, 2993111, 1814537, 1124506, AND 1708991 (FLORIDA TWIN MARKETS, INC.), AS SHOWN IN EXHIBIT A; 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** to amend the future land use map to change of the future land use of identified parcels from Urban Low to Regional Commercial.



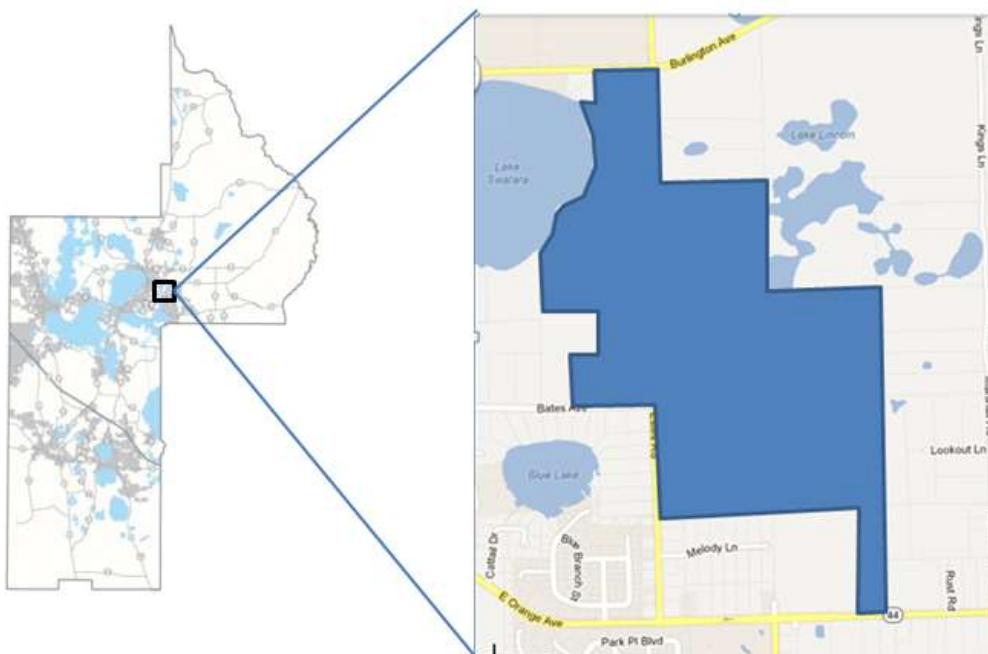
CASE NO: LPA#13/9/1-4 (Comprehensive Plan Amendment to the Future Land Use Map Series of the Future Land Use Element)

TAB NO: 3

ORDINANCE NO. 2013-__

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 RURAL TRANSITION TO URBAN LOW DENSITY FUTURE LAND USE CATEGORY FOR THE PARCELS LOCATED EAST AND WEST OF ESTES ROAD, NORTH OF SR 44 AND SOUTH OF CR 44A, WITH ALTERNATE KEY NUMBERS 2702699, 1123569, 1708559, 1098378, 1708524, 2567236, 2567767, 1443563, 1443474, 1123542, 2869348, 2880228, 1814367, 3829177, 3862863, 1099005, 1691826, 3862866, 3862865, 3862864, 3862867, 3862868, 3793988, 3808204, 1691818, 3862869, 1498732, 1498724, 1800111, 1498716, 3777625, 3333276, 3260309, 3515510, 3515536, 3387881, 2923342, 3316908, 3333292, 2923351, 2923369, 2923407, 2923415, 2946679, 2946687, 2923423, 2923431, 3241835, 2986034, 2916095, 2946644, 2806851, 3874591, 2875011, 2946652, 2814101, 2899727, 3438540, 3438531, 3036247, 3316991, 3025831, 3266218, 3435575, 2861886, 2929308, 2806877, 2864044, 2832908, 3266226, 2930870, 2814110, 3369122, 2916109, 3285611, 3515501, 2861878, 3880985, 1608732, 1413656, 3786247, 1608724, 3032659, 1608716, 3878746 AND 3839243 WITHIN SECTIONS 5 AND 8, TOWNSHIP 19, RANGE 27, AS SHOWN IN EXHIBIT A; 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** to amend the future land use map to change of the future land use of identified parcels from Rural Transition to Urban Low Density.



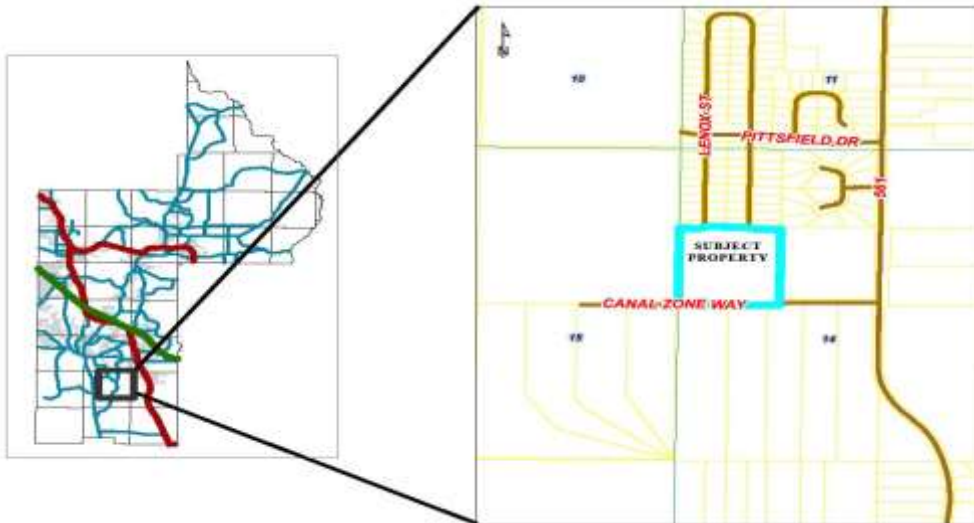
CASE NO: SLPA#13/7/1-1 (Comprehensive Plan Amendment to the Future Land Use Map Series of the Future Land Use Element)

TAB NO: 4

ORDINANCE NO. 2013-___

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE FROM RURAL TRANSITION TO URBAN LOW DENSITY FOR PROPERTY LOCATED IN SECTION 14 TOWNSHIP 23 SOUTH RANGE 25 EAST, LAKE COUNTY, FLORIDA, CONSISTING OF ONE (1) PARCEL AND APPROXIMATELY 9.92 ACRES, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA; 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** to amend the future land use map to change of the future land use of identified parcels from Rural Transition to Urban Low density.



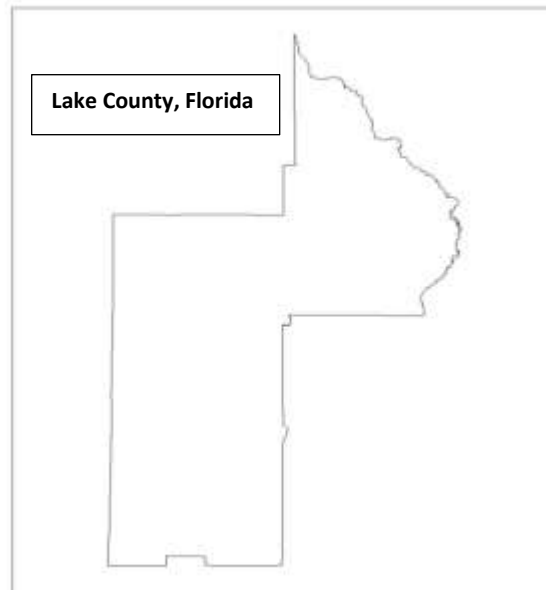
CASE NO: LPA#13/5-1T (Comprehensive Plan Amendment to the Future Land Use Map Series of the Future Land Use Element)

TAB NO: 5

ORDINANCE 2013-

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 AND AMENDING POLICY III-2.5.13, ESTABLISH MINIMUM BUFFER REQUIREMENTS; BY AMENDING SETBACK REQUIREMENTS FOR STRUCTURES TO THE MEAN HIGH WATER LINE OR JURISDICTIONAL WETLAND LINE FOR DEVELOPMENTS APPROVED PRIOR TO SEPTEMBER 22, 2011, (EFFECTIVE DATE) BY ESTABLISHING VARIABLE BUFFER WIDTHS FOR DEVELOPMENTS APPROVED PRIOR TO THE SEPTEMBER 22, 2011, (EFFECTIVE DATE); 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 request to adopt the Comprehensive Plan Conservation Element Text Amendments.



CASE NO: Ordinance 2013-XX

TAB NO: 6

ORDINANCE NO. 2013-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER I, "GENERAL PROVISIONS", SECTION 1.08.00, ENTITLED "NONCONFORMING DEVELOPMENT", IN ORDER TO PROVIDE THAT DEVELOPMENT ORDERS AND ORDINANCES APPROVED PRIOR TO SEPTEMBER 22, 2011, WITH A WETLAND SETBACK OF LESS THAN 50 FEET, SHALL BE CONSIDERED CONFORMING; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment.