

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
JUNE 24, 2008  
ZONING AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, June 4, 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, June 24, 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

**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  
 JUNE 4, 2008  
 AND  
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
 June 24, 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 #26-08-3	First Baptist Church of Okahumpka, Inc. Corpus Christi Episcopal Church, Inc.	1
PH#23-08-4	Adam Gutman	4
PH#02-08-03	Lake County Board of County Commissioners Robert Bonilla, Director of Parks & Trails Division, Department of Public Works	5
CUP#87/6/1-3 Staff-Initiated Revocation	Peter G. Murray/Alma Powers, Trustee	6
CUP#88/8/4-5 Voluntary Revocation	H.O. Williams, Jr./Preston S. Gibbs	7A
CUP#519-4 Voluntary Revocation	Robert and Jane Sagraves/ William Puckett	7B
CUP#03/8/3-5 Voluntary Revocation	Adam Fishman/Myra Fishman	7C
CUP#847-3 Voluntary Revocation	Paul Alexander/JoEllen Alexander	7D
CUP#96/5/2-2 Voluntary Revocation	Barbara K. Hodges/Michael and Sharon Ryan	7E
CUP#05/1/1-2 Voluntary Revocation	Eugene and Pamela Fisher	7F
CUP#96/8/1-2 Voluntary Revocation	Sheryl Meadows/Chris Bryan, Bryan Polly Inc.	7G
CUP#92/10/1-1 Voluntary Revocation	Richard and Jackie McCollum/Jackie McCollum	7H
CUP#94/2/2-2 Voluntary Revocation	George Brown	7I

**CONSENT AGENDA (CONTINUED)**

CUP#00/1/3-3 Voluntary Revocation	Earl and Willie Wise/Kevin Douglas Pippin	7 J
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**REGULAR AGENDA:**

CUP#08/6/1-5	Marsha Delong Win-Del Stables	2
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PH#30-08-4	Lake Swatara Properties, Inc./Leslie Campione, P.A.	3
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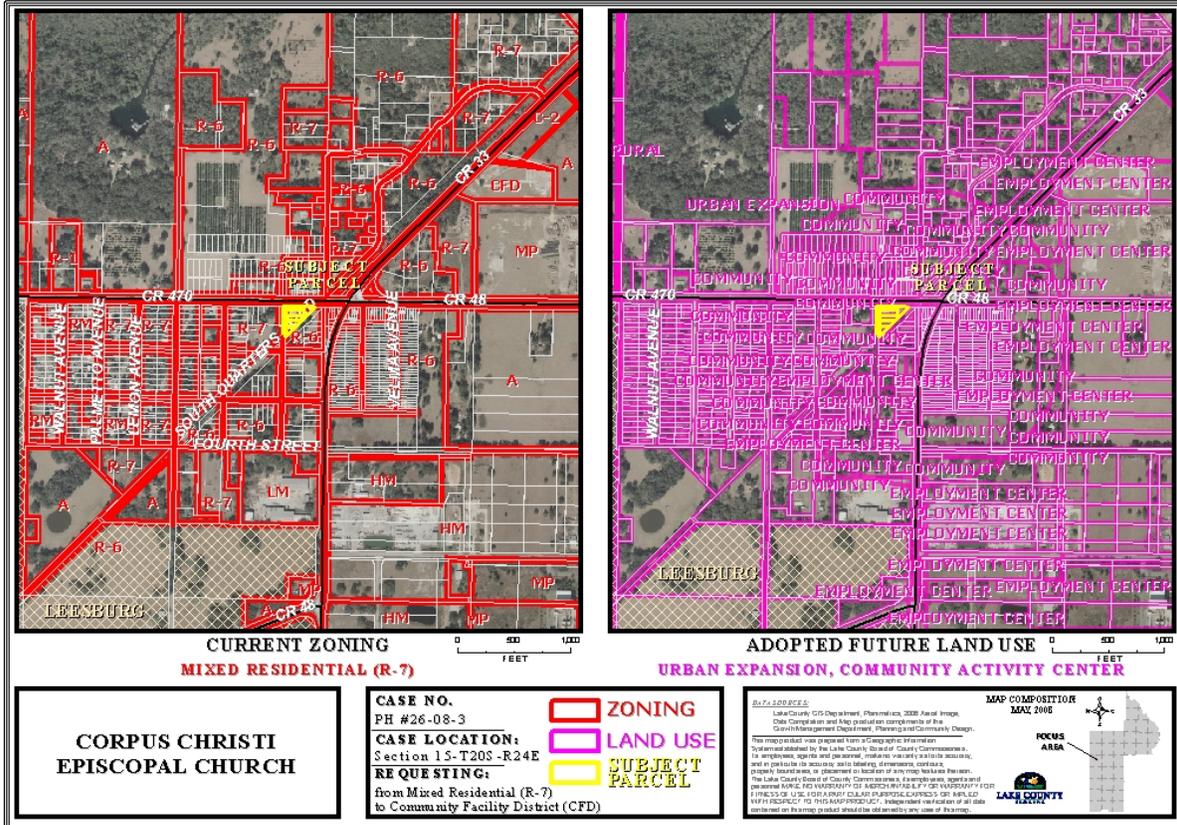
CASE NO: PH#26-08-3

AGENDA NO: 1

OWNER: First Baptist Church of Okahumpka, Inc.

APPLICANT: Corpus Christi Episcopal Church, Inc.

GENERAL LOCATION: Okahumpka area – at the southwest corner of CR 470 and South Quarters Road, Alternate Key Number 1370191



APPLICANT REQUEST: The Applicant is requesting to rezone 0.84 acre from the Mixed Residential (R-7) Zoning District to the Community Facility District (CFD) for a church.

SIZE OF PARCEL: 0.84 acre

FUTURE LAND USE: Community Activity Center with underlying Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 7-0

CASE NO: CUP#08/6/1-5

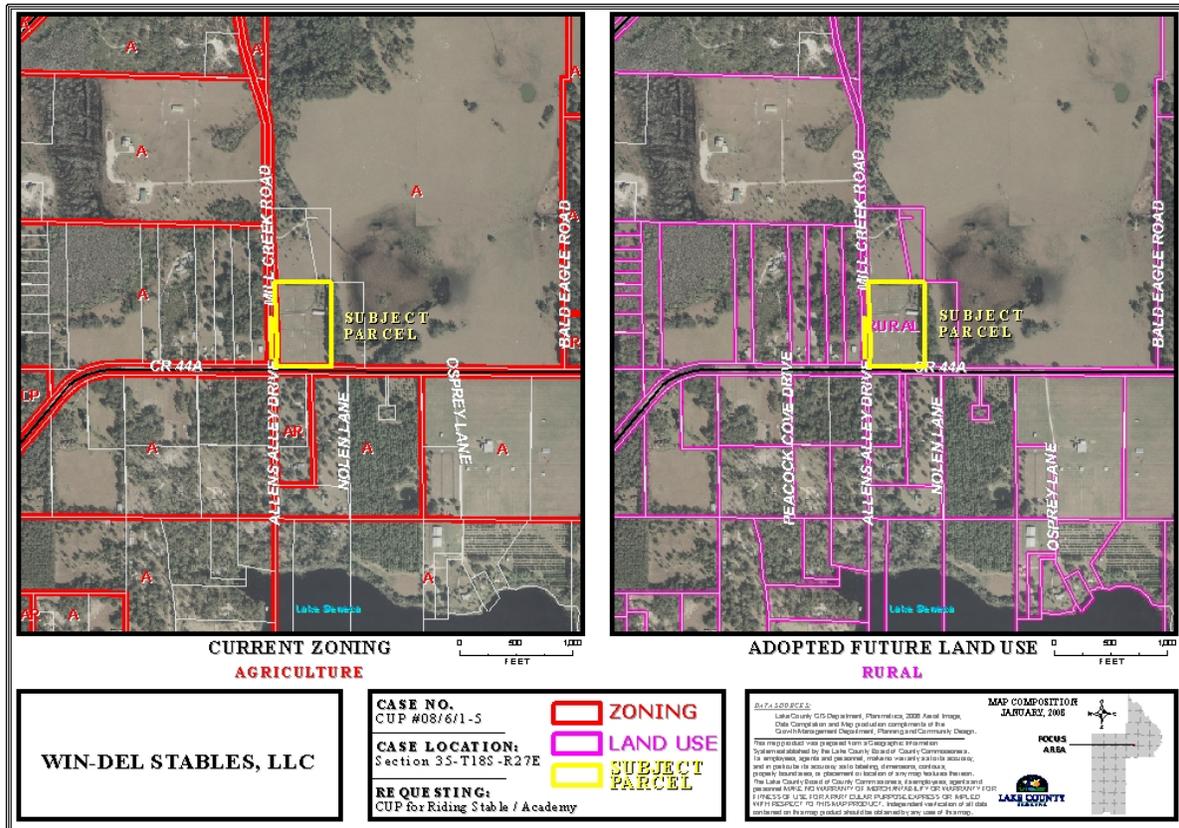
AGENDA NO: 2

OWNER: Marsha DeLong

APPLICANT: Marsha DeLong

PROJECT NAME: Win-Del Stables

GENERAL LOCATION: Eustis area – east of Eustis and north of Mount Plymouth/Sorrento at the northeast corner of CR 44A and Mill Creek Road, AK #1039495



APPLICANT REQUEST: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to allow a riding stable / academy.

SIZE OF PARCEL: 10 acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval 7-0

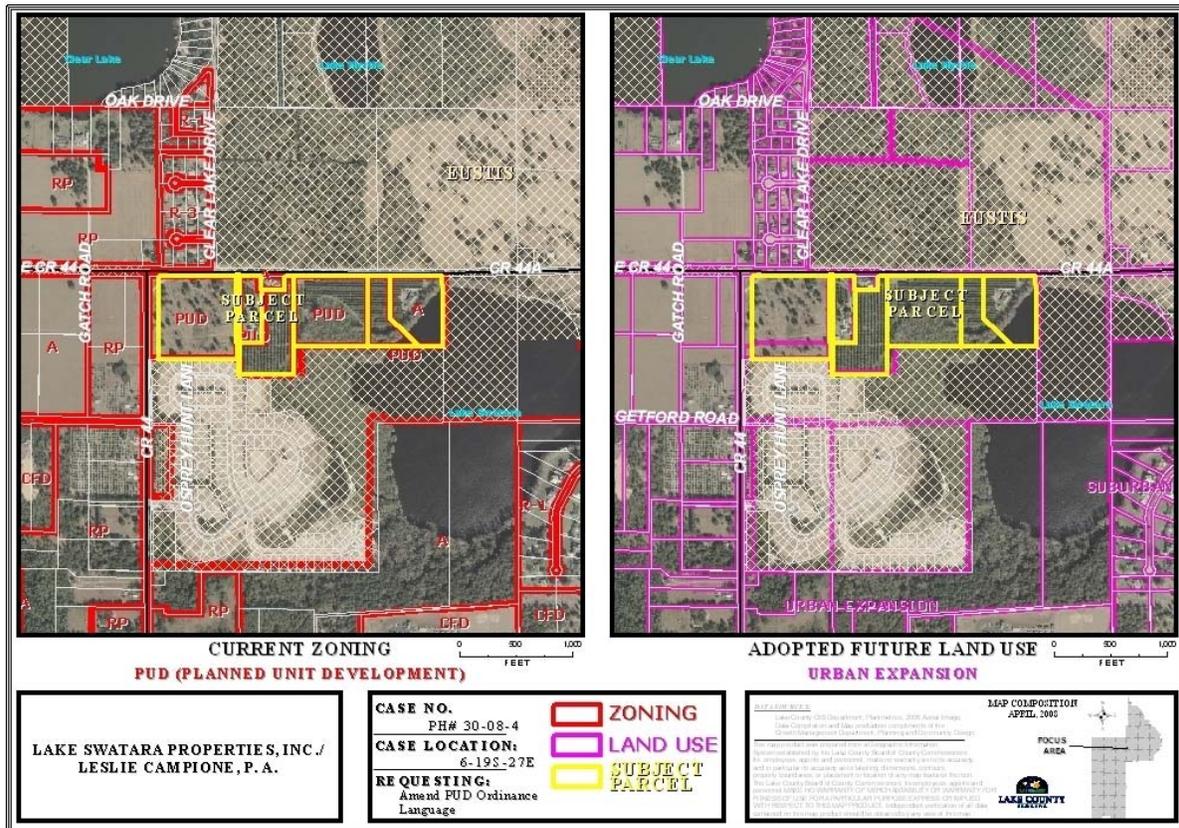
CASE NO: PH#30-08-4

AGENDA NO: 3

OWNER: Lake Swatara Properties, Inc.

APPLICANT: Leslie Campione, P. A.

GENERAL LOCATION: Eustis area – southeast corner of CR 44 and CR 44A (AK#'s 1040141, 1754071, 3834278, and 1040132).



APPLICANT REQUEST: The request has three parts:

1. A waiver of the central potable water service requirement for the Urban Expansion Future Land Use Category (FLUC) under Land Development Regulation (LDR) Section 6.12.01 (A) as it relates to the development of the Swatara Subdivision, Phase 1 (10 Lots); and
2. To amend PUD Ordinance #2007-18 Section 1 (F) to eliminate the requirement for central water service for Phase 1 (10 Lots); and
3. To clarify Section 1 (B)(3) regarding the agricultural uses to allow a wholesale nursery.

SIZE OF PARCEL: 40.78+/- Gross acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Denial of Requests 1 and 2; Approval of Request 3.

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval of the applicant's request in PH#30-08-4, which would include the approval of Condition 3, the agricultural use issue, and with the following modifications to the Version 2 ordinance: Developer shall be required to request connection to the City of Eustis central water supply system for fire protection and potable water service. If the City of Eustis agrees to said request pursuant to a mutually acceptable agreement, the developer shall be required to connect to

the City's central water supply system prior to final plat approval for Phase 1. However, if the City refuses to grant the request, the developer would hereby be granted a waiver to the central water connection set forth for Phase 1 only. For Phase 2 and all phases thereafter, there shall be no such waivers granted by Lake County even if conditioned upon annexation into the City of Eustis. 7-0

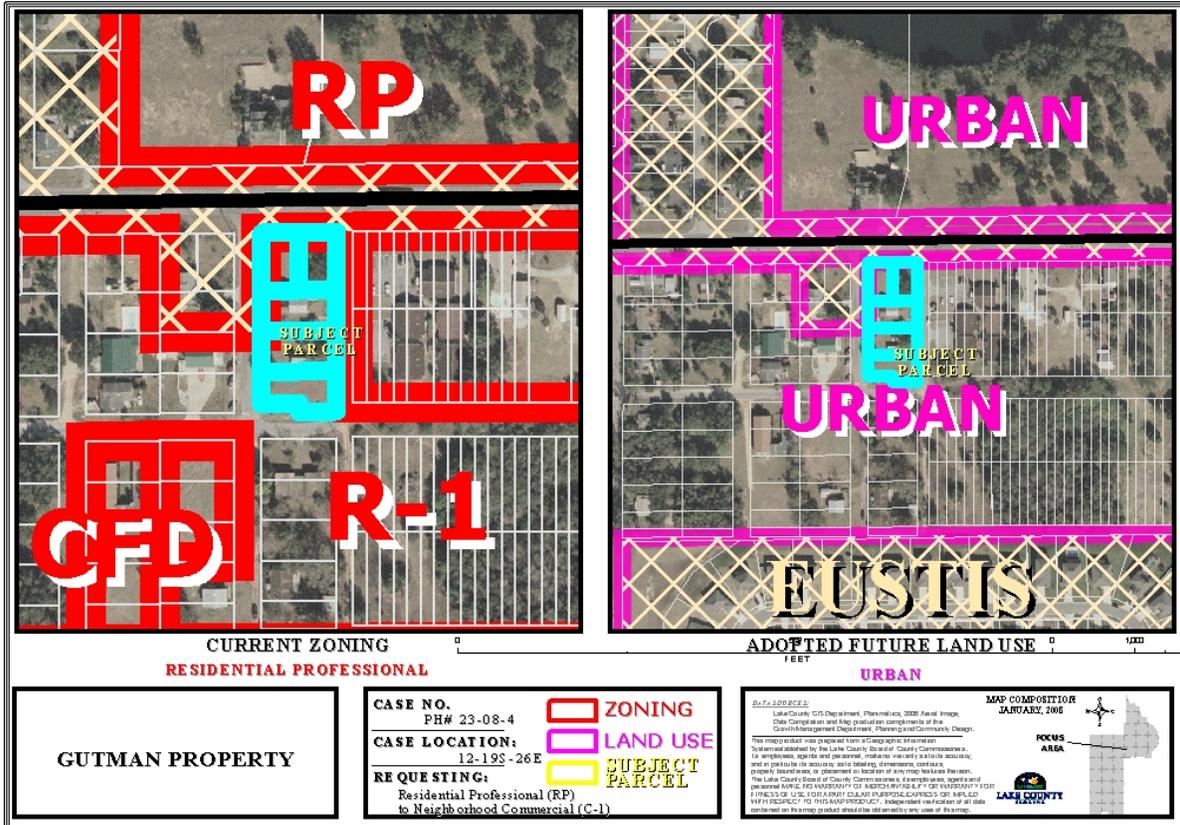
CASE NO: PH#23-08-4

AGENDA NO: 4

OWNER: Adam Gutman

APPLICANT: Adam Gutman

GENERAL LOCATION: Eustis Area – located on south side of State Road 44 (Orange Ave)  
AK# 1734096.



**APPLICANT REQUEST:** The Applicant is requesting to rezone .75 acres from Residential Professional (RP) Neighborhood Commercial (C-1) to accommodate professional office or daycare activity.

**SIZE OF PARCEL:** .75 +/- acres

**FUTURE LAND USE:** Urban

**STAFF RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Consent Agenda, Approval 7-0

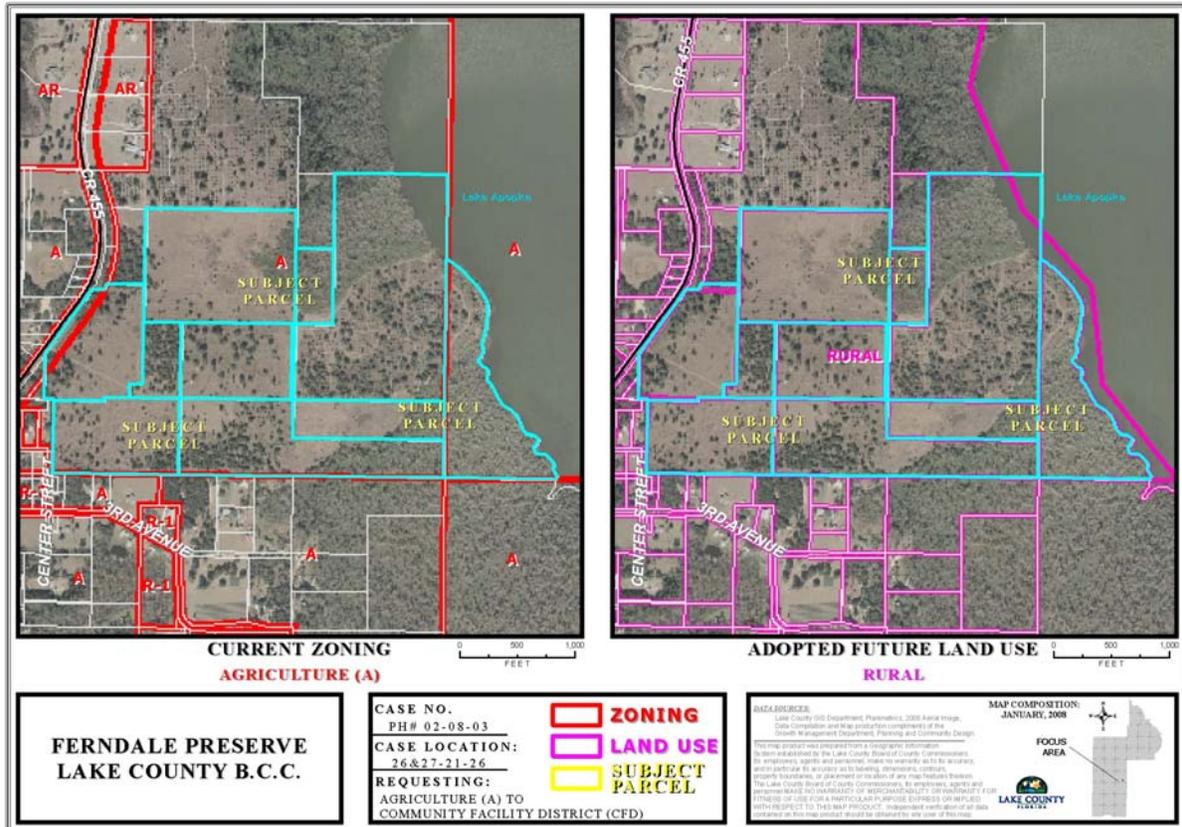
CASE NO: PH#02-08-03

AGENDA NO: 5

OWNER: Lake County Board of County Commissioners

APPLICANT: Roberto Bonilla, Director of Parks & Trails Division, Department of Public Works

GENERAL LOCATION: Ferndale area – the property is located north of CR561A on the east side of CR455 (AK#s 1013330, 1027756, 1065071, 1065089, 1065097, 1066247, 1411394, 1411424, 1590540, 1590671, 2536322).



**APPLICANT REQUEST:** To rezone 192+/- acres from Agriculture (A) to Community Facility District (CFD) to permit conservation and passive recreational uses subject to all conditions set forth in the attached ordinance.

**SIZE OF PARCEL:** 192+/- Acre

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Consent Agenda, Approval 7-0

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 condition as set forth in the Conditional Use Permits.

Upon a recent site inspection, it was noted that the Conditional Use Permit, which was for the placement of a mobile home for a caretaker's /watchman residence, was being used as a barbershop business. The owner indicated that they will cease the operation of the business in order to comply with the Conditional Use Permit for a caretaker's residence; or remove the mobile home and revoke the Conditional Use Permit.

Based on the fact that the use of the site for a barbershop business violated the terms and conditions as outlined in the Conditional Use Permit (2.A. – E), Staff recommends **Approval** of the revocation.

**PUBLIC HEARING NO.:** CUP#87/6/1-3 Peter G. Murray/Alma Powers, Trustee

**GENERAL LOCATION:** South Lake County area - Property on W side of US 27 approximately 1-mile N of intersection with 192.

**REQUEST:** Staff-initiated revocation due to violations to the terms and uses of the Conditional Use Permit, "2. A. B. C & E", which permits a mobile home for the use a caretaker's/watchman residence. The owner(s) is operating a barbershop business from the site.

**ZONING BOARD RECOMMENDATION:** Consent Agenda, Approval 7-0

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#88/8/4-5 H.O. Williams, Jr./Preston S. Gibbs (7A)

**GENERAL LOCATION:** Astor area – Property lying S of SR 40 at its intersection with River Rd. (DR5-9787).

**REQUEST:** Voluntary revocation of a CUP in LM (Light Industrial) which permitted the placement of a mobile home for a caretaker's residence. The owner (Preston Gibbs) indicates that the mobile home has been removed from the premises and request revocation of the Conditional Use Permit.

**PUBLIC HEARING NO.:** CUP#519-4 Robert & Jane Sagraves/William Puckett (7B)

**GENERAL LOCATION:** Cassia area – 1/2 mile South of the South end of the intersection of Cassia Church Road and Tanner Lane, lying south of the road.

**REQUEST:** Voluntary revocation of a CUP in Agriculture for placement of a mobile home for use as a caretaker's residence incidental to the Agricultural housing facilities. (23.8 acres)

**PUBLIC HEARING NO.:** CUP#03/8/3-5 Adam Fishman/Myra Fishman (7C)

**GENERAL LOCATION:** Wekiva area – North side of Highway 44 near Seminole Springs, (Sections 2 and 4 / Township19S / Range 28E).

**REQUEST:** Voluntary revocation of a CUP in Agriculture for keeping of two (2) tigers (exotic animals). The owner request that the Conditional Use Permit (Ord#2003-76) be revoked since the property is being sold.

**PUBLIC HEARING NO.:** CUP#847-3 Paul Alexander/JoEllen Alexander (7D)

**GENERAL LOCATION:** Tavares area – From CR 561 proceed E on C-448 approximately 1/2 mile to property located on North side of C-448 where road and SCL, RR bear southeasterly.

**REQUEST:** Voluntary revocation of a CUP in Agriculture to allow use of a dwelling within a portion of a barn structure for Special Housing. The owner (JoEllen Alexander) request revocation of the CUP due to the property is listed for sale and the CUP is no longer needed. (14.8 +/- acres)

**PUBLIC HEARING NO.:** CUP#96/5/2-2 Barbara K. Hodges/Michael & Sharon Ryan (7E)

**GENERAL LOCATION:** South Lake County/Turnpike area – From the intersection of Turnpike Rd and Windjammer Rd, E on Windjammer Road to end to property lying N of road.

**REQUEST:** Voluntary revocation of a CUP (Ord#1996-53) in Agriculture for the operation of a small-scale dentist lab to be operated from an existing residence. The owners (Michael & Sharon Ryan) have no desire for the CUP and request revocation of the uses. (5 +/- acres)

**PUBLIC HEARING NO.:** CUP#05/1/1-2 Eugene & Pamela Fisher (7F)

**GENERAL LOCATION:** South of Clermont, proceeding south on CR 561 to approximately 1/2-mile south of Loghouse Rd to property on the right side of CR 561.

**REQUEST:** Voluntary revocation of a CUP (Ord.#2005-11) in Agriculture for operation of an equestrian training/riding facility. The owners are no longer in operation of the riding facility and request revocation of the Conditional Use Permit. (8.75 +/- acres)

**PUBLIC HEARING NO.:** CUP#96/8/1-2 Sheryl Meadows/Chris Bryan, Bryan Polly Inc. (7G)

**GENERAL LOCATION:** Clermont area – From the intersection of SR 50 and CR 565A (Montevista Road), proceed S on CR565A to South Side Drive, E on South Side Dr to end and property.

**REQUEST:** Voluntary revocation of a CUP in LM (Light Industrial) for the placement of a mobile home for use of a living quarters for a caretaker's/watchman's residence. The current owner (Chris Bryan) request revocation of the Conditional Use Permit (Ord#1996-72) being that the caretaker residence is no longer on the property. (2.5 +/- acres)

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**PUBLIC HEARING NO.:** CUP#92/10/1-1 (Richard & Jackie McCollum)/Jackie McCollum (7H)

**GENERAL LOCATION:** Fruitland Park area – From the intersection of Us 27/441 & C-466A; W on C-466A approx. 1 mile to Spring Lake Rd; N & W on Spring Lake Rd approx. 1/2 mile to property lying S of road.

**REQUEST:** Voluntary revocation of a CUP in Agriculture for the placement of a mobile home for the care of the infirm. The owner(s) are no longer in need of the mobile home nor the Conditional Use Permit. (5 +/- acres)

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**PUBLIC HEARING NO.:** CUP#94/2/2-2 George Brown (7I)

**GENERAL LOCATION:** Astatula area – From the intersection of C-48 & Ranch Rd, S on Ranch Rd approx. 1 mile to property lying S & W of Ranch Rd.

**REQUEST:** Voluntary revocation of a CUP in Agriculture for the placement of a mobile home for the care of the infirm. The owner request revocation of the Conditional Use Permit (Ord#1994-60), as he is no longer in need of the mobile home and is preparing it for sale. (5 +/- acres)

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**PUBLIC HEARING NO.:** CUP#00/1/3-3 Earl & Willie Wise/Kevin Douglas Pippin (7J)

**GENERAL LOCATION:** Lake Jem area – CR 561 to CR 448A to Opal Lane, right to last property on right.

**REQUEST:** Voluntary revocation of a CUP in Agriculture for placement of a mobile home for the care of an infirm relative. The owner (Kevin Pippin) request revocation of the Conditional Use Permit (Ord#2000-3) since the trailer has been removed from the premises. (6.15 +/- acres)

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**ZONING BOARD RECOMMENDATION:** Consent Agenda, Approval 7-0

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