

LAKE COUNTY ZONING BOARD
ZONING AGENDA
JUNE 1, 2011
REVISED

The Lake County Zoning Board will hold a public hearing at 9:00 a.m. on **Wednesday, June 1, 2011**, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for Rezonings, Conditional Use Permits, a Conditional Use Permit Revocation, and Ordinance amendments.

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, June 28, 2011 in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

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

ZONING BOARD

Timothy Morris, Vice-Chairman	District 1
James Gardner, Secretary	District 3
Rick Gonzalez	District 4
Paul Bryan, Chariman	District 5
Jim Miller, School Board Representative	
Kasey Kesselring, At-Large Representative	
John Childers, Ex-Officio, Non-Voting Military Representative	

COUNTY REPRESENTATIVES

Darren S. Gray, County Manager
Sanford A. Minkoff, County Attorney
Melanie Marsh, Deputy County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Amye King, AICP, Director, Department of Growth Management
Brian 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

LAKE COUNTY ZONING BOARD
June 1, 2011
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 June 28, 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 #93/4/2-2	Serenby LLC – aka Selway Farms	1
PH #12-11-2	Lake County School Board (Harry Fix)/ Francisco & Armando Alonso, Trustee/ Lake County Division of Planning and Community Design Lake County School Board Transportation Facility Amendment – US 27	2
PH #10-11-5	Gary and Peggy Custer/Brian Crawford Dollar General at CR 44 & Emeraldalda Road	3

REGULAR AGENDA:

CUP # 10/4/2-2	Hang Ju and Yuon Sup Chon Dr. Chon Springwater Project	4
CUP #11/6/1-3	Frank D. Scott, III/ Timothy Talbot Long and Scott Farms Biosolids Facility	5

AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS:

Ordinance 2011- XX	Proposed Amendment to the Performance Criteria Affecting Heavy Industrial Uses	6
Ordinance 2011 - XX	Proposed Amendment to assigning duties of the Local Planning Agency to the Zoning Board	7

OTHER BUSINESS:

Selection of Member	Affordable Housing Advisory Committee
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LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CODE ENFORCEMENT
CONDITIONAL USE PERMIT REVOCATION

LAKE COUNTY ZONING BOARD
June 1, 2011



BOARD OF COUNTY COMMISSIONERS
June 28, 2011

CUP REVOCATION	CASE MANAGER: Steve K. Greene, AICP Chief Planner	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:

CUP #93/4/2-2 (Serenby LLC – aka Selway Farms) is in an Agriculture (A) zoning district and allows for six (6) mobile home sites for agriculture housing. The CUP is no longer necessary as the property has been annexed into the City of Leesburg (AK #1208661).

GENERAL LOCATION: Leesburg area, along the southside of CR 48, west of Stone Mountain Rd. (S18-T20S-R25E)

WRITTEN COMMENTS FILED: Supportive: -0-

Concern: -0-

Opposition: -0-

CASE NO: PH #12-11-2

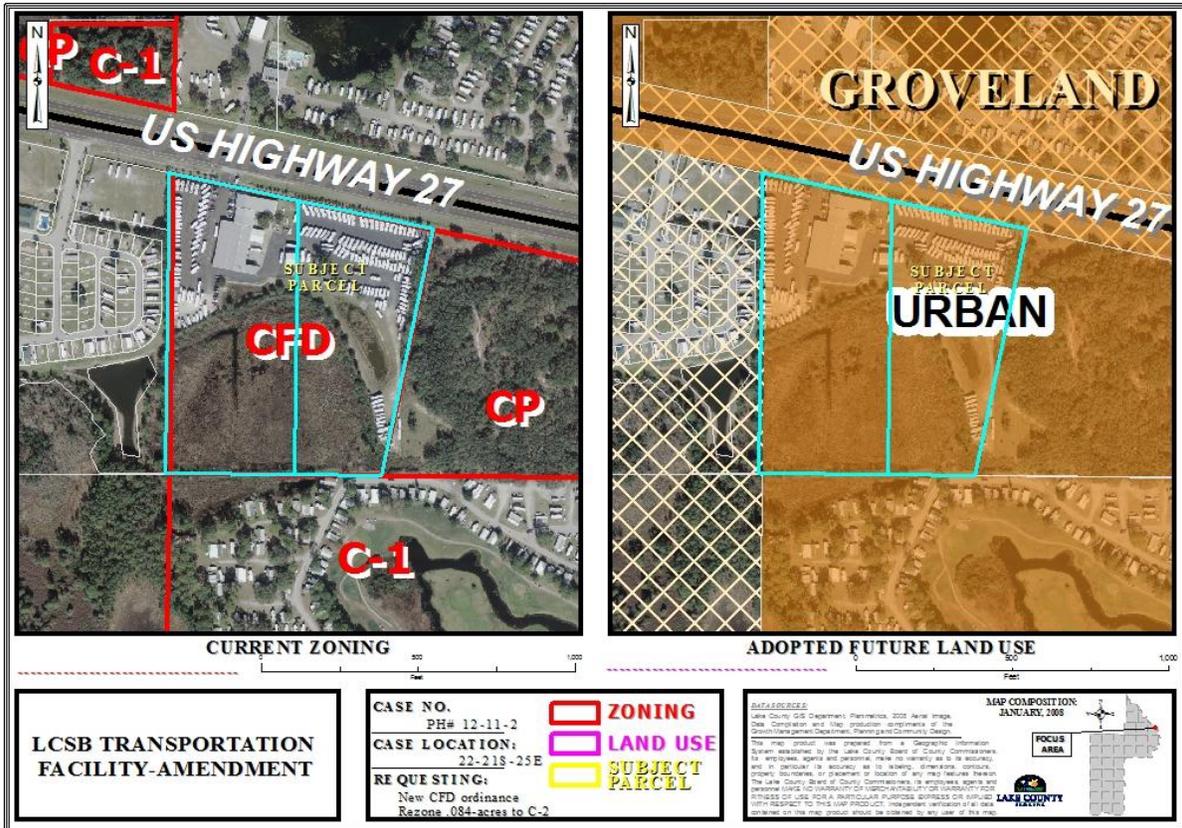
AGENDA NO: 2

OWNER: Lake County School Board (Harry Fix)/Francisco & Armando Alonso, Trustee

APPLICANT: Lake County Division of Planning and Community Design

PROJECT NAME: Lake County School Board Transportation Facility Amendment – US 27

GENERAL LOCATION: Groveland area, the south side of US 27, approximately 1-mile south of SR 19.



REQUESTED ACTION: Approve a new ordinance to replace Community Facility District (CFD) Ordinance #2011-15 to correct a scrivener’s error and to rezone a portion of the CFD property to Community Commercial (C-2).

SIZE OF PARCEL: 15.37+/- acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to Ordinance #2011-15 to correct scrivener’s error within the legal description lessening out .084-acres, with conditions; and approve the rezoning of .084-acres to Community Commercial (C-2).

CASE NO: PH #10-11-5

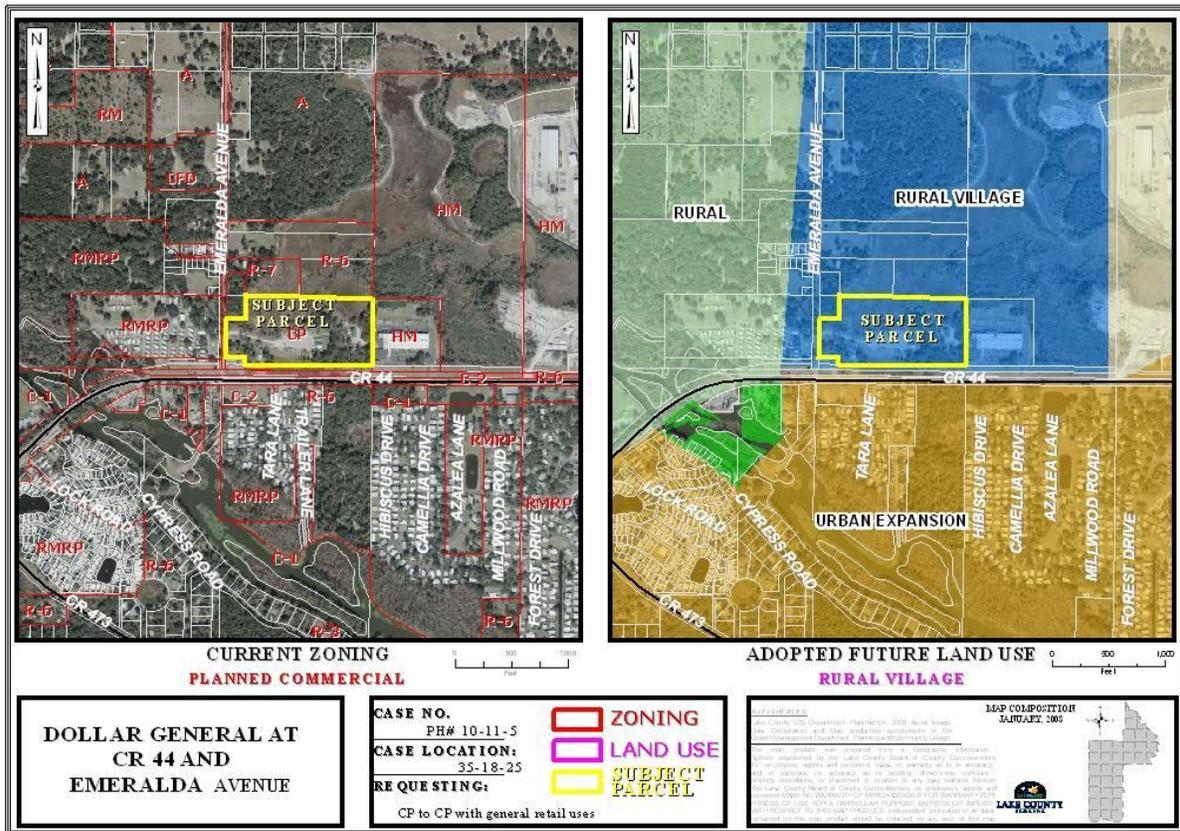
AGENDA NO: 3

OWNER: Gary and Peggy Custer

APPLICANT: Brian Crawford

PROJECT NAME: Dollar General at CR 44 & Emeralda Road

GENERAL LOCATION: Lisbon area, at the corner of CR 44 and Emeralda Road (S35/T18S/R25E).



REQUESTED ACTION: The Applicant is proposing a rezoning amendment to an existing Planned Commercial (CP) Ordinance (#1998-51) to allow general retail sales for a Dollar General store.

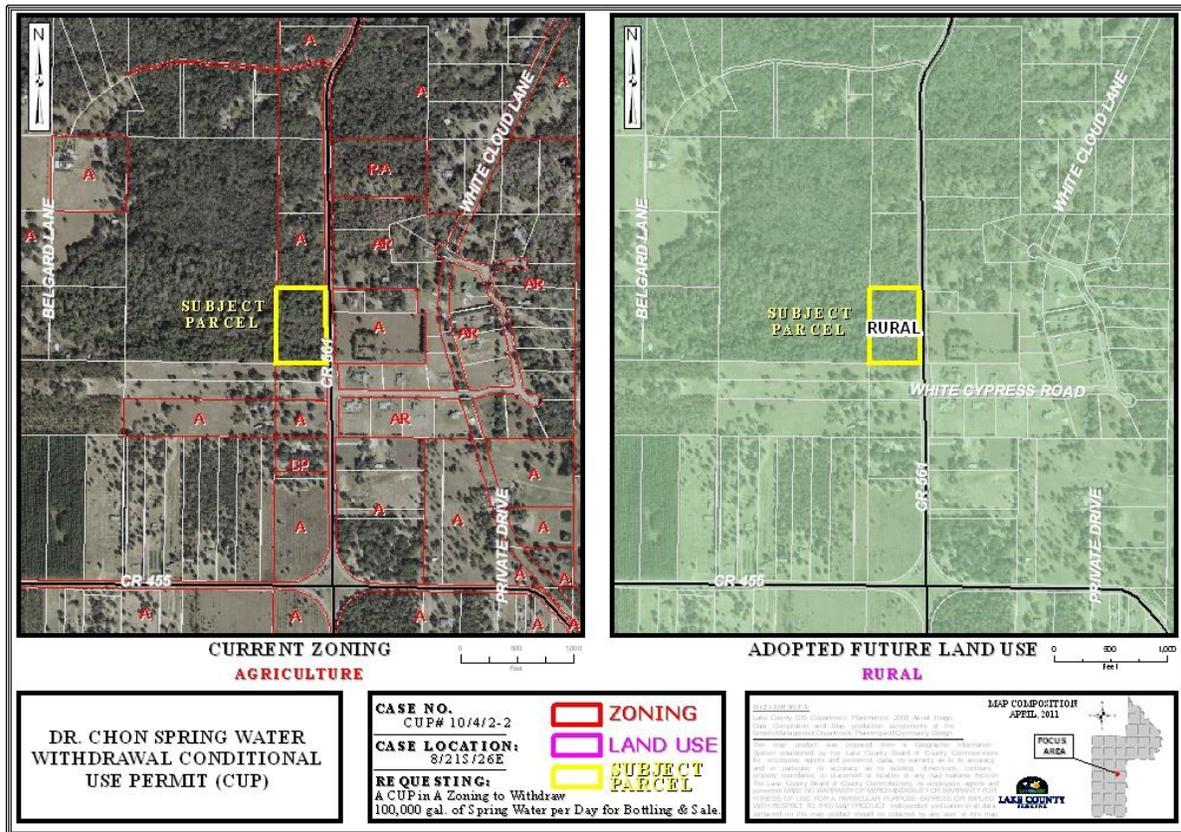
SIZE OF PARCEL: 17.26 +/- acres

FUTURE LAND USE: Rural Village

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning application, with conditions, to add general retail sales use.

CASE NO: CUP #10/4/2-2
AGENDA NO: 4
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, on the west side of CR 561, 2.5 miles south of CR 48 (S8/T21S/R26E).



REQUESTED ACTION: Requesting a Conditional Use Permit (CUP) within Agriculture (A) Zoning District for extraction of water from four (4) inch well for processing at off-site facility.

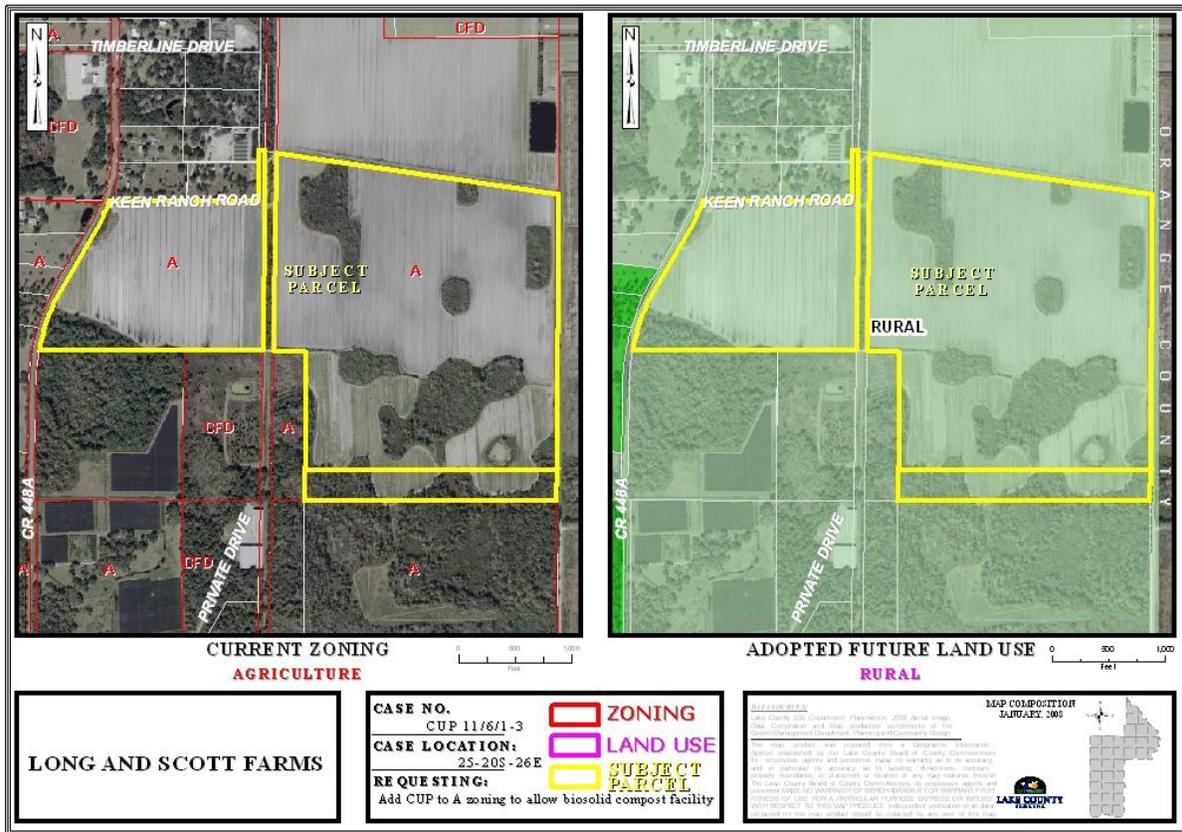
SIZE OF PARCEL: 6 +/- acres

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.

CASE NO: CUP #11/6/1-3
AGENDA NO: 5
OWNER: Frank D. Scott, III
APPLICANT: Timothy Talbot
PROJECT NAME: Long and Scott Farms Biosolids Facility

GENERAL LOCATION: Lake Jem area, east of CR 448A and south of Keen Ranch Road (S25/T20S/R26E).



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to allow a biosolids composting facility.

SIZE OF PARCEL: 214 +/- 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.

CASE NO: Ordinance 2011 - ____ Amendment affecting Heavy Industrial Uses adjacent to Residential Areas

AGENDA NO: 6

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; SECTION 3.01.04, ENTITLED KEY TO CONDITIONS IN THE TABLE OF PERMITTED AND CONDITIONAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

CASE NO: Ordinance 2011 - ____ Amendment affecting duties and quorum for the Lake
County Zoning Board

AGENDA NO: 7

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,
FLORIDA; AMENDING SECTION 13.04.00 OF CHAPTER XIII OF THE LAKE COUNTY
LAND DEVELOPMENT REGULATIONS, ENTITLED "LAKE COUNTY ZONING BOARD";
PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY;
PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR
AN EFFECTIVE DATE.