

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
ZONING AGENDA  
NOVEMBER 24, 2009**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, November 4, 2009, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning and Conditional Use Permit revocations.

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, November 24, 2009**, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

**BOARD OF COUNTY COMMISSIONERS**

Jennifer Hill, Vice-Chairman	District 1
Elaine Renick	District 2
Jimmy Conner	District 3
Linda Stewart	District 4
Welton G. Cadwell, Chairman	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
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  
NOVEMBER 4, 2009  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
NOVEMBER 24, 2009

**PUBLIC  
HEARING NO.**

**PETITIONER**

**AGENDA  
NO.**

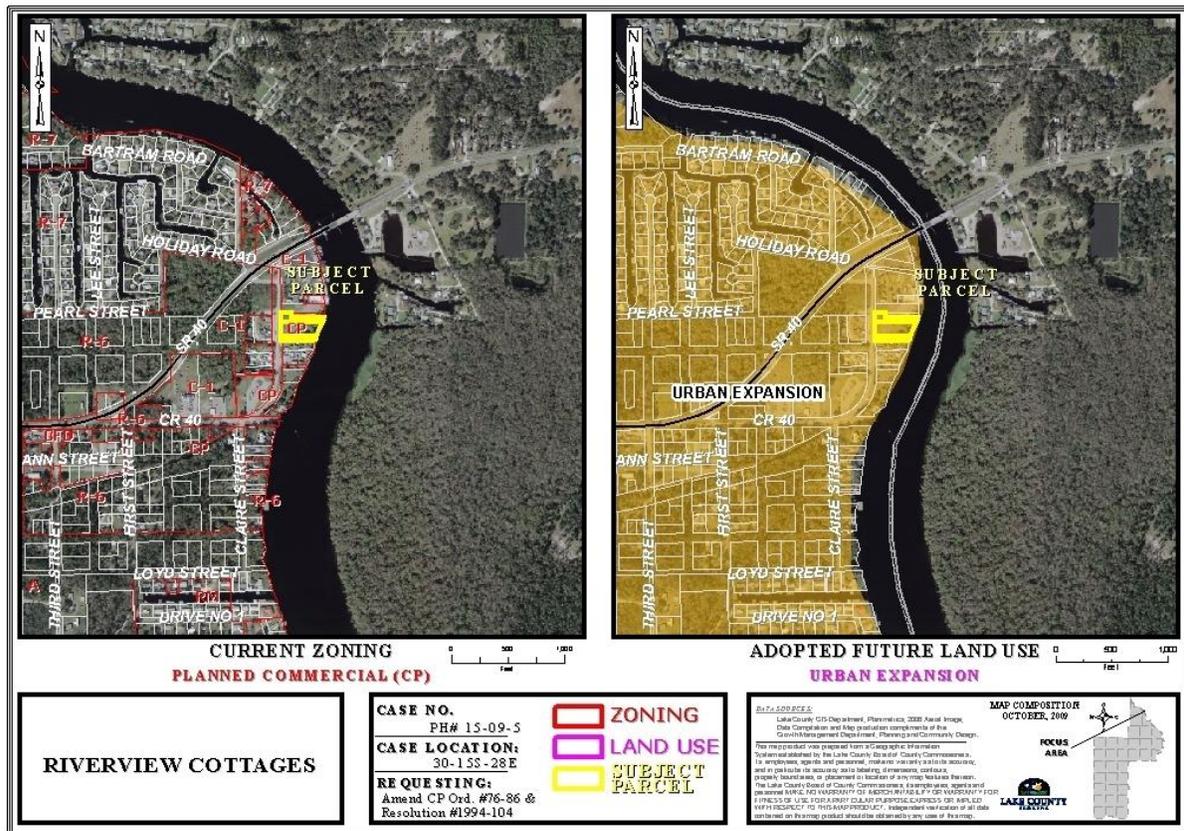
**The Consent Agenda contains items that are recommended for approval and that are not controversial. The Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.**

CONSENT AGENDA:

PH # 15-09-5	Riverview Cottages Colonial Square Shopping Center Inc./Leslie Campione, P.A.	1
PH # 16-09-4	Lake May Reserve Lake County Board of County Commissioners Wendy Breeden, Director of Public Resources	2
Voluntary Revocation of Conditional Use Permits CUP# 94/9/2-4	David Rothbart & Richard Tappan/Gouveia Ranch	3A
CUP# 249-5 and CUP# 249A-5	James Carroll, Sr.	3B
CUP# 02/12/1-4	Britt Rd. Greenhouse/Sandra Guckenberger	3C
CUP# 97/8/2-2	Warren P. Butts/Ryan Horse Farms	3D
CUP#98/9/2-2	Willie B. Hall	3E
CUP#06/3/1-2	Patricia Fulton/Susan Engel	3F
CUP#89/10/4-4	Clayton Poole	3G
CUP#90/1/1-4	New Garden Coal	3H
CUP#90/3/5-5	William Eichelberger	3I
CUP#93/6/4-3	A. Duda & Sons	3J

**CASE NO:** PH #15-09-5  
**AGENDA NO:** 1  
**OWNER:** Colonial Square Shopping Center, Inc.  
**APPLICANT:** Leslie Campione, P. A.  
**PROJECT NAME:** Riverview Cottages

**GENERAL LOCATION:** Astor area- the property is located on the east side of Front Street. Alternate Key No. 1803110, 1315441, & 1315450 (Sections 30/Township 15S/Range 28E)



**REQUESTED ACTION:** This request is to add the use of a fuel storage/pumping facility and rental cottages/motel to the uses authorized by Ordinance #76-86 and Resolution #1994-104. These ordinances are proposed to be rescinded and replaced by a new ordinance. The site is currently approved for a marina with office, boat repair and sales facility, boat storage/dockage and restaurant.

**SIZE OF PARCEL:** 2+/- Gross Acres

**FUTURE LAND USE:** Urban Expansion & Neighborhood Activity Center

**STAFF RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Regular Agenda/Approval/6-1

**CASE NO:** PH #16-09-4

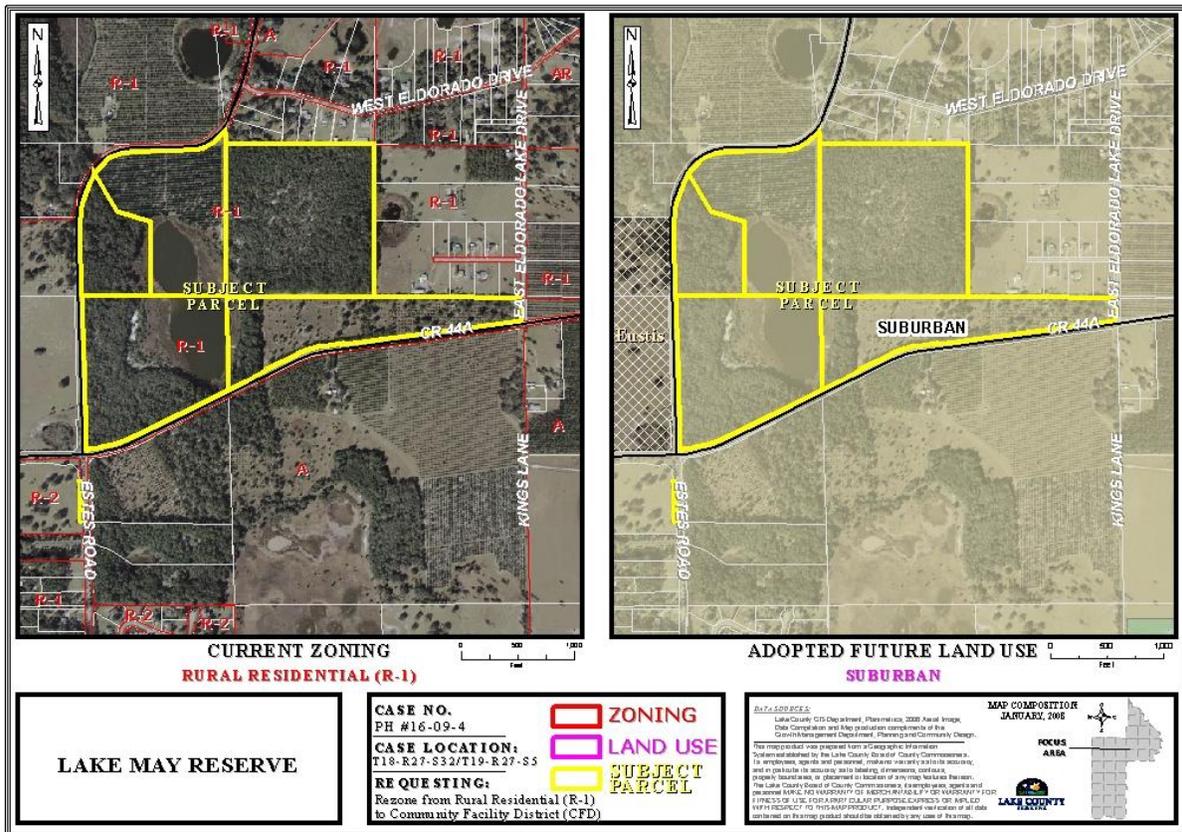
**AGENDA NO:** 2

**OWNER:** Lake County Board of County Commissioners

**APPLICANT:** Wendy Breeden, Director of Public Resources, on behalf of the County

**PROJECT NAME:** Lake May Reserve

**GENERAL LOCATION:** Located in the Eustis Area, northeast of CR 44A North and CR 44A intersection. Alternate Key No. 1039908, 3672046, 3396162, 1109213 and 3870979 (Township 18 South, Range 27 East, Section 32, and Township 19 South, Range 27 East, Section 5)



**REQUESTED ACTION:** To rezone the subject property from Rural Residential (R-1) to Community Facility District (CFD) to allow conservation and passive recreational uses.

**SIZE OF PARCEL:** 136.78 +/- acres

**FUTURE LAND USE:** Suburban

**STAFF RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Regular Agenda/Approval/7-0

**CODE ENFORCEMENT  
VOLUNTARY REVOCATION  
CONDITIONAL USE PERMITS**

LAKE COUNTY ZONING BOARD  
November 4, 2009



BOARD OF COUNTY COMMISSIONERS  
November 24, 2009

**VOLUNTARY REVOCATION**

**AGENDA ITEM: #3**

The following Conditional Use Permits have 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 these inspections, it was noted that the uses permitted for these Conditional Use Permits either are no longer required, have 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 revocations of the Conditional Use Permits as indicated.

- (A) **CUP#94/9/2-4 (David Rothbart & Richard Tappan / Gouveia Ranch)** a CUP in Agriculture for an ostrich ranch on 40 acres, due to the use is no longer valid. (AK#1710235)

**GENERAL LOCATION:** From the intersection of SR 44 and Royal Trail; S on Royal Trail to Aster Ct, W on Aster Ct to Bear Lane, W on Bear Lane to property lying N of road. (12-18-28)

**AND**

- (B) **CUP#249-5 and CUP#249A-5 (James Carroll, Sr.)**, CUP in R-1 (Rural Residential) which was for a day care and ACLF. The use does not exist. (AK#1211875)

**GENERAL LOCATION:** 17104 Mills St., Umatilla, property located at the SW cor of Mills Street and Church Street. (24-18-26)

**AND**

- (C) **CUP#02/12/1-4 (Britt Rd Greenhouse / Sandra Guckenberger)**, CUP in Agriculture for placement of a mobile home as a caretaker's residence. The caretaker's residence has been removed. (AK#2812001)

**GENERAL LOCATION:** Mt Dora, property lying on the E side of Britt Rd. (15-19-27)

**AND**

- (D) **CUP#97/8/2-2 (Warren P. Butts / Ryan Horse Farms)** CUP in Agriculture of a horse training and boarding facility. Per site inspection by Code Enforcement, the use of the site no longer exists. (AK#3512316)

**GENERAL LOCATION:** Mascotte, 16525 Pablo Island Dr. (11-22-24)

**AND**

- (E) **CUP#98/9/2-2 (Willie B. Hall)** CUP in Agriculture for a taxidermy business as a home occupation, which is no longer in business. (AK#1300932)

**GENERAL LOCATION:** Groveland, 12040 Sherington Place. (36-22-24)

**AND**

- (F) **CUP#06/3/1-2 (Patricia Fulton / Susan Engel)** CUP in Agriculture for therapeutic horse riding facility, due to the business is no longer active. (AK#3539885)

**GENERAL LOCATION:** 11000 Key Lime Drive, Clermont. (3/10-23-25)

**AND**

- (G) **CUP#89/10/4-4 (Clayton Poole)** CUP in RR (Rural Residential) for peat excavation for future residential development. No activity of the site occurred within the 3-yr time limitation. (AK#3769732; 3769708; 3769708; 3275110)

**GENERAL LOCATION:** Pine Lakes, E of SR 44 opposite Royal Trails Rd. (18/19/20-18-29)

**AND**

- (H) **CUP#90/1/1-4 (New Garden Coal)** CUP in Agriculture for a sludge spreading operation, which is no longer in operation. (AK#1224659 /1224641)

**GENERAL LOCATION:** Mt Plymouth, E on SR 46 to McDonald Rd, S on McDonald Rd. to property on E side of road. (26-19-28)

**AND**

- (I) **CUP#90/3/5-5 (William Eichelberger)** CUP in Agriculture for sludge sprayfield of domestic wastewater, which is no longer in operation. (AK#1387302/1702607)

**GENERAL LOCATION:** Lisbon area, intersection of Emerald Ave and Kentucky Avenue. (35-18-25)

**AND**

- (J) **CUP#93/6/4-3 (A Duda & Sons Inc.)** CUP in Agriculture for additional sprayfields for the existing use of the site; the sprayfield operation is no longer valid. (AK#1442389)

**GENERAL LOCATION:** Lake Jem, intersection of CR 448 and CR 448A, property lying E and S of road. (25/36-20-26)

**ZONING BOARD RECOMMENDATION:** Consent Agenda/Approval/7-0