

**BOARD OF COUNTY COMMISSIONERS
ZONING AGENDA
April 26, 2011**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, April 6, 2011, 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 Revocation/Cancellation.

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 26, 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
Rick Gonzalez	District 4
Paul Bryan, Chairman	District 5
Jim Miller, School Board Representative	
Kasey Kesselring, At-Large Representative	
John Childers, Ex-Officio, Non-Voting Military Representative	

COUNTY REPRESENTATIVES

Darren S. Gray, County Manager
Sanford A. Minkoff, County Attorney
Melanie Marsh, 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
April 6, 2011
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
April 26, 2011

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:

CUP Revocation: CUP#275-5	Craig Brown	1
PH#33-10-2	Craig and Mary Ann Brown Brown's Auto Sales Richard P. Newman, Esq.	2
PH#07-11-1	Kenneth and Melanie Wagner Wagner Rezoning Ken Wagner	3

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CODE ENFORCEMENT
CONDITIONAL USE PERMIT REVOCATION

LAKE COUNTY ZONING BOARD
April 6, 2011



BOARD OF COUNTY COMMISSIONERS
April 26, 2011

CUP REVOCATION	CASE MANAGER: Steve K. Greene, AICP Chief Planner	AGENDA ITEM #1
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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, has 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 staff's **APPROVAL** recommendation with a 7-0 vote.

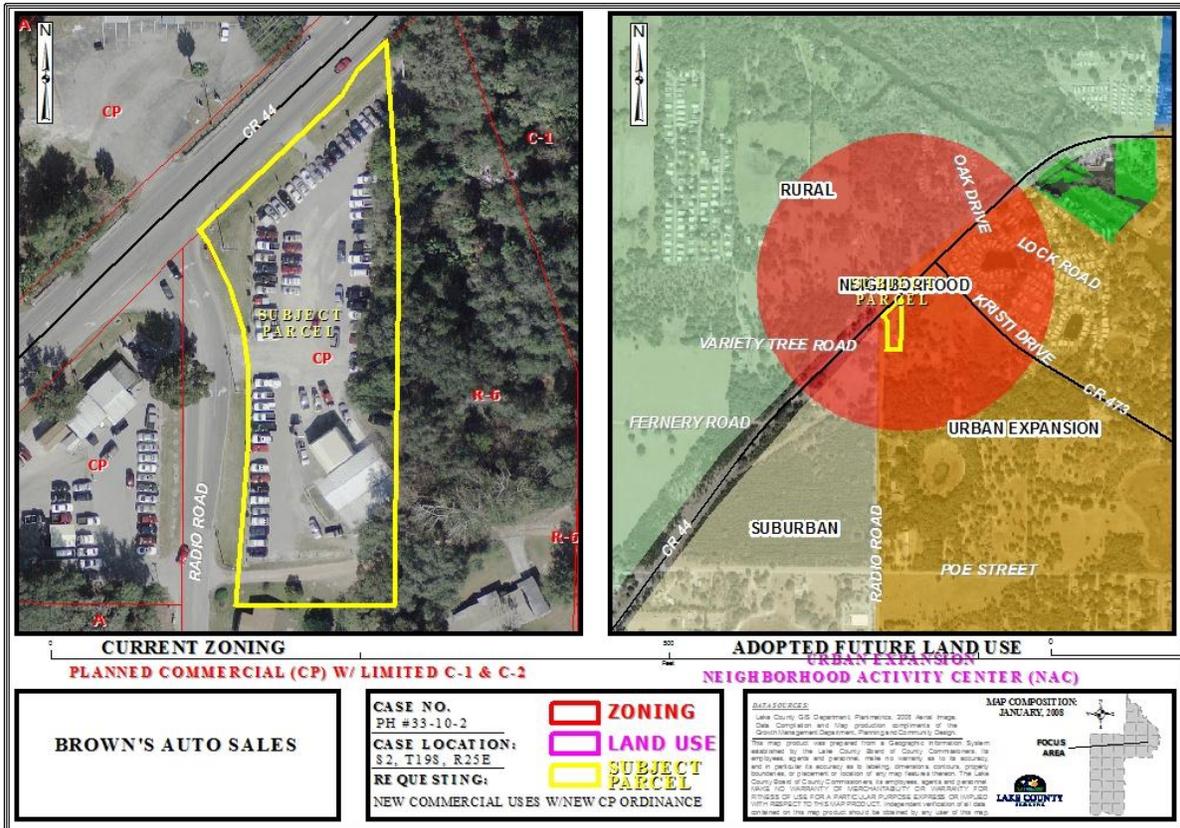
(A) CUP #275-5 (Craig Brown) CUP in a Planned Commercial (CP) zoning district for caretaker's residence. The CUP is no longer necessary as the caretaker's residence has been converted into a vehicular sales office use. (AK #1779189)

GENERAL LOCATION: Southside of CR 42, CR 44 and Lake Mack Drive intersection. (S2-T19-R25)

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

CASE NO: PH#33-10-2
AGENDA NO: 2
OWNER: Craig and Mary Ann Brown
APPLICANT: Richard P. Newman, Esq.
PROJECT NAME: Brown's Auto Sales

GENERAL LOCATION: Leesburg area, on the east side of CR 44, south of CR 473



REQUESTED ACTION: The Applicant submits this rezoning application to amend Planned Commercial (CP) Ordinance #2003-15, with a new zoning ordinance for new uses as CP with limited C-1 and C-2 uses.

SIZE OF PARCEL: Approximately 1.12 acres

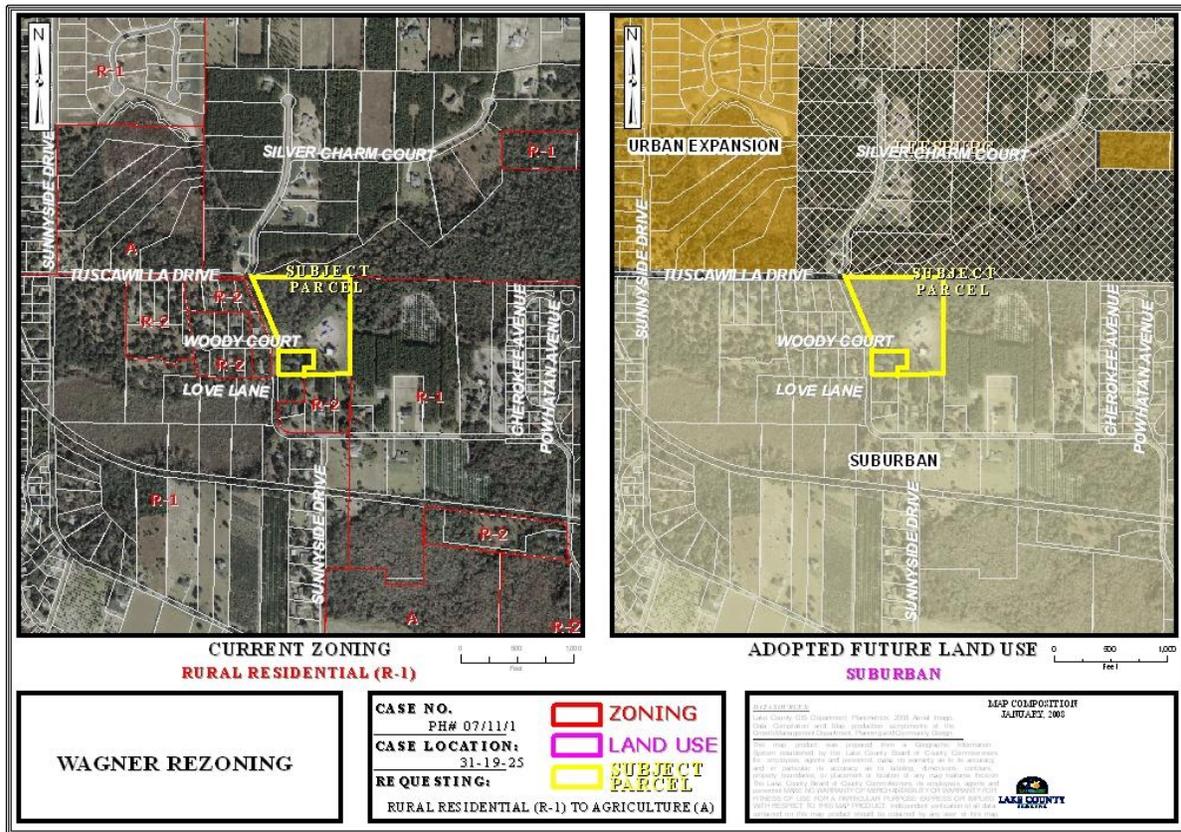
FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Applicant's rezoning request to add minor auto repair as an accessory use and other limited C-1 & C-2 uses to the existing auto sales use with conditions, rescinding and replacing Ordinance 2003-15 with a new ordinance.

ZONING BOARD RECOMMENDATION: The Zoning Board accepted staff's **APPROVAL** recommendation, with conditions, on a 7-0 vote. Additionally, the Zoning Board recommended the Applicant provide evidence to the BCC demonstrating that past paving was properly permitted or comply with the 70% impervious area standard within a specified time of ordinance approval.

CASE NO: PH#07-11-1
AGENDA NO: 3
OWNER: Kenneth and Melanie Wagner
APPLICANT: Ken Wagner
PROJECT NAME: Wagner Rezoning

GENERAL LOCATION: 6819 Tusawilla Drive, Leesburg area; South of the SR 44 and US 441 intersection.



REQUESTED ACTION: To rezone from R-1 to A

SIZE OF PARCEL: 14.11 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Staff recommends **APPROVAL** based on findings of facts, to rezone the 14.11 acre property from Rural Residential (R-1) to Agriculture (A).

ZONING BOARD RECOMMENDATION: The Zoning Board recommended **APPROVAL** with a 7-0 vote of the consent agenda.