

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
JUNE 23, 2009
ZONING AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, June 3, 2009, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for a rezoning and a Conditional Use Permits.

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 23, 2009**, in the County Commissioners Chambers, Second Floor – County 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
Mr. Jimmy Conner	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
Mr. Egor Emery	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. Erin Hartigan, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Amye King, AICP, Director, Department of Growth Management
Mr. Brian Sheahan, AICP, Planning Director, Division of Planning & Community Design
Mr. Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Mr. Melving Isaac, 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
JUNE 3, 2009
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
JUNE 23, 2009

**PUBLIC
HEARING NO.**

PETITIONER

**AGENDA
NO.**

CONSENT AGENDA:

The Consent Agenda contains items that are recommended for approval and that 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.

CUP#09/6/3-5	Don Monn/Bob Huffstetler	1
PH#06-09-4	Peter Strimenos/Bruce G. Duncan Pine Meadows Country Club	3
CUP#09/6/5-4	Ellis Duane Eisnor/Lake County Planning & Community Design	4
PH#03-09-3	Center Lake Properties, LTD, a Florida Limited Partnership/Cecelia Bonifay, Esquire Black Grove East PUD Rezoning	5

Regular Agenda:

PH#04-09-4	Ashish N. & Chaitrali A. Karve Leslie Campione, P.A.	2
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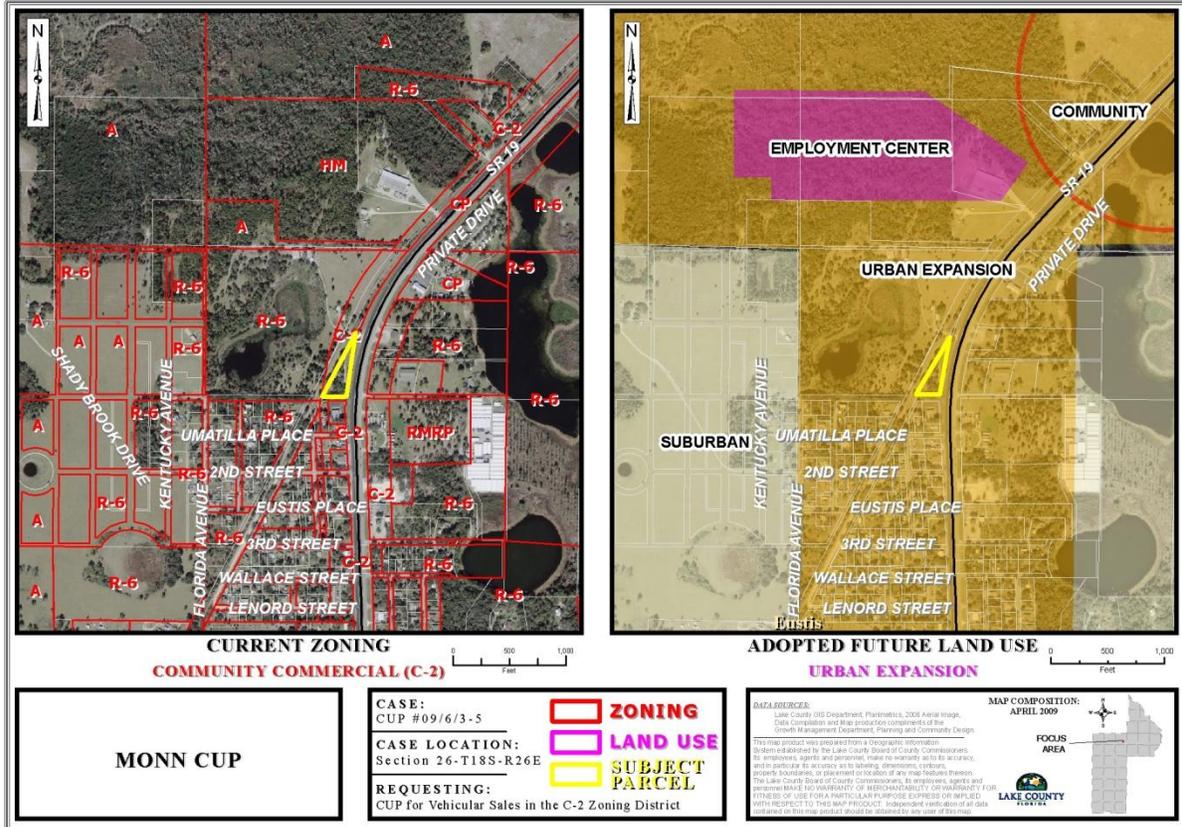
CASE NO: CUP #09/6/3-5

AGENDA NO: 1

OWNER: Don Monn

APPLICANT: Bob Huffstetler

GENERAL LOCATION: Section 26-T18S-R26 E, Dona Vista, on west side of SR 19 where Whistling Pines Road intersects SR 19 from the east (Alternate Key No. 1212570)



REQUESTED ACTION: The Owner is requesting a Conditional Use Permit (CUP) in the Community Commercial (C-2) Zoning District to allow vehicular sales.

SIZE OF PARCEL: 1.47 acres

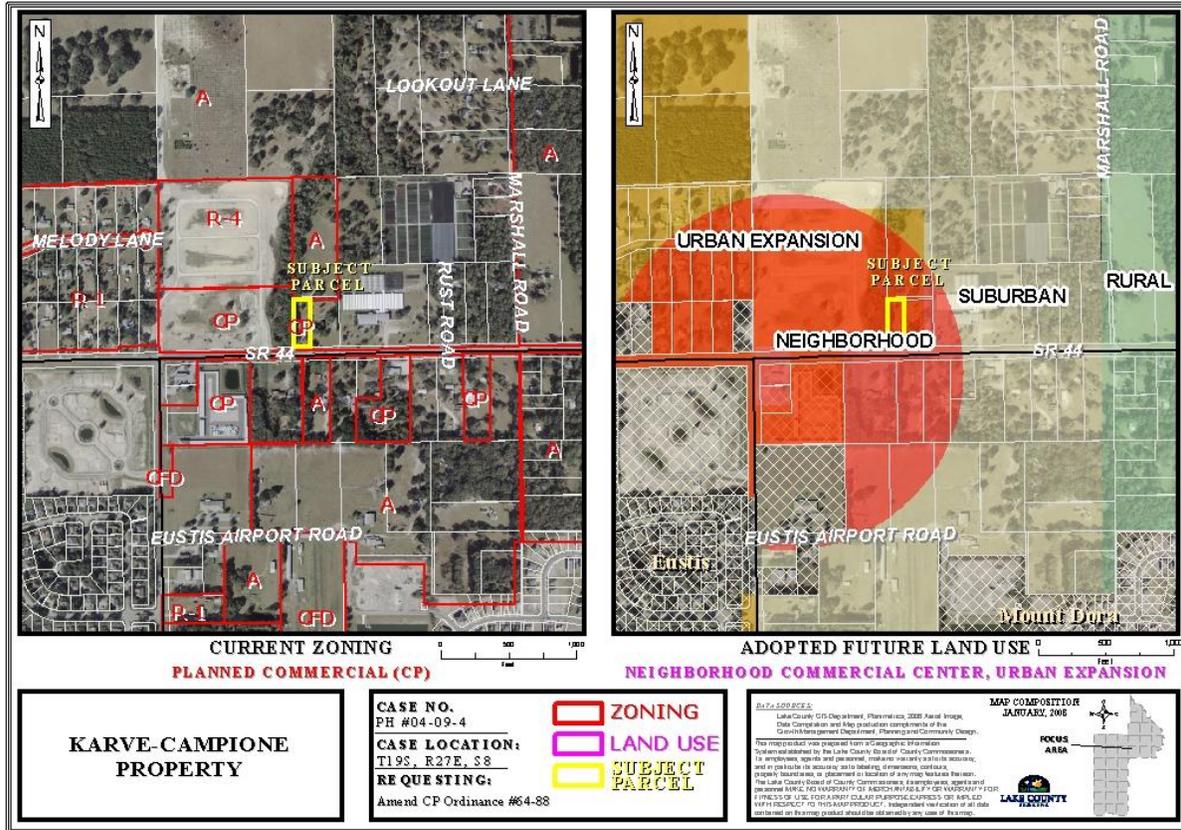
FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0

CASE NO: PH#04-09-4
AGENDA NO: 2
OWNERS: Ashish N. & Chaitrali A. Karve
APPLICANT: Leslie Campione, P.A.

GENERAL LOCATION: North of State Road 44 and East of Estes Road (Alternate Key No. 2702699)



REQUESTED ACTION: The Applicant is requesting to amend Ordinance #64-88 to allow automotive repair and service uses within the Planned Commercial (CP) District. The existing CP Ordinance only allows for a real estate office.

SIZE OF PARCEL: 43,020 SF (1 +/- acres)

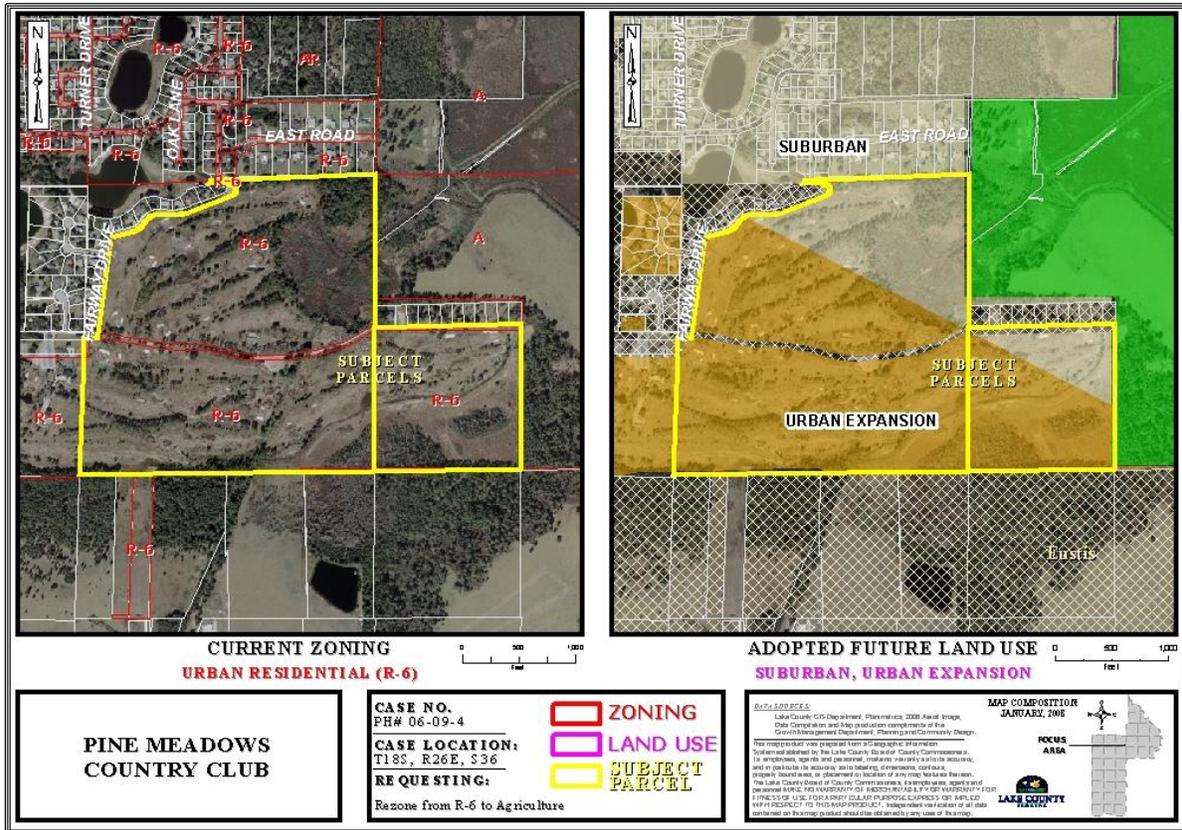
FUTURE LAND USE: Neighborhood Commercial Center, Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval of CP zoning with all C-1 uses and a single C-2 use for automotive repair only, subject to adherence to all current St. Johns River Water Management District and Florida Department of Environmental Protection regulations as well as all Best Management Practices for said business with all work being done inside an enclosed structure, 5-1

CASE NO: PH #06-09-4
AGENDA NO: 3
OWNER: Peter Strimenos
APPLICANT: Bruce G. Duncan
PROJECT NAME: Pine Meadows Country Club

GENERAL LOCATION: North of County Road 44 and East of State Road 19, Pine Meadows Golf Course Road (Alternate Key Nos. 1718881 and 1408041)



REQUESTED ACTION: Rezone property from R-6 to Agriculture to allow agricultural operations on the site and revoke Conditional Use Permit #606-5

SIZE OF PARCEL: 172.5 +/- acres

FUTURE LAND USE: Urban Expansion and Suburban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, 6-0

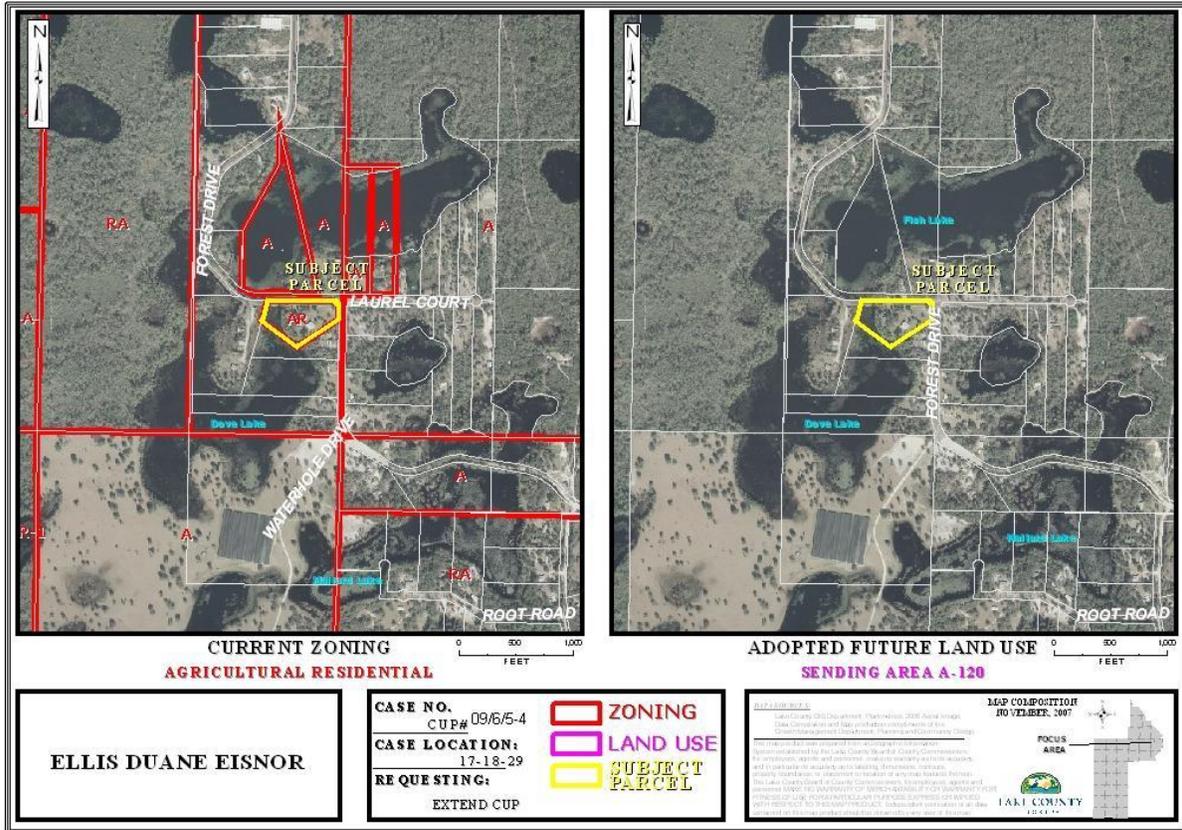
CASE NO: CUP #09/6/5-4

AGENDA NO: 4

OWNER: Ellis Duane Eisnor

APPLICANT: Lake County Planning & Community Design

GENERAL LOCATION: Eustis – Wekiva River Protection Area (Alternate Key No. 2517387)



REQUESTED ACTION: Rescind & replace ordinance to correct a scrivener's error referencing an incorrect prior ordinance number

SIZE OF PARCEL: 3.8 +/- acres

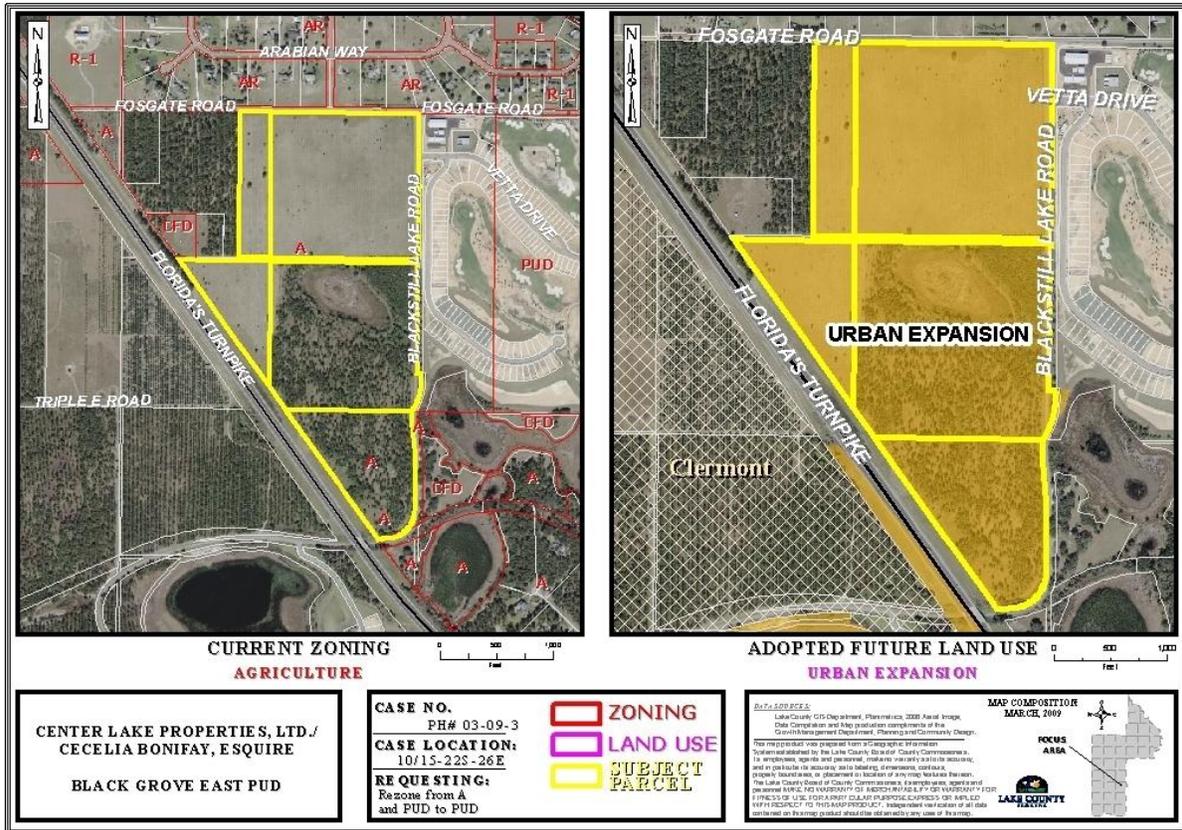
FUTURE LAND USE: Wekiva River Protection Area, Wekiva Receiving Area A-1-20, Overlay District #2

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 6-0

CASE NO: PH #03-09-3
AGENDA NO: 5
OWNER: Center Lake Properties, LTD, a Florida Limited Partnership
APPLICANT: Cecelia Bonifay, Esquire
PROJECT NAME: Black Grove East PUD Rezoning

GENERAL LOCATION: Montverde area-property is located south and west of the intersection of Fosgate Road and Blackstill Lake Road (Alternate Key Nos. 1724813, 3809251, 2873752 & 3809254)



REQUESTED ACTION: This request is to rezone approximately 117 acres from Agriculture (A) and Planned Unit Development (PUD) to Planned Unit Development (PUD) consisting of 114 single-family homes at a density of one (1) DU/gross acre

SIZE OF PARCEL: 117 +/- acres

FUTURE LAND USE: Urban Expansion (CP Policy 1-16A.1 (1))

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, 6-0