

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING AGENDA
AUGUST 24, 2010**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, August 4, 2010 in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for Rezoning and a Conditional Use Permit.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their public hearing to be held at **9:00 a.m., or soon thereafter, on Tuesday, August 24, 2010** in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS

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|------------------------------|------------|
| Jennifer Hill | District 1 |
| Elaine Renick, Vice-Chairman | District 2 |
| Jimmy Conner | District 3 |
| Linda Stewart | District 4 |
| Welton G. Cadwell, Chairman | District 5 |

ZONING BOARD

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|---|------------|
| Timothy Morris, Vice-Chairman | District 1 |
| Scott Blankenship | District 2 |
| James Gardner, Secretary | District 3 |
| Egor Emery | District 4 |
| Paul Bryan, Chairman | District 5 |
| Larry Metz, School Board Representative | |
| Mark Wells, At-Large Representative | |
| John Childers, Ex-Officio, Non-Voting Military Representative | |

COUNTY REPRESENTATIVES

Sanford A. Minkoff, Interim County Manager
Melanie Marsh, Acting County Attorney
Erin Hartigan, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Amye King, AICP, Director, Department of Growth Management
Brian Sheahan, AICP, Planning Director, Division of Planning & Community Design
Steve Greene, 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
Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
 August 4, 2010
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 August 24, 2010

| PUBLIC HEARING NO. | PETITIONER | AGENDA NO. |
|-----------------------|------------|---------------|
|-----------------------|------------|---------------|

The Consent Agenda contains items that are recommended for approval and that are not controversial. The 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.

| | | |
|---------------------------------------|---|---|
| PH#11-09-2 Continued to 10/06/2010 | Eagles Landing at Ocoee, Inc./Rohland A. June/Lake Apopka Sound Planned Unit Development | 4 |
| <u>CONSENT AGENDA:</u> | | |
| PH#24-10-1 | Steve & Jacquelyn Donahue/Katy Courtney Haines Creek Garage | 3 |
| <u>REGULAR AGENDA:</u> | | |
| PH#22-10-3 | Lake County Water Authority/Ron Hart, Water Resources Program Manager | 1 |
| PH#19-10-4 | Wendy Wit and Karen & Richard Garman Greg Beliveau and Fred Antonio/Project Orianne, Ltd. | 2 |
| PH#6-10-5 Continued from 7/27/2010 | Harbor Hills Development LP/Lake County Board of County Commissioners/Planning & Community Design/Harbor Hills PUD Amendment | 5 |
| CUP#09/7/3-3 | Peer Ali Zafarali/Liyyahkaat Altaf Zafarali Peer's Meat | 6 |

CASE NO: PH#22-10-3

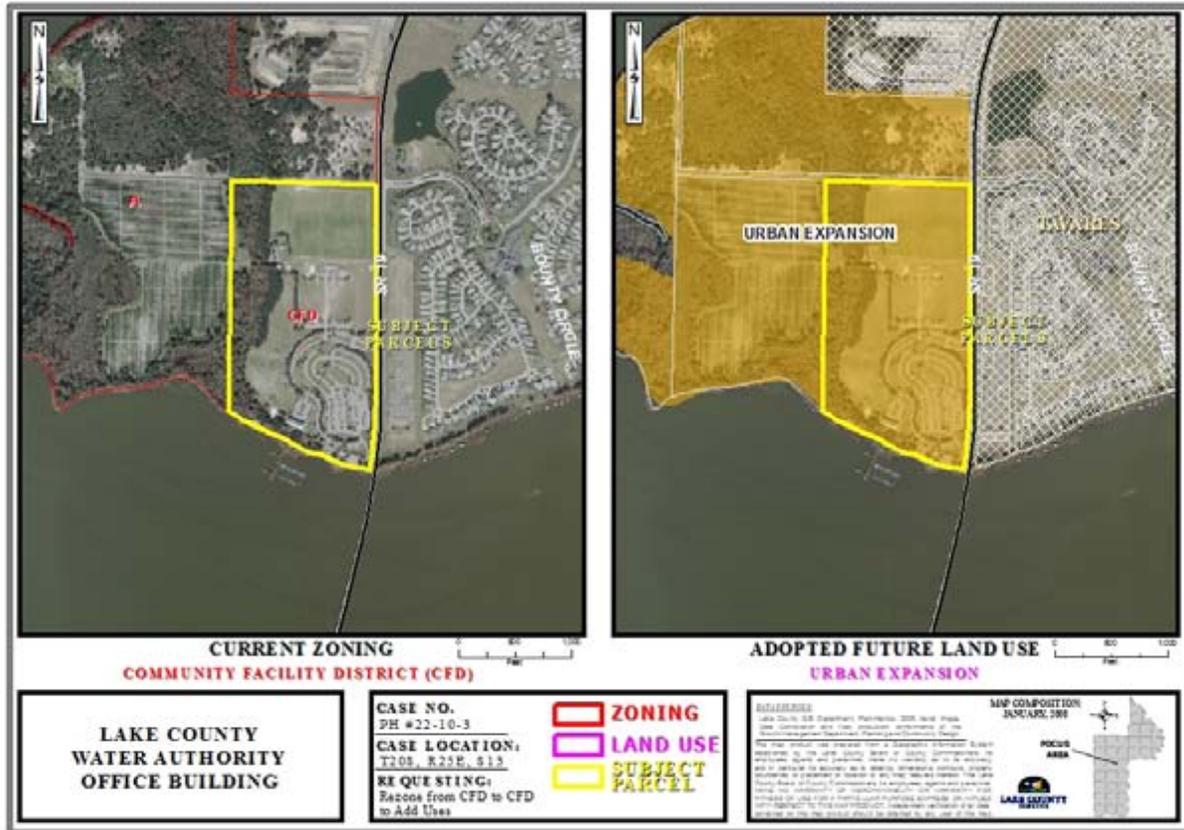
AGENDA NO: 1

OWNER: Lake County Water Authority

APPLICANT: Ron Hart, Water Resources Program Manager, Lake County Water Authority

PROJECT NAME: Lake County Water Authority Office Building

GENERAL LOCATION: Tavares area - Hickory Point Recreational Facility, west of SR 19, north of Little Lake Harris/Alternate Key No. 1208190 (S13/T20S/R25E)



REQUESTED ACTION: Amend the Community Facility District (CFD) Zoning District to add the use of an office building and a storage building to the uses authorized by Ordinance #5-92 and Ordinance #27-88. These ordinances are to be superseded and replaced by the proposed ordinance. The site is currently approved for a public recreational facility, boat ramps and tie-ups, fishing pier, picnic areas, beaches, sports fields, and passive recreation.

SIZE OF PARCEL: 69 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval with a maximum of 6,000 square feet for the office building and 10,000 square feet for the storage building/5-0

CASE NO: PH#19-10-4

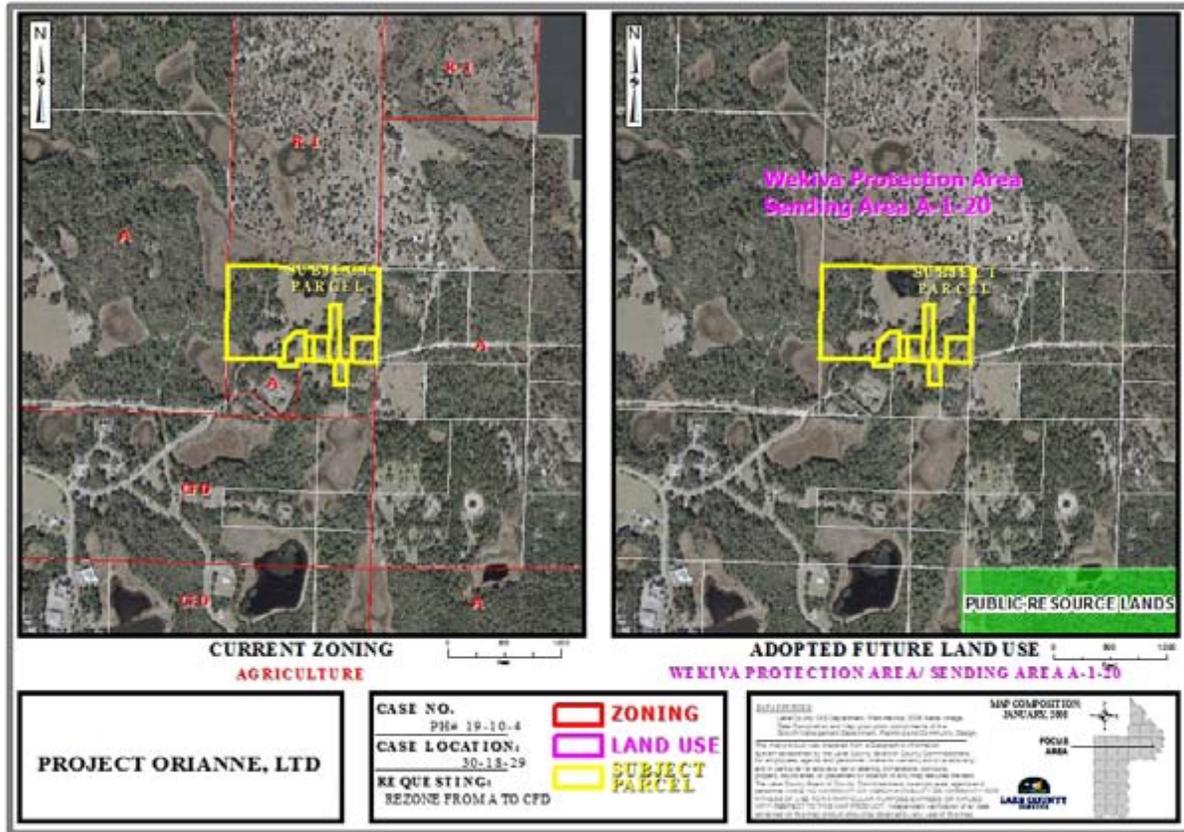
AGENDA NO: 2

OWNERS: Wendy Wit and Karen & Richard Garman

APPLICANTS: Greg Beliveau and Fred Antonio

PROJECT NAME: Project Orianne, Ltd.

GENERAL LOCATION: Cassia Area - East side of the SR 44/30931 Brantley Branch Road, Eustis, FL/Alternate Key Nos. 1604389, 1604435, and 1604290 (S30/T18S/R29E)



REQUESTED ACTION: Rezone from Agriculture Zoning District to Community Facility District for a research, breeding, and conservation facility for the Eastern Indigo Snake.

SIZE OF PARCEL: 25.78 +/- acres

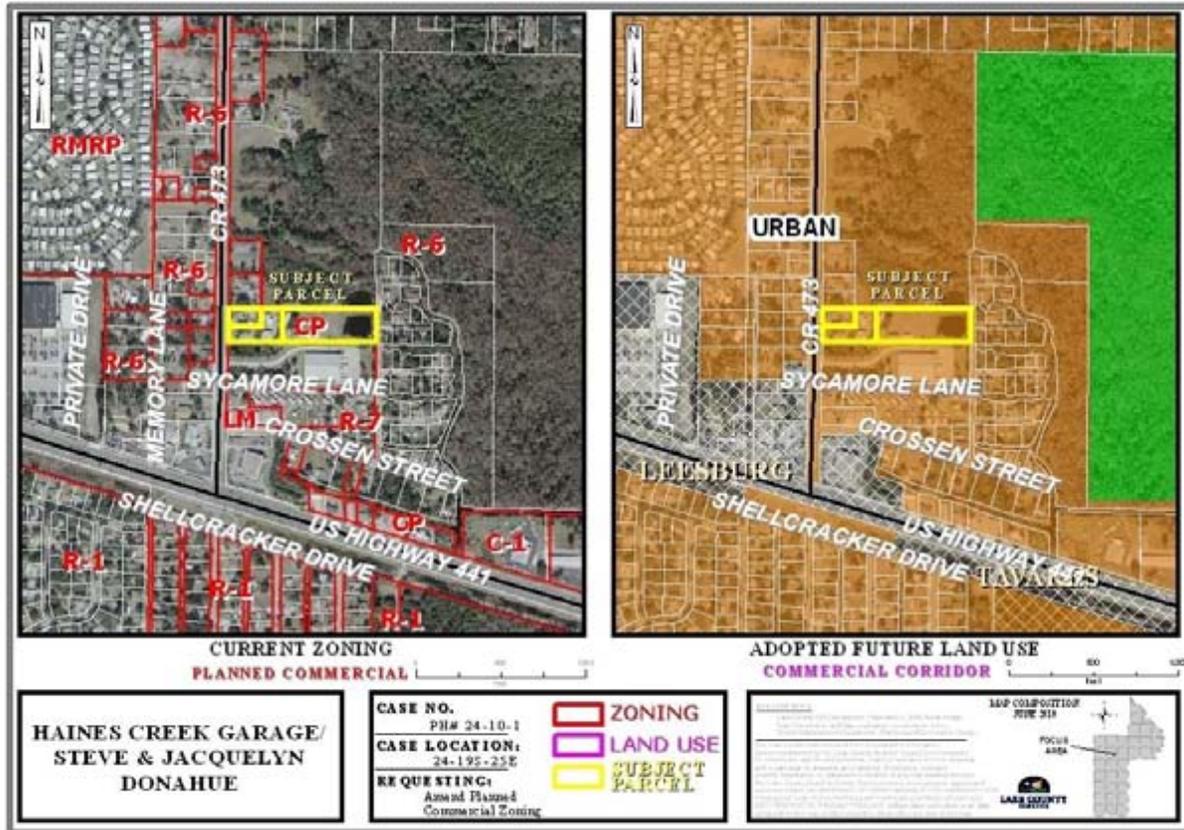
FUTURE LAND USE: Wekiva/A-1-20 Sending Area

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval/3-2

CASE NO: PH#24-10-1
 AGENDA NO: 3
 OWNERS: Steve and Jacquelyn Donahue
 APPLICANT: Katy Courtney
 PROJECT NAME: Haines Creek Garage

GENERAL LOCATION: Off CR 473 on the east side/32416 CR 473, Leesburg, FL 34788/Alternate Key Nos. 2866292, 2613700, & 1812003 (S24/T19S/R25E)



REQUESTED ACTION: To amend Planned Commercial (CP) Ordinance #2005-43 & #2009-3 to combine them into one ordinance that allows auto repair, consumer services/repair, personal care services, professional office, general retail, self-service storage, truck yard, vehicle sales, day care center, medical service, warehouse, and a caretaker's residence.

SIZE OF PARCEL: 4 +/- acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval/3-2

CASE NO: PH #11-09-2 (Continued to 10/06/2010)

AGENDA NO: 4

OWNER: Eagles Landing at Ocoee, Inc.

APPLICANT: Eagles Landing at Ocoee, Inc./Rohland A. June

PROJECT NAME: Lake Apopka Sound Planned Unit Development

GENERAL LOCATION: North of Florida Turnpike, along the county line of Lake County and Orange County/Alternate Key No. 1037361 (S24/T22S/R26E)

CASE NO: PH#6-10-5 (Continued from 7/27/10)

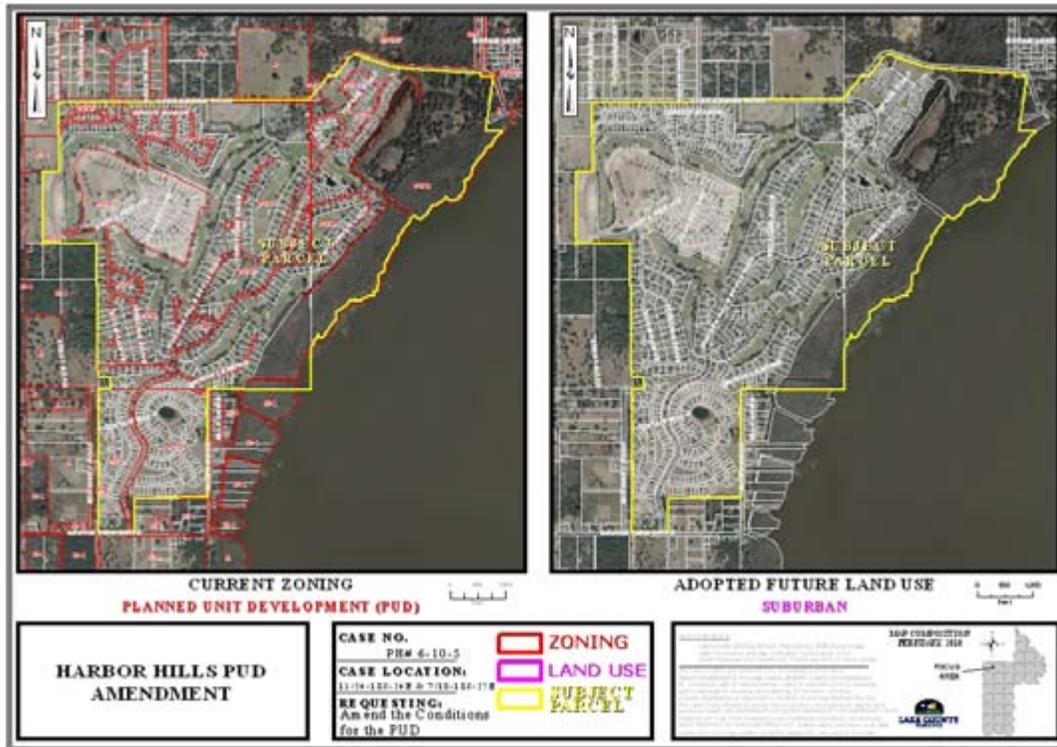
AGENDA NO: 5

OWNER: Harbor Hills Development LP

APPLICANT: Lake County Board of County Commissioners/Public Works through Planning & Community Design

PROJECT NAME: Harbor Hills PUD Amendment

GENERAL LOCATION: Lady Lake area – North of Griffin View Drive, south of Lake Griffin Road, west of Lake Griffin, and east of Gray's Airport Road



REQUESTED ACTION: Amendment to rescind and replace Ordinance Nos. 80-87, 44-90, and 2005-63 with a new ordinance, remove obsolete and completed requirements, and correct scrivener's errors in the legal description for the Planned Unit Development.

SIZE OF PARCEL: 866 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval (6-0) with the following conditions:

1. Before this case is heard by the Board of County Commissioners, the County staff shall investigate, determine, and report on whether or not the external improvement obligations in the original Planned Unit Development ordinances were in fact met in some formal manner through other alternative improvements that were accepted by the County.

2. County staff shall provide additional information and recommendations concerning the current situation on the ground at the south entrance to the development with emphasis being on safety considerations and what can be done to improve that situation. (Heard 4/07/10)

CASE NO: CUP#09/7/3-3

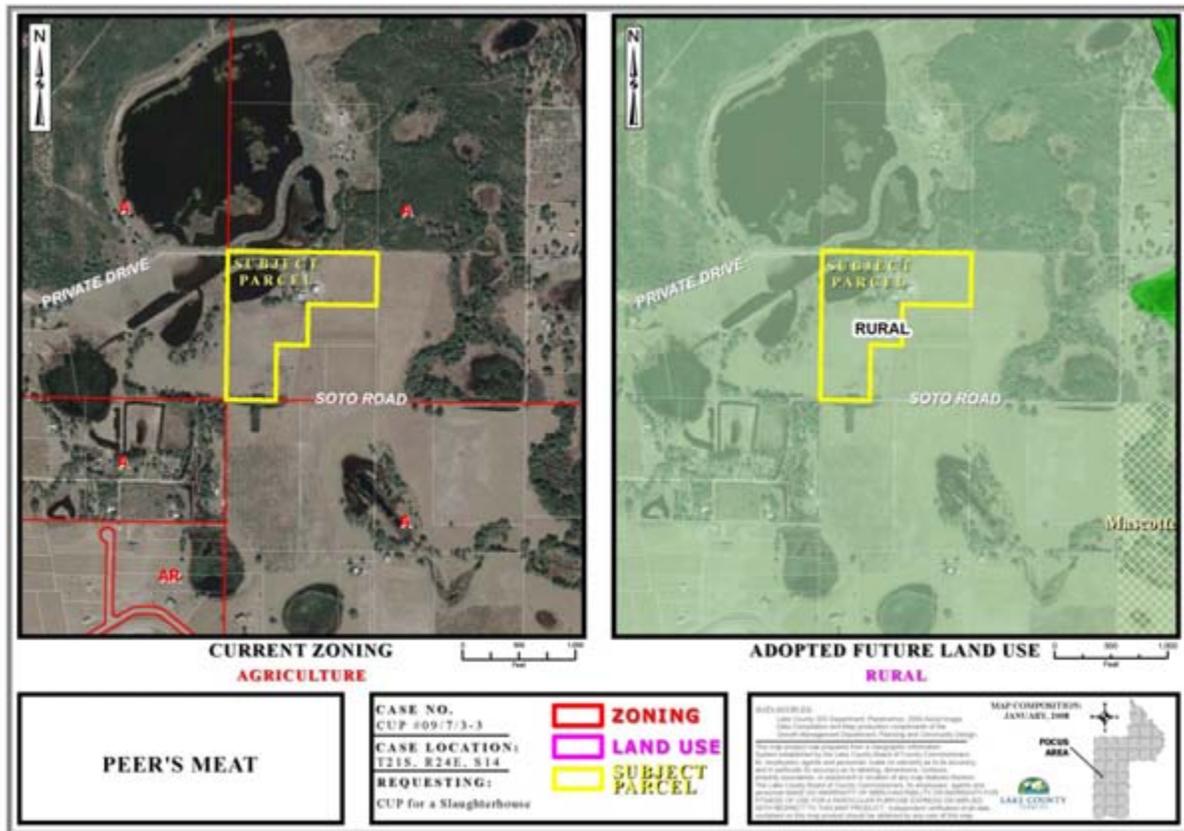
AGENDA NO: 6

OWNER: Peer Ali Zafarali

APPLICANT: Liyyahkaat Altaf Zafarali

PROJECT NAME: Peer's Meat Conditional Use Permit

GENERAL LOCATION: North of Soto Road, East of CR33/4105 Soto Road, Groveland (S14/T21S/R24E)



REQUESTED ACTION: Conditional Use Permit in the Agriculture Zoning District to allow a slaughterhouse

SIZE OF PARCEL: 24.93 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval with conditions to be consistent with Case#2009-CA-5093