

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**

**August 22, 2006**

**AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, August 2, 2006, in the County Commissioners Chambers, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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
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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.

PH#76-06-4	Jim Granger <b>Leslie Campione, P.A.</b>	1	#91-06-RP
PH#73-06-3	Michael & Patricia Perez	3	#95-06-Z
CUP#06/8/4-5	Chester & Ivy Graham	5	#98-06-CUP
PH#79-06-5	John & Joan Pyle / <b>Dad for Boys</b>	6	#99-06-CFD/AMD
PH#69-06-3	Lauriston & Barbara Izlar	8	#83-06-HM
PH#70-06-4	Heathrow Land Co., LP <b>Gatwick II – Heathrow Country Estates</b>	10	#102-06-PUD/AMD
PH#74-06-4	Lake County Acreage, LLC <b>Land Use Associates, LLC</b>	11	#103-06-CP/AMD
CUP#06/8/3-5	Thomas Beckel	12	#104-06-CUP
ACUP#004-2002	Jose G. Cuevas	13	#105-06-CUP/REV

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#80-06-3	Florida-Georgia Lutheran Church <b>Michael Mahler, Vice-President</b>	2	#93-06-PUD
PH#77-06-1	Roger Rojas <b>Orlando Garcia</b>	4	#97-06-CP/AMD
CUP#06/8/5-5	Douglas Hill Sr. <b>Laura Belflower, Verizon Wireless</b>	7	#100-06-CUP
CUP#06/8/1-5	Preston O. Sloan	9	#101-06-CUP

TRACKING NO.: #91-06-RP

CASE NO: PH#76-06-4

AGENDA NO: #1

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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

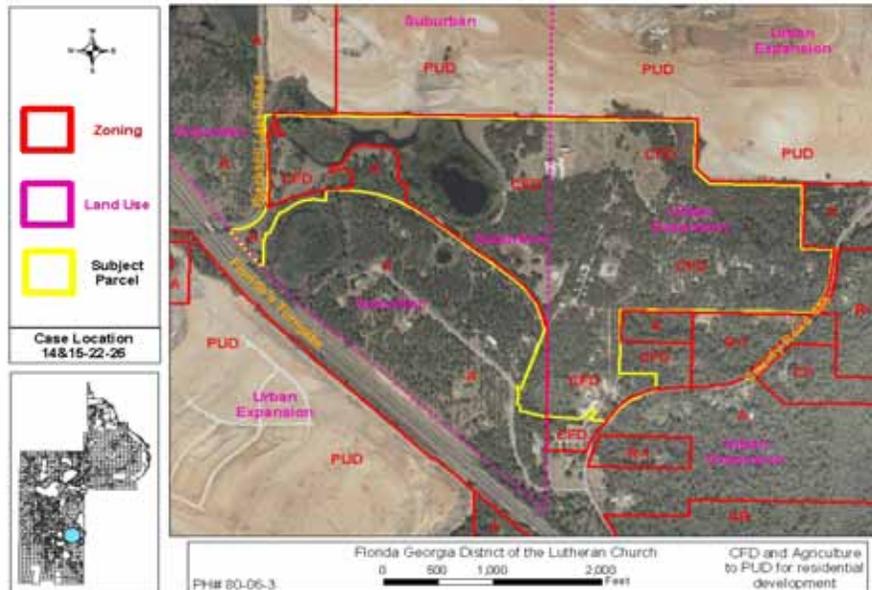
TRACKING NO.: #93-06-PUD

CASE NO: PH#80-06-3

AGENDA NO: # 2

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  
**ZONING BOARD RECOMMENDATION:** Denied (5-2)

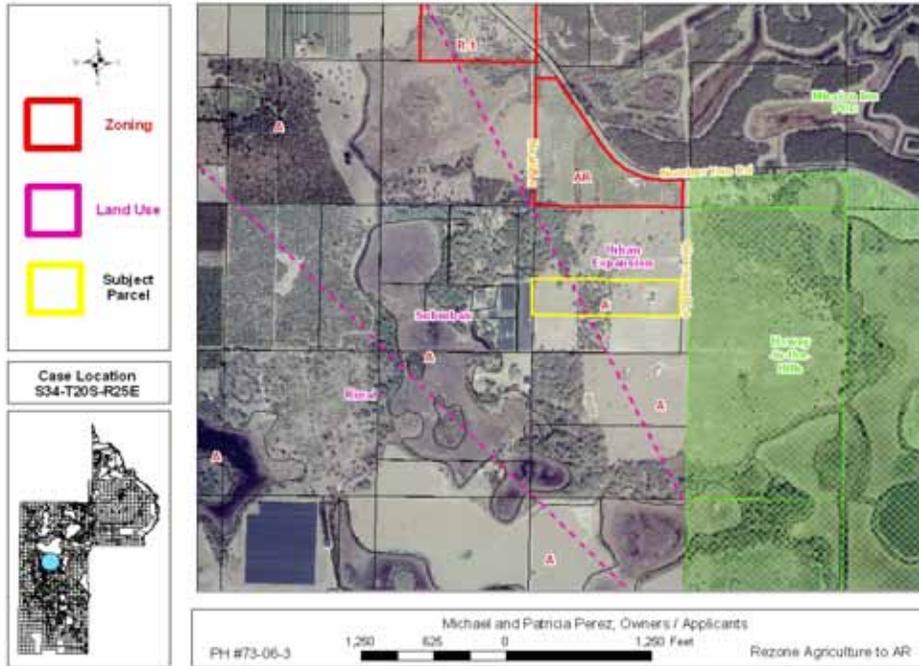
TRACKING NO.: #95-06-Z

CASE NO: PH#73-06-3

AGENDA NO: #3

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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

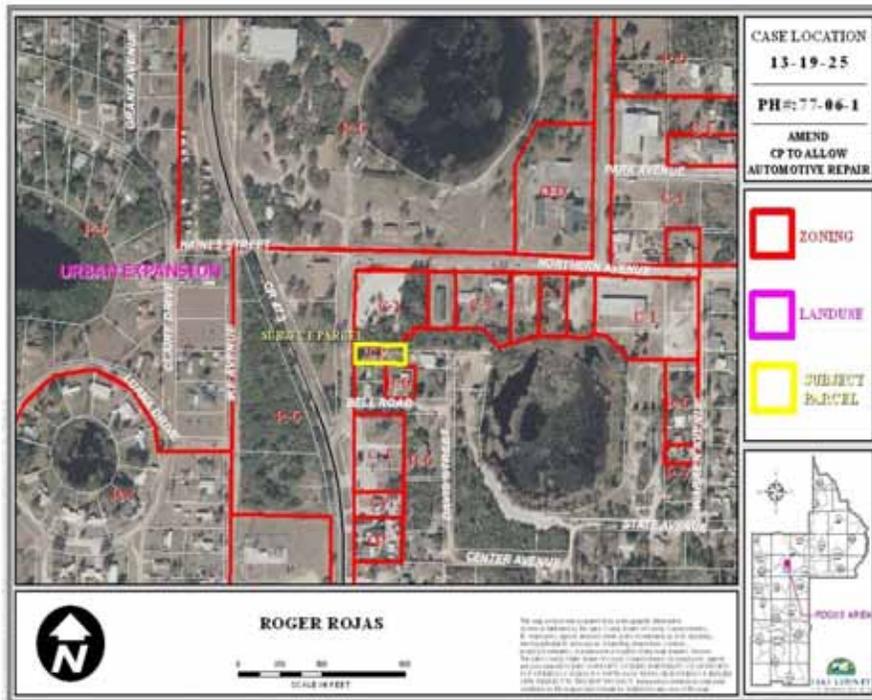
**TRACKING NO.: #97-06-CP/AMd**

**CASE NO: PH#77-06-1**

**AGENDA NO: #4**

**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

**ZONING BOARD RECOMMENDATION:** Approval (7-0) with no more than 3 cars on site overnight.



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

CASE NO: PH#79-06-5

AGENDA NO: #6

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:** Approval

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

TRACKING NO.: #100-06-CUP

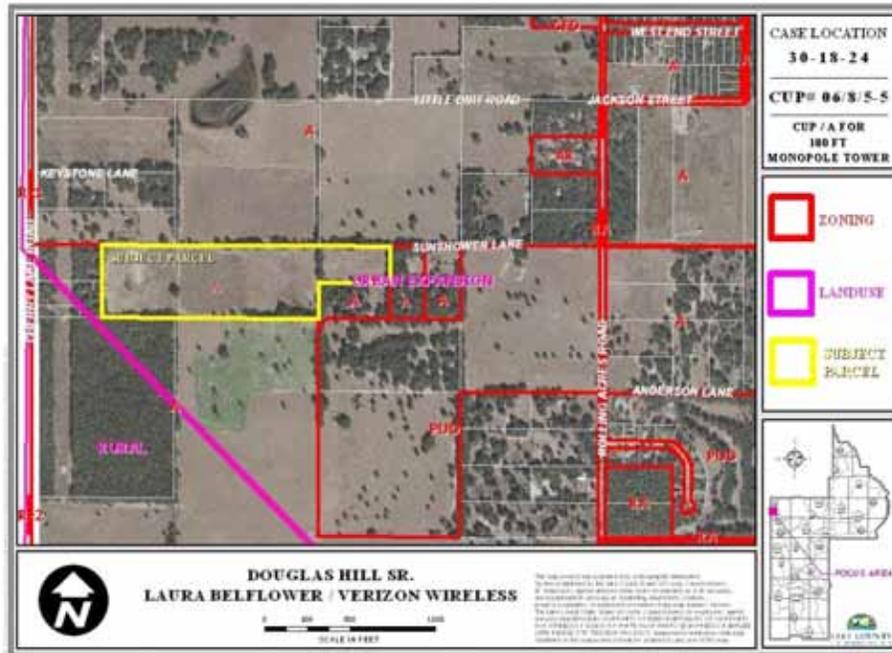
CASE NO: CUP#06/8/5-5

AGENDA NO: #7

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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

TRACKING NO.: #83-06-HM

CASE NO: PH#69-06-3

AGENDA NO: #8

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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

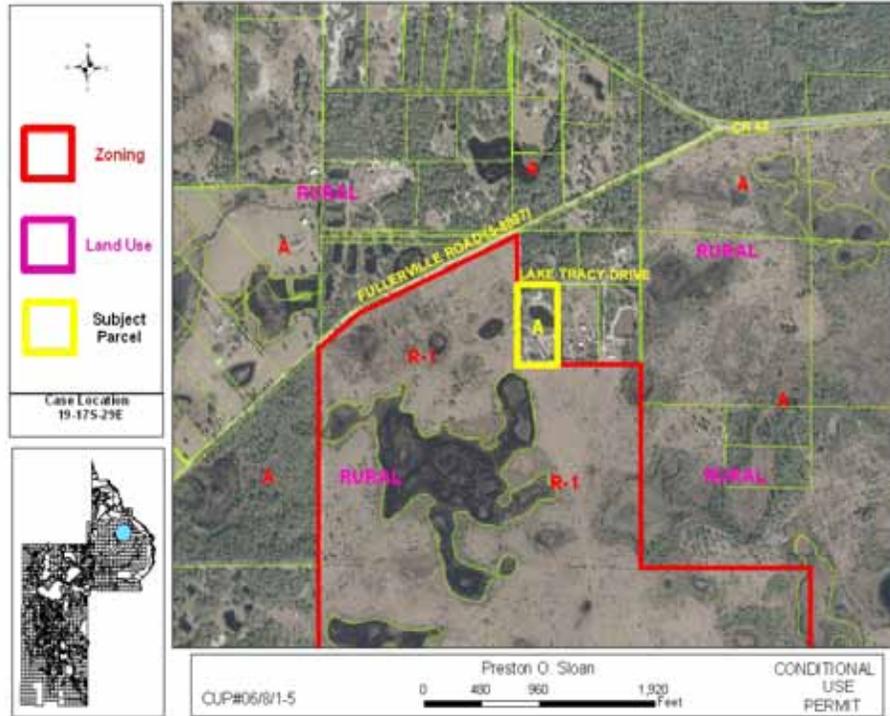
TRACKING NO.: #202-06-CUP

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

AGENDA NO: #9

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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

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

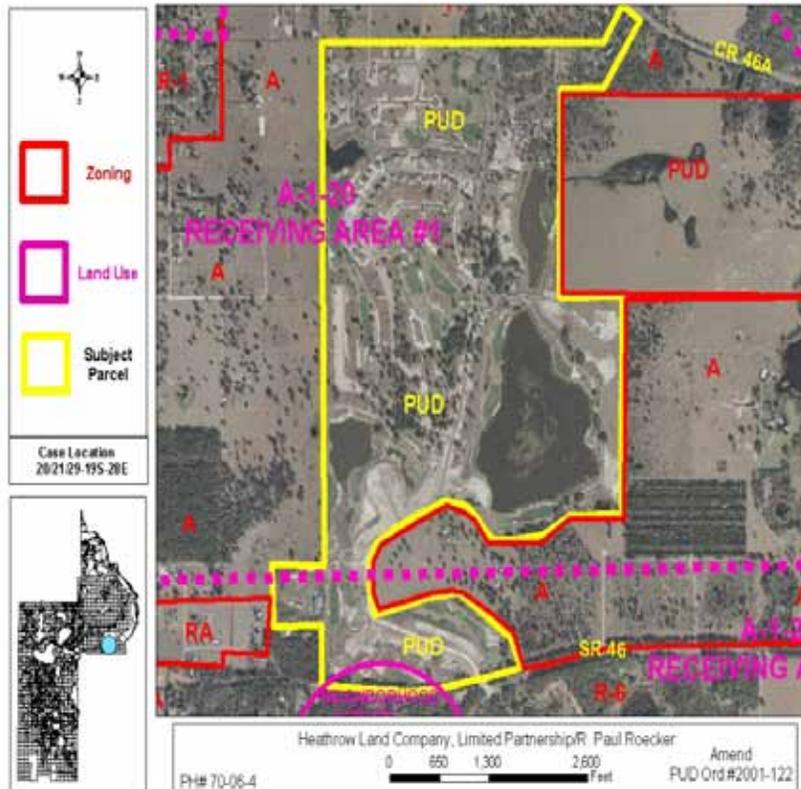
CASE NO: PH#70-06-4

AGENDA NO: #10

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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

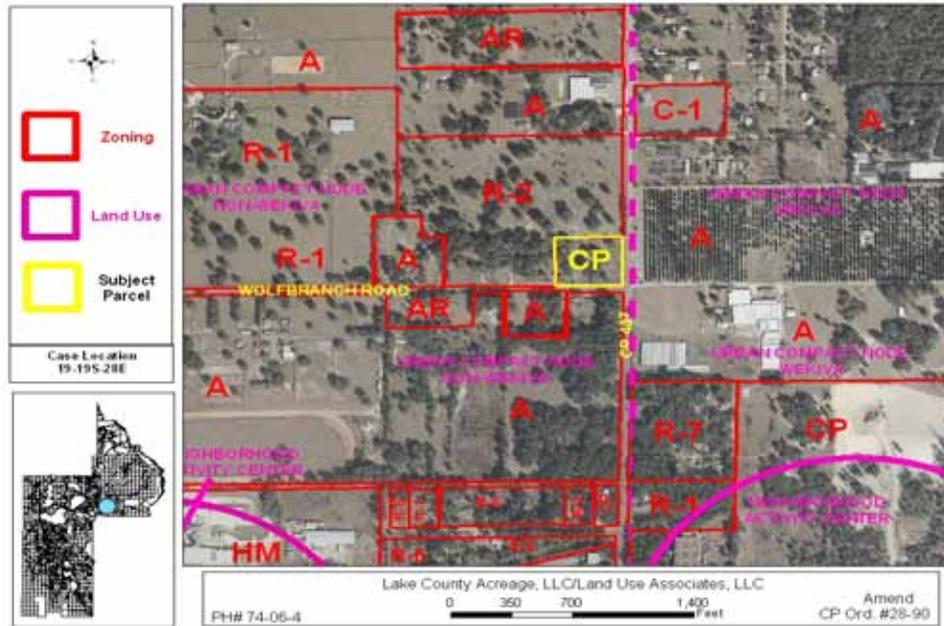
CASE NO: PH#74-06-4

AGENDA NO: #11

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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

**TRACKING NO.: #104-06-CUP**

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

**AGENDA NO: #12**

**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

**ZONING BOARD RECOMMENDATION:** Approval (7-0)

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

CASE NO: ACUP#004-2002

AGENDA NO: #13

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.

ZONING BOARD RECOMMENDATION: **Approval (7-0)**