

**LAKE COUNTY ZONING BOARD
ZONING AGENDA
APRIL 7, 2010
REVISED**

The Lake County Zoning Board will hold a public hearing at **9:00 a.m. on Wednesday, April 7, 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, and Conditional Use Permit Revocations and to elect officers for the Zoning Board.

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, April 27, 2010, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS

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

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
 APRIL 7, 2010
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 APRIL 27, 2010

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.
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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:

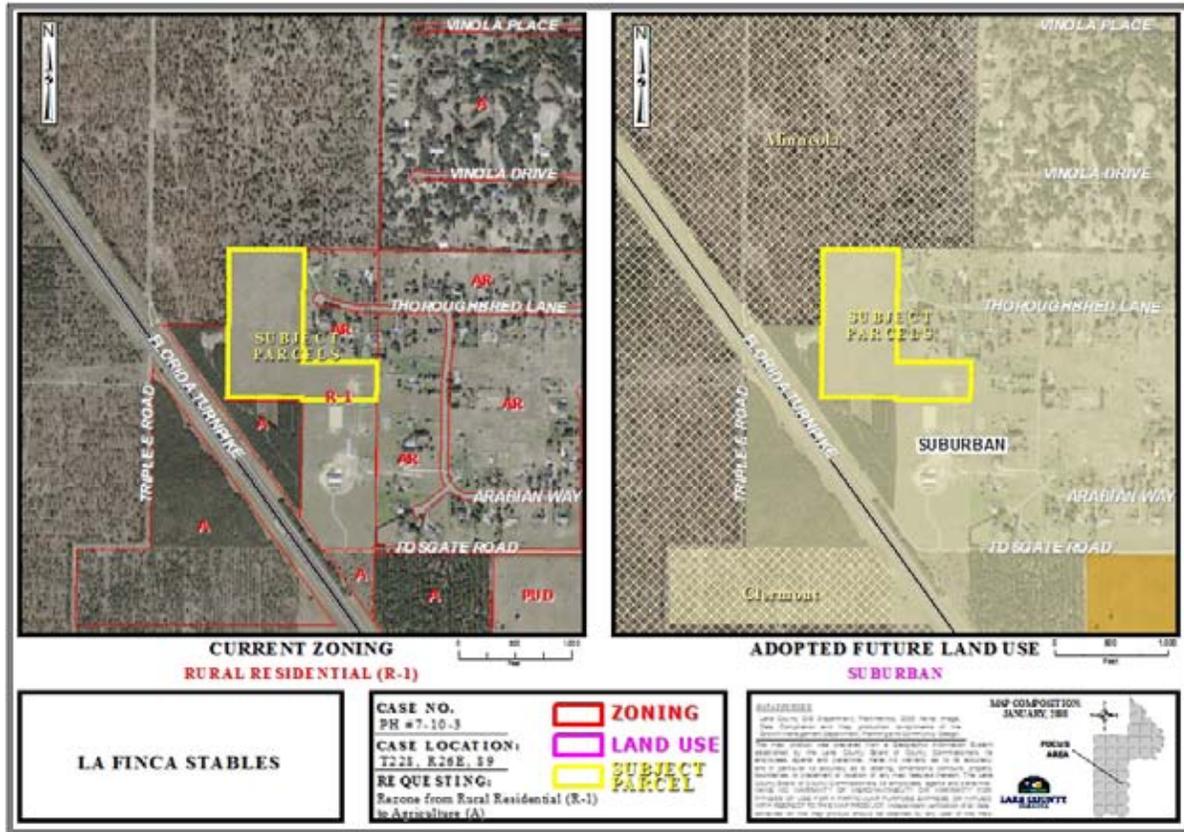
PH#6-10-5	Harbor Hills Development LP Lake County Board of County Commissioners/ Planning & Community Design	4
CUP Revocations:		
CUP#89/10/5-5	Franklin Kauffman/Brian Wall-DB&B of Brevard, LLC	6A
CUP#972/972-3A	Dwain Zagrocki	6B
CUP#985-5	R.J. Eichelberger/W. Glenn Tyre Trustee	6C
CUP#86/12/5-3	Sunshine Peat Co.	6D
CUP#960-2	W. Spicer/K. Boykin	6E

REGULAR AGENDA:

PH#7-10-3	Lucille S. Allegre La Finca Stables	1
CUP#10/4/1-3	Lucille S. Allegre La Finca Stables	2
PH#2-10-3	Jim Hall, AICP (VHB Inc.)/Floribra USA, Inc. Windmill 27	3
CUP#09/10/2-2 CUP#89/10/1-3A	John Arnold, Jr., Trustee/John E. "Ned" Biggs, IV Showcase of Citrus	5
Election of Officers	Chairman, Vice Chairman, and Secretary	

CASE NO: PH#7-10-3
 AGENDA NO: 1
 OWNER: Lucille S. Allegre
 APPLICANT: Lucille S. Allegre
 PROJECT NAME: La Finca Stables

GENERAL LOCATION: Minneola/Montverde area, northeast of Fosgate Road and Florida's Turnpike Alternate Key #1529352 (S9/T22S/R26E)



REQUESTED ACTION: Rezone property from Rural Residential (R-1) to Agriculture (A) to allow a Riding Stable/Academy Facility

SIZE OF PARCEL: 25 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

CASE NO: CUP#10/4/1-3

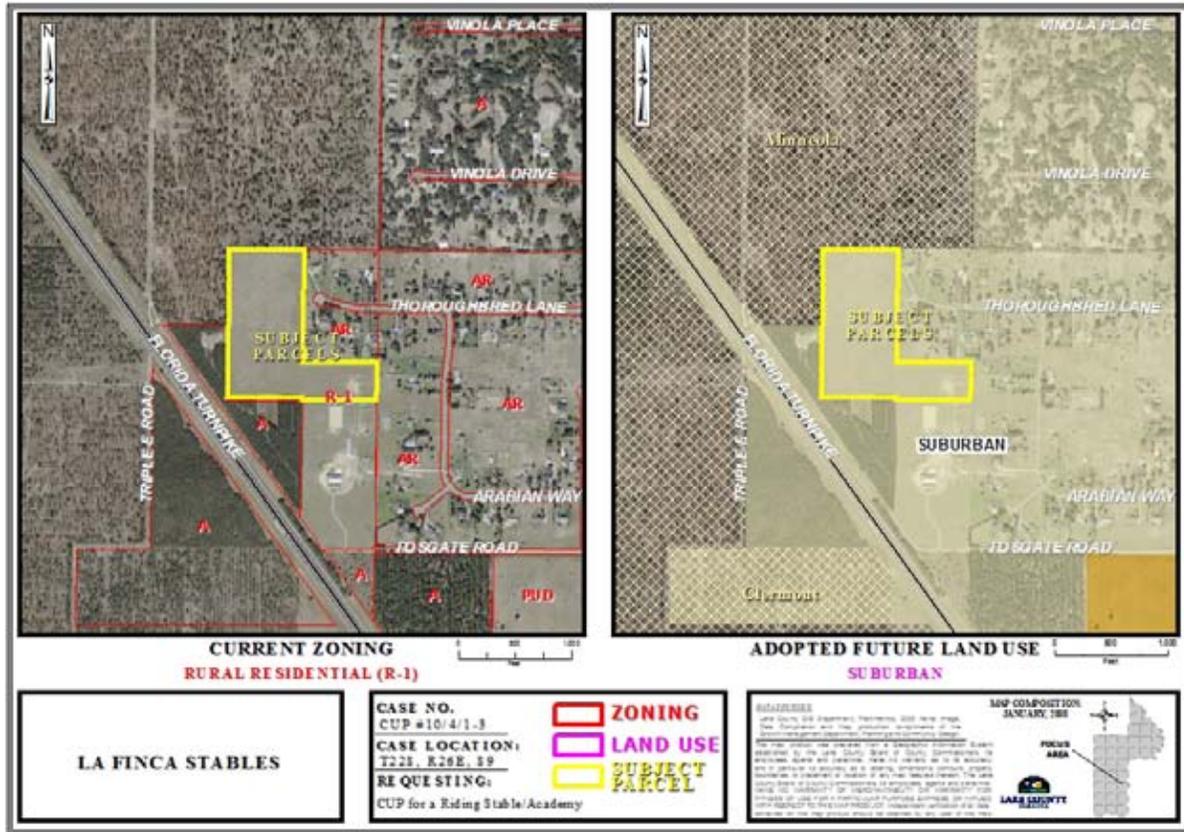
AGENDA NO: 2

OWNER: Lucille S. Allegre

APPLICANT: Lucille S. Allegre

PROJECT NAME: La Finca Stables

GENERAL LOCATION: Minneola/Montverde area, northeast of Fosgate Road and Florida's Turnpike Alternate Key #1529352 (S9/T22S/R26E)



REQUESTED ACTION: Conditional Use Permit in the Agriculture (A) Zoning District to allow a Riding Stable/Academy Facility

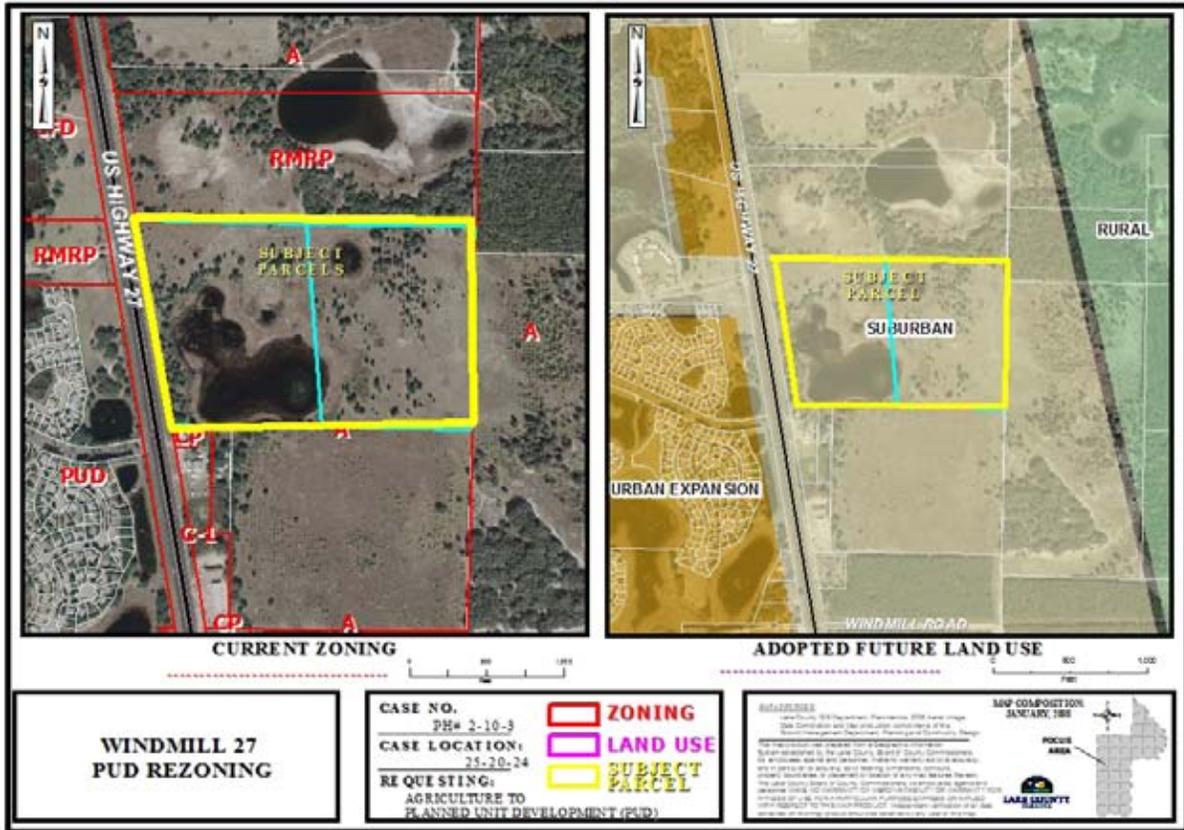
SIZE OF PARCEL: 25 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

CASE NO: PH#2-10-3
 AGENDA NO: 3
 OWNER: Floribra USA, Inc.
 APPLICANT: Jim Hall, AICP (VHB Inc.)
 PROJECT NAME: Windmill 27

GENERAL LOCATION: East side of US 27, east of Plantation of Leesburg subdivision
 Alternate Key Nos. 1044154 (portion) & 3876258 (S25/T20S/Range24E)



REQUESTED ACTION: Rezone the subject property from Agriculture (A) to Planned Unit Development (PUD) to facilitate the development of a residential subdivision

SIZE OF PARCEL: 36.43 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Denial

CASE NO: CUP#09/10/2-2

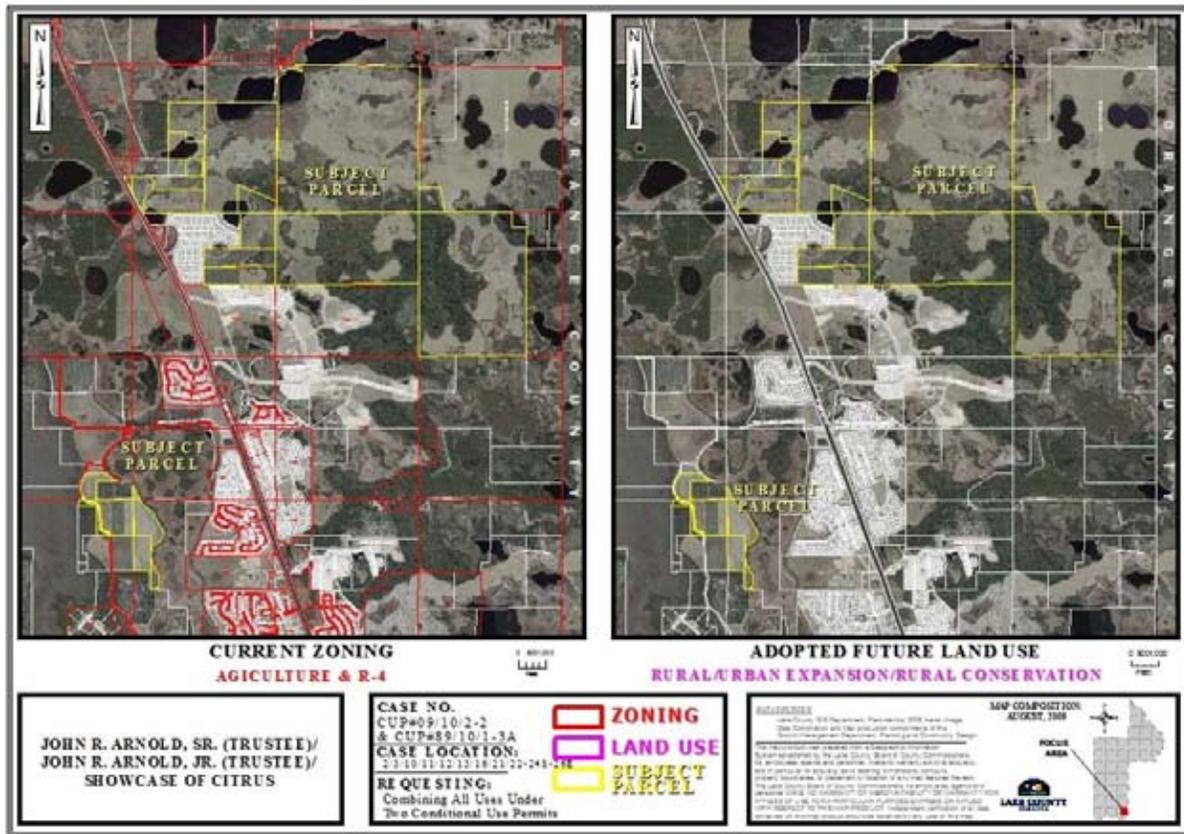
AGENDA NO: 5

OWNER: John Arnold, Jr., Trustee

APPLICANT: John E. "Ned" Biggs, IV

PROJECT NAME: Showcase of Citrus, Inc.

GENERAL LOCATION: South Clermont area on the north and south side of Frank Jarrell Road east of US Hwy 27 and south and west of N. Boggy Marsh Road west of US Hwy 27/5010 US Hwy 27 Clermont FL 34714 (S1/2/3/4/10/11/12/T24S/R26E).



REQUESTED ACTION: To repeal and replace Condition Use Permit #06/6/1-2 to comply with the Settlement Agreement between John Arnold (a/k/a Showcase of Citrus), Tradd's Landing HOA and Lake County dated February 19, 2010. Also, combining CUP#89/10/1-3, CUP#95/1/2-2, CUP#00/8/2-2, CUP#03/4/1-2, CUP#06/6/3-2, CUP#08/10/1-2 for Showcase of Citrus under two conditional use permits (East of US 27 and West of US 27) as follows: The east side of U S Hwy 27 for the following uses: citrus groves, hay production, a citrus museum, citrus sales center, Eco Tours, gift shop, ten recreational vehicle spaces for employees and security, a residual management facility producing "Class AA fertilizer" and "Reclaimed Water", and domestic wastewater residual land application sites.

SIZE OF PARCEL: 2,100 +/- acres Total E of 27-1,980 acres

FUTURE LAND USE: Rural & Urban Expansion

STAFF RECOMMENDATION: Approval with conditions

CASE NO: CUP#89/10/1-3A

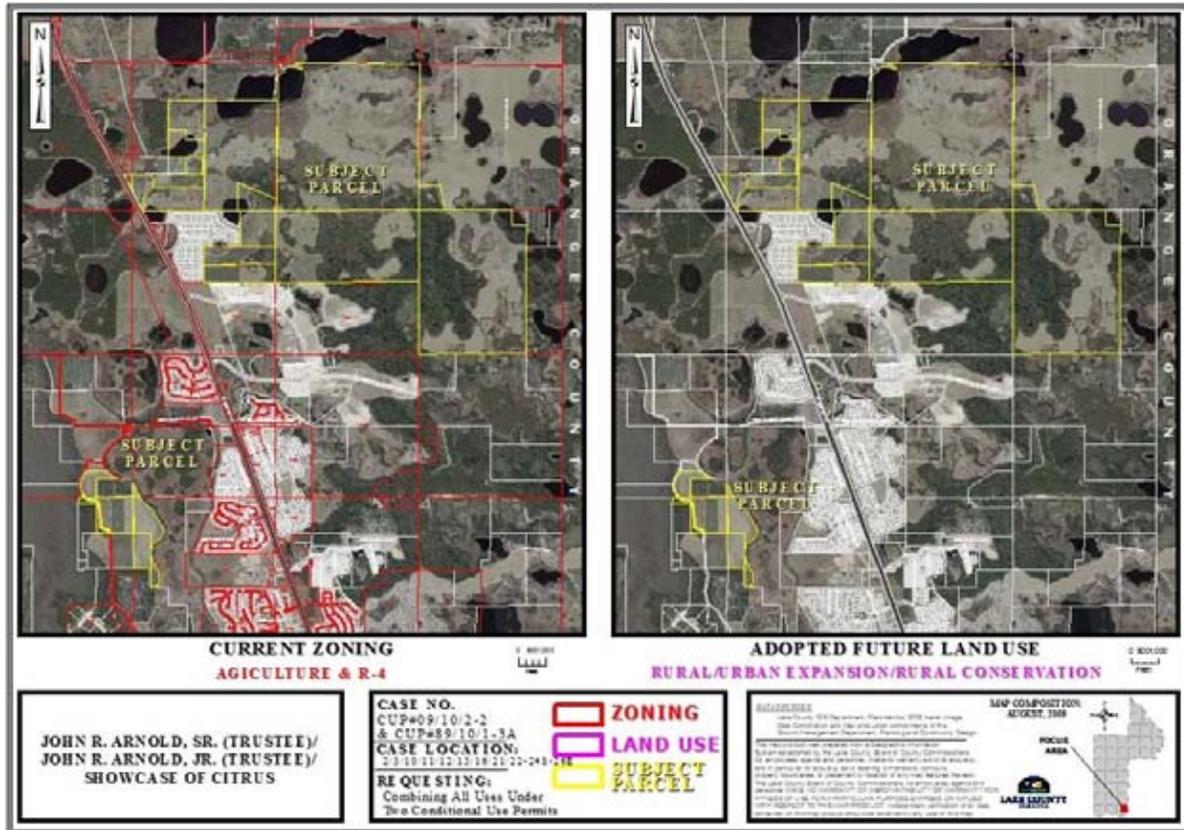
AGENDA NO: 5

OWNER: John Arnold, Jr., Trustee

APPLICANT: John E. "Ned" Biggs, IV

PROJECT NAME: Showcase of Citrus, Inc.

GENERAL LOCATION: South Clermont area on the north and south side of Frank Jarrell Road east of US Hwy 27 and south and west of N. Boggy Marsh Road west of US Hwy 27 (S15/16/21/22/T24S/R26E)



LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CODE ENFORCEMENT
REVOCAION OF
CONDITIONAL USE PERMITS

LAKE COUNTY ZONING BOARD
April 7, 2010



BOARD OF COUNTY COMMISSIONERS
April 27, 2010

CUP REVOCATION	CASE MANAGER: Melving Isaac, Planner	AGENDA ITEM #6
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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 revocation of the Conditional Use Permits as indicated.

- (A) CUP#89/10/5-5 (Franklin Kauffman/Brian Wall-DB&B of Brevard, LLC.) CUP in Agriculture for sludge treatment fertilizer and irrigation purposes is no longer in operation. (AK#1387558)
GENERAL LOCATION: East of the intersection of Emeralda Avenue and on the north side of CR 44. (S36-T18-R25)
- (B) CUP#972-3/972-3A (Dwain Zagrocki) CUP in Agriculture for residence and limited veterinarian services as a home occupation of a horse training and boarding facility. Per site inspection by Code Enforcement, the use of the site no longer exists. (AK#1786703)
GENERAL LOCATION: Groveland, 17404 West Apshawa Rd. (S2-T22-R25)
- (C) CUP#985-5 (R.J. Eichelberger/W. Glenn Tyre Trustee) CUP in Agriculture for sand and clay mining is no longer in use. (AK#1778875)
GENERAL LOCATION: Lake Yale area, on the east side of CR 452, at the intersection of Goose Prairie Rd. and CR 452 (S25-T18-R25)
- (D) CUP#86/12/5-3 (Sunshine Peat Co.) CUP in Agriculture for peat mining is no longer in use. (AK#1209862, 1302005, 2941189, 2947268, 3306783, 1780888, 3271823, 3564308)
GENERAL LOCATION: Howey in the Hills area, on the west side of SR 19, south of the East Revels Rd. and SR 19 intersection (S2 & 3-T21-R25)
- (E) CUP#960-2 (W. Spicer/K. Boykin) CUP in Agriculture for peat mining is no longer in use. (AK#1084962, 1210704, 2664487, 2664487, 2700823, 2880830, 3340566, 3340841, 3635850, 3635868, 3638735, 3760191, 3760719, 3760727, 3799234, 3799235, 3760727)
GENERAL LOCATION: Groveland area, southeast of SR 19 and South Obrien Rd intersection (S27 & 28-T21-R25)

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