LAKE COUNTY ZONING BOARD
JULY 2, 2008
ZONING AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m. on Wednesday, July 2, 2008, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezonings, 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, July 22, 2008, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice-Chairman	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, 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

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Amye King, AICP, Director, Department of Growth Management
Mr. Brian Sheahan, AICP, Planning Director, Division of Planning & Community Design
Mr. Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Mr. Ian McDonald, AICP, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design
Ms. Julianne Thomas, Senior Planner, Division of Planning & Community Design
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design Division
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
JULY 2, 2008
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
July 22, 2008

PUBLIC HEARING NO.	PETITIONER	AGENDA 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 #22-08-4	David Ralph Strickland	1
PH#34-08-2	Fabiola R. Gillis/Ivan Uribe	2
PH#29-08-3	Michael R. and Jennifer A. Gebhardt Christopher J. Shipley, Esq.	5
CUP#86/4/2-2 Staff-Initiated Revocation	James P. Gills – Charles Hwang	6A
CUP#89/12/2-3 Staff-Initiated Revocation	Larry Grimes – Clermont Baptist Church	6B
CUP#93/1/3-2 Staff-Initiated Revocation	James and Mildred Bradford – Beatriz Cadena, et al	6C
CUP#95/5/1-4 Staff-Initiated Revocation	Phoebe J. Mueller	6D
CUP#897-5 Voluntary Revocation	Dura Stress, Inc.	7A
CUP#110-5 Voluntary Revocation	Ben M. Crawford – Hubert C. Saul, Jr.	7B
CUP#97/6/1-4 Voluntary Revocation	Henry Church	7C
CUP#99/8/3-2 Voluntary Revocation	Calvin & Lillian Holton	7D
CUP#93/3/1-2 Voluntary Revocation	C. Agnes Thompson	7E

REGULAR AGENDA:

PH#59-06-3	GHL Development, LLC Horgo Signature Homes	3

MSP#08/7/1-3	Robert J. Merritt Dirtworx Excavating, Incorporated	4

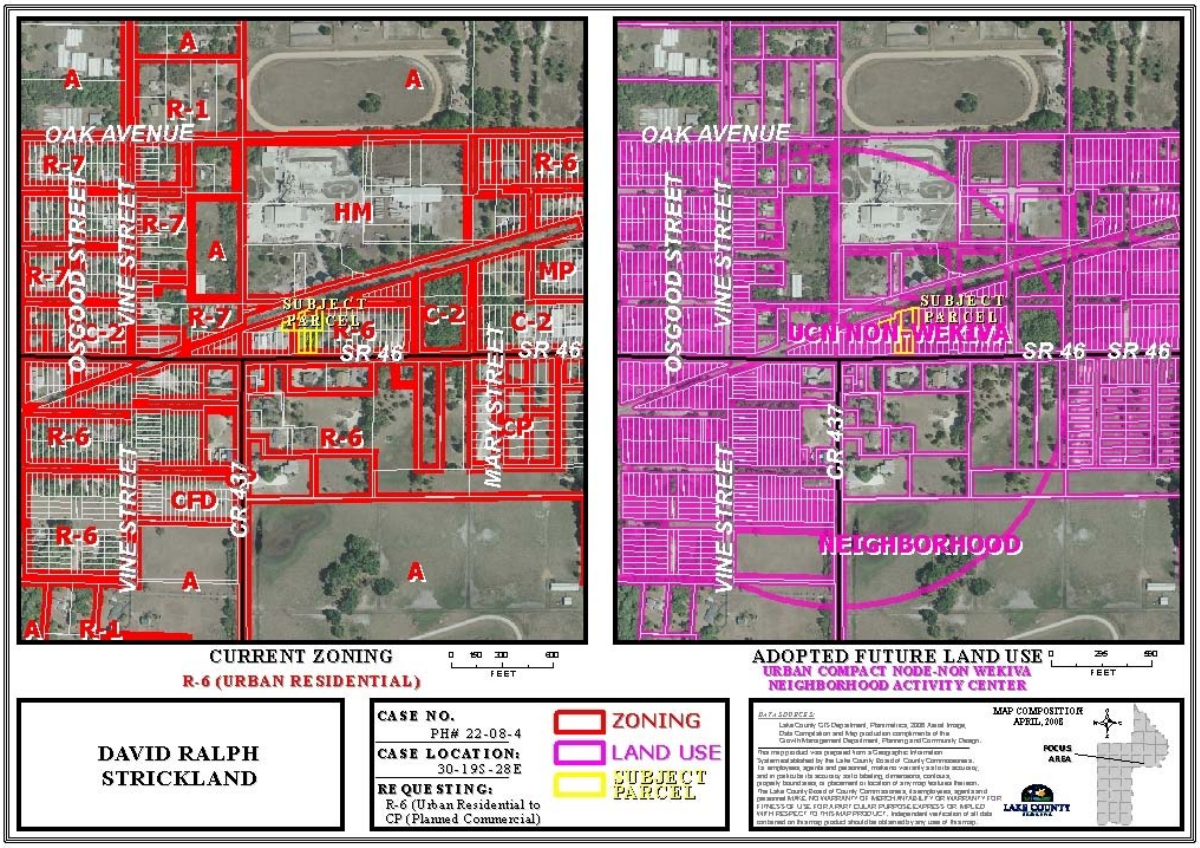
CASE NO: PH#22-08-4

AGENDA NO: 1

OWNER: David Ralph Strickland

APPLICANT: David Ralph Strickland

GENERAL LOCATION: Mount Plymouth/Sorrento area on north side of SR 46 approximately 300 feet east of the intersection of SR46 and CR437 south. (AK#'s 1681570, 1681553, and 2924021)



APPLICANT REQUEST: The Applicant is requesting to rezone approximately .45 acres from Urban Residential (R-6) to CP in order to continue limited commercial uses on the property.

SIZE OF PARCEL: .45 acres (+/-)

FUTURE LAND USE: UCN Non-Wekiva/Neighborhood Activity Center Overlay

STAFF RECOMMENDATION: Approval with Conditions

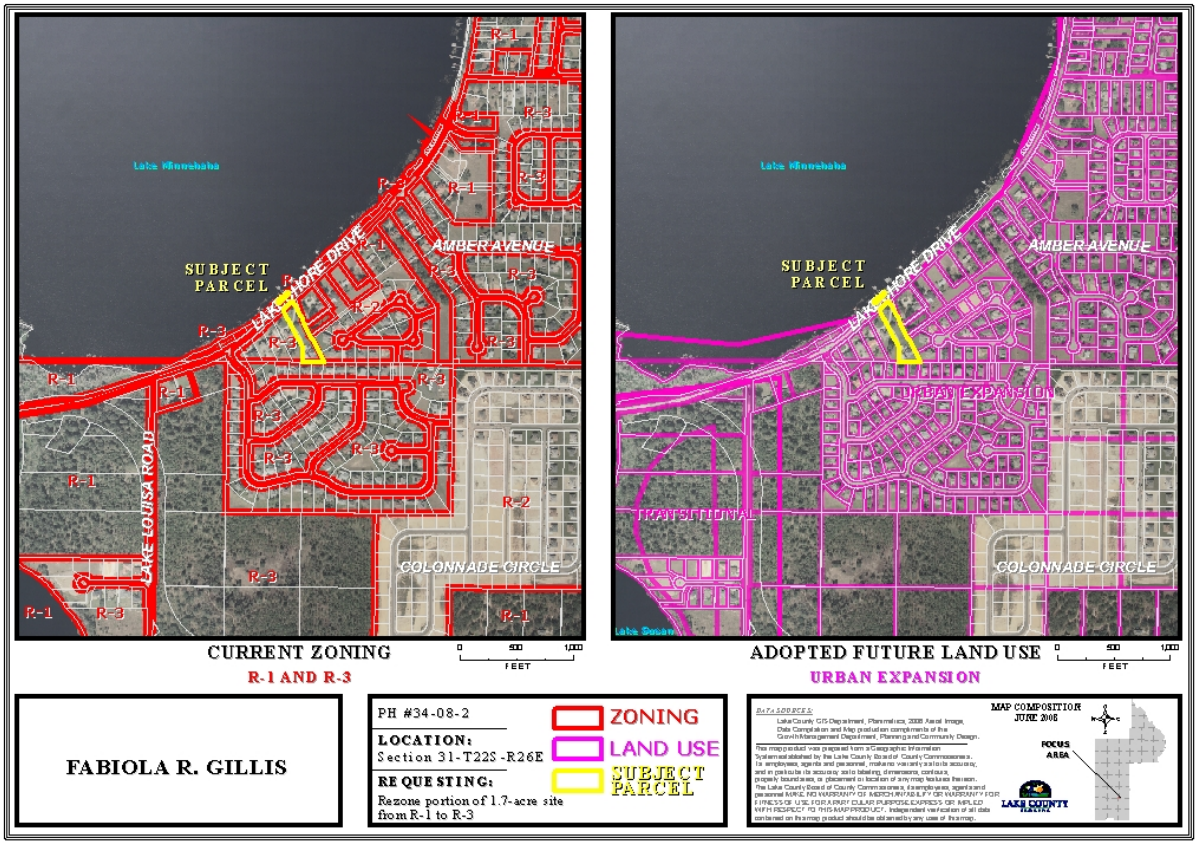
CASE NO: PH#34-08-2

AGENDA NO: 2

OWNER: Fabiola R. Gillis

APPLICANT: Ivan Uribe

GENERAL LOCATION: Clermont area – on the southeast side of Lake Minnehaha on Lakeshore Drive (CR #2-1040), Alternate Key Number 2561157



APPLICANT REQUEST: The Applicant is requesting to rezone a portion of the 1.7-acre site from the Rural Residential (R-1) Zoning District to the Medium Residential (R-3) Zoning District to allow a Minor Lot Split.

SIZE OF PARCEL: 1.7 acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

CASE NO: PH#59-06-3

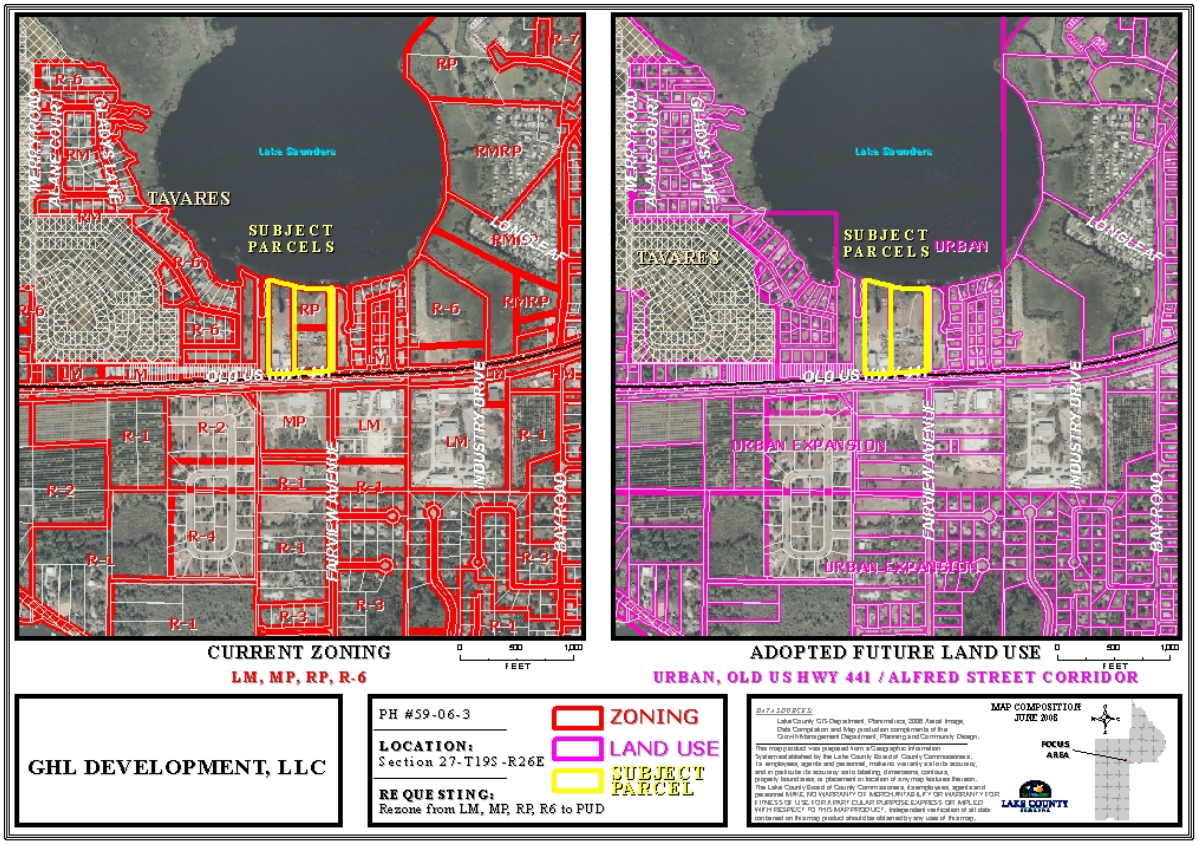
AGENDA NO: 3

OWNER: GHL Development, LLC

APPLICANT: GHL Development, LLC

PROJECT NAME: Horgo Signature Homes

GENERAL LOCATION: On the north side of Old US Highway 441 between Tavares and Mount Dora, between Lakeview Street and Saunders Circle, and south of Lake Saunders, Alternate Key #s 1369916 and 1369908



APPLICANT REQUEST: The Applicant is requesting to rezone properties from the LM, MP, RP and R-6 Zoning Districts to the Planned Unit Development (PUD) Zoning District to allow a mixed use development consisting of 75 townhomes with recreational facilities and 9,000 square feet of commercial space.

SIZE OF PARCEL: 10.00 acres

FUTURE LAND USE: Urban and Old US Highway 441 / Alfred Street Corridor designation

STAFF RECOMMENDATION: Approval with Conditions

CASE NO: MSP#08/7/1-3

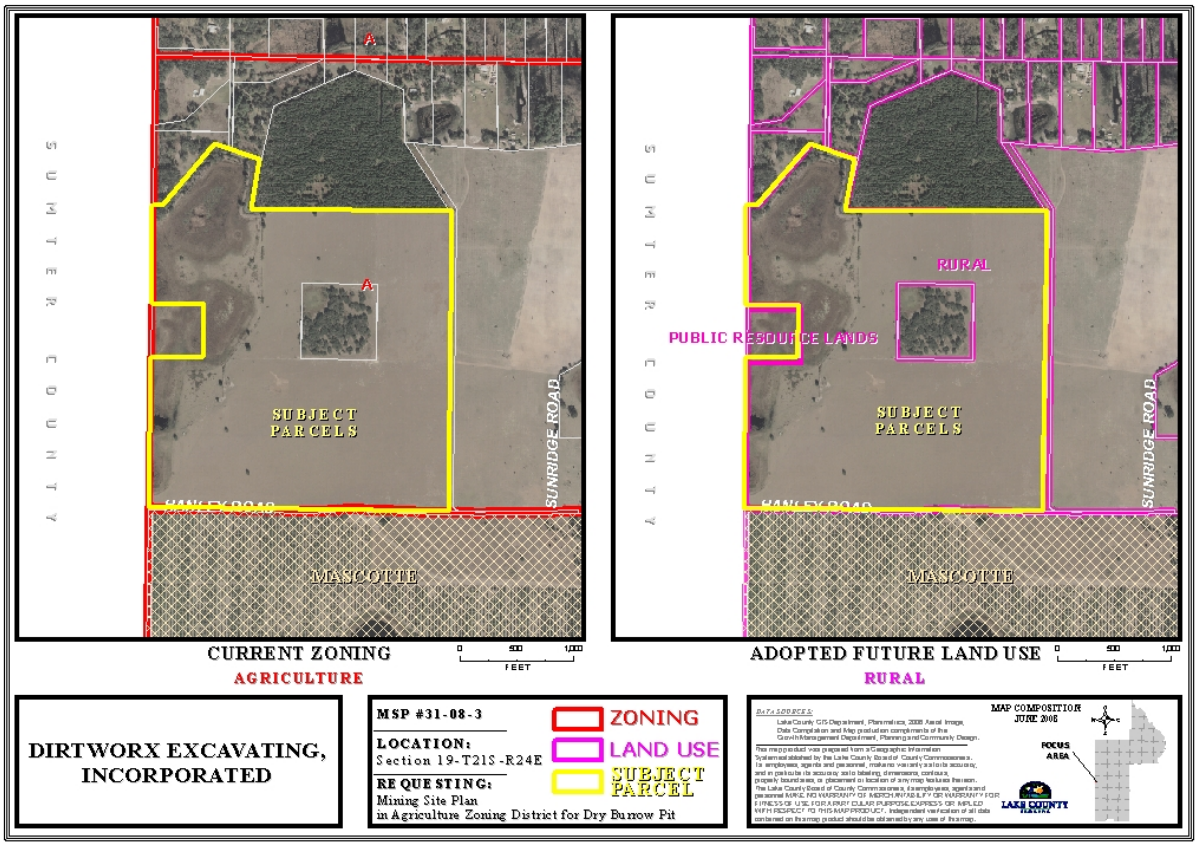
AGENDA NO: 4

OWNER: Robert J. Merritt

APPLICANT: Robert J. Merritt

PROJECT NAME: Dirtworx Excavating, Incorporated

GENERAL LOCATION: Mascotte area – on Lake / Sumter County line, north of Tuscanooga and Hanley Road, AK #s 3666038 and 1297656



APPLICANT REQUEST: The Applicant is requesting a Mining Site Plan (MSP) in the Agriculture Zoning District to allow a dry burrow pit for clean fill and sand.

SIZE OF PARCEL: 158.29 acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval with Conditions

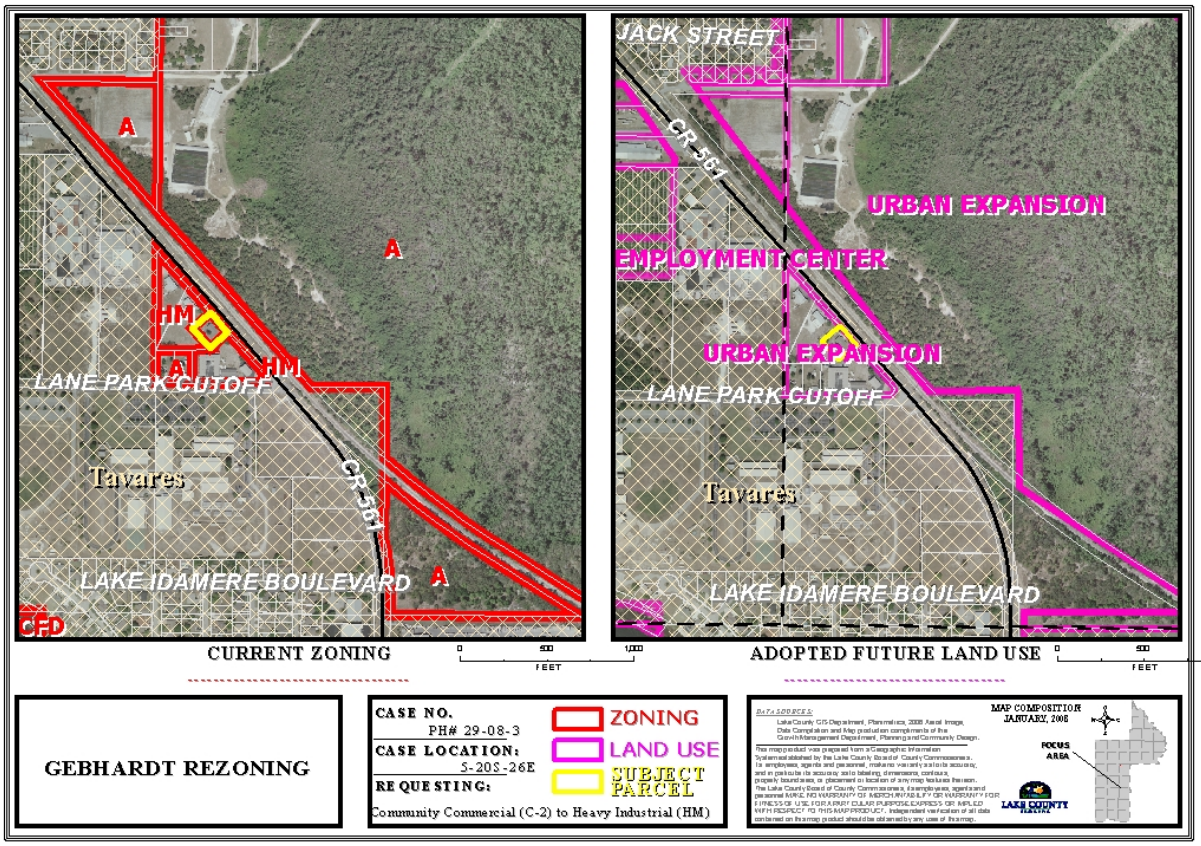
CASE NO: PH#29-06-3

AGENDA NO: 5

OWNER: Michael R. and Jennifer A. Gebhardt

APPLICANT: Christopher J. Shipley, Esq.

GENERAL LOCATION: Tavares area – S.R. 561 near Park Lane Cutoff, Alternate Key No. 2563141



APPLICANT REQUEST: Change the Zoning from Community Commercial District (C-2) to Heavy Industrial District (HM).

SIZE OF PARCEL: .479 acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

STAFF-INITIATED REVOCATION AGENDA NO.: 6

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 condition as setforth in the Conditional Use Permits.

From these inspections, it was noted that the uses as permitted for the Conditional Use Permit was terminated due to non-compliance to the terms and conditions or failure to comply within the period as specified within the Conditional Use Permit. Based on these inspections, Staff recommends Approval of the revocations of the Conditional Use Permits as indicated.

PUBLIC HEARING NO.: CUP#86/4/2-2 (James P. Gills) – Charles Hwang (A)
GENERAL LOCATION: South Lake County / Lake Dilly – The property is located S of Bridges Rd approx. 1/2 mile on the E side of US 27 and W side of Florida Turnpike.
REQUEST: Staff-initiated revocation of a CUP in CP (Planned Commercial) for construction of an RV Park, due to the RV park was never constructed and operation never begun. (52 +/acres)

PUBLIC HEARING NO.: CUP#89/12/2-3 (Larry Grimes) – Clermont Baptist Church (B)
GENERAL LOCATION: Montverde area – From the intersection of CR 455, Florida Turnpike & Old Hwy 50, proceed W on Old Hwy 50 approx. 1/4 mile to property lying N of Old Hwy 50 & W of Florida Turnpike.
REQUEST: Staff-initiated revocation of a CUP in Agriculture for temporary asphalt plant, property was rezoned to CFD (Community Facility District) for establishment of a church in December, 2001. (10 +/acres)

PUBLIC HEARING NO.: CUP#93/1/3-2 (James & Mildred Bradford) – Beatriz Cadena, et al (C)
GENERAL LOCATION: Howey-in-the-Hills/ Pumpkin Center area – From the intersection of SR 48 & Number Two Rd.; S on Number Two Rd to Turkey Lake Rd; S on Turkey Lake Rd approx. 1-1/2 miles to property lying E of the road.
REQUEST: Staff-initiated revocation of a CUP in Agriculture for placement of a mobile home for a caretaker's residence, due to the mobile home being now classified as an accessory dwelling and in compliance with Section 10.01.06 of the Lake County Land Development Regulations. A CUP is no longer required. (5 +/ac)

PUBLIC HEARING NO.: CUP#95/5/1-4 (Phoebe J. Mueller) (D)
GENERAL LOCATION: Umatilla area – From the intersection of C-437 & Mill Creek Rd; S on Mill Creek Rd to Towerwood Rd, E & S on Towerwood Rd to Winterwillow Lane, E on Winterwillow Land approx. 1/4 mile to property lying N of road.
REQUEST: Staff-initiated revocation of a CUP in Agriculture for placement of a mobile home for the care of an infirm relative, due to the mobile home being removed and a residence was constructed on the property through a the lot split application process. (10 +/acres)

VOLUNTARY REVOCATIONS AGENDA NO.: 7

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 condition as setforth in the Conditional Use Permits. The owners of said properties have voluntary requested that the uses as outlined in the Conditional Use Permit be revoked for reasons indicated.

The Planning & Community Design Staff recommends approval of the voluntary revocation of the Conditional Use Permits as requested by the applicants.

PUBLIC HEARING NO.: CUP#897-5 (Dura Stress Inc.) (A)
GENERAL LOCATION: Lisbon area – From the intersection of SR 44 and Shelly Dr proceed W on SR 44 approximately 1/2 mile to property on the N side of the road.
REQUEST: Voluntary revocation of a CUP in M-1 (Heavy Industrial) for placement of a mobile home on site for a caretaker's residence for security reasons. Property has been sold and mobile home removed from the property.

PUBLIC HEARING NO.: CUP#110-5 (Ben M. Crawford) – Hubert C. Saul, Jr. (B)
GENERAL LOCATION: Astor area – W of SR 50 just before Astor Bridge just East of Dale Circle in Holiday Haven Campsites Subdivision.
REQUEST: Voluntary revocation of a CUP in C-1 (Neighborhood Commercial) for a fish plant facility for receiving and processing of fresh fish and other similar foodstuffs. Business is closed.

PUBLIC HEARING NO.: CUP#97/6/1-4 (Henry Church) (C)
GENERAL LOCATION: East Lake County area – From the intersection of SR 44 and C-44A; Proceed W on C-44A approximately 1-1/2 miles to Purple Martin Rd; N on Purple Martin Rd to end and property.
REQUEST: Voluntary revocation of a CUP in Agriculture for placement of a mobile home for use as a caretaker's / security guard living facility to assist in the care & maintenance of an existing greenhouse operation. The mobile home is no longer needed and has been removed from the site. (10 +/acres)

PUBLIC HEARING NO.: CUP#99/8/3-2 (Calvin & Lillian Holton) (D)
GENERAL LOCATION: Groveland / Bay Lake area – From the intersection of CR 565/Bay Lake Rd, and Lake Erie Rd, proceed S on Bay Lake Rd approximately 1/4 mile to property E and W of road.
REQUEST: Voluntary revocation of a CUP in Agriculture for temporary placement of a mobile home with an existing residence for the care of an infirm relative. The mobile home has been removed and the use is no longer needed. (1.05 +/ac)

PUBLIC HEARING NO.: CUP#93/3/1-2 (C. Agnew Thompson) (E)
GENERAL LOCATION: Clermont area – From the intersection of SR 50 & CR 455, N on CR 455 approx. 1/2 mile to property lying E of road.
REQUEST: Voluntary revocation of a CUP (Ord#1996-53) in Agriculture for placement of a mobile home for a caretaker's residence. CUP is no longer needed. (28 +/ac)