LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
OCTOBER 28, 2008
ZONING AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, October 1, 2008, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezonings, 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, October 28, 2008, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

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

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Egor Emery	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. Erin Hartigan, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Amye King, AICP, Director, Department of Growth Management
Mr. Brian Sheahan, AICP, Planning Director, Division of Planning & Community Design
Mr. Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Mr. Ian McDonald, AICP, 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. Julianne Thomas, Senior 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
October 1, 2008
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
October 28, 2008

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.

CUP#08/10/2-5	Eugene T. Calabrese and Denise T. Calabrese William L. Mims, Jr.	1
PH#45-08-4	J. D. Horne/Leslie Campione, P.A.	2
PH#28-08-2	John R. Arnold, Trustee/Richey & Cooney	3 Continuance to 11/05/08
CUP#08/10/1-2	John R. Arnold, Trustee/Richey & Cooney John Arnold Residual Facility	4 Continuance to 11/05/08
CUP#94/11/2-4 Staff-Initiated Revocation	Robert and Clora Hutton	5A
CUP#941-4 Staff-Initiated Revocation	Roy G. Ward and Broyan Masonry, Inc.	5B
CUP#93/12/2-4 Staff-Initiated Revocation	Michael Trotto and Elizabeth Cline	5C
CUP#93/8/1-3 Staff-Initiated Revocation	Dana Fitch and Linda Fitch	5D
CUP#99/2/2-4 Staff-Initiated Revocation	David Conover	5E
CUP#524-5 Voluntary Revocation	Charles and Joyce Caldwell	6

REGULAR AGENDA:

MSP#08/7/1-3	Dirtworx	7

CASE NO: CUP#08/10/2-5

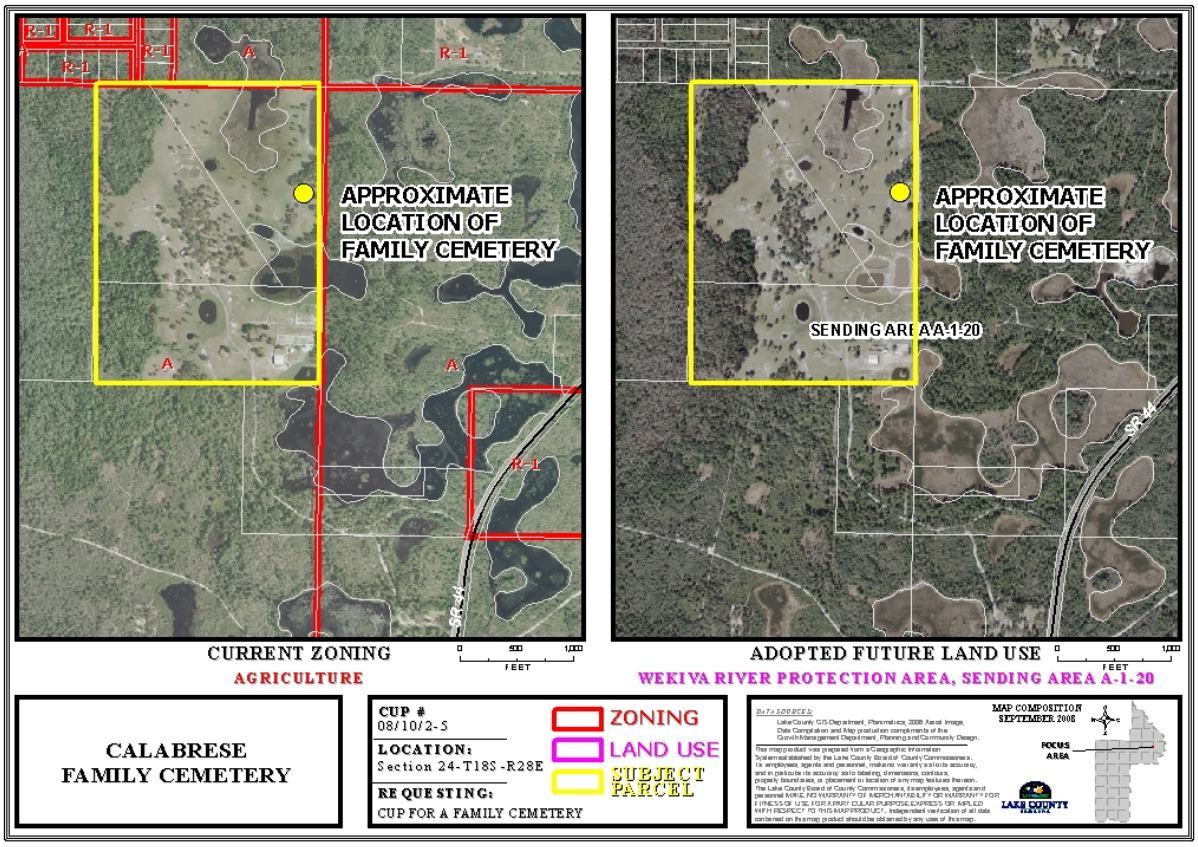
AGENDA NO: 1

OWNERS: Eugene T. Calabrese and Denise T. Calabrese

APPLICANT: William L. Mims, Jr.

PROJECT NAME: Calabrese Family Cemetery

GENERAL LOCATION: Off SR 44 between Royal Trails Rd. and Bottany Woods Dr. (Alternate Key Nos. 1596271, 2630990, 2631015)



APPLICANT REQUEST: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District for a family cemetery.

SIZE OF PARCEL: 117 acres

FUTURE LAND USE: WRPA – Sending Area A-1-20

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 6-0

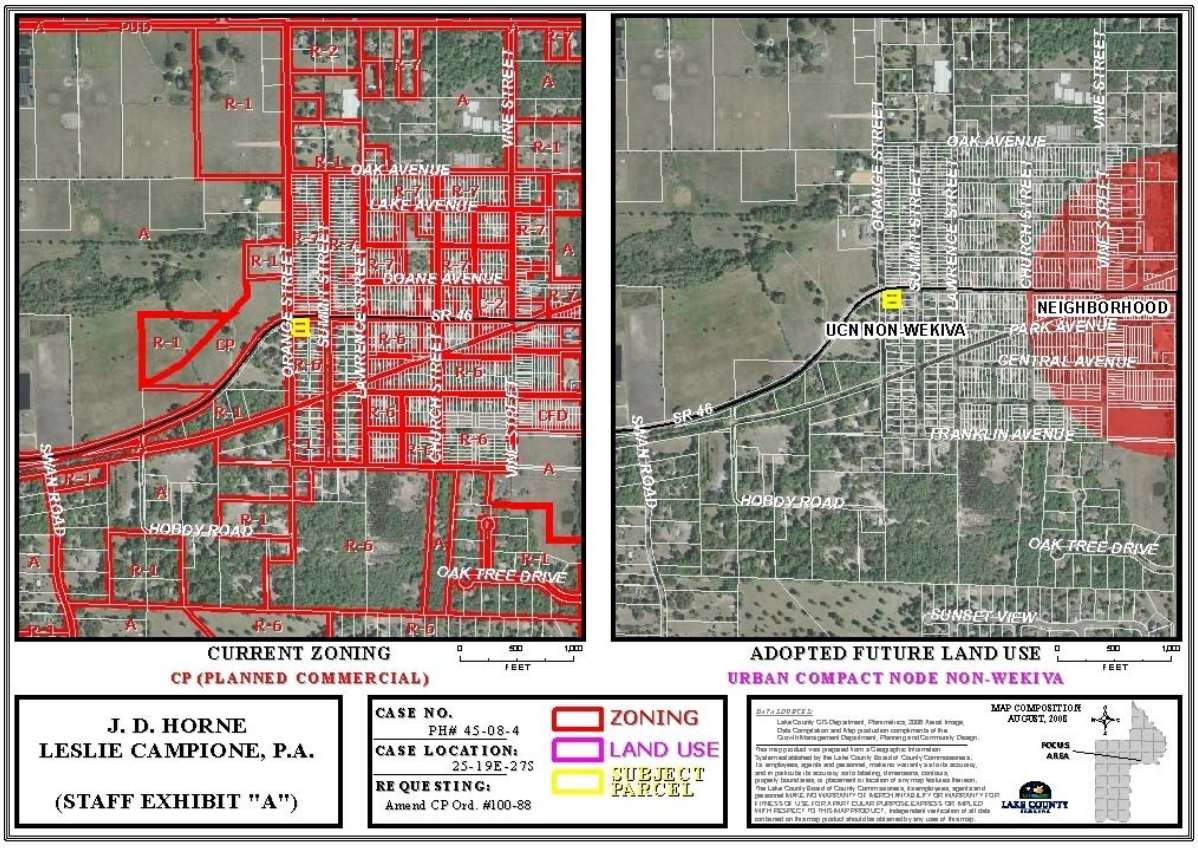
CASE NO: PH#45-08-4

AGENDA NO: 2

OWNER: J. D. Horne

APPLICANT: Leslie Campione, P.A.

GENERAL LOCATION: Sorrento area – at the southeast corner of SR 46 and Orange St. (Alternate Key No. 1127823)



APPLICANT REQUEST: The Applicant is requesting an amendment to CP Ordinance #100-88 Section 1 (A) Land Use: changing the permitted use of Real Estate Office to read "Professional Office and Personal Care Services" together with the continued use of the existing single-family residence, thus promoting flexibility in uses and is requesting a waiver to the buffer/landscaping requirements for commercial development.

SIZE OF PARCEL: 16,632 SF (.38 acre)

FUTURE LAND USE: Urban Compact Node (Non-Wekiva)

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 6-0

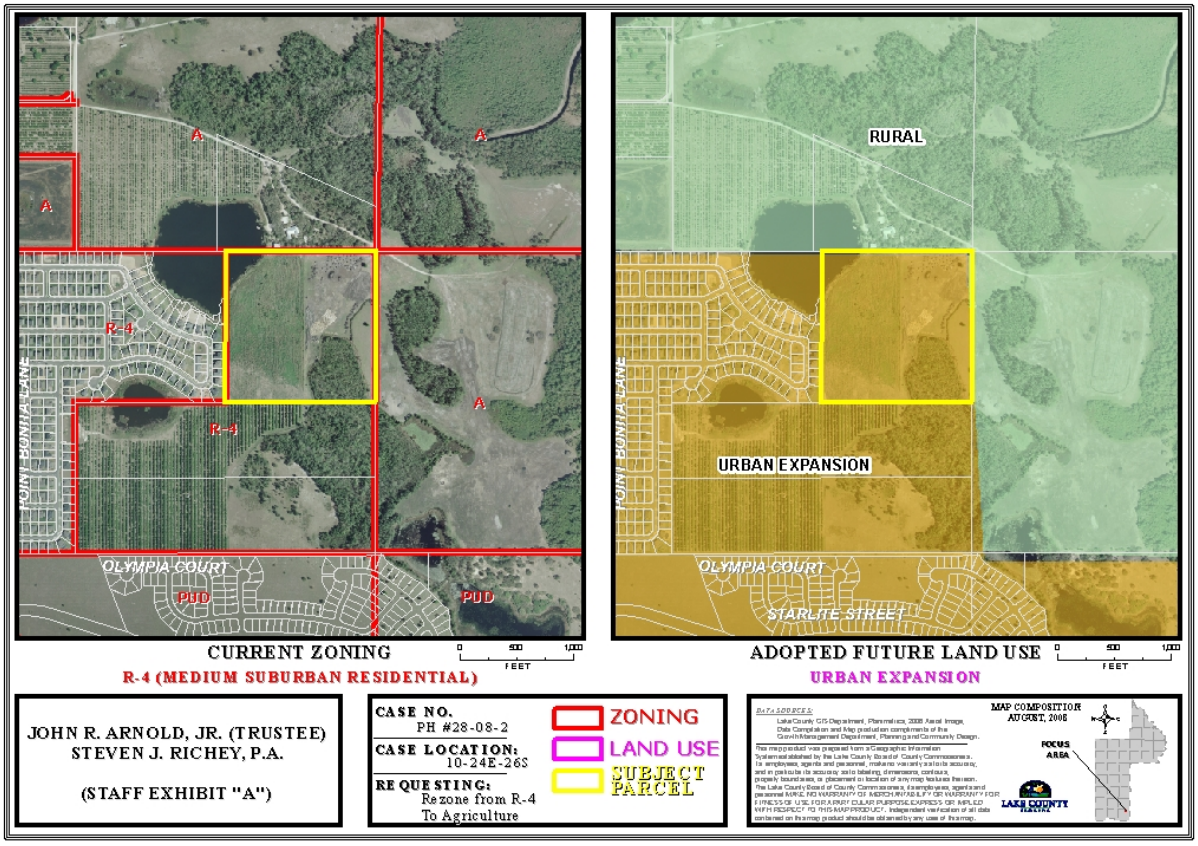
CASE NO: PH#28-08-2

AGENDA NO: 3

OWNER: John R. Arnold, Trustee

APPLICANT: Richey & Cooney

GENERAL LOCATION: South Clermont area-east of US Hwy 27 on a private drive southeast of Frank Jarrell Road (Alternate Key No. 1594812)



APPLICANT REQUEST: The owner wishes to rezone the property from Medium Suburban Residential (R-4) to Agriculture (A) to expand his agricultural operations.

SIZE OF PARCEL: 40+/- gross acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Continuance to the November 5, 2008 Zoning Board Public Hearing 6-0

CASE NO: CUP#08/10/1-2

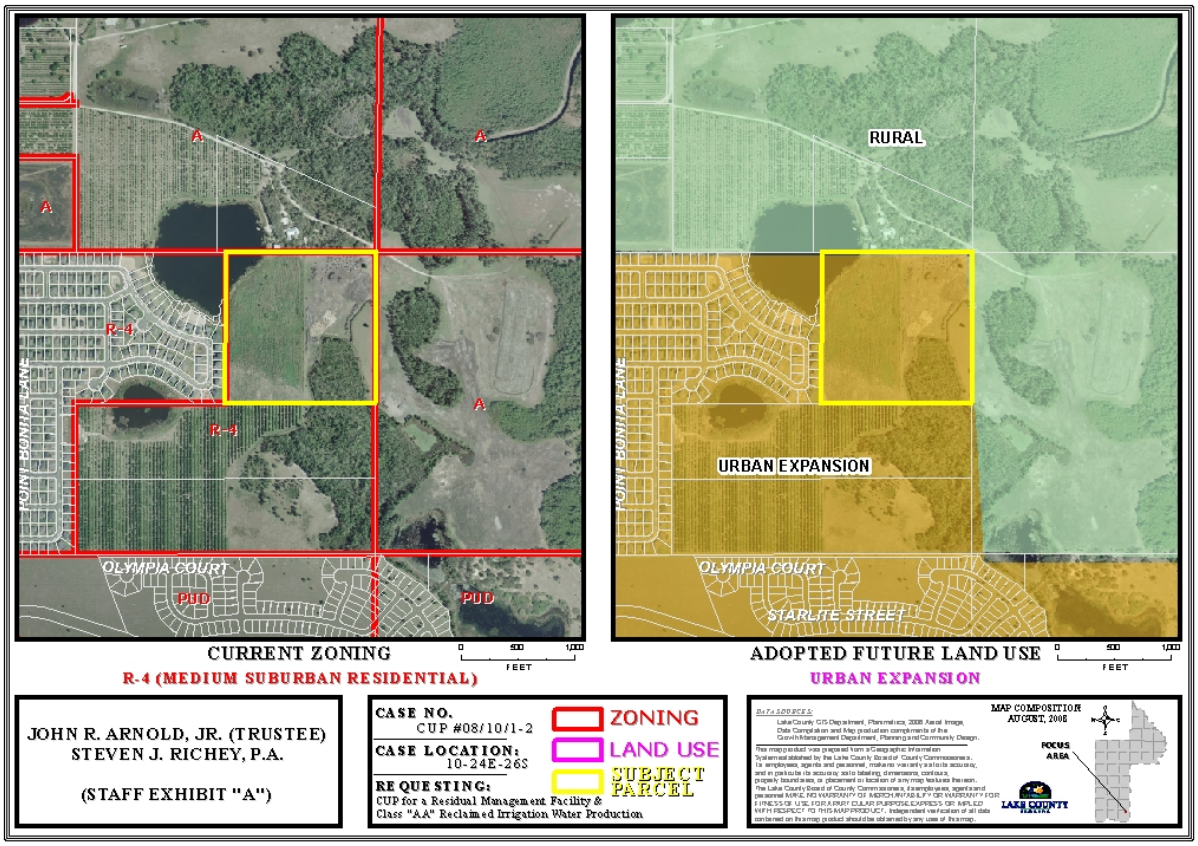
AGENDA NO: 4

OWNER: John R. Arnold, Trustee

APPLICANT: Richey & Cooney

PROJECT NAME: John Arnold Residential Facility

GENERAL LOCATION: South Clermont area – located east of U. S. Hwy 27 and southeast of Frank Jarrell Road.



APPLICANT REQUEST: The Applicant is requesting a Conditional Use Permit for property in the Agriculture (A) Zoning District to allow the construction and operation of a Residual Management Facility (Waste Water Treatment Plant and Composting Facility), converting treated Class "B" bio-solids into Class "AA" reclaimed water for irrigation and create fertilizer meeting Class "AA" standards for use with their citrus and hay production.

SIZE OF PARCEL: 40 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Continuance to the November 5, 2008 Zoning Board Public Hearing 6-0

STAFF-INITIATED REVOCATIONS AGENDA ITEM: # 5

The following Conditional Use Permits have been reviewed by the Lake County Code Enforcement Division by a physical site inspection pursuant to the Annual Inspection review condition as set forth in the Conditional Use Permits.

The Planning & Community Design Staff recommends approval of the Staff-Initiated revocation of the Conditional Use Permits for reasons stated herein.

PUBLIC HEARING NO.: CUP#94/11/2-4 (Robert & Clora Hutton) (A)
GENERAL LOCATION: Sorrento/East Lake County – From the intersection of CR 437 and Rolling Oak Rd, E & S on Rolling Oak Rd to Green Meadows Lane; E on Green Meadows Lane to property lying N of road.
REQUEST: Staff-initiated revocation due to failure to abide by the terms and conditions of the CUP in Agriculture, which was for placement of a second mobile home for temporary use for the care of the infirm. (20 +/ac)

PUBLIC HEARING NO.: CUP#941-4 (Roy G. Ward & Broyan Masonry Inc.) (B)
GENERAL LOCATION: Cassia area – Property is located on the S side of SR 46, approximately 2 miles E of the junction of SR 46 and Camp Challenge Rd.
REQUEST: Staff-initiated revocation due to failure to abide by the terms and conditions of the CUP in Agriculture, which was for a greyhound farm & training facility. (12 +/acres)

PUBLIC HEARING NO.: CUP#93/12/2-4 (Michael Trotto and Elizabeth Cline) (C)
GENERAL LOCATION: Sorrento area – From the intersection of SR 44 and CR 437, N on CR 437 approx. 1 mile to Ward Way, E on Ward Way to end and property.
REQUEST: Staff-initiated revocation due to failure to abide by the terms and conditions of the CUP in Agriculture, which was for the placement of a mobile home for a caretaker's residence for a chicken farm. The property is no longer being used for the permitted use. (6.91 +/acres)

PUBLIC HEARING NO.: CUP#93/8/1-3 (Dana Fitch and Linda Fitch) (D)
GENERAL LOCATION: South Lake County area – From the intersection of SR 19 and E. Dewey Robbins Rd; W on E Dewey Robbins Rd approx. 2 miles to property lying N of road.
REQUEST: Staff-initiated revocation due to failure to abide by the terms and conditions of the CUP in Agriculture, which was for placement of second mobile home for temporary use for the care of an infirm relative. (5 +/acres)

PUBLIC HEARING NO.: CUP#99/2/2-4 (David Conover) (E)
GENERAL LOCATION: Cassia area – From the intersection of CR 44A and Leslye Lane, N on Leslye Lane approx. 3/14 miles to property lying E of the road.
REQUEST: Staff-initiated revocation, due to failure to abide by the terms and conditions of the CUP in Agriculture for temporary placement of a mobile home on site with an existing residence for the care of the infirm. (5 +/acres)

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 6-0

VOLUNTARY REVOCATIONS AGENDA ITEM: # 6

The following Conditional Use Permits have been reviewed by the Lake County Code Enforcement Division by a physical site inspection pursuant to the Annual Inspection review condition as set forth in the Conditional Use Permits. The owners of said properties have voluntary requested that the uses as outlined in the Conditional Use Permit be revoked for reasons indicated.

The Planning & Community Design Staff recommends approval of the voluntary revocation of the Conditional Use Permits as requested by the applicants.

PUBLIC HEARING NO.: CUP#524-5 (Charles & Joyce Caldwell)
GENERAL LOCATION: Lisbon area – South side of Fernery Rd, 1/2 mile W of SR 44.
REQUEST: Voluntary revocation of the terms and conditions of the CUP in Agriculture, which allowed the placement of two (2) mobile homes and a conventional home for the use of special housing facilities. The mobile homes have been removed and only a site built home exists on the property. (13 +/acres)

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 6-0

CASE NO: MSP#08/7/1-3

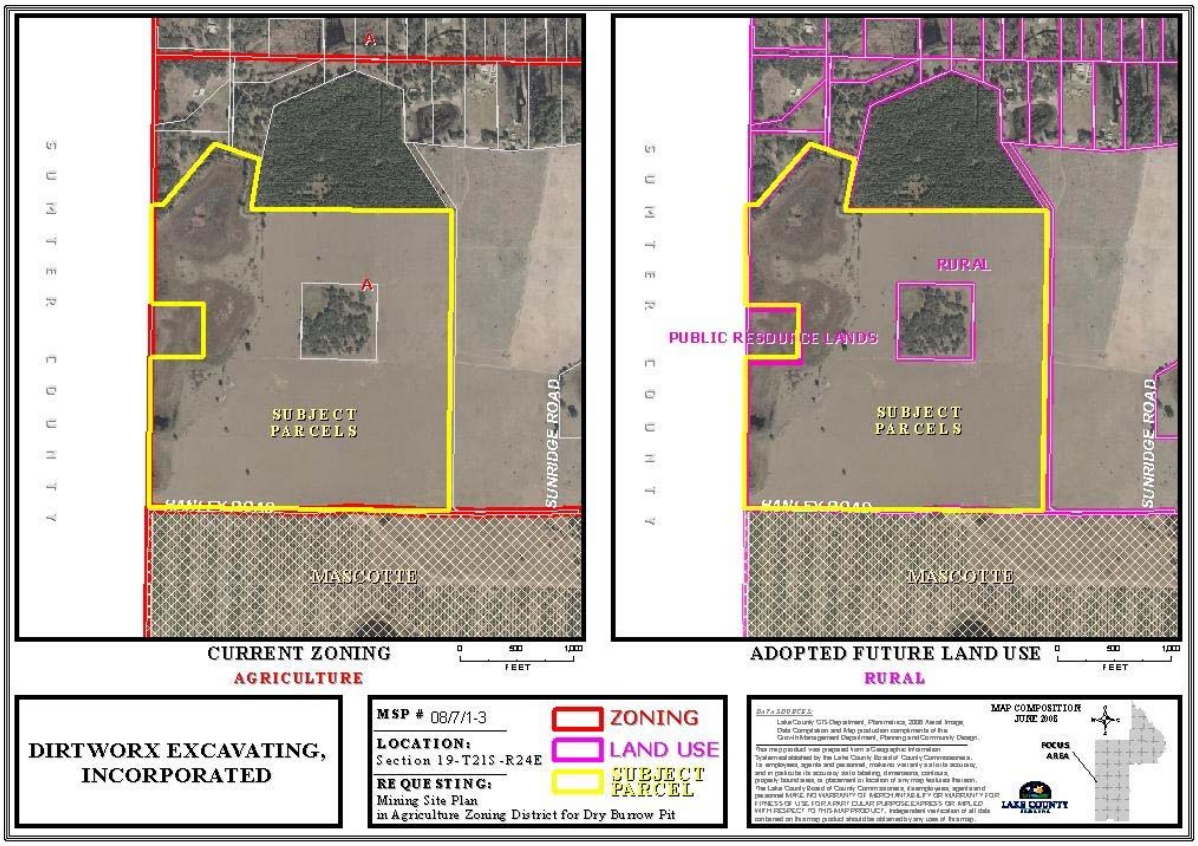
AGENDA NO: 7

OWNER: Robert J. Merritt

APPLICANT: Robert J. Merritt

PROJECT NAME: Dirtworx Excavating, Incorporating

GENERAL LOCATION: Mascotte area – on Lake/Sumter County line, north of Tuscanooga and Hanley Road (Alternate Key Nos. 3666038 and 1297656)



APPLICANT REQUEST: The Applicant is requesting a Mining Site Plan (MSP) in the Agriculture Zoning District to allow a dry burrow pit for clean fill and sand (mine)

SIZE OF PARCEL: 158.29 acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, as amended, with the Monday through Friday operating hours being 7 a.m. to 6 p.m. and that no excavation shall take place on Saturday and Sunday. 4-1 (Heard 8/06/08)

PAST BCC ACTION: 30-day Continuance (8/26/08)
Continuance to 10/28/08 (9/23/08)