

LAKE COUNTY ZONING BOARD

December 6, 2006

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, December 6, 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.

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, December 19, 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
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	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. Alfredo Massa, 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
December 6, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
December 19, 2006

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.

PH#94-06-3	Jack N. Blakemore, Jr.	1	#125-06-Z
PH#95-06-1	Patricia A. Mullin	2	#128-06-Z
PH#97-06-2	Victor H. Majewski	3	#129-06-CFD
PH#96-06-1	Timberwood Properties Inc. Steven J. Richey, P.A.	4	#130-06-Z
PH#100-06-5	First Baptist Church of Astor Bill (William) Chandler, Pastor	5	#127-06-CFD
PH#98-06-4	Meredith & Lois Salyer William Houston Evans	6	#126-06-CP 60-DAY CONTINUANCE
PH#53-06-5	Linda Austin / Gerald Braley Hugh Harling, Jr., P.E.	9	#60-06-PUD 30-DAY CONTINUANCE

REGULAR AGENDA – OPEN FOR DISCUSSION:

CUP#06/11/1-2	Mark R. Neese Agroflight Services	7	#119-06-CUP
MSP#05/11/1-2	Rinker Materials Corp Steven J. Richey, P.A.	8	#112-05-MSP/AMD
PH#59-05-3	Murry & Marsha Crawley Steven J. Richey, P.A.	10	#64-05-PUD

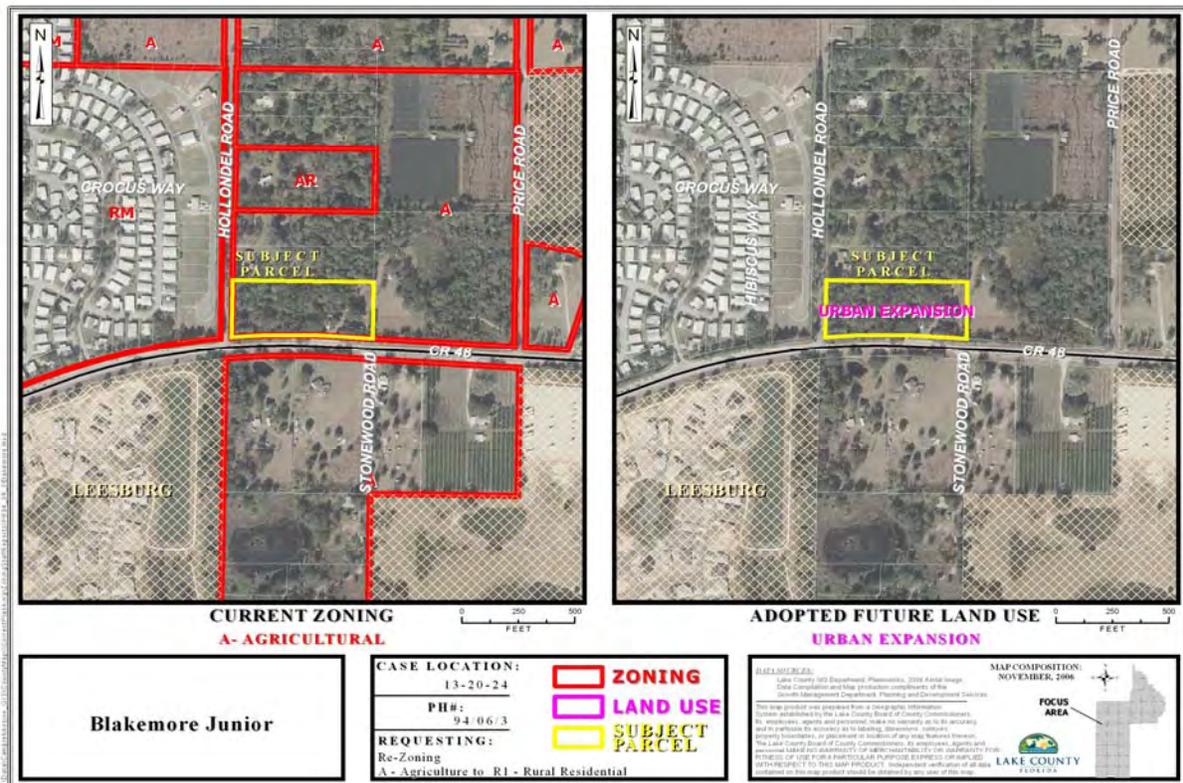
TRACKING NO.: #125-06-Z

CASE NO: PH#94-06-3

AGENDA NO: #1

OWNER: Jack N. Blakemore, Jr.

GENERAL LOCATION: Okahumpka area – Property lying at the NE corner of CR 48 and Hollandel Road.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to R-1(Rural Residential) to create two (2) residential homesites.

SIZE OF PARCEL: 5 acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION:

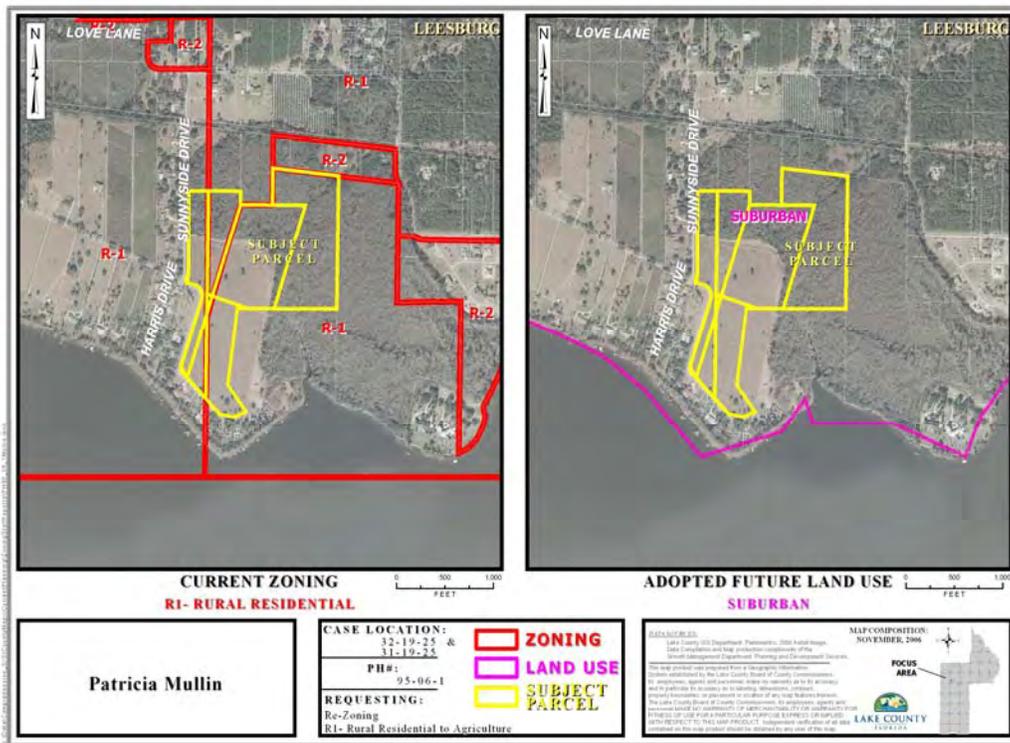
TRACKING NO.: #128-06-Z

CASE NO: PH#95-06-1

AGENDA NO: #2

OWNER: Patricia A. Mullin

GENERAL LOCATION: Leesburg area – Property located E'ly and N'ly along Sunnyside Drive and Johnson's Point Road and S of Tusawilla Drive.



APPLICANT'S REQUEST: A request for rezoning from R-1 (Rural Residential) to A (Agriculture) to allow for agricultural uses.

SIZE OF PARCEL: 54.96 +/- acres

FUTURE LAND USE: Suburban

STAFF'S RECOMMENDATION: Approval

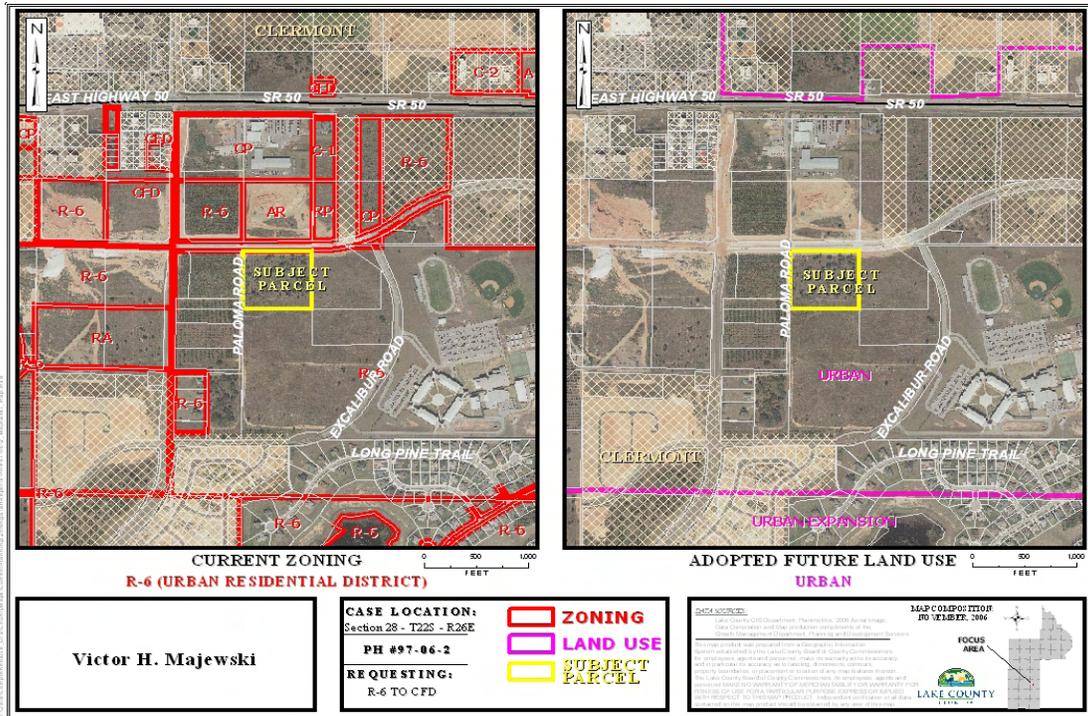
CASE NO: PH#97-06-2

AGENDA NO: #3

OWNER: Victor H. Majewski

APPLICANT: Cecelia Bonifay, Esq., Akerman Senterfitt

GENERAL LOCATION: Clermont area – Property lying at the SE'ly corner of Paloma Road and Hook Street.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-6 (Urban Residential) to CFD (Community Facility District) for construction of an assisted living facility.

SIZE OF PARCEL: 8.96 acres

FUTURE LAND USE: Urban

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION:

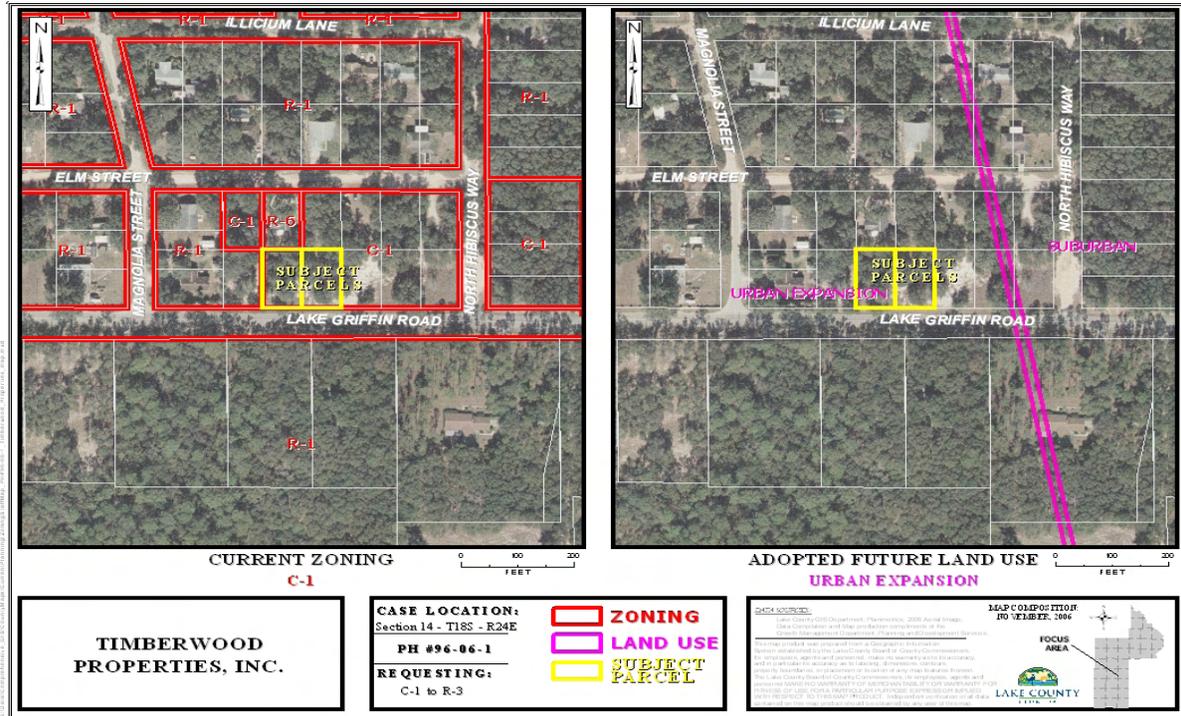
CASE NO: PH#96-06-1

AGENDA NO: #4

OWNER: Timberwood Properties Inc.

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Lady Lake - Property lying N of Lake Griffin Road, S of Elm Street and W of N. Hibiscus Way in Carlton Village subdivision.



APPLICANT'S REQUEST: A request for rezoning from C-1 (Tourist Commercial) to R-3 (Medium Residential) to construct a single-family residential structure.

SIZE OF PARCEL: .36 acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION:

TRACKING NO.: #127-06-CFD

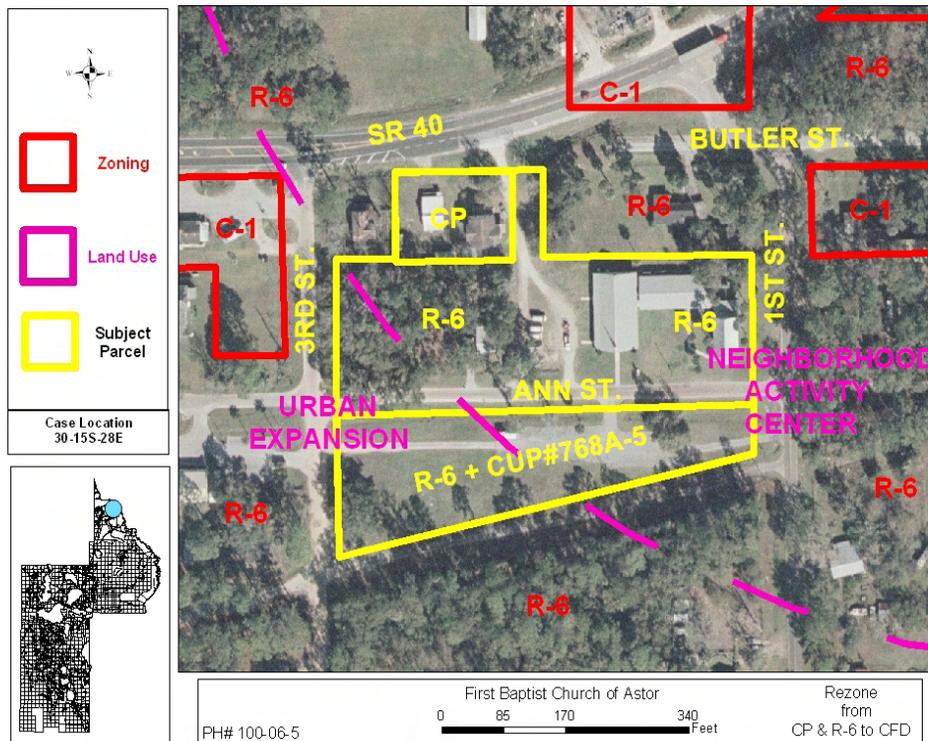
CASE NO: PH#100-06-5

AGENDA NO: #5

OWNER: First Baptist Church of Astor

APPLICANT: Bill (William) Chandler

GENERAL LOCATION: Astor area – Property lying N & S of Ann Street and S of SR 40, E of Third Street, W of First Street.



APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) and revoke CUP#768A-5 to rezone to CFD (Community Facility District) for construction of a church and associated uses.

SIZE OF PARCEL: 3.69 acres

FUTURE LAND USE: Urban Expansion and Neighborhood Activity Center

STAFF'S RECOMMENDATION: Approval

TRACKING NO.: #126-06-CP

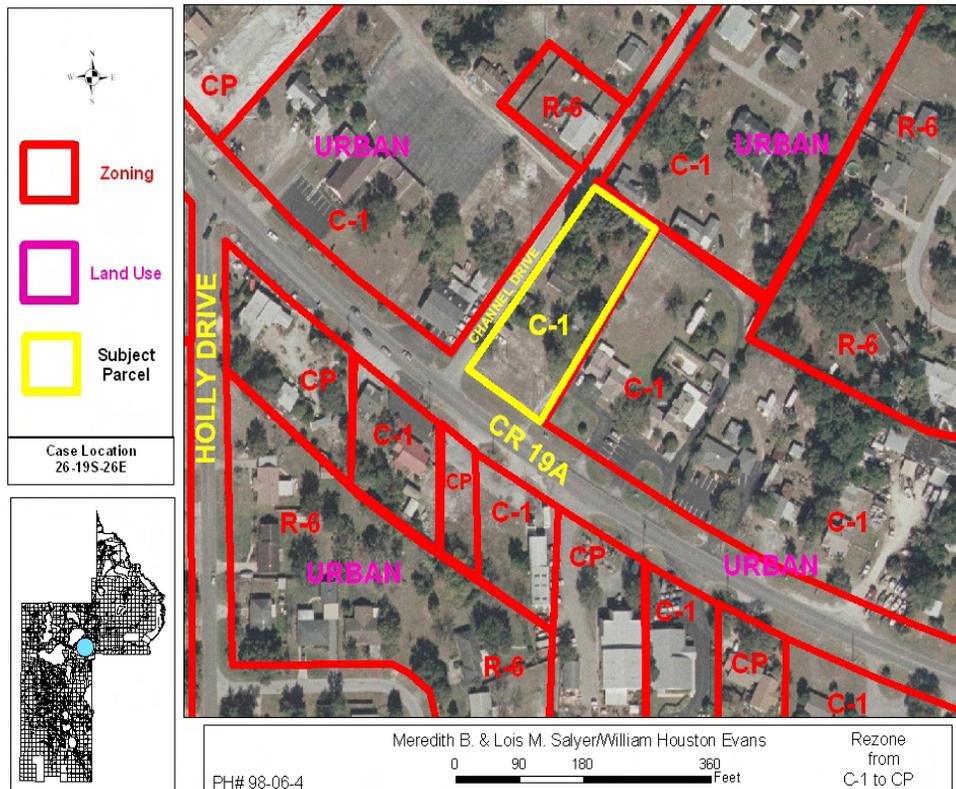
CASE NO: PH#98-06-4 60-day continuance

AGENDA NO: #6

OWNERS: Meredith & Lois Salyer

APPLICANTS: William Houston Evans

GENERAL LOCATION: Mt Dora area – Property lying N of SR 19 and E of Channel Drive.



APPLICANT'S REQUEST: A request for rezoning from C-1 (Neighborhood Commercial) to CP (Planned Commercial) to construct condominium-type warehouse and storage units.

SIZE OF PARCEL: .82 +/- acres

FUTURE LAND USE: Urban

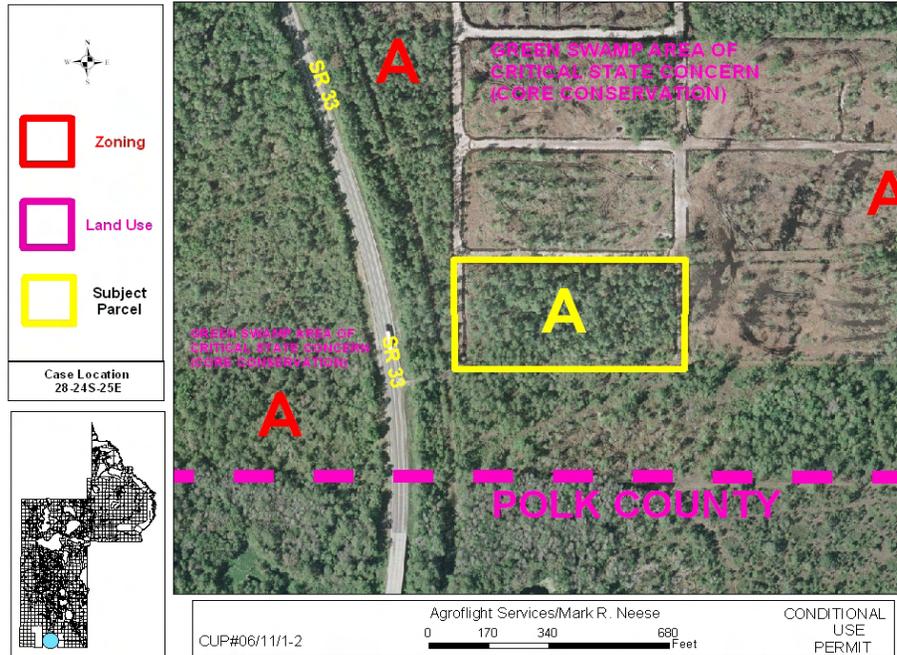
STAFF'S RECOMMENDATION: Applicant request a continuance to February 2007.

CASE NO: CUP#06/11/1-2

AGENDA NO: # 7

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

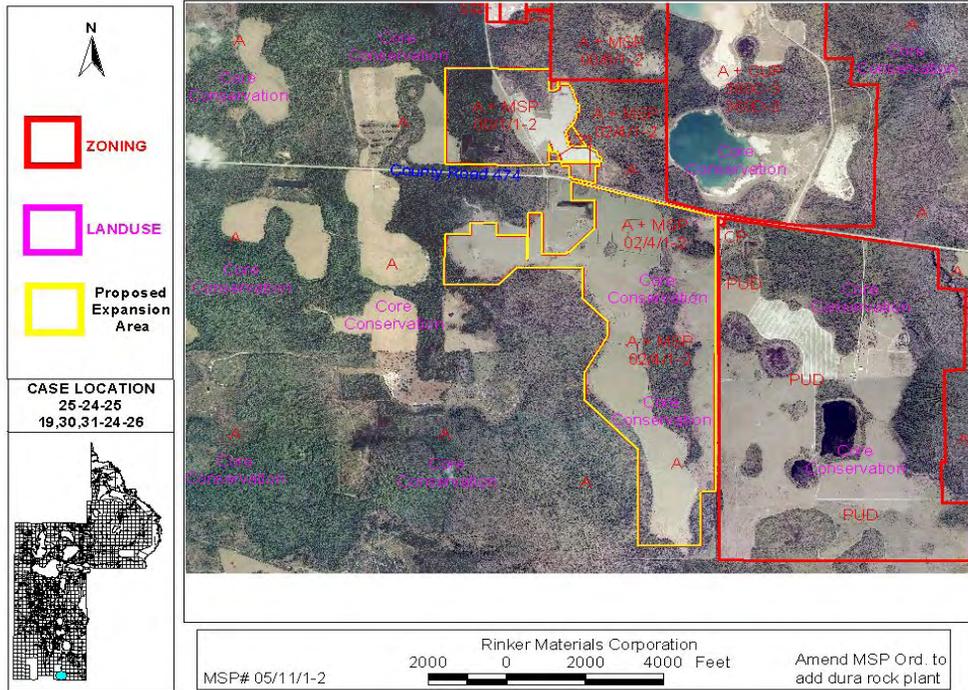
STAFF'S RECOMMENDATION: Denial

CASE NO: MSP#05/11/1-2

AGENDA NO: #8

OWNERS: Rinker Materials Corp
REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Four Corners / Green Swamp area – Property located N of CR 474 and SW'ly of Green Swamp Road.



APPLICANT'S REQUEST: A request for an amendment to Mining Site Plan in A (Agriculture) (ORD#2002-50) to add the additional use of a Dura-Rock plant to the sand mine operation

SIZE OF PARCEL: 699 +/- acres

FUTURE LAND USE: GSACSC – Core/Conservation

STAFF RECOMMENDATION: Denial

TRACKING NO.: #60-06-PUD

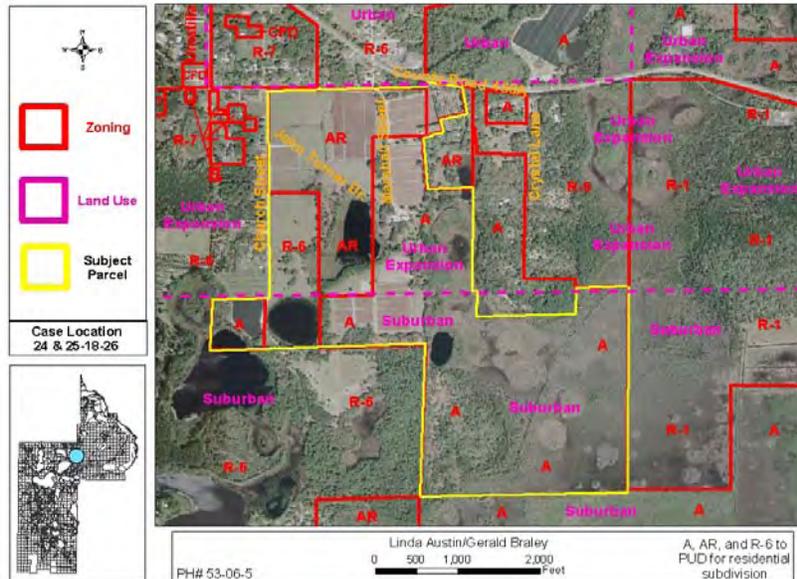
CASE NO: PH#53-06-5

AGENDA NO: #9

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

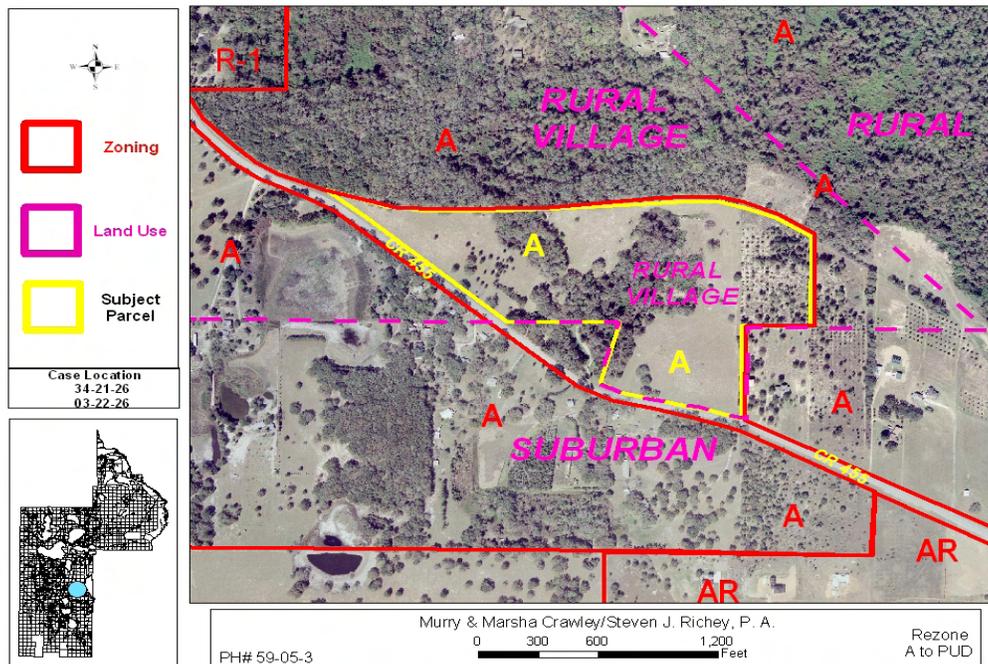
TRACKING NO.: #64-05-PUD

CASE NO: PH#59-05-3

AGENDA NO: #10

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.



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: Rural Village

STAFF'S RECOMMENDATION: Denial