LAKE COUNTY ZONING BOARD
ZONING AGENDA
JUNE 2, 2010

The Lake County Zoning Board will hold a public hearing at 9:00 a.m. on Wednesday, June 2, 2010, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezonings, Conditional Use Permits, and Conditional Use Permit Revocations.

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 22, 2010, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS

Jennifer Hill	District 1
Elaine Renick, Vice-Chairman	District 2
Jimmy Conner	District 3
Linda Stewart	District 4
Welton G. Cadwell, Chairman	District 5

ZONING BOARD

Timothy Morris, Vice-Chairman	District 1
Scott Blankenship	District 2
James Gardner, Secretary	District 3
Egor Emery	District 4
Paul Bryan, Chairman	District 5
Larry Metz, School Board Representative	
Mark Wells, At-Large Representative	
John Childers, Ex-Officio, Non-Voting Military Representative	

COUNTY REPRESENTATIVES

Sanford A. Minkoff, Interim County Manager
Melanie Marsh, Acting County Attorney
Erin Hartigan, Assistant 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
Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
June 2, 2010
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
June 22, 2010

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.

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#10/6/1-4	Harry & Karen Stauderman/Oak Haven Micro Winery	1
PH#14-10-1	Gregory and Ryan Wilhelm	3
PH#20-10-2	Ash Shoeibi	4
PH#8-10-2	FDEP Greenways and Trails – Todd McGee/William S. Neff/Bay Lake Road Trailhead	5
CUP Revocations		
CUP#731A-2 & CUP#731B-2	City of Clermont	9
REGULAR AGENDA:		
PH#16-10-5	Michael Quinn, City Manager, City of Mount Dora/ Thrill Hill Mining, Inc., William & Jennifer Whitlock/ Thrill Hill Reservoir	2
PH#15-10-3	Grass Roots Estates, LLC/David Gay, Managing Member/Grass Roots Estates PUD	6
CUP#10/6/2-3	Andy and Joni Hansen/Hansen's World Wakeboard Center	7
PH#13-10-3	Jim Hall, AICP (VHB Inc.)/Floribra USA, Inc./BLR - Windmill Road PUD	8
Appointment	Zoning Board Liaison - Affordable Housing Advisory Committee	

CASE NO: CUP #10/6/1-4

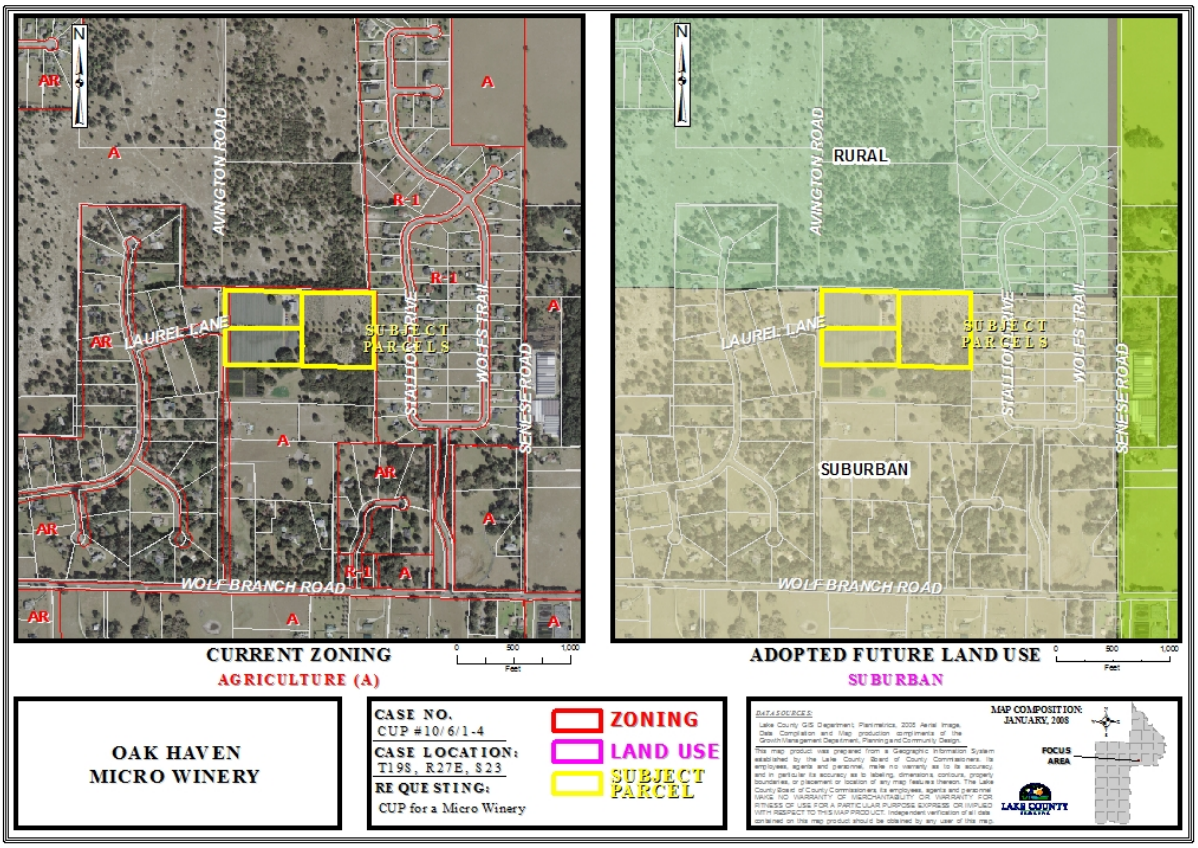
AGENDA NO: 1

OWNER: Harry & Karen Stauderman

APPLICANT: Harry Stauderman

PROJECT NAME: Oak Haven Micro Winery

GENERAL LOCATION: Sorrento area, 1/2 mile north of Wolf Branch Road and east of Avington Road/ 32430 Avington Rd Sorrento Fl 32776/Alternate Key Nos.3660854, 3660901 and 1123984 (S23/T19S/R27E)



REQUESTED ACTION: Conditional Use Permit in the Agriculture (A) Zoning District to allow a Micro Winery

SIZE OF PARCEL: 20 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

CASE NO: PH#16-10-5

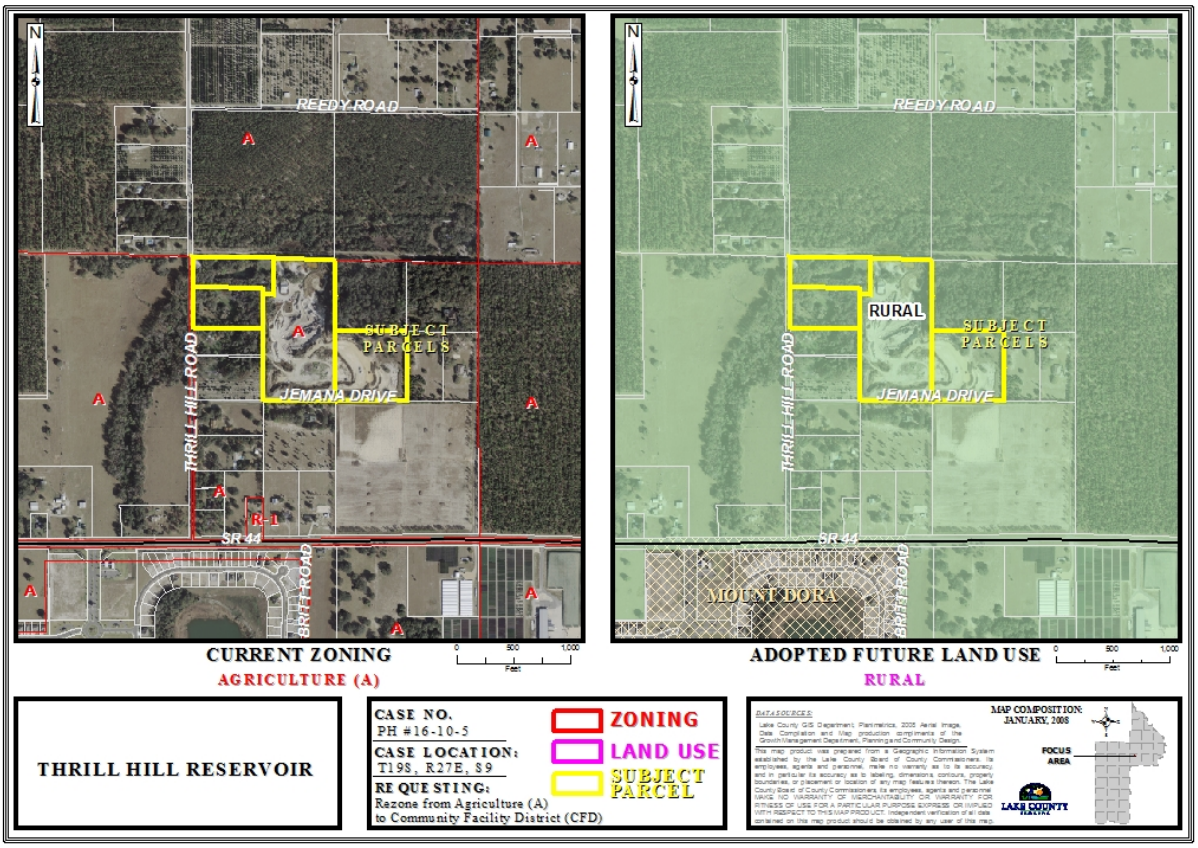
AGENDA NO: 2

OWNER: Thrill Hill Mining Inc., William & Jennifer Whitlock

APPLICANT: Michael Quinn, City Manager, City of Mount Dora

PROJECT NAME: Thrill Hill Reservoir

GENERAL LOCATION: East of Thrill Hill Road, approximately 1/4 mile north of SR 44/34930 Thrill Hill Road Eustis, Fl 32736/Alternate Key Nos. 1784085, 1443792, 1123593 and 1117933 (S9/T19S/R27E)



REQUESTED ACTION: Rezone property from Agriculture (A) to Community Facility District (CFD) to allow the conversion of a clay mine to a reservoir.

SIZE OF PARCEL: 36 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

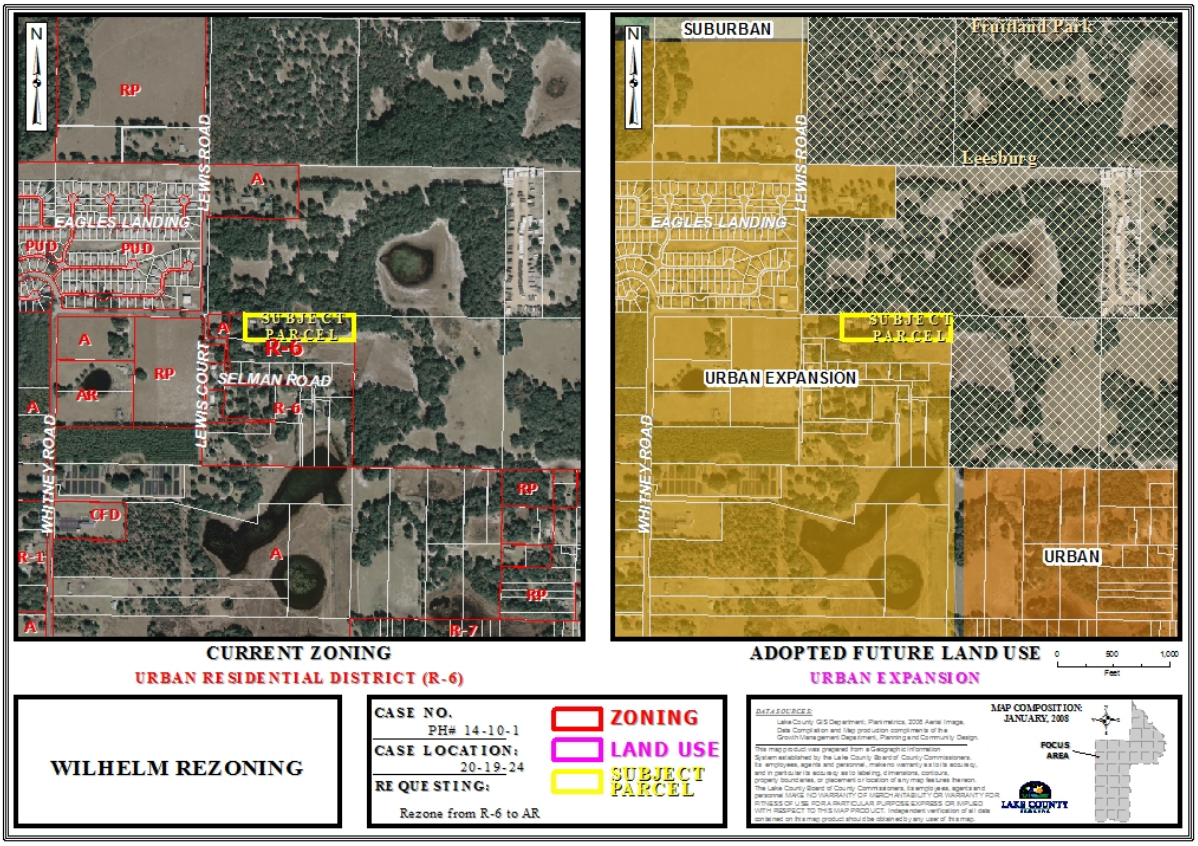
CASE NO: PH#14-10-1

AGENDA NO: 3

OWNER: Gregory and Ryan Wilhelm

APPLICANT: Gregory and Ryan Wilhelm

GENERAL LOCATION: Leesburg area – Property is located west of CR 468/Alternate Key No. 1700043 (S20/T19S/R24E)



REQUESTED ACTION: Rezone a 4.6-acre parcel from Urban Residential (R-6) to Rural Residential (R-1) to house farm animals.

SIZE OF PARCEL: 4.6 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

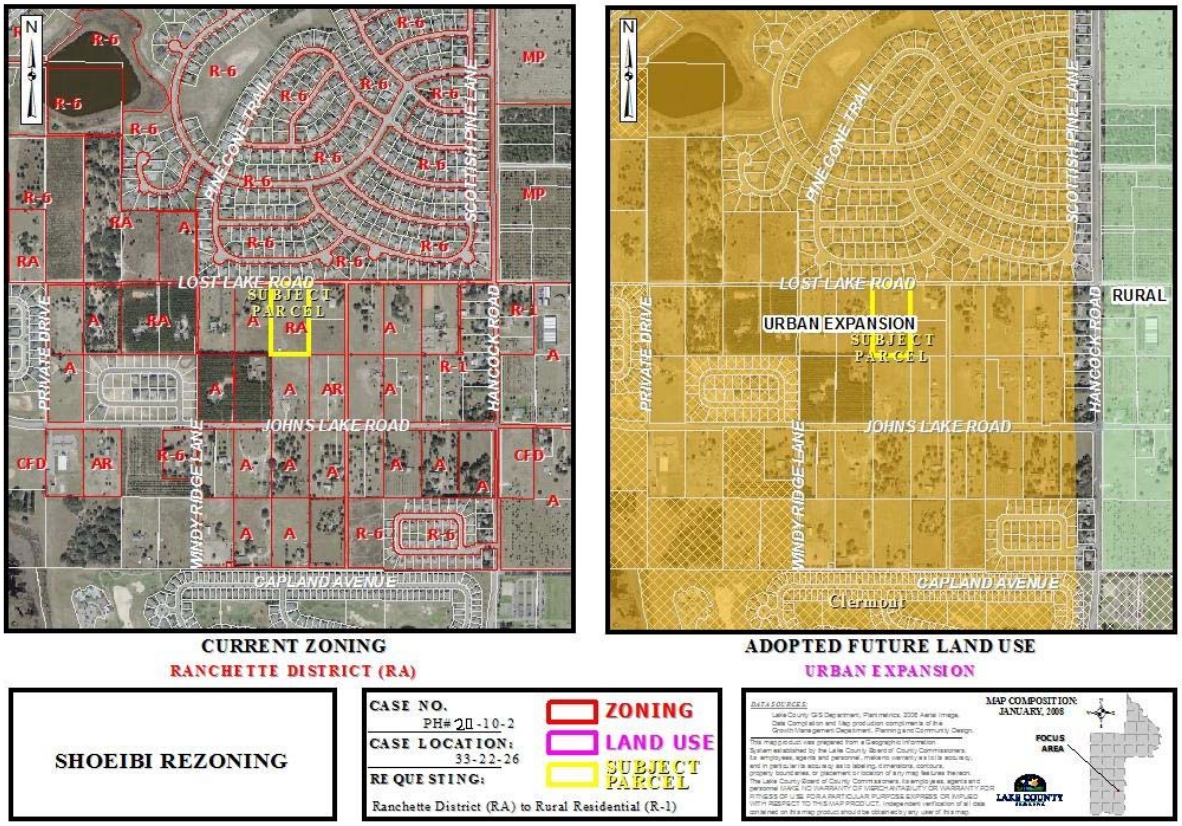
CASE NO: PH#20-10-2

AGENDA NO: 4

OWNER: Ash Shoeibi

APPLICANT: Ash Shoeibi

GENERAL LOCATION: Clermont Area - West of Hancock Road/Alternate Key No. 1062179 (S33/T22S/R26E)



CURRENT ZONING
RANCHETTE DISTRICT (RA)

ADOPTED FUTURE LAND USE
URBAN EXPANSION

SHOEIBI REZONING

CASE NO. PH#20-10-2
CASE LOCATION: 33-22-26
REQUESTING: Ranchette District (RA) to Rural Residential (R-1)

ZONING
LAND USE
SUBJECT PARCEL

MAP COMPOSITION: JANUARY, 2008
FOCUS AREA
LAKE COUNTY FLORIDA

REQUESTED ACTION: Rezone a 5-acre property from the Ranchette District (RA) to Rural Residential (R-1) in order to carry out a minor lot split to create two parcels

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

CASE NO: PH#8-10-2

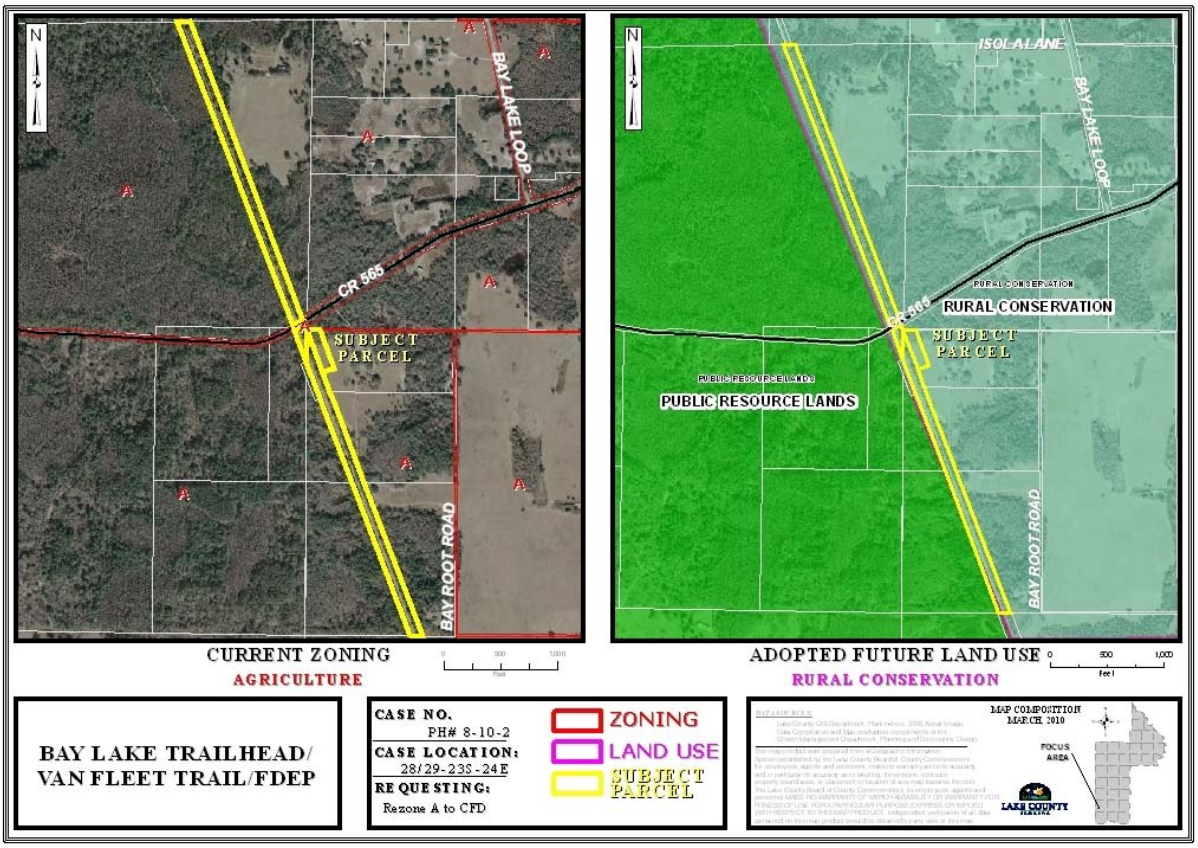
AGENDA NO: 5

OWNER: FDEP Greenways and Trails - Todd McGee

APPLICANT: William S. Neff

PROJECT NAME: Bay Lake Road Trailhead

GENERAL LOCATION: Bay Lake Road and Van Fleet Trail/Portions of Alternate Key Nos. 1015391, 3326164, and 3326172 (S28 & 29/T23S/R24E)



REQUESTED ACTION: Rezone from Agriculture (A) to Community Facility District (CFD) to permit the construction of a trailhead facility for public parking, picnic area, restroom facility, and administrative office.

SIZE OF PARCEL: 1.99 +/- acres

FUTURE LAND USE: Rural Conservation (GSACSC)

STAFF RECOMMENDATION: Approval

CASE NO: PH#15-10-3

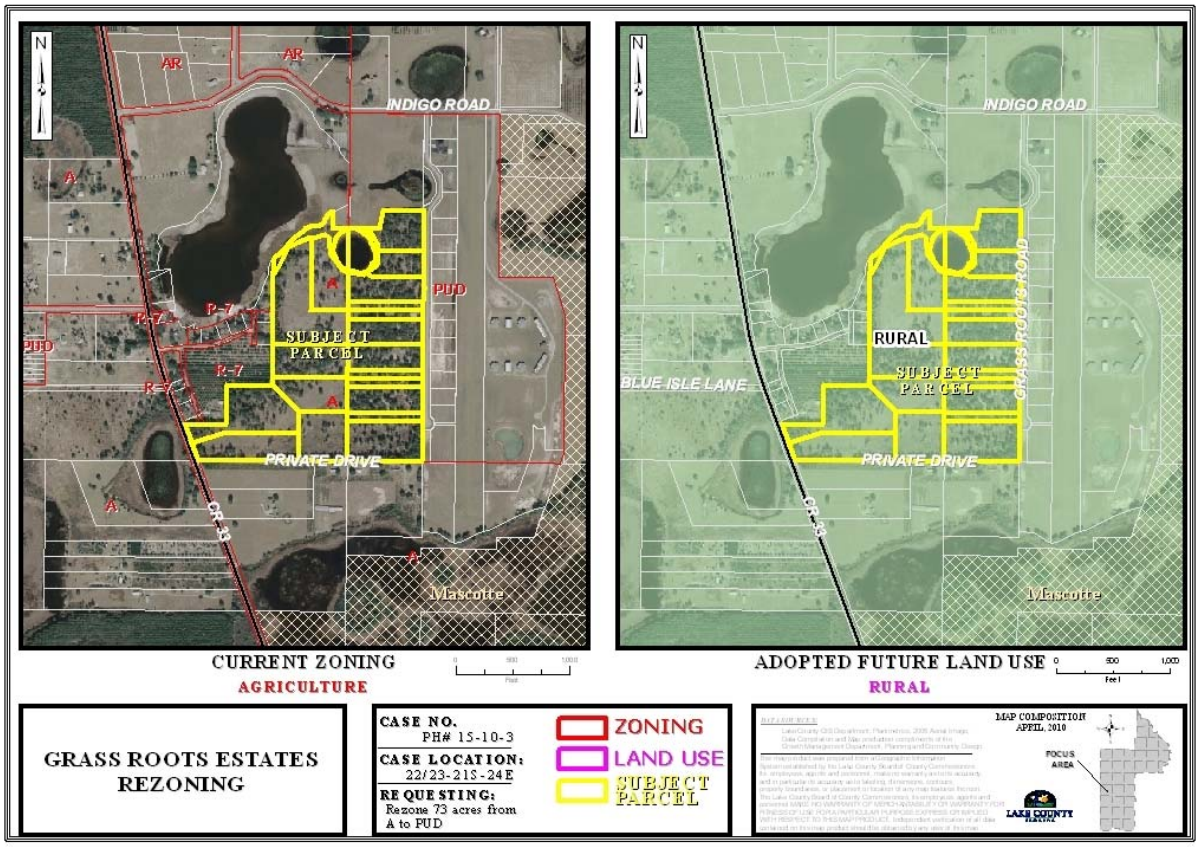
AGENDA NO: 6

OWNER: Grass Roots Estates, LLC

APPLICANT: David Gay (Managing Member) Grass Roots Estates, LLC

PROJECT NAME: Grass Roots Estates PUD

GENERAL LOCATION: North Mascotte area - approximately 5 miles north of Hwy 50 on CR 33, right on Indigo Road, right on Grass Roots Road to the property on the right at the end of road/Alternate Key Nos. 3863067, 3863068, 3863069, 3863070, 3863071, 3863072, 3863073, 3863074, 3863075, 3863076, 3863077, 3863078, 3863079, 3863080, & 3863083 (S22 & 23/T21S/R24E)



REQUESTED ACTION: Rezone the existing subdivision from Agriculture (A) to Planned Unit Development (PUD) to allow a fly-in community with agricultural uses

SIZE OF PARCEL: 73 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval of requested rezoning; Denial of requested waiver to tree replacement requirements

CASE NO: CUP#10/6/2-3

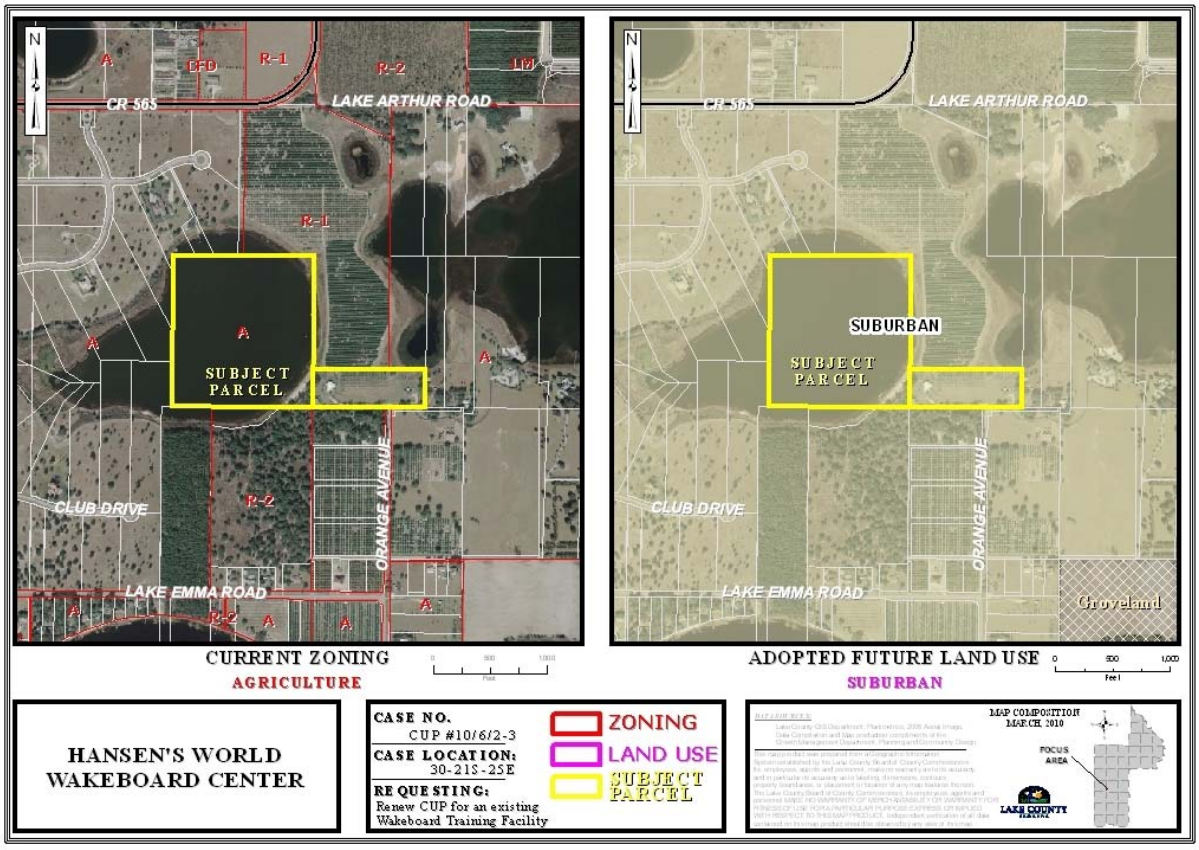
AGENDA NO: 7

OWNER: Andy and Joni Hansen

APPLICANT: Andy and Joni Hansen

PROJECT NAME: Hansen's World Wakeboard Center

GENERAL LOCATION: South Lake County area – From the intersection of SR 19 & Lake Emma Road; West on Lake Emma Road to Orange Avenue to 19022 Orange Avenue/Alternate Key Nos. 1092736 and 1210828 (S30/T21S/R25E)



REQUESTED ACTION: Renew a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District to permit the continuation of a Ski School and Wakeboard Training Facility

SIZE OF PARCEL: 44 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval with conditions

CASE NO: PH#13-10-3

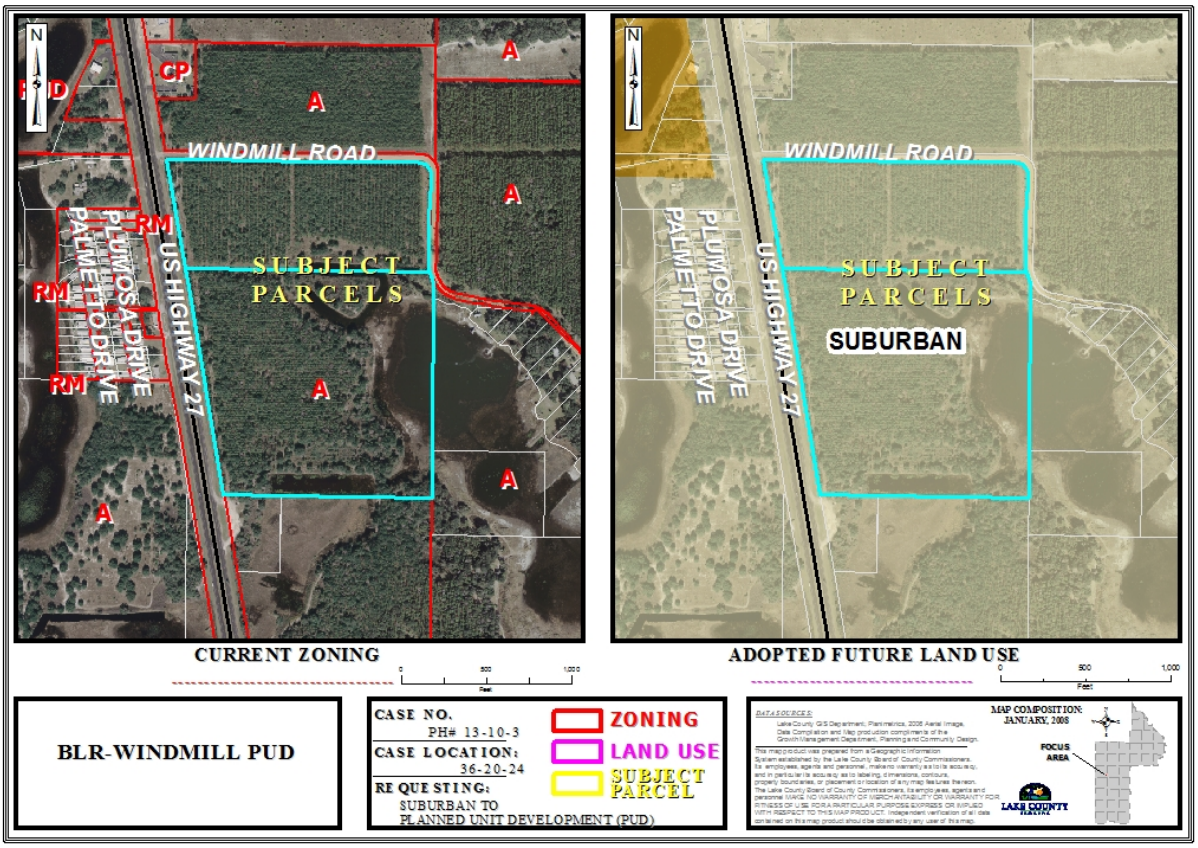
AGENDA NO: 8

OWNER: Jim Hall, AICP (VHB Inc.)

APPLICANT: Floribra USA, Inc.

PROJECT NAME: BLR-Windmill Road PUD

GENERAL LOCATION: East side of US 27, approximately 3 miles south of CR 48/Alternate Key Nos. 1383439 & 1035490 (portion) (S36/T20S/R24E)



REQUESTED ACTION: Rezone the subject property from Agriculture (A) to Planned Unit Development (PUD) to facilitate the development of a 100-lot residential subdivision

SIZE OF PARCEL: 38.58 +/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Denial

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CODE ENFORCEMENT
CONDITIONAL USE PERMIT REVOCATION

LAKE COUNTY ZONING BOARD
June 2, 2010

BOARD OF COUNTY COMMISSIONERS
June 22, 2010

CUP REVOCATION	CASE MANAGER: Steve K. Greene, Chief Planner	AGENDA ITEM #9

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 Permits.

From the inspection, it was noted that the use permitted for this Conditional Use Permit is no longer required, has ceased operation, or failed to comply within the period as specified within the Conditional Use Permit. Based on these inspections, Staff recommends Approval of the revocation of the Conditional Use Permit as indicated.

ZONING BOARD RECOMMENDATION:

A. CUP#731A-2 & #731B-2 (City of Clermont) CUP in Agriculture (A) for a spray field is no longer in operation. (AK#1029392, AK# 1103231, AK #1029406)
GENERAL LOCATION: Groveland area, Max Hooks Rd., South of SR 50 (S21 & 28/T22S/R25E)

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