The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, June 2, 2010, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezonings, Conditional Use Permits, 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, July 6, 2010 (Postponed from June 22, 2010), in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.
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.

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CASE NO: CUP #10/6/1-4
AGENDA NO: 1
OWNER: Harry & Karen Stauderman
APPLICANT: Harry Stauderman
PROJECT NAME: Oak Haven Micro Winery

GENERAL LOCATION: Sorrento area, 1/2 mile north of Wolf Branch Road and east of Avington Road/32430 Avington Rd Sorrento Fl 32776/Alternate Key Nos.3660854, 3660901 and 1123984 (S23/T19S/R27E)

REQUESTED ACTION: Conditional Use Permit in the Agriculture (A) Zoning District to allow a Micro Winery

SIZE OF PARCEL: 20 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0
REQUESTED ACTION: Rezone property from Agriculture (A) to Community Facility District (CFD) to allow the conversion of a clay mine to a reservoir.

SIZE OF PARCEL: 36 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, 6-0
CASE NO: PH#14-10-1
AGENDA NO: 3
OWNER: Gregory and Ryan Wilhelm
APPLICANT: Gregory and Ryan Wilhelm

GENERAL LOCATION: Leesburg area – Property is located west of CR 468/Alternate Key No. 1700043 (S20/T19S/R24E)

REQUESTED ACTION: Rezone a 4.6-acre parcel from Urban Residential (R-6) to Rural Residential (R-1) to house farm animals.

SIZE OF PARCEL: 4.6 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0
CASE NO: PH#20-10-2
AGENDA NO: 4
OWNER: Ash Shoeibi
APPLICANT: Ash Shoeibi

GENERAL LOCATION: Clermont Area - West of Hancock Road/Alternate Key No. 1062179 (S33/T22S/R26E)

REQUESTED ACTION: Rezone a 5-acre property from the Ranchette District (RA) to Rural Residential (R-1) in order to carry out a minor lot split to create two parcels

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0
CASE NO: PH#8-10-2
AGENDA NO: 5
OWNER: FDEP Greenways and Trails - Todd McGee
APPLICANT: William S. Neff
PROJECT NAME: Bay Lake Road Trailhead
GENERAL LOCATION: Bay Lake Road and Van Fleet Trail/Portions of Alternate Key Nos. 1015391, 3326164, and 3326172 (S28 & 29/T23S/R24E)

REQUESTED ACTION: Rezone from Agriculture (A) to Community Facility District (CFD) to permit the construction of a trailhead facility for public parking, picnic area, restroom facility, and administrative office.

SIZE OF PARCEL: 1.99 +/- acres

FUTURE LAND USE: Rural Conservation (GSACSC)

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0
CASE NO: PH#15-10-3
AGENDA NO: 6
OWNER: Grass Roots Estates, LLC
APPLICANT: David Gay (Managing Member) Grass Roots Estates, LLC
PROJECT NAME: Grass Roots Estates PUD

GENERAL LOCATION: North Mascotte area - approximately 5 miles north of Hwy 50 on CR 33, right on Indigo Road, right on Grass Roots Road to the property on the right at the end of road/Alternate Key Nos. 3863067, 3863068, 3863069, 3863070, 3863071, 3863072, 3863073, 3863074, 3863075, 3863076, 3863077, 3863078, 3863079, 3863080, & 3863083 (S22 & 23/T21S/R24E)

REQUESTED ACTION: Rezone the existing subdivision from Agriculture (A) to Planned Unit Development (PUD) to allow a fly-in community with agricultural uses

SIZE OF PARCEL: 73 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval of requested rezoning; Denial of requested waiver to tree replacement requirements

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, as amended, to reflect that the applicant shall be required to replace 25 percent of the tree caliper on the tree survey and shall be allowed to replace those trees on the adjoining PUD, which consists of the actual runway. 6-0
CASE NO: CUP#10/6/2-3

AGENDA NO: 7

OWNER: Andy and Joni Hansen

APPLICANT: Andy and Joni Hansen

PROJECT NAME: Hansen’s World Wakeboard Center

GENERAL LOCATION: South Lake County area – From the intersection of SR 19 & Lake Emma Road; West on Lake Emma Road to Orange Avenue to 19022 Orange Avenue/Alternate Key Nos. 1092736 and 1210828 (S30/T21S/R25E)

REQUESTED ACTION: Renew a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District to permit the continuation of a Ski School and Wakeboard Training Facility

SIZE OF PARCEL: 44 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, 6-0
REQUESTED ACTION: Rezone the subject property from Agriculture (A) to Planned Unit Development (PUD) to facilitate the development of a 100-lot residential subdivision

SIZE OF PARCEL: 38.58 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: Regular Agenda, Continuance to 9/01/10, 5-1
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 Permits.

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 these inspections, Staff recommends Approval of the revocation of the Conditional Use Permit as indicated.

**ZONING BOARD RECOMMENDATION:** Consent Agenda, Approval, 6-0

A. **CUP#731A-2 & #731B-2 (City of Clermont)** CUP in Agriculture (A) for a spray field is no longer in operation. (AK#1029392, AK#1103231, AK #1029406)

**GENERAL LOCATION:** Groveland area, Max Hooks Rd., South of SR 50 (S21 & 28/T22S/R25E)

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