



BOARD OF COUNTY COMMISSIONERS

ZONING AGENDA

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)

Ted DeWitt (District 2)

Lorenzo G. John Ameri
(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 ■ SEPTEMBER 27, 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, September 27, 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
September 7, 2011
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
September 27, 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:

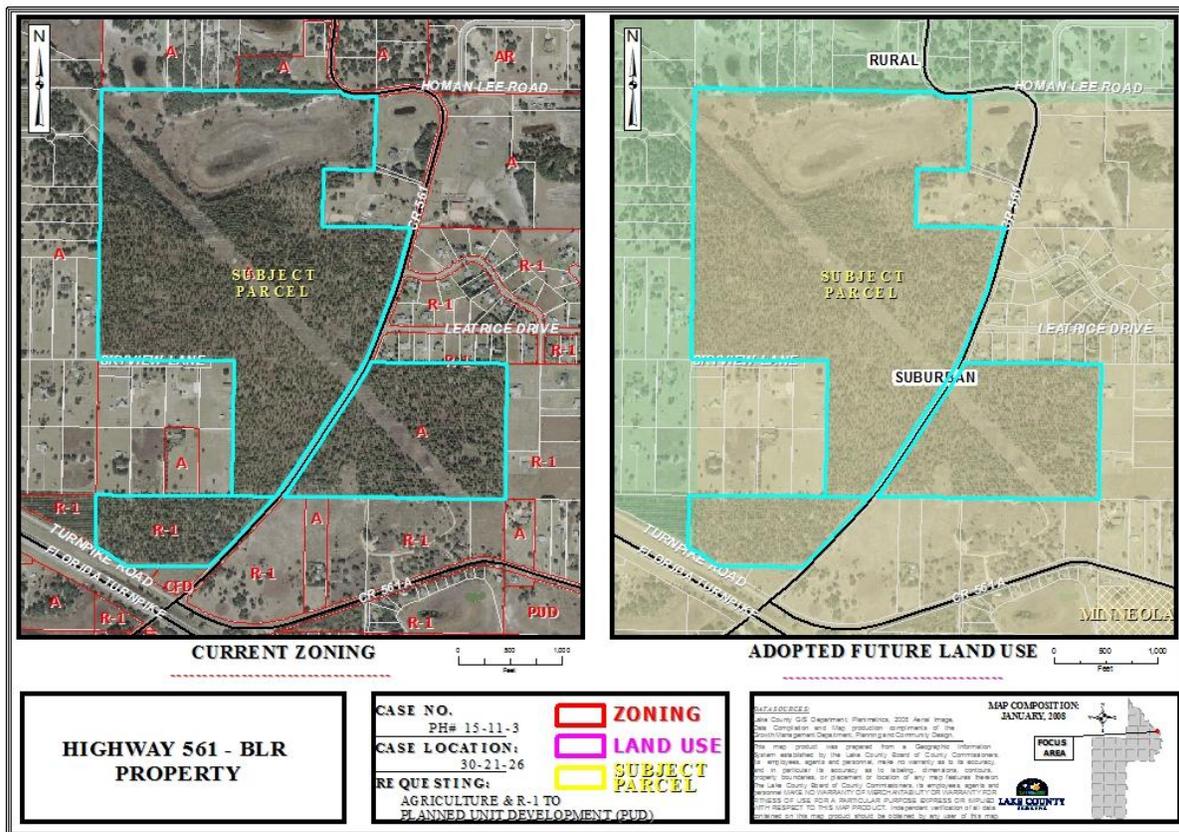
PH #15-11-3	BLR – 561, LLC/ George Kramer, AICP, LEED, AP Highway 561 – BLR Property	1
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REGULAR AGENDA:

PH #14-11-3	Dewey Robbins Road, LLC/George Kramer, AECOM Dewey Robbins Road, LLC PUD Rezoning	2
CUP #10/4/2-2	Hang Ju and Yuon Sup Chon Dr. Chon Springwater Project	3

CASE NO: PH #15-11-3
AGENDA NO: 1
OWNER: BLR – 561 LLC
APPLICANT: George Kramer, AICP, LEED AP
PROJECT NAME: Highway 561 – BLR Property

GENERAL LOCATION: Northeast of Florida Turnpike where it crosses CR 561, west of Minneola.
 AK #1508771 & 1027896



REQUESTED ACTION: Approve rezoning 258-acres of Agriculture property to Planned Unit Development (PUD) zoning to facilitate the development of a 50-lot residential subdivision of single family detached dwellings.

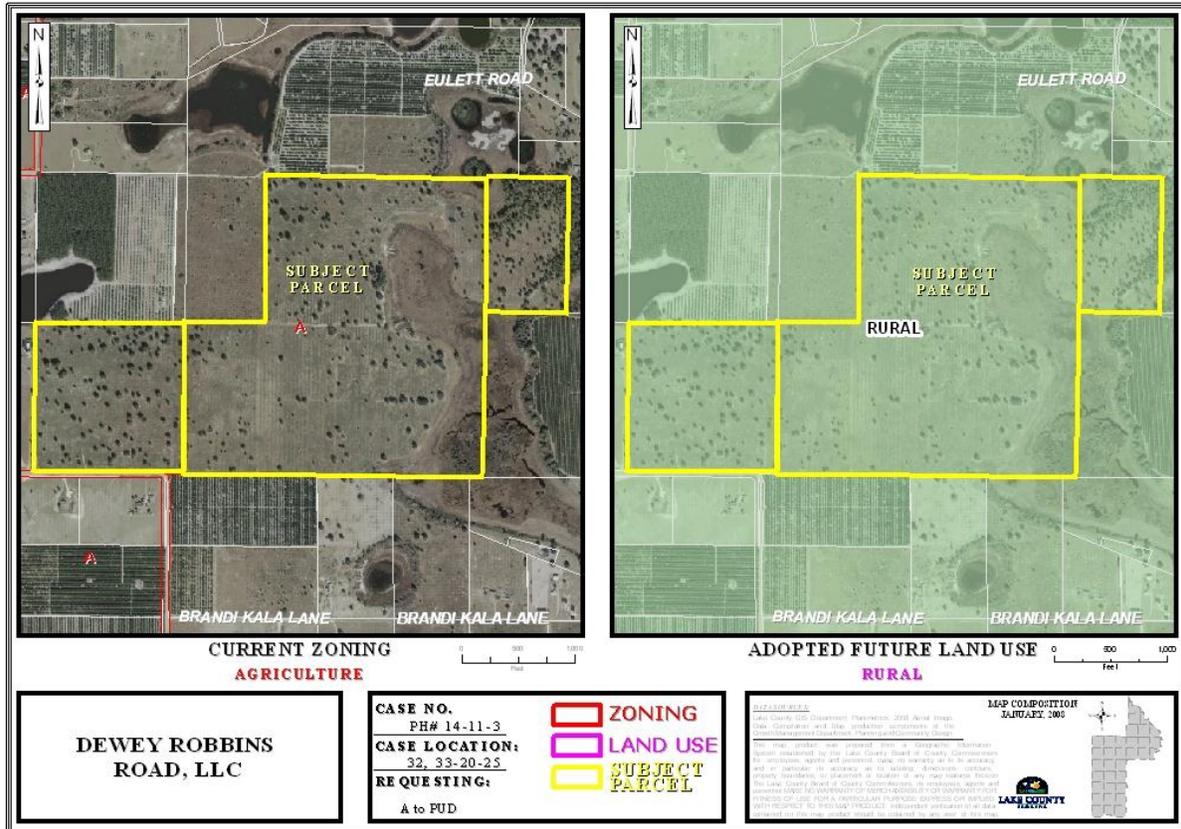
SIZE OF PARCEL: Approx. 258.6 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the PUD rezoning application, with conditions, as proposed.

ZONING BOARD RECOMMENDATION: Zoning Board recommended **APPROVAL** with a 7-0 vote.

CASE NO: PH #14-11-3
AGENDA NO: 2
OWNER: Dewey Robbins Road, LLC
APPLICANT: George Kramer, AECOM
PROJECT NAME: Dewey Robbins Road, LLC PUD Rezoning
GENERAL LOCATION: North of Florida Turnpike, East of US 27. AK #1046751, 1030366, 1030358



REQUESTED ACTION: Rezone approximately 200 acres from Agriculture (A) to Planned Unit Development (PUD) to provide a rural residential subdivision at a density of one dwelling unit per five acres.

SIZE OF PARCEL: Approx. 202.93 +/- acres

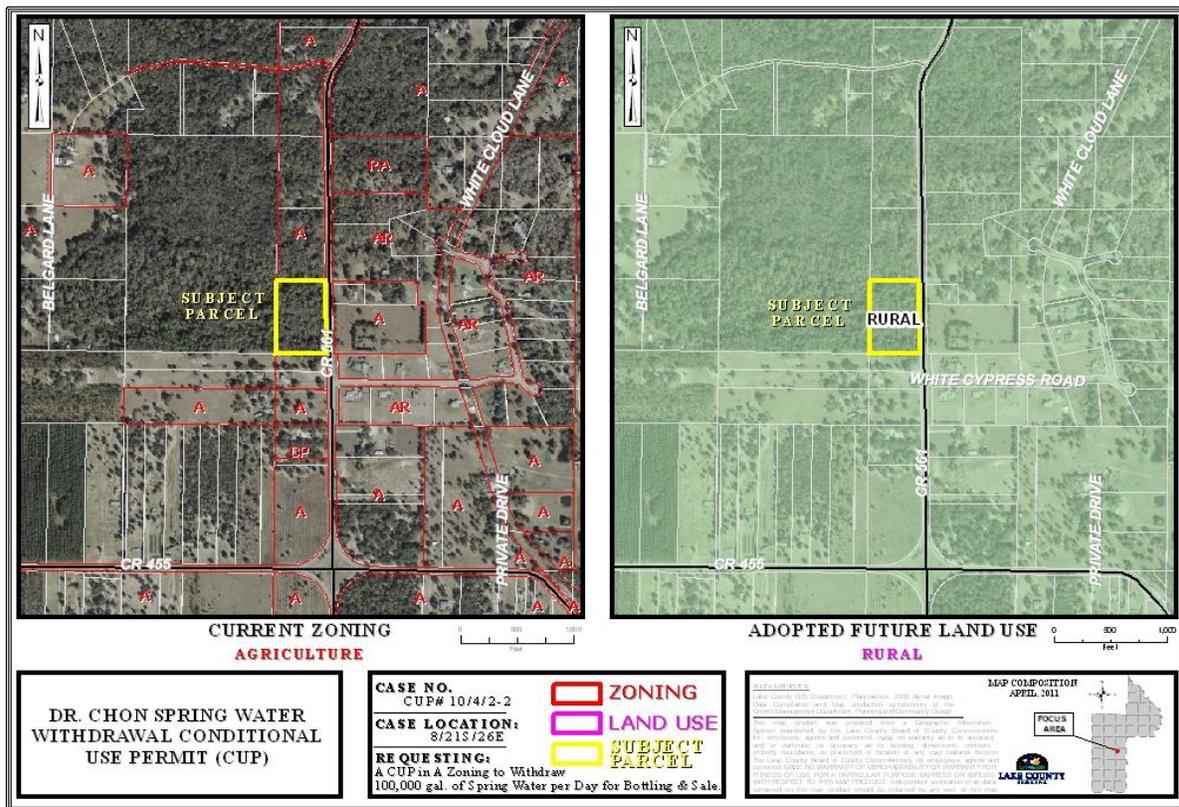
FUTURE LAND USE: Rural

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; and recommends **APPROVAL**, with conditions, as specified in the proposed ordinance.

ZONING BOARD RECOMMENDATION: Zoning Board recommended **APPROVAL** with a 7-0 vote.

CASE NO: CUP #10/4/2-2
AGENDA NO: 3
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.

ZONING BOARD RECOMMENDATION: The Zoning Board determined there was no significant change in circumstances from the three (3) previous CUP applications and recommended **4-1 to not hear the case**, based on **Res Judicata**.