

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**

**January 24, 2006**

**AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, January 4, 2006, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

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, **January 24, 2006**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

**BOARD OF COUNTY COMMISSIONERS MEMBERS:**

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice 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. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

**COUNTY REPRESENTATIVES**

Ms. Cindy Hall, County Manager  
Mr. Sanford A. Minkoff, County Attorney

**GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES**

Ms. Carol Stricklin, AICP, Director, Department of Growth Management  
Ms. Amye King, AICP, Deputy Director, Department of Growth Management  
Ms. Terrie Diesbourg, Interim Administrative Manager, Planning & Development Services Division  
Mr. John Kruse, Senior Planner, Planning & Development Services Division  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services Division  
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services Division  
Ms. Stacy Allen, Senior Planner, Planning & Development Services Division  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
 January 4, 2006  
**AND**  
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
 January 24, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#93-05-2	Nola Land Company Inc. Sean Froelich, VP, Park Square Enterprises	1	#110-05-PUD
PH#2-06-3	Robert E. Smith c/o Jim & Linda Watson Crossroads Fellowship	2	#1-06-CFD
PH#3-06-2	Darryl Carter Greg Beliveau, AICP, LPG Urban & Regional Planners	3	#2-06-PUD
PH#9-06-5	Raymond Erjavec Steven J. Richey, P.A.	4	#3-06-Z
PH#105-05-5	Greg & Lisa Gottsch BeeLine Partners, Larry Johnson	5	#121-05-Z
PH#6-06-1	Robert Davis, et al	6	#4-06-Z
PH#11-06-1	Dallas McLaurin, Richard Richardson Ronald & Carole Reinighaus; Pete & Cynthia Buhler Leslie Campione, P.A.	7	#8-06-Z
PH#12-06-1	Corley Island Development LLC John Schmid	8	#9-06-Z
PH#104-05-2	Magnolia Property Associates, LLC Jimmy Crawford, Gray Robinson PA	9	#124-05-PUD/AMD
PH#89-05-2	Carlos Martinez & Anna Forte	10	#103-05-CP
PH#1-06-4	Bramdeo Arjune	11	#10-06-Z
PH#4-06-4	East Lake County Chamber of Commerce Stephen Jennelle, CPA	12	#11-06-CP
PH#5-06-4	Centex Homes/Pat Knight Thomas Daly / Sullivan's Ranch	13	#12-06-PUD/AMD
PH#13-06-4	Sorrento Hills Inc. John Gray Jr., Manager, Eagle Dunes	14	#13-06-PUD
CUP#00/4/2-4	John & Tammy Negri	15	#14-06-CUP/REV
PH#99-05-3	Darryl Wrobel / Green Acres	16	#116-06-Z

**SEE SEPARATE PUBLIC HEARING AGENDA**

LPA#05/8/1-2

Plaza Collina / Lake County Gateway LLC 17

#10-05-LPA

PH#86-05-2

Plaza Collina / Lake County Gateway LLC 18

#127-05-PUD/DRI

**TRACKING NO.: #110-05-PUD**

**CASE NO: PH#93-05-2**

**AGENDA NO: #1**

**OWNER:** Nola Land Co / Jahna Mine PUD

**APPLICANT:** Sean Forelich, Park Square Enterprises

**GENERAL LOCATION:** Clermont area – Property lying N of Johns Lake Road, E of Hancock Rd, S and W of Hartle Road, S of SR 50 and Emil Jahna Rd and Magnolia Bay and John's Lake Estates subdivisions. (27/34/35-22-26)

**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for the construction of an age-restricted residential community.

**SIZE OF PARCEL:** 554.88 +/- acres

**FUTURE LAND USE:** Suburban

**ZONING BOARD RECOMMENDATION:** Approved (7-0) for 894 single-family dwelling units and townhouses; all lots shall have a net acreage of one acre with the overall density of the project remaining the same in the rural area contiguous to Magnolia Bay and Island, east of the potential Hartle Road extension; the project would be age-restricted.

**TRACKING NO.: ##1-06-CFD**

**CASE NO: PH#2-06-3**

**AGENDA NO: # 2**

**OWNER: Robert E. Smith**

**APPLICANT: c/o Pastors Jim & Linda Watson, Crossroads Fellowship**

**GENERAL LOCATION:** Ferndale area – Property lying W'ly of the intersections of Trousdale Street and CR 455 and S of Winding Ridge Lane. (34-21-26)

**APPLICANT'S REQUEST :** A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a church and associated uses.

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

**FUTURE LAND USE: Rural Village**

**ZONING BOARD RECOMMENDATION: Approved (6-0) to CFD**

**TRACKING NO.: #2-06-PUD**

**CASE NO: PH#3-06-2**

**AGENDA NO: #3**

**OWNER:** Darryl Carter and Earl Crittenden

**APPLICANT:** Greg Beliveau, AICP, LPG Urban & Regional Planners

**GENERAL LOCATION:** South Lake County / Groveland area – property located SE'ly of the intersections of US 27/SR 25 and SR 19, just S of the Florida Turnpike. (21/22/27-21-25)

**APPLICANT'S REQUEST:** A request to rezone from R-1 (Rural Residential), C-1 (Neighborhood Commercial), and A (Agriculture) to PUD (Planned Unit Development) to develop a mixture of commercial and residential development consisting of townhouses, single-family residential units and apartments.

**SIZE OF PARCEL:** 157+/acres

**FUTURE LAND USE:** Urban

**ZONING BOARD RECOMMENDATION:** Approved (6-0) with conditions

No residential shall be built until the schools meet concurrency, whether it's public schools or charter schools.

TRACKING NO.: #3-06-Z

CASE NO: PH#9-06-5

AGENDA NO: #4

OWNERS: Raymond Erjavec

APPLICANT: Steven J. Richey, P.A.

**GENERAL LOCATION:** Lady Lake area – From the intersection of US Hwy 441/27 and Lake Griffin Road, proceed E'ly along Lake Griffin Road approximately 1-1/2 miles to Larson Lane, a non-county maintained road, to property lying at the NW corner of the intersection of Larson Lane and Lake Griffin Road.

**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to R-1 (Rural Residential) for residential development.

**SIZE OF PARCEL:** 10 +/- acres

**FUTURE LAND USE:** Urban Expansion

**ZONING BOARD RECOMMENDATION:** Approval (6-0) to R-1

**TRACKING NO.: #121-05-Z**

**CASE NO: PH#105-05-5**

**AGENDA NO: 5**

**OWNERS:** Greg & Lisa Gottsch

**APPLICANT:** BeeLine Partners, Larry Johnson

**GENERAL LOCATION:** Grand Island area – Property located at the NW cor of the intersection of Sugarsand Rd & Apiary Rd. (31-18-26)

**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to R-3 (Medium Residential) for development of single-family residential home sites.

**SIZE OF PARCEL:** 10 +/- acres

**FUTURE LAND USE:** Urban Expansion

**ZONING BOARD RECOMMENDATION:** Denial (5-1)

**TRACKING NO.: #4-06-Z**

**CASE NO: PH#6-06-1**

**AGENDA NO: #6**

**OWNERS:** Robert Davis, Keith Whitmore and Rudolph Reihmer

**GENERAL LOCATION:** Leesburg / Silver Lake area – Property lying S of Misty Meadow Road and E of Radio Road. (11-19-25)

**APPLICANT'S REQUEST:** A request to rezone from R-1 (Rural Residential) to R-2 (Estate Residential) to create three (3) residential lots.

**SIZE OF PARCEL:** 2.52 +/- acres

**FUTURE LAND USE:** Urban Expansion

**ZONING BOARD RECOMMENDATION:** Approval (6-0) to R-2

**TRACKING NO.: #8-06-Z**

**CASE NO: PH#11-06-1**

**AGENDA NO: #7**

**OWNER:** Dallas McLaurin, Richard Richardson; Ronald & Carole Reinighaus; Pete & Cynthia Buhler  
**APPLICANT:** Leslie Campione, P.A.

**GENERAL LOCATION:** Bassville Park area – From the intersection of CR 473 and Northern Avenue, proceed E along Northern Avenue to Lincoln Road, N along Lincoln Road to intersect Flower Lane, W along Flower Lane to property lying N of Flower Lane and E of Holly Road. (12-19-25)

**APPLICANT'S REQUEST:** A request to rezone from RMRP (Mobile Home Rental Park) to R-1 (Rural Residential) for residential development.

**SIZE OF PARCEL:** 13.75 +/- acres

**FUTURE LAND USE:** Urban Expansion

**ZONING BOARD RECOMMENDATION:** Approval (6-0) to R-1

TRACKING NO.: #9-06-Z

CASE NO: PH#12-06-1

AGENDA NO: #8

OWNER: Corley Island Development LLC

APPLICANT: John Schmid

GENERAL LOCATION: North Okahumpka area – Property lying at the SE corner of the intersections of US Hwy 27 and Corley Island Road. (2-20-24)

APPLICANT'S REQUEST: A request to rezone from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) to allow the use of the site for medical offices.

SIZE OF PARCEL: 2.79+/acre

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENATION: Approval (6-0) to CP w/C-1 uses, including medical services

**TRACKING NO.: #124-05-PUD/AMD**

**CASE NO: PH#104-05-2**

**AGENDA NO: #9**

**OWNER:** Magnolia Property Association

**APPLICANT:** Jimmy Crawford, Gray Robinson, PA

**GENERAL LOCATION:** Clermont area – From the intersection of SR 50 and CR 455; E on SR 50 approximately 1 mile to property lying S of the road and adjacent to Magnolia Point Blvd. (25-22-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to PUD Ordinance #2000-9 to adjust the maximum height of commercial buildings and to modify access provisions within the approved Planned Unit Development.

**SIZE OF PARCEL:** 22.5+/acre

**FUTURE LAND USE:** Urban Expansion

**ZONING BOARD RECOMMENDATION:** Approval (4-0) to amend PUD Ordinance #2000-9 with C-1 and C-02 uses with exclusions

**TRACKING NO.: #103-05-CP**

**CASE NO: PH#89-05-2**

**AGENDA NO: #10**

**OWNER: Carlos Martinez & Anna Marie Forte**

**GENERAL LOCATION:** Clermont area – Property lying SW'ly of Ronald Reagan Turnpike and CR 455; and N of Old Hwy 50. (23-22-26)

**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to CP (Planned Commercial) with C-1 (Neighborhood Commercial) and C-2 (Community Commercial) uses for future commercial uses.

**SIZE OF PARCEL:** 3.6 +/-acre

**FUTURE LAND USE:** Urban Expansion

**ZONING BOARD RECOMMENDATION:** Approval (6-0) to CP with C-1 uses only

**TRACKING NO.: #10-06-Z**

**CASE NO: PH#1-06-4**

**AGENDA NO: #11**

**OWNER: Bramdeo Arjune**

**GENERAL LOCATION:** East Lake County area – Property lying SW of Wolf Branch Road and CR 437 and 1/2 mile N of CR 46. (30-19-28)

**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to R-2 (Estate Residential) to create four (4) – 1/2 acre residential lots.

**SIZE OF PARCEL:** 2.5+/acre

**FUTURE LAND USE:** Public Resource Land

**ZONING BOARD RECOMMENATION:** Motion for Approval to R-2 failed by a vote 3-3  
Approval (6-0) to R-1

TRACKING NO.: #11-06-CP

CASE NO: PH#4-06-4

AGENDA NO: #12

OWNER: East Lake County Chamber of Commerce

APPLICANT: Stephen Jennelle, CPA

GENERAL LOCATION: Mt Plymouth area – Property lying S of SR 46 and E of CR 437. (30-19-28)

APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) with limited C-1 (Neighborhood Commercial) uses to include office / shops.

SIZE OF PARCEL: 1.91 +/- acres

FUTURE LAND USE: Public Resource Lands

ZONING COMMISSION RECOMMENDATION: Approval (6-0) to CP

**TRACKING NO.: #12-06-PUD/AMD**

**CASE NO: PH#5-06-4**

**AGENDA NO: #13**

**OWNER: Centex Homes / Pat Knight**

**REPRESENTATIVE: Thomas Daly**

**GENERAL LOCATION:** East Lake County / Mt Dora area – Property located approximately 1/2 mile S of SR 46, W of Round Lake Road and also SE'ly of Robie Road. (34-19-27)

**APPLICANT'S REQUEST:** A request to amend PUD Ordinance #2004-73 (Sullivan's Ranch) to add an equestrian training facility and associated uses for use by the residence and general public; and to amend the existing pavement width from 24 feet to 20 feet concurrent with development of the site; and a request to reduce the setback requirement for the horse barn from 200 feet to 100 ft.

**SIZE OF PARCEL:** 298+/acres

**FUTURE LAND USE:** Urban Expansion

**ZONING COMMISSION RECOMMENDATION:** Approval (5-0) with conditions:

An equestrian training facility, which may be used by the residents of the PUD and the general public;

Reduce the 24-foot pavement width for Robie Ave to 20 feet.

Variance to the 200 ft setback for the equestrian center structures that house animals to be setback 100 ft from the r/w of Round Lake Road and any residential lots.

**TRACKING NO.: #13-06-PUD**

**CASE NO: PH#13-06-4**

**AGENDA NO: #14**

**OWNER:** Sorrento Hills Inc.

**REPRESENTATIVE:** John Gray, Jr., Manager, Eagle Dunes

**GENERAL LOCATION:** East Lake County area – Property lying approximately 1 mile NW of the intersections of Wolf Branch Road and CR 437; and S of SR 44 and E'ly of Cardinal Lane and E and W of Equestrian Trail. (13-19-27 / 18-19-28)

**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed residential development consisting of single-family and golf villa residences, with open space and a golf course.

**SIZE OF PARCEL:** 202.32+/acres

**FUTURE LAND USE:** Rural

**ZONING BOARD RECOMMENDATION:** Approval (4-10 with conditions

1. No access to Equestrian Trail;
2. Decrease density to 3.5 du/ac
3. Increase buffer from 25 feet to 100 ft along the Rural portion of the property
4. Accesses be restricted to CR 437 and through the existing Sorrento Springs development.
5. Medium density to be located closer to CR 437, according to the conceptual plan revised and dated Jan. 13, 2006

**TRACKING NO.: #14-06-CUP/REV**

**CASE NO: CUP#00/4/2-4**

**AGENDA NO: #15**

**OWNER: John & Tammy Negri**

**GENERAL LOCATION:** East Lake County / Bay Lake area – Property located in Sorrento Shores Subdivision, South of Leeward Street and approximately 400 feet East of Bay Avenue. (16-18-28)

**APPLICANT'S REQUEST:** A request for voluntary revocation of the uses permitted by Ordinance #2000-22, for the placement of a mobile home on site for use as a caretaker's residence, with an existing single-family residence.

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

**FUTURE LAND USE:** WRPA Sending Area #2 / A-1-20

**ZONING BOARD RECOMMENDATION:** Approval of revocation (6-0)

TRACKING NO.: #116-05-Z

CASE NO: PH#99-05-3

AGENDA NO: #16

OWNER: Darry Wrobel, Green Acres Fernery & Citrus

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property lying E of Bloomfield Ave and S of CR 48. (21-20-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-2 (Estate Residential) for construction of a single-family residential development.

SIZE OF PARCEL: 47.25 +/-acres

FUTURE LAND USE: Urban / Suburban

ZONING BOARD RECOMMENDATION: (11/2/05) Recommendation for Approval failed (3-3)

**TRACKING NO.: #10-05-LPA**

**CASE NO: LPA#05/8/1-2**

**AGENDA NO: #17**

**OWNER:** Tom Harb, Lake County Gateway, LLC

**APPLICANT:** Ron Manley, VP, Canin Associates

**GENERAL LOCATION:** South Lake County / Montverde Junction area – Property located North of SR 50 and S of CR 50; E of CR 455 and W of Orange County / Lake County line.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to the future land use Map, changing the land use designation from Employment Center and Community Commercial to Regional Commercial and Public Resource Lands.

**SIZE OF PARCEL:** 142 +/- acres

**EXISTING FUTURE LAND USE:** Employment Center and Community Commercial

**PROPOSED:** Regional Commercial and Public Resource Lands

**LOCAL PLANNING AGENCY RECOMMENDATION:** (9/15/05) Approval (4-3) with no residential, and attention be given to the scenic byway and Clermont's recommendations.

**(Transmittal) BOARD OF COUNTY COMMISSIONERS RECOMMENDATION:** (9/27/05) Approval (5-0) to Transmit to the Department of Community Affairs

**DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT:** (12/14/05) - Recommendation: Do not adopt the amendment; Revise the plan amendment as recommended in the ORC Report

**(Adoption) 1/24/06 – BOARD OF COUNTY COMMISSIONERS FINAL ACTION:**

**TRACKING NO.: #127-05-PUD/DRI**

**CASE NO: PH#86-05-2**

**AGENDA NO: #18**

**OWNER: Plaza Collina / Lake County Gateway**

**REPRESENTATIVE: Ronald P. Manley**

**GENERAL LOCATION:** Montverde area—Property located between the intersections of SR 50 and CR 50 and E of CR 455. (24/25-22-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from CP (Planned Commercial) and MP (Planned Industrial) to PUD / DRI for a mixture of residential, industrial and commercial uses.

**SIZE OF PARCEL:** 142 +/-acres

**FUTURE LAND USE:** Urban Expansion

**ZONING BOARD RECOMMENDATION:** (12/7/05) – Approval (5-0) of the PUD and DRI with the waivers requested:

An additional five feet on the top of the signs for architectural display and center identification.

Waiver for the number of dumpsters per square feet

Waiver to the grading standards;

One parking space per 200 square feet of building area was agreed upon;

**(12/24/06) FINAL ACTION BOARD OF COUNTY COMMISSIONERS:**