LAKE COUNTY ZONING BOARD
October 4, 2006
AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on Wednesday, October 4, 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, October 24, 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
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
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. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Karen Ginsberg, 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
October 4, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
October 24, 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.

PH#89-06-5	Louis Meucci, Trustees, et al Greg Beliveau, AICP, LPG Urban & Regional Planners	1	#117-06-PUD
PH#88-06-3	Brockie Holdings LLC & V-Bro Development Leslie Campione, P.A.	2	#114-06-MP
PH#26-06-4	James & Louise Sims, Trustees Mark Maciel	3	#22-06-PUD 90-day Continuance
PH#84-06-3	Baker Groves / Bill Baker Miller Legg / Todd Peetz	4	#107-06-Z Withdrawn
PH#50-06-2	Clonts Grove Inc. Cecelia Bonifay, Esq.	6	#57-06-PUD Staff Initiated 30-day Continuance
PH#87-06-4	Guy or Catherine Bartels YellowFin Properties LLC	8	#116-06-RP 30-day Continuance
PH#53-06-4	Linda Austin / Gerald Braley Hugh Harling Jr., P.E.	9	#60-06-PUD 30-day Continuance

REGULAR AGENDA – OPEN FOR DISCUSSION:

CUP#06/10/1-3	James & Toni Richardson Lazy Acre Tree Farm	5	#113-06-CUP
PH#85-06-4	TBM Premium Finance Inc. Lake County Board of County Commissioners	7	#115-06-CFD

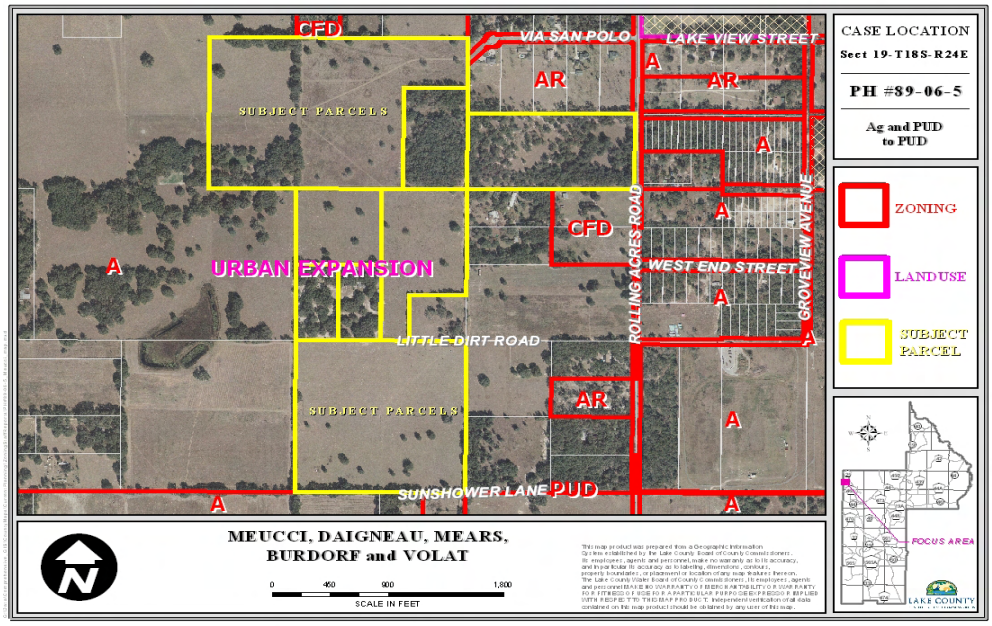
TRACKING NO.: #117-06-PUD

CASE NO: PH#89-06-4

AGENDA NO: #1

OWNER: Louis Meucci, Trustees, et al
APPLICANT: Greg A. Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Lady Lake area – Property lying W of Rolling Acres Road and S of SR 466.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to add land to the existing approved PUD Ordinance #2006-25 to allow for an age-restricted residential development.

SIZE OF PARCEL: 157 +/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

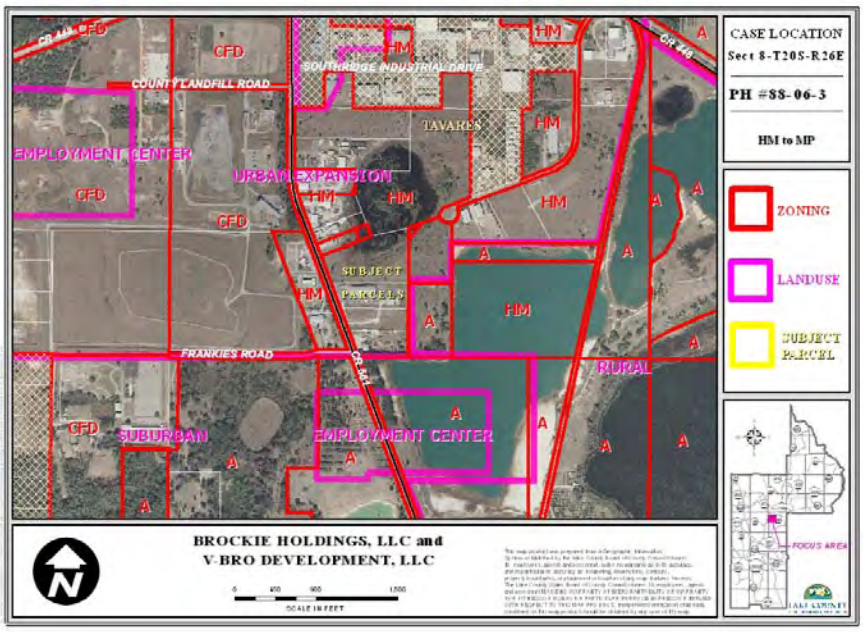
TRACKING NO.: #114-06-MP

CASE NO: PH#88-06-3

AGENDA NO: #2

OWNER: Brockie Holdings, LLC & V-Bro Development
APPLICANT: Leslie Campione, P.A.

GENERAL LOCATION: Astatula area – Property lying on the E side of CR 561 and S of CR 448, just S of Southridge Industrial Park.



APPLICANT'S REQUEST: A request for rezoning from HM (Heavy Industrial) to MP (Planned Industrial) for use of the site as an industrial park for storage, warehousing, light manufacturing, retail and associated uses.

SIZE OF PARCEL: 19.2 +/acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

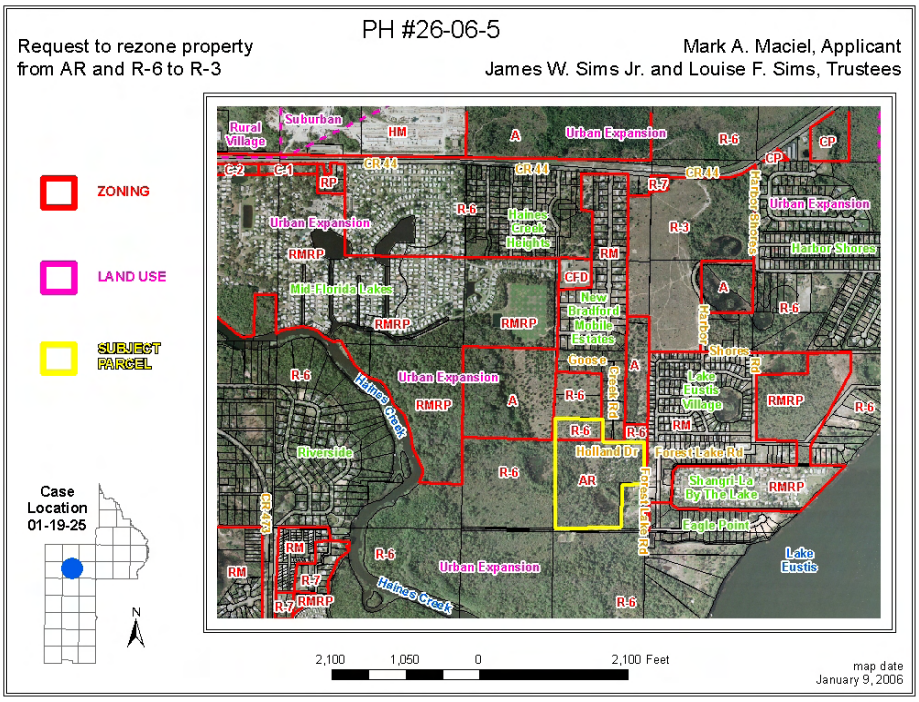
TRACKING NO.: #22-06-PUD

CASE NO: PH#26-06-4

AGENDA NO: #3

OWNER: James & Louise Sims, Trustees
APPLICANT: Mark Maciel

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

APPLICANT REQUEST 90-DAY CONTINUANCE UNTIL JANUARY 2007.

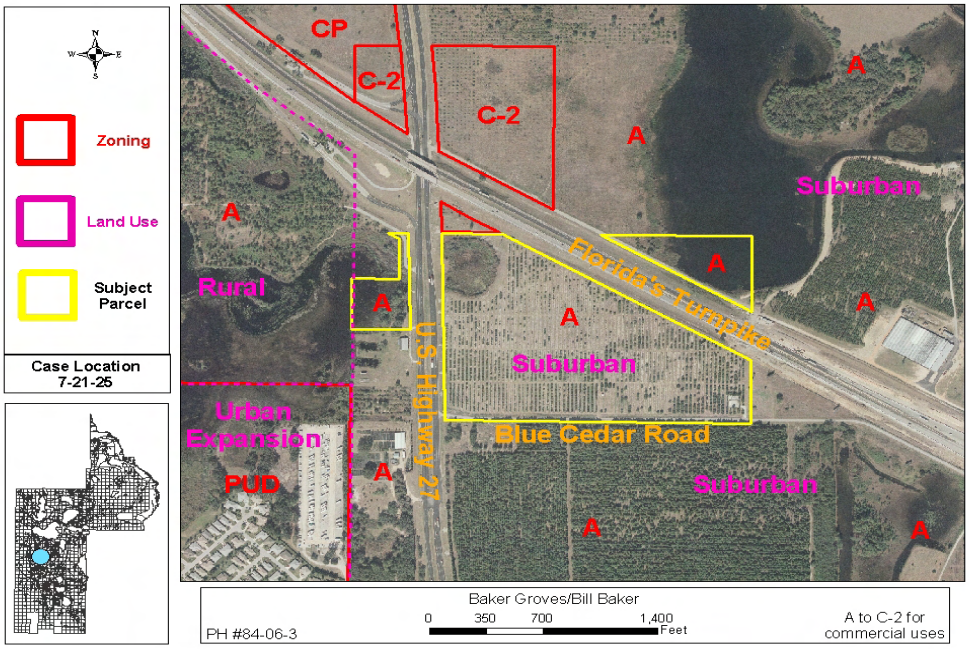
TRACKING NO.: #107-06-Z

CASE NO: PH#84-06-3

AGENDA NO: #4

OWNER: Baker Groves / Bill Baker
APPLICANT REPRESENTATIVE: Miller Legg and Tood Peetz

GENERAL LOCATION: Okahumpka area – Property lying W of US Hwy 27/SR 26 and S and E'ly of the intersection of Ronald Reagan's Turnpike and US Hwy 27/SR 25, N of Blue Cedar Rd. (7-21-25)



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to C-2 (Community Commercial) to allow for construction of commercial development at a maximum of 500,000 square feet.

SIZE OF PARCEL: 45.27+/acres

FUTURE LAND USE: Suburban

APPLICANT REQUEST WITHDRAWAL OF PETITION

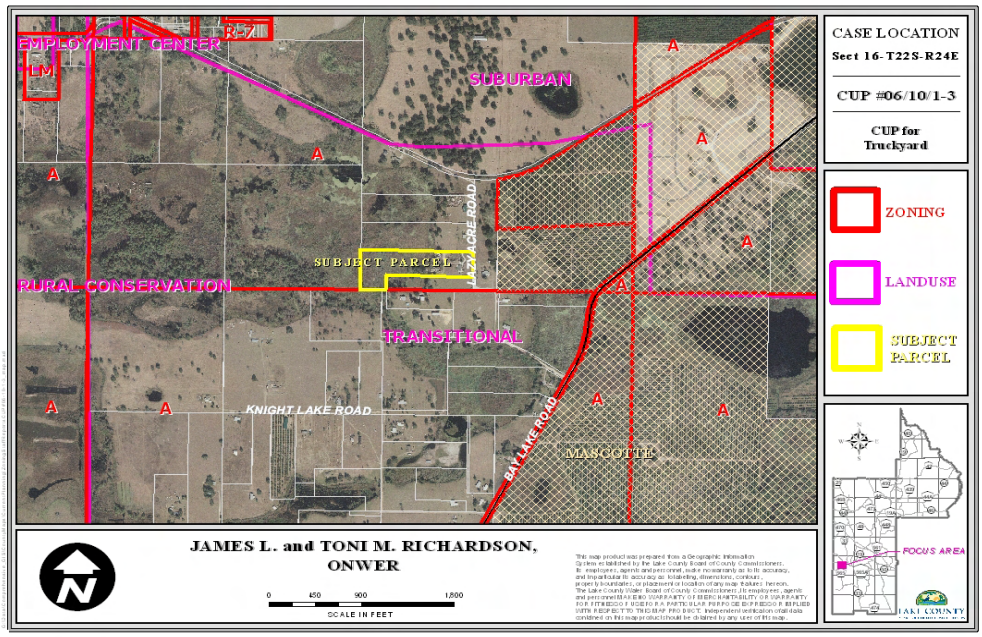
TRACKING NO.: #113-06-CUP

CASE NO: CUP#06/10/1-3

AGENDA NO: #`5

OWNER: James & Toni Richardson

GENERAL LOCATION: Mascotte area – Property lying W of CR 565 / Bay Lake Rd and Lady Acre Road.



APPLICANT'S REQUEST: A request for a Conditional Use Permit in A (Agriculture) to allow the parking of trucks on property in conjunction with a tree farm business.

SIZE OF PARCEL: 7.7 +/acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern / Transitional

STAFF'S RECOMMENDATION: Denial

TRACKING NO.: #57-06-PUD

CASE NO: PH#50-06-2

AGENDA NO: #6

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

GENERAL LOCATION: Clermont area – Property located directly E of US Hwy 27, E and W of North Bradshaw Road and W of Schoefield Road.

[NO IMAGE AVAILABLE]

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

SIZE OF PARCEL: 550 +/acres

FUTURE LAND USE:

STAFF'S RECOMMENDATION: STAFF INITIATED 30-DAY CONTINUANCE, pending further information submitted by the applicant.

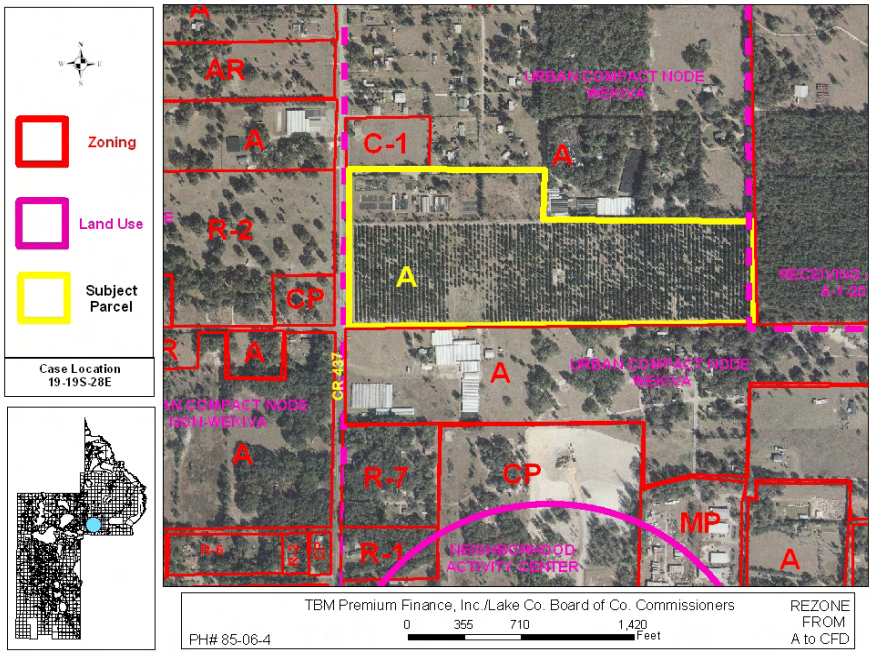
TRACKING NO.: #115-06-CFD

CASE NO: PH#85-06-4

AGENDA NO: #7

OWNERS: TBM Premium Finance Inc. and Tucker Nursery, Inc.
APPLICANTS: Lake County Board of County Commissioners

GENERAL LOCATION: Sorrento area – Property lying directly E of the intersection of Wolfbranch Road and CR 437.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to allow for construction of a county recreational park.

SIZE OF PARCEL: 48.64 +/acres

FUTURE LAND USE: Urban Compact Node (Wekiva)

STAFF'S RECOMMENDATION: Approval with conditions

TRACKING NO.: #116-06-RP

CASE NO: PH#87-06-4

AGENDA NO: #8

OWNERS: YellowFin Properties, LLC
APPLICANT: Guy or Catherine Bartels

GENERAL LOCATION: Mt Plymouth – Property lying N of SR 46 and approximately 1 mile E of the intersection of SR 46 and CR 437.

[NO IMAGE AVAILABLE]

APPLICANT'S REQUEST: A request for rezoning from R-6 (Urban Residential) to RP (Residential Professional) to allow use of the site for professional offices.

SIZE OF PARCEL: .39 +/ac

FUTURE LAND USE:

STAFF'S RECOMMENDATION: Staff 30-day continuance due to advertisement error.

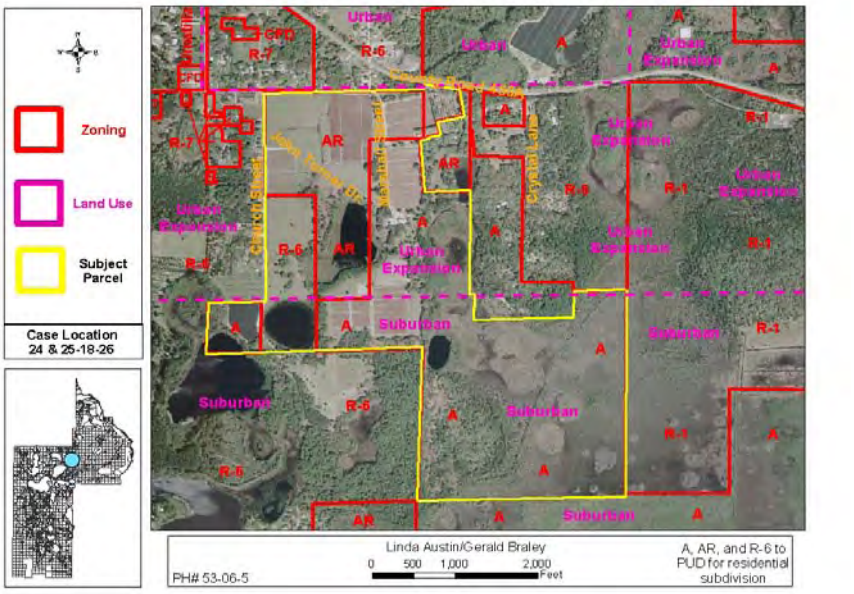
TRACKING NO.: #60-06-PUD

CASE NO: PH#53-06-5

AGENDA NO: #9

OWNER: Linda Austin / Gerald Braley
APPLICANT: Hugh Harling Jr., P.E.

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.



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 RECOMMENDATION: 30-day Continuance, pending further information