

LAKE COUNTY ZONING BOARD

June 1, 2005

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, June 1, 2005**, 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, June 28, 2005, in the County Commissioners Chambers, 2nd 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, Interim 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 Hamilton, 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
 June 1, 2005
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 June 28, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#41-05-4	Swansea Properties LLC Steven J. Richey, P.A.	1	#48-05-CP/AMD
PH#48-05-2	David Warren & Cra-Mar Groves	2	#60-05-PUD
PH#541-05-4	Deanna Donahue & Bobby Green	3	#58-06-Z
PH#47-05-3	Theodora Kaffenberger & Susan Miller	4	#62-05-Z
CUP#04/12/1-5	Robert & Nancy Gruner	5	#59-05-CUP
PH#13-05-1	ACA Academy, Pat Armentano Steven J. Richey, P.A.	6	#1-05-CFD 30-day continuance
PH#36-05-2	C.A. Meyer, Jr. Jimmy Crawford	7	#38-05-PUD
PH#52-05-5	Robert Stocker / Shamrock Homes Leslie Campione	8	#57-05-Z
PH#45-05-5	Harbor Hills Development Steven J. Richey, P.A. Greg Beliveau, AICP, LPG Urban & Regional Planners	9	#55-05-PUD/AMD
PH#50-05-2	Lake County Public Schools Harry Fix, AICP	10	#56-06-CFD

TRACKING NO.: #48-05-CP/AMD

CASE NO: PH#41-05-4

AGENDA NO: # 1

OWNER: Swansea Properties, LLC

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Mt Plymouth area – Property lying SE'ly of SR 46 and CR 437, E of Hunter Avenue and W of Payne Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend CP Ordinance #20-88 to add commercial uses such as retail sales/services; professional & medical offices; financial institutions and restaurant (general and fast food.)

EXISTING ZONING: CP (Planned Commercial)

SIZE OF PARCEL: 18.21 +/-acres

FUTURE LAND USE: Neighborhood Activity

TRACKING NO.: #60-05-PUD

CASE NO: PH#48-05-2

AGENDA NO: #2

OWNER: David Warren & Cra-Mar Groves, Inc

REPRESENTATIVE: BJM Associates Inc.

GENERAL LOCATION: Clermont area – Property located S of SR 50 and E of Hartle Road and to the W of Magnolia Point Blvd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) for construction of single-family residential homes and commercial uses.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 255.69+/acres

FUTURE LAND USE: Urban Expansion / Rural

TRACKING NO.: #58-05-Z

CASE NO: PH#51-05-5

AGENDA NO: #3

OWNER: Deanna Donahue & Bobby Green

GENERAL LOCATION: Umatilla area – Property located S of CR 450/Willis V McCall Rd and bounded to the W by Marshall Street and to the E by Crystal Lane.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) and R-6 (Urban Residential) to AR (Agriculture Residential).

EXISTING ZONING: A (Agriculture) and R-6 (Urban Residential)

SIZE OF PARCEL: 16.58 +/-acres

FUTURE LAND USE: Urban Expansio

TRACKING NO.: #62-05-Z

CASE NO: PH#47-05-3

AGENDA NO: #4

OWNER: Theodora Kaffenberger & Susan Miller

GENERAL LOCATION: Ferndale area – Property lying S of CR 561A and W of Grace Ridge Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from AR (Agriculture Residential) to A (Agriculture).

EXISTING ZONING: AR (Agriculture Residential)

SIZE OF PARCEL: 5+/acres

FUTURE LAND USE: Suburban

TRACKING NO.: #59-05-CUP

CASE NO: CUP#04/12/1-5

AGENDA NO: #5

OWNER(S): Robert & Nancy Gruner

GENERAL LOCATION: Eustis area – Property located E of CR 439 and South of Quale Grove Rd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for six (6) month review to ensure compliance with the terms and conditions of the Conditional Use Permit for a band saw mill and associated uses.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #1-05-CFD

CASE NO: PH#13-05-1

AGENDA NO: #6

OWNER: Pat Armentano, ACA Academy

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Fruitland Park area – Property lying N of Spring Lake Rd, directly N of Piney Woods subdivision and E of Spring Lake Pines subdivision, approx. 3/4 miles W of US Hwy 441/27.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the existing CUP#294-1 & CUP#294A-1; or to revoke CUP#294-1 & CUP#294A-1 and rezone from Agriculture to CFD (Community Facility District) to allow for the continued uses permitted under the conditional use permit for a cheerleading camp and expanded uses to include memorial programs, adult and juvenile retreats, patriotic retreats, wedding receptions, worship services, daycare, tutoring and outdoor theatre, etc.

EXISTING ZONING: A (Agriculture) + CUP

SIZE OF PARCEL: 95 +/-acres

FUTURE LAND USE: Urban Expansion & Urban

TRACKING NO.: #38-05-PUD

CASE NO: PH#36-05-2

AGENDA NO: #7

OWNER: C.A. Meyer, Jr.

APPLICANT: Jimmy Crawford

GENERAL LOCATION: Clermont area – Property lying N of SR 50 and E of Tiny Morse Blvd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from HM (Heavy Industrial) and MP (Planned Industrial) to PUD to allow the use of a commercial development to include a automobile dealership and other commercial uses.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 28.8 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #57-05-Z

CASE NO: PH#52-05-5

AGENDA NO: #8

OWNER: Robert Stocker / Shamrock Homes

REPRESENTATIVE: Leslie Campione

GENERAL LOCATION: Grand Island area – Property lying at SW corner of Sugarsand Rd and South Fish Camp Rd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-3 (Medium Residential).

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 11.08+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #55-05-PUD/AMD

CASE NO: PH#45-05-5

AGENDA NO: #9

OWNER: Harbor Hills Development, LP

REPRESENTATIVE: Steven J. Richey, P.A. and Greg Beliveau, AICP, LPG

GENERAL LOCATION: Lady Lake area – Property located S of Lake Griffin Rd and Marion County Rd; W of Gray's Airport Rd, and N of Griffin View Dr.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ord#44-90 to add 150 single-family units within the existing PUD, for a total of 949 residential units.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 866 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #56-05-CFD

CASE NO.: PH#50-05-2

AGENDA NO.: 10

OWNER: Lake County Public Schools

REPRESENTATIVE: Harry Fix, AICP

GENERAL LOCATION: Minneola area – Property lying S of the Turnpike, N of Sullivan Road and W of Grassy Lake Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request rezone from A (Agriculture) to CFD (Community Facility District) for the construction of school facilities.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 115 +/- acres

FUTURE LAND USE DESIGNATION: Suburban