

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING AGENDA
JULY 27, 2010**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, July 7, 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/Cancellations.

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 27, 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
 JULY 7, 2010
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 JULY 27, 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.

PH#19-10-4 Continuance to 8/04/2010	Wendy Wit and Richard & Karen Garman Greg Beliveau/Project Orianne, Ltd.	3
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CONSENT AGENDA:

Conditional Use Permit Revocations/Cancellations

CUP #992-4	Jimmy F. Godwin/ Mid-Florida at Eustis Inc.	1A
CUP #522-3	Virgil McKown/Citrus State Mortgage Inc.	1B

PH#21-10-4	Mid-Florida at Eustis, Inc. Mahmood Rahmanparast, Mid-Florida at Eustis, Inc.	2
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PH#17-10-2	John R. Arnold, Trustee John E. "Ned" Biggs, IV Showcase of Citrus	4
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REGULAR AGENDA:

PH#6-10-5 Continuance from 4/27/2010	Harbor Hills Development LP/Lake County Board of County Commissioner/Public Works through Planning & Community Design/Harbor Hills PUD Amendment	5
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LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CODE ENFORCEMENT
CONDITIONAL USE PERMIT REVOCATIONS

LAKE COUNTY ZONING BOARD
July 7, 2010



BOARD OF COUNTY COMMISSIONERS
July 27, 2010

CUP REVOCATIONS	CASE MANAGER: Melving Isaac, Planner	AGENDA ITEM #1
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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 revocation of the Conditional Use Permits as indicated.

(A) CUP #992-4 (Jimmy F. Godwin/Mid-Florida at Eustis, Inc.) CUP in Agriculture for private heliport and storage of associated aviation accessories as the properties are currently used for residential purposes as a single-family dwelling, with one being annexed into the City of Eustis and one being Lake County Fire Station 27 (Alternate Key Nos. 2598859, 2866772, 3817337, 2567775 and 2866756)

GENERAL LOCATION: Southeast of SR 44B and Eustis Airport Road intersection (S8/T19/R27)

(B) CUP #522-3 (Virgil McKown/Citrus State Mortgage Inc.) CUP in Neighborhood Commercial for a mobile home as a caretaker's residence. The mobile home use no longer exists on the property per site inspection by Code Enforcement. (Alternate Key No. 1595355)

GENERAL LOCATION: Clermont/215 US Highway 27 (S35/T24/R26)

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

ZONING BOARD RECOMMENDATION: Consent Agenda/Approval/4-0

CASE NO: PH #21-10-4

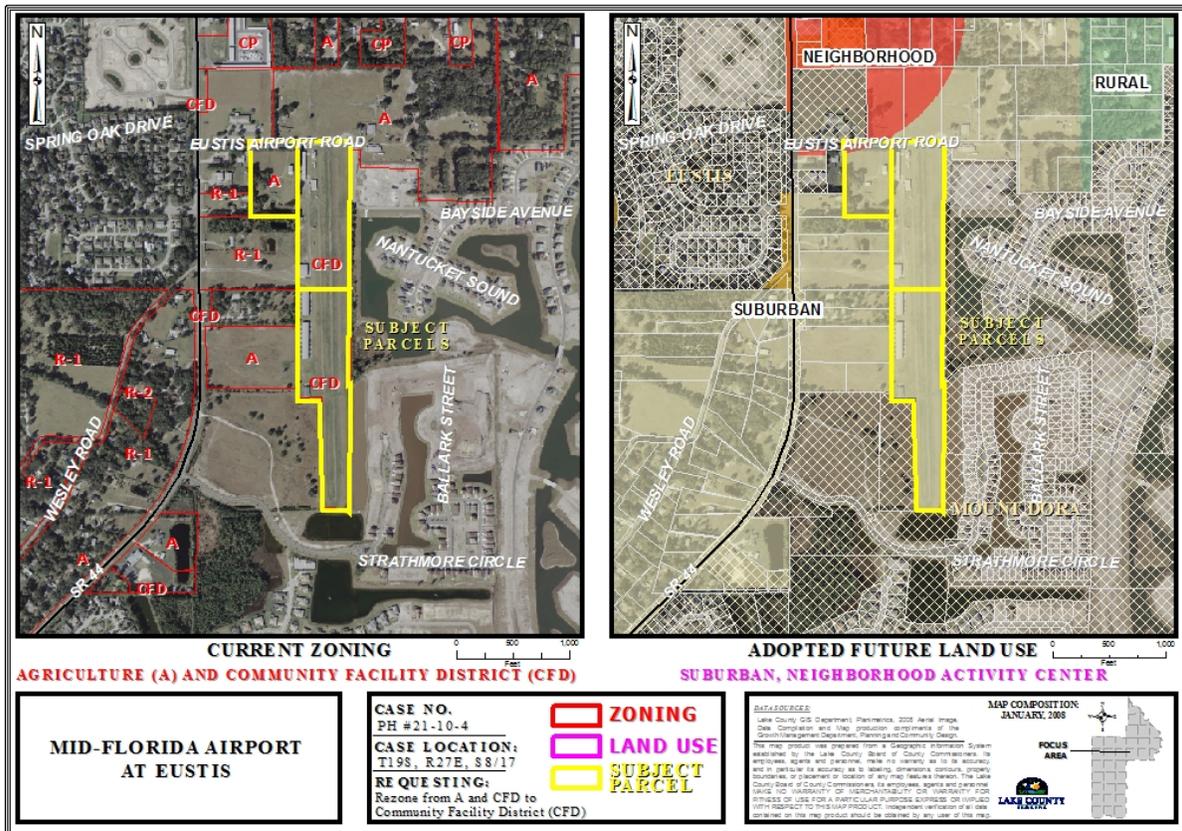
AGENDA NO: 2

OWNER: Mid-Florida at Eustis, Inc.

APPLICANT: Mahmood Rahmanparast, Mid-Florida at Eustis, Inc.

PROJECT NAME: Mid-Florida Airport at Eustis

GENERAL LOCATION: Southeast of SR 44B and Eustis Airport Road intersection/19708 Eustis Airport Rd Eustis, FL 32726/Alternate Key Nos. 2866756, 1784077 and 1784140 (S8&17/T19S/R27E)



REQUESTED ACTION: To expand the Community Facility District zoning district to include an adjacent 5.75-acre property zoned Agriculture to facilitate the construction of aircraft hangars and storage facilities.

SIZE OF PARCEL: 36 (5.75 addition) +/- acres

FUTURE LAND USE: Suburban, Neighborhood Activity Center

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval with the following condition added to Page 2, Section C "Utilities" in the Ordinance: Storm water improvements shall be in accordance with the Land Development Regulations, as amended/4-0

CASE NO: PH #17-10-2

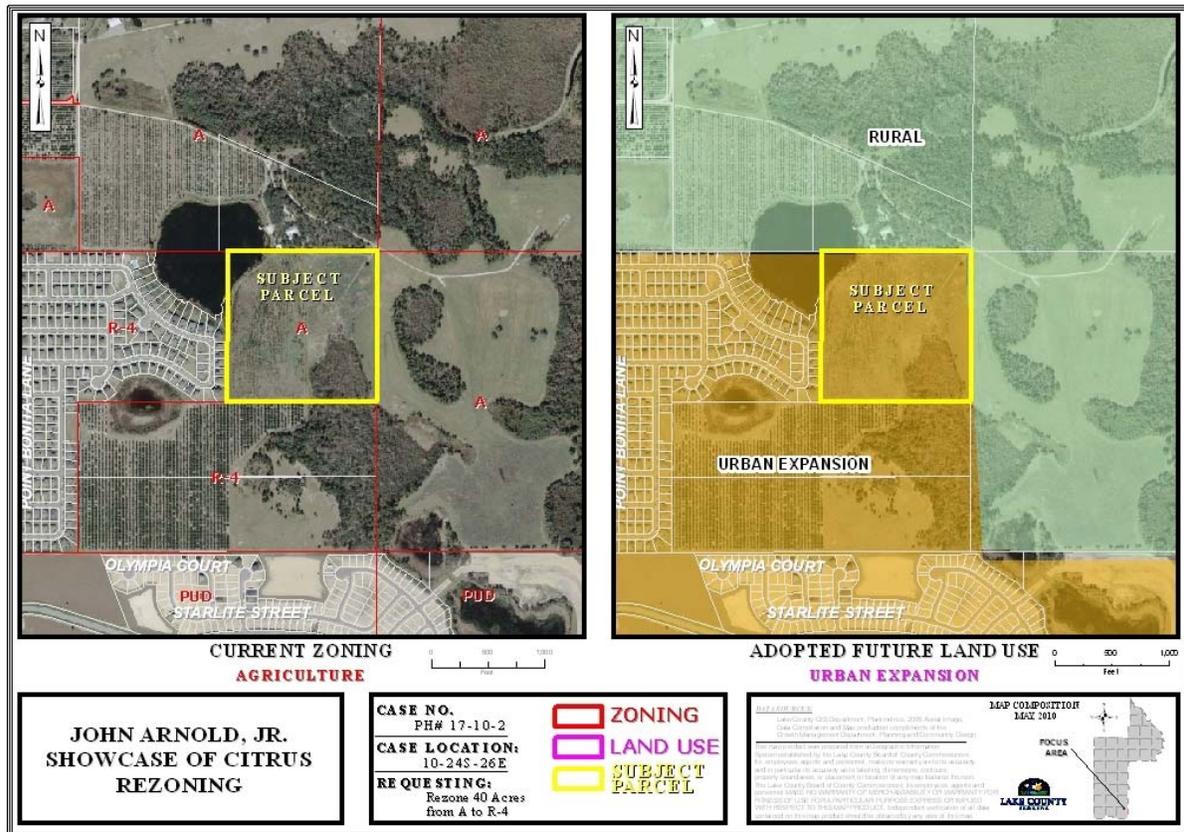
AGENDA NO: 4

OWNER: John R. Arnold, Trustee

APPLICANT: John E. "Ned" Biggs, IV

PROJECT NAME: Showcase of Citrus

GENERAL LOCATION: South Lake area - East of US Highway 27 on a private drive southeast of Frank Jarrell Road/Alternate Key No. 1594812 (S10/T24S/R26E)



REQUESTED ACTION: Rezone the property from Agriculture to Medium Suburban Residential to allow future residential development.

SIZE OF PARCEL: 40+/- Gross Acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: **Denial** of the rezoning request to change the existing zoning from Agriculture (A) to Medium Suburban Residential (R-4) to facilitate residential development at a density of four dwelling units to the acre. **Approval** to rezone from Agriculture (A) to Medium Residential (R-3) at a density of three dwelling units to the acre.

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval of R-3 Zoning/4-0

CASE NO: PH#6-10-5 (Continuance from 4/27/2010)

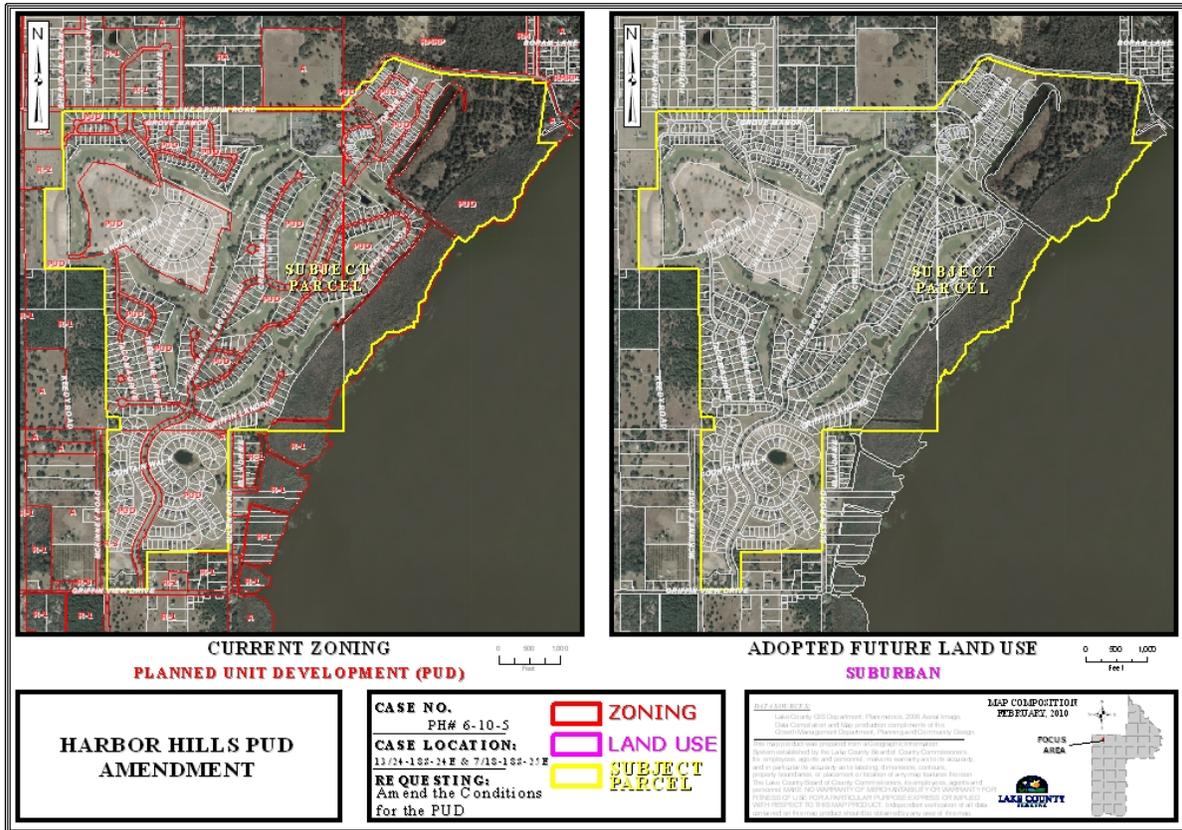
AGENDA NO: 5

OWNER: Harbor Hills Development LP

APPLICANT: Lake County Board of County Commissioners

PROJECT NAME: Harbor Hills PUD Amendment

GENERAL LOCATION: Lady Lake area – North of Griffin View Drive, south of Lake Griffin Road, west of Lake Griffin, and east of Gray's Airport Road (S13 & 24/T18S/R24E and S7 & 18/T18S/R25E)



REQUESTED ACTION: Amendment to rescind and replace Ordinance Nos. 80-87, 44-90, and 2005-63 with a new ordinance, remove obsolete and completed requirements, and correct scrivener's errors in the legal description for the Planned Unit Development.

SIZE OF PARCEL: 866+/- acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda/Approval subject to the following conditions:

1. Before this case is heard by the Board of County Commissioners, the County staff shall investigate, determine, and report on whether or not the external improvement obligations in the original Planned Unit Development ordinances were in fact met in some formal manner through other alternative improvements that were accepted by the County.
2. County staff shall provide additional information and recommendations concerning the current situation on the ground at the south entrance to the development with emphasis being on

safety considerations and what can be done to improve that situation. 6-0 (April 7, 2010)

BCC ACTION: Regular Agenda/Continuance until the July 27, 2010 BCC public hearing in order to do an engineering study and to meet in a public process to discuss those recommendations; directed staff to hire an independent engineering firm to bring back recommendations and an implementation plan. 5-0 (April 27, 2010)