

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

February 27, 2007

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, February 7, 2007, 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, February 27, 2007**, 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
Ms. Phyllis Patten	District 4
Mr. Paul Bryan, Chairman	District 5
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
Mr. Ryan Guffey, Senior Planner, Planning & Development Services
Ms. Karen Rosick, Planner, Planning & Development Services
Ms. Denna Levan, Associate Planner, Planning & Development Services
Ms. Mary Harris, Associate Planner, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
February 7, 2007
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
February 27, 2007

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#74-04A-2	Millbrook Manor	2	#14-07-PUD/AMD
PH#8-07-4	Centex Homes, Pat Knight Daly Design Group, Tom Daly	3	#11-07-PUD/AMD
PH#80-06-3	Fla-Ga District Lutheran Church Michael Mahler, Vice President	5	#93-06-PUD <u>Withdrawn</u>

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#9-07-4	Jack Cassell / Big Canoe of Swatara Leslie Campione	1	#13-07-PUD/AMD
PH#4-07-1	Rudolph Rode /Build Florida Inc.	4	#1-07-Z

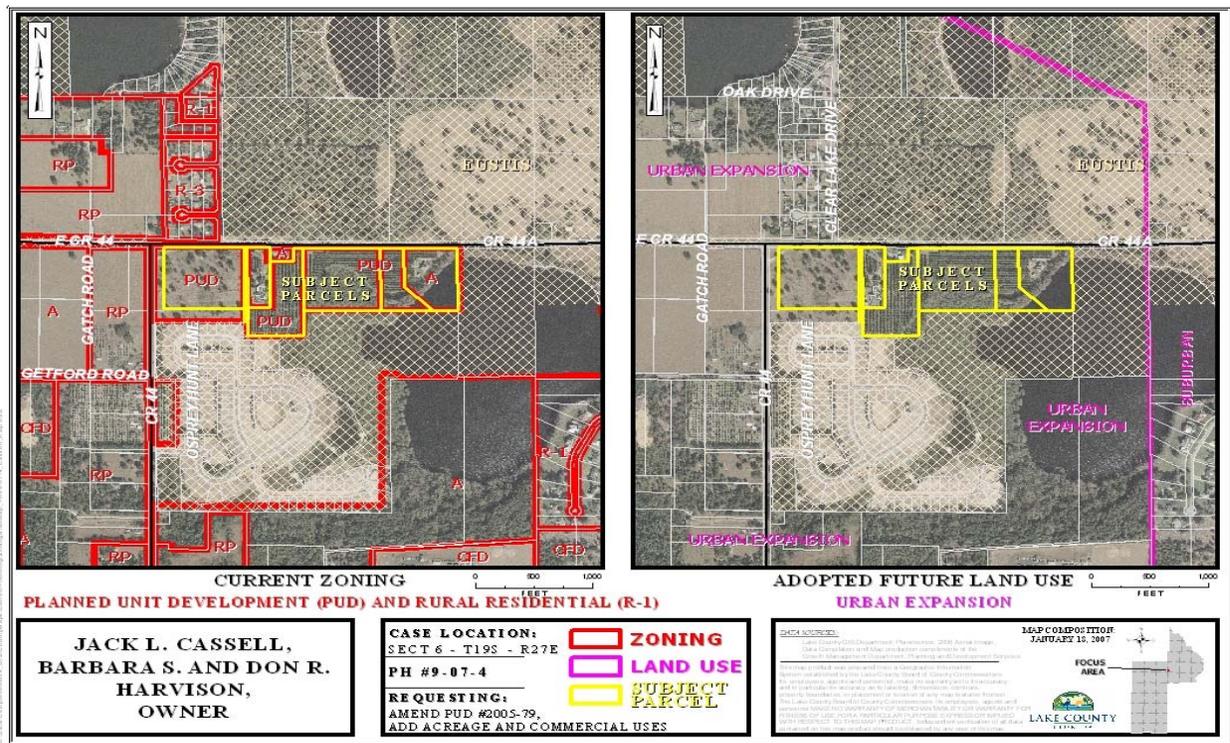
TRACKING NO.: #13-07-PUD/AMD

CASE NO: PH#9-07-4

AGENDA NO: #1

OWNER: Jack Cassell / Big Canoe of Swatara
REPRESENTATIVE: Leslie Campione

GENERAL LOCATION: Eustis area – Property lying at the SE'ly cor of the intersections of CR 44 and CR 44A.



APPLICANT’S REQUEST: A request for an amendment to the existing PUD Ordinance #2005-79 to incorporate & rezone a 5-acre parcel from A (Agriculture) to PUD, to allow for a maximum of 20-single-family detached homes, commercial uses with 15 multi-family units above the commercial development (i.e. specialty retail, garden shops, convenience retail (no gas pumps), restaurants (no drive-thru) and professional offices; and also to clarify that the existing home on the property be recognized as “Tract D” and is part of the PUD.

SIZE OF PARCEL: 39.77 +/-acres

FUTURE LAND USE: Urban Expansion

STAFF’S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval (5-0) to add 5.93 acres from A to PUD; and add multi-family and commercial uses

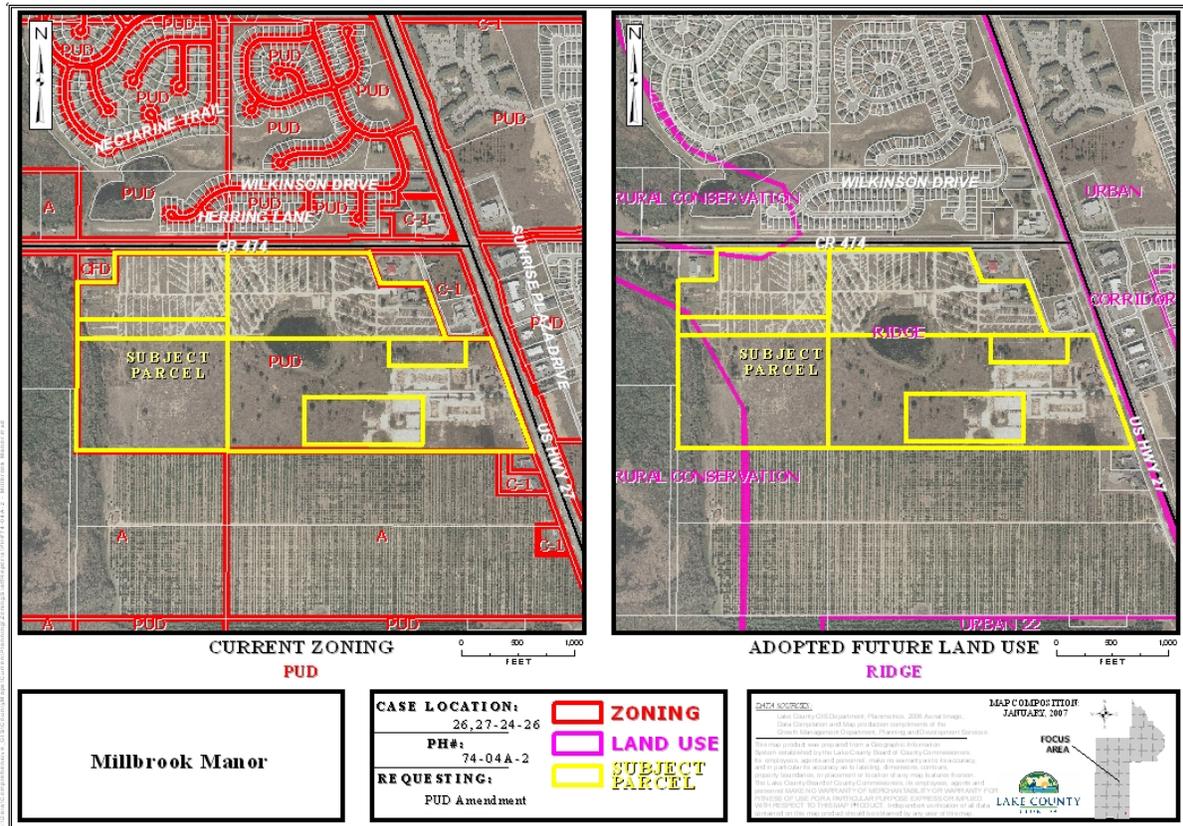
TRACKING NO.: #14-07-PUD/AMD

CASE NO: PH#74-04A-2

AGENDA NO: #2

OWNER: Millbrook Manor

GENERAL LOCATION: South Lake County / Four Corners area – Property located SW'ly of the intersection of CR 474 and US Hwy 27.



APPLICANT'S REQUEST: A request to amend PUD Ordinance #2004-94 to correct the legal description, to exclude the commercial out-parcels from the PUD development.

SIZE OF PARCEL: 134 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval 5-0

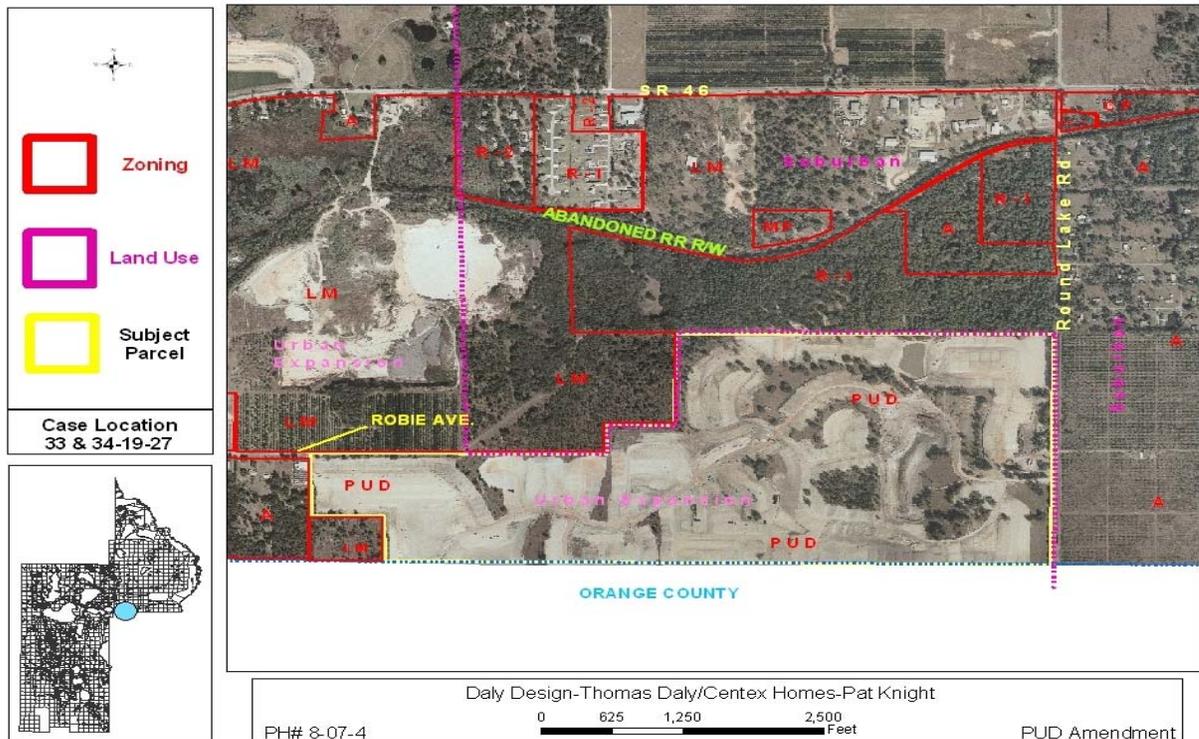
TRACKING NO.: #11-07-PUD/AMD

CASE NO: PH#8-07-4

AGENDA NO: #3

OWNER: Centex Homes, Pat Knight – Sullivan’s Ranch
APPLICANT: Daly Design Group, Tom Daly

GENERAL LOCATION: East Lake County / Mt Dora area – Property located approximately 1/2 mile S of SR 46, W of Round Lake Road and also SE’ly of Robie Road.



APPLICANT’S REQUEST: A request to amend PUD Ordinance #2006-12 (Sullivan’s Ranch) to allow for swimming pools, screen enclosures and accessory buildings to maintain a 5 feet setback from rear and side property lines.

SIZE OF PARCEL: 298 +/-acres

FUTURE LAND USE: Urban Expansion

STAFF’S RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Approval (5-0) with conditions

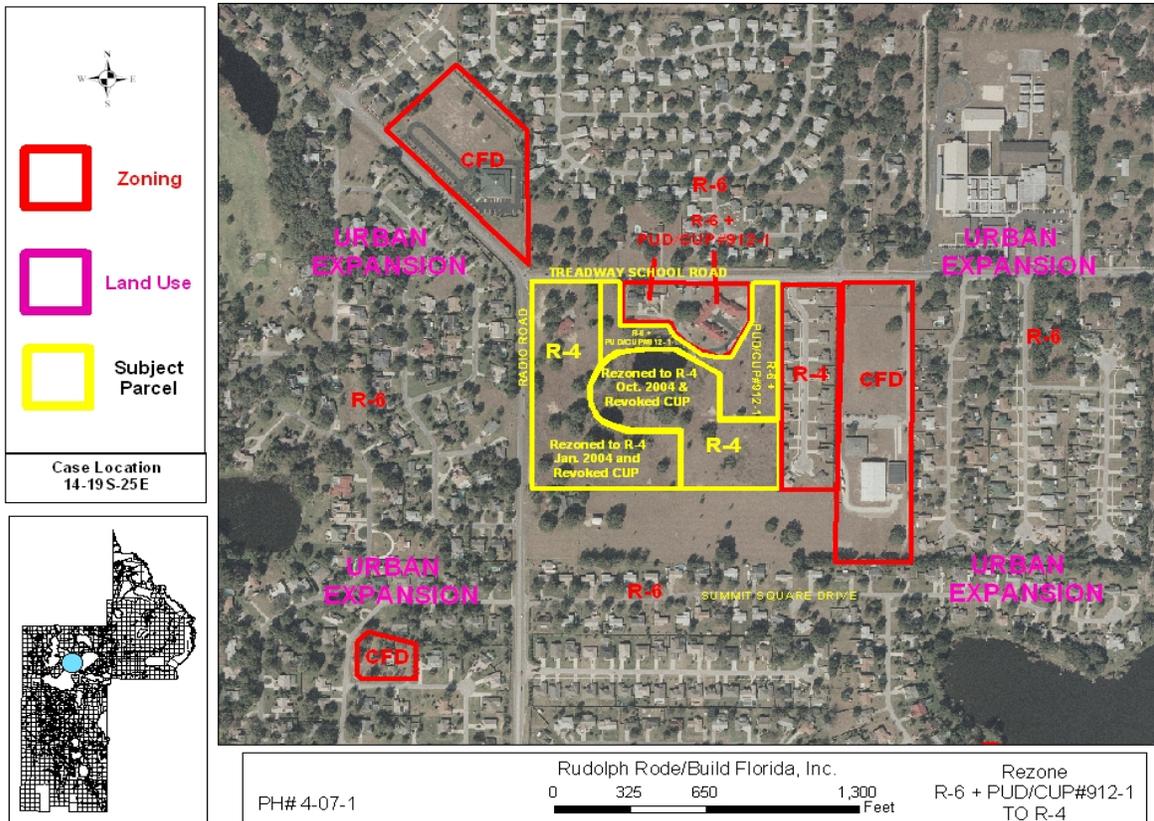
TRACKING NO.: #1-07-Z

CASE NO: PH#4-07-1

AGENDA NO: #4

OWNERS: Rudolph Rode / Build Florida Inc.

GENERAL LOCATION: Silver Lake / Leesburg area – Property lying SE'ly at the intersection of Treadway School Road and Radio Road.



APPLICANT'S REQUEST: A request for rezoning from PUD (Planned Unit Development) to R-4 (Medium Suburban Residential) to allow for residential home sites and revoke the uses of CUP#912-1 on the proposed site.

SIZE OF PARCEL: 4.5 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval (5-0)

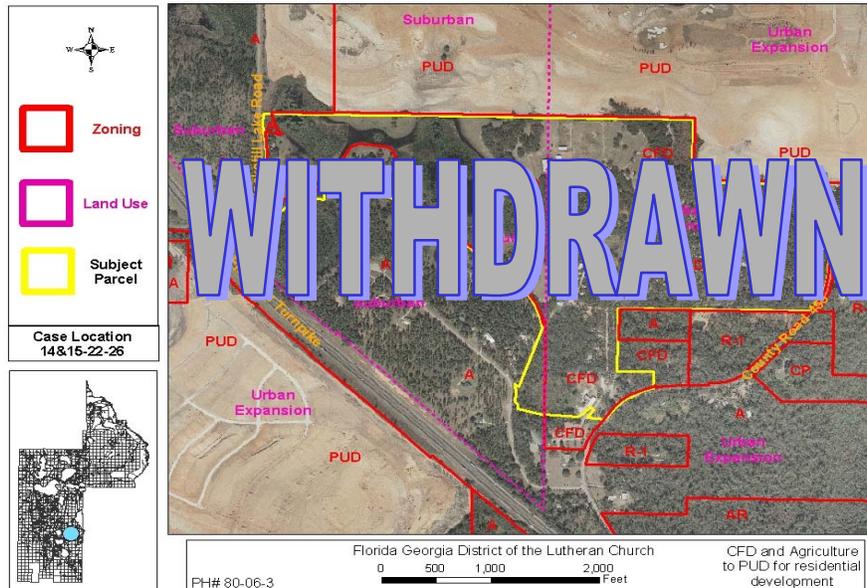
TRACKING NO.: #93-06-PUD

CASE NO: PH#80-06-3

AGENDA NO: #5

OWNER: Florida-Georgia Lutheran Church
APPLICANT: Michael Mahler, Vice-President

GENERAL LOCATION: Montverde area – Property lying NE'ly of Ronald Reagan Turnpike and Willo Pines Lane and W of CR 455.



APPLICANT'S REQUEST: Rezone from CFD (Community Facility District) and A (Agriculture) to PUD (Planned Unit Development) to allow for development of a 283 unit residential development with traditional single-family, town home and patio-home products.

SIZE OF PARCEL: 165.11 +/- acres

FUTURE LAND USE: Urban Expansion & Suburban

STAFF'S RECOMMENDATION: Approval with conditions
ZONING BOARD RECOMMENDATION (9/6/06) Denied (5-2)
As of 2/16/07: Applicant requested Withdrawal of this petition.