



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 ■ OCTOBER 25, 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, October 25, 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
October 5, 2011
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
October 25, 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:

CUP Revocation: CUP #01/5/1-3	Blazing Jacks Kennels, Inc.	1
CUP #11/10/1-3	Jeffrey C. Yeager Yeager Truck Yard	2
PH #15-11-3	BLR – 561, LLC/ George Kramer, AICP, LEED, AP Highway 561 – BLR Property (Continuance requested)	3

REGULAR AGENDA:

PH #18-11-5	Harbor Hills Development LP/Charles C. Hiott – Besh, Inc. Harbor Hills PUD Amendment	4
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LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CONDITIONAL USE PERMIT REVOCATION

LAKE COUNTY ZONING BOARD
October 5, 2011



BOARD OF COUNTY COMMISSIONERS
October 25, 2011

CUP REVOCATION	CASE MANAGER: Jennifer M. Cotch, Environmental	AGENDA ITEM # 1
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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 Permit.

From the inspection, it was noted that the use permitted for this Conditional Use Permit is no longer required as specified within the Conditional Use Permit. Based on this inspection, Staff recommends **Approval** of the revocation of the Conditional Use Permit as indicated.

ZONING BOARD RECOMMENDATION: The Zoning Board accepted staff's recommendation to revoke CUP #01/5/1-3 with a 7-0 vote.

CUP #01/5/1-3 (Blazing Jacks Kennels, Inc) CUP in Agriculture for the operation of a kennel. The CUP is no longer necessary since the operation has closed. (AK #1780373)

GENERAL LOCATION: Yalaha area –South of CR 48 on Bloomfield Avenue. (S21-T20S-R25E)

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

CASE NO: CUP #11/10/1-3

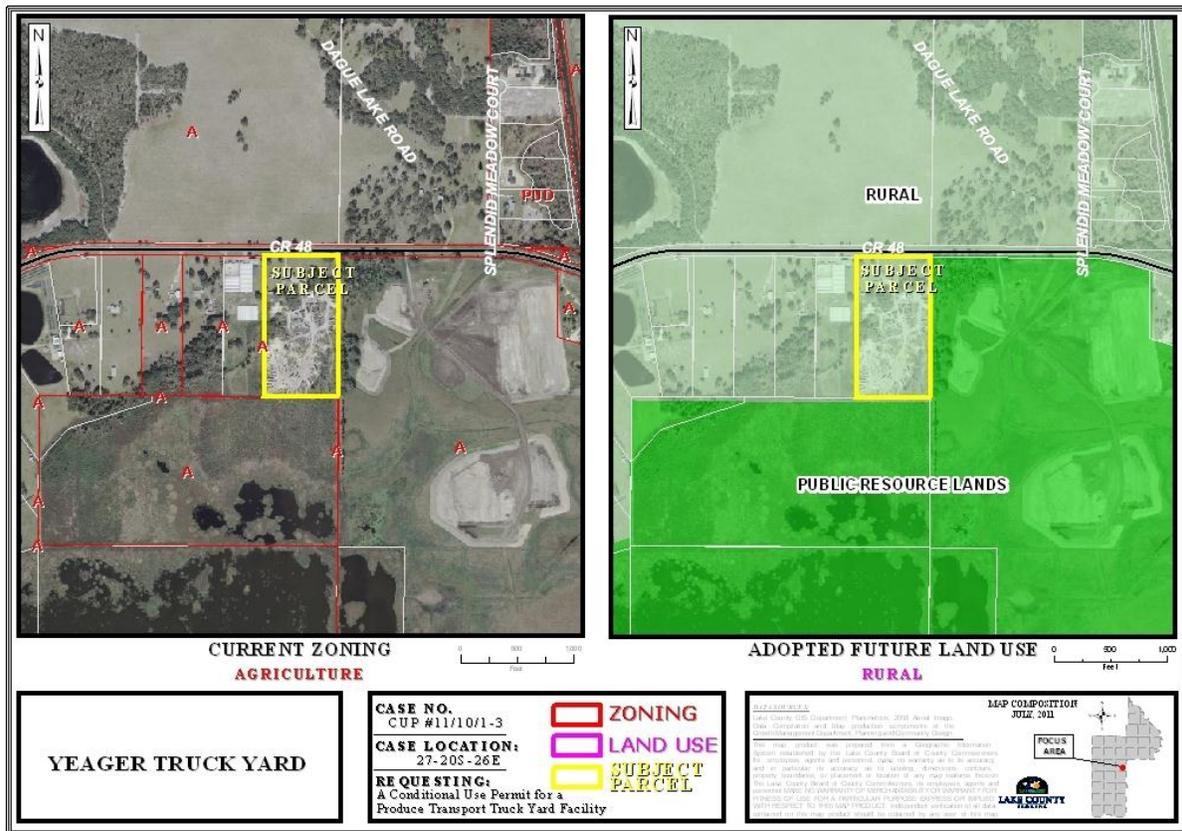
AGENDA NO: 2

OWNER: Jeffrey C. Yeager

APPLICANT: Jeffrey C. Yeager

PROJECT NAME: Yeager Truck Yard

GENERAL LOCATION: East Astatula area at 15930 CR 48, approximately 3 miles east of the CR 561 & CR 48 intersection. AK #1411092



REQUESTED ACTION: The Applicant has filed an application requesting a Conditional Use Permit (CUP) for the operation of a Truck Yard within the Agriculture (A) Zoning District.

SIZE OF PARCEL: 20 +/- 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.

ZONING BOARD RECOMMENDATION: **APPROVAL** with a 7 – 0 vote on the consent agenda.

CASE NO: PH #15-11-3

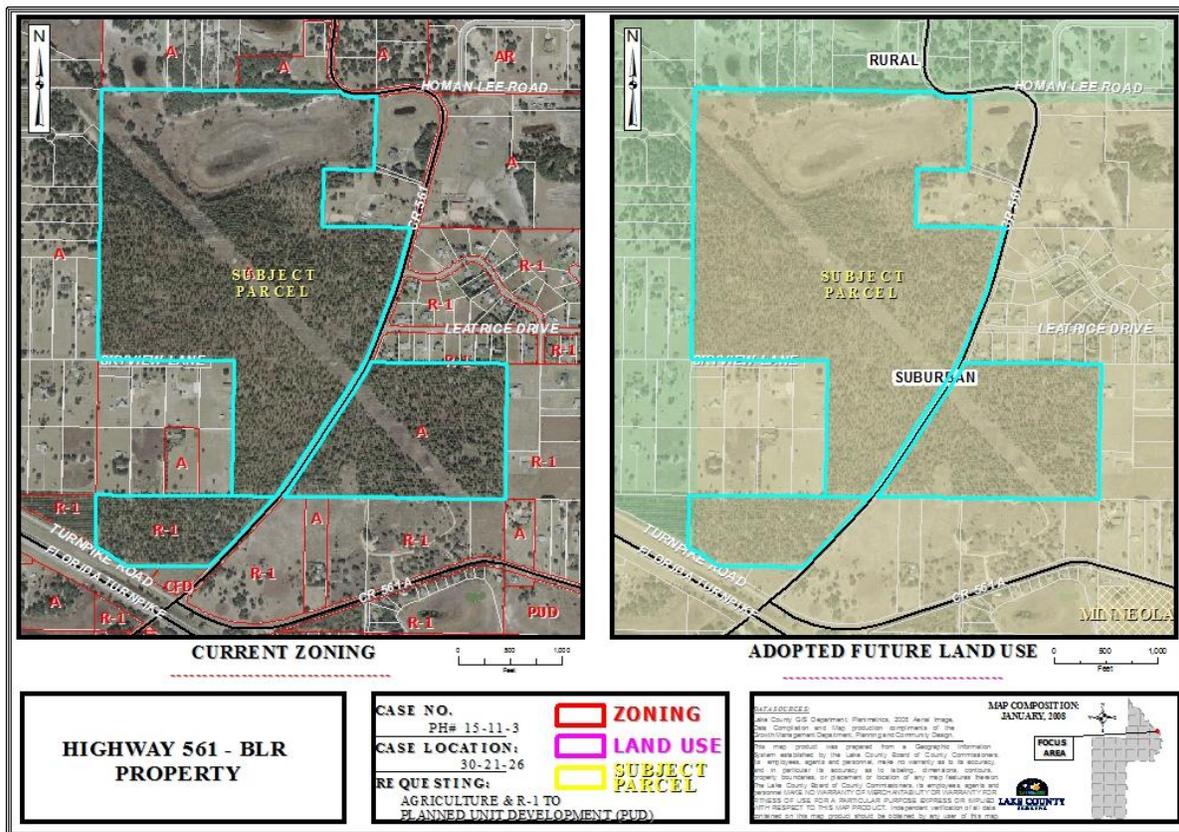
AGENDA NO: 3

OWNER: C. David Brown on behalf of 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

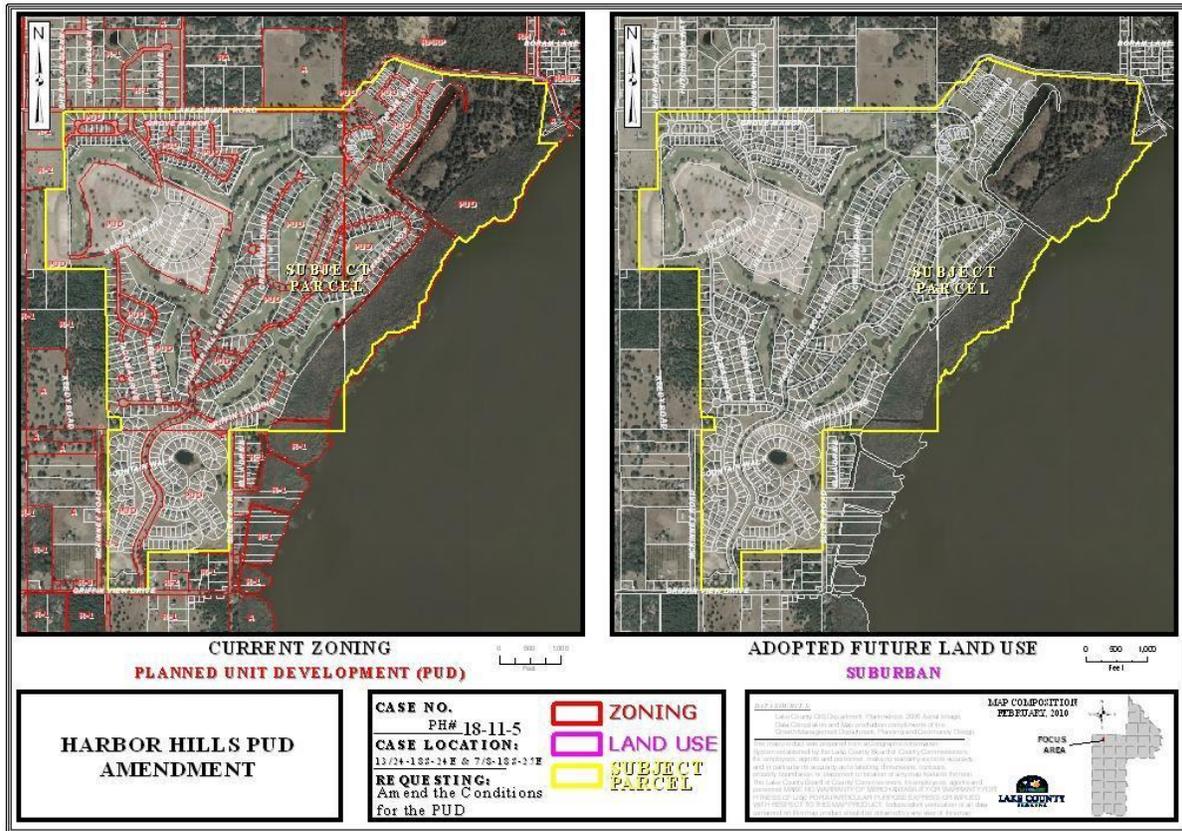
FUTURE LAND USE: Suburban

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

ZONING BOARD RECOMMENDATION: The Zoning Board recommended approval of the PUD rezoning request, with conditions, with a 7-0 vote.

CASE NO: PH #18-11-5
AGENDA NO: 4
OWNER: Harbor Hills Development LP
APPLICANT: Chuck Hiott, BESH, Inc.
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.



REQUESTED ACTION: Amend Ordinance #2010-45 to allow multi-family residential within an existing mixed use Planned Unit Development consisting of single-family residential, town homes, and commercial uses on approximately 866 acres.

SIZE OF PARCEL: 866 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Staff finds that the proposed PUD rezoning amendment is consistent with the Comprehensive Plan and Land Development Regulations as specified in the Findings of Fact; and recommends **APPROVAL** of the application, with conditions as specified in the proposed Ordinance.

ZONING BOARD RECOMMENDATION: The Zoning Board recommended **APPROVAL** of the application with a 7 – 0 vote.