

LAKE COUNTY ZONING BOARD
May 7, 2008
ZONING AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m. on Wednesday, May 7, 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, May 27, 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
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. 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. 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. 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
 May 7, 2008
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 May 27, 2008

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.
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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.

PH #24-08-2	Shepherd of the Hills Lutheran Church/ Lake County Board of County Commissioners	3
PH #18-08-4	Lake County Board of County Commissioners/ Lake County Board of County Commissioners Public Lands Manager David Hansen/Pine Lake Parcels	4
PH # 19-08-5	Lake County Board of County Commissioners/ Lake County Board of County Commissioners Public Lands Manager David Hansen/SR 44 In South Pine Lakes	5
PH #25-08-5	Loyal Order of Moose, Inc. (Dewey Wilkey) Moose Lodge #2552 – Astor	6
PH #27-08-1	Whitney Baptist Church, Inc	7
CUP#00/12/1-4 Voluntary Revocation	Sammy & Shirley Hart	8
CUP#98/12/4-3 Voluntary Revocation	Richard Reinertsen	8
CUP#00/6/1-4 Voluntary Revocation	Kenneth Gill	8
CUP#02/10/1-5 Voluntary Revocation	John Scharnhorst, et al	8
CUP#95/11/3-2 Voluntary Revocation	Luther Butts	8
CUP#713-2 Voluntary Revocation	Douglas Walker	8

CONSENT AGENDA (CONT'D):

CUP#99/9/2-3 Voluntary Revocation	Eduardo Trejo	8
CUP#87/5/2-4 Voluntary Revocation	Alice Midwood	8
CUP#999-3 Voluntary Revocation	Kurt & Cheryl Hoag	8

REGULAR AGENDA:

PH #42-07-3	South Lake Animal League, Inc.	1
CUP #17-08-3	South Lake Animal League, Inc./Patricia Parker, South Lake Animal League, Inc.	2

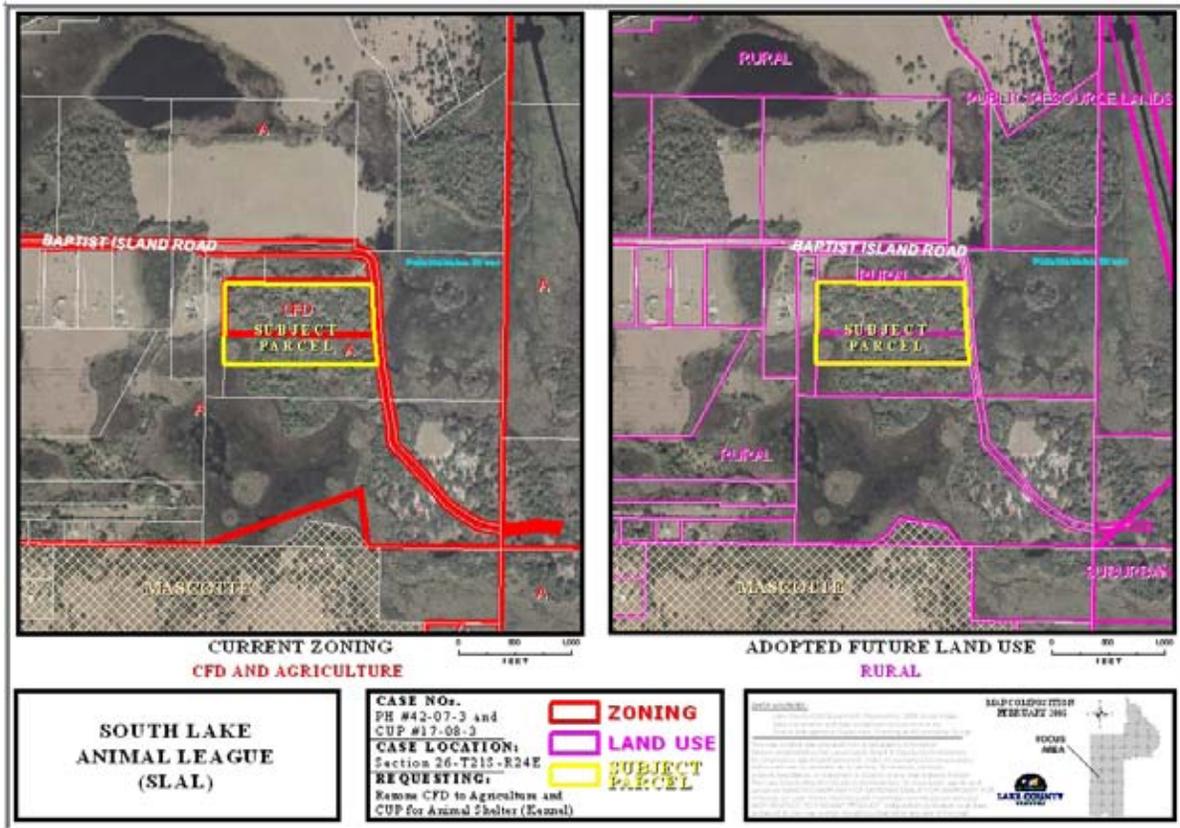
CASE NO: PH #42-07-3

AGENDA NO: 1

OWNER: South Lake Animal League, Inc.

APPLICANT: South Lake Animal League, Inc.

GENERAL LOCATION: Mascotte area – north of Mascotte off CR 33 on Baptist Island Road, (Alternate Key Number 3360605)



APPLICANT REQUEST: The Applicant is requesting to rezone 14.2 acres of the 22.3-acre site from the Community Facility District (CFD) to the Agriculture Zoning District in order to request a Conditional Use Permit (CUP) for an animal shelter (kennel).

SIZE OF PARCEL: 22.3 acres - rezone 14.2 acres of 22.3-acre site

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **approval** of the request to rezone property from the Community Facility District (CFD) to the Agriculture Zoning District.

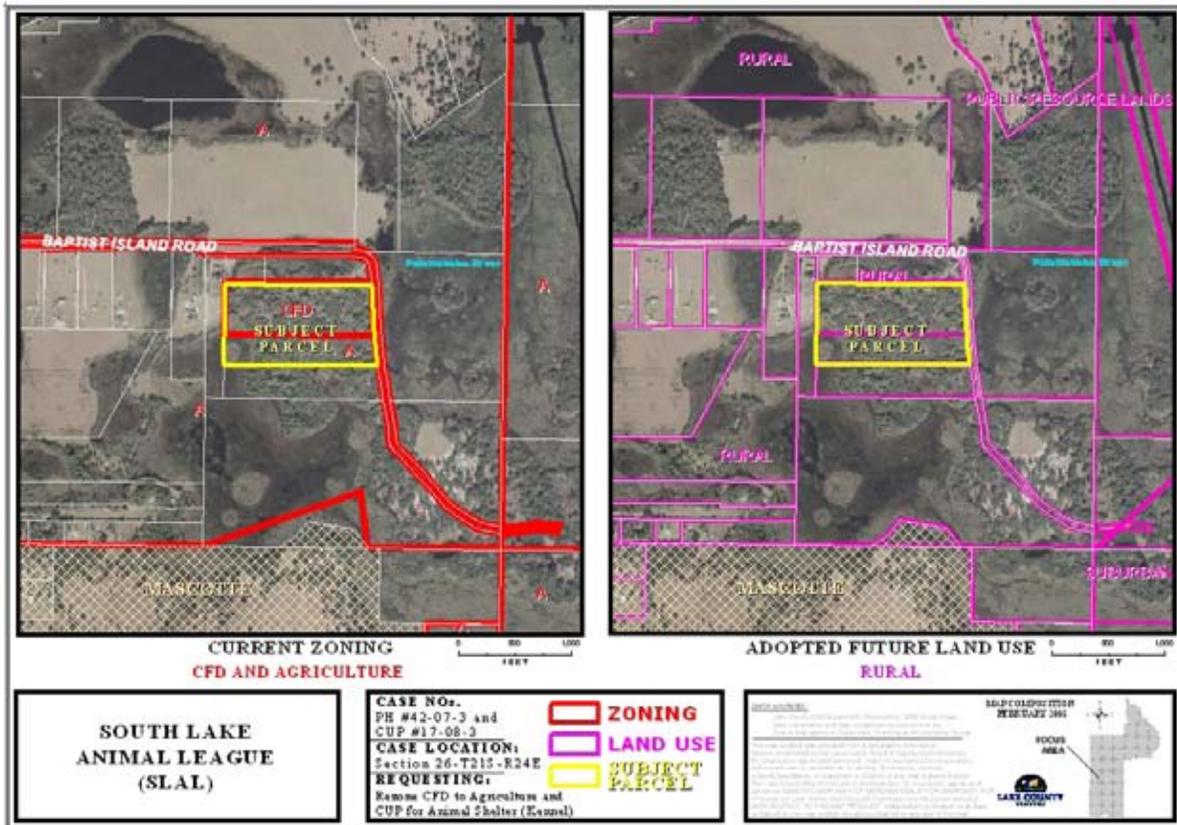
CASE NO: CUP #17-08-3

AGENDA NO: 2

OWNER: South Lake Animal League, Inc.

APPLICANT: Patricia Parker, South Lake Animal League, Inc.

GENERAL LOCATION: Mascotte area – north of Mascotte off CR 33 on Baptist Island Road, (Alternate Key Number 3360605)



APPLICANT REQUEST: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to allow for an animal shelter for the shelter, medical care, rehabilitation and adoption of cats and dogs (kennel).

SIZE OF PARCEL: 22.3 acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **approval with conditions** of the request for a Conditional Use Permit in the Agriculture Zoning District to allow for an animal shelter (kennel) for the shelter, medical care, rehabilitation and adoption of cats and dogs. The owner shall adhere to the conditions as set forth in the Ordinance.

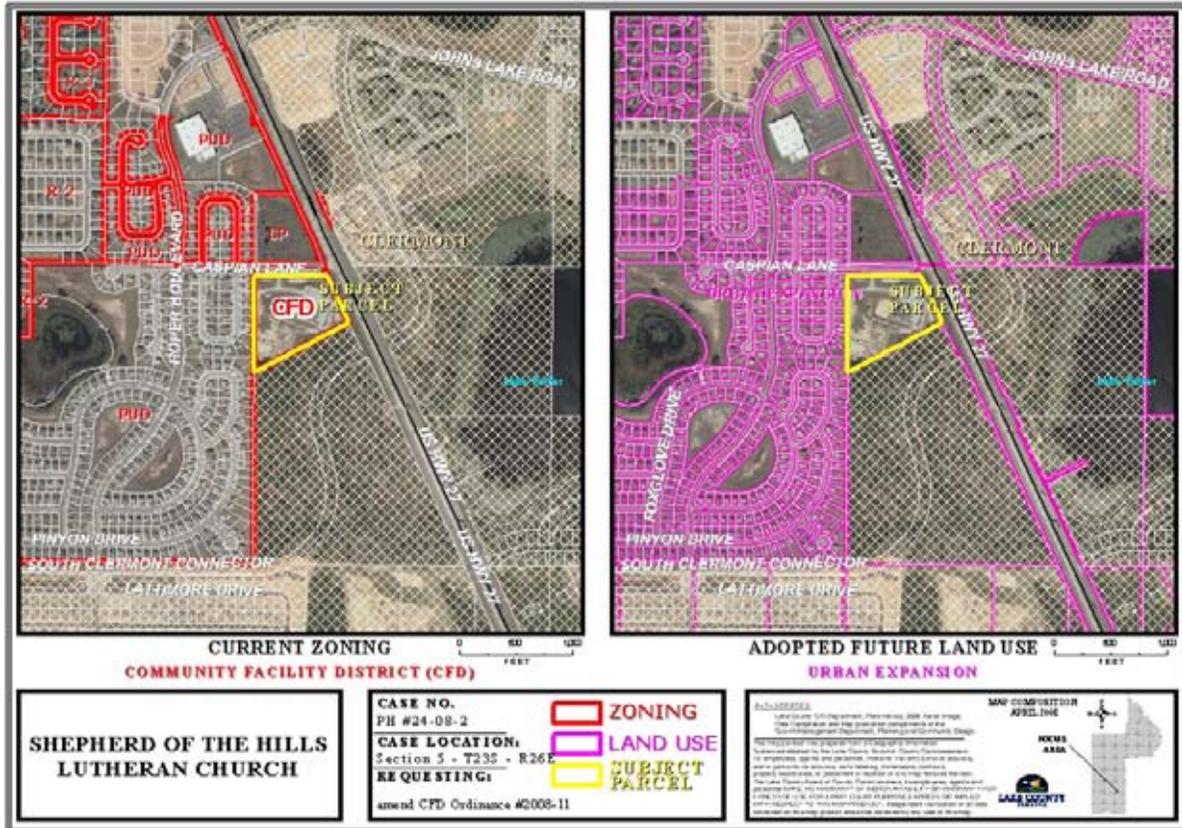
CASE NO: PH #24-08-2

AGENDA NO: 3

OWNER: Shepherd of the Hills Lutheran Church

APPLICANT: Lake County Board of County Commissioners

GENERAL LOCATION: Clermont area – southwest corner of US 27 and Caspian Lane intersection, (Alternate Key #3619463)



APPLICANT REQUEST: Amend Ordinance #2008-11 to establish building setbacks for the cellular communication tower compound within this Community Facility District (CFD).

SIZE OF PARCEL: 11.25+/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the zoning amendment request to establish building setbacks for the cellular communication tower compound within this Community Facility District.

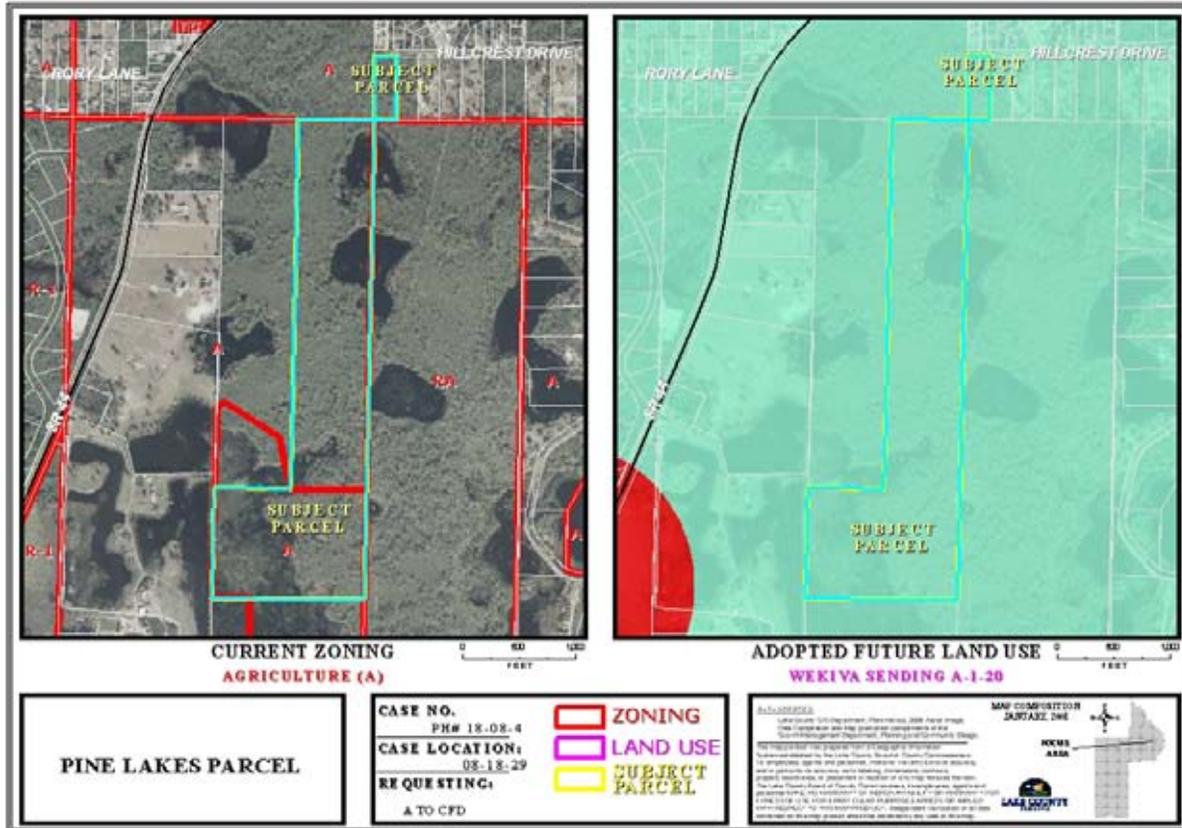
CASE NO: PH # 18-08-4

AGENDA NO: 4

OWNER: Lake County Board of County Commissioners

APPLICANT: Lake County Board of County Commissioners Public Lands Manager David Hansen

GENERAL LOCATION: Pine Lakes area, East of SR 44 (AK #1675324 and AK #1511631)



APPLICANT REQUEST: Approve applicant's rezoning request to change the zoning of the property from Agriculture (A) to Community Facilities District (CFD) for public passive recreation.

SIZE OF PARCEL: 82.5 +/- acres

FUTURE LAND USE: Wekiva Sending Area (A-1-20)

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request to change the existing zoning from Agriculture (A) to Community Facilities District (CFD) to establish a passive public recreational activity.

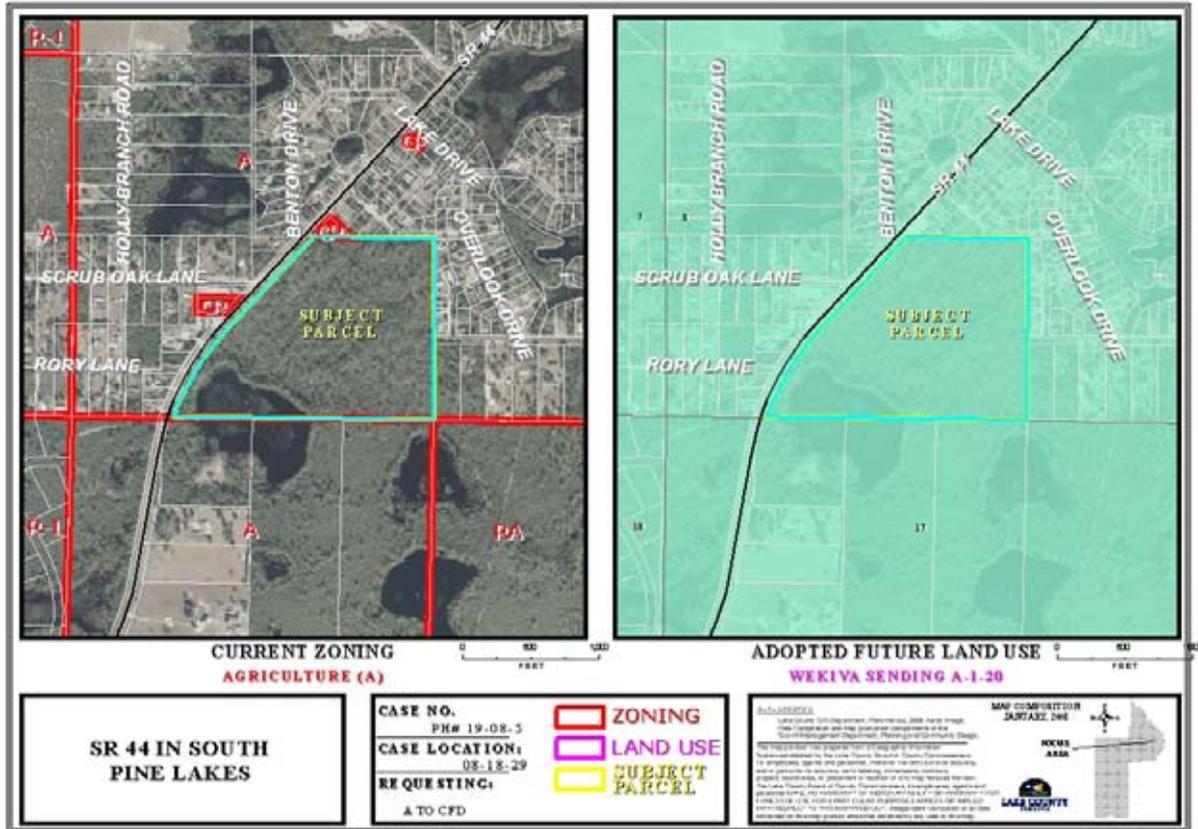
CASE NO: PH #19-08-5

AGENDA NO: 5

OWNER: Lake County Board of County Commissioners

APPLICANT: Lake County Board of County Commissioners Public Lands Manager David Hansen

GENERAL LOCATION: Pine Lakes area, East of SR 44 (AK #1603501)



APPLICANT REQUEST: Approve applicant's rezoning request to change the zoning of the property from Agriculture (A) to Community Facilities District (CFD) for public passive recreation.

SIZE OF PARCEL: 46.0 +/- acres

FUTURE LAND USE: Wekiva Sending Area (A-1-20)

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request to change the existing zoning from Agriculture (A) to Community Facilities District (CFD) to establish a passive public recreational activity.

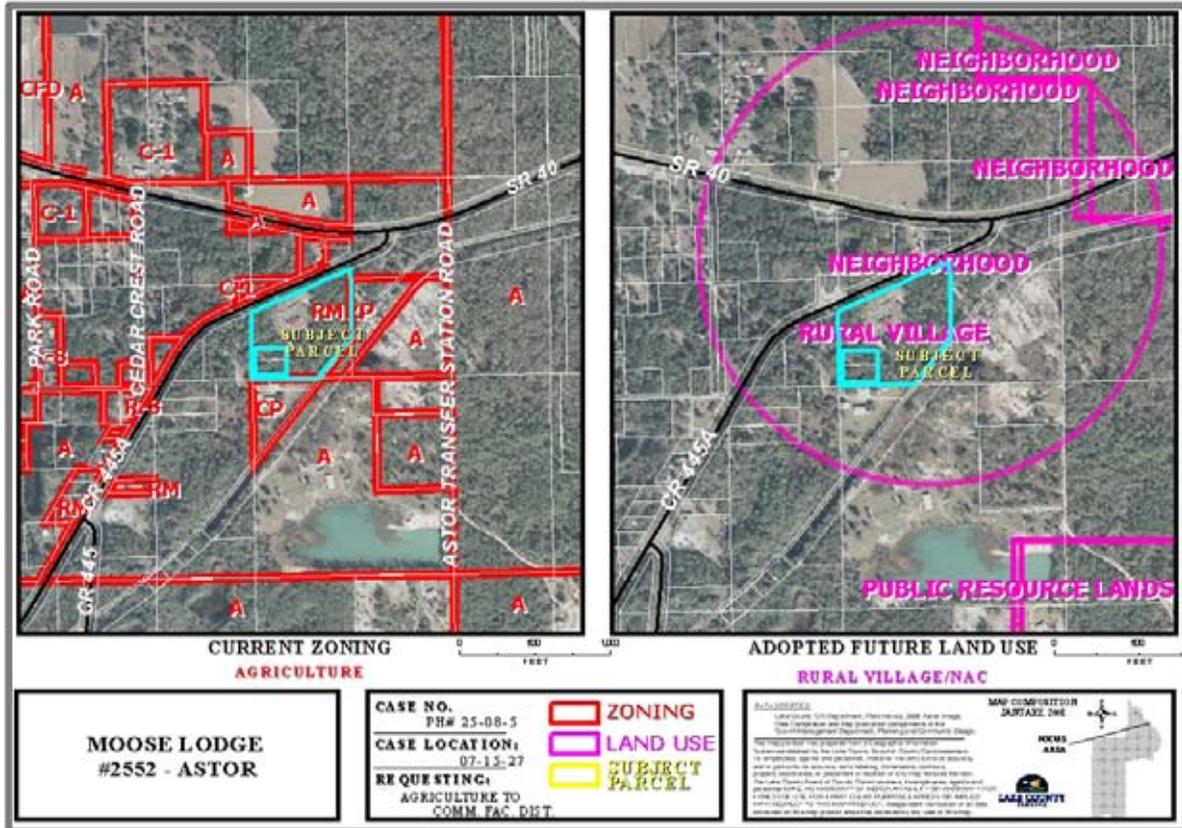
CASE NO: PH #25-08-5

AGENDA NO: 6

OWNER: Loyal Order of Moose, Inc. (Dewey Wilkey)

APPLICANT: Lake County Planning & Community Design Division

GENERAL LOCATION: Astor area – along CR 445A (AK #3833227)



APPLICANT REQUEST: Approve staff-initiated request to rescind Ordinance 2001-80 with a new ordinance to correctly rezone the property from Agriculture (A) to Community Facility District (CFD) in its entirety.

SIZE OF PARCEL: 6.85 +/- acres

FUTURE LAND USE: Rural Village/NAC

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request to change the existing zoning from Agriculture (A) to Community Facility District (CFD) and rescind Ordinance 2001-80.

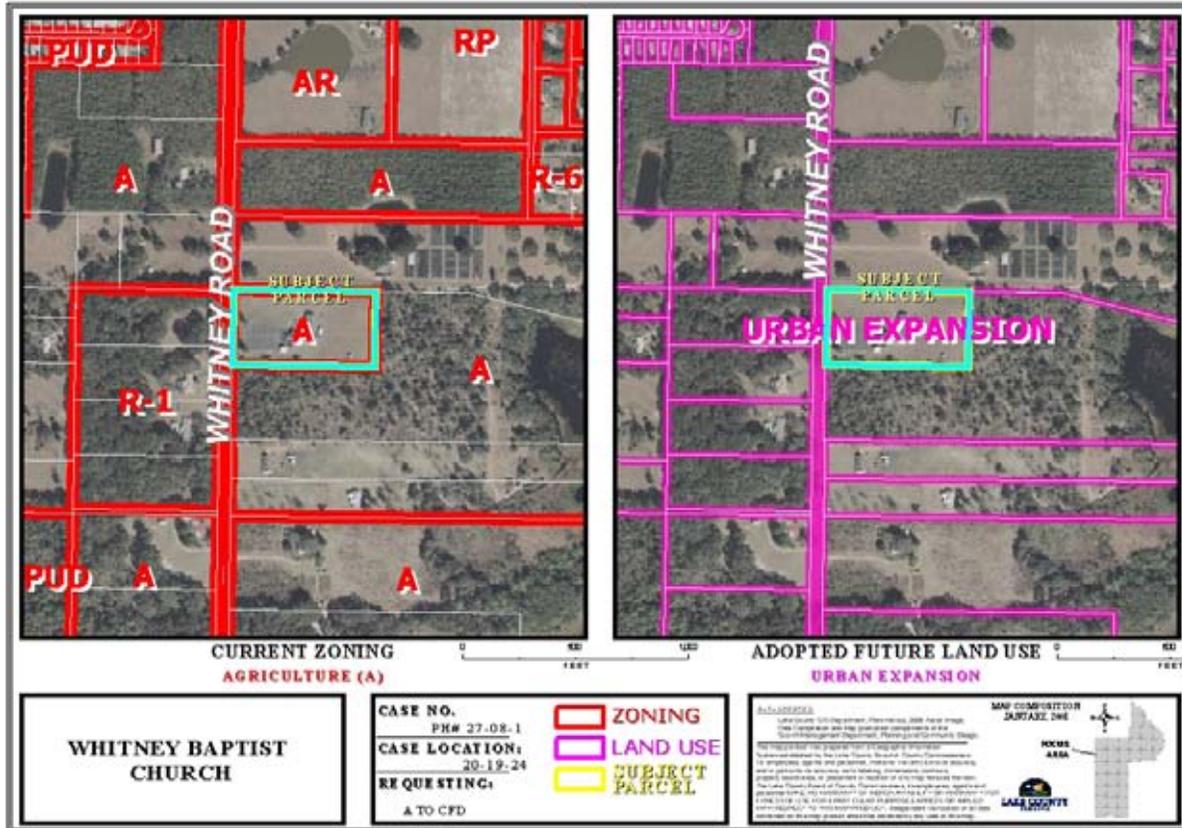
CASE NO: PH #27-08-1

AGENDA NO: 7

OWNER: Whitney Baptist Church, Inc.

APPLICANT: Lake County Planning & Community Design

GENERAL LOCATION: Leesburg area – along Whitney Road, south of Parker Point Place (Alt. Key #2683465)



APPLICANT REQUEST: Rezone 4.81 acre-property from Agriculture (A) to Community Facility District (CFD) and revoke CUP Ordinance #888-2.

SIZE OF PARCEL: 4.81 acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: **Approval** of the staff-initiated request to rezone property from Agriculture (A) to the Community Facility District (CFD) by an ordinance with conditions and revoke CUP#888-2.

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 voluntarily requested that the uses as outlined in the Conditional Use Permit be revoked for reasons indicated.

Therefore, 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#00/12/1-4 (Sammy & Shirley Hart)

GENERAL LOCATION: East Lake County / Pine Lakes area – From the intersection of SR 44 and Tomahawk Trail, proceed N on SR 44 to Forest Drive, W on Forest Drive approximately 300 feet to property lying S of the road.

REQUEST: Voluntary revocation of the terms and conditions of the CUP, which was for the placement of a mobile home for the care of the infirm. The mobile home was removed and longer needed. (5 +/-acres)

PUBLIC HEARING NO.: CUP#98/12/4-3 (Richard Reinertsen)

GENERAL LOCATION: Tavares area – From the intersection of Lakeshore Drive and Fairview Avenue, proceed N on Fairview Avenue to Oak Glen Way; W on Oak Glen Way approximately 300 feet to property lying S of road.

REQUEST: Voluntary revocation of the terms and uses of the CUP, which permitted a dental lab as a home occupational use. The business is closed. (.5 +/-ac)

PUBLIC HEARING NO.: CUP#00/6/1-4 (Kenneth Gill)

GENERAL LOCATION: Eustis / Wekiva area – Intersection of CR 437 & CR 44A; S on CR 437 approximately 1/4 mile to Leonard Way; E on Leonard Way to Roger Rd; S on Roger Rd about 600 ft to property lying at the NE quadrant of Rodger Rd and James Way.

REQUEST: Voluntary revocation of a CUP issued to Sandy Hill Nursery (Donald Smith & Bonnie Oliver) for a caretaker's residence for a greenhouse/nursery operation. The CUP is no longer needed. (4 +/-ac)

PUBLIC HEARING NO.: CUP#02/10/1-5 (John Scharnhorst, et al)

GENERAL LOCATION: Umatilla area – Property lying approx 2 miles east of the intersection of Skyline Dr and Saltsdale Rd.

REQUEST: Voluntary revocation of CUP in Agriculture issued to Billy Scheller for an active commercial recreation facility consisting of mud bogging. Mud hole is closed and no longer needed. (20 +/-acres)

PUBLIC HEARING NO.: CUP#95/11/3-2 (Luther Butts)

GENERAL LOCATION: South Lake County GSACSC (Mascotte) – From the intersection of C-565 and Empire Church Rd, E on Empire Church Rd to Muraro Groves Rd to property lying N of Road.

REQUEST: Voluntary revocation of the CUP issued to William & Betty Corman, for placement of a second mobile home on site for the care of the infirm. The mobile home was removed off the site. (5 +/-acres)

PUBLIC HEARING NO.: CUP#713-2 (Douglas Walker)

GENERAL LOCATION: Lake Emma area – From the intersection C-565 Lake Emma Rd; proceed N approximately 1/2 mile to property on Moon Lake.

REQUEST: Voluntary revocation of a CUP in Agriculture which was issued to Liz Allan's Ski School Ltd., since new owners acquired the property the ski school ceased operation and is closed.

PUBLIC HEARING NO.: CUP#99/9/2-3 (Eduardo Trejo)

GENERAL LOCATION: Astatula area – From the intersection of SR 19 and CR 455; E on CR 455 approximately 1 mile to N. Buckhill Rd, proceed N on N. Buckhill Rd approx. 1 mile to property lying E of the road.

REQUEST: Voluntary revocation of the terms and uses of a CUP in Agriculture for a mobile home as a caretaker's / office with a grove operation. The mobile home has been removed from the property. (8.25 +/-ac)

PUBLIC HEARING NO.: CUP#87/5/2-4 (Alice Midwood)

GENERAL LOCATION: Mt Plymouth area – Property on W side of CR 437 approx. 1/4 mile from intersection with Wolf Branch Rd.

REQUEST: Voluntary revocation of CUP in Agriculture for an Antique Shop. The owner no longer desires the need for the home occupation use. (5 +/-acres)

PUBLIC HEARING NO.: CUP#999-3 (Kurt & Cheryl Hoag)

GENERAL LOCATION: Astatula area – At the junction of C-448 and C-561; the property is located on the S side of CR 448.

REQUEST: Voluntary revocation of the terms and uses of a CUP in M-1 (Heavy Industrial), issued to John Reising, for the placement of a mobile home for a caretaker's residence. Since acquiring the property by the new owner, the mobile home has been removed and the CUP is not desired. (2.4 +/-ac)

WRITTEN COMMENTS FILED:

SUPPORT: -0-

OPPOSITION: -0-

ZONING BOARD RECOMMENDATION:

FINAL ACTION B.C.C.: