

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

May 24, 2005

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, May 4, 2005, 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 are being transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, May 24, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	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, Interim County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
 May 4, 2005
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 May 24, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#44-05-5	Upson Downs/Lakes at Black Bear Jimmy Crawford	1	#49-05-PUD/AMD
PH#5-05-3	John Nelson / Nelson Family Trust Tim Hoban / Carl Ludecke	2	#10-05-Z
PH#30-05-2	Leonard H. Baird, Jr., Trs. Cecelia Bonifay, Esq.	3	#47-05-Z
CUP#05/5/1-3	W. Steve Novillo	4	#50-05-CUP
PH#43-05-4	Stephen Zahn	5	#51-05-CP
PH#33-05-2	Orange Tree Subdivision Robert A. Mandell	6	#46-05-PUD/AMD
PH#40-05-3	Royal Highlands Steven J. Richey, P.A. Greg Beliveau, AICP, LPG Urban & Regional Planners	7	#52-05-PUD/AMD
PH#16-05-1	Steve Donahue & Mike Ross	8	#17-05-CP/AMD
PH#28-05-3	Basmattie Jamaludin Suabi Ramnarain	9	#31-05-CFD
CUP#05/5/2-4	Southern Oaks Training Center Marlys A. Pinske	10	#53-05-CUP/AMD
PH#42-05-3	M.L. & Jonnette Spikes	11	#54-05-CP

TRACKING NO.: #49-05-PUD/AMD

CASE NO: PH#44-05-5

AGENDA NO: #1

OWNER: Upton Downs / Lakes at Black Bear

REPRESENTATIVE: Jimmy Crawford

GENERAL LOCATION: Lake Norris / East Lake County area – Property lying E of Lake Norris Rd and N of CR 44A and S of Lester Way.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ord #57-91 to allow relocation of the recreation tract; the addition of 8 lots; and conversion of public roads in Phase 1 maintained by the County to private roads to be maintained by the Homeowner's Association (HOA).

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 410 +/- acres

FUTURE LAND USE: WRPA / A-1-20

TRACKING NO.: #10-05-Z

CASE NO: PH#5-05-3

AGENDA NO: #2

OWNER: John Nelson / Nelson Family Trust

APPLICANT: Charlie Johnson Builders

GENERAL LOCATION: Tavares area – Property lying N'ly of the intersection of Lakeshore Drive and Lake Ave on the W side of Lake Avenue and S of Alfred Street / Old US Hwy 441. (27-19-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to R-2 (Estate Residential) for residential subdivision.

EXISTING ZONING: R-1

SIZE OF PARCEL: 40 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #47-05-Z

CASE NO: PH#30-05-2

AGENDA NO: #3

OWNER: Leonard H. Baird, Jr., Trs

APPLICANT: Cecelia Bonifay, Esq.

GENERAL LOCATION: South Lake County area – Property lying E of Lake Louisa Road and the Estates At Lake Susan and NW'ly of The Oranges subdivision. (6-23-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for single-family residential development.

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 22 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #50-05-CUP

CASE NO: CUP#05/5/1-3

AGENDA NO: #4

OWNER: W. Steve Novillo

GENERAL LOCATION: Lake Jem area – Property lying W of Red Farm Rd and E'ly of CR 448A.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a Conditional Use Permit in Agriculture to allow the keeping of two mobile homes on site for use a caretaker's residence in conjunction with a nursery operation.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 5+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #51-05-CP

CASE NO: PH#43-05-4

AGENDA NO: #5

OWNER(S): Stephen Zahn

GENERAL LOCATION: Eustis area – Property located NW'ly of Haselton Rd & SR 19 and E'ly of CR 19A and Ruth Avenue.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) to allow for commercial uses to include, automobile sales, bank, car wash, consumer services & repair, medical services, professional offices, fast food restaurant (general convenience & retail).

EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: 1.04 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #46-05-PUD/AMD

CASE NO: PH#33-05-2

AGENDA NO: #6

OWNER: Orange Tree Subdivision

REPRESENTATIVE: Robert A. Mandell, Greater Construction

GENERAL LOCATION: South Lake County – Property located within the Orange Tree subdivision, an out-parcel N of Holly Grove Blvd, E of US 27/SR 25. (15-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ordinance #2004-31, to utilize the parcel for 45 single-family residential use rather than commercial uses, and to revise the buffers associated with the commercial development, within Phase 6 of this project.

EXISTING ZONING: PUD

SIZE OF PARCEL: 190+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #52-05-PUD/AMD

CASE NO: PH#40-05-3

AGENDA NO: #7

OWNER: Royal Highlands

APPLICANT: Steven J. Richey, P.A. & Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Leesburg area – Property lying SW'ly of US 27/SR 25 and S of the Florida Turnpike, approximately 8 miles S of Leesburg.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ordinance #1999-123 to add 44,500 square feet of commercial development such as but not limited to offices, retail/convenience, consumer services and specialty shops.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 1086.7 +/-acres

FUTURE LAND USE: Vested DRI / Urban Expansion

TRACKING NO.: #17-05-CP/AMD

CASE NO: PH#16-05-1

AGENDA NO: #8

OWNER: Steve Donahue & Mike Ross

GENERAL LOCATION: Bassville Park area – Property lying E of Haines Creek Rd / CR 473 and N of US Hwy 441 and to the W of Ironwood Avenue. (24-19-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) to amend CP Ordinance #39-82 to allow the use of a used car sales with the existing automobile repair facility.

EXISTING ZONING: CP (Planned Commercial) and R-6 (Urban Residential)

SIZE OF PARCEL: 1+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #31-05-CFD

CASE NO: PH#28-05-3

AGENDA NO: #9

OWNER: Basmattie Jamaludin

REPRESENTATIVE: Suabi Ramnarain

GENERAL LOCATION: Yalaha area – Property located on the E side of Guava Street and SW'ly of CR 48.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from AR (Agriculture Residential) to CFD (Community Facility District) to allow the use of the property for a cemetery.

EXISTING ZONING: AR (Agriculture Residential)

SIZE OF PARCEL: 4.3+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #53-05-CUP/AMD

CASE NO: CUP#05/5/2-4

AGENDA NO: #10

OWNER: Marlys A. Pinske, Southern Oaks Training Center

GENERAL LOCATION: East Lake County / Seminole Springs area – Property located W of CR 46A and S of SR 44 just W/ly of CR 437.

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION: A request to amend CUP Ordinance #1998-12 to allow the placement of a maximum of 12 RV spaces for temporary living facilities for guests during 6 months of the year for during training of race horses.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 150+/acres

FUTURE LAND USE: Wekiva River Protection Area
Receiving Area A-1-20
Sending Area A-1-20
Sending Area A-1-40

TRACKING NO.: #54-05-CP

CASE NO: PH#42-05-3

AGENDA NO: #11

OWNERS: M.L. & Jonnette Spikes

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

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request rezone from A (Agriculture) to CP (Planned Commercial) to allow for commercial uses, including self-storage units.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 2.66 +/- acres

FUTURE LAND USE: Urban Expansion