

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
JULY 28, 2009
ZONING AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, July 1, 2009, in the County Commissioners Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for a mining site plan, 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, July 28, 2009**, 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
Mr. Jimmy Conner	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. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Mr. Melving Isaac, Planner, Division of Planning & Community Design
Ms. Mary Harris, Program Specialist, Division of Planning & Community Design Division
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
 JULY 1, 2009
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 JULY 28, 2009

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:

Staff-Initiated Revocation of Conditional Use Permits:

CUP#606-5	Roy Walker/PMCC, LLC (Postponed to 8/05/09)	1B
CUP#88/9/3-1	Henry Gonzales/Nancy Steinmetz	1C
CUP#89/2/5-3	Frank Richardson/James & Connie Elmore	1D
CUP#00/3/1-4	Donald & Donna Holter and Laura Ann Day	1E
CUP#00/9/3-4	M. David & K. Schwalb	1F
CUP#993-4	B&R Holland	1G
CUP#189-5	LH Schonauer (Postponed to 8/05/09)	1H
CUP#255-3 & CUP#255A-3	Robert Moyer	1I
CUP#303-3	William C. Errair	1J
CUP#416-2	W.J. Stevens/Mission Church	1K
CUP#728-5 & 728A-5	J. Whitaker and O.C. May	1L
CUP#126-5	Talmadge Etheredge	1M
ACUP#001-2004	Claudia & Earnest Fagin (Withdrawn)	1O
CUP#176-3	Campers' Inn of America/Frank & Mary Pellegrino	1P
CUP#288-1	Francis Durfree	1Q
CUP#07/8/1-5	Tail End Farms/Paul & Marnie Lewis	1R
CUP#831-3	Jeff Baker	1S
CUP#89/8/4-1	Jack & Rosemary Purdum	1T
CUP#87/5/1-4	Kathleen A. Waters (Revocation)	1N
CUP#09/7/3-5	Vantaggio Investment Group/Amy I. Velazquez Vantaggio Tower	2
CUP#09/7/1-5	M & J Groves, Inc./Margaret Stricklen Verizon Wireless/Laura Belflower, P.A. Verizon Wireless Tower	3
PH#56-08-2	Water Conserv II, RIB Site #10 (Withdrawn)	6
PH#57-08-2	Water Conserv II, RIB Site #1 (Withdrawn)	7

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JULY 1, 2009
AND
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JULY 28, 2009

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REGULAR AGENDA:

CUP#580-2	Cantwell & Hilliard (Revocation)	1A
CUP#09/7/3-3	Peer Ali Zafarali, LLC/Liyahkaat Altaf Zafarali Peer's Meat/Slaughterhouse	4
MSP#09/7/2-5	Dan Cordle/Steven J. Richey, Esq. Professional Dirt Services	5

CODE ENFORCEMENT
STAFF-INITIATED REVOCATION

CONDITIONAL USE PERMITS



LAKE COUNTY ZONING BOARD
July 1, 2009

LAKE COUNTY
FLORIDA

BOARD OF COUNTY COMMISSIONERS
July 28, 2009

STAFF-INITIATED REVOCATION

AGENDA ITEM: #1

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 of the conditions as set forth in the Conditional Use Permits.

From these inspections, it was noted that the uses permitted for these Conditional Use Permits either are no longer required, have 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 revocations of the Conditional Use Permits as indicated.

PUBLIC HEARING NO.: CUP#580-2 (Cantwell & Hilliard) (A)

GENERAL LOCATION: 8250 No. Two Rd, Yalaha, S of Number Two Rd, directly adjacent from Bloomfield Ave. (AK#1209196)

REQUEST: Revocation of the CUP which permitted a mobile home in Agriculture for use as a caretaker's residence.

PUBLIC HEARING NO.: CUP#606-5 (Roy Walker/PMCC, LLC) (**Postponed to 8/05/09**) (B)

GENERAL LOCATION: 1900 Pine Meadows Golf Course Rd, Eustis, Dona Vista area, the intersection of SR 19 and CR 44. (AK#1408041, 1218916)

REQUEST: Revocation of CUP in R-6 (Urban Residential) which permitted use of the site for a clubhouse and golf course facilities with amenities.

PUBLIC HEARING NO.: CUP#88/9/3-1 (Henry Gonzales/Nancy Steinmetz) (C)

GENERAL LOCATION: 3718 Lake Griffin Rd, Lady Lake, Lake Griffin Rd, and Gray's Airport Rd., proceed W on Lake Griffin Rd approx. ¼ mile to property lying S of the road. (AK#1698499)

REQUEST: Revocation of CUP in Agriculture which permitted parking of seaplanes.

PUBLIC HEARING NO.: CUP#89/2/5-3 (Frank Richardson/James & Connie Elmore) (D)

GENERAL LOCATION: 14604 John's Lake Rd, Clermont, SR 50 and Hancock Rd, S on Hancock Rd, to property lying N of the road. (AK#1678587)

REQUEST: Revocation of CUP which permitted placement of a mobile home for the care of the infirm in Agriculture.

PUBLIC HEARING NO.: CUP#00/3/1-4 (Donald & Donna Holter and Laura Ann Day) (E)

GENERAL LOCATION: 37010 CR 439, Eustis, intersection of CR 44A and CR 439, approx. 1 mile N to property on the east side of road. (AK#1783810)

REQUEST: Revocation of CUP for a slaughterhouse in Agriculture.

- PUBLIC HEARING NO.:** CUP#00/9/3-4 (M. David & K. Schwalb) (F)
GENERAL LOCATION: 23327 E SR 44, Eustis, SR 44 on E side of William Lane.
(AK#1444161)
REQUEST: Revocation of CUP for horse boarding and training facility in Agriculture.
- PUBLIC HEARING NO.:** CUP#993-4 (B&R Holland) (G)
GENERAL LOCATION: 20743 Future Farm Rd, Eustis, intersection of Britt Rd and
SR 44, S of Britt Rd. (AK#1443831)
REQUEST: Revocation of CUP in Agriculture for condominium greenhouses.
- PUBLIC HEARING NO.:** CUP#189-5 (LH Schonauer) (**Postponed to 8/05/09**) (H)
GENERAL LOCATION: 32651 CR 473, Leesburg, property lying W of CR 473
and n of US Hwy 441. (AK#1301335)
REQUEST: Revocation of CUP for the use of a mobile home in Agriculture.
- PUBLIC HEARING NO.:** CUP#255-3 and CUP#255A-3 (Robert Moyer) (I)
GENERAL LOCATION: 20334 Church Hill Smith Lane, Mt Dora, property located N
of Lake Jem adjacent to Lake Beauclaire and Lake Carlton. (AK#1695155, 1391351)
REQUEST: Revocation of CUP in Agriculture for an adult congregate living facility.
The property is zoned CFD (Community Facility District) for the permitted use and the
CUP is no longer required.
- PUBLIC HEARING NO.:** CUP#303-3 (William C. Errair) (J)
GENERAL LOCATION: 15429 Old US Hwy 441, Tavares, property lying N of Old
US Hwy 441 between Merry Rd and Lakeview Ave. (AK#1403979)
REQUEST: Revocation of CUP in Light Industrial which permitted two mobile homes
as single-family residences. A CUP is no longer required.
- PUBLIC HEARING NO.:** CUP#416-2 (W.J. Stevens/Mission Church) (K)
GENERAL LOCATION: 8702 Guava St, Yalaha, property lying N of Guava St, E'ly
of the railroad track. (AK#1241880)
REQUEST: Revocation of a CUP in Agriculture for construction of a church. Property is zoned
Community Facility District (CFD) for the permitted use and the CUP is no longer required.
- PUBLIC HEARING NO.:** CUP#728-5 and 728A-5 (J. Whitaker and O.C. May) (L)
GENERAL LOCATION: 9 May Rd, Leesburg, property lying at NW corner of May
Rd and Sunset Dr. (AK#3548787, 3548779, 3548736, 3548752)
REQUEST: Revocation of the CUP permitting the use for housing facilities for
migrant workers in Agriculture.
- PUBLIC HEARING NO.:** CUP#126-5 (Talmadge Etheredge) (M)
GENERAL LOCATION: Bonfire Fishing Resort/Known as Bonfire Mobile Home Village,
residing at the SE'ly intersection of CR 473 and CR 44, Leesburg. (AK#3520696)
REQUEST: Revocation of a CUP for fishing resort. The use of the site no longer exists.
- PUBLIC HEARING NO.:** CUP#87/5/1-4 (Kathleen A. Waters) (N)
GENERAL LOCATION: 34800 CR 437N, Eustis, property on the E side of CR 437,
N of the intersection with SR 44. (AK#1711053)
REQUEST: Revocation of a CUP in Agriculture for placement of a mobile home for
use as a caretaker's residence.

PUBLIC HEARING NO.: ACUP#001-2004 (Claudia & Earnest Fagin) **(Withdrawn)** (O)

GENERAL LOCATION: 17708 CR 455, Montverde, lying NE'ly of the intersection of CR 455 and Fosgate Rd, N of CR 455. (AK#3814410).

REQUEST: Revocation of a CUP in Agriculture for placement of a mobile home for the care of the infirm.

PUBLIC HEARING NO.: CUP#176-3 (Campers' Inn of America/Frank & Mary Pellegrino) (P)

GENERAL LOCATION: 10301 US Hwy 27, Clermont, lying W of Us Hwy 27, S of The Vistas. (AK#1692865)

REQUEST: Revocation of a CUP in Rural Residential for a travel trailer park & campground.

PUBLIC HEARING NO.: CUP#288-1 (Francis Durfree) (Q)

GENERAL LOCATION: Fruitland Park, lying N of South Gray's Airport Rd and E of Skycrest Blvd. (AK#1285020)

REQUEST: Revocation of CUP permitted for sand excavation activity on property now annexed into the City of Fruitland Park.

PUBLIC HEARING NO.: CUP#07/8/1-5 (Tail End Farms/Paul & Marnie Lewis) (R)

GENERAL LOCATION: Eustis, property on the east side of CR 439, N of CR 44A. (AK#3861884)

REQUEST: Revocation of a CUP in Agriculture for a pet resort and spa.

PUBLIC HEARING NO.: CUP#831-3 (Jeff Baker) (S)

GENERAL LOCATION: 29016 Old Mill Rd., Tavares, property lying N of Lenze Dr and NW'ly of Shirley Shores Rd. (AK#2690356)

REQUEST: Revocation of a CUP in Rural Residential which granted private roads to be paved to County standards in the Old Mill Run Subdivision.

PUBLIC HEARING NO.: CUP#89/8/4-1 (Jack & Rosemary Purdum) (T)

GENERAL LOCATION: 8618 North Silver Lake Rd, Leesburg, property lies S of N Silver Lake Rd and W of Silver Lake Dr, SE'ly of CR 44. (AK#1273927)

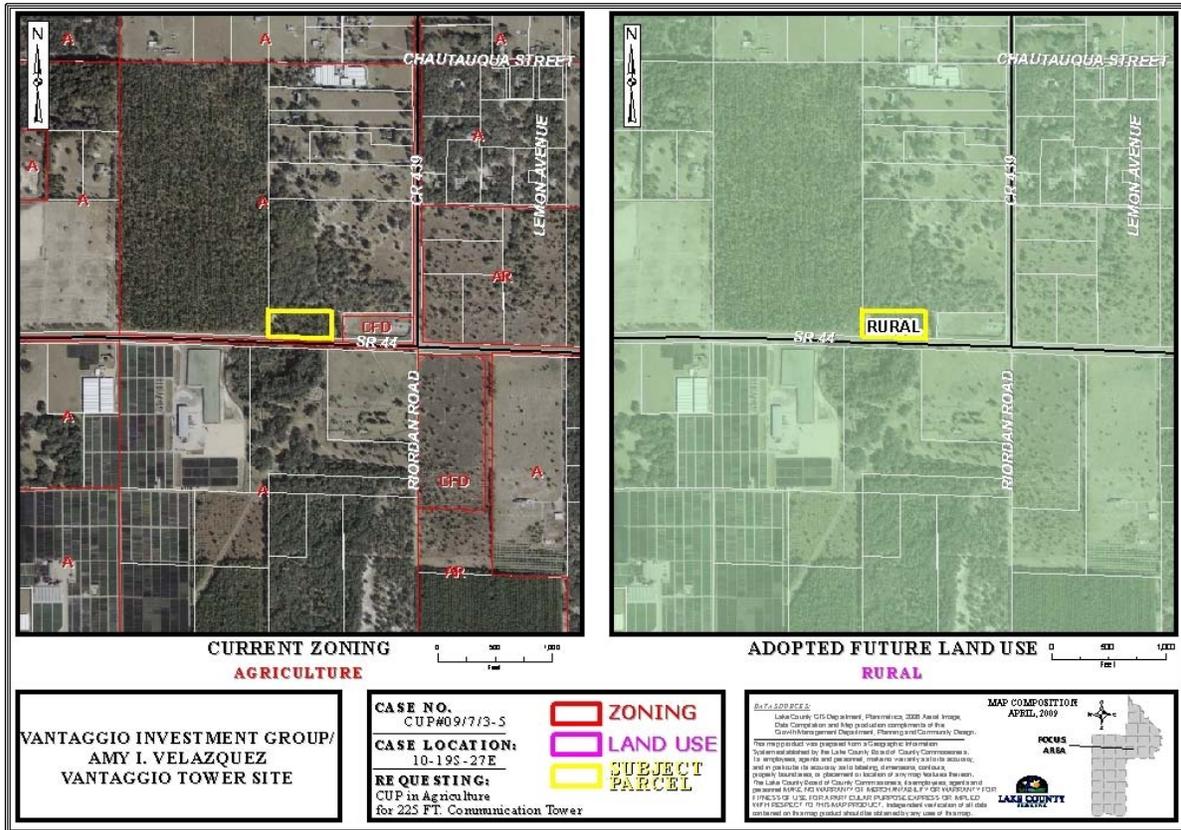
REQUEST: Revocation of a CUP in Rural Residential which permitted operation of a sand pit.

WRITTEN COMMENTS FILED: **SUPPORT:** -0- **OPPOSITION:** -0-

ZONING BOARD RECOMMENDATION: Approval, 6-0

CASE NO: CUP#09/7/3-5
 AGENDA NO: 2
 OWNER: Vantaggio Investment Group
 APPLICANT: Amy I. Velazquez
 PROJECT NAME: Vantaggio Tower

GENERAL LOCATION: East Eustis area on the north side of SR 44 approximately 750 feet east of the intersection of SR 44 & CR 439. Alternate Key No. 1098394



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District to permit the construction of a 225-foot monopole telecommunication tower.

SIZE OF PARCEL: 3 +/- acres

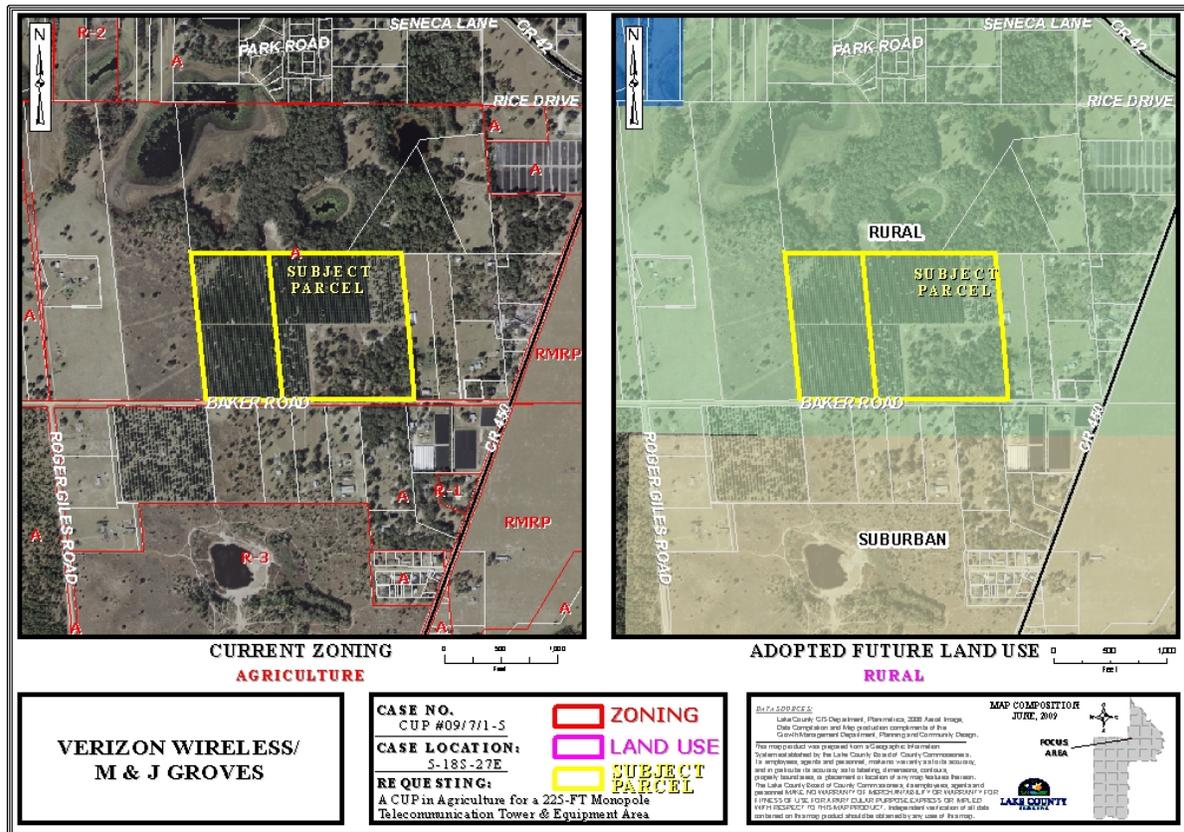
FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0

CASE NO: CUP#09/7/1-5
 AGENDA NO: 3
 OWNER: M & J Groves, Inc./Margaret Stricklen
 APPLICANT: Verizon Wireless/Laura Belflower, P.A.
 PROJECT NAME: Verizon Wireless Tower

GENERAL LOCATION: East Umatilla area on the north side of Baker Road, west of CR 450. Alternate Key Nos. 1066271 and 1412650



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit in the Agriculture (A) Zoning District to permit the construction of a 231-foot monopole telecommunications tower with associated apparatus and equipment.

SIZE OF PARCEL: 55-acre parent tract (.23 +/- acre compound)

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0

CASE NO: CUP#09/7/3-3

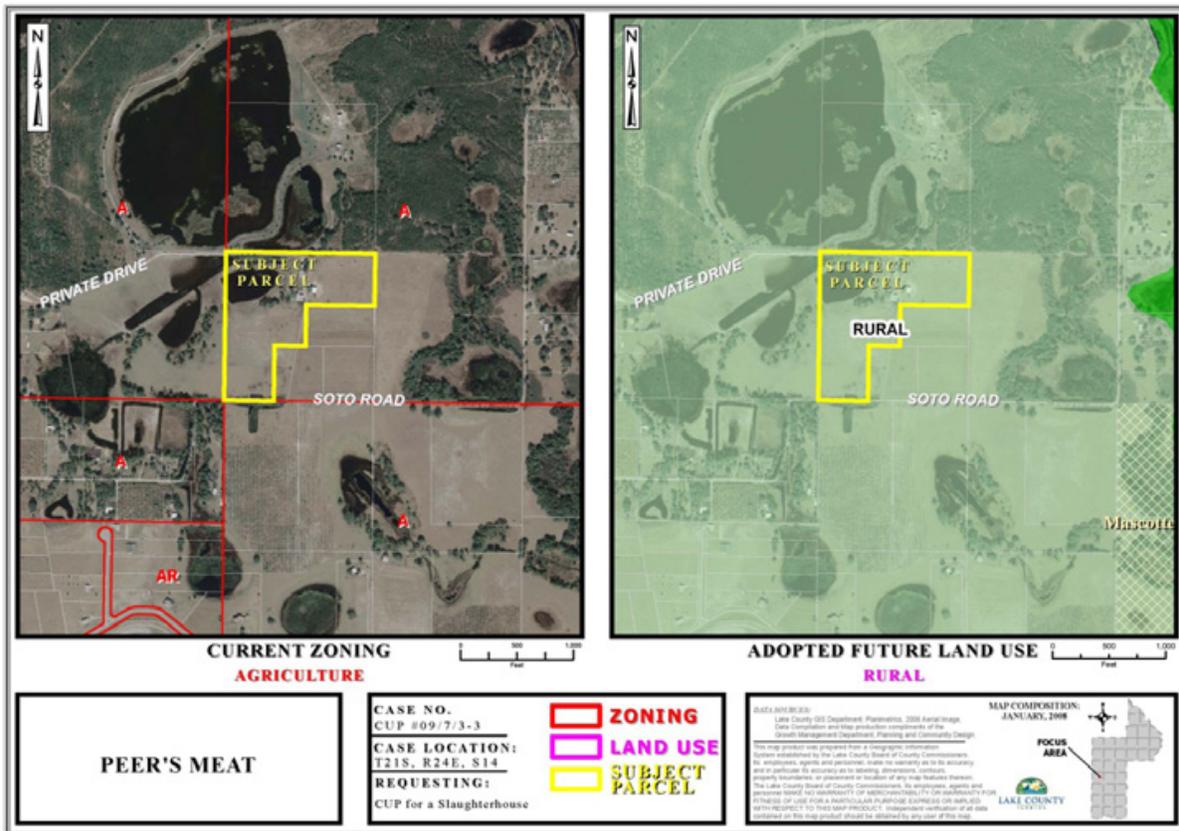
AGENDA NO: 4

OWNER: Peer Ali Zafarali, LLC

APPLICANT: Liyyahkaat Altaf Zafarali

PROJECT NAME: Peer's Meat/Slaughterhouse

GENERAL LOCATION: North Mascotte area – East of CR 33. Alternate Key No 1775680



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit in the Agriculture Zoning District to allow for a slaughterhouse operation.

SIZE OF PARCEL: 24.93 +/- acres

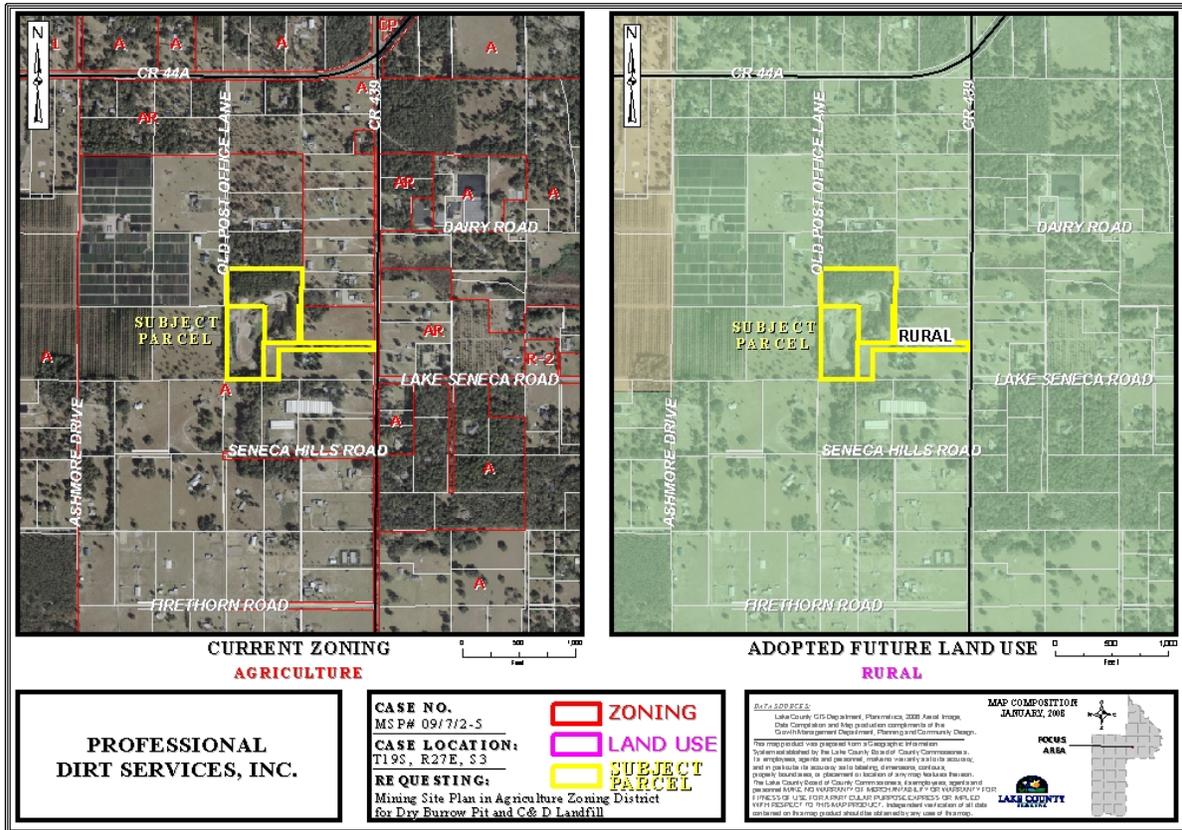
FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Regular Agenda, Denial, 6-0

CASE NO: MSP#09/7/2-5
 AGENDA NO: 5
 OWNER: Dan Cordle
 APPLICANT: Steven J. Richey, Esq.
 PROJECT NAME: Professional Dirt Service

GENERAL LOCATION: West of CR 439 and South of CR 44-A. Alternate Key Nos. 2698365, 1071062, 1123127



REQUESTED ACTION: The Applicant is requesting approval for the conditional use of an existing construction and demolition debris landfill and approval of a Mining Site Plan for sand and fill mining activity in the Agriculture Zoning District.

SIZE OF PARCEL: 13.73 +/- acres

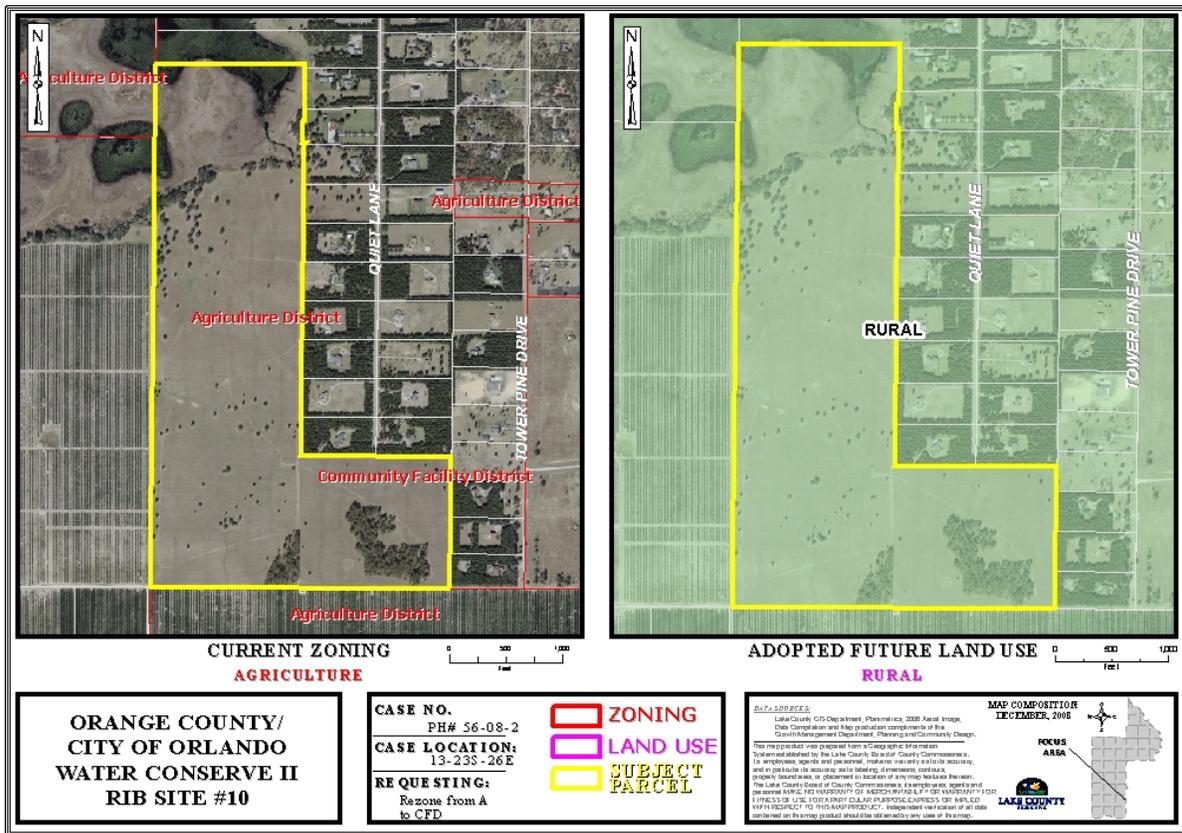
FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, 5-1

CASE NO: PH#56-08-2 (Withdrawn)
 AGENDA NO: 6
 OWNERS: Orange County & City of Orlando
 APPLICANT: Douglas Pickell, P.E., PB Americas, Inc.
 PROJECT NAME: Water Conserve II (RIB Site #10)

GENERAL LOCATION: Southeast Lake County, east of Five Mile Rd. Alternate Key No. 1117879



REQUESTED ACTION: Rezone approximately 175.61 acres from Agriculture (A) to Community Facility District (CFD) to accommodate construction of rapid infiltration basins for the Orange County/City of Orlando Water Conserve II project.

SIZE OF PARCEL: 175.61 +/- acres

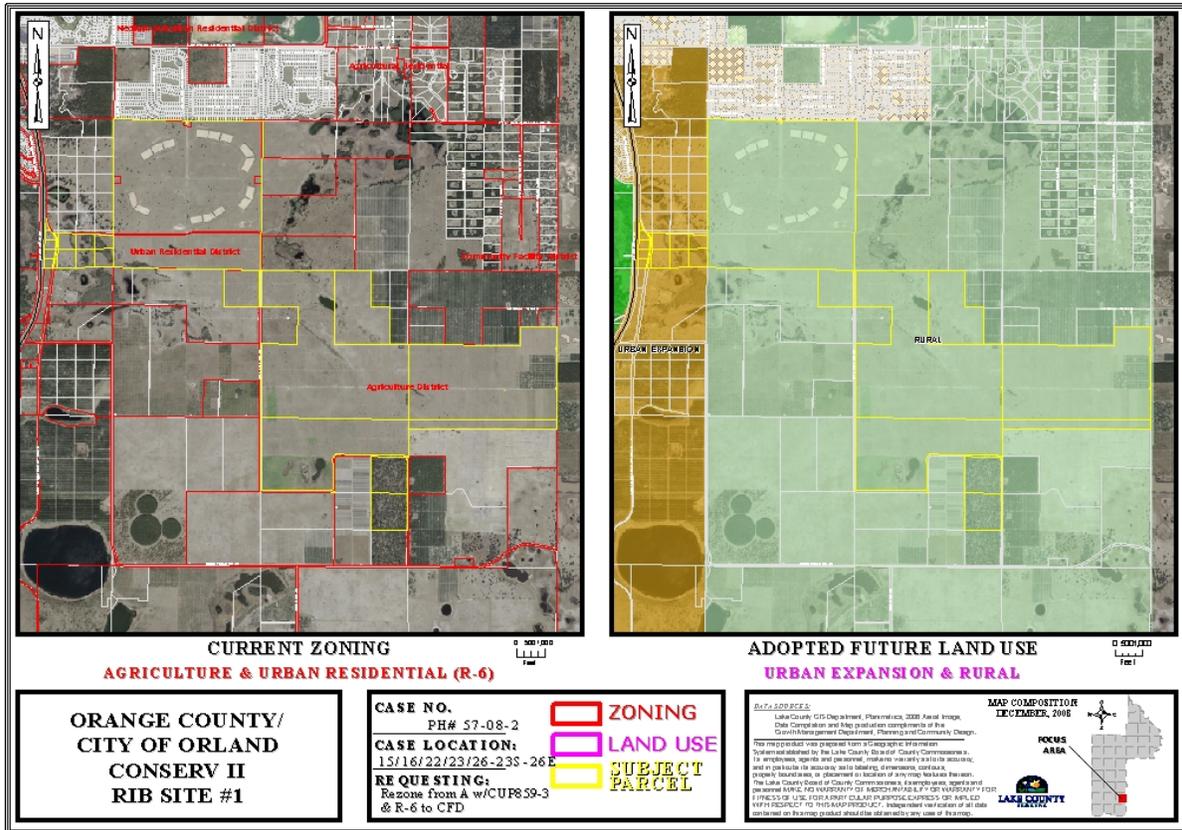
FUTURE LAND USE: Rural

ZONING BOARD RECOMMENDATION: Regular Agenda, Denial citing collective comments regarding the need for additional information or the lack thereof, 5-0 (4/01/09)

PAST BCC RECOMMENDATION: Continued to 7/28/09 (4/28/09)

CASE NO: PH#57-08-2 (Withdrawn)
AGENDA NO: 7
OWNERS: Orange County & City of Orlando
APPLICANT: Douglas Pickell, P.E., PB Americas, Inc.
PROJECT NAME: Org. Co. & City of Orlando (RIB Site #1)

GENERAL LOCATION: Southeast Lake County, east and west of Five Mile Rd. Alternate Key Nos. 3771728, 1028442, 1028469, 3781300, 1028485, 1029180, 1017335, 1594561, 1117887, 1594588



REQUESTED ACTION: Rezone approximately 1,515.53 acres from Community Facility District (CFD), Urban Residential District (R-6), Agriculture (A) with CUP (#859-3) zoning districts to CFD zoning (in its entirety) and revoke CUP #859-3 for the purpose of constructing Rapid Infiltration Basins (RIBs) for Orange County/City of Orlando Water Conserve II project

SIZE OF PARCEL: 1,515.53 +/-acres

FUTURE LAND USE: Rural and Urban Expansion

ZONING BOARD RECOMMENDATION: Regular Agenda, Denial citing collective comments regarding the need for additional information or the lack thereof, 5-0 (4/01/09)

PAST BCC RECOMMENDATION: Continued to 7/28/09 (4/28/09)