LAKE COUNTY ZONING BOARD
August 2, 2006
AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on Wednesday, August 2, 2006, 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, August 22, 2006, 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
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
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. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Denna Levan, Associate 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
August 2, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
August 22, 2006

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 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.

CUP#06/8/2-5	Vantaggio Investment Group LLC Amy Imilsis Velazquez	1	#90-06-CUP/AMD PP to September
PH#76-06-4	Jim Granger Leslie Campione, P.A.	2	#91-06-RP
PH#78-06-2	Larry Grimes	3	#92-06-Z PP to September
PH#50-06-2	Clonts Groves Inc. Cecelia Bonifay, Esq.	5	#94-06-PUD PP to September
PH#53-06-5	Linda Austin / Gerald Braley Hugh Harling, JR., P.E.	7	#60-06-PUD PP to October
PH#26-06-5	James & Louise Sims, Trustee Mark Maciel	8	#22-06-PUD PP to October
PH#73-06-3	Michael & Patricia Perez	9	#95-06-Z
CUP#06/8/4-5	Chester & Ivy Graham	11	#98-06-CUP
PH#79-06-5	John & Joan Pyle / Dad for Boys	12	#99-06-CFD/AMD
CUP#06/8/5-5	Douglas Hill Sr. Laura Belflower, Verizon Wireless	13	#100-06-CUP
PH#69-06-3	Lauriston & Barbara Izlar	14	#83-06-HM
PH#70-06-4	Heathrow Land Co., LP Gatwick II – Heathrow Country Estates	16	#102-06-PUD/AMD
PH#74-06-4	Lake County Acreage, LLC Land Use Associates, LLC	17	#103-06-CP/AMD
CUP#06/8/3-5	Thomas Beckel	18	#104-06-CUP
ACUP#004-2002	Jose G. Cuevas	19	#105-06-CUP/REV

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#80-06-3	Florida-Georgia Lutheran Church Michael Mahler, Vice-President	4	#93-06-PUD

PH#75-06-4	Wiley & Ann Davis Steven J. Richey and Land Use Associates, LLC	6	#96-06-PUD PP to September
PH#77-06-1	Roger Rojas Orlando Garcia	10	#97-06-CP/AMD
CUP#06/8/1-5	Preston O. Sloan	15	#101-06-CUP

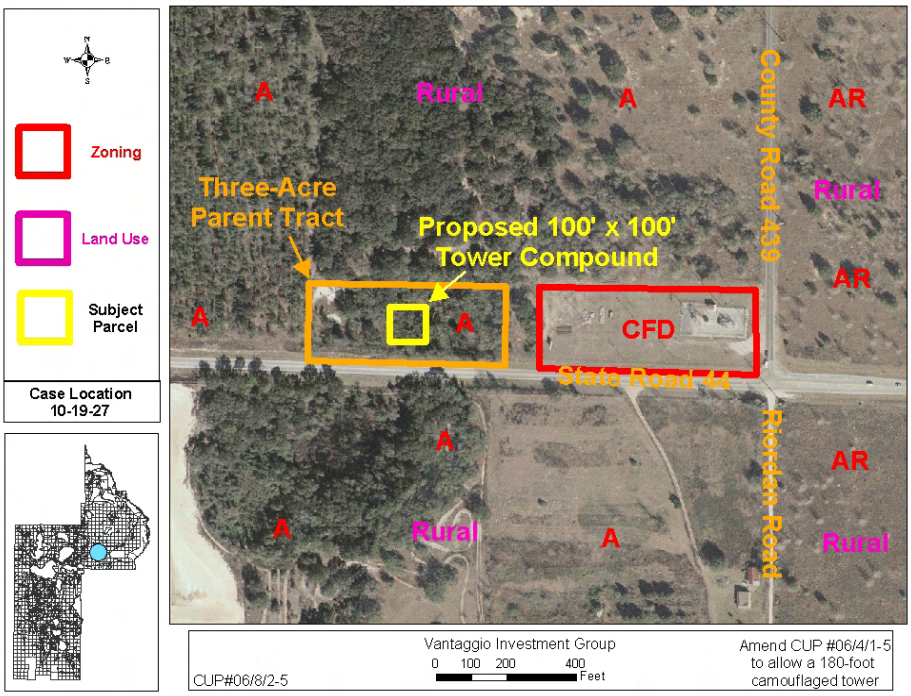
TRACKING NO.: #90-06-CUP

CASE NO: CUP#06/8/2-5

AGENDA NO: #1

OWNER: Amy Imilsis Velazquez, Vantaggio Investment Group, LLC

GENERAL LOCATION: Eustis area – Property lying N of CR 44 and W'ly of CR 439.



APPLICANT'S REQUEST: A request for an amendment to Conditional Use Permit (CUP) Ordinance #2006-40 to increase the tower height to 180 ft.

SIZE OF PARCEL: 3 acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Applicant request 30-day continuance to amend application to extend the tower height.

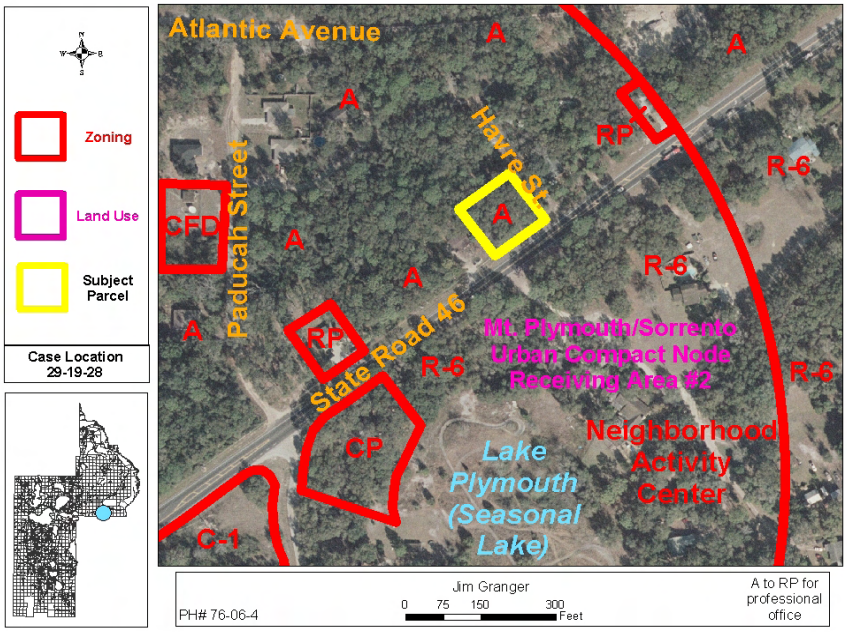
TRACKING NO.: #91-06-RP

CASE NO: PH#76-06-4

AGENDA NO: #2

OWNER: Jim Granger.
APPLICANT REPRESENTATIVE: Leslie Campione, P.A.

GENERAL LOCATION: Mt Plymouth area – Property lying NW'ly of Main St (SR 46) and E of Alley St.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to RP (Residential Professional) to allow construction of offices.

SIZE OF PARCEL: .34 +/ac

FUTURE LAND USE: Mt Plymouth Sorrento Urban Compact node Receiving Area #2 / Neighborhood Activity Center

STAFF'S RECOMMENDATION: Approval

TRACKING NO.: #92-06-Z

CASE NO: PH#78-06-2

AGENDA NO: #3

OWNER: Larry Grimes

GENERAL LOCATION: Montverde area – Property lying W of CR 455 and N of SR 50, and S of Arrowhead subdivision.

[NO IMAGE – AVAILABLE]

APPLICANT'S REQUEST: A request to rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for development of a residential subdivision.

SIZE OF PARCEL: 9.28+/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Staff request postponement until September 6, 2006

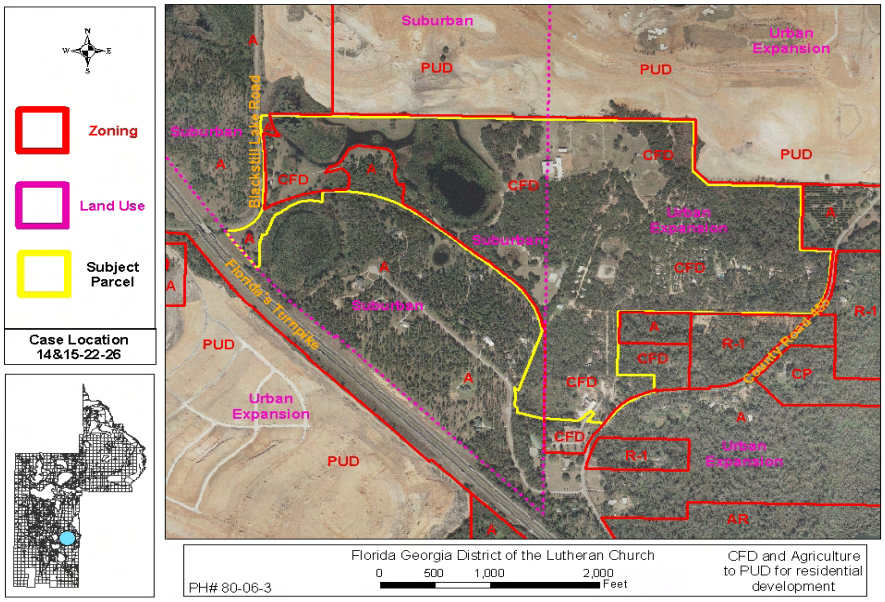
TRACKING NO.: #93-06-PUD

CASE NO: PH#80-06-3

AGENDA NO: #`4

OWNER: Florida-Georgia Lutheran Church
APPLICANT: Michael Mahler, Vice-President

GENERAL LOCATION: Montverde area – Property lying NE'ly of Ronald Reagan Turnpike and Willo Pines Lane and W of CR 455.



APPLICANT'S REQUEST: Rezone from CFD (Community Facility District) and A (Agriculture) to PUD (Planned Unit Development) to allow for development of a 283 unit residential development with traditional single-family, town home and patio-home products.

SIZE OF PARCEL: 165.11 +/acres

FUTURE LAND USE: Urban Expansion & Suburban

STAFF'S RECOMMENDATION: Approval with conditions

TRACKING NO.: #94-06-PUD

CASE NO: PH#50-06-2

AGENDA NO: #5

OWNERS: Clonts Groves Inc
APPLICANT(S): Cecelia Bonifay, Esq.

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SIZE OF PARCEL: +/acres

FUTURE LAND USE:

STAFF'S RECOMMENDATION: Postponement until September 6, 2006

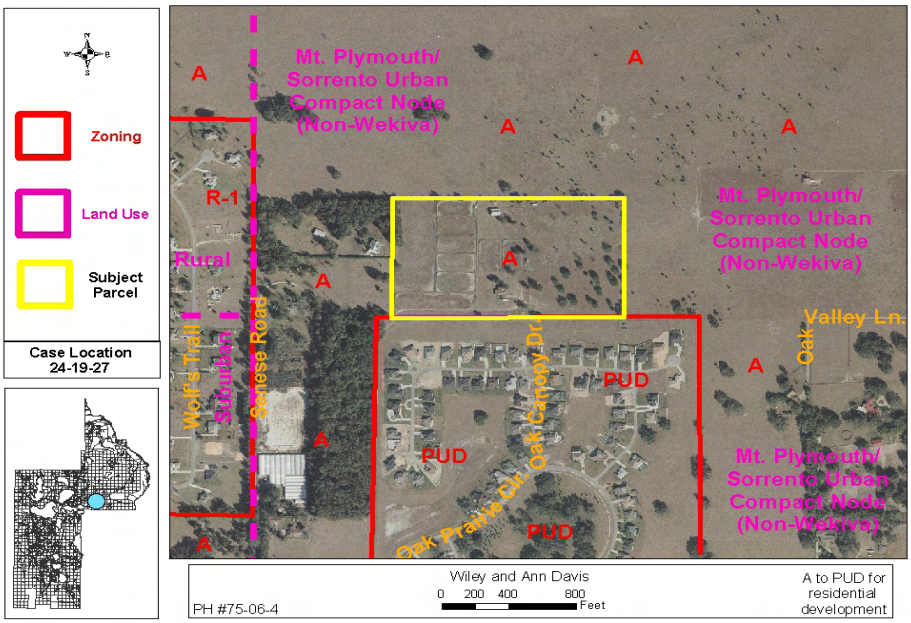
TRACKING NO.: #96-06-PUD

CASE NO: PH#75-06-4

AGENDA NO: #6

OWNERS: Wiley & Ann Davis
APPLICANT: Sharon Farrell, Land Use Associates, LLC and Steven J. Richey, P.A.

GENERAL LOCATION: Mount Dora / Sorrento area – Property lying N of Wolf Branch Rd and directly N of The Parks at Wolfbranch Oaks Phase 4.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to allow construction of a 25 unit residential subdivision.

SIZE OF PARCEL: 25 +/acres

FUTURE LAND USE: Mt Plymouth Sorrento Urban Compact Node (Non-Wekiva)

STAFF'S RECOMMENDATION: Approval

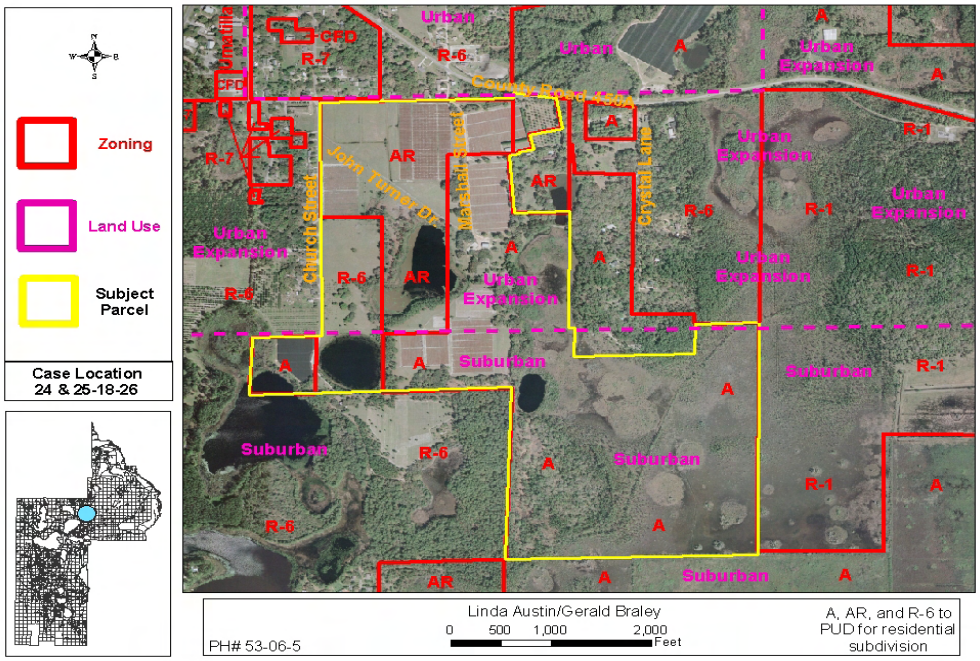
TRACKING NO.: #60-0-6-PUD

CASE NO: PH#53-06-5

AGENDA NO: #7

OWNERS: Linda Austin / Gerald Braley
APPLICANT: Hugh Harling

GENERAL LOCATION: Umatilla area – Property lying S of CR 450 and Mills Street, W of Church Street and also E and W of Marshall Street.



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APPLICANT'S REQUEST: A request for rezoning from A (Agriculture), AR (Agriculture Residential) and R-6 (Urban Residential) to PUD (Planned Unit Development) for construction of a single-family residential subdivision.

SIZE OF PARCEL: 319.76 +/acres

FUTURE LAND USE: Suburban and Urban Expansion

STAFF'S RECOMMENDATION: Applicant request continuance until October.

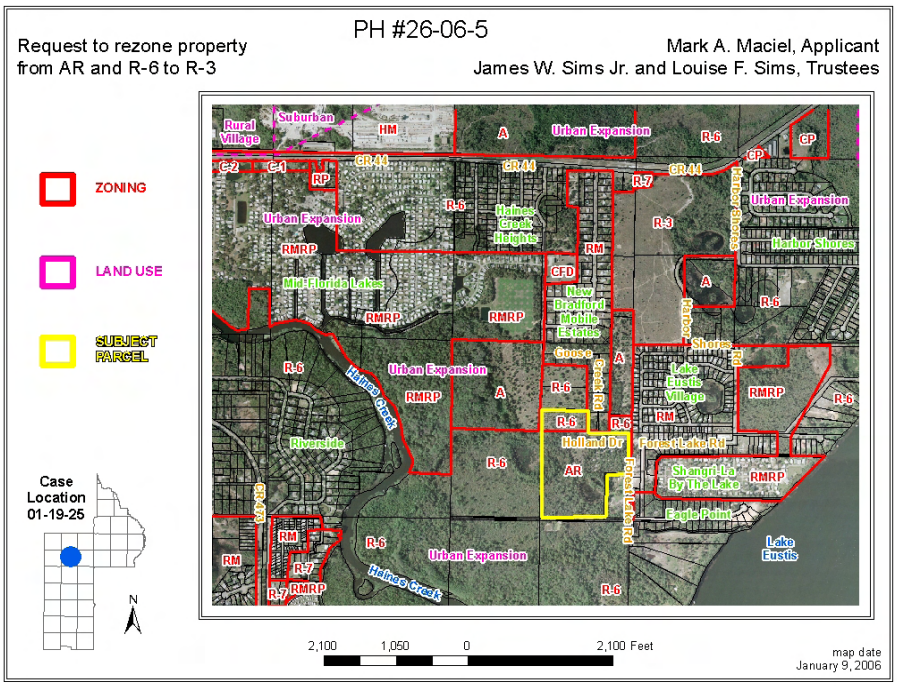
TRACKING NO.: #22-06-PUD

CASE NO: {J#26-06-5

AGENDA NO: #8

OWNERS: James & Louise Sims

GENERAL LOCATION: Haines Creek area – Property lying W of Shangri-La Mobile Home Park on the W side of Forest Lake Road and S of Holland Drive.



APPLICANT'S REQUEST: A request to rezone from AR (Agriculture Residential) and R-6 (Urban Residential) to PUD (Planned Unit Development).

SIZE OF PARCEL: 38 +/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Continuance until October.

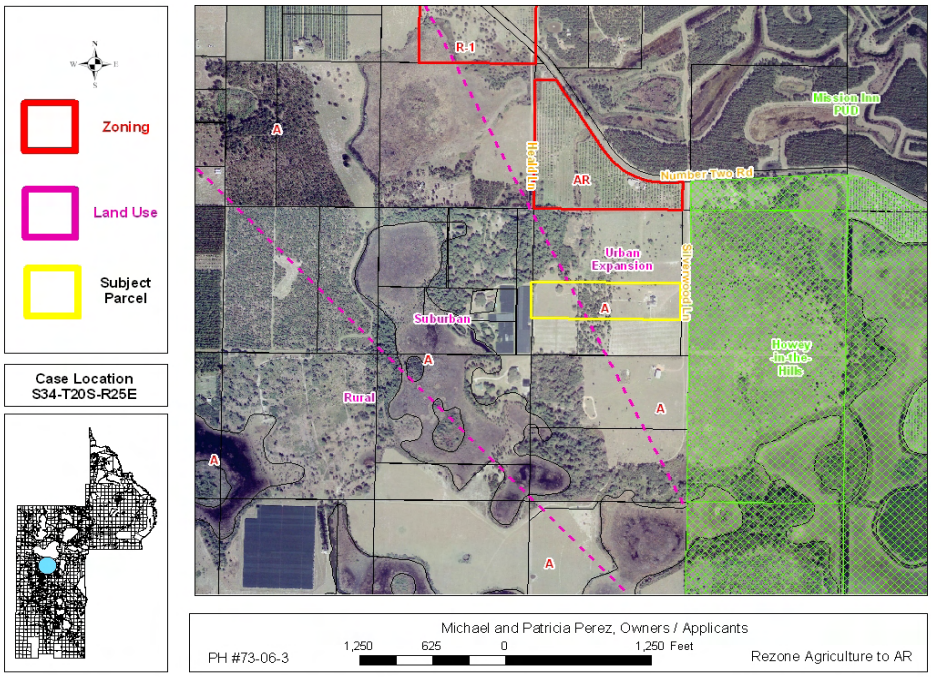
TRACKING NO.: #95-06-Z

CASE NO: PH#73-06-3

AGENDA NO: #9

OWNER: Michael & Patricia Perez

GENERAL LOCATION: Howey-in-the-Hills area – The property is located SW'ly of the intersection of Number Two Road and Sherwood Lane and E'ly of Heald Lane.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to AR (Agriculture Residential) to create two residential sites.

SIZE OF PARCEL: 9.61

FUTURE LAND USE: Urban Expansion and Suburban

STAFF'S RECOMMENDATION: Approval

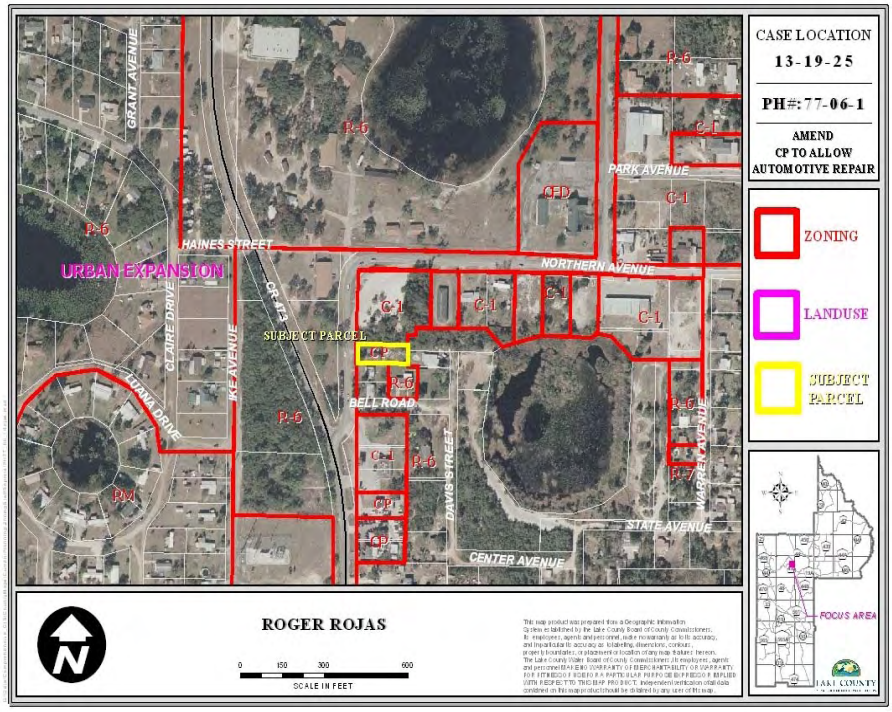
TRACKING NO.: #97-06-CP/AMd

CASE NO: PH#77-06-1

AGENDA NO: #10

OWNER: Roger Rojas
APPLICANT: Orlando Garcia

GENERAL LOCATION: Bassville Park area – From the intersection of CR 473 and Northern Ave, proceed N on Northern Avenue to Bell Rd to property lying N of Bell Rd and E of Northern Avenue.



APPLICANT'S REQUEST: A request for an amendment to CP Ordinance #24-84 to allow use of the site for an automotive repair shop.

SIZE OF PARCEL: 0.25 +/ac

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Denial

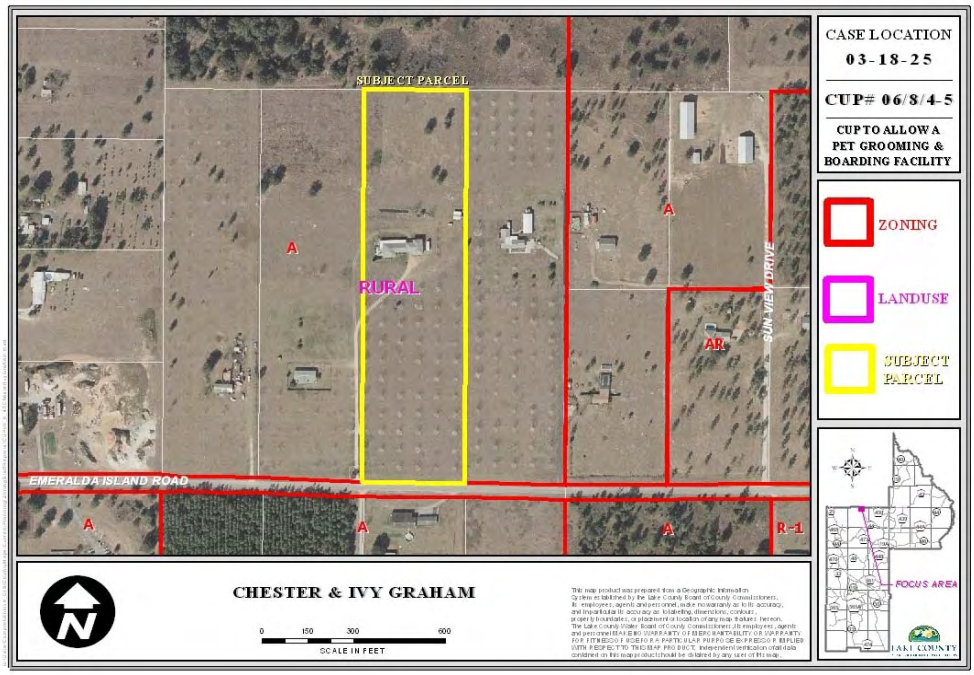
TRACKING NO.: #98-06-CUP

CASE NO: CUP#06/8/4-5

AGENDA NO: #11

OWNERS: Chester & Ivy Graham

GENERAL LOCATION: Lake Yale area – Property located NE'ly of Emeralda Island Road and North Emeralda Island Road, S of North Em-En-El Grove Rd and W of CR 452.



APPLICANT'S REQUEST: A request for a Conditional Use Permit in A (Agriculture) to allow for a pet boarding and grooming kennel.

SIZE OF PARCEL: 10.17 +/acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval with Conditions

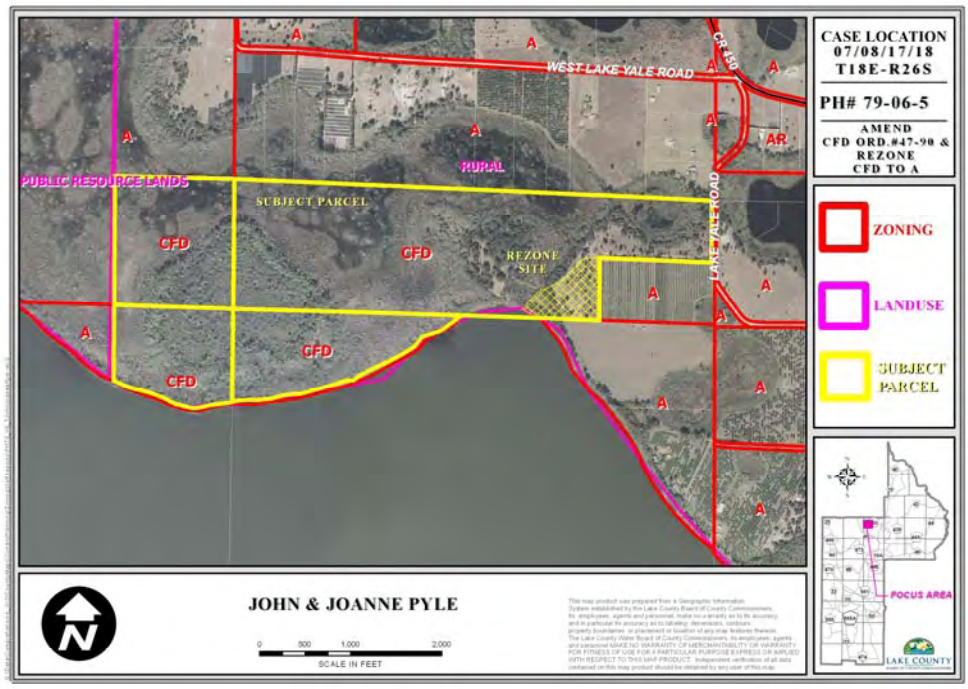
TRACKING NO.: #99-06-CFD/AMD

CASE NO: PH#79-06-5

AGENDA NO: #12

OWNERS: John &Joan Pyle / Dads for Boys

GENERAL LOCATION: Umatilla area – Property located SW of CR 450 and West Lake Yale Road.



APPLICANT'S REQUEST: A request for an amendment to CFD Ordinance #47-90 to delete approximately 10 acres from the uses of the site to rezone to Agriculture.

SIZE OF PARCEL: 10 +/-acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION:

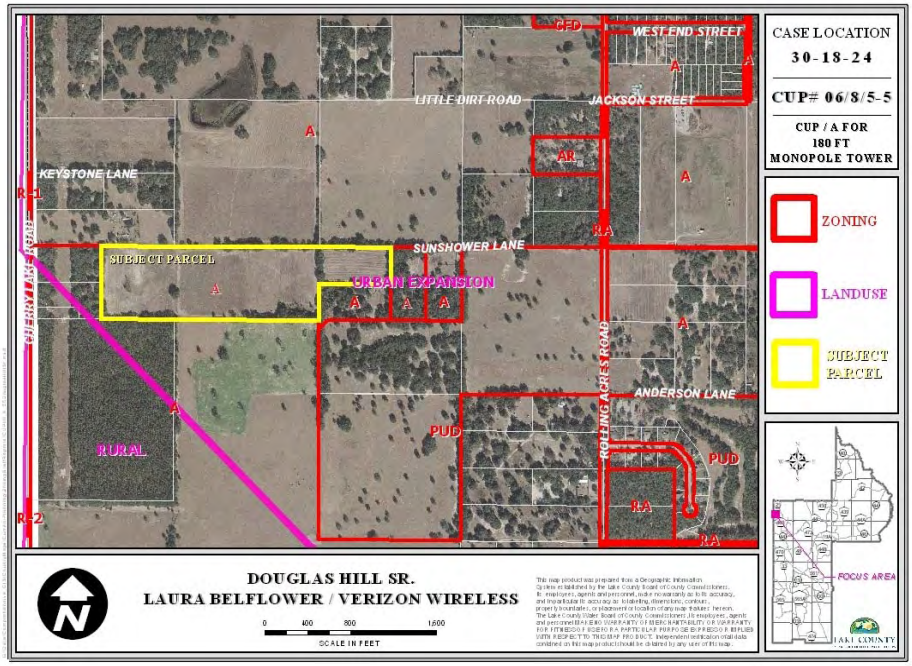
TRACKING NO.: #100-06-CUP

CASE NO: CUP#06/8/5-5

AGENDA NO: #13

OWNERS: Douglas Hill Sr
APPLICANT: Laura Belflower, Verizon Wireless

GENERAL LOCATION: Fruitland Park area – Property lying SW'ly of Sunshower Lane and Rolling Acres Road.



APPLICANT'S REQUEST: A request for a Conditional Use Permit (CUP) in A (Agriculture) to allow for the placement of 180-foot monopole communications tower with antennas and equipment building.

SIZE OF PARCEL: 35.75 +/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval with conditions

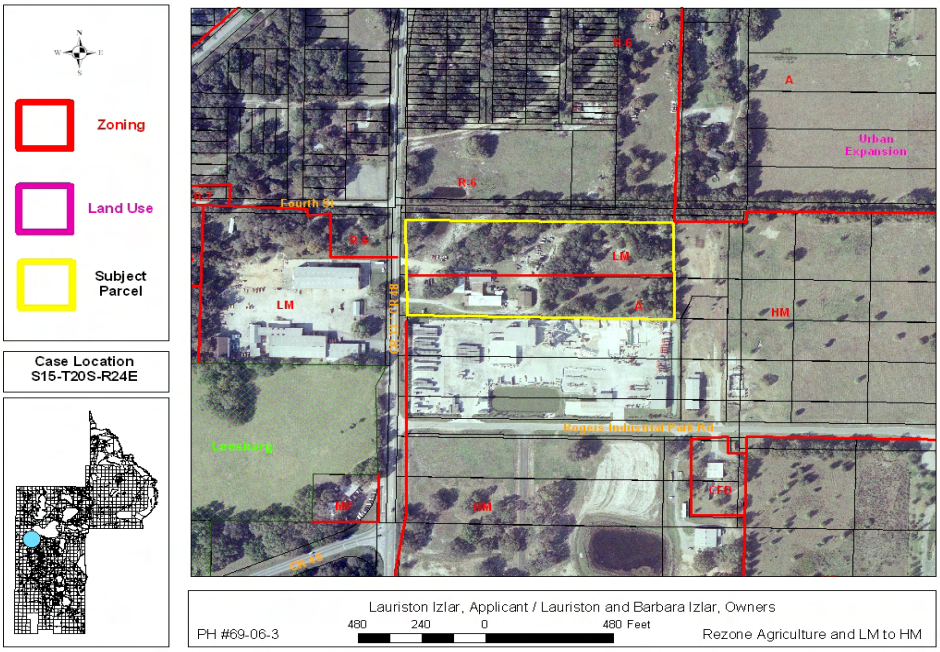
TRACKING NO.: #83-06-HM

CASE NO: PH#69-06-3

AGENDA NO: #14

OWNERS: Lauriston & Barbara Izlar

GENERAL LOCATION: Okahumpka area – Property located at the SE corner of the intersection of CR 33 and Fourth Street, just N of Rogers industrial Park Rd.



APPLICANT'S REQUEST: A request for rezoning from LM (Light Industrial) and A (Agriculture) to HM (Heavy Industrial) to bring the existing spa manufacturing into compliance.

SIZE OF PARCEL: 10 +/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval to HM

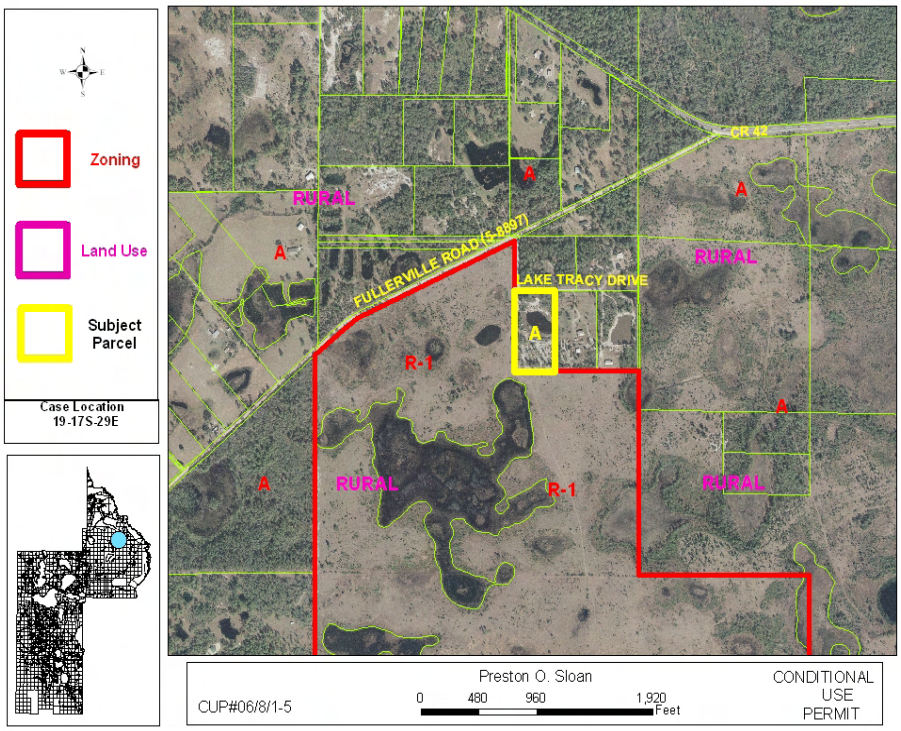
TRACKING NO.: #202-06-CUP

CASE NO: CUP#06/8/1-5

AGENDA NO: #15

OWNERS: Preston O. Sloan

GENERAL LOCATION: Fullerville area – Property located S'ly of the intersection of Fullerville Rd and Lake Tracy Drive.



APPLICANT'S REQUEST: A request for a Conditional Use Permit (CUP) in A (Agriculture) to permit the construction and operation of a turtle farm and alligator meat processing facility.

SIZE OF PARCEL: 5 acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval with conditions

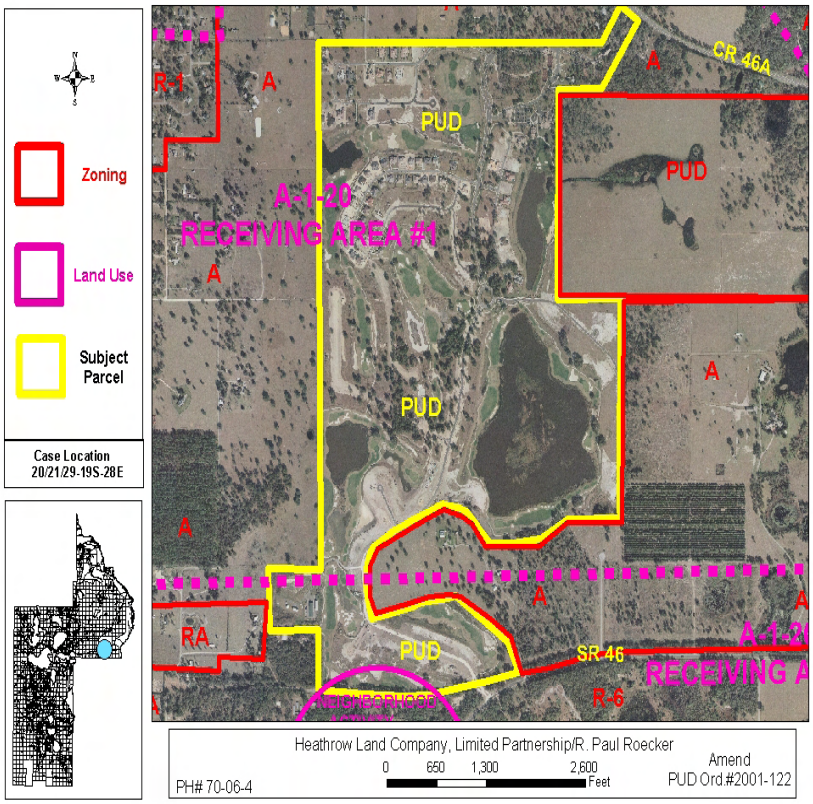
TRACKING NO.: #102-06-PUD/AMD

CASE NO: PH#70-06-4

AGENDA NO: #16

OWNERS: Heathrow Land Company, Limited Partnership
APPLICANT: R. Paul Roecker

GENERAL LOCATION: Mt Plymouth / Sorrento area - Intersection of SR 44 and CR 46A; SE on CR 46A to property lying S of the road; N of SR 46 and 1/2 mile E of CR 437.



APPLICANT'S REQUEST: A request for an amendment to Gatwick II – Heathrow Country Estates PUD Ordinance #2001-122 to amend the rear setback for pools, spas, pool enclosures and pool ancillary structures.

SIZE OF PARCEL: 485 +/acres

FUTURE LAND USE: Wekiva River Protection Area Receiving Area #1 "A-1-20"

STAFF'S RECOMMENDATION: Approval as amended

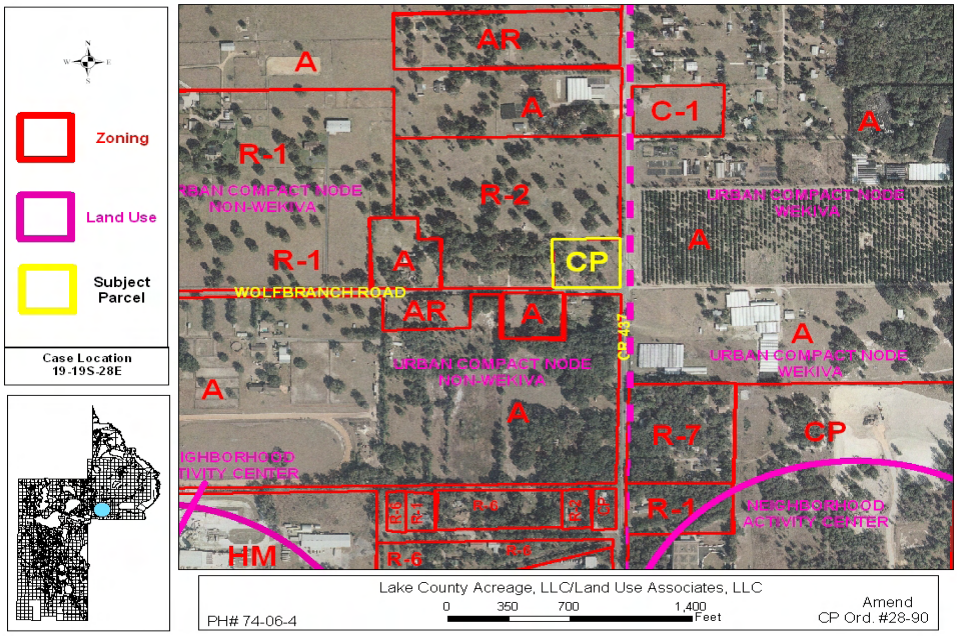
TRACKING NO.: #103-06-CP/AMD

CASE NO: PH#74-06-4

AGENDA NO: #17

OWNERS: Lake County Acreage, LLC
APPLICANTS: Land Use Associates, LLC - Sharon O. Farrell

GENERAL LOCATION: Mt Dora / Sorrento Area – Property located at the NW corner of the intersection of Wolf Branch Road and CR 437.



APPLICANT'S REQUEST: A request for an amendment to CP Ordinance #28-90 to add additional uses to the site, such as: professional office, restaurant/general, retail general, day care center and primary school.

SIZE OF PARCEL: 2.5 +/acres

FUTURE LAND USE: Urban Compact Node (Non-Wekiva)

STAFF'S RECOMMENDATION: Approval

TRACKING NO.: #104-06-CUP

CASE NO: CUP#06/8/3-5

AGENDA NO: #18

OWNERS: Thomas F. Beckel

GENERAL LOCATION: East Lake County – Property lying S of CR 44A and W of Johns Lane and N of Huff Road.

APPLICANT'S REQUEST: A request for a Conditional Use Permit (CUP) in A (Agriculture) for a nursery business.

SIZE OF PARCEL: 68 +/acres

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

STAFF'S RECOMMENDATION: Approval with conditions

TRACKING NO.: #105-06-CUP/REV

CASE NO: ACUP#004-2002

AGENDA NO: #19

OWNERS: Jose G. Cuevas

GENERAL LOCATION: Leesburg area – Property lying E'ly of Radio Road and N of Misty Meadow Road.

APPLICANT'S REQUEST: Owner requests voluntary revocation of an administrative Conditional Use Permit, which was for the placement of a mobile home for the care of the infirm.

SIZE OF PARCEL: 5 acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Upon site inspection by the Lake County Code Enforcement Division, staff recommends Approval of the revocation, since the mobile home is no longer on the site.