

BOARD ACTION  
September 7, 2021

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|          | <b><u>CITIZEN QUESTION AND COMMENT PERIOD</u></b>  |         |
|          | Mr. David Serdar, a resident of the City of Fruitland Park, made comments related to local government.   |         |
|          | <b><u>Tab 1. REZONING AGENDA</u></b>   |         |
|          | <b><u>CONSENT AGENDA REZONING CASES:</u></b>   |         |
| APPROVED | <p><b>Tab 2. Ordinance No. 2021-22</b><br/>           Rezoning Case # RZ-21-11-1<br/>           Anderson Rezoning<br/>           Rezone approximately 0.99 +/- acres from Planned Industrial (MP) to Community Facility District (CFD) to accommodate an in-home daycare, to include utility connection waiver request.</p>                | MATULKA |
| APPROVED | <p><b>Tab 3. Ordinance No. 2021-23</b><br/>           Rezoning Case # RZ-21-15-5<br/>           Rutherford and Georgia Property<br/>           Supersede and replace Planned Commercial District (CP) Ordinance 41-87 with a new CP ordinance to allow Community Commercial (C-2) uses.</p>  | MATULKA |
| APPROVED | <p><b>Tab 6. Ordinance No. 2021-26</b><br/>           Rezoning Case # RZ-21-18-5<br/>           Astor Community Association Property &amp; Thrift Store<br/>           Rezone 1 +/- acre from Urban Residential (R-6) to Planned Commercial (CP) to facilitate continued retail use of a community thrift store.</p>                       | MATULKA |
| APPROVED | <p><b>Tab 8. Ordinance No. 2021-27</b><br/>           Rezoning Case # RZ-21-21-1<br/>           Highway 27 Property Rezoning<br/>           Amend Planned Commercial District (CP) #2001-71 with a new CP ordinance to allow self-storage use, and approval consideration of central water and central sewer system connection waiver.</p> | MATULKA |
| APPROVED | <p><b>Tab 9. Ordinance No. 2021-28</b><br/>           Rezoning Case # CUP-21-08-5<br/>           Seminole Wind Ranch CUP<br/>           Seminole Wind Ranch CUP Conditional use permit to allow a horse boarding and training facility within the Agriculture (A) zoning district.</p>   | MATULKA |

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| APPROVED  | <p>Tab 12. <b>Ordinance No. 2021-30</b><br/> Rezoning Case # FLU-21-02-4<br/> Mt. Ines Future Land Use Map Amendment (Approval)<br/> Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 20.13 acres from Regional Office to Urban Low Density to facilitate the development of a residential subdivision.</p>   | MATULKA |
|           | <p><b><u>REGULAR AGENDA REZONING CASES:</u></b></p>   |         |
| APPROVED  | <p>Tab 1. <b>Ordinance No. 2021-21</b><br/> Rezoning Case # CUP-21-03-1<br/> Mills Horse Boarding Facility<br/> Conditional use permit on approximately 9.7 +/- acres to allow a horse boarding and stable facility use within the Agriculture (A) zoning district.</p>   | MATULKA |
| APPROVED  | <p>Tab 4. <b>Ordinance No. 2021-24</b><br/> Rezoning Case # RZ-21-17-4<br/> Bernfeld, Hastings, Highsmith Property PUD<br/> Rezone Agriculture (A) zoned property to Planned Unit Development (PUD) to facilitate a mixed-use development, and approve a waiver to the central potable water and sewer connection requirement.</p> <p><b>Approved with the modification of including a water and sewer connection waiver, with the requirement that once it became available, the developer would have to abandon the well and septic for non-residential uses and connect to the City of Mount Dora utilities.</b></p> | MATULKA |
| APPROVED  | <p>Tab 5. <b>Ordinance No. 2021-25</b><br/> Rezoning Case # MCUP-21-01-3<br/> Bishop &amp; Buttrey Sand Mine-Borrow Pit/Great Scott RV Resort/Gaston Tree Recycling<br/> Approval of an ordinance to allow sand mining and borrow pit use, to include RV resort and organic tree recycling uses on Agriculture and PUD zoned property.</p> <p><b>Approved with the modifications that the trucks would have to queue on the property, and to reduce the haul fee from 20 cents to 10 cents per cubic yard of material hauled offsite.</b></p>   | MATULKA |
| POSTPONED | <p>Tab 7.<br/> Rezoning Case # RZ-21-20-5<br/> Cataldi Property Rezoning<br/> Rezone approximately 10.0 +/- acres from Rural Residential (R-1) to Agriculture District (A) to facilitate agricultural pursuits and allow</p>  | MATULKA |

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|          | <p>construction of a single-family residence.</p> <p><b>The Board voted to postpone this item to the October 12, 2021 Board of County Commissioners (BCC) meeting.</b></p>   |         |
| APPROVED | <p>Tab 10. <b>Ordinance No. 2021-29</b><br/> Rezoning Case # RZ-21-14-5<br/> Arching Oaks Arts &amp; Culture Center<br/> Rezone approximately 19 +/- acres from Rural Residential (R-1) to Community Facility District (CFD) for the operation of a non-profit cultural institution consisting of wellness and therapeutic programs.</p>   | MATULKA |
| APPROVED | <p>Tab 11. <b>Ordinance No. 2021-31</b><br/> Rezoning Case # RZ-21-05-4<br/> Mt. Ines PUD Rezoning<br/> Rezone approximately twenty (20) acres from Light Industrial (LM) to Planned Unit Development (PUD) to facilitate the development of a residential subdivision.</p>  | MATULKA |
| APPROVED | <p>Tab 13. <b>Ordinance 2021-32</b><br/> Rezoning Case # RZ-21-16-2<br/> Johns Lake Landing PUD Amendment<br/> Supersede and replace Planned Unit Development (PUD) Ordinance 2020-55 with a new PUD ordinance which will convert the 186 attached multi-family units and 425,000 square feet of commercial to 300 multi-family units, 50 single family units, and 370,000 square feet of commercial development; and reconfigure the undeveloped tracts to reflect the updated mix of uses.</p> <p><b>Approved with the addition of staff changes provided at the current meeting.</b></p>  | MATULKA |
| TABLED   | <p>Tab 14.<br/> Rezoning Case # RZ-20-36-1<br/> McKinnon Groves PUD<br/> Rezone 357.10 acres from Rural Residential (R-2) and Agriculture (A) to Planned Unit Development (PUD) to facilitate the development a mixed-use development consisting of 660 dwelling units and 48 acres of non-residential uses within the Wellness Way Area Plan.</p> <p><b>The Board voted to table this item until the September 28, 2021 BCC meeting, time certain after the consent agenda; additionally, the Board would not be able to have any communication with the applicant, opposition or the public, and the item would come back only for Board deliberation.</b></p> | MATULKA |

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| APPROVED             | <b><u>ADDENDUM Tab 2.</u></b> Request adoption of <b>Resolution 2021-133</b> authorizing the purchase of CSX railroad right-of-way for a utility corridor and recreational trail using American Rescue Plan Act (ARPA) funding.   | CAMPIONE |
| FOR YOUR INFORMATION | Commr. Parks noted that it had been a long meeting, and he thanked the Board, the Lake County Clerk of the Circuit Court and Comptroller's Office, and staff.   | PARKS    |
| FOR YOUR INFORMATION | Ms. Marsh mentioned that on the following Thursday, there would be a Eustis City Commission meeting where the City would be considering the removal of agriculture and rural residential from their Comprehensive Plan (Comp Plan); additionally, they would also be considering the BCC's request regarding Fire Station 39 at the East Lake Sports and Community Complex to provide utilities without annexation. She commented that she could attend that meeting. | MARSH    |