



LAKE COUNTY ZONING BOARD

MEETING INFORMATION

Location & Time

Lake County Commission Chambers
2nd Floor, County Administration Building
315 West Main Street
Tavares, FL 32778-7800
9:00 a.m.

Zoning Board Members

Paul Bryan, Chairman (District 5)

Timothy Morris, Vice Chairman (District 1)

Vacant (District 2)

Vacant (District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board Representative

Kasey Kesselring, At-Large Representative

John Childers, Ex-Officio, Non-Voting Military Representative

AGENDA ■ AUGUST 3, 2011

The Lake County Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing at 9:00 a.m., or soon thereafter, on Tuesday, August 23, 2011 in the location specified.

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

County Staff

Darren S. Gray, County Manager
David Heath, AICP, Deputy County Manager
Sanford A. Minkoff, County Attorney
Erin Hartigan, Assistant County Attorney

Growth Management Department Staff

Amye King, AICP, Director, Department of Growth Management
Brian T. 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

For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email planning@lakecountyfl.gov.

LAKE COUNTY ZONING BOARD
August 3, 2011
 AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 August 23, 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 #13-11-3	Peggy E. Reithel/Kenneth Olmstead Olmstead Rezoning	1
-------------	--------------------------------------------------------	---

REGULAR AGENDA:

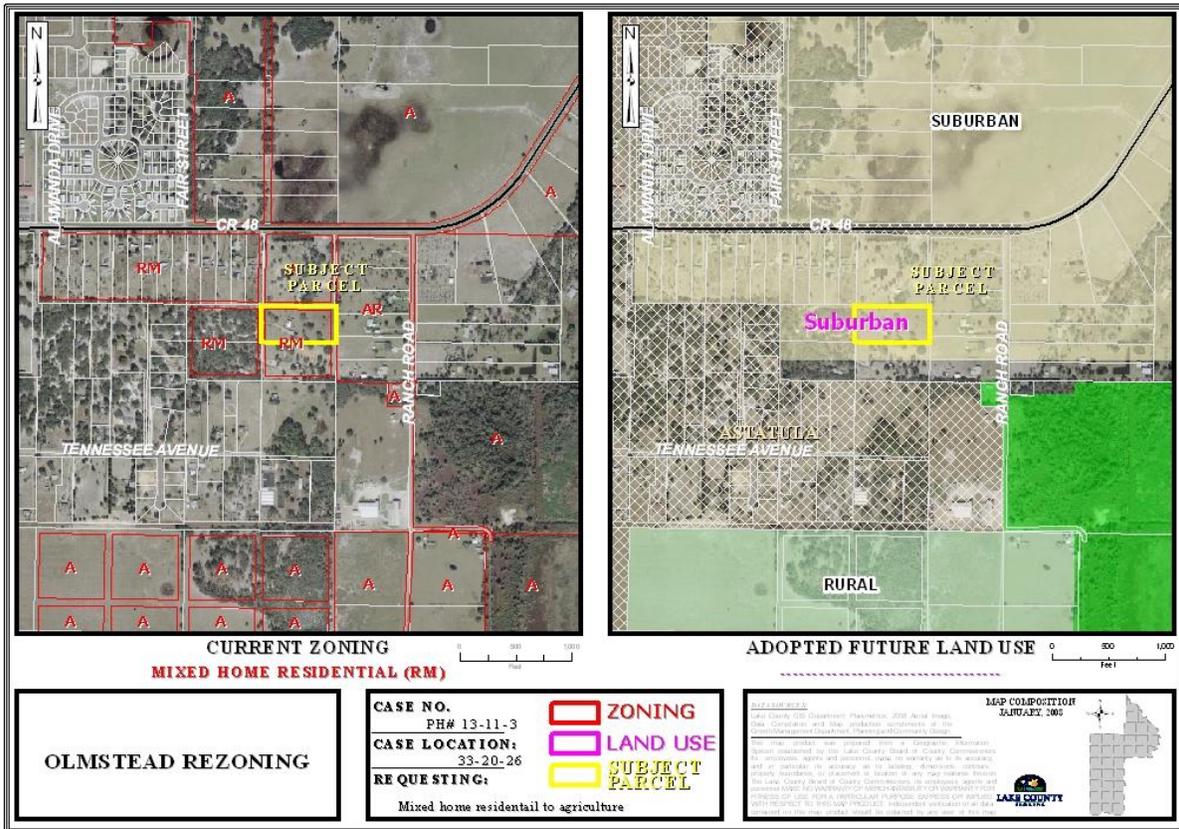
CUP #10/4/2-2	Hang Ju and Yuon Sup Chon Dr. Chon Springwater Project	2
PH #11-11-2	BFG Lakeshore LTD, Jeffrey B. Fuqua/ BFG Lakeshore LTD, James H. Fant Hartle Grove PUD Amendment	3
CUP #11/3/1-3	Susan & Robert Denis/Kenneth R. "Ted" Wicks Stanley Pond Farm	4
PH #11-09-2	Eagles Landing at Ocoee, LLC/ Eagles Landing at Ocoee, LLC, Rohland "Randy" June Lake Apopka Sound PUD rezoning amendment	5

OTHER BUSINESS:

Selection of Member	Zoning Board Secretary
---------------------	------------------------

CASE NO: PH #13-11-3
AGENDA NO: 1
OWNER: Peggy E. Reithel
APPLICANT: Kenneth Olmstead
PROJECT NAME: Olmstead Rezoning

GENERAL LOCATION: 24832 John Sutton Lane. Astatula area, South of SR 48 and East of CR 561. AK #3256701 (S33/T200S/R26E).



REQUESTED ACTION: Rezone property from Mixed Home Residential (RM) to Agriculture (A) for the purpose of constructing a plant nursery with greenhouse.

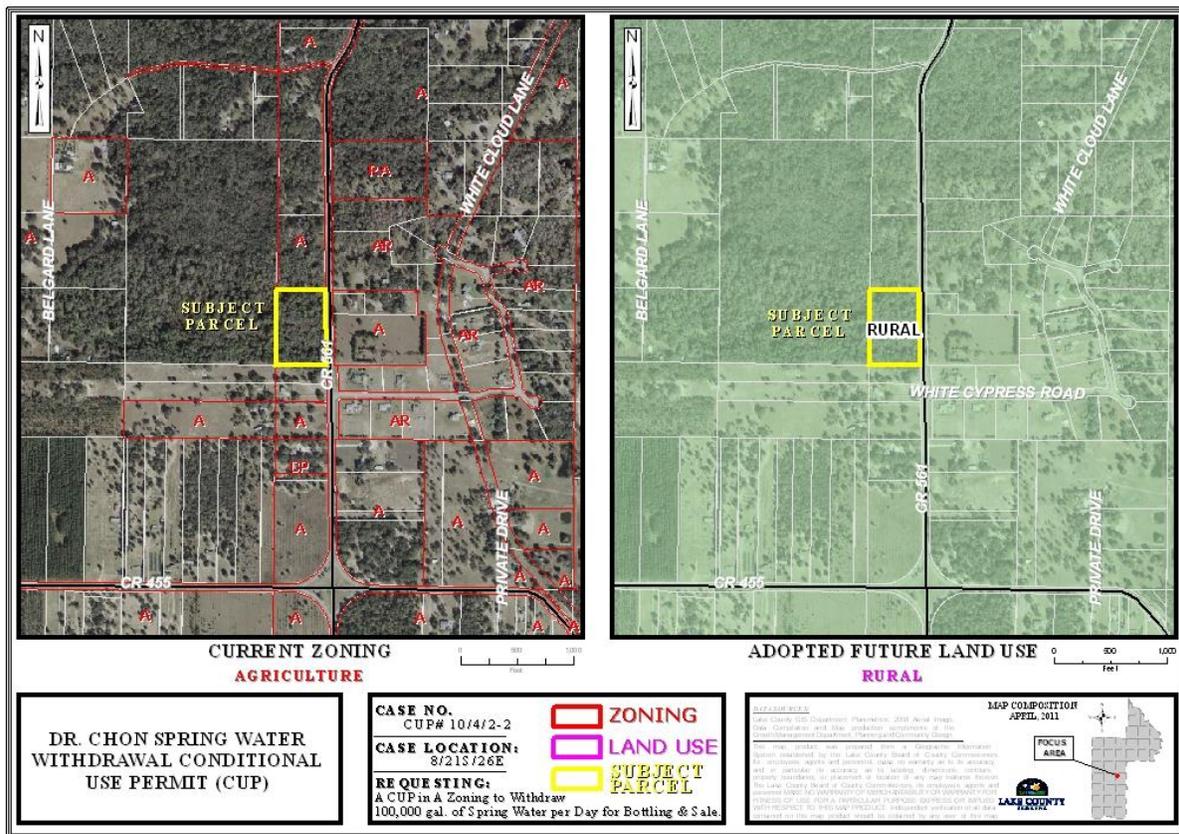
SIZE OF PARCEL: 5+/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Staff recommends **APPROVAL**, based on findings of facts, to rezone the 5-acre property from Mixed Home Residential (RM) to Agriculture (A).

CASE NO: CUP #10/4/2-2
AGENDA NO: 2
OWNER: Hang Ju and Yuon Sup Chon
APPLICANT: Hang Ju and Yuon Sup Chon
PROJECT NAME: Dr. Chon Springwater Project

GENERAL LOCATION: South Astatula area, along the west side of CR 561, 2.5 miles south of CR 48. AK #1508380 (S8/T21S/R26E).



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit (CUP) within the Agriculture (A) Zoning District to permit the extraction of water (up to 100,000 gpd average) from an existing four (4) inch well; the water is to be transported off-site to a bottled-water processing facility.

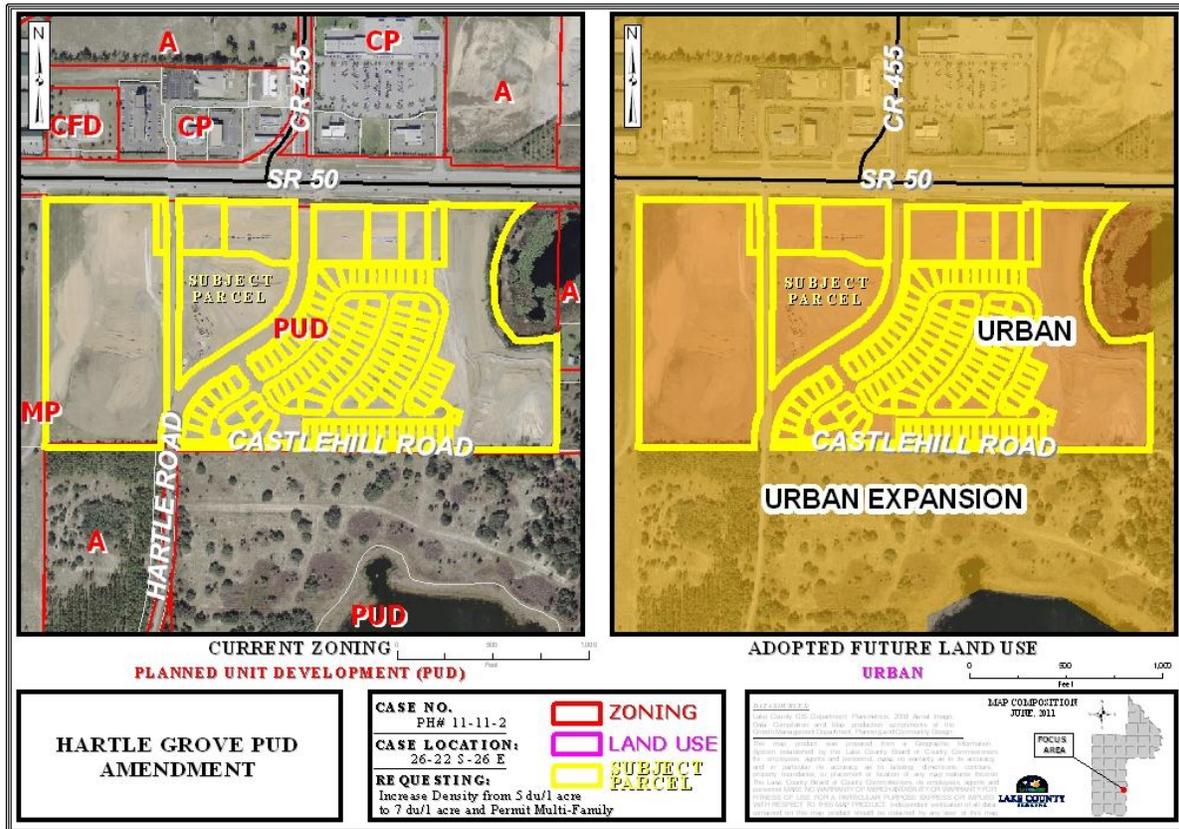
SIZE OF PARCEL: 6 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **DENIAL** of the request for a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District to permit the extraction (up to 100,000 gpd average) of water from an existing four (4) inch well for bottling.

CASE NO: PH #11-11-2
AGENDA NO: 3
OWNER: BFG Lakeshore LTD/Jeffrey B. Fuqua
APPLICANT: BFG Lakeshore LTD/James H. Fant
PROJECT NAME: Hartle Grove PUD Amendment

GENERAL LOCATION: Clermont area; along the east and west side of Hartle Road, south of SR 50.
 AK #'s: 3827131, 2545551, 3870703, & 3827132 (S25&36/T21S/R25E).



REQUESTED ACTION: Amend Ordinance #2009-4 to allow a mixed use development consisting of single-family residential, town homes, multi-family residential, and commercial uses on approximately 69 acres which increases the number of dwelling units from 325 dwellings (5du/ac) to 483 dwellings (7 du/ac).

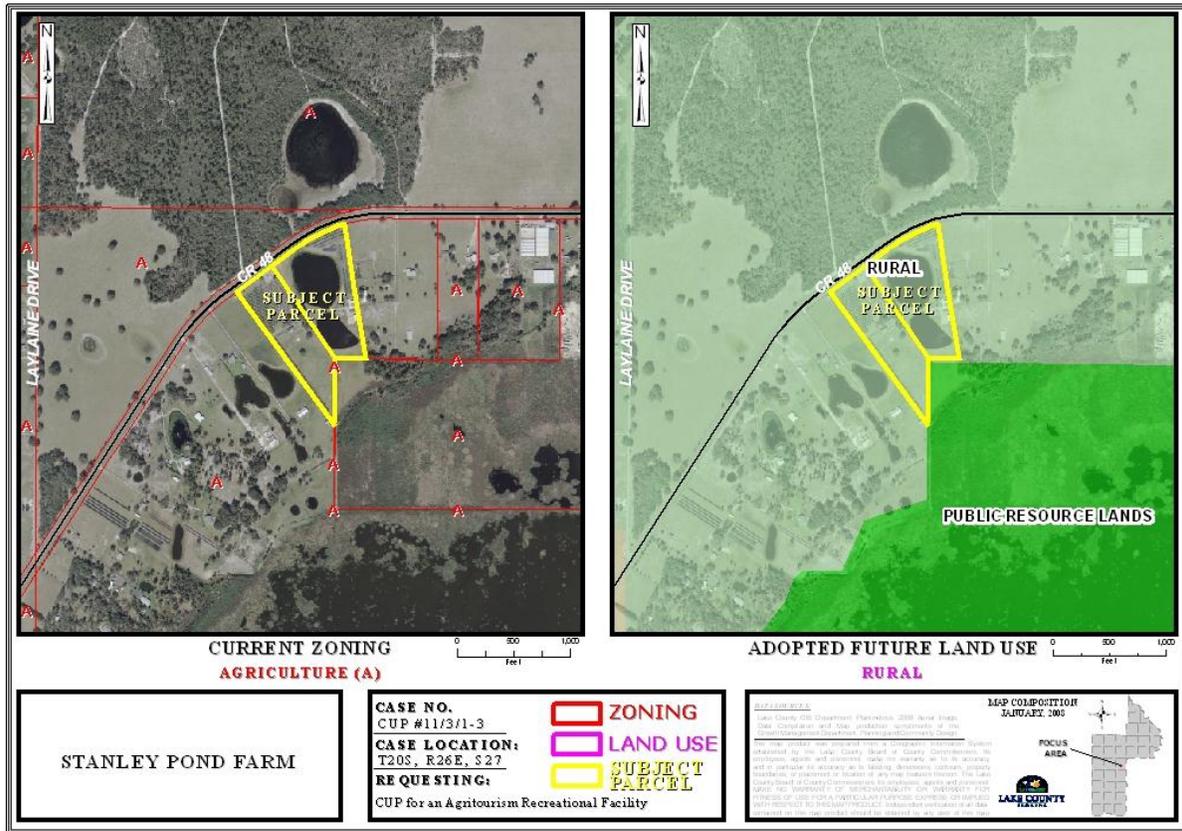
SIZE OF PARCEL: 69 +/- acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Staff finds the proposed rezoning request consistent with the Comprehensive Plan and Land Development Regulations as specified in the analysis below and the Findings of Fact; therefore, staff recommends **APPROVAL** with conditions, as specified in the proposed ordinance.

CASE NO: CUP #11/3/1-3
AGENDA NO: 4
OWNER: Susan & Robert Denis
APPLICANT: Kenneth R. "Ted" Wicks
PROJECT NAME: Stanley Pond Farm

GENERAL LOCATION: Astatula area, South of CR 48, 2 miles east from the CR 48/CR 561 intersection.
 AK #s: 2915463 & 2873892 (S27/T20S/R26E).



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District to allow agritourism functions including horticulture, aquaculture, animal husbandry, recreational activities, educational tours, training and meetings.

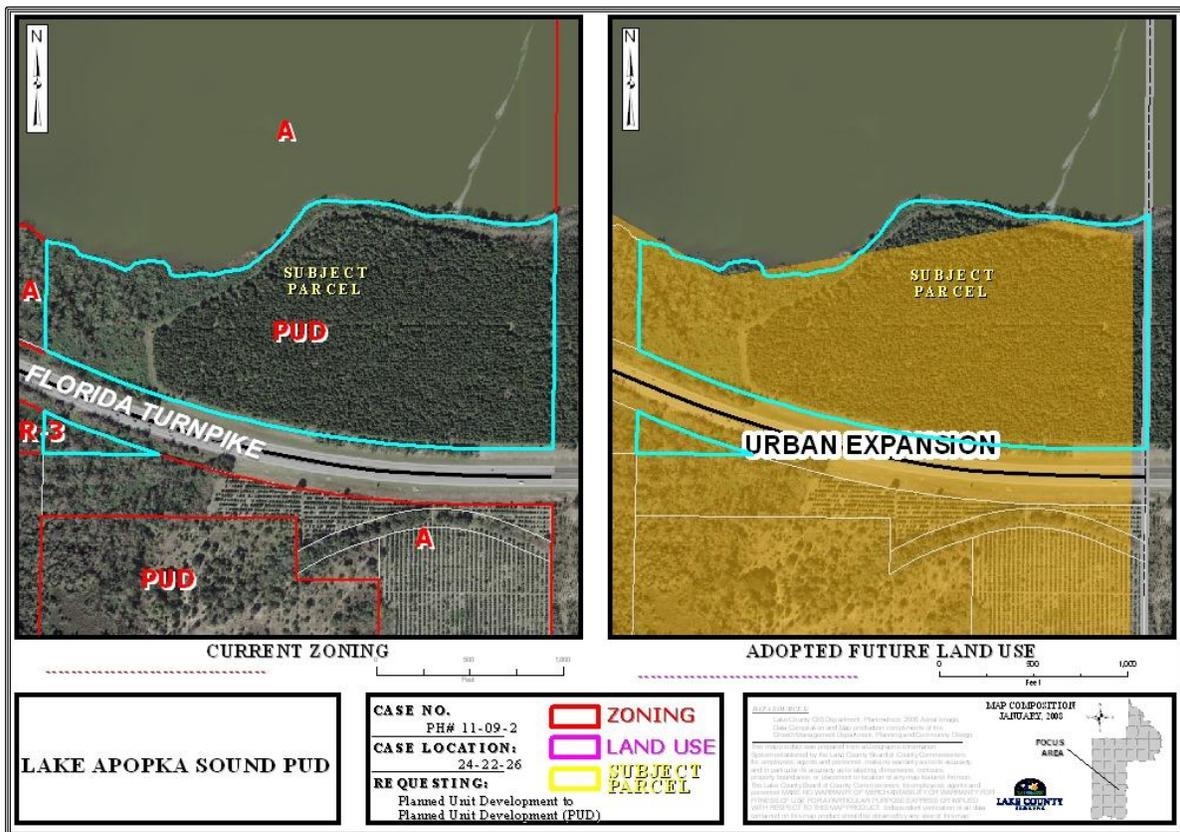
SIZE OF PARCEL: 23 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request for a Conditional Use Permit, subject to the conditions as set forth in the attached Ordinance.

CASE NO: PH #11-09-2
AGENDA NO: 5
OWNER: Eagles Landing at Ocoee, LLC
APPLICANT: Eagles Landing at Ocoee, LLC, Rohland "Randy" June
PROJECT NAME: Lake Apopka Sound PUD rezoning amendment

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



REQUESTED ACTION: Amend PUD Ordinance #2005-89 to remove the age restriction condition and to reduce the number of dwelling units from 119 to 102.

SIZE OF PARCEL: 59.73 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Based on the Findings of Fact and acceptance of the Memorandum of Understanding (MOU) by Lake County and Orange County, Staff recommends **APPROVAL** of the rezoning amendment to remove the "age restricted" condition for 102 residential lots and replace Ordinance #2005-89 with a new ordinance, containing conditions.