

**LAKE COUNTY ZONING BOARD**

October 5, 2005

**AGENDA**

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, October 5, 2005**, 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, October 25, 2005, 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, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	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. Larry Metz, School Board Representative	

**COUNTY REPRESENTATIVES**

Ms. Cindy Hall, 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. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Jennifer Dubois, Planner, Planning & Development Services  
Ms. Stacy Allen, Senior 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  
September 7, 2005  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
September 27, 2005

<b>PUBLIC HEARING NO.</b>	<b>PETITIONER</b>	<b>AGENDA NO.</b>	<b>TRACKING NO</b>
PH#64-05-2	Jack Amon / Lake Apopka Sound <b>June Engineering</b>	1	#82-05-PUD
PH#93-05-2	Nola Land Co / Jahna Mine <b>Sean Froelich, Park Square Enterprises</b>	2	#110-05-PUD
PH#54-05-5	Blount & Meyer, LLC <b>Steven J. Richey, P.A.</b>	3	#67-05-Z
PH#92-05-5	Ken & Kandice Dembeck <b>Jimmy Papa / Nextel Communications</b>	4	#107-05-CFD
PH#59-05-3	Murry & Marsha Crawley <b>Steven J. Richey, P.A.</b>	5	#64-05-PUD
PH#90-05-5	Robert & Virginia Reardon Clifford & Ethel MacDonald <b>Steven J. Richey, P.A.</b>	6	#102-05-Z
PH#89-05-2	Carlos Martinez & Anna Marie Forte	7	#103-05-CP
PH#87-05-5	Chad & Kristie Penley	8	#104-05-Z
PH#88-05-4	Vrej Manoogian, Manoogian JV LLC <b>Leslie Campione, P.A.</b>	9	#101-05-Z
CUP#05/10/1-5	Mark Shepherd & Richard Shepherd	10	#108-05-CUP
PH#16-03-2	Robert Shakar / Presco Associates Inc.	11	#33-03-PUD

**TRACKING NO.: #82-05-PUD**

**CASE NO: PH#64-05-2**

**AGENDA NO: # 1**

**OWNER:** Jack Amon, Lake Apopka Sound

**APPLICANT:** June Engineering

**GENERAL LOCATION:** Montverde area – Property lying S of Ronald Reagan Turnpike and N of CR 50, E of Orange County / Lake County line. (24/25-22-26)

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

**SIZE OF PARCEL:** 75 +/- acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #82-05-PUD**

**CASE NO: PH#93-05-2**

**AGENDA NO: #2**

**OWNER:** Nola Land Co. / Jahna Mine

**APPLICANT:** Sean Froelich, Park Square Enterprise

**GENERAL LOCATION:** Clermont area – Property lying N of Johns Lake Road, E of Hancock Rd, S and W of Hartle Road, S of SR 50 and Emil Jahna Rd and Magnolia Bay and John's Lake Estates subdivisions. (27/34/35-22-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for the construction of an age-restricted residential community.

**SIZE OF PARCEL:** 554.88 +/- acres

**FUTURE LAND USE:** Urban and Rural

TRACKING NO.: #67-05-Z

CASE NO: PH#54-05-5

AGENDA NO: #3

OWNER: Blount & Meyer, LLC

APPLICANT: Steven J. Richey, P.A.

**GENERAL LOCATION:** Lady Lake area – Property located E of Rolling Acres Road, N of Lake Ella Road and S of Anderson Lane, approximately 3/4 miles W of US 441/27. (29-18-24)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from R-1 (Rural Residential) to R-4 (Medium Suburban Density Residential) for development of a single-family residential subdivision.

**SIZE OF PARCEL:** 68 +/-acres

**FUTURE LAND USE:** Urban

TRACKING NO.: #107-05-CFD

CASE NO: PH#92-05-5

AGENDA NO: #4

OWNER: Ken & Kandice Dembeck

REPRESENTATIVE: Jimmy Papa / Nextel Communications

GENERAL LOCATION: Lady Lake area – Property located W of Gray's Airport Road and N of Ohayo Mountain Road. (10-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to CFD (Community Facility District) to allow the placement of a 160-foot cellular tower.

SIZE OF PARCEL: 10+/acres / 3,000 sq ft lease

FUTURE LAND USE: Urban Expansion

**TRACKING NO.: #64-05-PUD**

**CASE NO: PH#59-05-3**

**AGENDA NO: #5**

**OWNER(S):** Murry & Marsha Crawley  
**REPRESENTATIVE:** Steven J. Richey, P.A.

**GENERAL LOCATION:** Montverde area – Property lying NE'ly of CR 455 and approximately 3/4 mile S of Trousdale Street. (3-22-26 / 34-21-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for development of a single-family residential subdivision at a density of 2 dwelling units per acre.

**SIZE OF PARCEL:** 74 +/- acres

**FUTURE LAND USE:** Rural Village

TRACKING NO.: #102-05-Z

CASE NO: PH#90-05-5

AGENDA NO: #6

OWNER: Robert & Virginia Reardon and Clifford & Ethel MacDonald

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Lady Lake area – Property located north of Lake Griffin Road, east, north and south of Hammond Road and west of Brookfield Road. (10/15-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) and RA (Ranchette) to R-1 (Rural Residential) for development of a single-family residential subdivision.

SIZE OF PARCEL: 25 +/-acres

FUTURE LAND USE: Urban Expansion

**TRACKING NO.: #103-05-CP**

**CASE NO: PH#89-05-2**

**AGENDA NO: #7**

**OWNER:** Carlos Martinez & Anna Marie Forte

**GENERAL LOCATION:** Clermont area – Property lying SW'ly of Ronald Reagan Turnpike and CR 455; and N of Old Hwy 50.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to CP (Planned Commercial) with C-1 (Neighborhood Commercial) and C-2 (Community Commercial) uses for future commercial uses. (3.6 +/- acres)

**SIZE OF PARCEL:** 3.6 +/-acre

**FUTURE LAND USE:** Urban Expansion

TRACKING NO.: #04-05-Z

CASE NO: PH#87-05-5

AGENDA NO: #8

OWNER: Chad & Kristie Penley

**GENERAL LOCATION:** Umatilla area – From the intersection of SR 19 and Maxwell Rd, proceed W on Maxwell Road to property lying N of Maxwell Road and NE'ly of Cooley Road. (1-18-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to R-3 (Medium Residential) for construction of single-family residential development.

**SIZE OF PARCEL:** 9.02 +/-acres

**FUTURE LAND USE:** Urban Expansion

TRACKING NO.: #101-05-Z

CASE NO: PH#88-05-4

AGENDA NO: #9

OWNER: Vrej Manoogian, Manoogian, JV LLC

REPRESENTATIVE: Leslie Campione, P.A.

GENERAL LOCATION: Eustis area – Property lying N of the intersection of Abrams Road and Waycross Road, E on Abrams Rd. (18-19-27)

| **APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone 5.13 acres from PUD (Planned Unit Development) to R-1 (Rural Residential) to allow for development of 4 residential sites.

SIZE OF PARCEL: 5.13 +/- acres

FUTURE LAND USE: Urban Expansion

**TRACKING NO.: #108-05-CUP**

**CASE NO: CUP#0510/1-5**

**AGENDA NO: #10**

**OWNER:** Mark Shepherd & Richard Shepherd

**GENERAL LOCATION:** Paisley area – From the intersection of CR 42 and Fisherman's Road, proceed E'ly along Fishermans Road approx. 2-1/2 miles to property lying SE'ly of Fisherman's Road and Johnson Road. (27-17-28)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for a Conditional Use Permit in A (Agriculture) to allow the use of the site for the processing of meat.

**SIZE OF PARCEL:** 5+/acres

**FUTURE LAND USE:** Rural

TRACKING NO.: #33-03-PUD

CASE NO: PH#16-03-2

AGENDA NO: #6

OWNERS: Robert Shaker / Presco Associates

**REQUEST:** A request to accept and adopt the revised Planned Unit Development order (Ordinance #2003-84), in accordance with the terms and conditions outlined in the Stipulated Settlement Agreement entered into between the State of Florida Department of Community Affairs and the Lake County Board of County Commissioners. (148 +/-acres)

**GENERAL LOCATION:** South Lake County area – Property located approx. 1/4 mile S of CR 565B (Pine Island Road) and W of CR 561.

**EXISTING ZONING:** PUD

**SIZE OF PARCEL:** 148 +/-acres

**FUTURE LAND USE DESIGNATION:** GSASCS - Transitional