

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
DECEMBER 18, 2007
ZONING AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, December 5, 2007, in the County Commissioners Chambers, 2nd Floor – County 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 18, 2007**, in the County Commissioners Chambers, 2nd 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
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. 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
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design
Ms. Karen Rosick, 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
 DECEMBER 5, 2007
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 DECEMBER 18, 2007

PUBLIC HEARING NO.	PETITIONER	AGENDA 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:

PH # 51-07-3	Lake County Solid Waste/ Lake County Public Safety/Rob Richardson	1
PH #52-07-2	Lake County Board of County Commissioners Lake County Public Safety/Rob Richardson	2
PH #53-07-4	The Board of Trustees of The Internal Improvement Trust Fund Of The State Of Florida/ Lake County Public Safety/Rob Richardson	3
PH #54-07-2	Florida Power Corp./ Lake County Public Safety/Rob Richardson	4
PH #55-07-2	City of Minneola/Lake County Public Safety/Rob Richardson	5
PH#33-07-3	Tex and Julia Merritt LPG Urban and Regional Planning, Inc.	6
PH#45-07-2	Dunhill FL Highway 27, LLC/Lake County Department of Growth Management	7
PH#37-07-1	Christyne B. Hamilton (Trustee) Nursery Automation Services, Inc./John W. Gratton	8 Withdrawal
PH #49-07-3	Baywood Villages, LLC/ Lake County	9
PH #50-07-5	Presco Associates, LLC/Bob Shakar/Lake County	10

REGULAR AGENDA:

PH#56-07-3	Lake County Board of County Commissioners Lake County Board of County Commissioners/ Quinnette S. Durkin (Property Manager)	11
PH#57-07-4	Vantaggio Investment Group, Inc./ Amy I. Velazquez	12

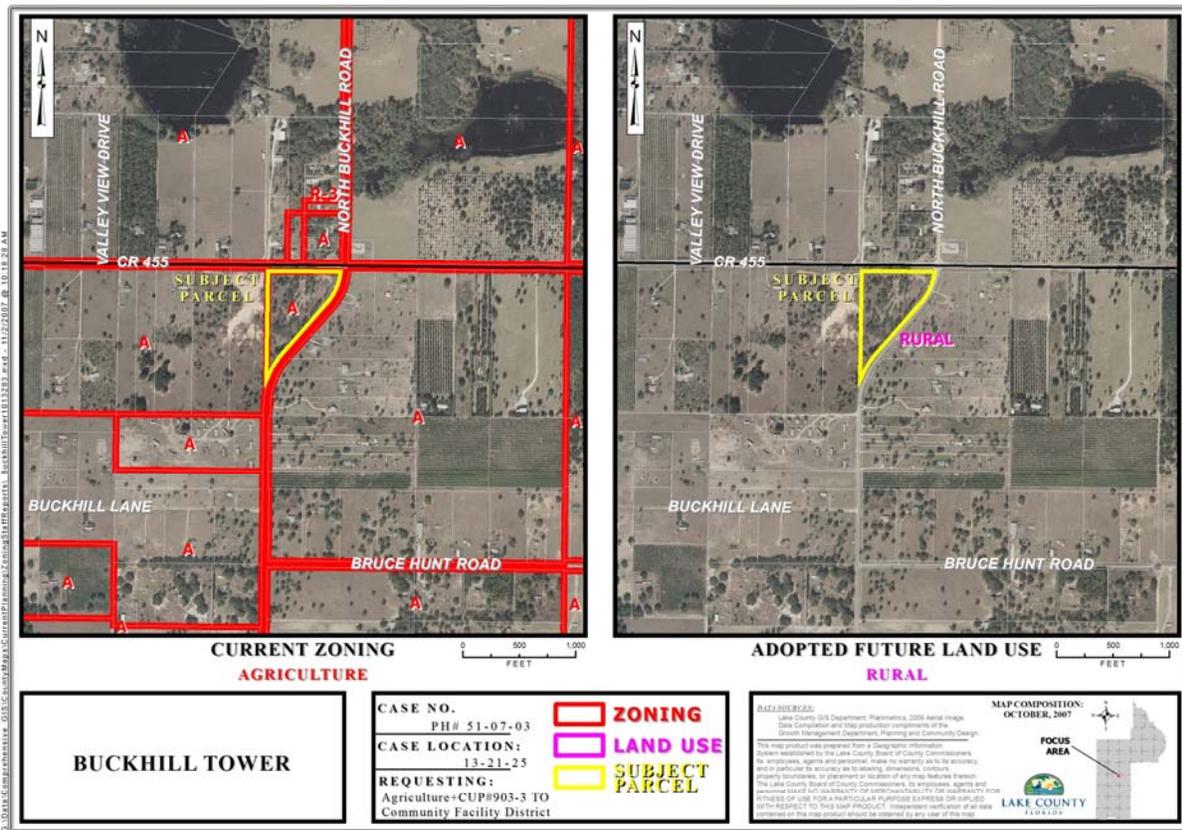
CASE NO: PH#51-07-3

AGENDA NO: 1

OWNER: Lake County Solid Waste

APPLICANT: Lake County Public Safety/Rob Richardson

GENERAL LOCATION: Clermont area -That portion of the NW ¼ of the NE ¼ lying NW'ly of the right of way of Buck Hill Rd. AK#1013283



APPLICANT'S REQUEST: To waive landscape requirements and rezone Agriculture (A) and revoke Conditional Use Permit (CUP) #903-3 on 9+/-acres to Community Facility District (CFD) zoning to replace existing tower and add additional telecommunication apparatus, equipment shelters and ancillary structures needed for communication system improvements for new County wide radio system

SIZE OF PARCEL: 9 +/- Acre

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval

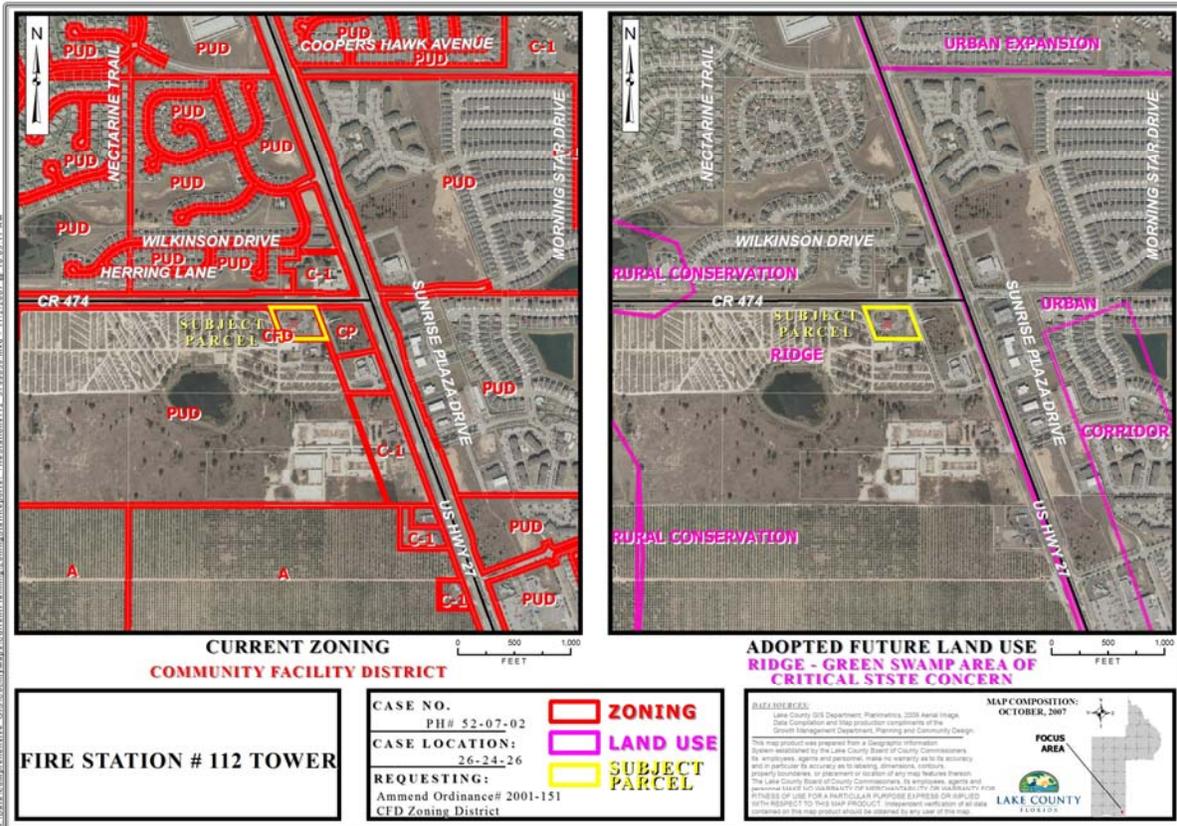
CASE NO: PH #52-07-02

AGENDA NO: 2

OWNER: Lake County Board of County Commissioners

APPLICANT: Lake County Public Safety/Rob Richardson

GENERAL LOCATION: Clermont area – from the intersection of CR 474 and US Hwy 27/SR 25, proceed W on CR 474 approximately 500 feet to property lying S of the road and directly across from Westchester subdivision to the north. Alt key #3799038



APPLICANT'S REQUEST: To amend CFD Ordinance #2001-151 on 2.85+/- acres to allow an emergency services communication cell tower, equipment shelters and ancillary structures on property that has an existing Fire Station. The applicant is also requesting reduction of the required landscaping buffers associated with the tower site.

SIZE OF PARCEL: 2.85 +/- Acre

FUTURE LAND USE: Green Swamp Area of Critical State Concern - Ridge

STAFF'S RECOMMENDATION: Approval

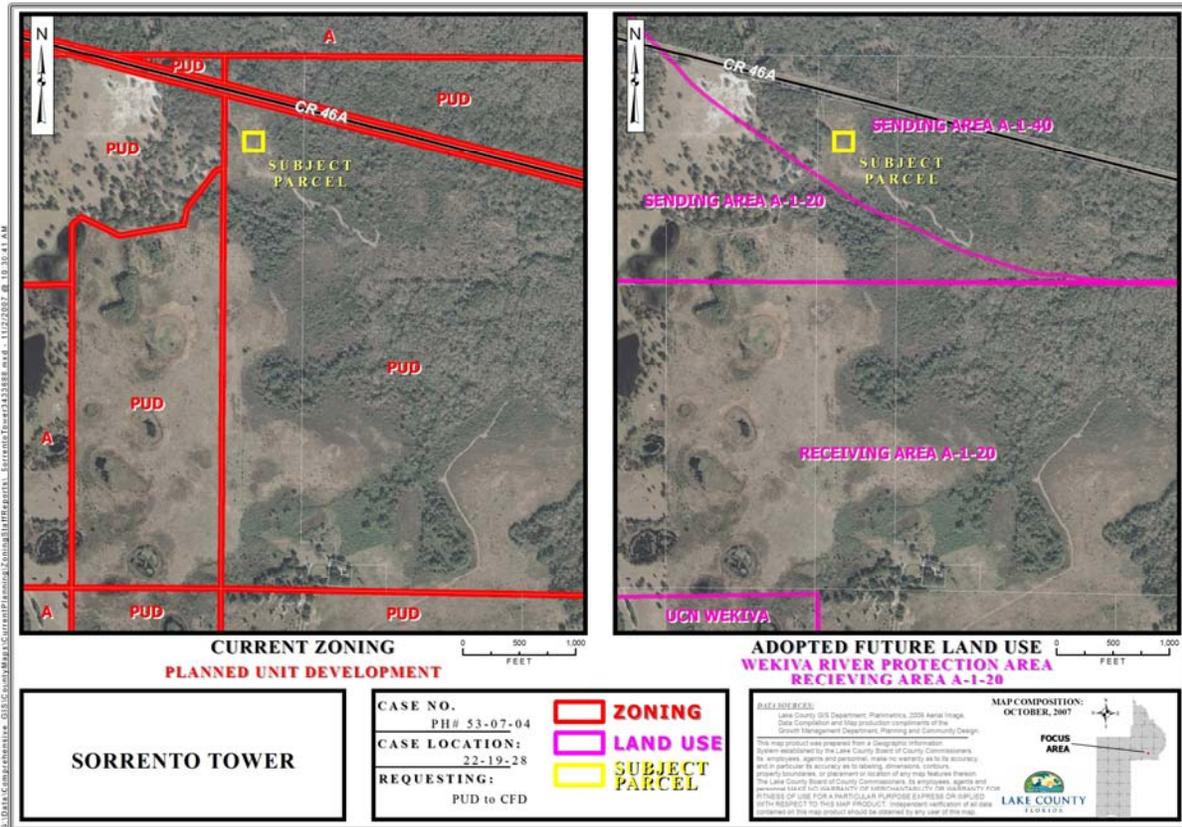
CASE NO: PH #53-07-04

AGENDA NO: 3

OWNER: The Board of Trustees of The Internal Improvement Trust Fund of The State of Florida

APPLICANT: Lake County Public Safety/Rob Richardson

GENERAL LOCATION: Sorrento area – property is located south of CR 46A and north of SR 46 AK#3433688



APPLICANT'S REQUEST: To waive landscape requirements and rezone .11 +/- acres from Planned Unit Development "PUD" to Community Facility District (CFD) to allow the placement of a telecommunication tower, equipment shelters and ancillary structures needed for communication system improvements for new County wide radio system.

SIZE OF PARCEL: .11 +/- Acre

FUTURE LAND USE: Wekiva River Overlay District 2 "A-1-20"

STAFF'S RECOMMENDATION: Approval

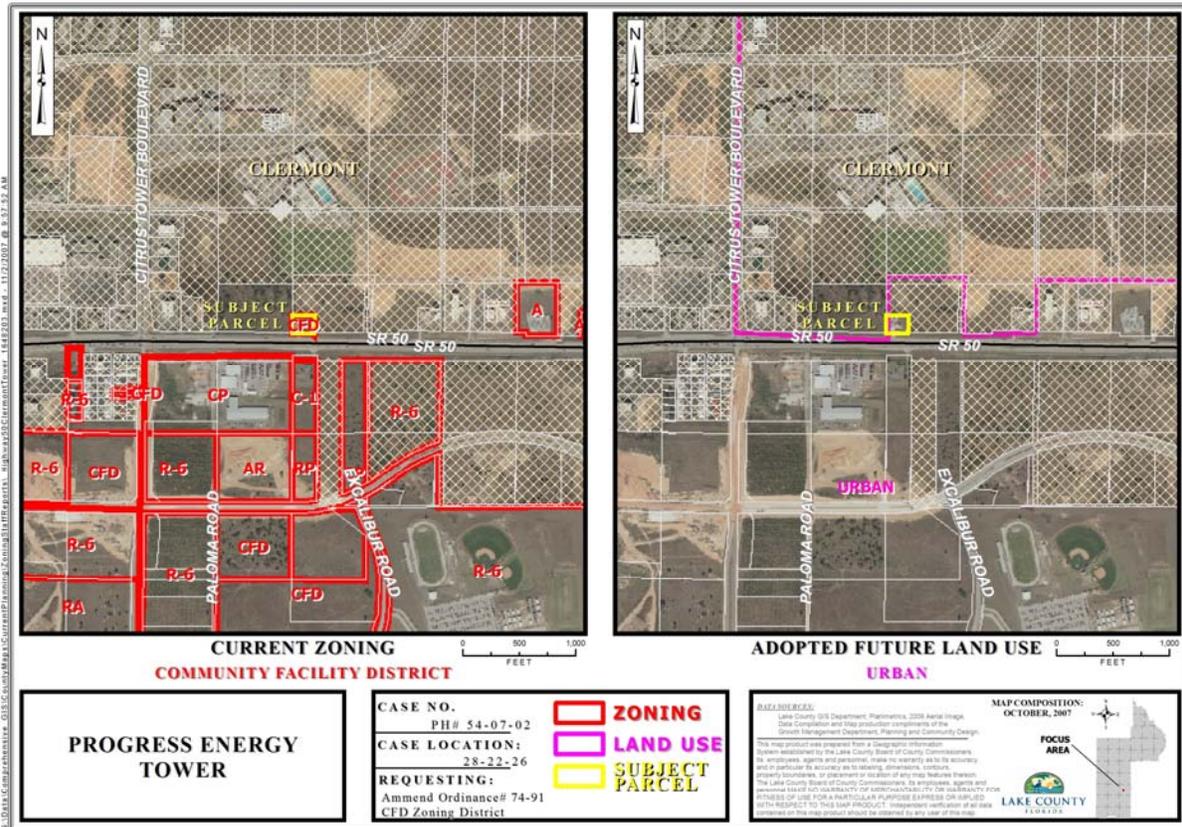
CASE NO: PH #54-07-02

AGENDA NO: 4

OWNER: Florida Power Corp.

APPLICANT: Lake County Public Safety/Rob Richardson

GENERAL LOCATION: Clermont area – from the intersection of US 27 & SR 50; east on SR 50 approx. 1.5 miles to property lying north of road. AK#1648203



APPLICANT'S REQUEST: To amend Ordinance #74-91 on .82 +/- acres in the Community Facility District (CFD) zoning to allow equipment shelters, ancillary structures and telecommunication apparatus as an accessory use to an existing telecommunication tower.

SIZE OF PARCEL: .82 +/- Acre

FUTURE LAND USE: Urban

STAFF'S RECOMMENDATION: Approval

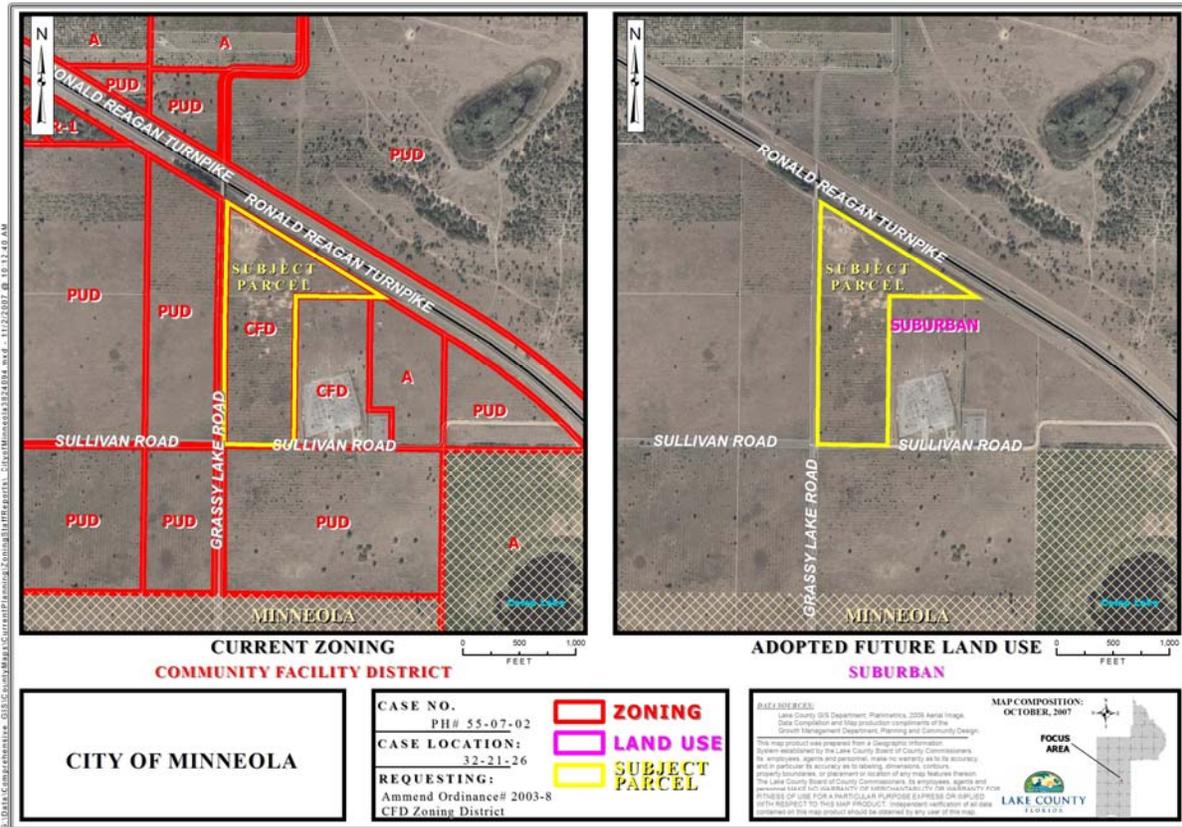
CASE NO: PH #55-07-02

AGENDA NO: 5

OWNER: City of Minneola

APPLICANT: Lake County Public Safety/Rob Richardson

GENERAL LOCATION: Minneola area –Property located Northeast of the intersection of Grassy Lake Road and Sullivan Rd. Alt key #3824094



APPLICANT’S REQUEST: To amend CFD Ordinance #2003-8 on 32 acres to allow the placement of a telecommunication tower, equipment shelters, ancillary structures and telecommunication apparatus needed for communication system improvements for new County wide radio system.

SIZE OF PARCEL: 30 +/- Acre

FUTURE LAND USE: Suburban

STAFF’S RECOMMENDATION: Approval

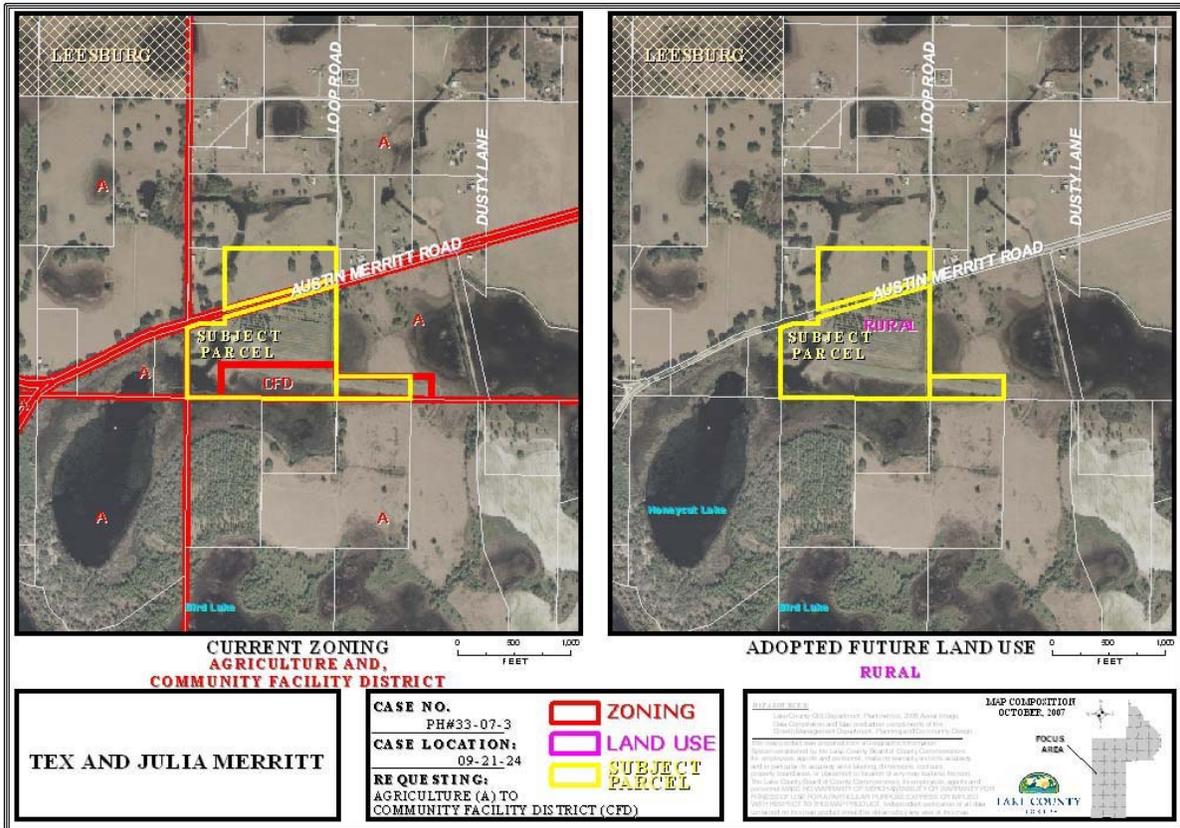
CASE NO: PH#33-07-3

AGENDA NO: 6

OWNER: Tex and Julia Merritt

APPLICANT: LPG Urban and Regional Planning, Inc.

GENERAL LOCATION: Mascotte Area – West of Highway 33 on Austin Merritt Road, AK# 1775531, 3794064, 1741955.



APPLICANT'S REQUEST: The Applicant is requesting an amendment to Ordinance #11-90 to allow for the construction of aircraft hangars and support facilities for an existing airstrip.

SIZE OF PARCEL: 14.1 +/- acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval

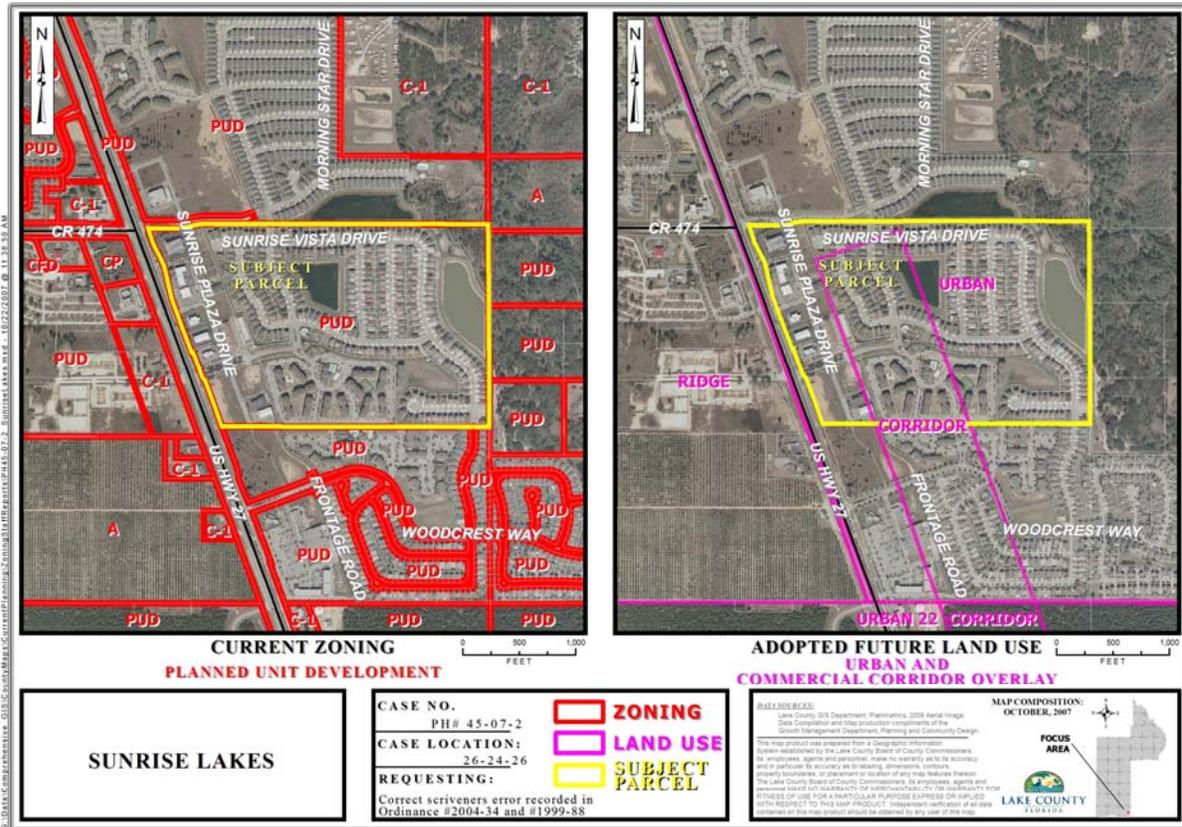
CASE NO: PH#45-07-2

AGENDA NO: 7

OWNER: Dunhill FL Highway 27, LLC

APPLICANT: Lake County Department of Growth Management

GENERAL LOCATION: Four Corners area, West of Highway 27



APPLICANT'S REQUEST: The Applicant is requesting an amendment to correct a scrivener error to reflect the 200,000 square feet of commercial gross leasable space approved by Ordinance#53-90.

SIZE OF PARCEL: 123.3 +/- acres

FUTURE LAND USE: Urban

STAFF'S RECOMMENDATION: Approval

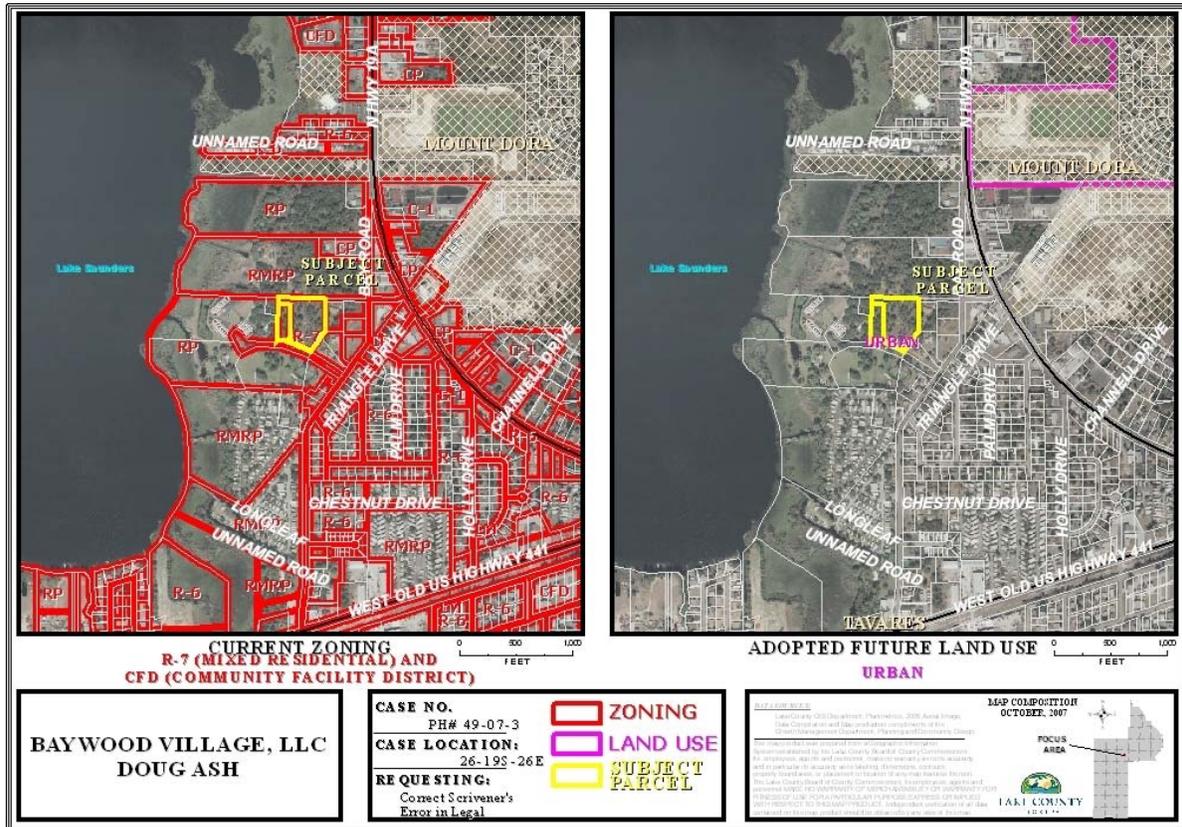
CASE NO: PH #49-07-3

AGENDA NO: 9

OWNER: Baywood Villages, LLC

APPLICANT: Lake County

GENERAL LOCATION: Eustis/Mount Dora Area – property is located off of the CR 19A corridor and Bay Road.



APPLICANT'S REQUEST: Correct a scrivener's error in the legal description recorded in Ordinance #2004-74.

SIZE OF PARCEL: 3.81 +/- Acres

FUTURE LAND USE: Urban

STAFF'S RECOMMENDATION: Approval

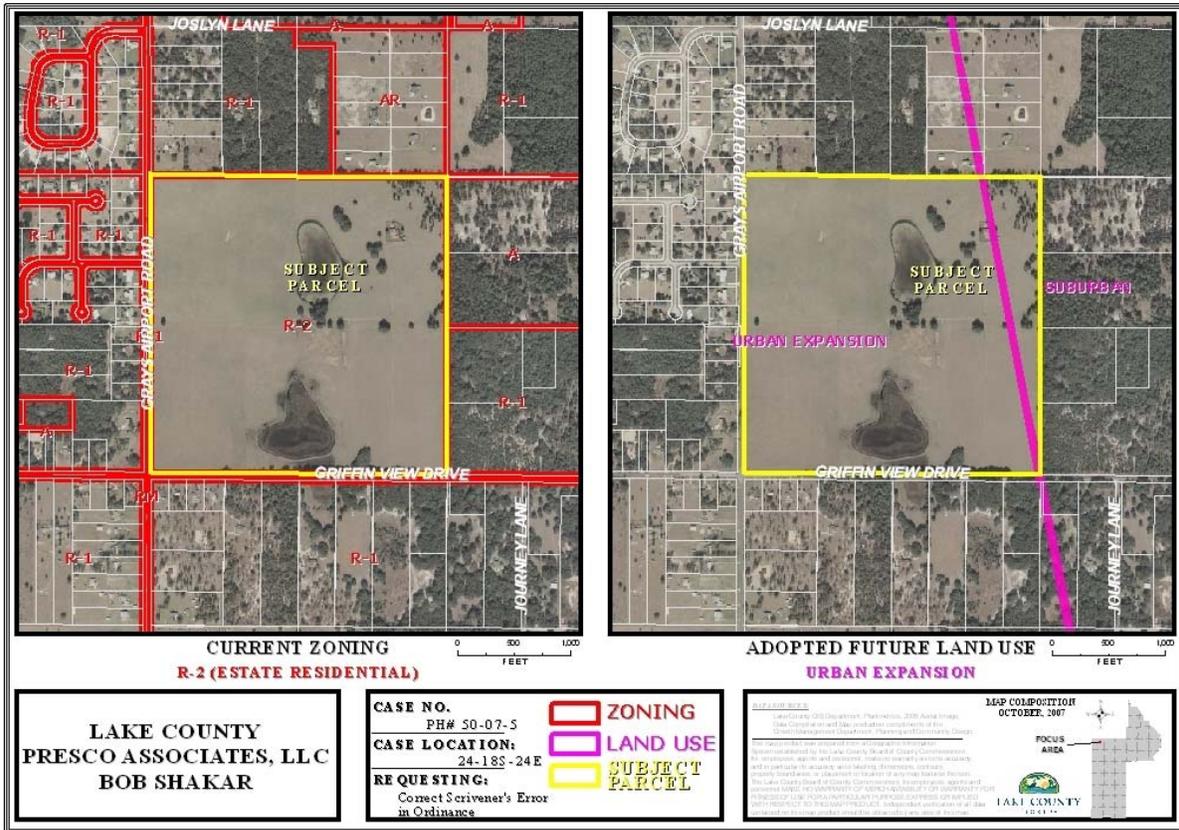
CASE NO: PH #50-07-5

AGENDA NO: 10

OWNER: Presco Associates, LLC/Bob Shakar

APPLICANT: Lake County

GENERAL LOCATION: Lady Lake Area – property is located at the northeast corner of the intersection of Griffin View Drive and Grays Airport Road.



APPLICANT'S REQUEST: Correct a scrivener's error in the legal description recorded in Ordinance #15-90/PH# 36-90-1.

SIZE OF PARCEL: 156 +/- Acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

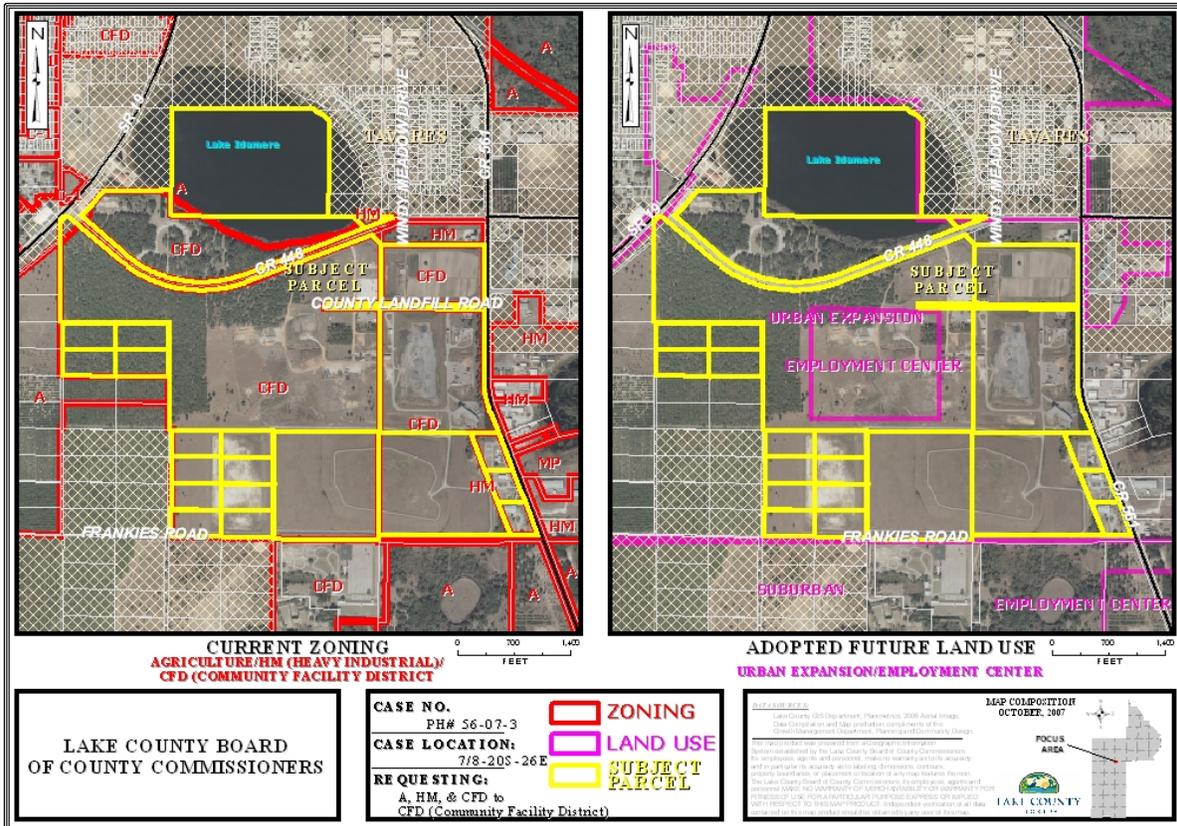
CASE NO: PH#56-07-3

AGENDA NO: 11

OWNER: Lake County Board of County Commissioners

APPLICANT: Lake County Board of County Commissioners/Quinnette S. Durkin (Property Manager)

GENERAL LOCATION: South Tavares Area – bounded by SR 19 to the east, Lake Idamere to the north, CR 561 to the west, and Frankie's Road to the south. AK# 3701241, 1441412, 3701259, 1007976, 3701267, 1441421, 1110327, 1028710, 1111935, 1032024, 1589291, 3809241, & 3809242.



APPLICANT'S REQUEST: The Applicant is requesting to rezone 434.4 acres from Agriculture (A), Heavy Industrial (HM), and Community Facility District (CFD) to Community Facility District (CFD) and Planned Industrial (MP) to place the government facilities under the correct zoning district and to correct discrepancies in the current CFD Ordinance legal descriptions and combine all properties under one zoning ordinance, together with the additional uses of a jail, emergency operations center (EOC), and additional governmental offices and facilities.

SIZE OF PARCEL: 434.4 +/- acres

FUTURE LAND USE: Urban Expansion & Employment Center

STAFF'S RECOMMENDATION: Approval

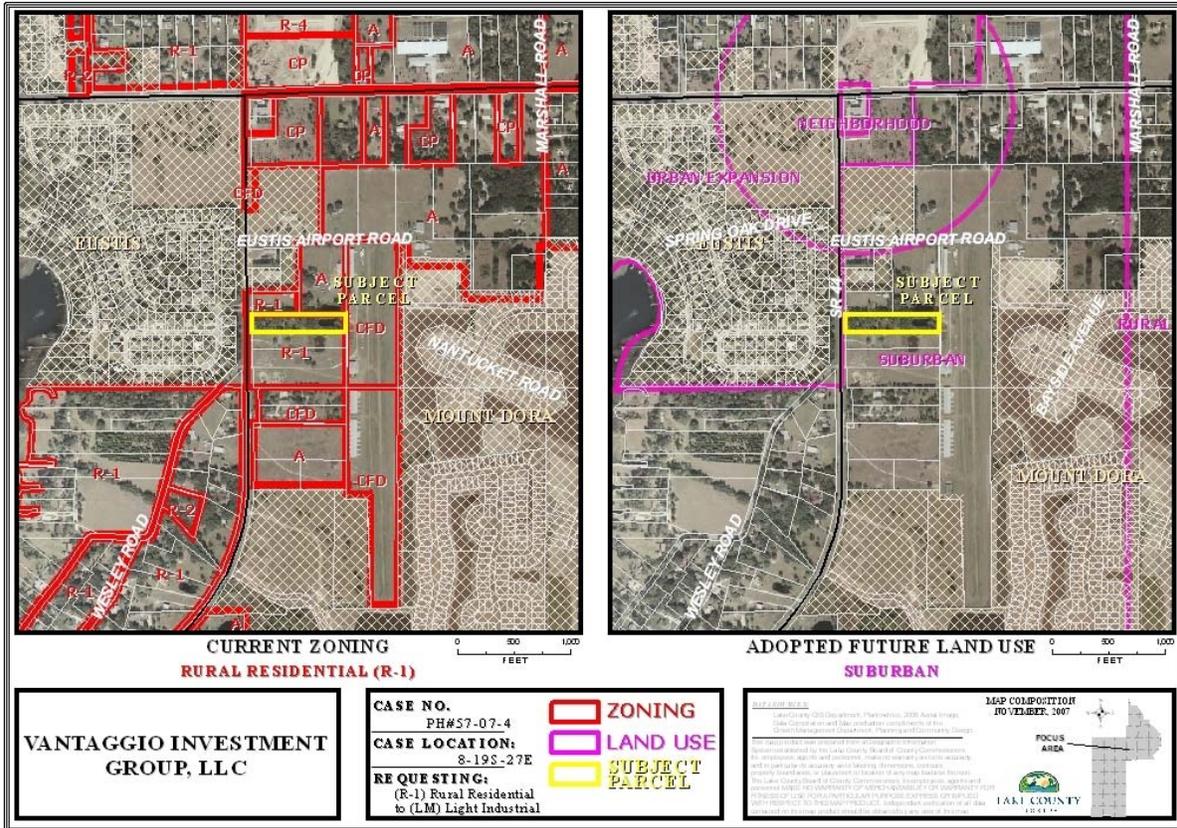
CASE NO: PH#57-07-4

AGENDA NO: 12

OWNER: Vantaggio Investment Group, Inc.

APPLICANT: Amy I. Velazquez

GENERAL LOCATION: East Eustis Area – located approximately 4/10 mile south of the intersection of SR 44 and CR 44B on the east side of CR 44B south of the entrance to Park Place Subdivision. AK# 2612525.



APPLICANT'S REQUEST: The Applicant is requesting to rezone 2.86 acres from (R-1) Rural Residential to (LM) Light Industrial.

SIZE OF PARCEL: 2.86 +/- acres

FUTURE LAND USE: Suburban

STAFF'S RECOMMENDATION: Denial