

LAKE COUNTY ZONING BOARD

August 4, 2004

AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on **Wednesday, August 4, 2004**, 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 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 24, 2004, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender, Chairman	District 3
Ms. Catherine Hanson	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. Dennis Reid, School Board Member	

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, 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. Richard O'Brien, Senior Planner, Planning & Development Services Division
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Williams, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
August 4, 2004
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
August 24, 2004

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO.
PH#50-04-4	CQ Enterprises Leslie Campione	1	#53-04-CP
PH#51-04-2	Sadie Balgobin /NMK Holdings Inc. Greg Beliveau, AICP LPG Urban & Regional Planners, Inc.	2	#54-04-PUD
PH#52-04-2	Sadie Balgobin, NMK Holdings, Inc. Greg Beliveau, AICP LPG Urban & Regional Planners, Inc.	3	#55-04-PUD
PH#42-04-2	Chancery Lane, Ltd. Bailes Properties/D. LaCrosse	4	#45-04-Z
PH#32-04-3	Robert Beucher/Sonoma Constructors Las Colinas Farner Barley & Associates	5	#31-04-PUD
PH#49-04-2	Arnold Groves & Ranch, Ltd. John Arnold Steven J. Richey, P.A.	6	#52-04-Z
PH#40-04-3	Anderson Columbia Co. Inc. Bruce Duncan, Esq.	7	#41-04-MP
MSP#04/7/1-3	Florida Rock Industries/Astatula Sand Plant Steven J. Richey, P.A. Greg Beliveau, AICP, LPG Urban & Regional Planners	8	#50-04-MSP/AMD
Voluntary Revocation of Conditional Use Permits		9	#56-04-CUP/REV
CUP#292-3	Orlando Tennis Resort		
CUP#348-5	Richard Edward & Audrey Wright		
CUP#439-3 & 439A-3	Green Swamp Wildlife Management		
CUP#497-3	Thomas & Margaret Hussey		
CUP#516-3	J & H Investments		
CUP#992-4	Mid-Florida at Eustis		
CUP#89/6/1-2	Frederick Armagost		
CUP#90/8/1-1	Virginia McComb		
CUP#96/3/1-5	Barney & Gloria Newbern		
CUP#00/8/1-5	Raymond & Betty Richardson		
CUP#00/8/3-4	Terry & Melissa Allen		
CUP#00/9/1-5	Lake Eustis Kennel Club		
CUP#01/1/4-5	Carl & Cheryl Krause		
CUP #01/2/1-2	Clark & Joan Cook		
CUP#01/11/5-4	Doris Daugharty		

TRACKING NO.: #53-04-CP

CASE NO: PH#50-04-4

AGENDA NO: #1

OWNERS: CQ Enterprises

REPRESENTATIVE: **Leslie Campione, Attorney**

GENERAL LOCATION: Bassville Park area – Property lying SE'ly of SR 44, to the E of the Bassville Fire Department. (Sec 31 Twp. 18S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) to allow construction of mini-warehouses.

EXISTING ZONING: R-6

SIZE OF PARCEL: 7+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #54-04-PUD

CASE NO: PH#51-04-2

AGENDA NO: #2

OWNER: Sadie Balgobin, NMK Holdings, Inc.

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Four Corners / South Lake County area - Property located E'ly of US Hwy 27/SR 25, directly adjacent to Silver Creek subdivision, NW'ly of Woodcrest Way and Zureiq Court. (Sec 25 Twp. 24S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow construction of a 70 unit residential development.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 10+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #55-04-PUD

CASE NO: PH#52-04-2

AGENDA NO: #3

OWNERS: Sadie Balgobin/NMK Holdings, Inc.

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners, Inc.

GENERAL LOCATION: Four Corners / South Lake County area – Property located E'ly of US Hwy 27/SR 25 and the E bdry line of Silver Creek subdivision (Woodcrest Way) (Sec 25 Twp. 24S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow construction of a 140-unit residential subdivision.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 20 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #45-04-Z

CASE NO: PH#42-04-2

AGENDA NO: #4

OWNERS: Chancery Lane, Ltd.

REPRESENTATIVE: Bailes Properties / D. LaCrosse

GENERAL LOCATION: Clermont area – Property lying S of Hartwood Marsh Rd and the Whitehall at Kings Ridge subdivision and E'ly of US 27/SR 25.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezoning from R-6 (Urban Residential) to CP (Planned Commercial) with C-2 (Community Commercial) to allow for the use of self-storage warehouses and professional offices and those uses of the CP and C-2 zoning district.

EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: 16.4 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #31-04-PUD

CASE NO: PH#32-04-3

AGENDA NO: #5

OWNERS: Robert Beucher / Sonoma Constructors

REPRESENTATIVE: **Farner Barley & Associates**

GENERAL LOCATION: Howey-in-the-Hills area – Property located in Las Colinas west of San Fernando Court N of San Jose Blvd. (22/23/26/27-20-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #44-93 to recognize the use and add 32 multifamily residential townhome units on approximately 4.3 acres (currently undeveloped) and eliminate 32 single-family residential units currently approved within the initial development.

EXISTING ZONING: PUD

SIZE OF PARCEL: 577+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #52-04-Z

CASE NO: PH#49-04-2

AGENDA NO: #6

OWNERS: Arnold Groves & Ranch, Ltd. / John Arnold
REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake / Turnpike area – Property located SE'ly of the intersection of US 27/SR 25 and Frank Jarrell Road. (Sec 10 Twp. 24S Rge 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone part of a CUP (Ord#2003-57) from A (Agriculture) to R-4 (Medium Suburban Residential) to allow construction of a residential subdivision.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 120 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #41-04-MP

CASE NO: PH#40-04-3

AGENDA NO: #7

OWNERS: Anderson Columbia Co. Inc.

REPRESENTATIVE: **Bruce Duncan, Esq.**

GENERAL LOCATION: Turnpike area – Property located NE'ly of the intersections of Florida Turnpike and O'Brien Road. (Sec 16 Twp. 21S Rge. 25E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) + CUP#93/9/1-2 to MP (Planned Industrial) to allow for a concrete mixing facility.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 5.1 +/-acres

FUTURE LAND USE: Urban

TRACKING NO.: #50-04-MSP/AMD

CASE NO: MSP#04/7/1-3

AGENDA NO: #8

OWNERS: Florida Rock Industries/Astatula Sand Plant

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

GENERAL LOCATION: Astatula area – Property located E of CR 561 and S of CR 448 and W'ly of CR 448A. (Secs. 15/16/17/20/21/22 Twp. 20S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the Mining Site Plan Ordinance #2003-29 to add 1289.8 acres to the existing 784.5 acres to expand the mining operation. (2074.3 acres total)

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 2074.3 +/- acres

FUTURE LAND USE: Rural

VOLUNTARY REVOCATION OF CONDITIONAL USE PERMITS
Tracking No. #56-04-CUP/REV

CUP#292-3: Orlando Tennis Assoc., Ltd (Sec 26 Twp. 24S Rge 26E)

Voluntary revocation of Conditional Use Permit, located at 1403 South Highway 27, Clermont FL, the Orlando Vacations Resort is out of business and the buildings have been destroyed by fire/vandalism and use no longer desirable.

CUP#348-5: Richard E & Audrey Wright (Sec 2 Twp 19S Rge. 25E – AK#1388236)

Voluntary revocation of Conditional Use Permit, 35620 Radio Road, Leesburg FL, issued to Rebecca Barrett to utilize a mobile home as a single-family residence, the mobile home has been removed and a conventional home has been constructed on the site.

CUP#439-3 and 439A-3: Florida State TIITF/GFWFC (Sec 9 Twp. 24Srge. 26E – AK#1594791)

Voluntary revocation of Conditional Use Permit, 4841 US Hwy 27, Clermont FL, issued to C.A. Root for cluster housing facilities, the mobile homes have been removed from the property and use no longer needed.

CUP#497-3: Thomas & Margaret Hussey (Sec 4 Twp. 20S Rge. 26E – AK#1440882)

Voluntary revocation of Conditional Use Permit, 14811 Lenze Drive, Astatula, issued to Gerald White, for operation of cluster housing facilities, the mobile homes have been removed and a conventional residence is now built on the property.

CUP#516-3: J & H Investments of Clermont Inc. (Sec 6 Twp. 22S Rge. 26E – AK#1061270)

Voluntary revocation of Conditional Use Permit, issued to Orange Services Company, for grove services, the use has been terminated and annexed into the City of Minneola.

CUP#992-4: Mid-Fla at Eustis Inc. (Sec 8 Twp. 19S Rge. 27E – AK#2866756)

Voluntary revocation of Conditional Use Permit, 19618 Eustis Airport Road, Eustis FL, issued to Jimmy F. Godwin for a private heliport and storage of associated aviation accessories, has not been constructed on the property.

CUP#89/6/1-2: Frederick J. Armagost (Sec 29 Twp. 23S Rge. 25E – AK#2926139)

Voluntary revocation of the Conditional Use Permit, due to the applicant's desire to utilize the same use under the new Administrative Conditional Use Permit.

CUP#90/8/1-1: Virginia Fell McComb (Sec 27 Twp. 18S Rge. 24E – AK#1282454)

Voluntary revocation of Conditional Use Permit, 3240 Edwards Road, Leesburg, the Conditional Use Permit for a sawmill has not been in use for approximately 4 years and no annual fees have been paid.

CUP#96/3/1-5: Barney R. Newbern (Sec 9 Twp. 18S Rge 25E – AK#1121906)

Voluntary revocation of Conditional Use Permit located at 40745 Bridle Path Lane, Leesburg FL, the 2nd mobile home for the care of the infirm is no longer needed and has been removed from the property.

CUP#00/8/1-5: Raymond & Betty Richardson (Sec 20 Twp. 18S Rge. 24E – AK#3565517)

Voluntary revocation of Conditional Use Permit located at 38624 Rolling Acres Rd, Lady Lake, FL, the wholesale plant nursery and garden center is no longer a use on the property.

CUP#00/8/3-4: Terry Allen (Sec 25 Twp. 18S Rge. 28E – AK#1312761)

Voluntary revocation of Conditional Use Permit, 29323 East SR 44, Cassia FL, for the placement of a 199-foot monopole telecommunications tower, due the tower not being placed on the site and no annual fees have been paid.

CUP#00/9/1-5 Lake Eustis Kennel Club (Sec 29 Twp. 18S Rge. 24E – AK#1699126)

Voluntary revocation of Conditional Use Permit, 1147 Anderson Lane, Lady Lake, issued to Lake Eustis Kennel Club for outdoor recreational kennel club and obedience training facility, the use has been removed from the property and now used for residential purposes.

CUP#01/1/4-5: Carl & Cheryl Krause (Sec 30 Twp., 18S Rge. 24E – AK#2917041)

Voluntary revocation of Conditional Use Permit, 243 Lake Ella Rd, Fruitland Park FL, issued to Jennifer Lee Elliott, for temporary placement of mobile home for care of the infirm, the mobile home has not been placed on the property.

CUP#01/2/1-2: Clark & Joan Cook (Sec 16 Twp. 20S Rge. 24E – AK#1810001)

Voluntary revocation of Conditional Use Permit located at 27747 Debbie Road, Okahumpka FL, mobile home for the care of the infirm no longer needed and the 2nd temporary mobile home has been removed from the property.

CUP#01/11/5-4: Doris L. Daugharty (Sec 25 Twp. 18S Rge. 28E – AK#1312604)

Voluntary revocation of Conditional Use Permit located at 29904 SR 44, Cassia FL, the use for placement of a 200-foot self-supporting monopole telecommunications tower was never placed on the property and the use is hereby being revoked.