

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

November 22, 2005

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, November 2, 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, November 22, 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, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol
Ms. Amye King, AICP, Assistant Director, Department of Growth Management
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
November 2, 2005
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
November 22, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#48-05-2	David Warren & Cra-Mar Groves BJM Associates / John Lakes Landing	1	#60-05-PUD
PH#94-05-5	Robert & Nancy Wilson	2	#111-05-Z
PH#54-05-5	Blount & Meyer, LLC Steven J. Richey, P.A.	3	#67-05-Z
PH#95-05-2	Donna and Steve Cockefair	4	#118-05-MP/AMD
PH#100-05-3	Mission Inn / Robert Beucher Charles Hiott, Farner & Barley	5	#119-05-PUD/AMD
PH#87-05-5	Chad L. & Kristie L. Penley	6	#104-05-Z
PH#77-05-4	Wiley C. Davis & Ann Davis Anthony Roberts and Wicks Consulting Services	7	#88-05-Z
PH#99-05-3	Darryl Wrobel/Green Acres Fernery & Citrus Steven J. Richey, P.A.	8	#116-05-Z
PH#97-05-3/4	Les and Patricia Williams Leslie Campione, P.A.	9	#117-05-CP
PH#96-05-4	Lois K. Smith, Trustee Bruce G. Duncan	10	#115-05-CP
PH#88-05-4	Vrej Manoogian, Manoogian Joint Venture Leslie Campione, P.A.	11	#101-05-Z
PH#98-05-2	Highland Real Estate Steven J. Richey, P.A.	12	#113-05-CP
MSP#05/10/1-3	Lake Environmental Resources, LLC	13	#109-05-MSP

TRACKING NO.: #60-06-PUD

CASE NO: PH#48-05-2

AGENDA NO: # 1

OWNER: David Warren & Cra-Mar Groves

APPLICANT: BJM Associates / Johns Lake Landing

GENERAL LOCATION: Clermont area – Property located S of SR 50 and E of Hartle Road and to the W of Magnolia Point Blvd. (25/26/36-22-26)

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 and commercial uses.

SIZE OF PARCEL: 255.69 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #111-05-PUD

CASE NO: PH#94-05-5

AGENDA NO: #2

OWNER: Robert & Nancy Wilson

GENERAL LOCATION: Seminole Springs area - From the intersection of SR 44 and W Huff Rd; N on W. Huff Rd to property lying W of the road. (8-19-28)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from CFD (Community Facility District) to AR (Agriculture Residential) for construction of single-family residence.

SIZE OF PARCEL: 2.5 +/- acres

FUTURE LAND USE: Wekiva River Protection Area (Receiving Area A-1-20)

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.: #118-05-MP/AMD

CASE NO: PH#95-05-2

AGENDA NO: #4

OWNER: Donna & Steve Cockefair

GENERAL LOCATION: Groveland area – From the intersection of SR 50 and Max Hooks Rd, proceed N on Max Hooks Rd to CR 565A, E on CR 565A approx. 230 ft to property lying N of the road. (15-22-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to MP Ordinance #1998-57 to allow the use of the site for boat/trailer and self-service storage; light automotive repair; vehicular sales; consumer services & repair; professional office; wholesale & warehouse; personal care services; and retail / convenience service.

SIZE OF PARCEL: 0.8+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #119-05-PUD/AMD

CASE NO: PH#100-05-3

AGENDA NO: #5

OWNER(S): Mission Inn / Robert Beucher

REPRESENTATIVE: Charles Hiott, Farner & Barley

GENERAL LOCATION: Howey-in-the-Hills area – Property located S of CR 48, W of SR 19 and E of No. 2 Road. (22/23/26/27-20-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to incorporate with the existing PUD Ordinance #2004-61, and for text amendment to PUD Ord#2004-61.

SIZE OF PARCEL: 8.03 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #04-05-Z

CASE NO: PH#87-05-5

AGENDA NO: #6

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.: #88-05-Z

CASE NO: PH#77-05-4

AGENDA NO: #7

OWNER: Wiley C. & Ann Davis

APPLICANT: Anthony Roberts and Wicks Consulting Services

GENERAL LOCATION: Mt Dora / Sorrento area – Property located E of Senese Rd, N of Park at Wolf Branch Oaks. (24-19-27)

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

SIZE OF PARCEL: 25.10 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #116-05-Z

CASE NO: PH#99-05-3

AGENDA NO: #8

OWNER: Darry Wrobel, Green Acres Fernery & Citrus

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property lying E of Bloomfield Ave and S of CR 48. (21-20-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-2 (Estate Residential) for construction of a single-family residential development.

SIZE OF PARCEL: 47.25 +/-acres

FUTURE LAND USE: Urban / Suburban

TRACKING NO.: #117-05-CUP

CASE NO: PH#97-05-3/4

AGENDA NO: #9

OWNER: Les and Patricia Williams

APPLICANT: Leslie Campione, P.A.

GENERAL LOCATION: Mount Dora area – Property lying at the SE cor of Holly Drive and SR 19.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from C-1 (Neighborhood Commercial) and R-6 (Urban Residential) to CP (Planned Commercial) with C-1 zoning for commercial / retail uses. (26-19-26)

SIZE OF PARCEL: 1.5+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #115-05-CP

CASE NO: PH#96-05-4

AGENDA NO: #10

OWNERS: Lois K. Smith

APPLICANT: Bruce G. Duncan

GENERAL LOCATION: Grand Island area - Property lying S of SR 44 and E of S Fish Camp Rd and N of Grand Island Shores Rd. (33-18-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-2 (Estate Residential) to C-2 (Community Commercial) to allow for limited commercial uses and self-storage.

SIZE OF PARCEL: 16.33+/acres

FUTURE LAND USE DESIGNATION: Urban Expansion

TRACKING NO.: #101-05-Z

CASE NO: PH#88-05-4

AGENDA NO: #11

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.: #113-05-CP

CASE NO: PH#98-05-2

AGENDA NO: #12

OWNERS: Highland Real Estate / Dale Ladd

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake County – Property lying E of US Hwy 27 and S of Lake Louisa. (10-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-4 (Medium Suburban Residential) to CP (Planned Commercial) with limited commercial uses such as but not limited to: banking; carwash; consumer services & repair; medical service; professional offices; personal care services; restaurant; retail/general; church; day care center; family day care home.

SIZE OF PARCEL: 4.3+/acres

FUTURE LAND USE DESIGNATION: Urban Expansion

TRACKING NO.: #109-05-MSP

CASE NO: MSP#05/10/1-3

AGENDA NO: #13

OWNERS: Lake Environmental Resources, LLC

GENERAL LOCATION: Howey-in-the-Hills area – Property located S of CR 455 and W of CR 561 and N of Bruce Hunt Rd. (18-21-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a Mining Site Plan in A (Agriculture) + CUP#1004-3 for the expansion of a Construction and Demolition (C&D) Debris landfill.

SIZE OF PARCEL: 44.3+/acres

FUTURE LAND USE DESIGNATION: Rural