LAKE COUNTY ZONING BOARD
November 1, 2006
AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on Wednesday, November 1, 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. A workshop will be held immediately following the public hearing.

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, November 28, 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
Mr. Ryan Guffey, 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
November 1, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
November 28, 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 Zoning Board / 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#91-06-5	Obed & Coretta Graham Christopher J. Shipley, Esq.	1	#121-06-CFD
PH#92-06-2	David & Beth Wilkinson; Jeffrey & Julie Clay; Edward & Debra Jordan; Glenn & Margaret Callin; Wayne & Christine Clay Beth Wilkinson	2	#123-06-Z
CUP#06/11/2-3	Bruce Staley and Jacob Staley	3	#122-06-CUP
CUP#06/11/1-2	Mark R. Neese Agroflight Services	4	#119-06-CUP
PH#59-05-3	Murry & Marsha Crawley Steven J. Richey, P.A.	5	#64-05-PUD 6-month continuance
PH#87-06-4	YellowFin Properties LLC Guy or Catherine Bartels	6	#116-06-RP
PH#50-06-2	Clonts Grove Inc. Cecelia Bonifay, Esq.	7	#94-06-PUD 90-day Continuance
PH#53-06-5	Linda Austin / Gerald Braley Hugh Harling, Jr., P.E.	8	#60-06-PUD 30-day Continuance

REGULAR AGENDA – OPEN FOR DISCUSSION:

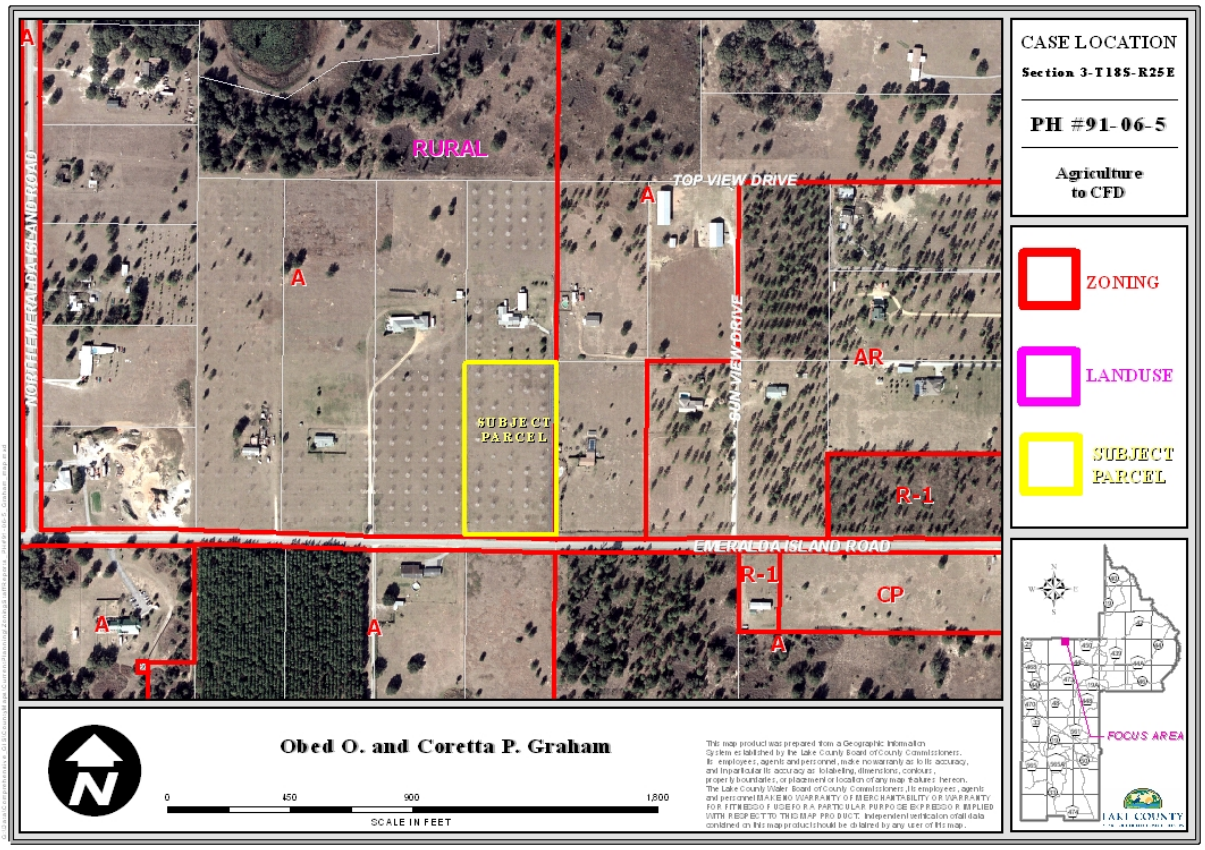
TRACKING NO.: #121-06-CFD

CASE NO: PH#91-06-5

AGENDA NO: #1

OWNER: Obed & Coretta Graham
APPLICANT: Christopher J. Shipley, Esq.

GENERAL LOCATION: Leesburg area – Property located N of Emeralda Island Road, W of CR 452 and Sun View Drive, and E of N. Emeralda Island Road.



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

SIZE OF PARCEL: 5 +/acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION:

TRACKING NO.: #123-06-Z

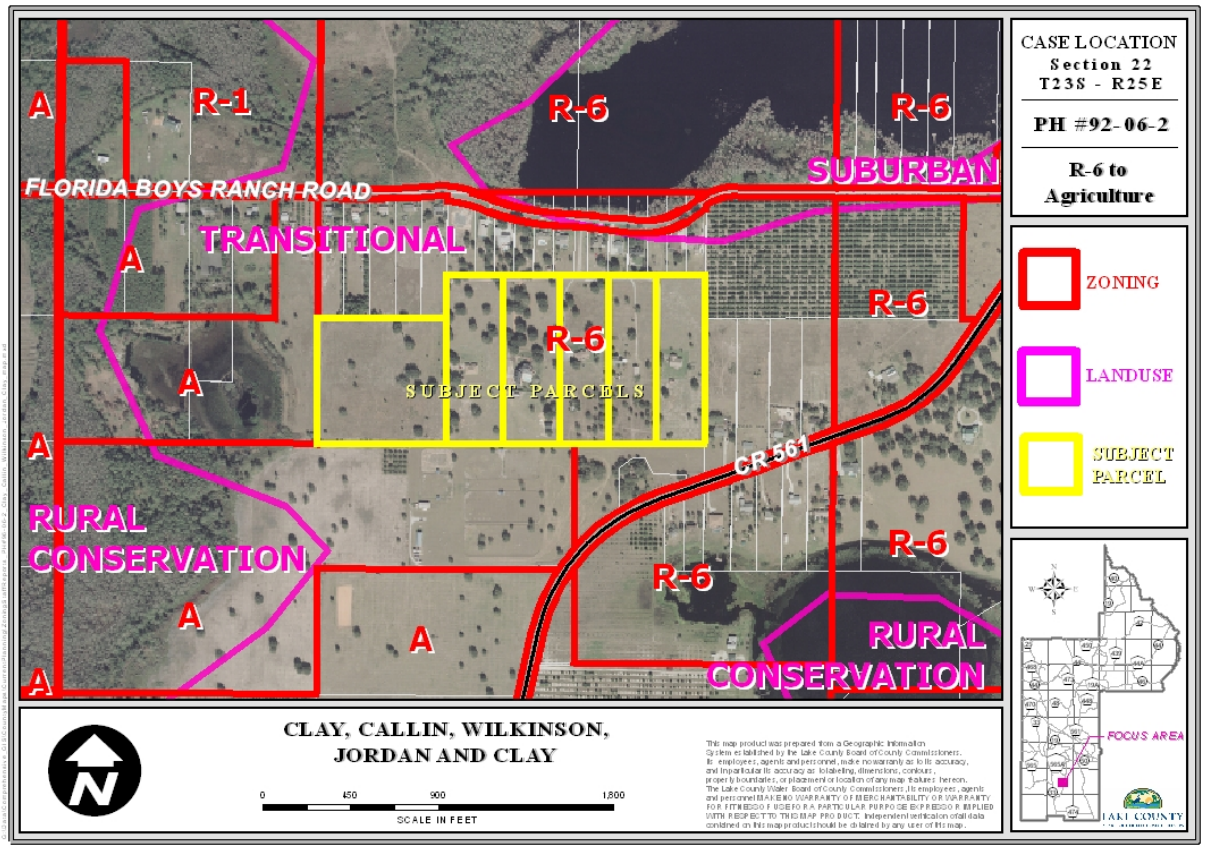
CASE NO: PH#92-06-2

AGENDA NO: #2

OWNER: David & Beth Wilkinson; Jefrey & Julie Clay; Edward & Debra Jordan; Glenn & Margaret Callin; Wayne & Crhistine Clay

APPLICANT: Beth Wilkinson

GENERAL LOCATION: Groveland area – Property lying S of Florida Boy's Ranch Road and NW'ly of CR 561.



APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to A (Agriculture) to allow for agricultural uses.

SIZE OF PARCEL: 37 acres

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

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION:

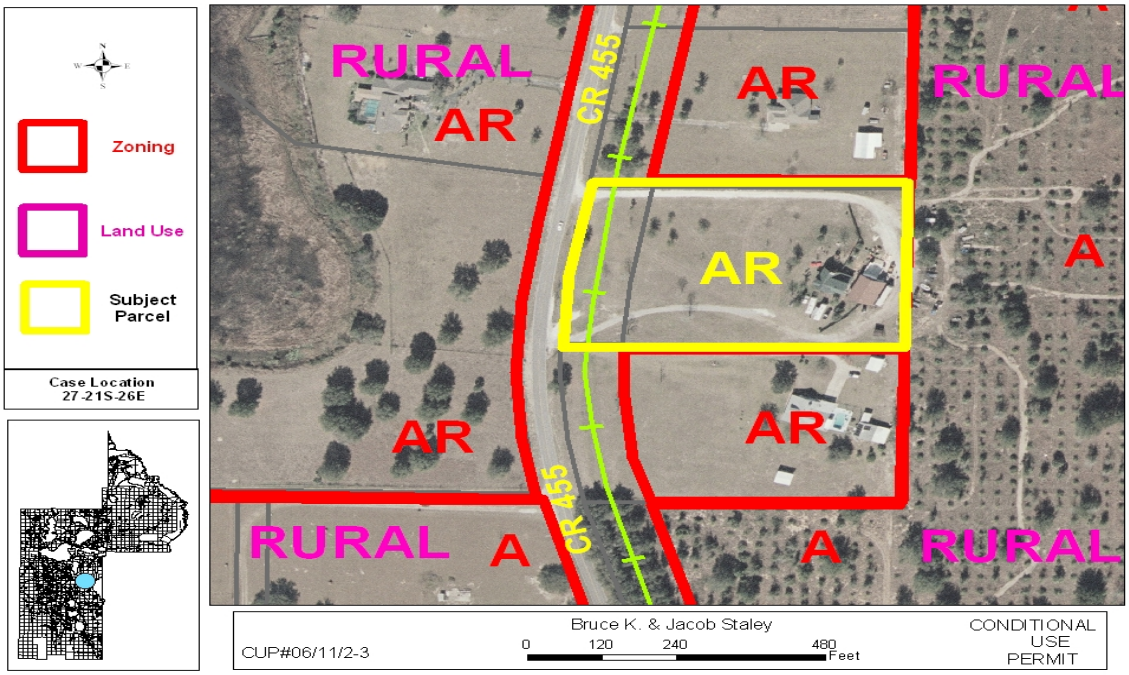
TRACKING NO.: #122-06-CUP

CASE NO: CUP#06/11/2-3

AGENDA NO: #`3

OWNER: Bruce Staley and Jacob Staley

GENERAL LOCATION: Montverde area –Property lying NE'ly of the intersection of CR 455 and Lake Merritt Road.



APPLICANT'S REQUEST: A request for a Conditional Use Permit in AR (Agriculture Residential) to operate a plant nursery with two (2) greenhouses and an office, to allow for retail and wholesale of plants.

SIZE OF PARCEL: 4.12 +/acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval

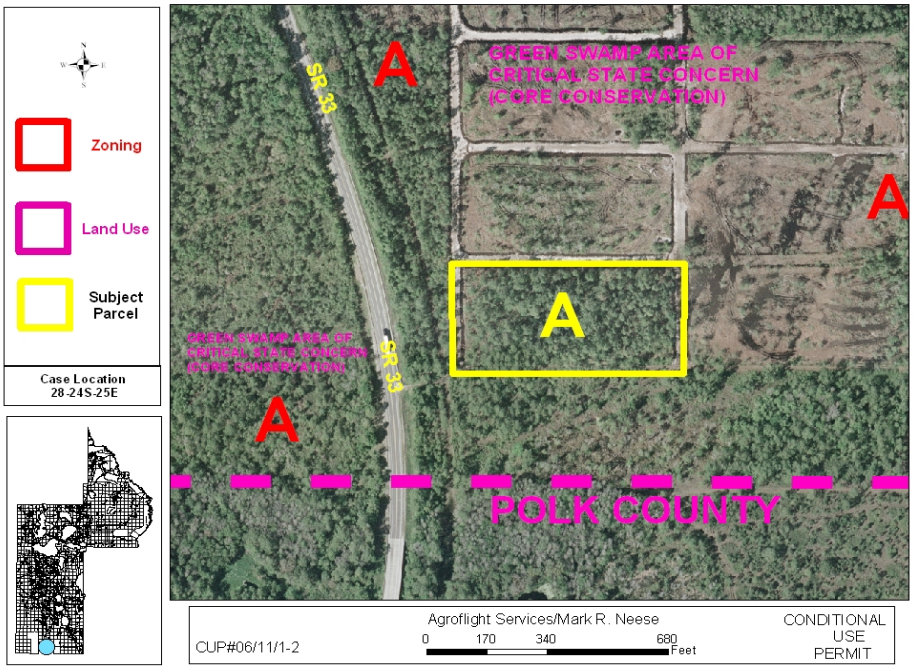
ZONING BOARD RECOMMENDATION:

TRACKING NO.: #119-06-CUP

CASE NO: CUP#0/11/1-2

AGENDA NO: #`4

OWNER: Mark R. Neese
GENERAL LOCATION: South Lake County area – Property located N'ly of Lake / Polk County lines, E of SR 33 and S of CR 474.



APPLICANT'S REQUEST: A request for a Conditional Use Permit in A (Agriculture) to allow the use of the site for a heliport with hangars and future residence.

SIZE OF PARCEL: 5 +/acres

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

STAFF'S RECOMMENDATION: Approval with conditions
ZONING BOARD RECOMMENDATION :

TRACKING NO.: #64-05-PUD

CASE NO: PH#59-05-3

AGENDA NO: #5

OWNERS: Murry and Marsha Crawley
APPLICANTS: 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.

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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:

STAFF'S RECOMMENDATION: Applicant requesting 6-month continuance

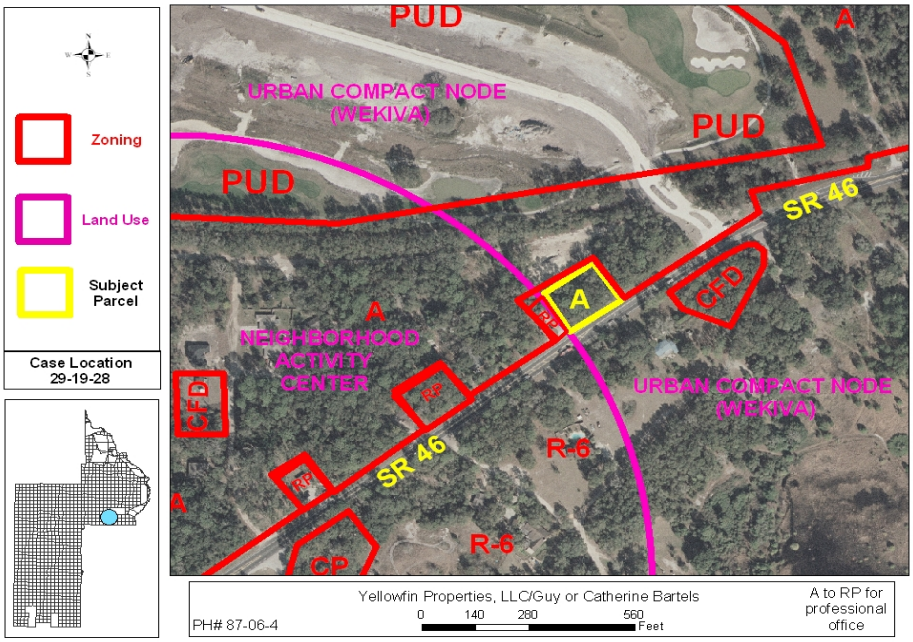
TRACKING NO.: #116-06-RP

CASE NO: PH#PH#87-06-4

AGENDA NO: #6

OWNERS: YellowFin Properties LLC
APPLICANTS: 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.



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 +/acres

FUTURE LAND USE: Urban Compact Node (Wekiva)

STAFF'S RECOMMENDATION: Approval

TRACKING NO.: #57-06-PUD

CASE NO: PH#50-06-2

AGENDA NO: #7

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.

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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: Applicant request 90-day continuance

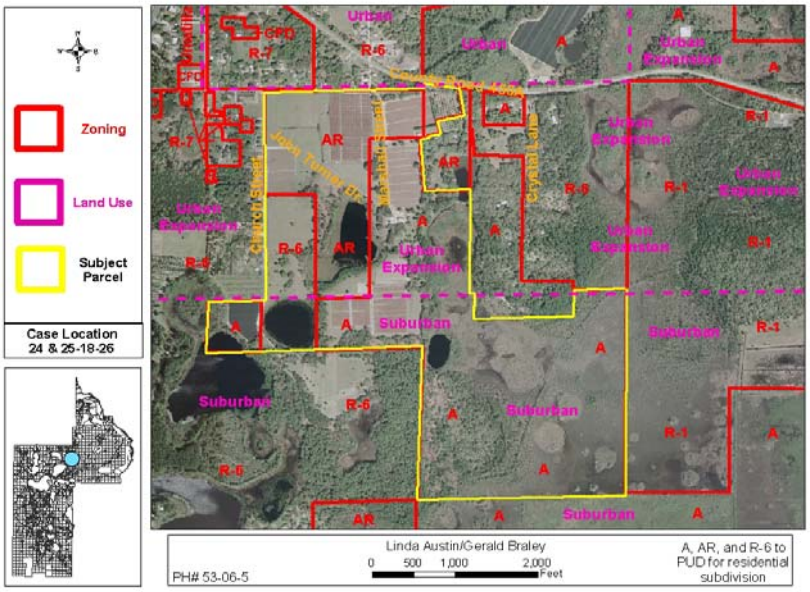
TRACKING NO.: #60-06-PUD

CASE NO: PH#53-06-5

AGENDA NO: #8

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