

# LAKE COUNTY ZONING BOARD

May 2, 2007

## AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on Wednesday, May 2, 2007, 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, May 22, 2007, 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, Vice-chairman	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, Chairman	District 5

### ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Ms. Phyllis Patten	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Larry Metz, School Board Representative	
Mr. Mark Wells, At-Large 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, Division of Planning & Community Design  
Mr. Brian Sheahan, Chief Planner, Division of Planning & Community Design  
Mr. Alfredo Massa, Chief Planner, Division of Planning & Community Design  
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design  
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design  
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design  
Mr. Ryan Guffey, Senior Planner, Division of Planning & Community Design  
Ms. Karen Rosick, Planner, Division of Planning & Community Design  
Ms. Denna Levan, Planner, Division of Planning & Community Design  
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design Division  
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD  
 May 2, 2007  
 AND  
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
 April 24, 2007

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 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.

CONSENT AGENDA:

CUP#07/4/1-3	Donald & Jill Markey	4	#29-07-CUP Withdrew to refile for rezoning
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REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#15-07-1	Marion Zimmerman Thomas Wenski, Bishop c/o Michael Wilde, Esq.	1	#22-07-CFD
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PH#26-07-5	Paisley Fire District Rob Richardson, Lake County Public Safety	2	#33-07-CFD
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\_\_\_\_\_REVOCATION OF CONDITIONAL USE PERMITS\_\_\_\_\_

TRACKING NO. #34-07-CUP/REV

		3	
CUP#00/11/2-3	Hammock Citrus, Roger Simpson, III		Annexed City of Tavares
CUP#148-2	B 3 Leesburg South Venture, LLC		Annexed City of Leesburg
CUP#97/4/2-3	Bruce & Nancy Sanford		Annexed City of Leesburg
CUP#269A-2	Royal RV Resort		Annexed City of Groveland
CUP#679-2	Florida Power Corp		Annexed City of Leesburg
CUP#92/4/1-5	City of Umatilla		Annexed City of Umatilla
CUP#92/1/2-2	Edgar Revis		Annexed City of Groveland

**TRACKING NO.: #22-07-CFD**

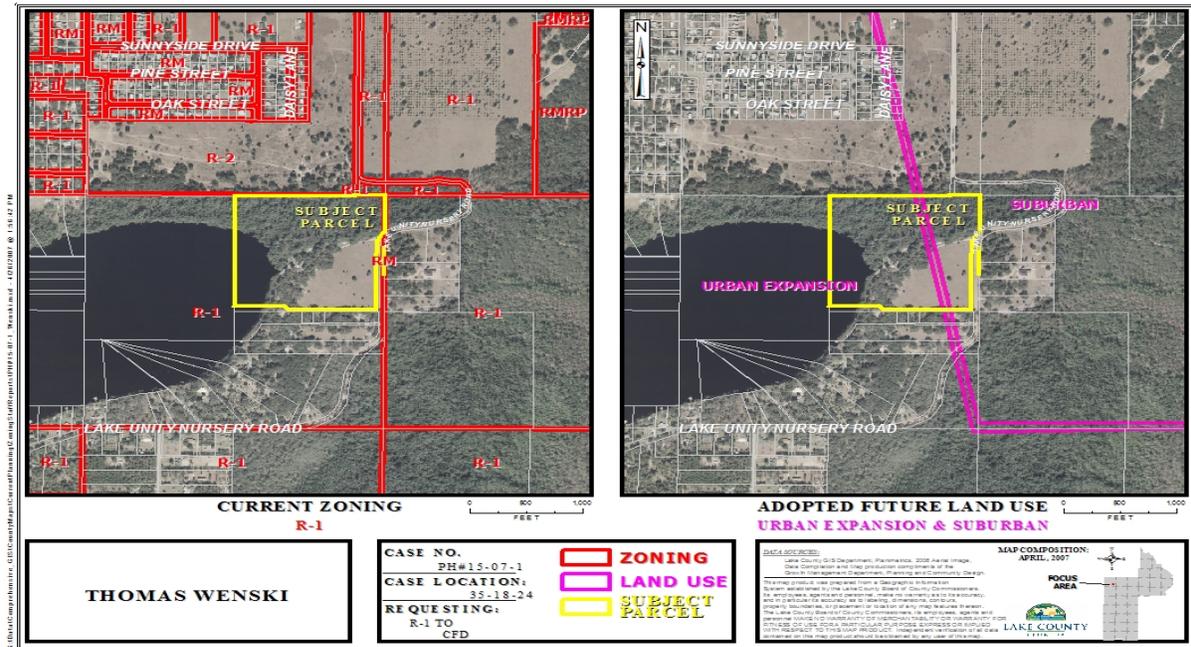
**CASE NO: PH#15-07-1**

**AGENDA NO: #1**

**OWNER: Marion Zimmerman**

**REPRESENTATIVE: Thomas Wenski, Bishop c/o Michael Wilde, Esq.**

**GENERAL LOCATION:** Fruitland Park area – Property lying SW'ly of the intersections of Eaglenest Road and Lake Unity Nursery Road.



**APPLICANT'S REQUEST:** A request for a rezoning from R-1 (Rural Residential) to CFD (Community Facility District) for construction of a religious retreat and worship facility.

**SIZE OF PARCEL:** 37.72

**FUTURE LAND USE:** Urban Expansion and Suburban

**STAFF'S RECOMMENDATION:** Approval

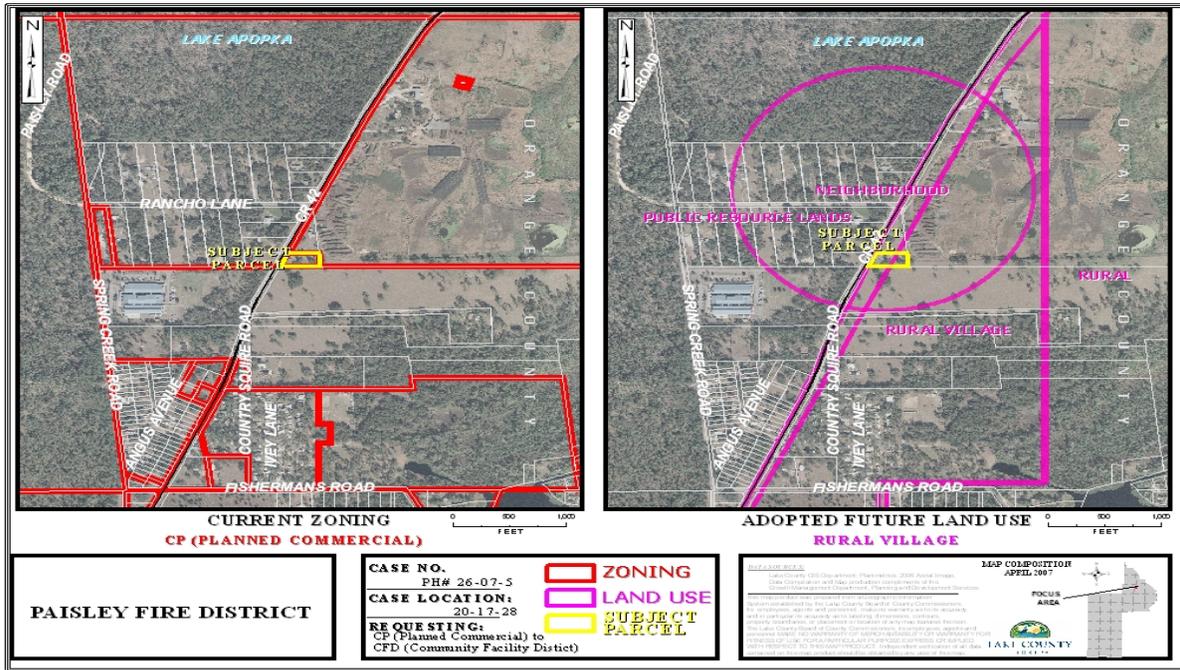
**CASE NO: PH#26-07-5**

**AGENDA NO: #2**

**OWNER: Paisley Fire District**

**REPRESENTATIVE: Rob Richardson, Lake County Public Safety**

**GENERAL LOCATION:** Paisley area – Property lying E of CR 42 and W of Country Squire Rd, S of Rancho Lane.



**REQUEST:** A request to rezone from CP (Planned Commercial) to CFD (Community Facility District) to allow placement of a tower on site with the existing fire station and to bring property into conformance with current zoning district.

**SIZE OF PARCEL:** 1 +/- acres

**FUTURE LAND USE:** Rural Village

**STAFF'S RECOMMENDATION:** Approval as conditioned

**TRACKING NO.: #34-07-CUP/REV**

**REVOCAION OF CONDITIONAL USE PERMITS**

**AGENDA NO: #3**

**PUBLIC HEARING NO.: CUP#269-2 CUP#269A-2 Amending CUP#131-2**

**GENERAL LOCATION:** Minneola area – 5 miles NW of Minneola on the South side of U.S. 27 across from Squirrel's Tent City.

**REQUEST:** Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for a travel trailer park and campground. Property is annexed into the limits of the City of Groveland (Ordinance #2006-05-34). (36 +/-acres)

**PUBLIC HEARING NO.: CUP#92/1/2-2**

**GENERAL LOCATION:** Groveland area – From the intersection of SR 50 & Monte Vista Rd (C-565); proceed W on SR 50 approx. 400 ft to property lying S of SR 50.

**REQUEST:** Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for a mobile home on site for a caretaker's residence. The property is annexed into the limits of the City of Groveland (Ordinance #2001-11-11). (5 +/-acres)

**PUBLIC HEARING NO.: CUP#97/4/2-3 (Ordinance #1998-85)**

**GENERAL LOCATION:** Tavares area - From the intersection of US Hwy 441 & C-473; proceed W on US 441 just past convenience store to property on N side of road.

**REQUEST:** Voluntary revocation of terms and uses of the aforesaid Conditional Use Permit, which was for a CUP in C-1 for placement of a 195-foot telecommunications tower and associated uses. Property is annexed into the limits of the City of Leesburg (Ordinance #02-67). (.75 +/-acres)

**PUBLIC HEARING NO.: CUP#679-2**

**GENERAL LOCATION:** Okahumpka area – 1 mile E of Okahumpka on Hwy 48, property 200 ft E of US Hwy 27, directly N of Hwy 48 and W of Palatlakaha River.

**REQUEST:** Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for an electrical substation and associated uses. Property is annexed into the City of Leesburg (Ordinance #04-85).

**PUBLIC HEARING NO.: CUP#148-2**

**GENERAL LOCATION:** West side of US Hwy 27 approximately 3/4 mile S of junction with SR 33 and approximately 1/4 mile N of junction with SR 48.

**REQUEST:** Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for the placement of a mobile home as a single-family residence. This property is annexed into the limits of the City of Leesburg.

**PUBLIC HEARING NO.: CUP#00/11/2-3 (Ordinance #2000-112)**

**GENERAL LOCATION:** Tavares area – E of SR 19 and North of Lane Park Road.

**REQUEST:** Voluntary revocation of terms and conditions of the aforesaid Conditional Use Permit, which was the placement of 200-ft monopole telecommunication tower. This property is annexed into the limits of the City of Tavares.

**PUBLIC HEARING NO.: CUP#92/4/1-5**

**GENERAL LOCATION:** Umatilla area – From the intersection of SR 19 & CR 450 (Collins St.); E on C-450 approx. 1/2 mile to Skyline Drive; S on Skyline Drive approx. 3/4 mile to property lying S & E of Skyline Drive and N of Cemetery Rd.

**REQUEST:** Voluntary Revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was an aviation/parachutists facility. The property is annexed into limits of the City of Umatilla.