

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
ZONING AGENDA  
JUNE 1, 2010**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, May 5, 2010 in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning 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 1, 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  
MAY 5, 2010  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
JUNE 1, 2010

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:**

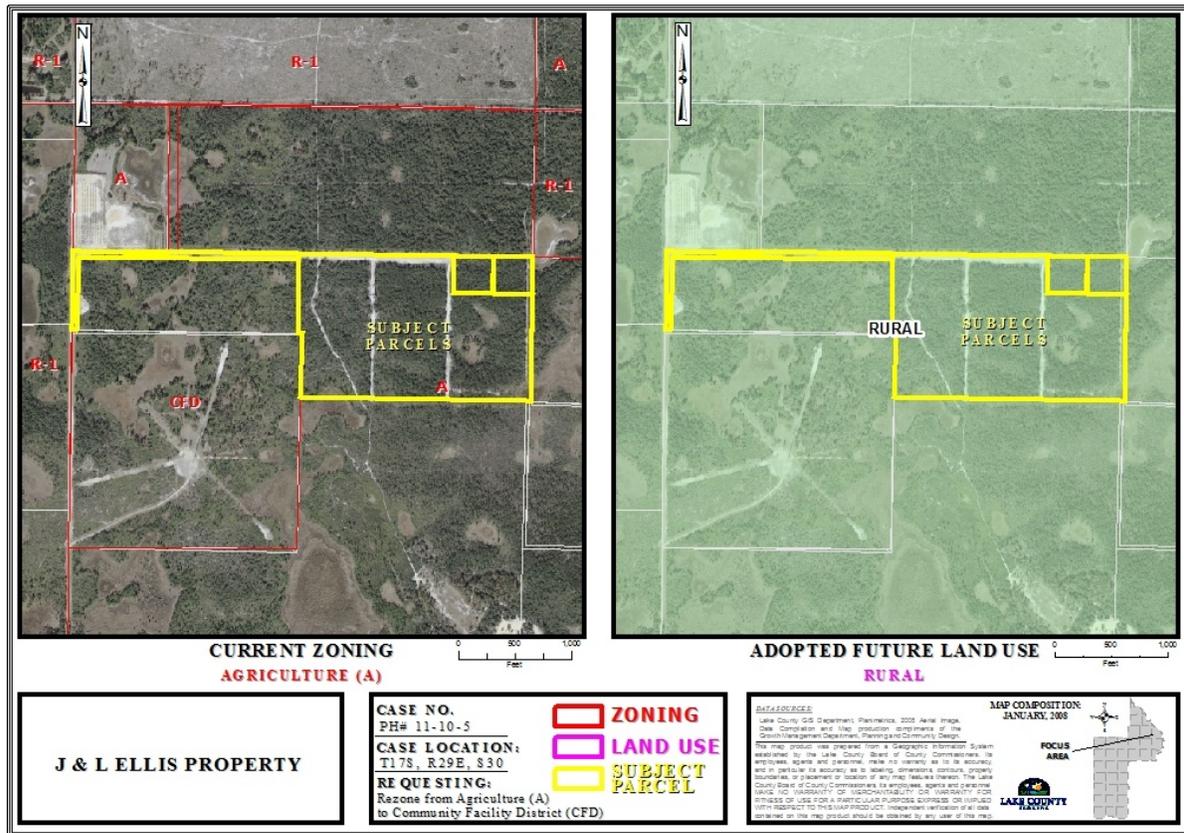
PH#11-10-5	Lake County Board of County Commissioners Wendy Breeden, Director of Public Resources, on behalf of Lake County/J & L Ellis Property (Conservation Area)	1
PH#12-10-2	Royal Equestrian Development, Inc./Lake County Planning & Community Design/Royal Equestrian Ranch Club	2
PH#10-10-5	Lake County Board of County Commissioners Parks and Recreation Division (Wendy Breeden) Akron Meadows	3
CUP Revocations		
CUP#909-2	J. & N. Frederick	5A
CUP#953-4	C. Bodiford	5B
CUP#889-4	J. Hennis & P. Harper	5C

**REGULAR AGENDA:**

PH#2-10-3	Floribra USA, Inc./Jim Hall, AICP (VHB Inc.) Windmill 27 PUD	4
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CASE NO: PH#11-10-5  
 AGENDA NO: 1  
 OWNER: Lake County Board of County Commissioners  
 APPLICANT: Wendy Breeden, Director of Public Resources, on behalf of Lake County  
 PROJECT NAME: J & L Ellis Property (Conservation Area)

GENERAL LOCATION: Southwest of CR 42 and SR 44 intersection, east of Redlands Drive/Alternate Key Nos. 1314437, 1314429, 3633598 and 1314445 (S30/T17S/R29E)



REQUESTED ACTION: Rezone the subject property from Agriculture (A) to Community Facility District (CFD) to allow conservation and passive recreational uses

SIZE OF PARCEL: 63.15 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval/6-0

CASE NO: PH#12-10-2

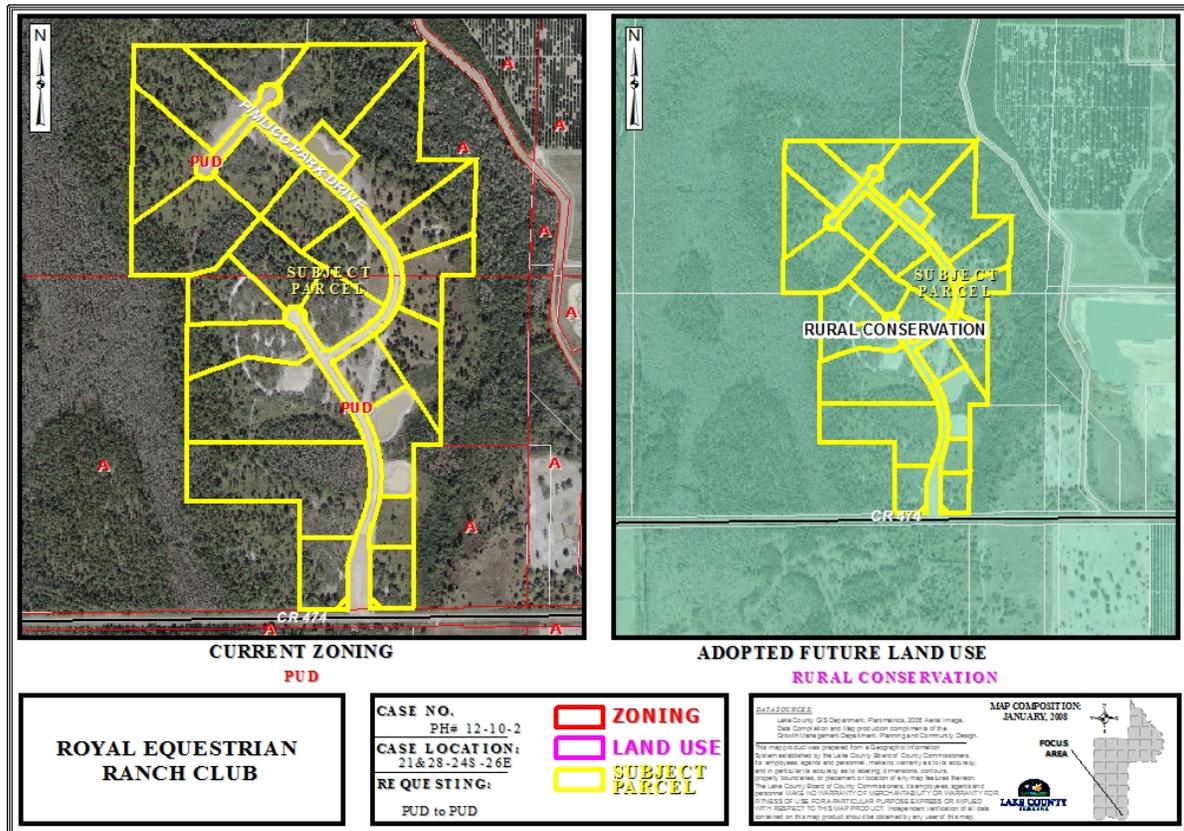
AGENDA NO: 2

OWNER: Royal Equestrian Development, Inc.

APPLICANT: Lake County Planning & Community Design

PROJECT NAME: Royal Equestrian Ranch Club

GENERAL LOCATION: South Lake County area - CR 474, west of US 27/Alternate Key Nos.: 3866690, 3866691, 3866692, 3866693, 3866694, 3866695, 3866696, 3866697, 3866698, 3866699, 3866700, 3866701, 3866702, 3866703, 3866704, 3866705, 3866706, 3866707, 3866708, 3866709, 3866710, 3866711 (S21&28/T24S/R26E)



REQUESTED ACTION: Amend Ordinance #63-90 to add maximum impervious surface language as required by the Stipulated Settlement Agreement between the Department of Community Affairs, Royal Equestrian Development, Inc. and Lake County dated October 8, 2009

SIZE OF PARCEL: 110+/- acres

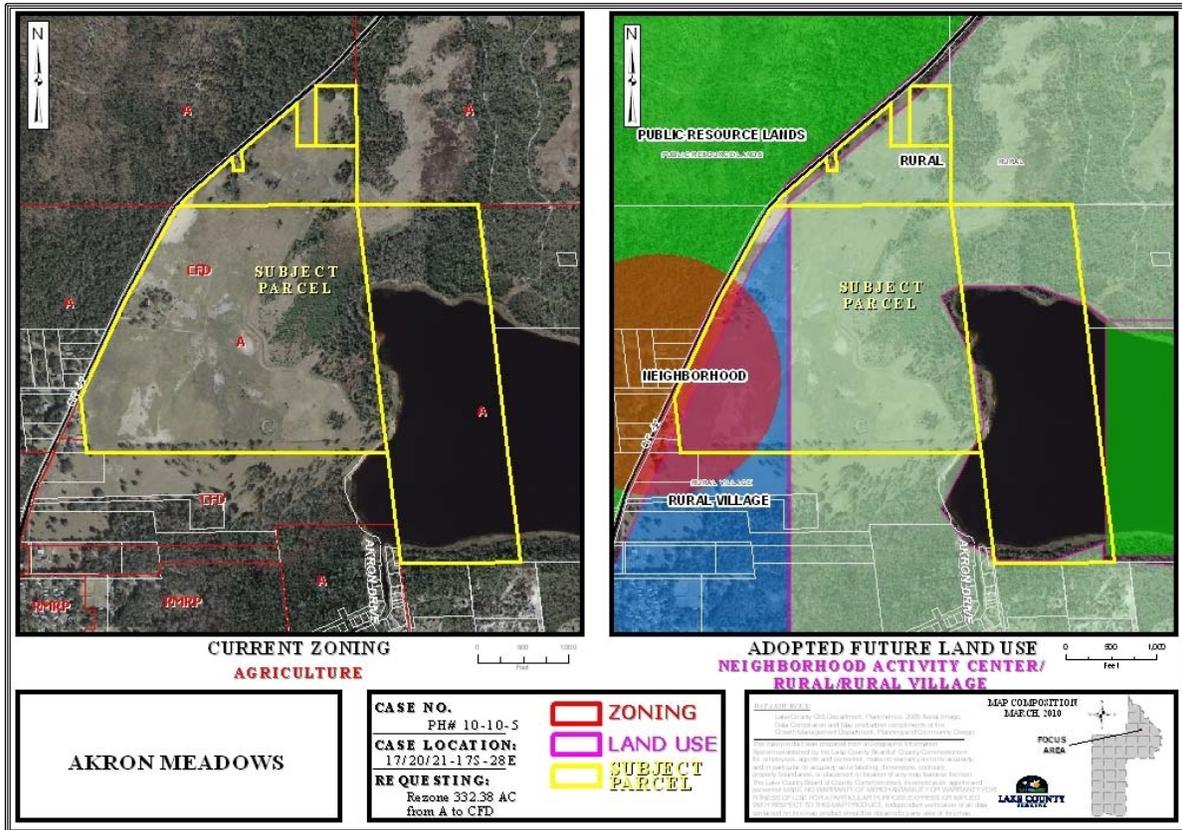
FUTURE LAND USE: Rural Conservation

STAFF RECOMMENDATION: Approval

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

CASE NO: PH#10-10-5  
 AGENDA NO: 3  
 OWNER: Lake County Board of County Commissioners  
 APPLICANT: Parks and Recreation Division (Wendy Breeden)  
 PROJECT NAME: Akron Meadows

GENERAL LOCATION: Paisley area - East side of CR 42/Alternate Key Nos. 1709512, 1311314, 1311357 & 1596122 (S17&20&21/T17S/R28E)



REQUESTED ACTION: Rezone 332.28 +/- acres from Agriculture (A) to Community Facility District (CFD) for conservation and passive recreational uses.

SIZE OF PARCEL: 332.28 +/- acres

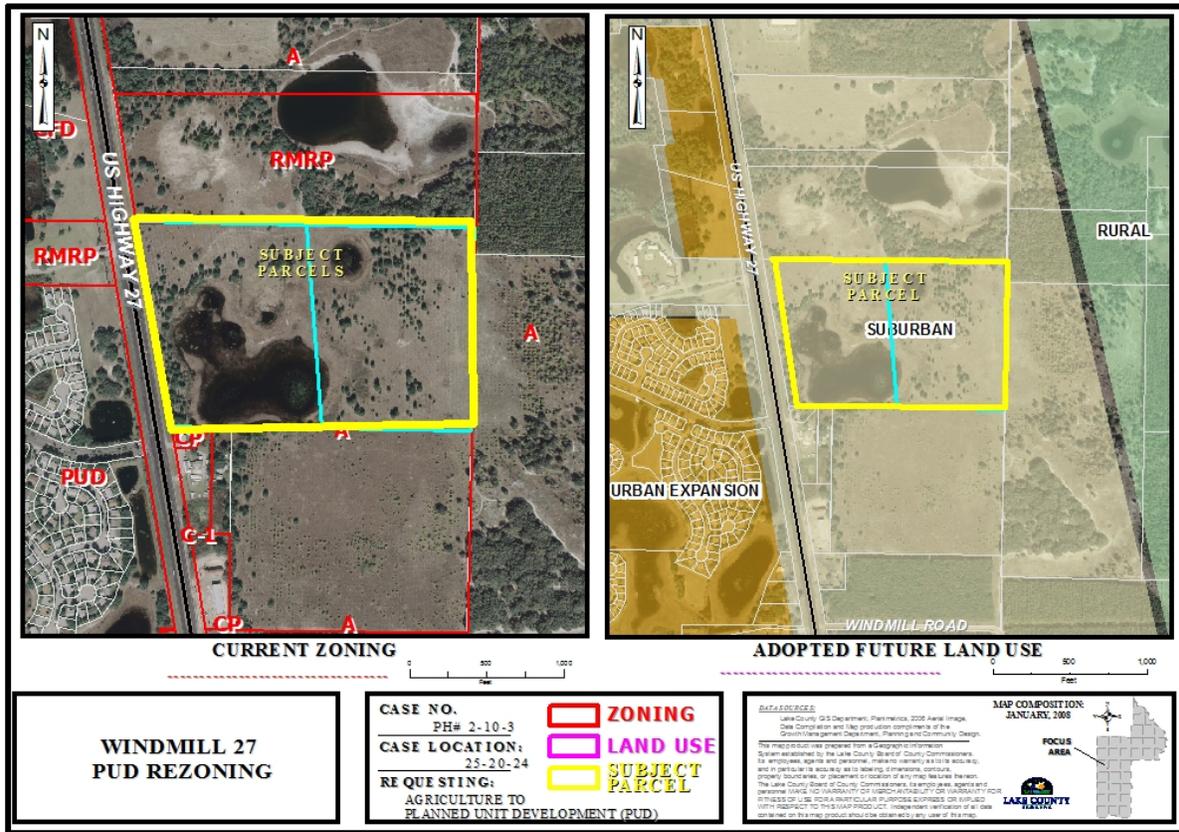
FUTURE LAND USE: Rural & Rural Village

STAFF RECOMMENDATION: Approval

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

CASE NO: PH#2-10-3  
 AGENDA NO: 4  
 OWNER: Floribra USA, Inc.  
 APPLICANT: Jim Hall, AICP (VHB Inc.)  
 PROJECT NAME: Windmill 27 PUD

GENERAL LOCATION: East side of US 27, east of Plantation of Leesburg subdivision/Alternate Key Nos. 3876258 and a portion of 1044154 (S25/T20S/R24E).



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

SIZE OF PARCEL: 36.43+/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: Regular Agenda/Denial/4-2

