BOARD OF COUNTY COMMISSIONERS
ZONING AGENDA
January 25, 2011

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, January 5, 2011, 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 25, 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
Jim Miller, 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
Aziza Bryson, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
January 5, 2011
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 25, 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:

PH#01-11-2	Clermont Motor Sales, LLC Toyota of Clermont Jay Doucette, P.E.	2
PH#02-11-4	W. Wit and K. & R. Garman Project Orianne, Ltd. Lake County Planning & Community Design	3
CUP#11/1/1-5	Onsi Derias & Gehan Mekhiel Village Orchid Farm Myong Sun An	4
CUP Revocation: CUP#665-1	Robert Payne	7

REGULAR AGENDA:

PH#31-10-4	The Florida Easter Seal Society, Inc. Easter Seals Society/Camp Challenge Timothy W. Green - Green Consulting Group, Inc.	6

PENDING CASES:

PH#11-09-2 (Continuance Request to 3/2/2011)	Eagles Landing at Ocoee, LLC Lake Apopka Sound Planned Unit Development Rohland A. June	1
PH#28-10-4 (Continuance Request to 2/2/2011)	Renninger's Florida Twin Markets, Inc. Cecelia Bonifay/Christopher Roper, Esq., Akerman Senterfitt	5

CASE NO: PH#11-09-2 (Continuance Request to 3/2/2011)

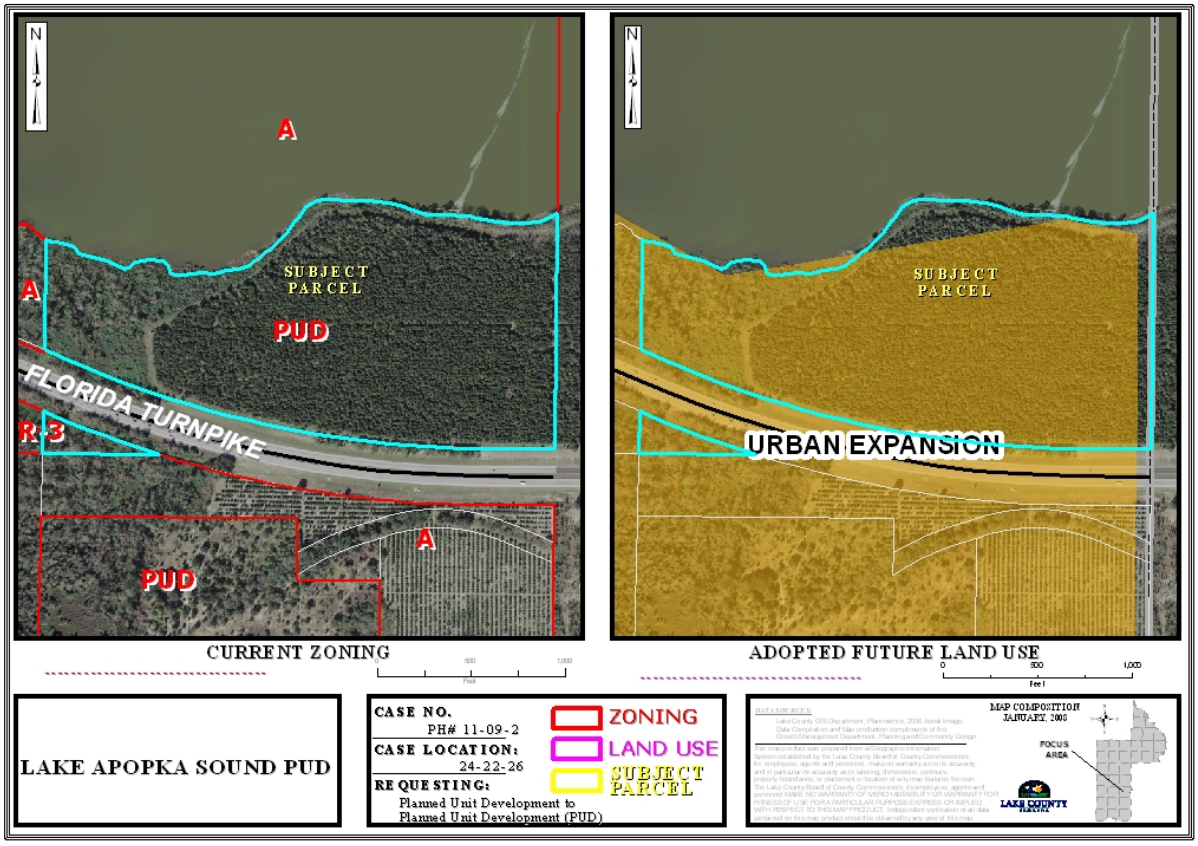
AGENDA NO: 1

OWNER: Eagles Landing at Ocoee, LLC.

APPLICANT: Rohland A. June

PROJECT NAME: Lady Apopka Sound Planned Unit Development

GENERAL LOCATION: North of Florida Turnpike, along the county line of Lake County and Orange County, AK#1037361, (S24/T22S/R26E).



REQUESTED ACTION: Amend PUD Ordinance #2005-89 to remove the age restriction condition and reduce the number of lots from 119 to 106 on 59.73-acres that span the Lake County and Orange County line. The lot reduction is indicative of those lots within Lake County.

SIZE OF PARCEL: Approx. 59.73 acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Continuance Request until March 2, 2011

ZONING BOARD RECOMMENDATION: APPROVAL with a 7-0 vote for a continuance to 3/2/2011 ZB Hearing.

CASE NO: PH#01-11-2

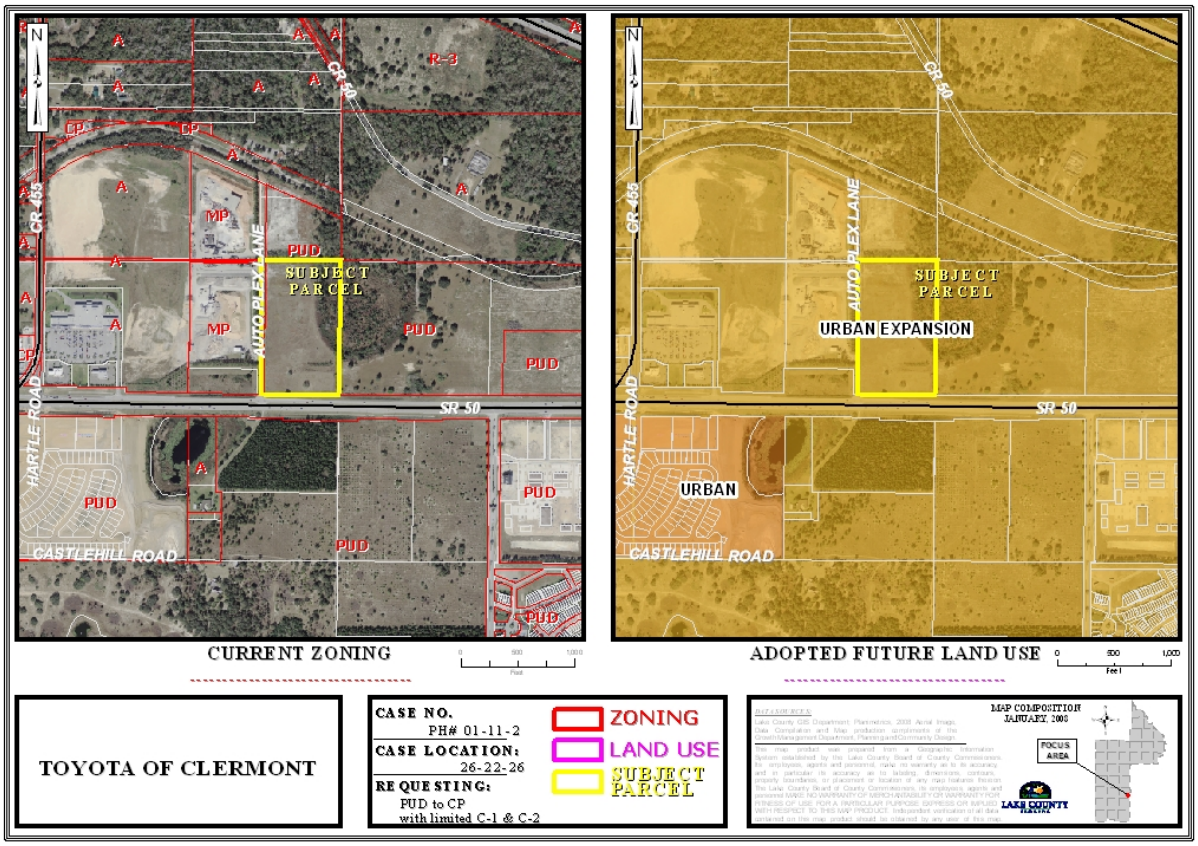
AGENDA NO: 2

OWNER: Clermont Motor Sales, LLC

APPLICANT: Jay Doucette, P. E.

PROJECT NAME: Toyota of Clermont

GENERAL LOCATION: Clermont area, north side of SR 50, about 1 mile west of the Lake/ Orange County line, AK#1048669.



REQUESTED ACTION: The Applicant seeks to amend Ordinance #2005-61 by removing the frontage road requirement and to replace it with a new ordinance, containing conditions.

SIZE OF PARCEL: 28.32 acres

FUTURE LAND USE: Urban Expansion, Employment Center

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: The Zoning Board accepted staff's recommendation and APPROVED the rezoning request with a 6-1 vote.

CASE NO: PH#02-11-4

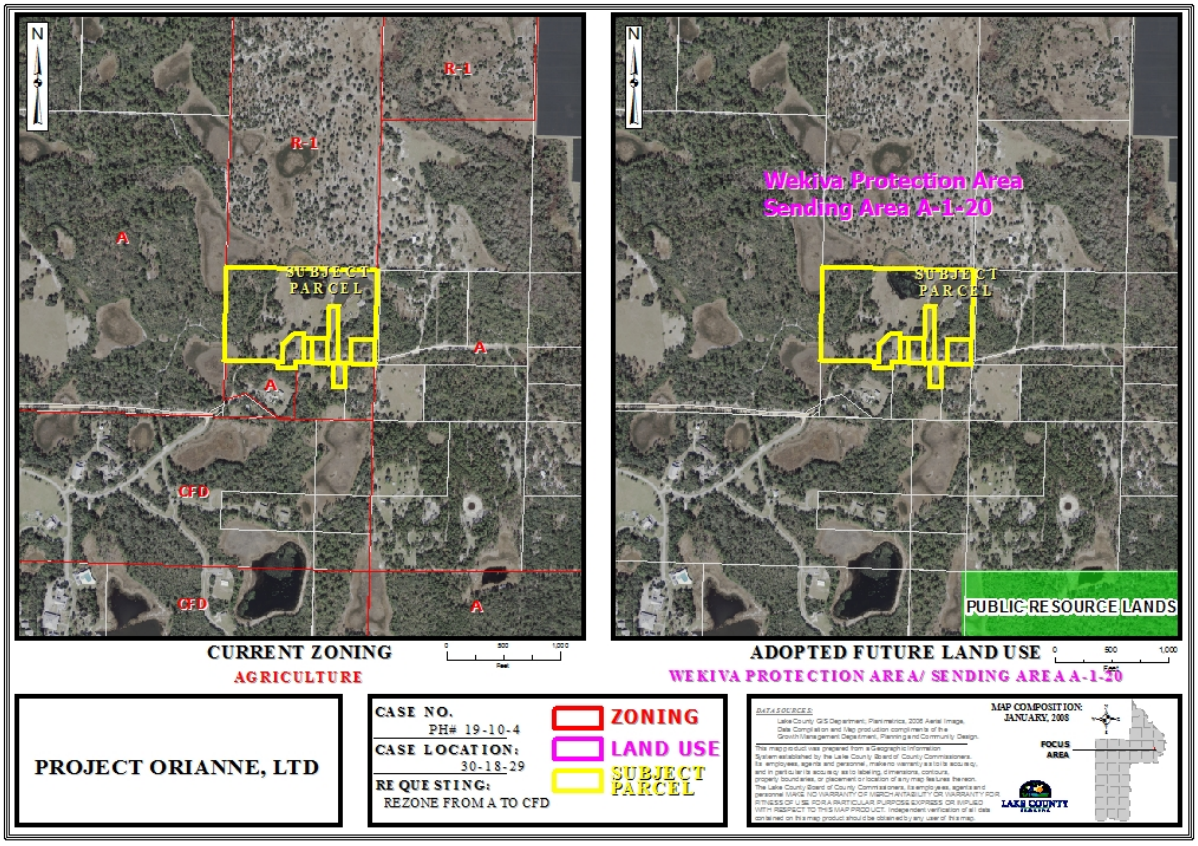
AGENDA NO: 3

OWNER: W. Wit and K. & R. Garman

APPLICANT: Lake County Planning & Community Design

PROJECT NAME: Project Orianne, Ltd.

GENERAL LOCATION: Cassia area on the east side of SR 44 in S30, T18S, R29E, 30931 Brantley Branch Road, Eustis, FL, AK#'s 1604389, 1604435, 1604290.



REQUESTED ACTION: Clarification that the use of the property as a captive breeding and research/conservation facility for amphibians and reptiles.

SIZE OF PARCEL: 25.78 +/- acres

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

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: The Zoning Board accepted staff's recommendation and APPROVED the rezoning amendment with a 7-0 vote.

CASE NO: CUP#11/1/1-5

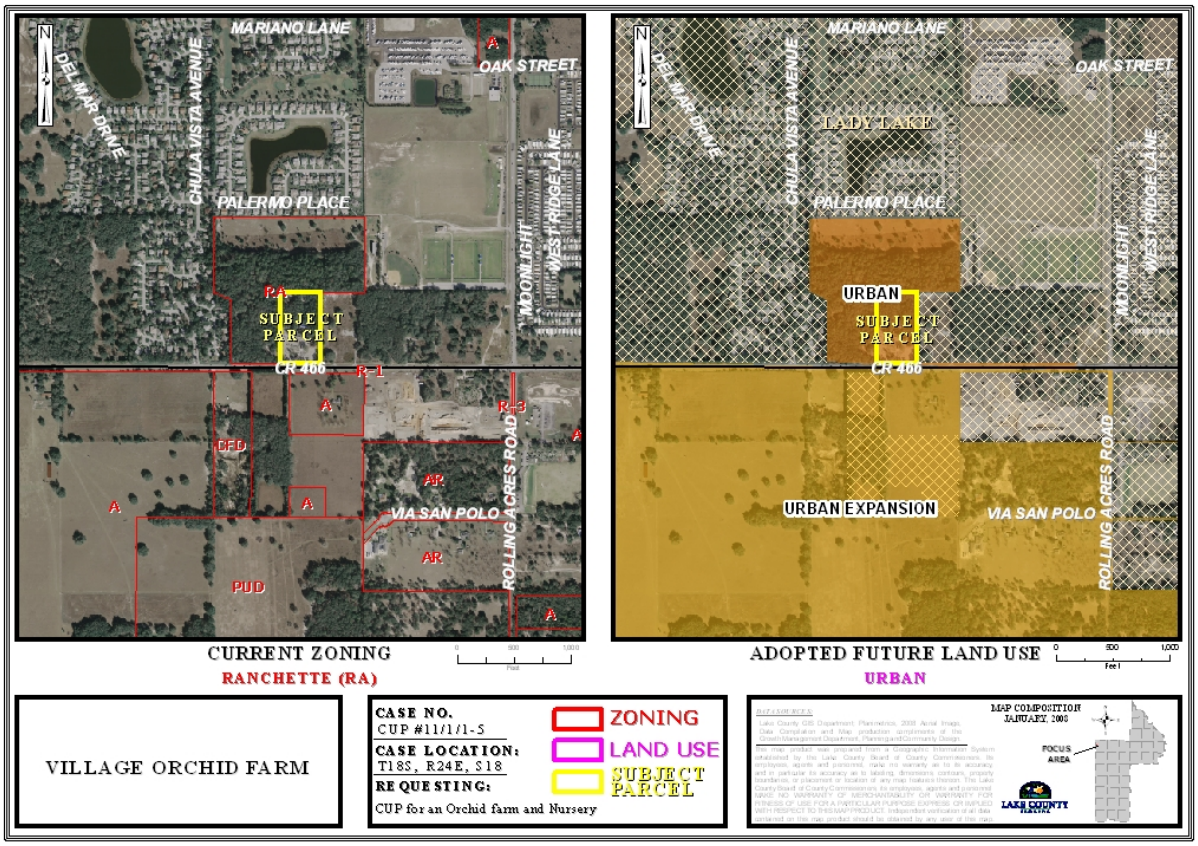
AGENDA NO: 4

OWNER: Onsi Derias & Gehan Mekhiel

APPLICANT: Myong Sun An

PROJECT NAME: Village Orchid Farm

GENERAL LOCATION: Lady Lake area, Northwest of CR 466 and Rolling Acres Road intersection, 619 CR 466 Lady Lake, Fl 32159, (S18/T18S/R24E), AK#1279691.



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit in the Ranchette (RA) Zoning District to allow an Orchid Farm and Nursery Facility.

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: APPROVAL with a 7-0 vote.

CASE NO: PH#28-10-4 (Continuance Request to 2/2/2011)

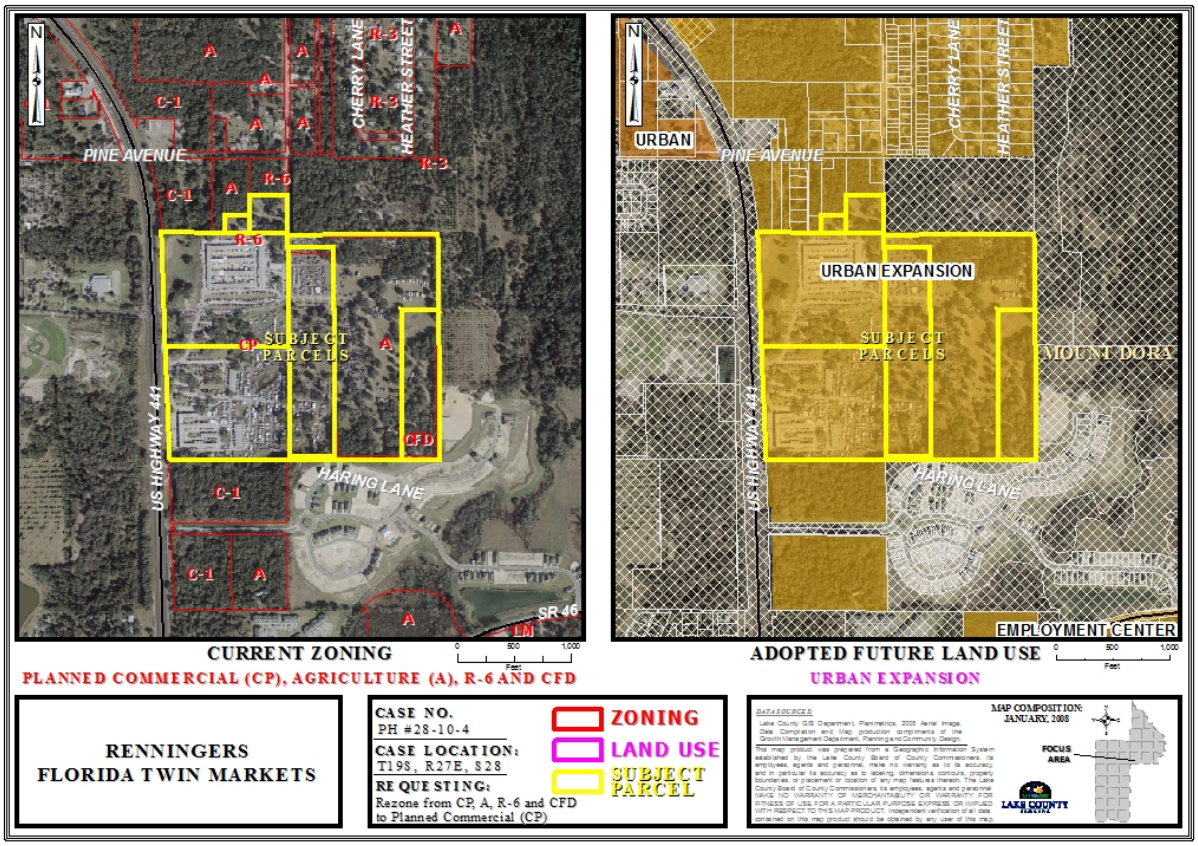
AGENDA NO: 5

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, (S28/T19S/R27E), AK#'s 1124506, 1708991, 1814537, 1814545, 2666528, 2667079, 2993111.



REQUESTED ACTION: To include an additional 44 acres of adjacent properties zoned Agriculture (A) and Urban Residential (R-6) in the existing Planned Commercial (CP) zoning ordinances (Ordinances #32-92, #119-88, #25-87, #28-84 and #22-83), and to add special events to the authorized uses. The site is currently approved for an antique market, flea market, and produce market.

SIZE OF PARCEL: 112.4 (44 addition) +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Continuance Request until 2/2/2011

ZONING BOARD RECOMMENDATION: APPROVAL with a 7-0 vote for a continuance to 2/2/2011 ZB Hearing.

CASE NO: PH#31-10-4

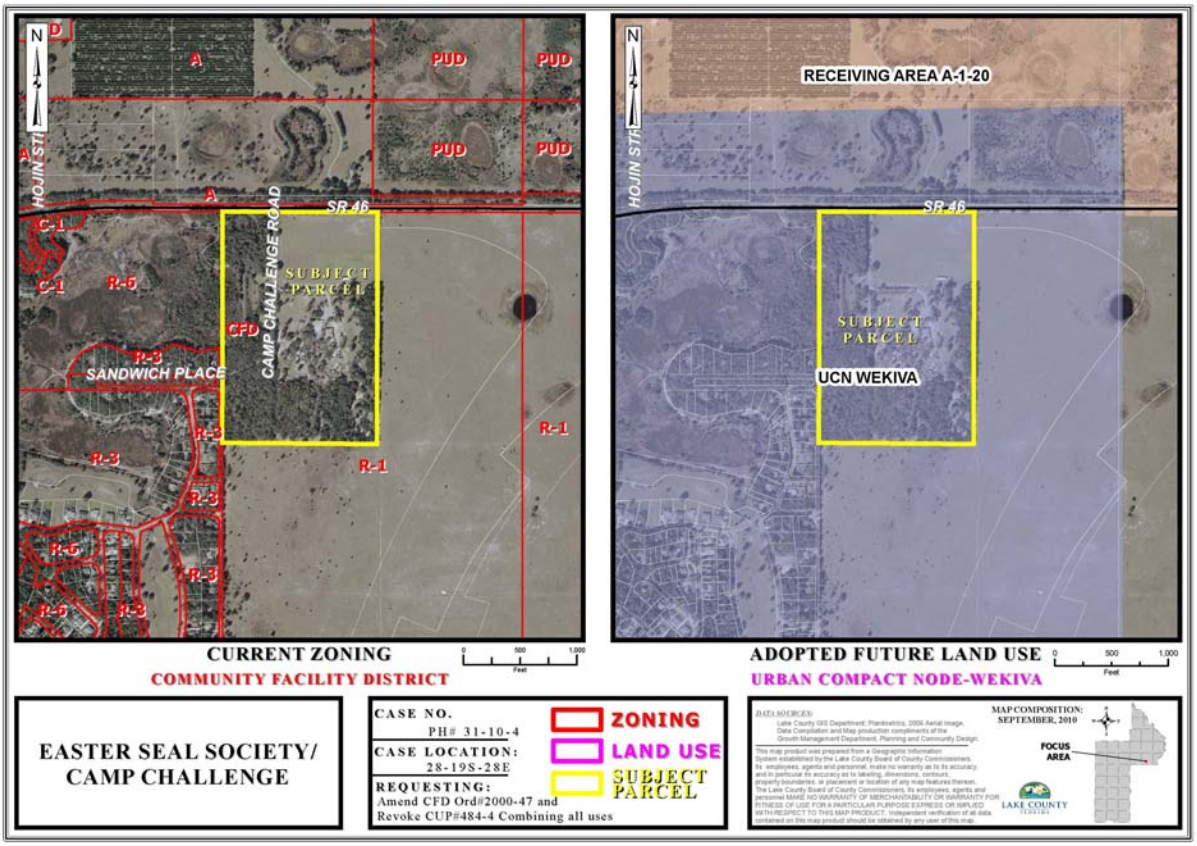
AGENDA NO: 6

OWNER: The Florida Easter Seal 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, 31600 Camp Challenge Road, Sorrento, FL 32776, (S28/T19S/R28E), 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 will be superseded and replaced by the proposed ordinance.

SIZE OF PARCEL: 62.7 +/- acres

FUTURE LAND USE: Mount Plymouth-Sorrento Receiving Area

STAFF RECOMMENDATION: Staff recommends 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: The Zoning Board recommended APPROVAL to continue the existing uses with the additional use of Primitive Tent Camping for special events and APPROVAL of the request for a Private Club for the operation of model aircraft with conditions on a 5-2 vote.

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CONDITIONAL USE PERMIT REVOCATION

LAKE COUNTY ZONING BOARD
January 5, 2011

BOARD OF COUNTY COMMISSIONERS
January 25, 2011

CUP REVOCATION	CASE MANAGER: Jennifer M. Cotch, Environmental Specialist	AGENDA ITEM # 7

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 Permit.

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

ZONING BOARD RECOMMENDATION: The Zoning Board accepted the staff recommendation and APPROVED the CUP revocation/cancellation with a 7-0 vote.

(A) CUP #665-1 (Robert Payne) CUP in C-2 zoning allowing a mobile home for a caretaker's residence. Permittee has requested a revocation of the CUP because the LDR's no longer require a CUP for a caretaker's residence within the C-2 zoning district. (AK #1456258)

(B) GENERAL LOCATION: Leesburg area – Second Street, approximately a 1/4 mile from the intersection of Lake Avenue and U.S. Highway 441. (S19-T19-R25)

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-