

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING AGENDA
APRIL 27, 2010

The Lake County Zoning Board held 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.
-----------------------	------------	---------------

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.

PH#2-10-3	Jim Hall, AICP (VHB Inc.)/Floribra USA, Inc. Windmill 27 PUD Rezoning Continued until 5/05/10 (Zoning Board) and 6/01/10 (BCC)	3
-----------	--	---

CONSENT AGENDA:

PH#7-10-3	Lucille S. Allegre La Finca Stables	1
-----------	--	---

CUP#10/4/1-3	Lucille S. Allegre La Finca Stables	2
--------------	--	---

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

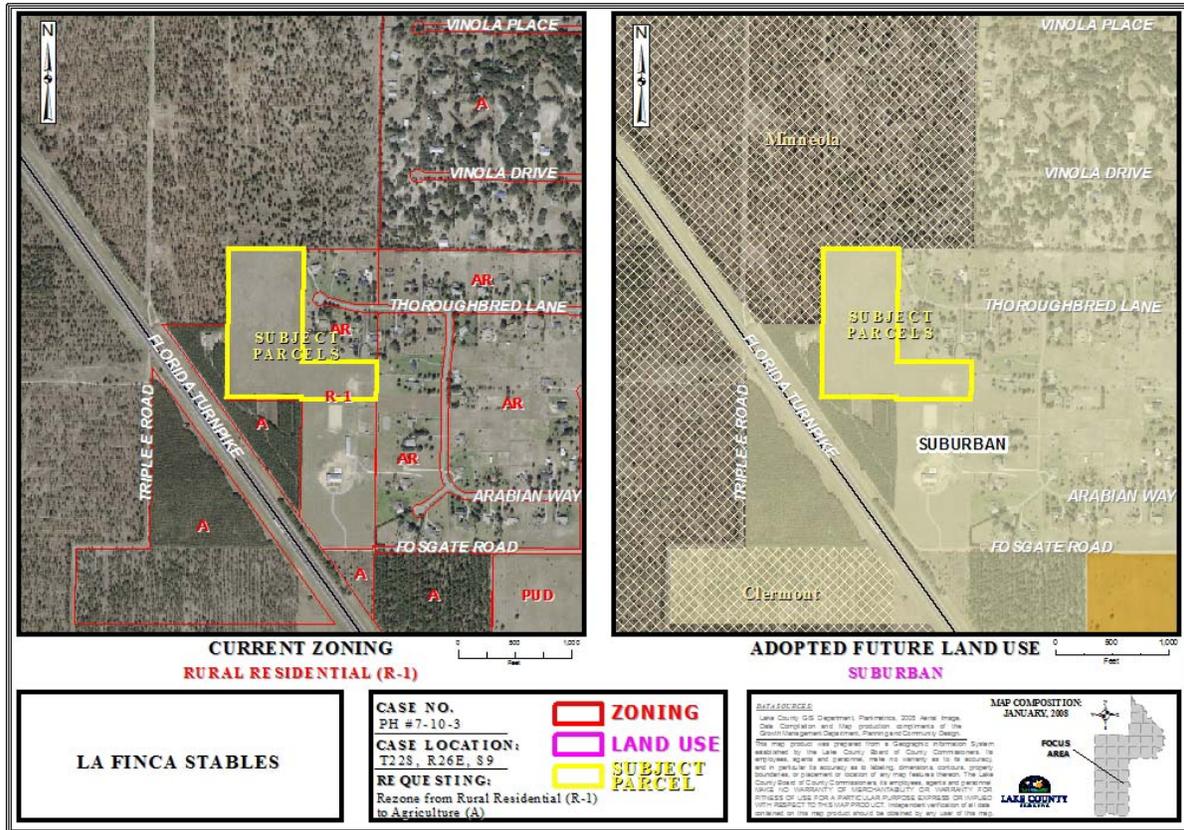
REGULAR AGENDA:

PH#6-10-5	Harbor Hills Development LP Lake County Board of County Commissioners/ Planning & Community Design	4
-----------	--	---

CUP#09/10/2-2 CUP#89/10/1-3A	John Arnold, Jr., Trustee/John E. "Ned" Biggs, IV Showcase of Citrus	5
---------------------------------	---	---

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 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

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval/6-0

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

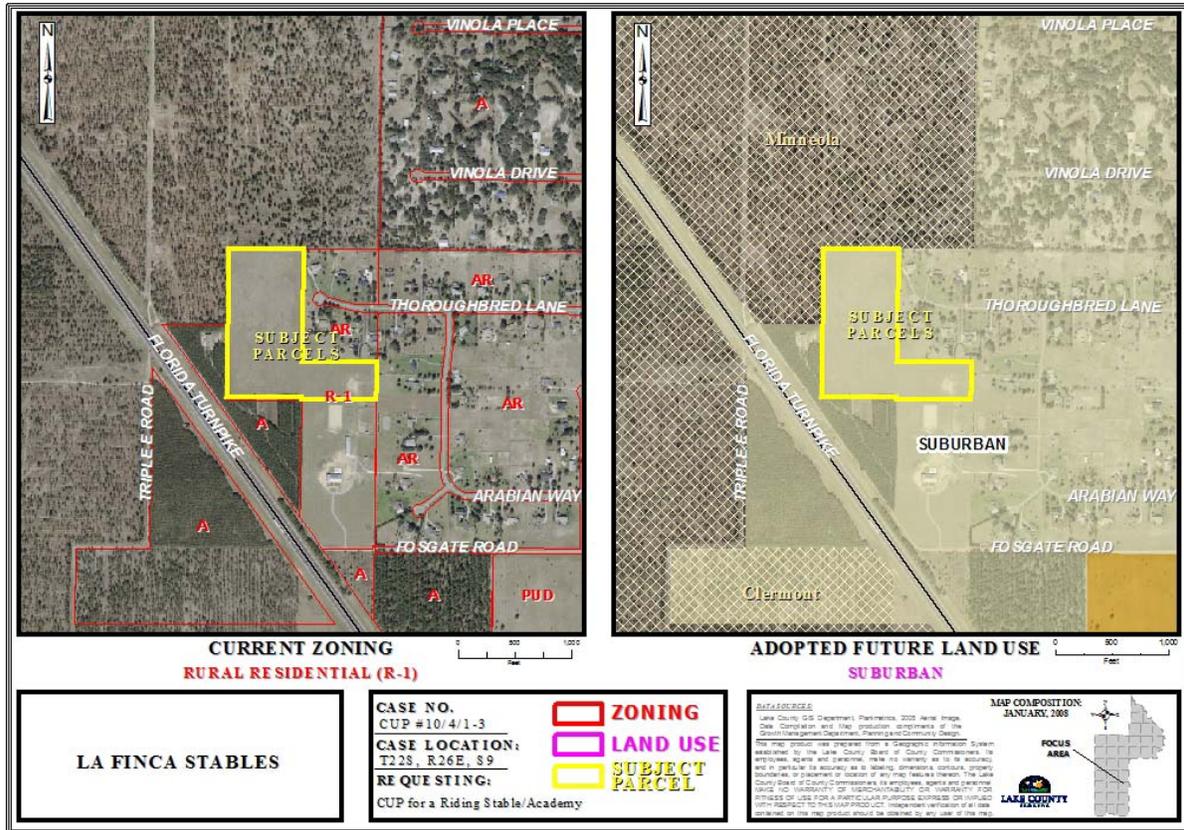
AGENDA NO: 2

OWNER: Lucille S. Allegre

APPLICANT: Lucille S. Allegre

PROJECT NAME: La Finca Stables

GENERAL LOCATION: Minneola/Montverde area - northeast of Fosgate Road and Florida 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

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval/6-0

CASE NO: PH#2-10-3 (Continued until the May 5, 2010 Zoning Board Public Hearing and the June 1, 2010 Board of County Commissioners Public Hearing)

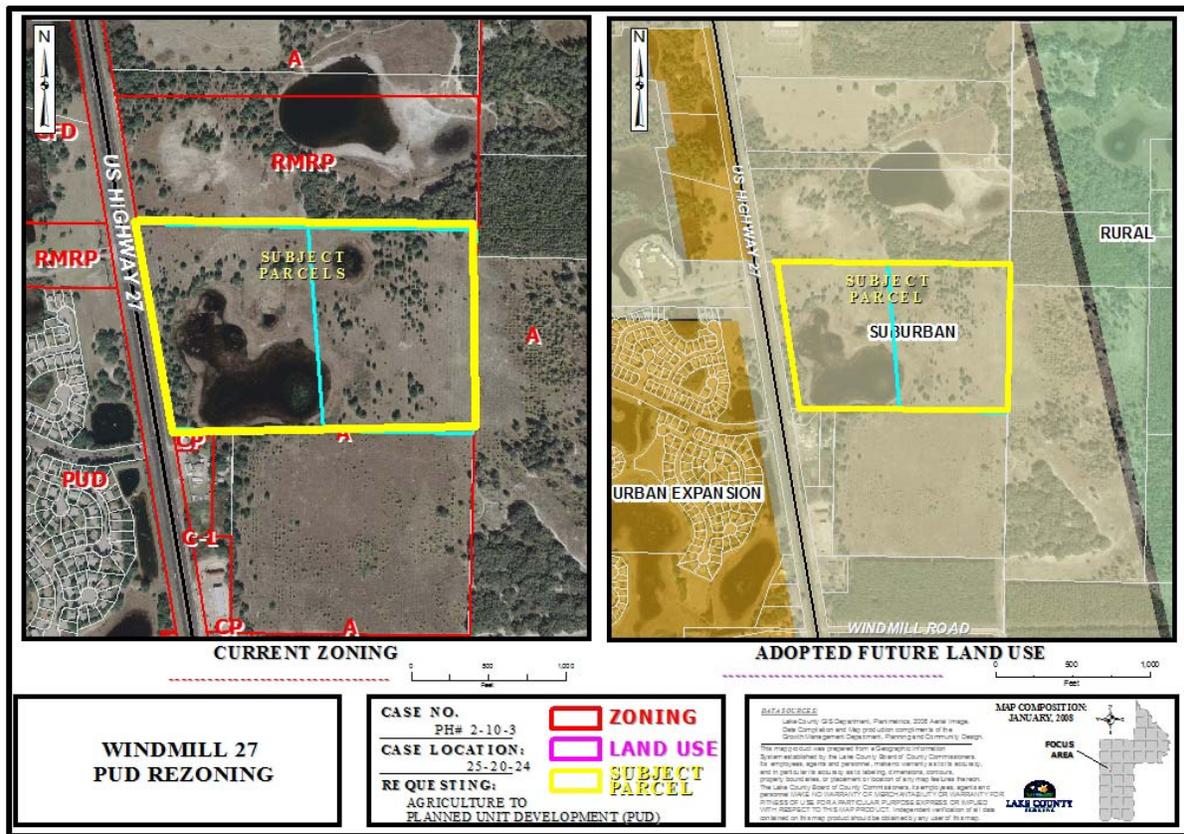
AGENDA NO: 3

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: PH#6-10-5

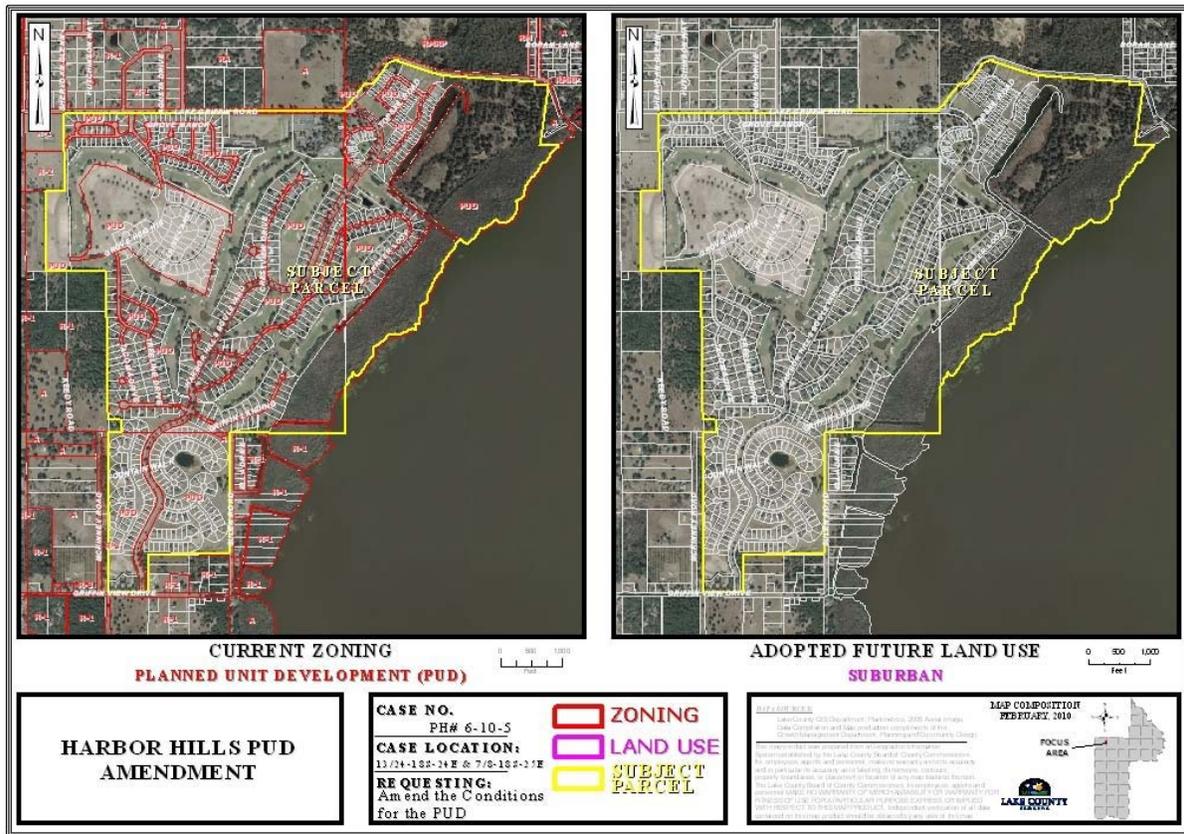
AGENDA NO: 4

OWNER: Harbor Hills Development LP

APPLICANT: Lake County Board of County Commissioners/Public Works through Planning & Community Design

PROJECT NAME: Harbor Hills PUD Amendment

GENERAL LOCATION: Lady Lake area - north of Griffin View Drive, south of Lake Griffin Road, west of Lake Griffin, and east of Gray's Airport Road (S13 & 24/T18S/R24E and S7 & 18/T18S/R25E)



REQUESTED ACTION: An amendment to rescind and replace Ordinances 80-87, 44-90, and 2005-63 with a new Ordinance, remove obsolete and completed requirements, and correct scrivener's errors in the legal description for the PUD

SIZE OF PARCEL: 866+/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

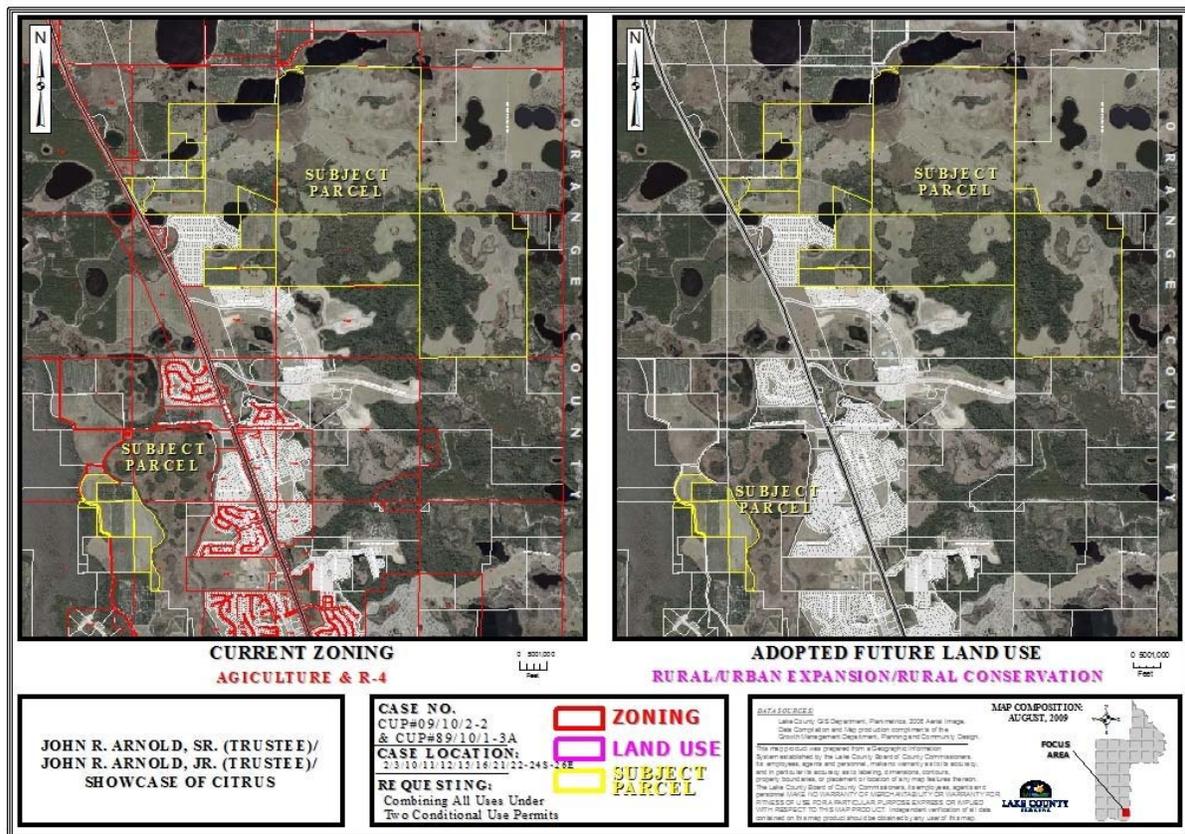
ZONING BOARD RECOMMENDATION: Regular Agenda/6-0/Approval with the following two conditions:

1. Before this case is heard by the Board of County Commissioners, the County staff shall investigate, determine, and report on whether or not the external improvement obligations in the original Planned Unit Development ordinances were in fact met in some formal manner through other alternative improvements that were accepted by the County. and

2. County staff shall provide additional information and recommendations concerning the current situation on the ground at the south entrance to the development with emphasis being on safety considerations and what can be done to improve that situation.

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

ZONING BOARD RECOMMENDATION: Regular Agenda/6-0/Approval with the inclusion of additional language regarding noxious odors to be placed in the ordinance.

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CODE ENFORCEMENT
CONDITIONAL USE PERMIT REVOCATIONS

LAKE COUNTY ZONING BOARD
April 7, 2010



BOARD OF COUNTY COMMISSIONERS
April 27, 2010

CUP REVOCATIONS	CASE MANAGER: Melving Isaac, Planner	AGENDA ITEM #6
-----------------	---	----------------

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.

ZONING BOARD RECOMMENDATION: Consent Agenda/Approval/6-0

- (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 Emerald 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. Mining use no longer exists. (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. Mining use no longer exists. (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-
Opposition: -0-**

Concern: -0-