



# BOARD OF COUNTY COMMISSIONERS

## MEETING INFORMATION

### Location & Time

Lake County Commission  
Chambers  
2<sup>nd</sup> Floor, County  
Administration Building  
315 West Main Street  
Tavares, FL 32778-7800  
**9:00 a.m.**

### Zoning Board Members

Paul Bryan, Chairman  
(District 5)

Timothy Morris, Vice  
Chairman (District 1)

Vacant (District 2)

Vacant (District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board  
Representative

Kasey Kesselring, At-Large  
Representative

John Childers, Ex-Officio,  
Non-Voting Military  
Representative

## AGENDA ■ AUGUST 23, 2011

The Lake County Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing at 9:00 a.m., or soon thereafter, on Tuesday, August 23, 2011 in the location specified.

### 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

### County Staff

Darren S. Gray, County Manager  
David Heath, AICP, Deputy County Manager  
Sanford A. Minkoff, County Attorney  
Erin Hartigan, Assistant County Attorney

### Growth Management Department Staff

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

**For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email [planning@lakecountyfl.gov](mailto:planning@lakecountyfl.gov).**

LAKE COUNTY ZONING BOARD  
 August 3, 2011  
 AND  
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
 August 23, 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.**

**REGULAR AGENDA:**

CUP #11/6/1-3	Frank D. Scott, III/ Timothy Talbot Long and Scott Farms Biosolids Facility	1
PH #13-11-3	Peggy E. Reithel/Kenneth Olmstead Olmstead Rezoning	2
CUP #10/4/2-2	Hang Ju and Yuon Sup Chon Dr. Chon Springwater Project	3
PH #11-11-2	BFG Lakeshore LTD, Jeffrey B. Fuqua/ BFG Lakeshore LTD, James H. Fant Hartle Grove PUD Amendment	4
CUP #11/3/1-3	Susan & Robert Denis/Kenneth R. "Ted" Wicks Stanley Pond Farm	5
PH #11-09-2	Eagles Landing at Ocoee, LLC/ Eagles Landing at Ocoee, LLC, Rohland "Randy" June Lake Apopka Sound PUD rezoning amendment	6

**CASE NO:** CUP #11/6/1-3

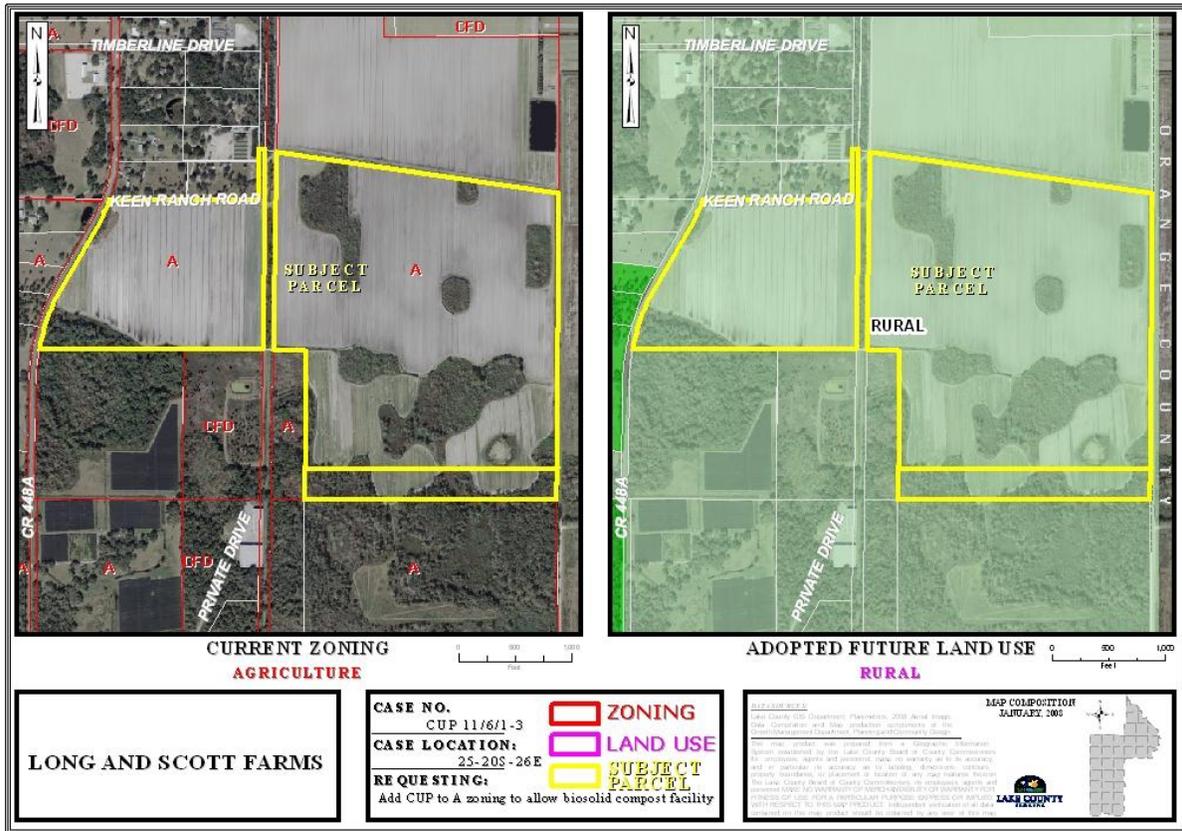
**AGENDA NO:** 1

**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

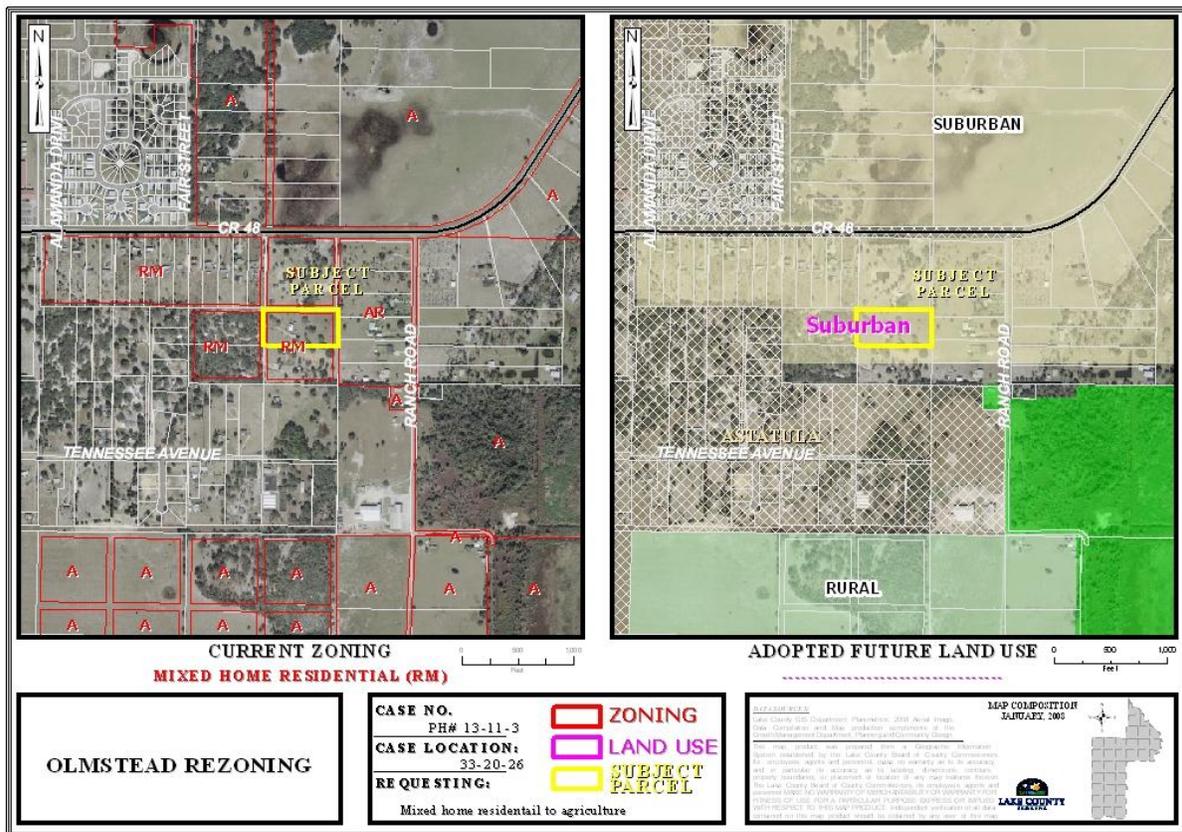
**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request for a Conditional Use Permit, subject to the conditions as set forth in the attached Ordinance.

**ZONING BOARD RECOMMENDATION:** The Zoning Board recommends **DENIAL**, voting 3 - 2 against the proposed CUP.

**CASE NO:** PH #13-11-3  
**AGENDA NO:** 2  
**OWNER:** Peggy E. Reithel  
**APPLICANT:** Kenneth Olmstead  
**PROJECT NAME:** Olmstead Rezoning

**GENERAL LOCATION:** 24832 John Sutton Lane. Astatula area, South of SR 48 and East of CR 561. AK #3256701 (S33/T200S/R26E).



**REQUESTED ACTION:** Rezone property from Mixed Home Residential (RM) to Agriculture (A) for the purpose of constructing a plant nursery with greenhouse.

**SIZE OF PARCEL:** 5+/- acres

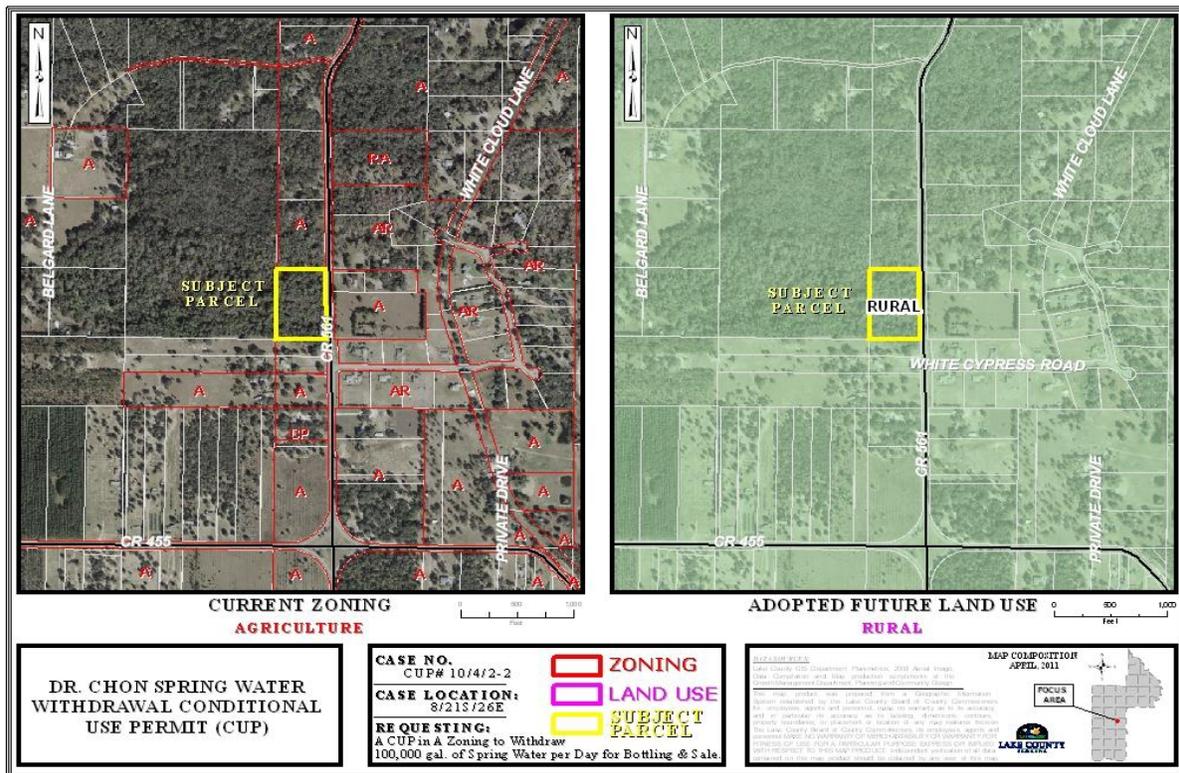
**FUTURE LAND USE:** Suburban

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL**, based on findings of facts, to rezone the 5-acre property from Mixed Home Residential (RM) to Agriculture (A).

**ZONING BOARD RECOMMENDATION:** Zoning Board recommended **DENIAL** with a 5 - 0 vote.

**CASE NO:** CUP #10/4/2-2  
**AGENDA NO:** 3  
**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, along the west side of CR 561, 2.5 miles south of CR 48. AK #1508380 (S8/T21S/R26E).



**REQUESTED ACTION:** The Applicant is requesting a Conditional Use Permit (CUP) within the Agriculture (A) Zoning District to permit the extraction of water (up to 100,000 gpd average) from an existing four (4) inch well; the water is to be transported off-site to a bottled-water processing facility.

**SIZE OF PARCEL:** 6 +/- acres

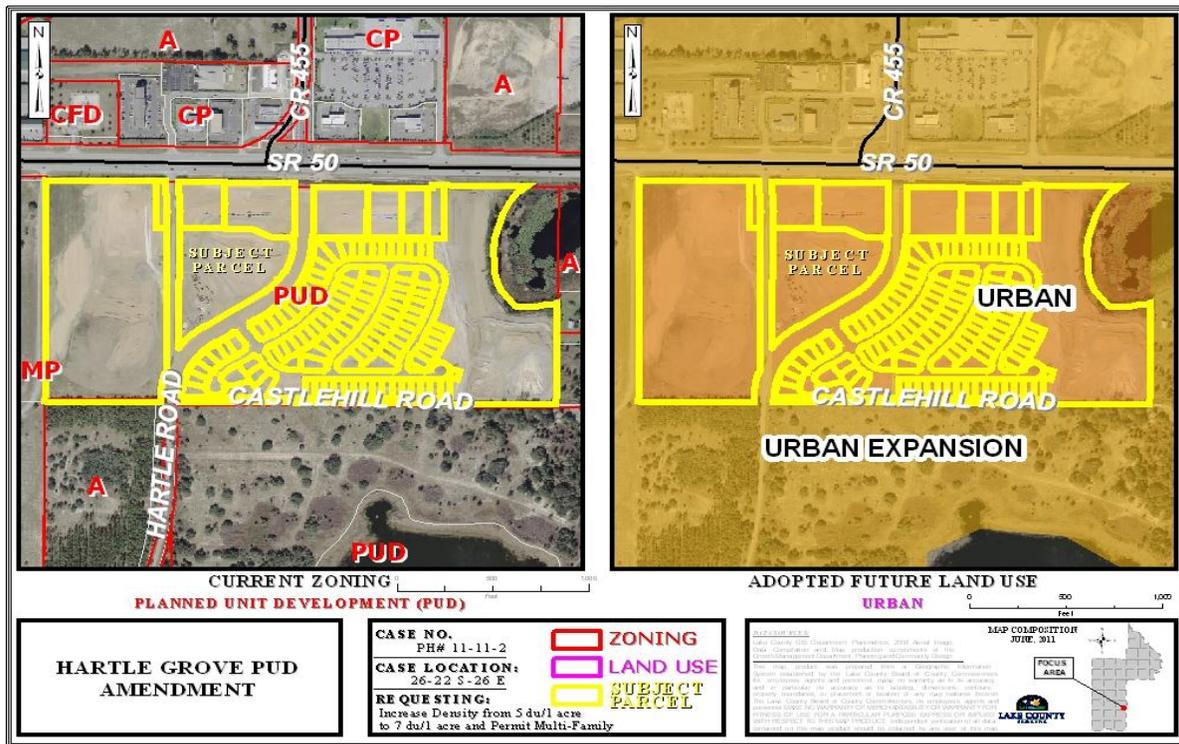
**FUTURE LAND USE:** Rural

**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.

**ZONING BOARD RECOMMENDATION:** The Zoning Board determined there was no significant change in circumstances from the three (3) previous CUP applications and recommended **4 – 1 to not hear the case**, based on *Res Judicata*.

**CASE NO:** PH #11-11-2  
**AGENDA NO:** 4  
**OWNER:** BFG Lakeshore LTD/Jeffrey B. Fuqua  
**APPLICANT:** BFG Lakeshore LTD/James H. Fant  
**PROJECT NAME:** Hartle Grove PUD Amendment

**GENERAL LOCATION:** Clermont area; along the east and west side of Hartle Road, south of SR 50.  
 AK #'s: 3827131, 2545551, 3870703, & 3827132 (S25&36/T21S/R25E).



**REQUESTED ACTION:** Amend Ordinance #2009-4 to allow a mixed use development consisting of single-family residential, town homes, multi-family residential, and commercial uses on approximately 69 acres which increases the number of dwelling units from 325 dwellings (5du/ac) to 483 dwellings (7 du/ac).

**SIZE OF PARCEL:** 69 +/- acres

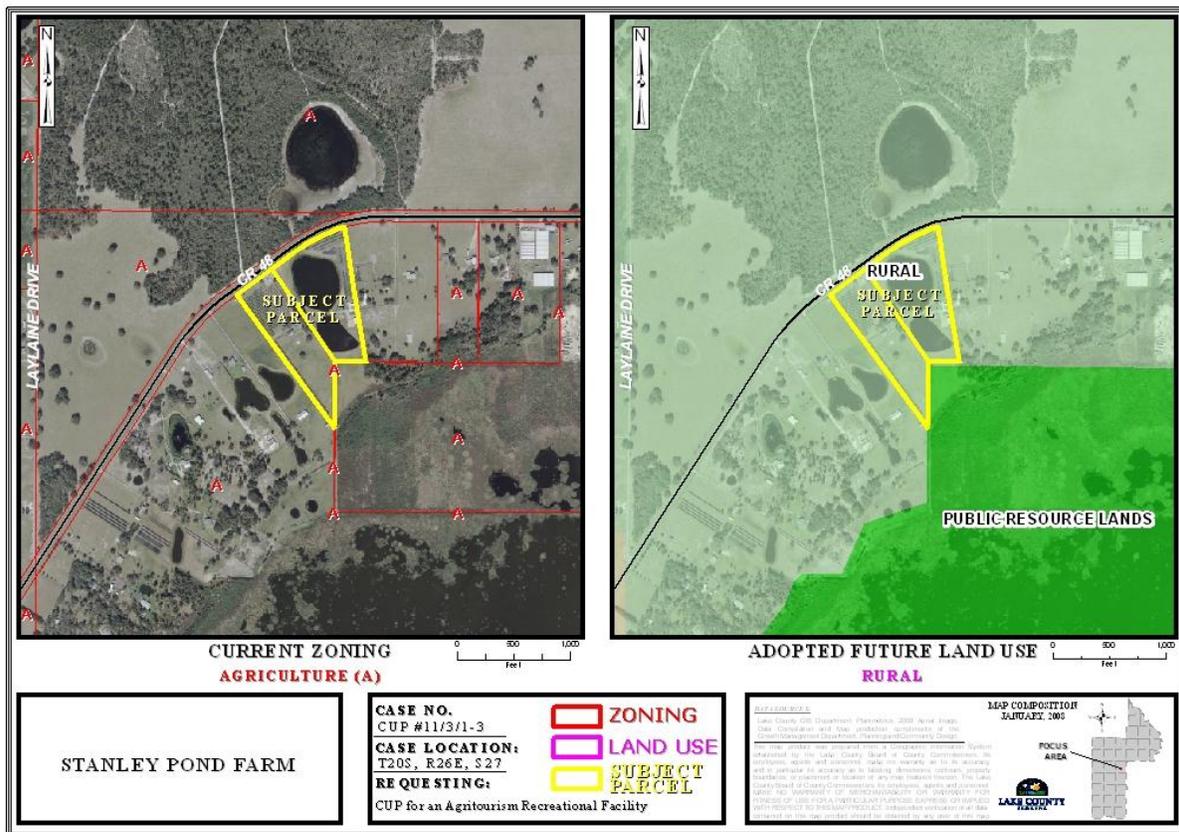
**FUTURE LAND USE:** Urban

**STAFF RECOMMENDATION:** Staff finds the proposed rezoning request consistent with the Comprehensive Plan and Land Development Regulations as specified in the analysis below and the Findings of Fact; therefore, staff recommends **APPROVAL** with conditions, as specified in the proposed ordinance.

**ZONING BOARD RECOMMENDATION:** The Zoning Board recommended **APPROVAL (5 – 0)** with conditions, as specified in the proposed ordinance.

**CASE NO:** CUP #11/3/1-3  
**AGENDA NO:** 5  
**OWNER:** Susan & Robert Denis  
**APPLICANT:** Kenneth R. "Ted" Wicks  
**PROJECT NAME:** Stanley Pond Farm

**GENERAL LOCATION:** Astatula area, South of CR 48, 2 miles east from the CR 48/CR 561 intersection.  
 AK #s: 2915463 & 2873892 (S27/T20S/R26E).



**REQUESTED ACTION:** The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District to allow agritourism functions including horticulture, aquaculture, animal husbandry, recreational activities, educational tours, training and meetings.

**SIZE OF PARCEL:** 23 +/- acres

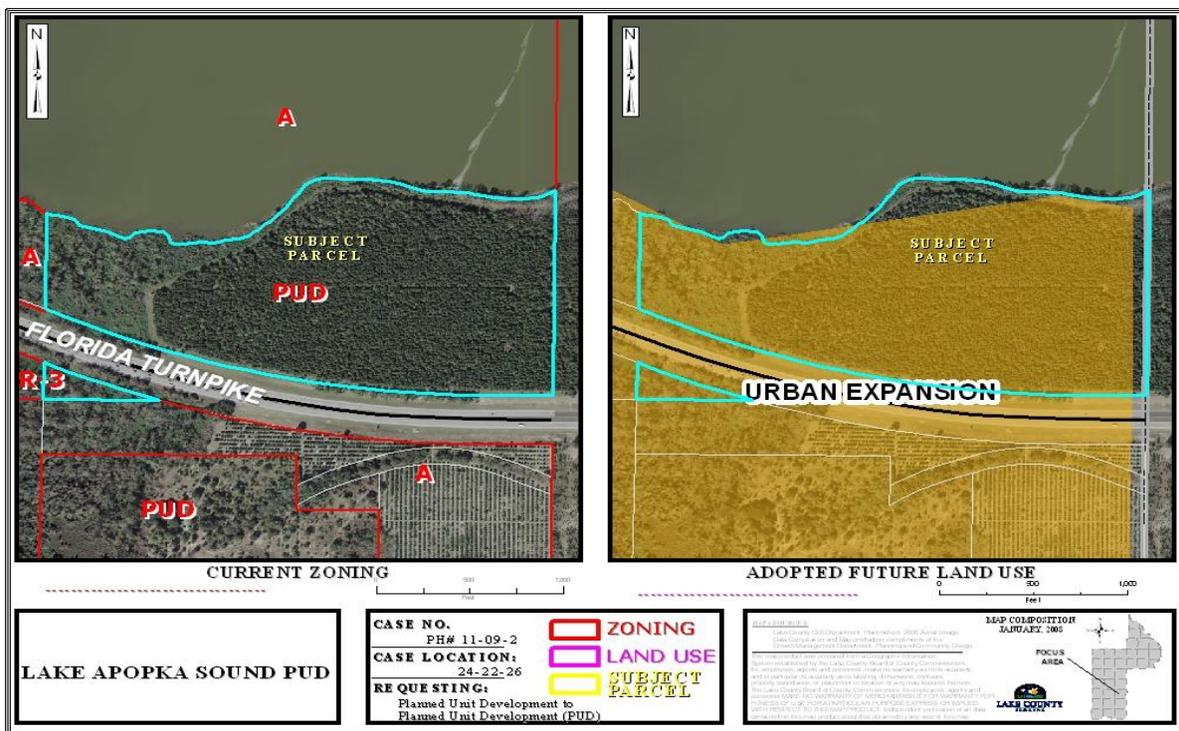
**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request for a Conditional Use Permit, subject to the conditions as set forth in the attached Ordinance.

**ZONING BOARD RECOMMENDATION:** The Zoning Board recommended **APPROVAL (5 – 0)** with conditions, as amended.

**CASE NO:** PH #11-09-2  
**AGENDA NO:** 6  
**OWNER:** Eagles Landing at Ocoee, LLC  
**APPLICANT:** Eagles Landing at Ocoee, LLC, Rohland "Randy" June  
**PROJECT NAME:** Lake Apopka Sound PUD rezoning amendment

**GENERAL LOCATION:** North of Florida Turnpike, along the Lake County/Orange County line.  
 AK #1037361 (S24/T22S/R26E).



**REQUESTED ACTION:** Amend PUD Ordinance #2005-89 to remove the age restriction condition and to reduce the number of dwelling units from 119 to 102.

**SIZE OF PARCEL:** 59.73 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF RECOMMENDATION:** Based on the Findings of Fact and acceptance of the Memorandum of Understanding (MOU) by Lake County and Orange County, Staff recommends **APPROVAL** of the rezoning amendment to remove the "age restricted" condition for 102 residential lots and replace Ordinance #2005-89 with a new ordinance, containing conditions.

**ZONING BOARD RECOMMENDATION:** The Zoning Board recommended **APPROVAL (5 – 0)** with conditions, as specified in the proposed ordinance.