



BOARD OF COUNTY COMMISSIONERS

ZONING AGENDA

MEETING INFORMATION

AGENDA ■ JANUARY 24, 2012

Location & Time

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

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, January 24, 2012 in the location specified.

Zoning Board Members

Paul Bryan, Chairman
(District 5)

Timothy Morris, Vice
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri
(District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board
Representative

Kasey Kesselring, At-Large
Representative

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

Board of County Commissioners

Jennifer Hill, Vice Chairman	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, 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 Manager, 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 Associate, 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.

LAKE COUNTY ZONING BOARD
January 4, 2012
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 24, 2012

- I. Pledge of Allegiance
- II. Invocation
- III. Agenda Update
- IV. Minute Approval

V. **CONSENT AGENDA**

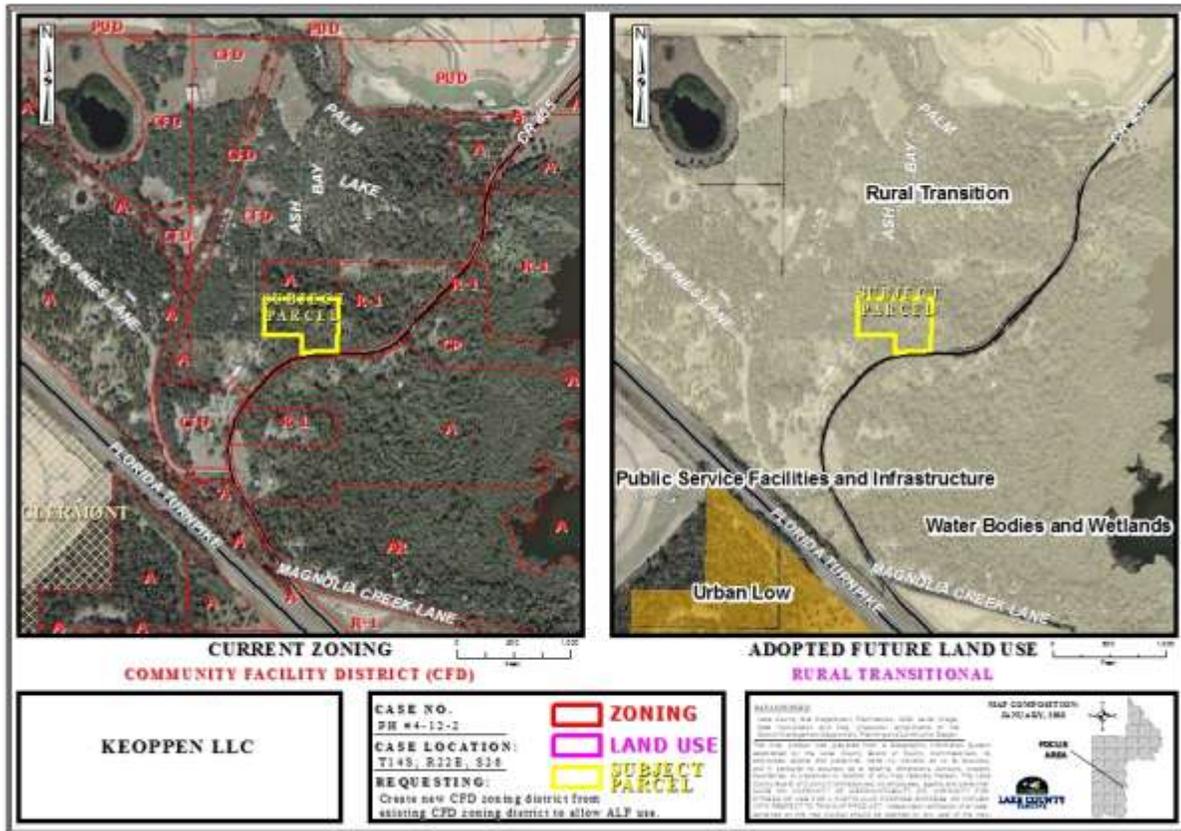
The Consent Agenda contains items that are recommended for approval and that are not controversial. The Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

Tab 1	PH #4-12-2	Bethesda Lutheran Home Communities, Inc. Keoppen, LLC Keoppen Rezoning
Tab 2	PH #2-12-2	Johns' Lake, LLC/James H. Fant Johns' Lake Landing PUD

VI. **REGULAR AGENDA**

Tab 3	CUP #11/9/1-5	Tammy Fisher Hobbs Shabam's Pets
Tab 4	PH #3-12-3	Bryan K. & Jacqueline A. Summers Valerie C. Fuchs, Esq. Summers Rezoning
Tab 5	CUP #11/11/1-3	David & Gerry Shoup/Jimmy Crawford Shoup Acres Truckyard
Tab 6	MSP #12/1/1-4	Dan Cordle Professional Dirt Service Mining Site Plan (60 day Continuance to March 27, 2012)
Tab 7	PH #21-11-1	Chuck Piper/Hearthstone, LLC Avalon Groves PUD Rezoning

CASE NO: PH #4-12-2
TAB NO: 1
OWNER: Bethesda Lutheran Home Communities, Inc.
APPLICANT: Keoppen, LLC
PROJECT NAME: Keoppen LLC Property Rezoning
GENERAL LOCATION: North of the Willo Pines Lane/CR 455 intersection. AK #1592194



REQUESTED ACTION: The Applicant is requesting to create a new Community Facility District (CFD) zoning district on approximately 6.133 acres of property for Community Residential Home, Assisted Living Facility (ALF), and church/religious uses.

SIZE OF PARCEL: 6.133 +/- acres

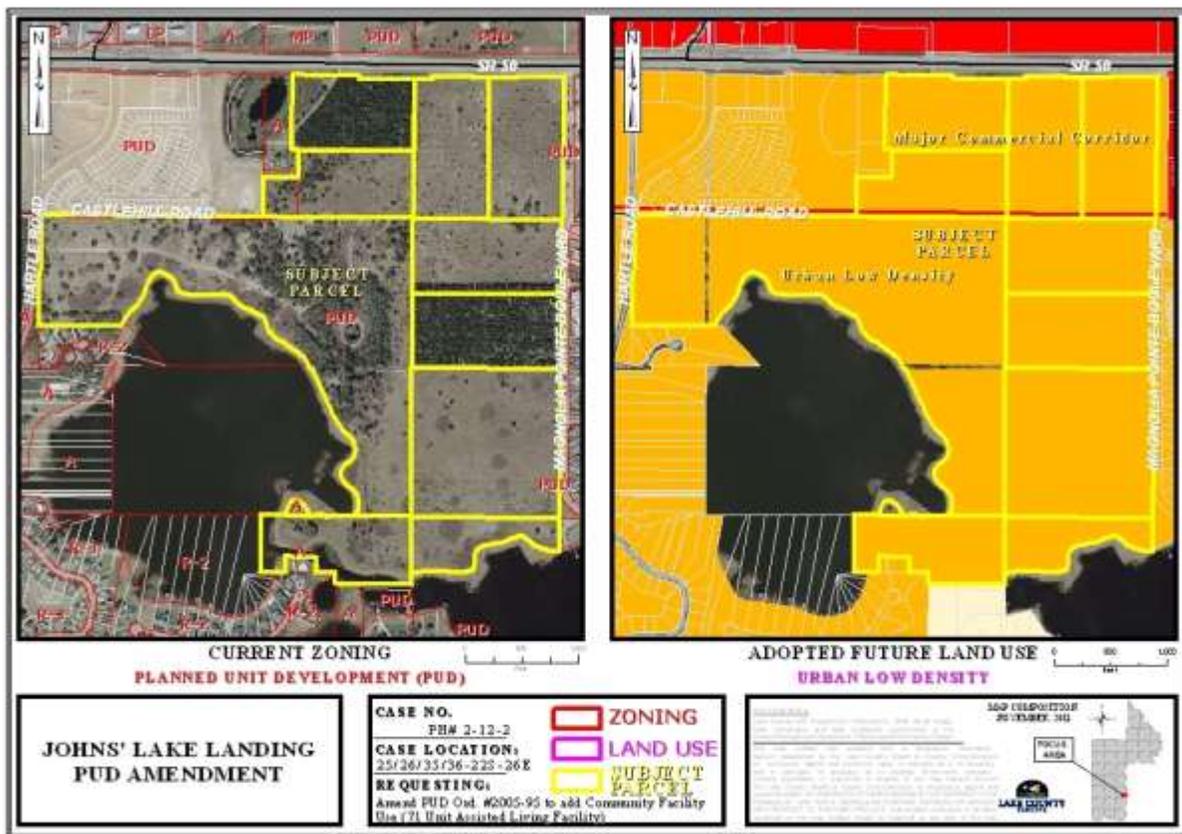
FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the application to create a new Community Facility District (CFD) zoning district on 6.133 acres of property for Community Residential Home, Assisted Living Facility (ALF), and church use, **with conditions**, as specified in the attached ordinance.

ZONING BOARD RECOMMENDATION: The Zoning Board **APPROVED** the request with a 4-0 vote.

CASE NO: PH #2-12-2
TAB NO: 2
OWNER: Johns' Lake, LLC
APPLICANT: James H. Fant
PROJECT NAME: John's Lake Landing PUD Amendment

GENERAL LOCATION: East Clermont area, south of the SR 50 and Hartle Rd. intersection.
 AK #: 1648106, 2942266, 2664754, 1592330, 1648149, 1037425, 1707269, 1037417, 1593115, and 1029139.



REQUESTED ACTION: The Applicant is requesting to amend Ordinance #2005-95 to add a 71 Unit Assisted Living Facility – ALF as a community facility use, remove the age-restricted development requirement, and reduce the number of dwelling units in the Planned Unit Development.

SIZE OF PARCEL: 309 +/- acres

FUTURE LAND USE: Urban Low Density

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed PUD rezoning amendment with conditions, as specified in the proposed ordinance.

ZONING BOARD RECOMMENDATION: The Zoning Board **APPROVED** the request with a 4-0 vote.

CASE NO: CUP #11/9/1-5
TAB NO: 3
OWNER: Tammy Fisher Hobbs
APPLICANT: Tammy Fisher Hobbs
PROJECT NAME: Shabam's Pets

GENERAL LOCATION: Lake Mack area, southeast of the SR 44 and SR 42 intersection. AK #: 1599741.



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit in the Agriculture (A) Zoning District to allow a kennel.

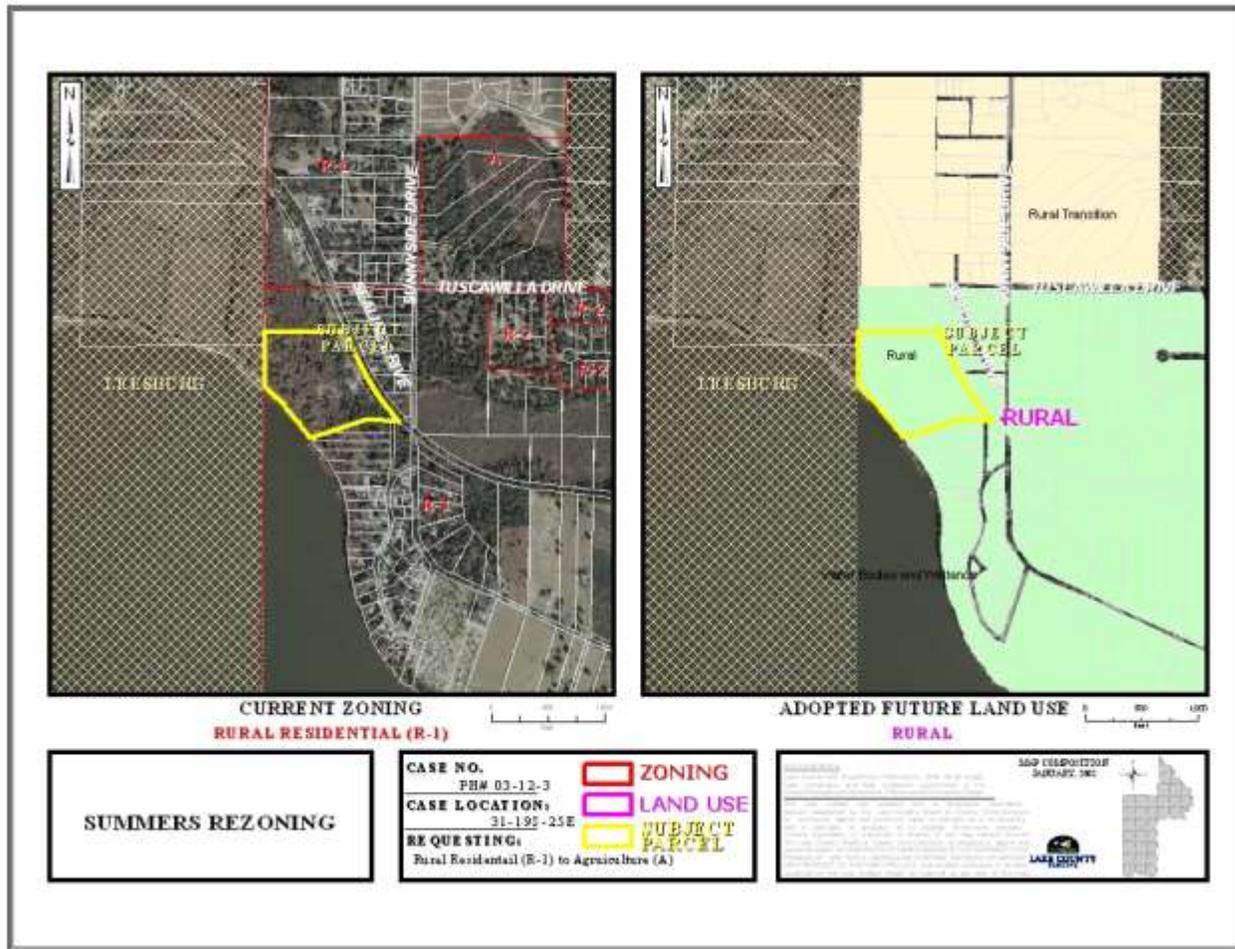
SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **DENIAL** of the request for a Conditional Use Permit.

ZONING BOARD RECOMMENDATION: The Zoning Board **APPROVED** the request with a 3-1 vote.

CASE NO: PH #3-12-3
TAB NO: 4
OWNER: Bryan K. & Jacqueline A. Summers
APPLICANT: Valerie C. Fuchs, Esq.
PROJECT NAME: Summers Rezoning
GENERAL LOCATION: Sunnyside area – south of SR 44 and US 441 intersection. AK #1260060



REQUESTED ACTION: The Applicant requests to change the zoning of a 16-acre property from Rural Residential (R-1) to Agriculture (A) to conduct general agricultural uses.

SIZE OF PARCEL: 16 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL**, based on findings of facts, to rezone the 16-acre property from Rural Residential (R-1) to Agriculture (A).

ZONING BOARD RECOMMENDATION: The Zoning Board **APPROVED** the request with a 4-0 vote.

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

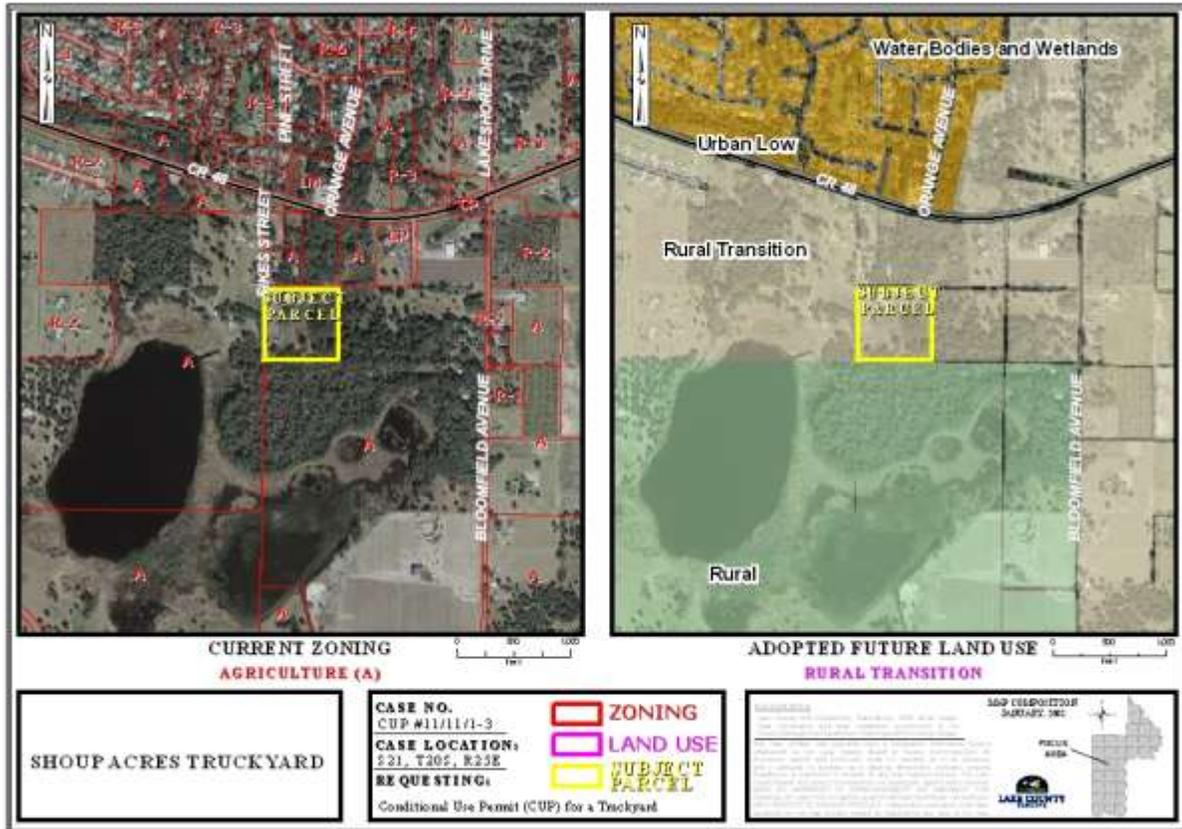
TAB NO: 5

OWNER: David & Gerry Shoup

APPLICANT: Jimmy Crawford

PROJECT NAME: Shoup Acres Truckyard

GENERAL LOCATION: Yalaha area, South of CR 48, end of Sikes Street. AK #: 3625935.



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit in the Agriculture (A) Zoning District to allow a truckyard.

SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Rural Transition

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

ZONING BOARD RECOMMENDATION: The Zoning Board **APPROVED** the request with a 4-0 vote.

CASE NO: MSP #12/1/1-4

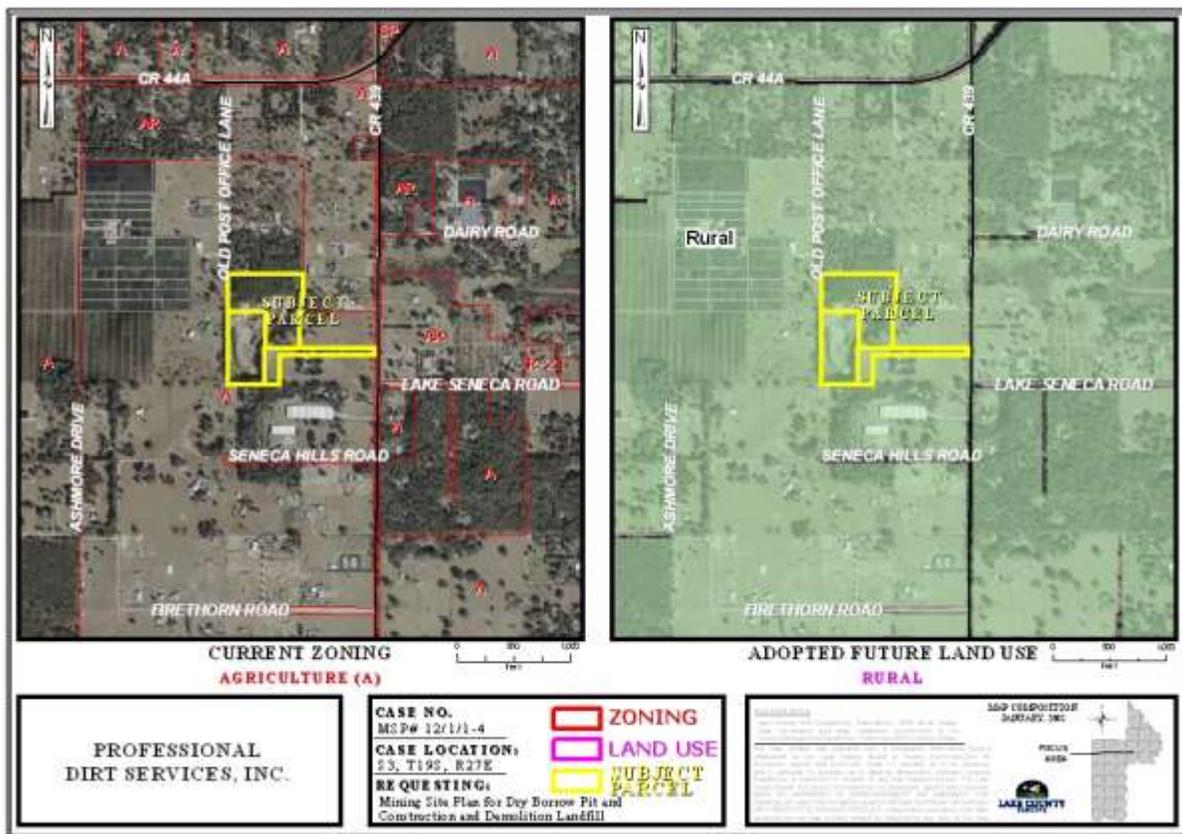
TAB NO: 6

OWNER: Dan Cordle

APPLICANT: Dan Cordle

PROJECT NAME: Professional Dirt Service

GENERAL LOCATION: Northwest of the CR 439 and SR 44 intersection. AK #: 2698365, 1071062, & 1123127.



REQUESTED ACTION: The Applicant is requesting a conditional use permit to include mining of sand and fill in addition to the construction and demolition (C&D) debris landfill authorized under a 2002 Consent Agreement.

SIZE OF PARCEL: 13.73 +/- acres

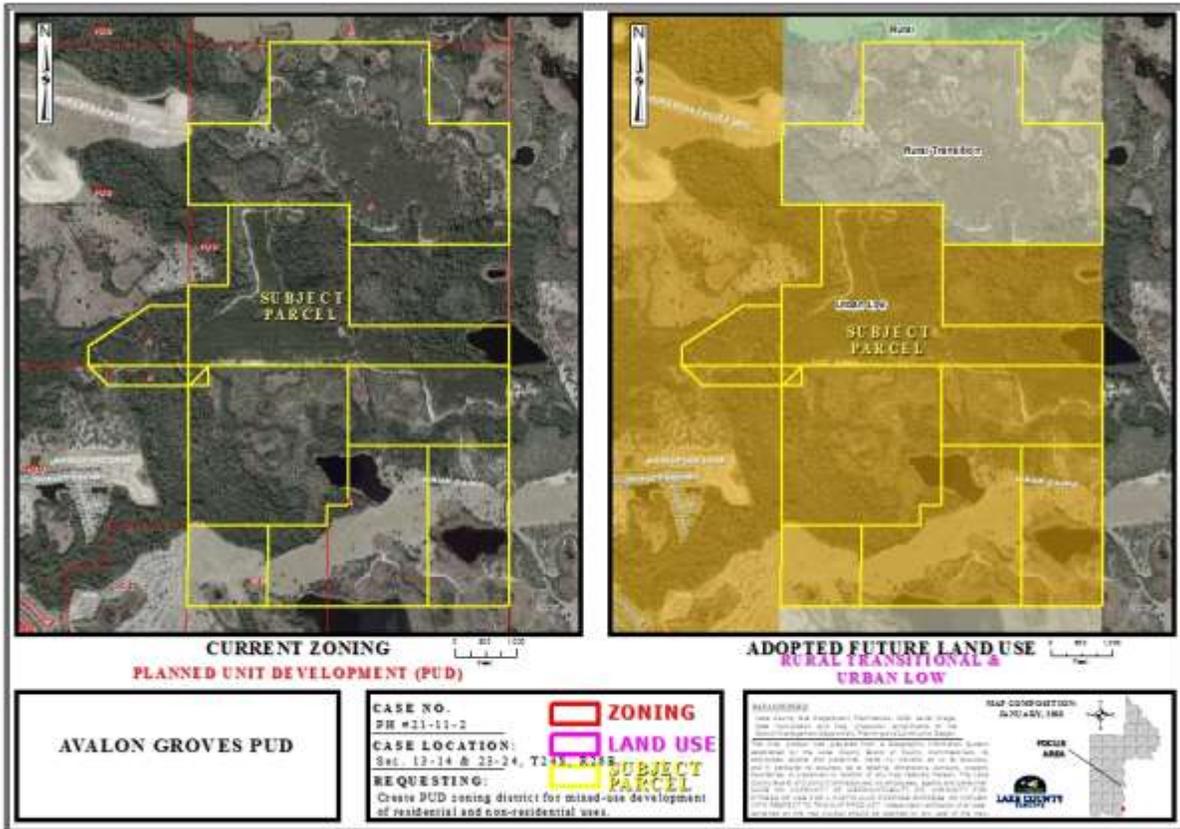
FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of a mining site plan and conditional use, to expand the existing C&D Landfill operations to include mining of sand & fill, with conditions as specified in the proposed ordinance.

ZONING BOARD RECOMMENDATION: The Zoning Board voted with a 4-0 vote to send MSP #12/1/1-4, Professional Dirt Service, to the Board of County Commissioners **without an approval or denial recommendation**.

CASE NO: PH #21-11-1
TAB NO: 7
OWNER: Hearthstone, LLC
APPLICANT: Chuck Piper
PROJECT NAME: Avalon Groves PUD

GENERAL LOCATION: East of Sawgrass Bay Blvd., west of the Orange County line.



REQUESTED ACTION: Approve Planned Unit Development (PUD) zoning for approximately 986-acres of Agriculture (A) zoned property to accommodate a mixed use development of residential (1,659 dwellings) and commercial (350,000 square feet) and institutional (175,000 square feet) uses.

SIZE OF PARCEL: 985 +/- acres

FUTURE LAND USE: Urban Low and Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the application to rezone approximately 985 acres Agriculture (A) to develop a mixed-use community of commercial and residential uses, **with conditions**, as specified in the attached ordinance, in addition to the revocation of CUP #933-3.

ZONING BOARD RECOMMENDATION: The Zoning Board **APPROVED** the request with a 4-0 vote.