

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING AGENDA
January 4, 2011**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, December 1, 2010, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning & Conditional Use Permits.

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, January 4, 2011** in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS

Jennifer Hill, Chairman	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Vice Chairman	District 4
Welton G. Cadwell	District 5

ZONING BOARD

Timothy Morris, Vice-Chairman	District 1
Scott Blankenship	District 2
James Gardner, Secretary	District 3
Egor Emery	District 4
Paul Bryan, Chairman	District 5
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
Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
 December 1, 2010
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 January 4, 2011

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.

CONSENT AGENDA:

CUP Revocation: CUP#01/6/1-1	Charles & Orpha Coward/Linda Ford	1
PH#34-10-5	Lady Lake Mobile Home Park, Inc. Ed Moore	2
CUP#10/3/2-2A	Lobe/Jewel Court Stables Lake County Planning & Community Design	3
PH#18-10-2	Eagles Landing at Ocoee, LLC/Jack R. Amon Amon Village PUD Rohland June/ June Engineering Consultants, Inc.	4

PENDING CASES:

PH#28-10-4 (Continuance Request to 1/5/11)	Renninger's Florida Twin Markets, Inc. Cecelia Bonifay/Christopher Roper, Esq., Akerman Senterfitt	5
PH#31-10-4 (Continuance Request to 1/5/11)	The Florida Easter Seal Society, Inc. Easter Seals Society/Camp Challenge Timothy W. Green - Green Consulting Group, Inc.	6

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CODE ENFORCEMENT
CONDITIONAL USE PERMIT REVOCATION

LAKE COUNTY ZONING BOARD
December 1, 2010



BOARD OF COUNTY COMMISSIONERS
January 4, 2011

CUP REVOCATION	CASE MANAGER: Melving Isaac, Planner	AGENDA ITEM # 1
-----------------------	--	---------------------------

The following Conditional Use Permit has been reviewed by the Lake County Code Enforcement Division by a physical site inspection pursuant to the Annual Inspection review of the conditions as set forth in the Conditional Use Permits.

From the inspection, it was noted that the use permitted for this Conditional Use Permit is no longer required, has ceased operation, or failed to comply within the period as specified within the Conditional Use Permit. Based on these inspections, Staff recommends **Approval** of the revocation of the Conditional Use Permit as indicated.

ZONING BOARD RECOMMENDATION: Approval with a 5-0 vote.

(A) CUP #01/6/1-1 (Charles & Orpha Coward/Linda Ford) CUP in Agriculture for the temporary placement of mobile home on site with an existing mobile home for the care of infirm relative(s). Permittee has requested a revocation of the CUP because the mobile home is no longer on the property. (AK #1771595)

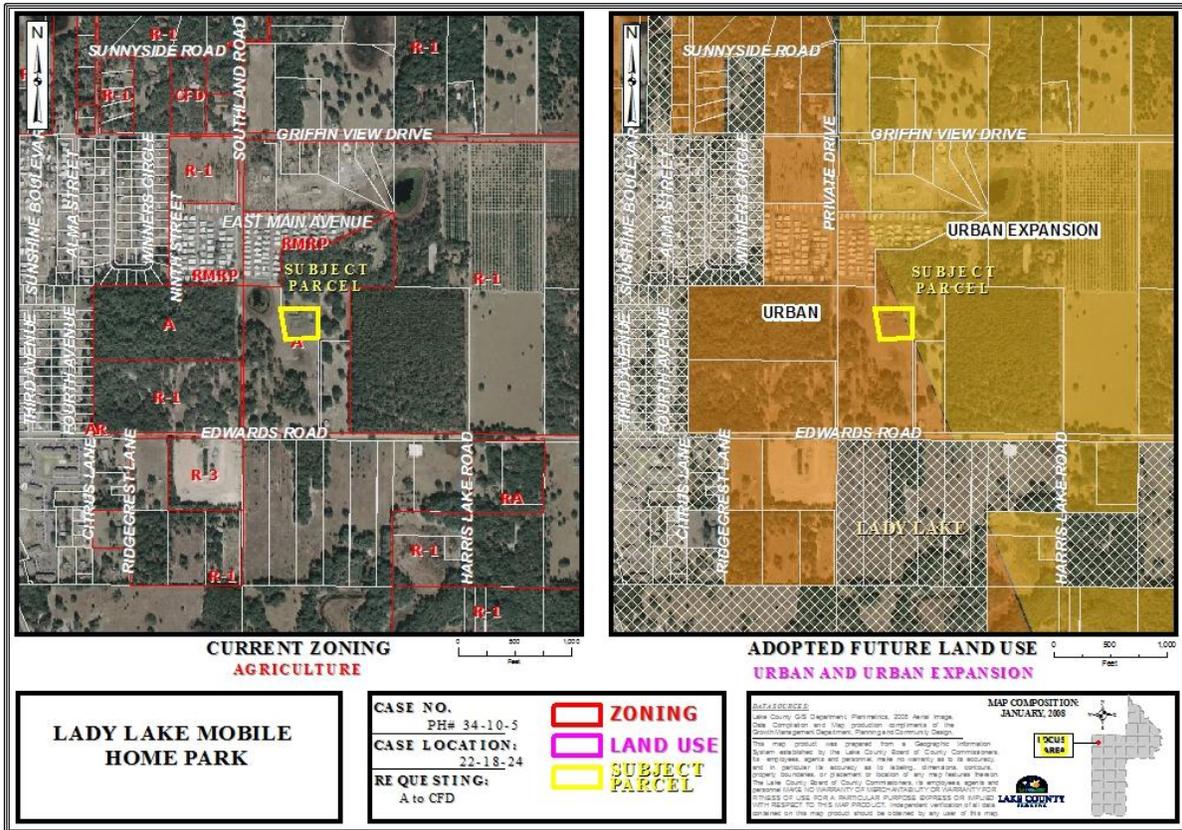
GENERAL LOCATION: Fruitland Park area - Mares Tail Ln, approximately 1 mile from the intersection of Lake Ella Road and U.S. Highway 27.

WRITTEN COMMENTS FILED: Supportive: -0-

Concern: -0-

Opposition: -0

CASE NO: PH # 34-10-5
AGENDA NO: 2
OWNER: Lady Lake Mobile Home Park, Inc/Mildred Wolfe
APPLICANT: Ed Moore
PROJECT NAME: Lady Lake Mobile Home Park, Inc
GENERAL LOCATION: East of Lady Lake, South of Griffin View Drive, AK#3819650.



REQUESTED ACTION: To rezone 1.63 acres from Agriculture (A) to Community Facility District (CFD) for an existing wastewater treatment facility associated with the Lady Lake Mobile Home Park.

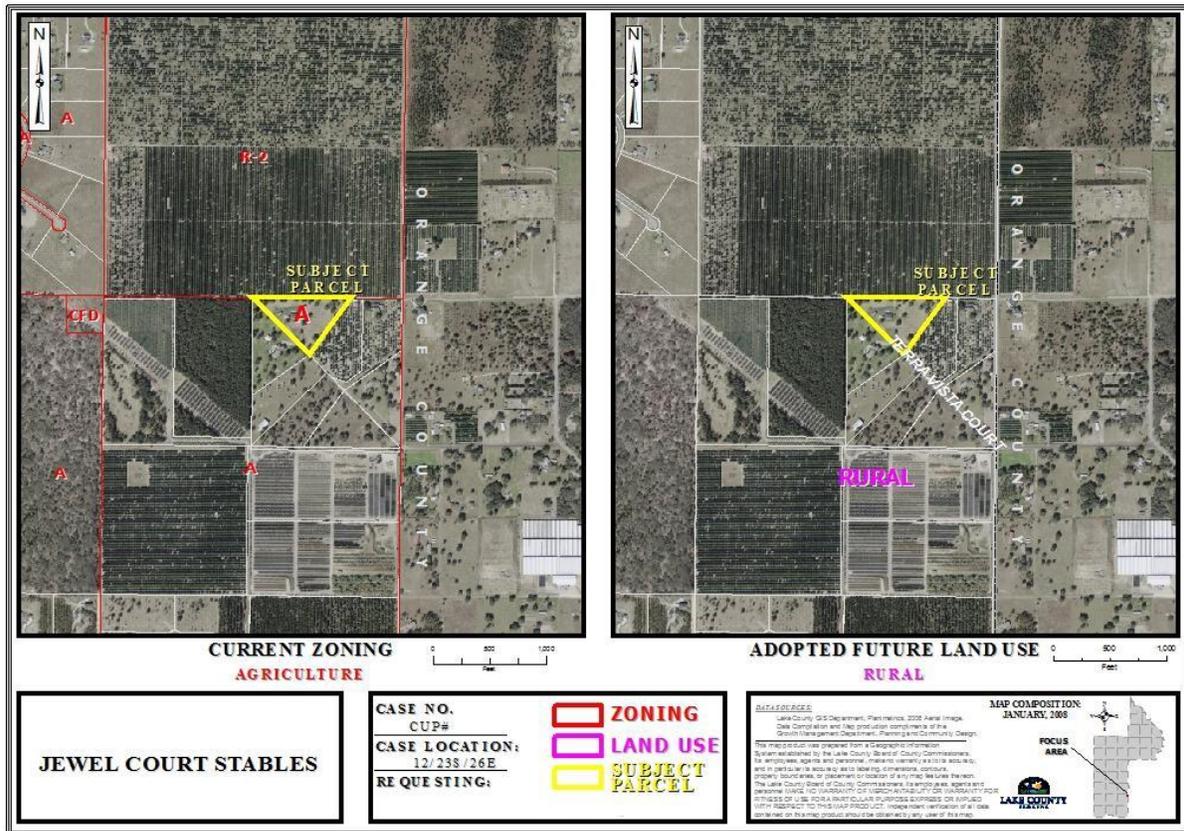
SIZE OF PARCEL: 1.63+/- acres

FUTURE LAND USE: Urban & Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: The Zoning Board recommended **APPROVAL** with a 5-0 vote on the consent agenda.

CASE NO: CUP # 10/3/2-2A
AGENDA NO: 3
OWNER: Gabriela Lobe
APPLICANT: Lake County Planning & Community Design
PROJECT NAME: Jewel Court Stables
GENERAL LOCATION: Clermont area, south of Hancock Road, AK #3434153.



REQUESTED ACTION: CUP to correct scrivener's error in property legal description.

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: The Zoning Board **APPROVED** the request to amend Ordinance #2010-17 TO correct the scrivener's errors within the legal description and to retain the previously approved conditions for the riding stable/academy, with a 5-0 vote.

CASE NO: PH #18-10-2

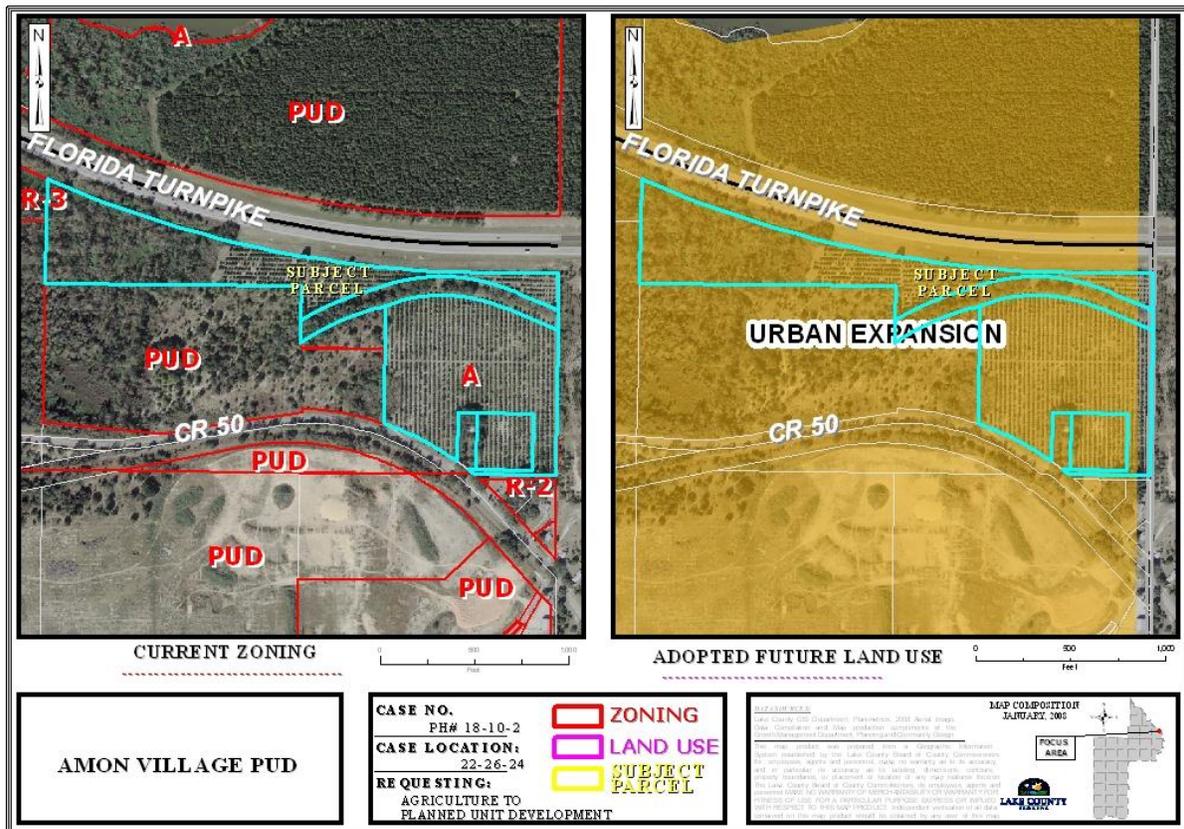
AGENDA NO: 4

OWNER: Eagles Landing at Ocoee, LLC and Jack R. Amon

APPLICANT: Rohland June, June Engineering Consultants, Inc

PROJECT NAME: Amon Village PUD Rezoning

GENERAL LOCATION: Clermont area - north of Old Hwy 50 and south of the Florida Turnpike, west of Lake County/Orange County line. AK#'s 1037352, 2992115, 1037379, 1061717.



REQUESTED ACTION: To rezone 33 acres from Agriculture (A) to Planned Unit Development (PUD) to facilitate development of a 60 lot residential subdivision at a density of 2.32 dwellings per acre.

SIZE OF PARCEL: 33 acres

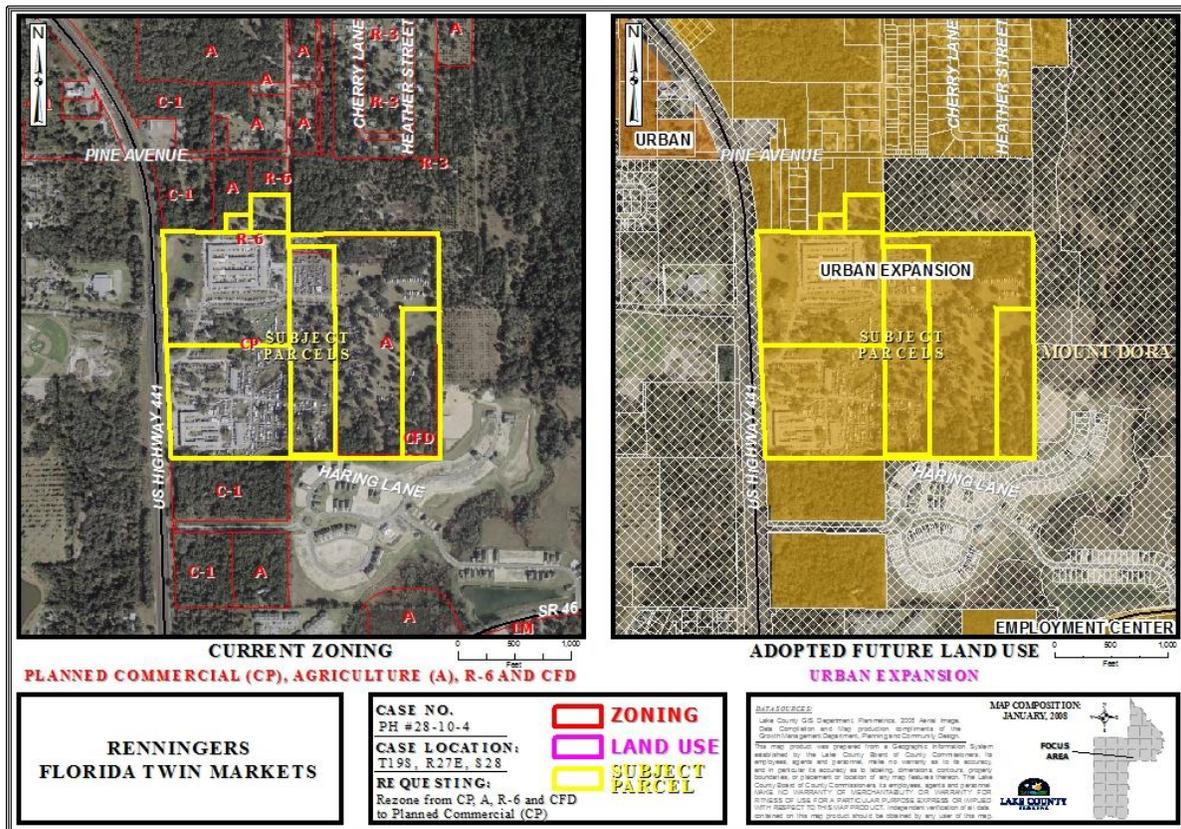
FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: The Zoning Board accepted staff recommendation and **APPROVED** the PUD rezoning request, with conditions, on a 5-0 vote.

CASE NO: PH #28-10-4
AGENDA NO: 5
OWNER: Renningers Florida Twin Markets, Inc.
APPLICANT: Cecelia Bonifay/Christopher Roper, Esq., Akerman Senterfitt
PROJECT NAME: Renningers Florida Twin Markets

GENERAL LOCATION: Mount Dora area, East of U.S. Highway 441 (SR 500) and Lincoln Ave intersection/ 20651 US Highway 441 Mount Dora, FL 32757/ AK #'s 1124506, 1708991, 1814537, 1814545, 2666528, 2667079 and 2993111.



REQUESTED ACTION: To expand the existing CP to incorporate 44 acres zoned A and R-6, and to add special events to the existing uses.

SIZE OF PARCEL: 112.4 total acres (including 44-acre addition)

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: APPROVAL with a 5-0 vote for a 30 day continuance to 1/5/2011 ZB Hearing.

CASE NO: PH #31-10-4

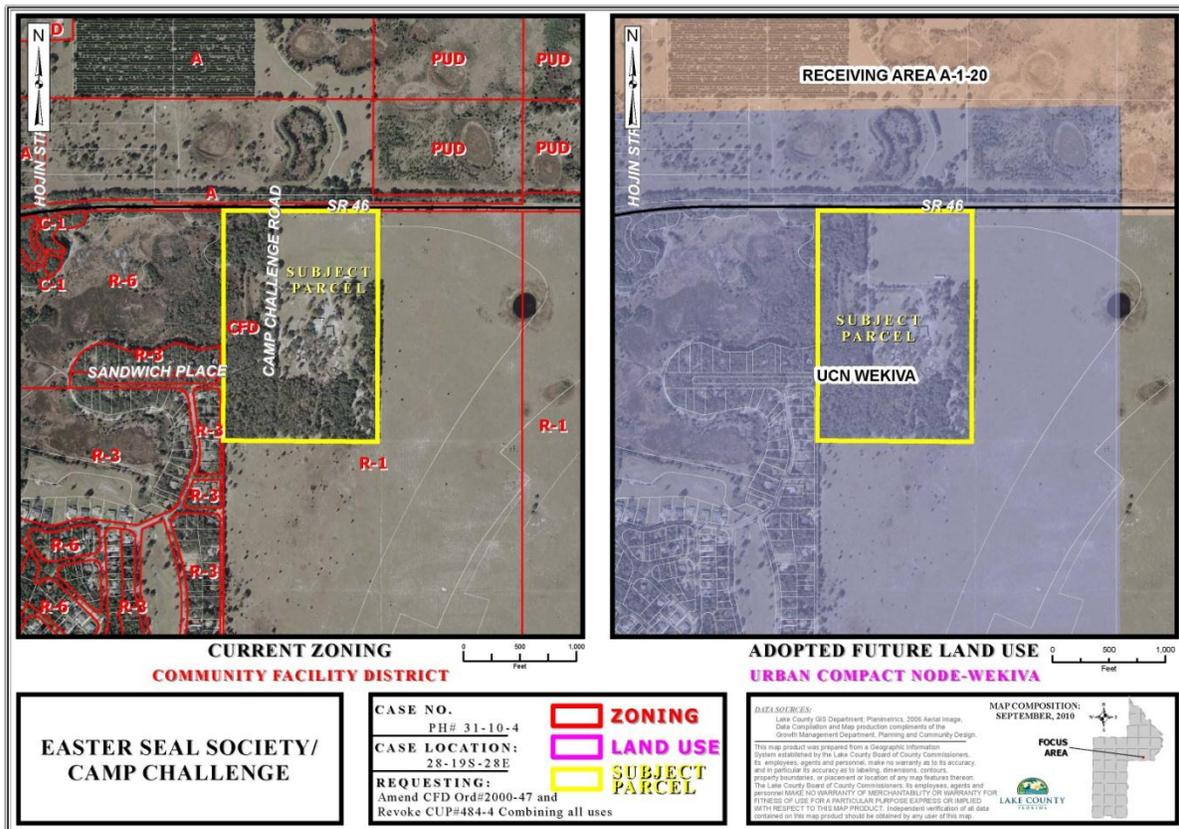
AGENDA NO: 6

OWNER: The Florida Easter Seals Society, Inc.

APPLICANT: Timothy W. Green - Green Consulting Group, Inc.

PROJECT NAME: Easter Seals Society/Camp Challenge

GENERAL LOCATION: Mount Plymouth area, west on SR 46 to right on Camp Challenge Road to property south of SR 46 and east of Camp Challenge Road, AK#1314097.



REQUESTED ACTION: Amend Ordinance #2000-47 and CUP#484-4 to add the uses of a private club for model aircraft and primitive camping for special events. Ordinance #2000-47 and CUP#484-4 are to be superseded and replaced by the proposed ordinance.

SIZE OF PARCEL: 62.7 +/- acres

FUTURE LAND USE: UNC-Wekiva

STAFF RECOMMENDATION: **APPROVAL** of the proposed rezoning request to continue the existing uses with the additional use of primitive tent camping for special events, subject to the conditions set forth in the attached Ordinance and **DENIAL** of the request for a private club for the operation of model aircraft as stated in the findings of fact.

ZONING BOARD RECOMMENDATION: **APPROVAL** with a 5-0 vote to be postponed to 1/5/2011 ZB Hearing.