LAKE COUNTY ZONING BOARD
March 7, 2007
AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on Wednesday, March 7, 2007, in the County Commissioners Chambers, 2nd 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, March 27, 2007, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	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
Ms. Phyllis Patten	District 4
Mr. Paul Bryan, Chairman	District 5

Mr. Larry Metz, School Board Representative
Mr. Mark Wells, At-Large Representative
Mr. John Childers, Ex-Officio, Non-Voting Military Representative

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. LeChea Parson, Assistant 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
Mr. R. Wayne Bennett, AICP, Planning Director, Planning & Development Services
Mr. Brian Sheahan, Chief Planner, Planning & Development Services
Mr. Alfredo Massa, Chief Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Karen Ginsberg, Senior Planner, Planning & Development Services
Mr. Ryan Guffey, Senior Planner, Planning & Development Services
Ms. Karen Rosick, Planner, Planning & Development Services
Ms. Denna Levan, Associate Planner, Planning & Development Services
Ms. Mary Harris, Associate Planner, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
March 7, 2007
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
March 27, 2007

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO

CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which 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#42-05-3	M.L. and Jonnette Spikes	2	#54-06-CP
PH#12-07-2	Heart House Ministries E. W. Griffith	3	#18-07-CFD
PH#10-07-3	Ely Frank Symphorien Church Iglesia Refugio de Amor	4	#16-07-CFD

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#11-07-2	Cabin Boyz Investments, LLC Sharon Martin, DCS & Consulting	1	#17-07-CP/AMD
CUP#07/3/1-3	Andrew & Joni Hansen	5	#19-07-CUP/AMD
PH#87F-05-3	The Plantation at Leesburg Miranda F. Fitzgerald, Est.	6	#128-05-PUD/DRI/AMD

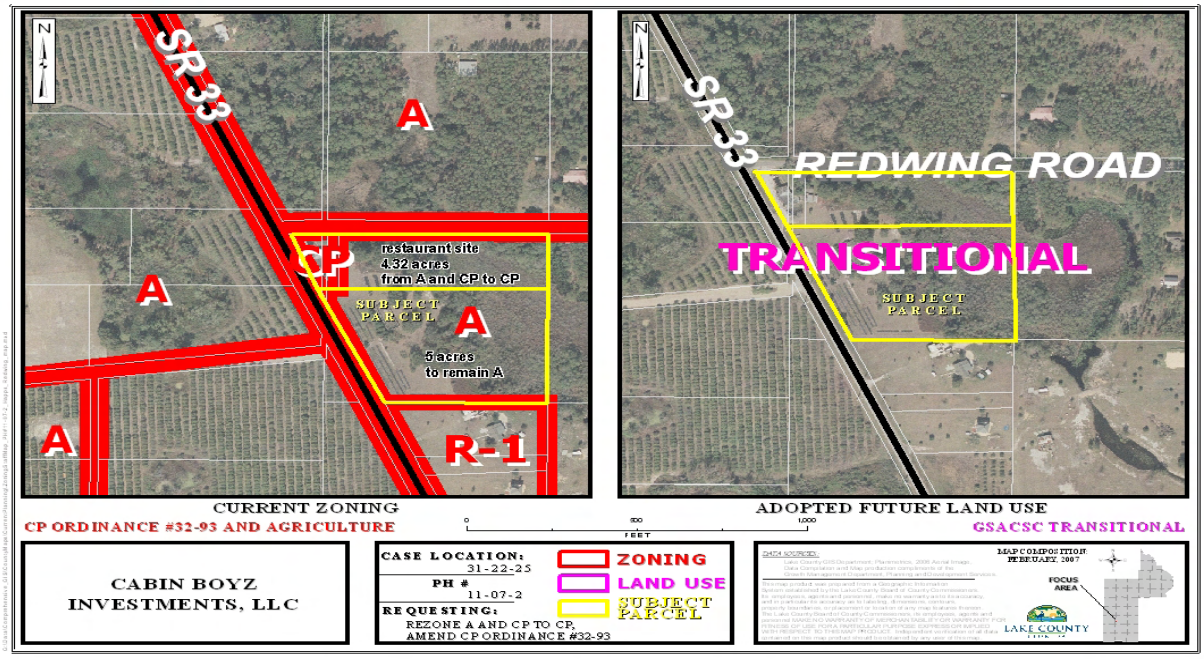
TRACKING NO.: #17-07-CP/AMD

CASE NO: PH#11-07-2

AGENDA NO: #1

OWNER: Cabin Boyz Investments, LLC
REPRESENTATIVE: Sharon Martin, DCS & Consulting

GENERAL LOCATION: Groveland area – Property lying SE'ly of SR 33 and Redwing Road.



APPLICANT'S REQUEST: A request for rezoning from CP (Planned Commercial) and A (Agriculture) to CP (Planned Commercial) to incorporate a 4.32 acres to the existing commercial parcel and the remaining 5 acres to be zoned as A (Agriculture).

SIZE OF PARCEL: 9.32 +/acres (total)

FUTURE LAND USE: GSACSC - Transitional

STAFF'S RECOMMENDATION: Denial

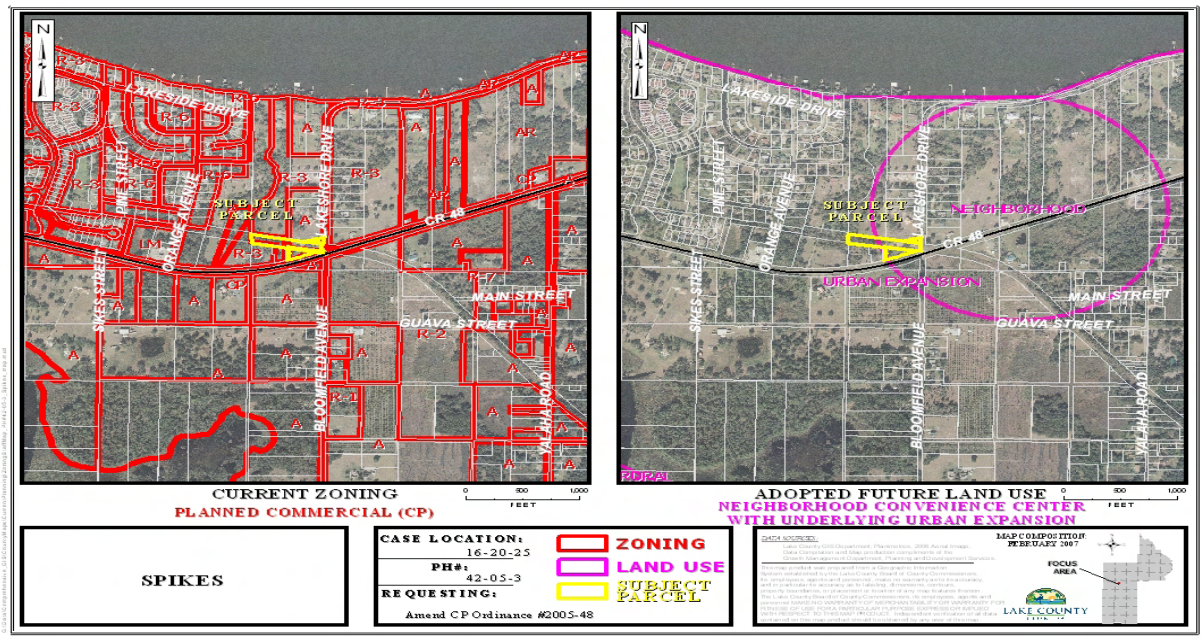
TRACKING NO.: #54-06-CP

CASE NO: PH#42-05-3

AGENDA NO: #2

OWNER: M.L. and Jonnette Spikes
APPLICANTS: Lake County

GENERAL LOCATION: Yalaha area – Property lying N of CR 48 and W of Lakeshore Drive.



STAFF INITIATED REQUEST: On January 31, 2007, staff discovered an error in the legal description recorded as "Exhibit A" in Ordinance #2005-48. Staff is initiating an amendment to this Ordinance to correct the legal description.

SIZE OF PARCEL: 2.66 +/acres

FUTURE LAND USE: Neighborhood Convenience Center w/Urban Expansion

STAFF'S RECOMMENDATION: Approval to correct legal description recorded in Ordinance #2005-48

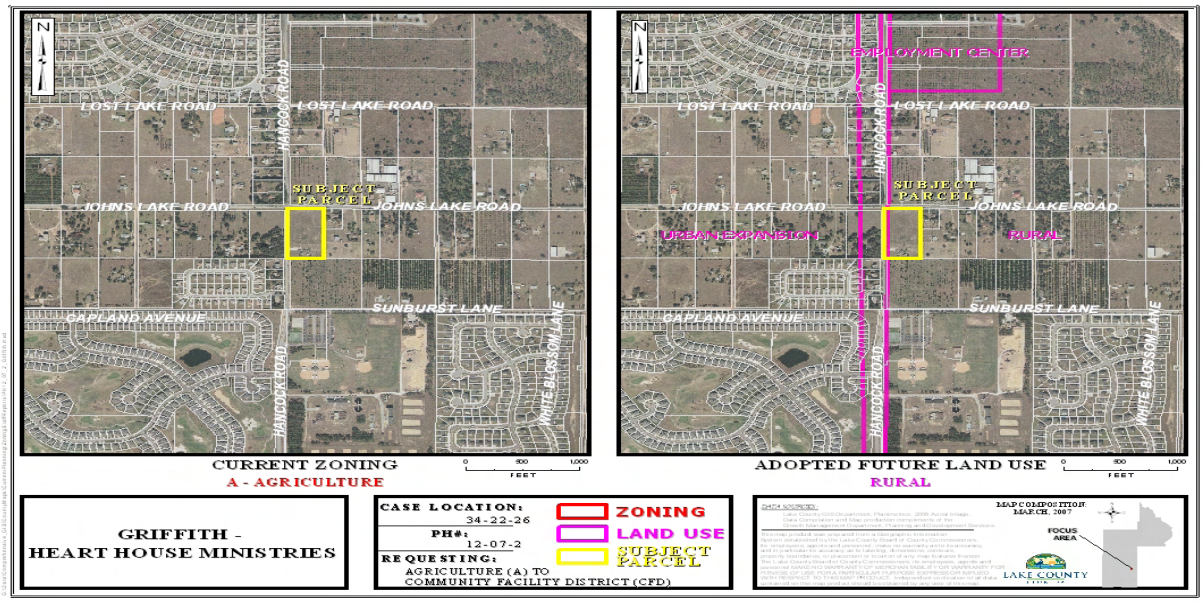
TRACKING NO.: #18-07-CFD

CASE NO: PH#12-07-2

AGENDA NO: #3

OWNER: Heart House Ministries
APPLICANT: E.W. Griffith

GENERAL LOCATION: Clermont area – Property lying at SE corner of John's Lake Road and Hancock Road.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a church and associated uses for use of a Sunday school, offices, youth center, and other church-related functions.

SIZE OF PARCEL: 5+/acres

FUTURE LAND USE: Rural / Lake Apopka River Basin area

STAFF'S RECOMMENDATION: Approval with conditions

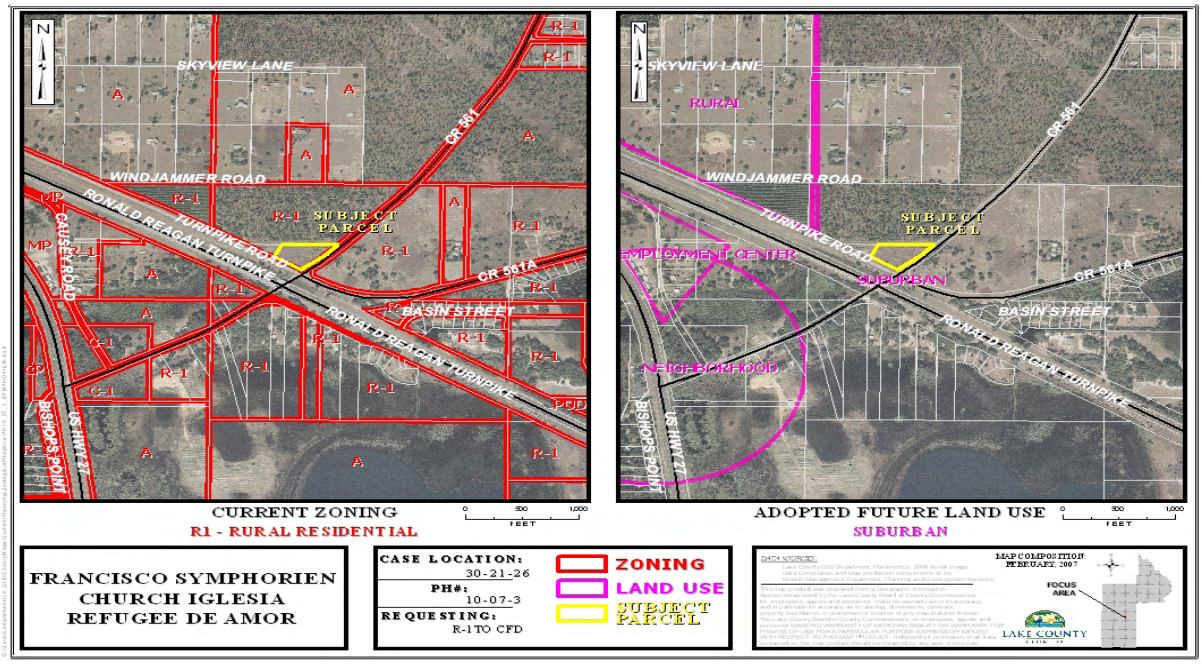
TRACKING NO.: #16-07-CFD

CASE NO: PH#10-07-3

AGENDA NO: #4

OWNER: Ely Frank Symphorien
APPLICANT: Church Iglesia Refugio de Amor

GENERAL LOCATION: Property is lying N between the Florida Turnpike and CR 561



APPLICANT'S REQUEST: A request to rezone from R-1 (Rural Residential) to CFD (Community Facility District for future construction of a church and associated uses. (2.5 +/acres)

SIZE OF PARCEL: 2.5 +/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval with conditions

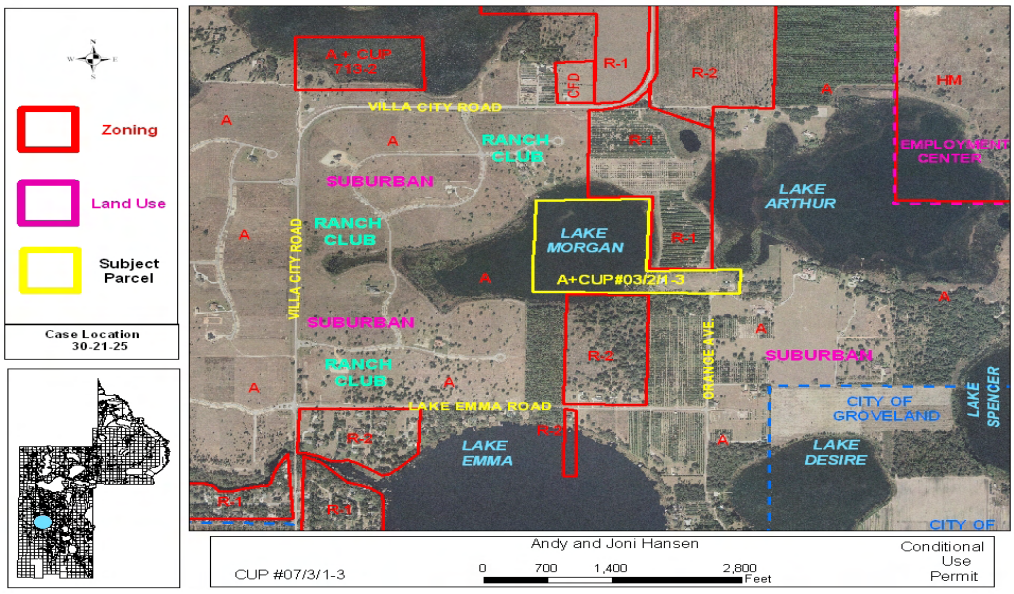
TRACKING NO.: ##19-07-CUP/AMD

CASE NO: CUP#07/3/1-3

AGENDA NO: #5

OWNER: Andrew & Joni Hansen

GENERAL LOCATION: Groveland area - Property lying S of CR 565 and N of Lake Emma Road and at the N end of Orange Avenue.



APPLICANT'S REQUEST: A request to allow for the continued use and operation of a ski school and to amend the conditions to Ordinance #2005-110 to **delete** the conditions under 2. A. 8, which states that "Only four (4) sliders are allowed in the water."; **delete** 2.B., "There shall be no more than one (1) boat operating at any time. When the lake (Lake Morgan) is being used by abutting property owners and/or their guests, the wakeboard facility cannot operate a boat on the lake; and **delete** L. "The CUP which allows for use of the lake shall expire each year and shall have to be reapplied for each year; however, the use of the land for housing the students shall be a normal CUP with an annual inspection by the Code Enforcement Division and a review cycle every three-years."

SIZE OF PARCEL: 10 +/acres (land) / 37 acres (lake)

FUTURE LAND USE: Suburban

STAFF'S RECOMMENDATION: Approval with conditions

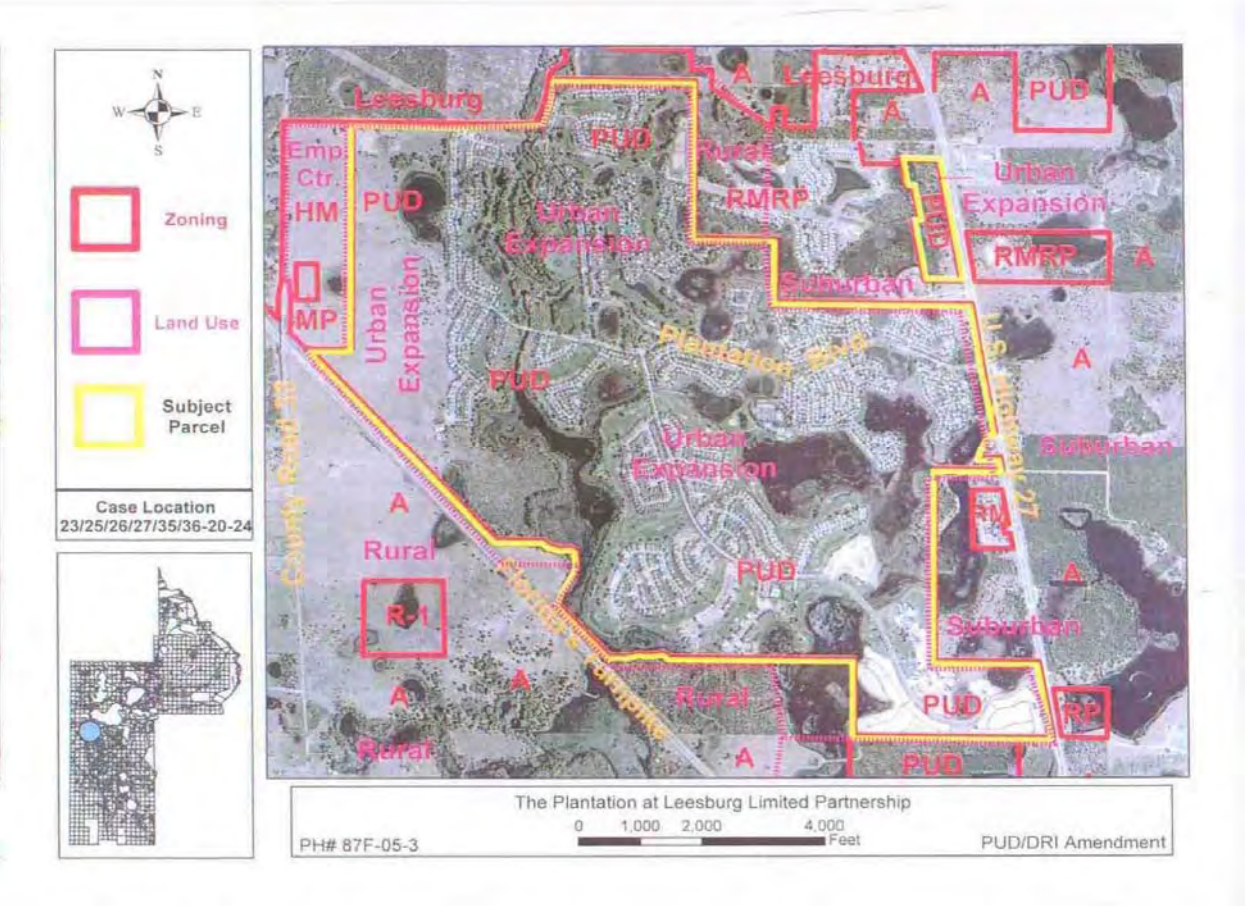
TRACKING NO.: #128-05-PUD/DRI/AMD

CASE NO: PH#87F-05-3

AGENDA NO: #6

OWNERS: The Plantation at Leesburg Limited Partnership
APPLICANT: Miranda F. Fitzgerald, Esq, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

GENERAL LOCATION: Leesburg area - Property lying N of Florida's Turnpike, W of US 27 and E of SR 33.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a non-substantial amendment to PUD/DRI Ordinance #2003-11 (DRI Development Order) and #2003-12 (Local Development Order) to reduce the residential density units from 3,050 to 2,830 of which 565 were approved for multifamily which is to be reduced to 216 multifamily units; additionally, a request to reduce the overall commercial square space from 234,600 square feet to 166,990 square feet. The 36-hole golf course will remain unchanged. (1,760 +/ac)

SIZE OF PARCEL: 1,760 +/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval