LAKE COUNTY ZONING BOARD
September 5, 2007
AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m. on Wednesday, September 5, 2007, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

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, September 25, 2007, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

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| Ms. Jennifer Hill, Vice-chairman | District 1 |
| Ms. Elaine Renick | District 2 |
| Ms. Debbie Stivender | District 3 |
| Ms. Linda Stewart | District 4 |
| Mr. Welton G. Cadwell, Chairman | District 5 |

ZONING BOARD MEMBERS

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| Mr. Timothy Morris, Vice-Chairman | District 1 |
| Mr. Scott Blankenship | District 2 |
| Mr. James Gardner, Secretary | District 3 |
| Ms. Phyllis Patten | District 4 |
| Mr. Paul Bryan, Chairman | District 5 |
| Mr. Larry Metz, School Board Representative | |
| Mr. Mark Wells, At-Large Representative | |
| Mr. John Childers, Ex-Officio, Non-Voting Military Representative | |

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. LeChea Parson, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Mr. Brian Sheahan, AICP, Acting Director, Division of Planning & Community Design
Mr. Alfredo Massa, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design
Ms. Karen Rosick, Planner, Division of Planning & Community Design
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design Division
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
September 5, 2007
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
September 25, 2007

| PUBLIC HEARING NO. | PETITIONER | AGENDA NO. |
|---|---|---|

CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which 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 #07/9/1-4 | John R. and Mary Ann Beatty<br>Greyhound Ranch Adoptions, Incorporated c/o Richard Ornstein | 1 |
| PH #29-07-5 | Shelbert J. Payne and Judith A. Conner | 2 |
| PH #31-07-5 | Akron Meadows, LLC | 3 |

Voluntary Revocation of Conditional Use Permits: 4

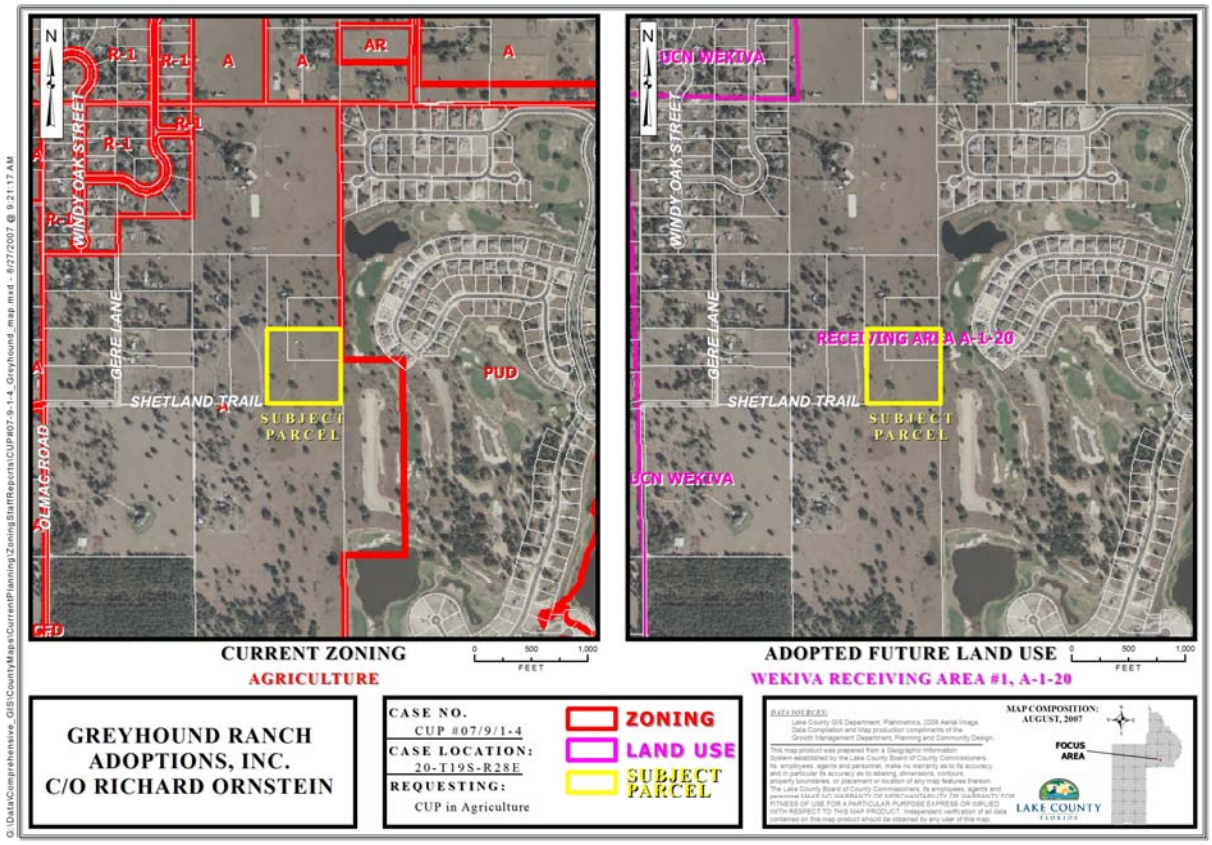
| | |
|---|---|
| CUP#87/3/1-1 and CUP#87A/3/1-1 | Michael & Linda King |
| CUP#01/2/1-2 | Clark and Joan Cook |
| CUP#87/9/2-4 | Linda C. Turner |
| CUP#90/5/5-4 | Mary E. VanWinkle |
| CUP#97/12/1-4 | Richard & Gail Kelly |
| CUP#97/11/2-2 | James & Bristo McGregor |
| CUP#92/4/2-4 | Cora Kennedy |
| CUP#98/12/1-2 | Daniel Smith & Shirley Whitaker |
| CUP#97/9/3-4 | Randle & Chris Swim |
| CUP#89/3/3-4 | Patricia E. Martin |
| CUP#89/1/4-2 | John & Margaret Blizzard |

CASE NO: CUP#07/9/1-4

AGENDA NO: 1

OWNERS: John R. and Mary Ann Beatty
APPLICANT: Greyhound Ranch Adoptions, Incorporated c/o Richard Ornstein

GENERAL LOCATION: Mount Plymouth area – north of Mount Plymouth on east side of CR 437 at end of Shetland Trail, a portion of AK #s 3777415 and 1597412 (not yet assigned)




APPLICANT'S REQUEST: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to allow for a ranch for retired racing greyhounds for their shelter, medical care, rehabilitation and adoption, as well as education about the characteristics of the greyhound breed (greyhound dog farm).

SIZE OF PARCEL: 10 acres

FUTURE LAND USE: Wekiva River Protection Area, Wekiva Receiving Area #1 A-1-20, Overlay District #2

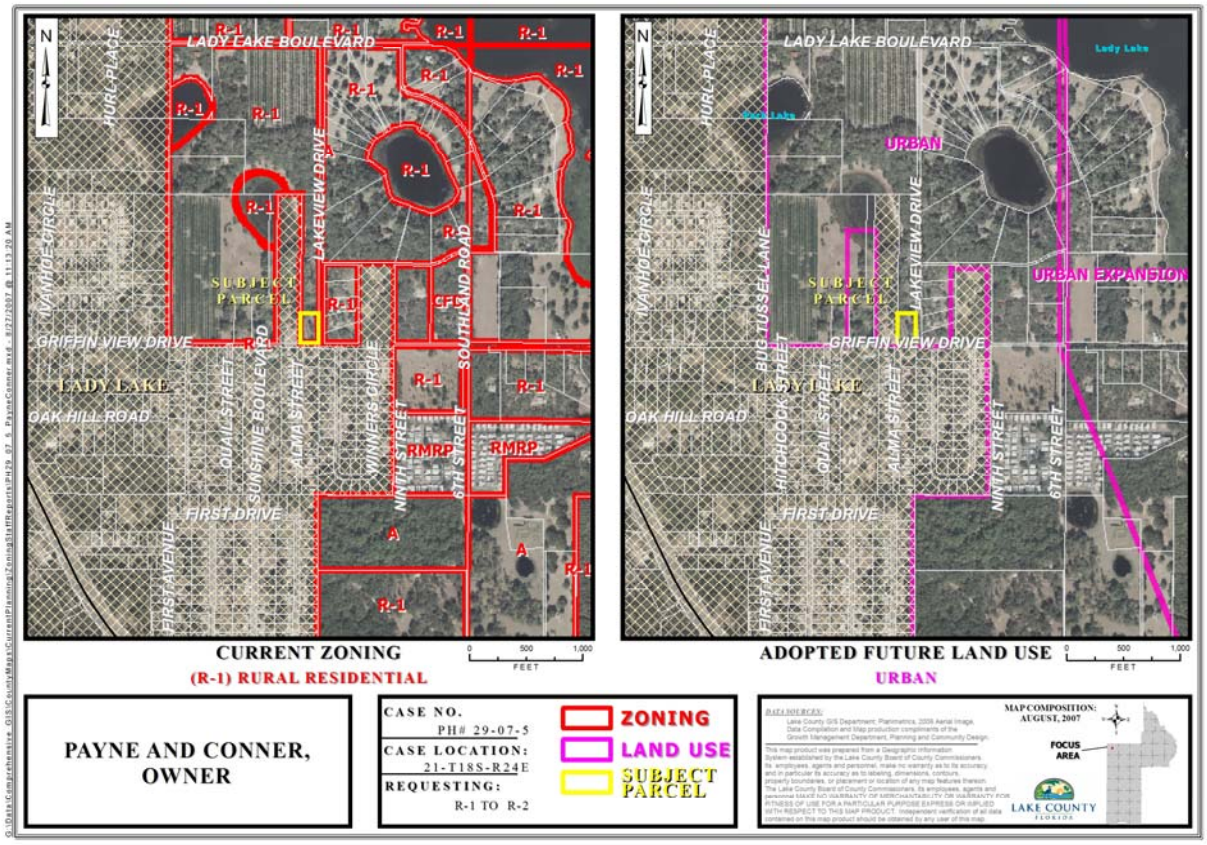
STAFF'S RECOMMENDATION: Approval with conditions

CASE NO: PH #29-07-5

AGENDA NO: 2

OWNERS/APPLICANTS: Shelbert J. Payne and Judith A. Conner

GENERAL LOCATION: Lady Lake area--northwest corner of Griffin View and Lakeview Drives (Alternate Key Number 1770971)




APPLICANT'S REQUEST: The Applicant is requesting to rezone property from the Rural Residential (R-1) Zoning District to the Estate Residential (R-2) Zoning District to allow for a minor lot split and single-family residential use.

SIZE OF PARCEL: 0.94 acre (does not include property taken for right-of-way, CR #5-7212, Griffin View Drive)

FUTURE LAND USE: Urban

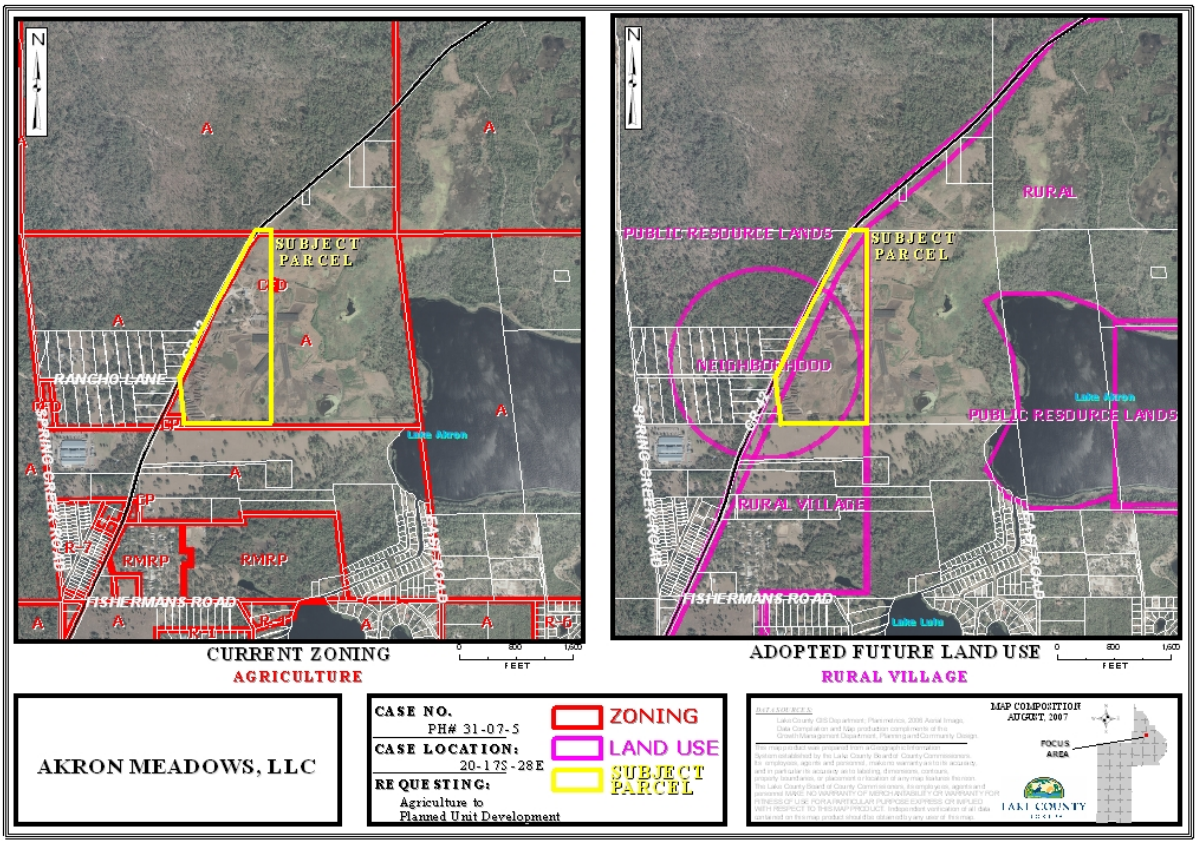
STAFF'S RECOMMENDATION: Approval

CASE NO: PH#31-07-5

AGENDA NO: 3

OWNER: Akron Meadows, LLC

GENERAL LOCATION: Paisley area – property is located on the east side of CR 42 just past the Paisley Community Center aka Swiss Dairy property AK# 1709512, Sections 20/ Township 17S/ Range 28E.




APPLICANT'S REQUEST: To rezone 44.5 acres from Agriculture (A) to Planned Unit Development District (PUD) to allow a single-family residential development consisting of 62 single-family dwelling units.

SIZE OF PARCEL: 44.5 +/- Gross Acres

FUTURE LAND USE: Rural Village

STAFF'S RECOMMENDATION: Approval

CASE NO: CUP#87/3/1-1 and CUP#87A/3/1-1

OWNERS: Michael & Linda King

GENERAL LOCATION: Lady Lake: Property located on W side of Micro-Racetrack Rd approx. 1/4 mile south of its intersection with Lake Ella Rd.

REQUEST: Voluntary revocation of the terms and conditions of CUP#87/3/1-1 and CUP#87A/3/1-1 in Agriculture, which allows for the use of wholesale of birdseeds and 50 cage aviary for breeding exotic birds on 30 acres. The current owner (Michael King) requests revocation due to the use no longer in business.

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CASE NO: CUP#01/2/1-2

OWNERS: Clark and Joan Cook

GENERAL LOCATION: Okahumpka area – N of CR 470 and W of Debbie Rd.

REQUEST: Voluntary revocation of terms and uses of the CUP in Agriculture which was for the placement of a mobile home for the care of the infirm. The mobile home is no longer needed and has been removed from the site. (5 +/acres)

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CASE NO: CUP#87/9/2-4

OWNER: Linda C. Turner

GENERAL LOCATION: Sorrento – Property located on E side of CR 437 approx. 600 ft S of Shetland Trail.

REQUEST: Voluntary revocation of the terms and conditions of the Conditional Use Permit in Agriculture for a beauty salon. The current owners (Keith and Tina Wittman) have no need for the salon. (1.25 +/ac)

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CASE NO: CUP#90/5/5-4

OWNER: Mary E. VanWinkle

GENERAL LOCATION: East Lake County - From the intersection of SR 44 & Huff Rd, proceed NE on SR 44 approx 1 mile to property lying N of the road.

REQUEST: Voluntary revocation of the terms and conditions of the Conditional Use Permit in Agriculture for placement of a mobile home for care of an infirm. The current owner (Garry Ronald Lester) has no use for a mobile home, which has been removed. (123.75 +/acres)

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CASE NO: CUP#97/12/1-4

OWNERS: Richard & Gail Kelly

GENERAL LOCATION: Sorrento area – From the intersection of SR 44 & CR 437, continue S on CR 437 approx. 2 miles to property lying E of CR 437 and S of Shetland Trail.

REQUEST: Voluntary revocation of the terms and uses of Conditional Use Permit in Agriculture for keeping and breeding of pigeons as a hobby for show birds in competitions not held on the premises. The current owners (Theresa & Kelly Heymann) have no desire to continue the use. (1.1 +/acres)

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CASE NO: CUP#97/11/2-2

OWNERS: James & Bristo McGregor

GENERAL LOCATION: Mascotte area – From the intersection of SR 50 & Tuscanooga Rd, NW on Tuscanooga Rd approx. 1-1/2 miles to property lying S of the road

REQUEST: Voluntary revocation of the terms and conditions of the Conditional Use Permit in Agriculture for placement of a mobile home for care of an infirm relative. The current owner (Donald D. Wolf) has no desire for the mobile home, which has been removed. (1.5 +/acres)

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CASE NO: CUP#92/4/2-4

OWNER: Cora Kennedy

GENERAL LOCATION: Umatilla area – From the intersection of C-44A & CR439, proceed N on CR 439 approx. 2-3/4 miles to Deerwood DR, E & S on Deerwood DR to Indianwood Way, E on Indianwood Way to Ironwood Trail to property lying E of Ironwood Trail.

REQUEST: Voluntary revocation of the terms and conditions of Conditional Use Permit in Agriculture for temporary placement of a mobile home on site with an existing residence for the care of an infirm relative. The current owner (Sandra Channel) has no desire for the Conditional Use Permit, and the mobile home has been removed from the premises. (5 +/acres)

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CASE NO: CUP#98/12/1-2

OWNERS: Daniel Smith & Shirley Whitaker

GENERAL LOCATION: Groveland area – From the intersection of SR 33 and Lake Erie Rd; continue S on SR 33 to Laws Rd, a county-maintained road, E on Laws Rd approx. 250 ft to property lying N of road.

REQUEST: Voluntary revocation of the terms and uses of CUP Ord#1998-101, which permitted the placement of a mobile home for the care of the infirm. The current owner (Daniel Smith) never placed the mobile home on site. (5.20 +/acres)

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CASE NO: CUP#97/9/3-4

OWNERS: Randle & Chris Swim

GENERAL LOCATION: Royal Trails – From the intersection of SR 44 and Foxfire Lane; W on Foxfire Lane approx. 1/4 mile to property lying N of road.

REQUEST: Voluntary revocation of the terms and uses of CUP Ord#1997-67, which permitted the placement of a second mobile home in Agriculture for the care of the infirm. The current owner (Otto E. Beyer Enterprise Inc.) has no need for the Conditional Use Permit, which has been removed from the premises. (5.44 +/acres)

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CASE NO: CUP#89/3/3-4

OWNER: Patricia E. Martin

GENERAL LOCATION: Wekiva River area – From the intersection of SR 46 and Wekiva River Rd; proceed S on Wekiva River Rd approx. 1/4 mile to easement; E on easement approx. 660 ft to property

REQUEST: Voluntary revocation of the terms and uses of a CUP in Agriculture, which permitted the use for a home occupation to allow a licensed massage establishment. The owner no longer desires the use the business.

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CASE NO: CUP#89/1/4-2

OWNERS: John & Margaret Blizzard

GENERAL LOCATION: South Lake County – Property lying W of SR 33 approx. 6/10 mil N of its intersection with Berry Groves Rd.

REQUEST: Voluntary revocation of the terms and uses of a CUP in RA (Ranchette), which permitted the placement of a mobile home on site and was to remain in effect for the life of the owners. The sale of the property nullifies the terms and uses of the conditional use permit.