

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
JANUARY 29, 2008
ZONING AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Thursday, January 3, 2008, 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, January 29, 2008**, 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. Amye King, AICP, Acting 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. Ricardo Soto-Lopez, 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
January 3, 2008
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 29, 2008

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:

CUP#08/1/2-4	Ellis Duane Eisnor	1
PH#06-08-1	Keatley Investments – Hillcrest, LLC/ Lake County BCC	4
PH#40-07-4	WLW Construction, Incorporated and John F. Wagner, III et al/WLW Construction, Incorporated	5 Continuance Request
PH#41-07-4	Adam Gutman	6
PH#35-07-4	Carole and Michael Reading, Sorrento Commons, LLC – Louis Fabrizio/ Sorrento Commons, LLC – Louis Fabrizio	7 Continuance Request
PH#4-08-4/5	Kenneth T. and Laura L. West LPG Urban & Regional Planners, Inc./ Greg Beliveau, AICP	8

REGULAR AGENDA:

PH#43-07-1	Lisa Touchton	2
CUP#08/1/1-2	Alex MacDonnell	3
PH#7-07-4	Eagle Dunes, LLC – John Gray, Jr.	9
PH #31-07-5	Akron Meadows, LLC	10

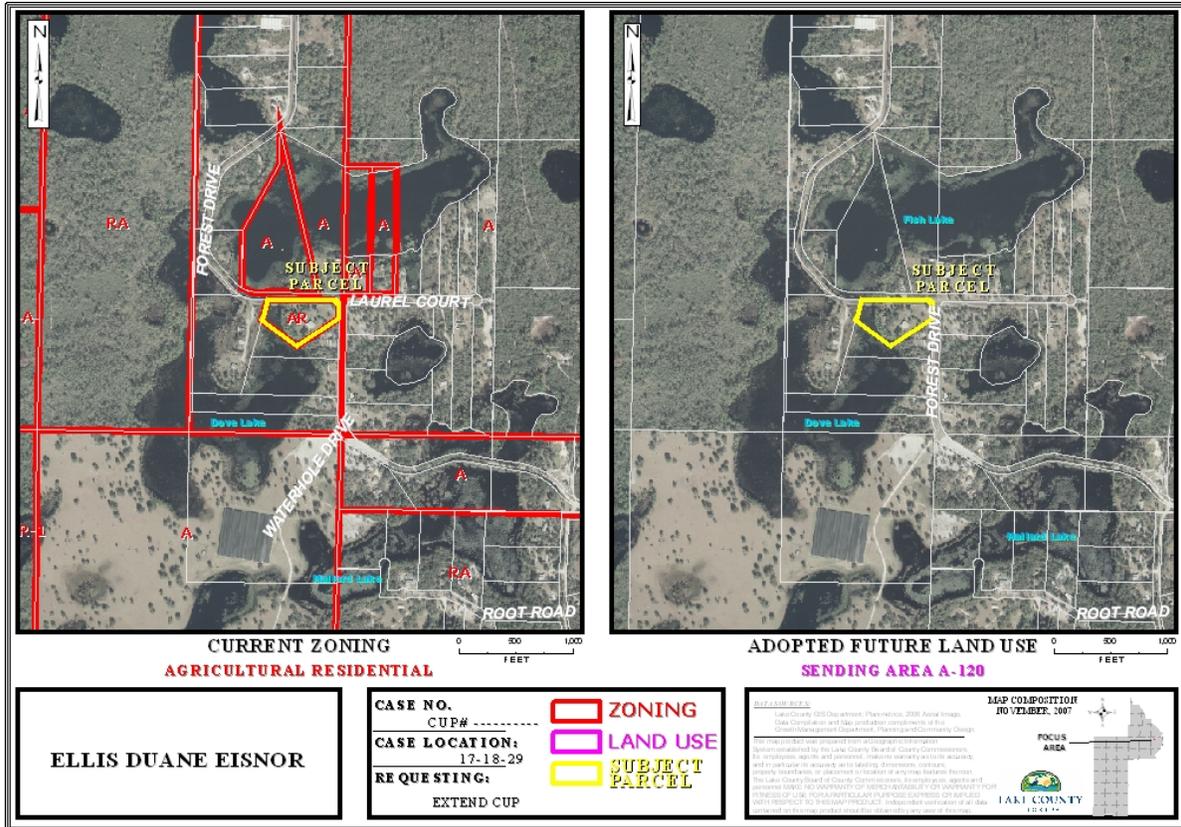
CASE NO: CUP#08/1/2-4

AGENDA NO: 1

OWNER: Ellis Duane Eisnor

APPLICANT: Ellis Duane Eisnor

GENERAL LOCATION: South Pine Lakes area - East Lake County - N on SR44-E to Overlook Drive; E&S on Lake Overlook Drive to Forest Drive; Continue S on Forest Drive approximately 1 mile to property lying SW of Laurel Court and Forest Drive. (Sec 17 Twp.18S Rge. 29E), AK # 2517387



APPLICANT REQUEST: The Applicant is requesting the renewal of a Conditional Use Permit in the Agriculture Residential Zoning District to allow for the continuance of a minor automotive repair shop (i.e. oil change, brakes and tune-ups).

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: Approval 7-0 (Consent Agenda)

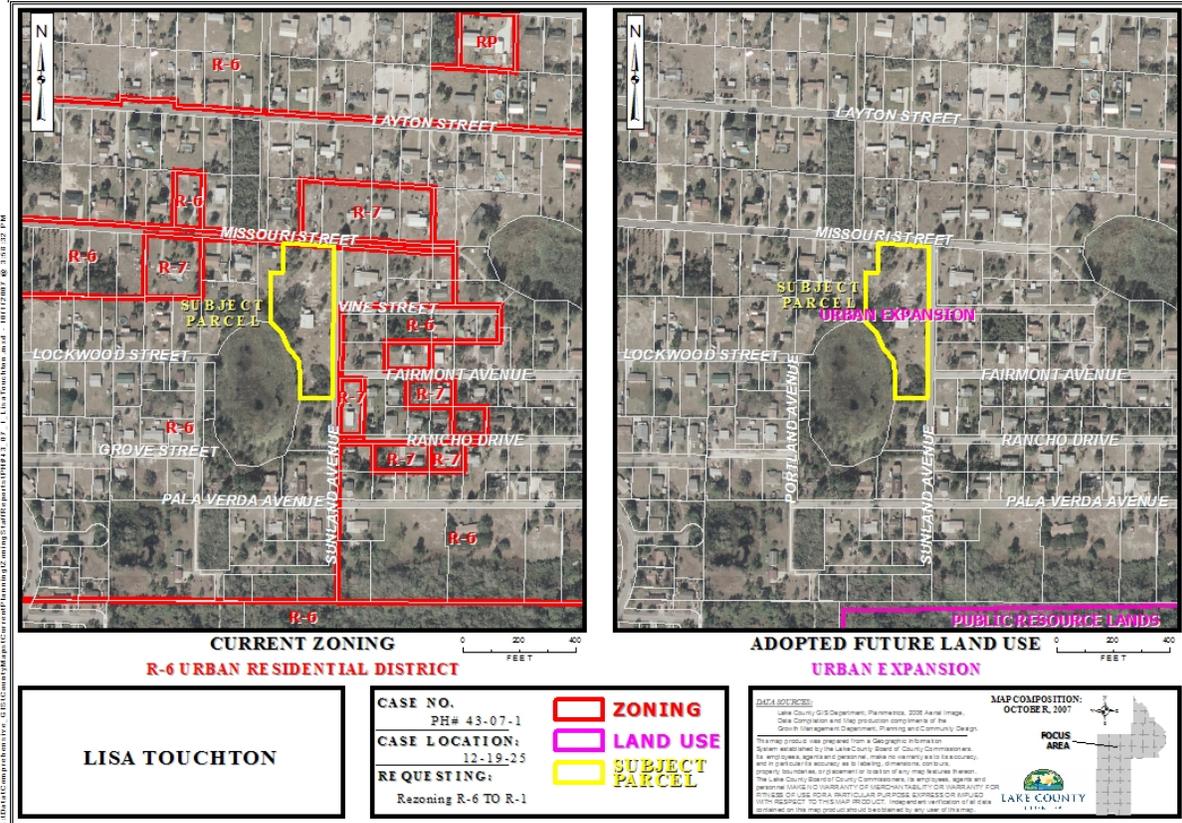
CASE NO: PH#43-07-1

AGENDA NO: 2

OWNER: Lisa Touchton

APPLICANT: Lisa Touchton

GENERAL LOCATION: Leesburg Area –On the corner of Sunland Ave and Missouri St. AK# 1178029.



APPLICANT REQUEST: Applicant is requesting to rezone from Urban Residential District (R-6) to Rural Residential (R-1) allowing for the housing of a horse (non-intensive agriculture uses).

SIZE OF PARCEL: 3.7 acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: Approval 7-0

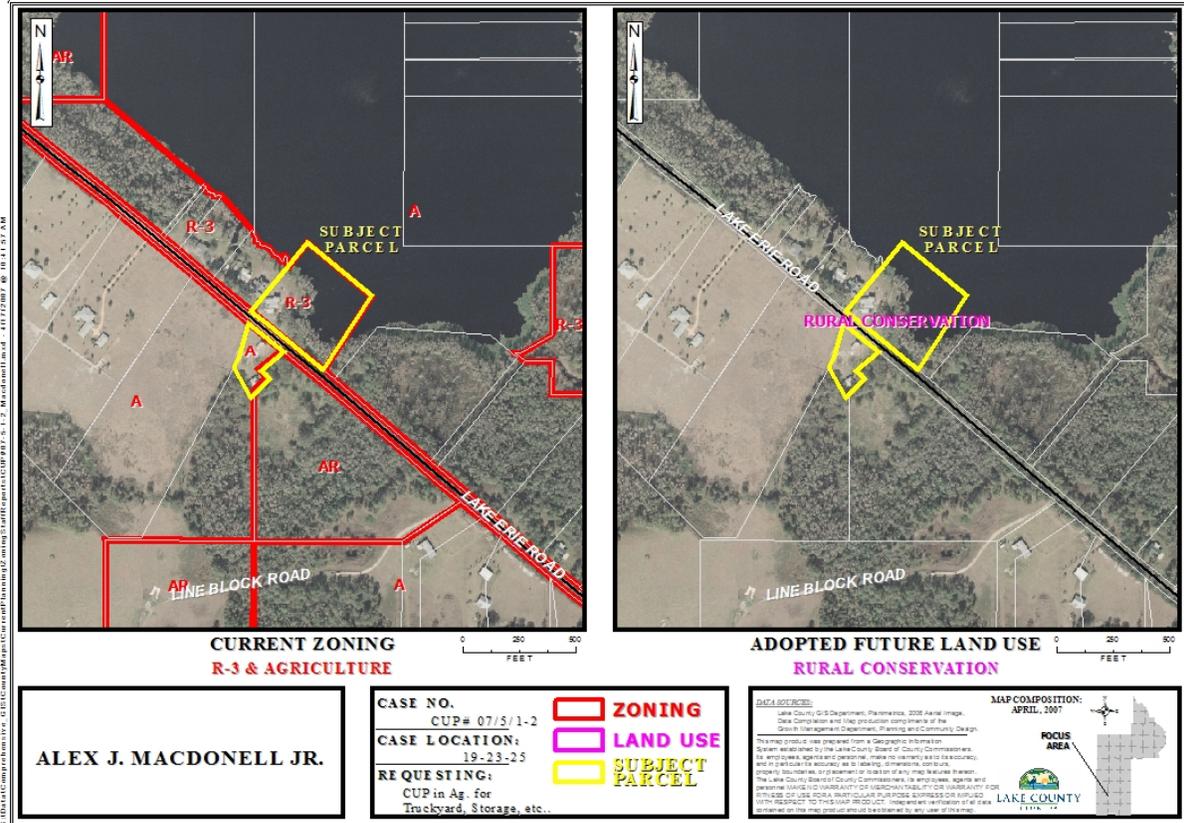
CASE NO: CUP#08/1/1-2

AGENDA NO: 3

OWNER: Alex MacDonnell

APPLICANT: Alex MacDonnell

GENERAL LOCATION: Groveland area – located on Lake Erie Rd.



APPLICANT REQUEST: The Applicant is requesting a Conditional Use Permit for property in the Agriculture Residential (AR), Agriculture (A) and Medium Residential District (R-3) Zoning Districts to allow a Truck Yard

SIZE OF PARCEL: 1.23 acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern/Rural Conservation

STAFF RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: Denial 7-0

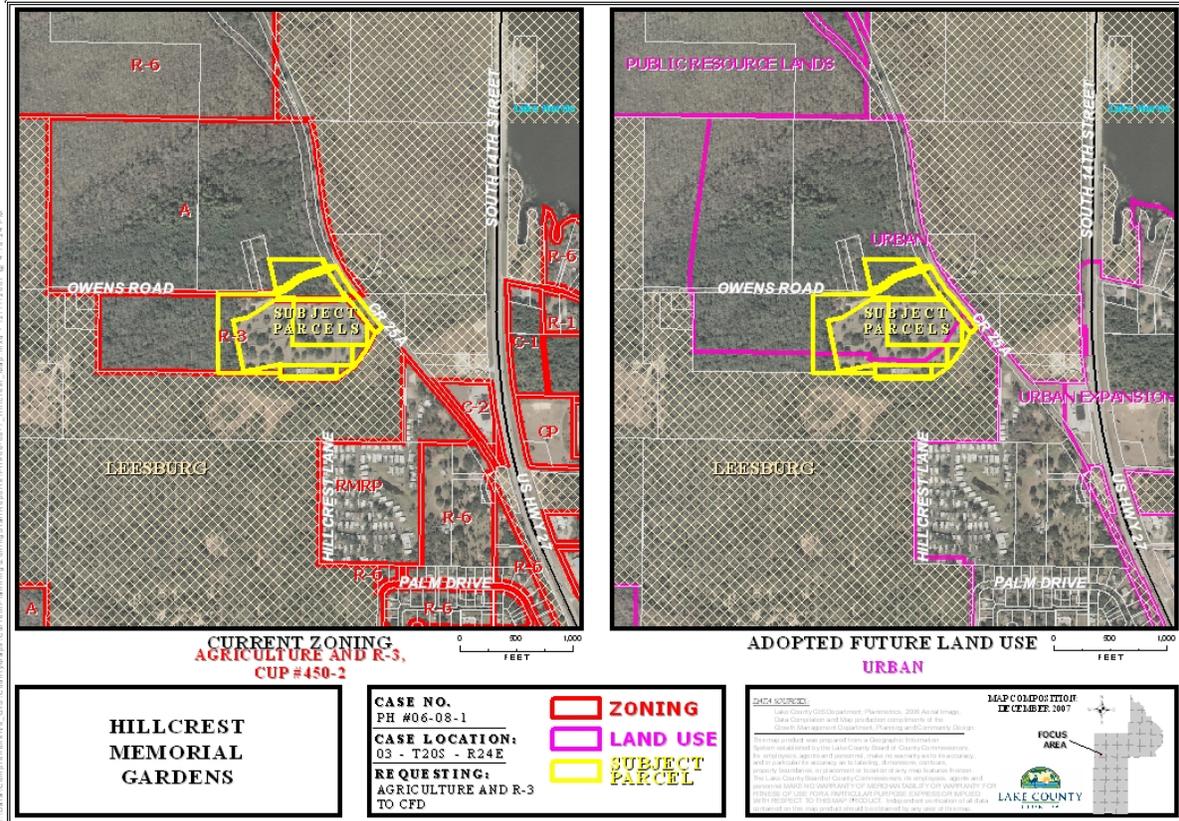
CASE NO: PH#06-08-1

AGENDA NO: 4

OWNER: Keatley Investments – Hillcrest, LLC

APPLICANT: Lake County BCC

GENERAL LOCATION: Leesburg area – north of the intersection of US27/SR25 and CR 48, at CR25A and Owens Road, Alternate Key Numbers 1328233, 1328241, 1328250, 1741611, 2881259 and a portion of 1111331



APPLICANT REQUEST: Rezone 23.58 acres from the Medium Residential (R-3) and Agriculture Zoning Districts to the Community Facility District (CFD) with existing Conditional Use Permit (CUP) #450-2 for the purpose of bringing the established use of a cemetery into compliance with the Comprehensive Plan and Land Development Regulations.

SIZE OF PARCEL: 23.58 acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval 7-0 (Consent Agenda)

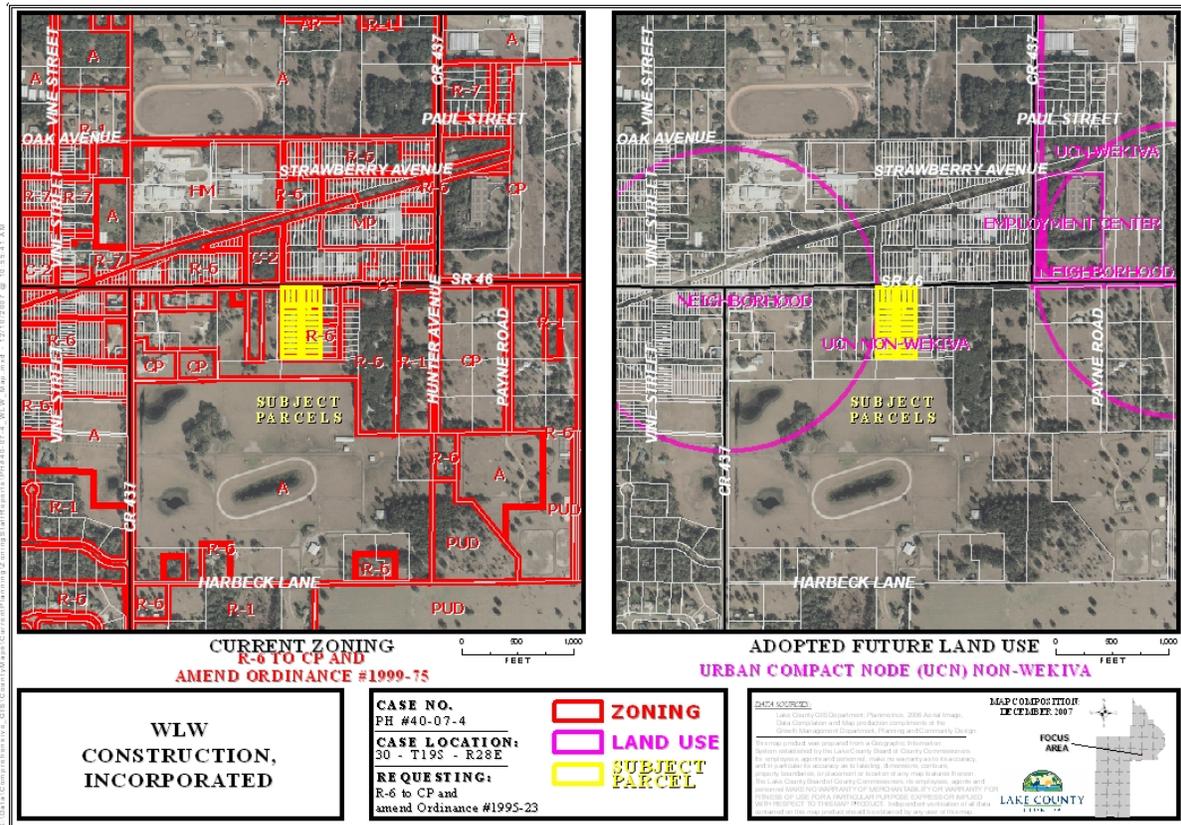
CASE NO: PH #40-07-4

AGENDA NO: 5

OWNER: WLW Construction, Incorporated and John F. Wagner, III et al

APPLICANT: WLW Construction, Incorporated

GENERAL LOCATION: Mount Plymouth/Sorrento area on south side of SR 46 between intersections of SR46 and CR437



APPLICANT REQUEST: The Applicant is requesting to amend Ordinance #1999-75 for the addition of a truck yard and to expand the existing Planned Commercial (CP) Zoning District, rezone 2.02 acres from Urban Residential (R-6) to CP.

SIZE OF PARCEL: Expansion parcels - 2.02 acres, Urban Residential (R-6); Existing site - 2.14 acres, Planned Commercial (CP); Proposed total – 4.16 acres

FUTURE LAND USE: UCN Non-Wekiva

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Continuance to the 2/06/08 Zoning Board Public Hearing 7-0

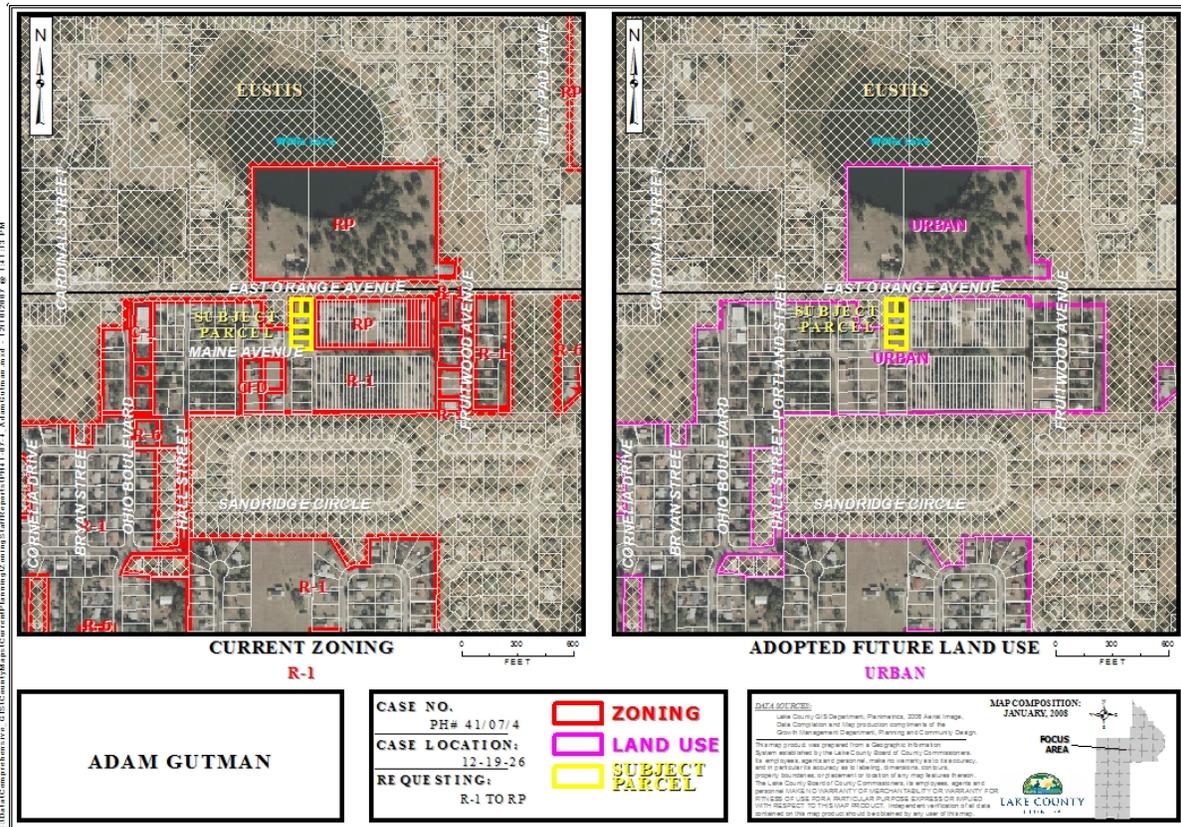
CASE NO: PH# 41-07-4

AGENDA NO: 6

OWNER: Adam Gutman

APPLICANT: Adam Gutman

GENERAL LOCATION: Eustis Area – located on south side of State Road 44, equidistant between State Road 19 and State Road 44B. AK# 1734096.



APPLICANT REQUEST: The Applicant is requesting to rezone .75 acres from Rural Residential (R-1) to Residential Professional (RP).

SIZE OF PARCEL: .75 +/- acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval 7-0 (Consent Agenda)

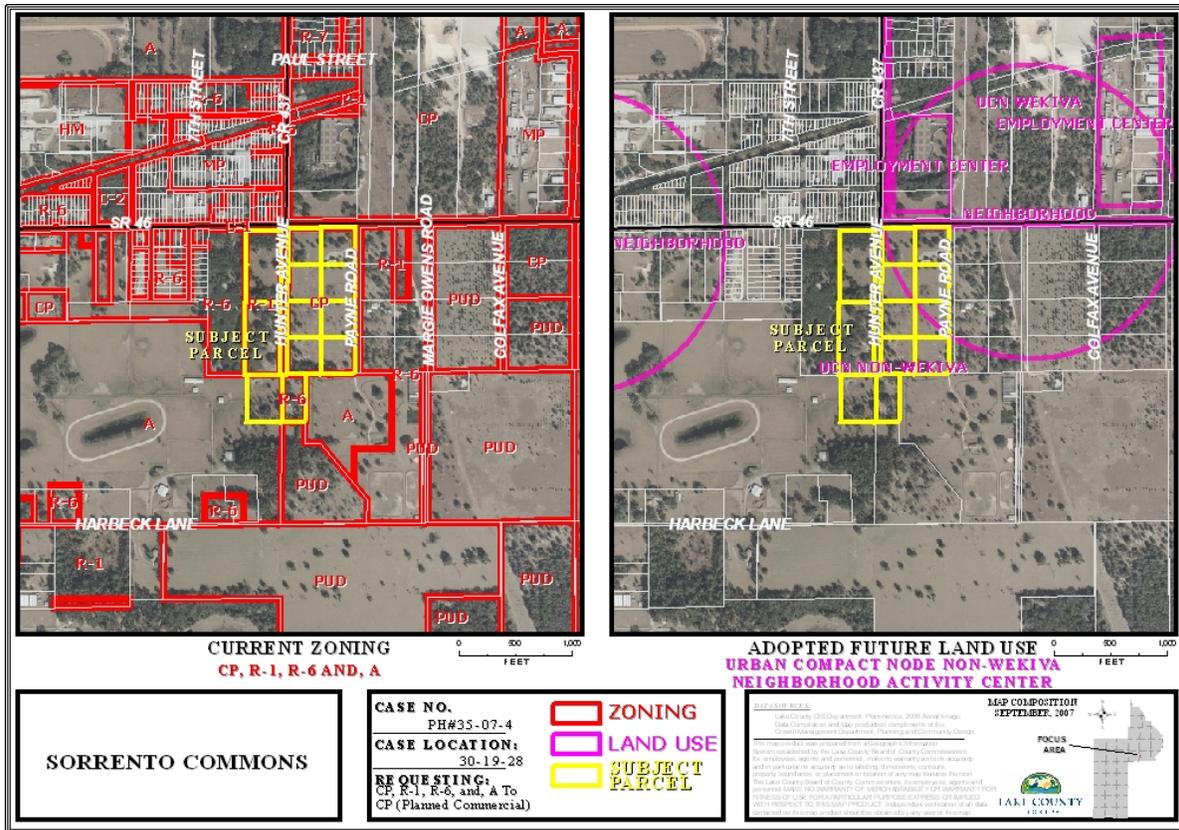
CASE NO: PH #35-07-4

AGENDA NO: 7

OWNER: Carole & Michael Reading, Sorrento Commons, LLC – Louis Fabrizio

APPLICANT: Sorrento Commons, LLC – Louis Fabrizio

GENERAL LOCATION: Sorrento area – the property is located south of State Road 46 at the intersection of State Road 46 and Hunter Avenue, AK#s 1789150, 2507012, 2856742, 2930004, 3519221.



APPLICANT REQUEST: To rezone 31.79 acres from Planned Commercial (CP), Rural Residential (R-1), Urban Residential (R-6), and Agriculture (A) to Planned Commercial (CP) to allow for a mixed use commercial center, including general retail, general restaurants, professional office, and civic facilities.

SIZE OF PARCEL: 31.8 +/- Acres

FUTURE LAND USE: Mt. Plymouth/Sorrento Urban Compact Node (Non-Wekiva), Neighborhood Activity Center

STAFF RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: Continuance to the 2/06/08 Zoning Board Public Hearing 7-0

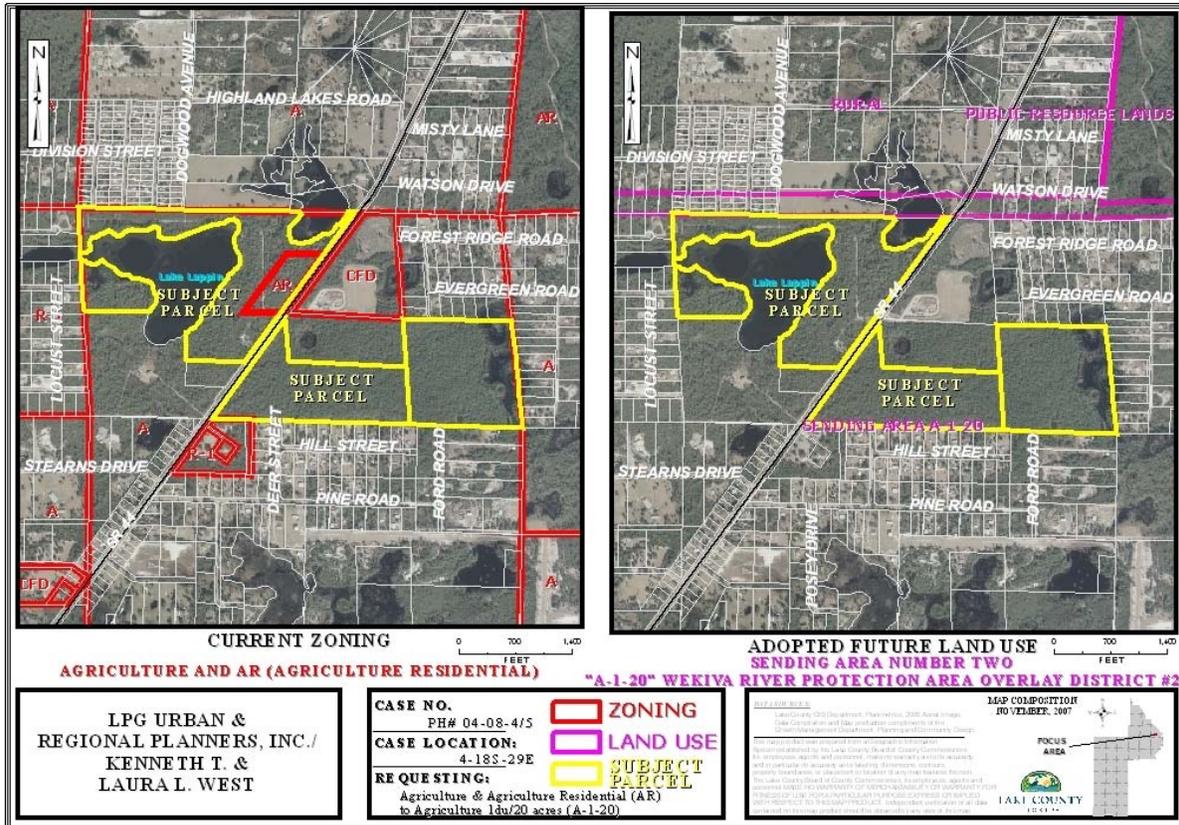
CASE NO: PH #04-08-4/5

AGENDA NO: 8

OWNERS: Kenneth T. & Laura L. West

APPLICANT: LPG Urban & Regional Planners, Inc./Greg Beliveau, AICP

GENERAL LOCATION: North Pine Lakes area – property is located on the east and west side of SR 44 between the Pine Road (4-8099) and Forest Ridge Road (Non-maintained).



APPLICANT REQUEST: To rezone 185.43 +/- acres from Agriculture (A) and Agriculture Residential (AR) to Agriculture 1 dwelling unit/20 acres (A-1-20) to permit single-family residential development of the property.

SIZE OF PARCEL: 185.43 +/- acres

FUTURE LAND USE: Wekiva River Protection Area "Sending Area # 2 A-1-20"

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval 7-0 (Consent Agenda)

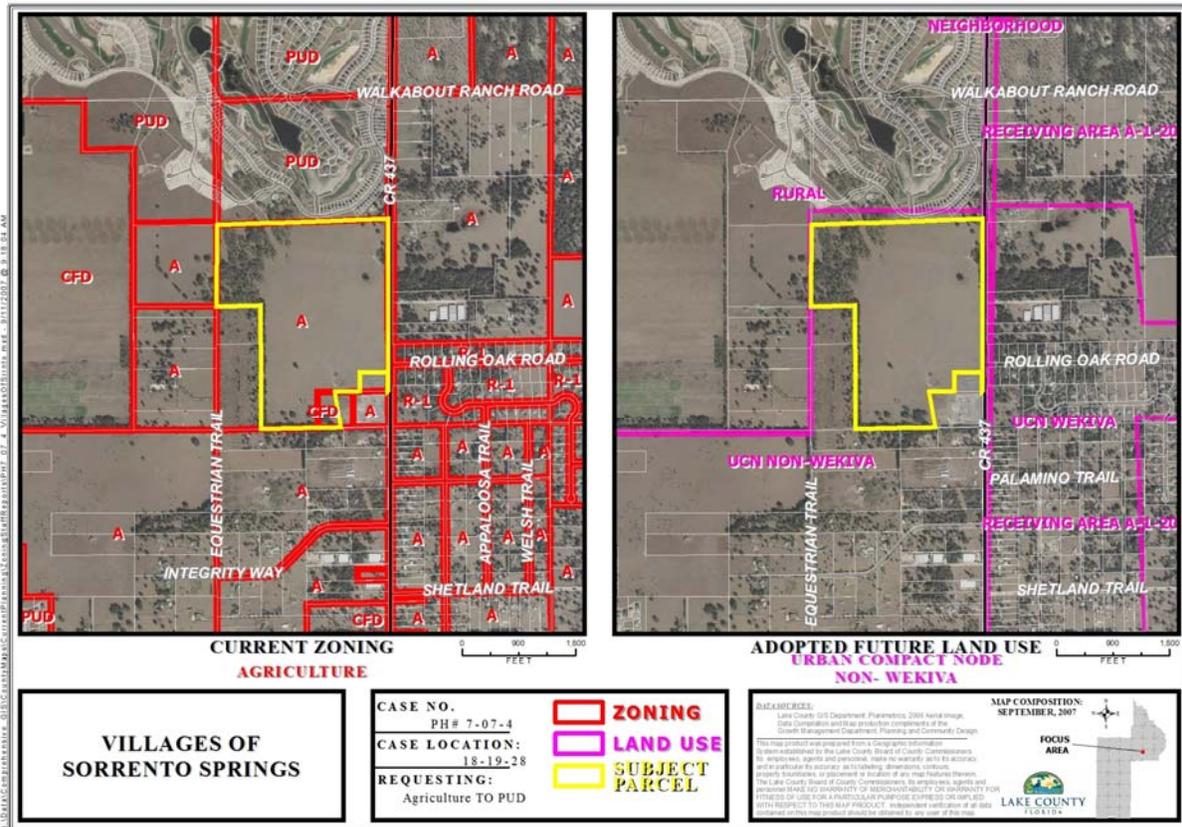
CASE NO: PH #7-07-4

AGENDA NO: 9

OWNER: Eagle Dunes II, LLC – John Gray, Jr.

APPLICANT: Eagle Dunes II, LLC – John Gray, Jr.

GENERAL LOCATION: North Sorrento area – property is located south of SR 44 on the west side of CR 437, south of Sorrento Springs, and north of Integrity Way AK# 2723530



APPLICANT’S REQUEST: To rezone 161.074 acres from Agriculture (A) and CFD (Community Facility District) to Planned Unit Development District (PUD) to allow a single-family residential development consisting of 160 single-family dwelling units.

SIZE OF PARCEL: 161.074 +/- Acres (Gross)

FUTURE LAND USE: Mt. Plymouth/Sorrento Urban Compact Node (Non-Wekiva)

STAFF’S RECOMMENDATION: Approval

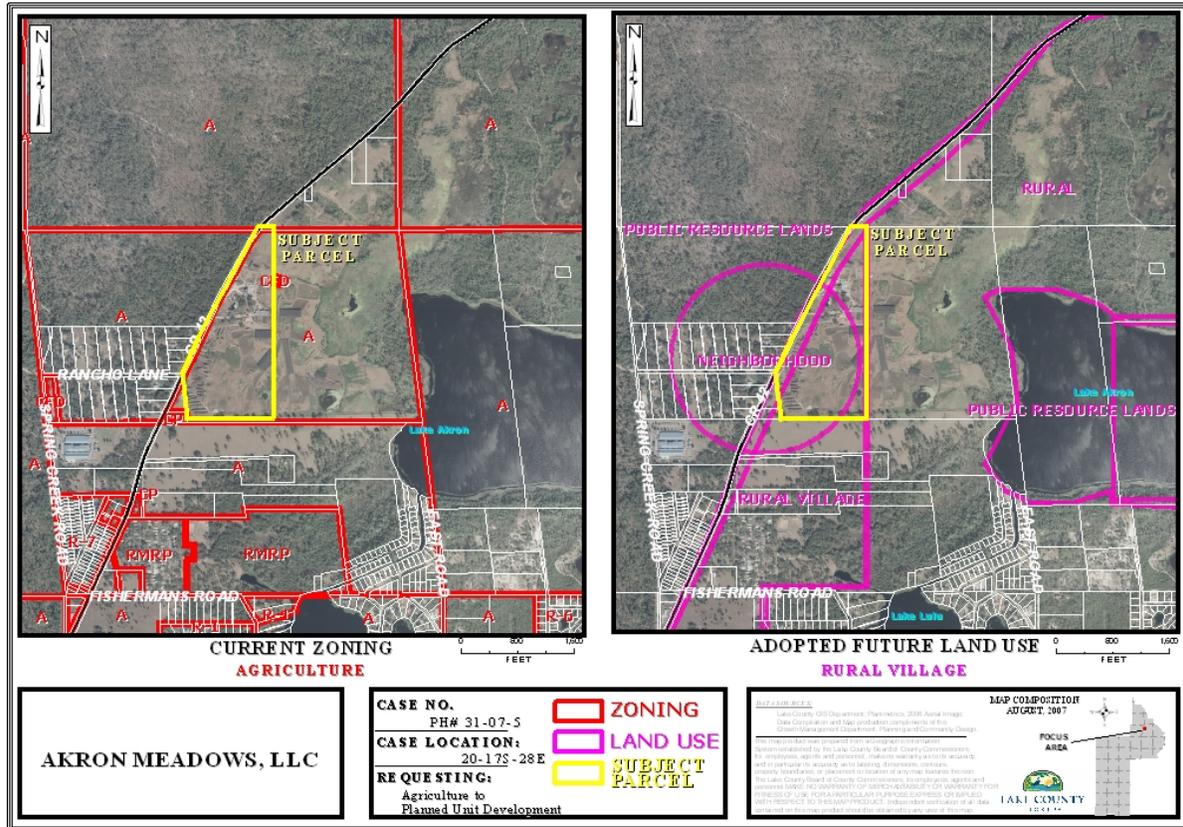
ZONING BOARD RECOMMENDATION: Approval 7-0

CASE NO: PH#31-07-5

AGENDA NO: 10

OWNER: Akron Meadows, LLC

GENERAL LOCATION: Paisley area – property is located on the east side of CR 42 just past the Paisley Community Center aka Swiss Dairy property AK# 1709512, Section 20/ Township 17S/ Range 28E.



APPLICANT'S REQUEST: To rezone 44.5 acres from Agriculture (A) to Planned Unit Development District (PUD) to allow a single-family residential development consisting of 62 single-family dwelling units.

SIZE OF PARCEL: 44.5 +/- Gross Acres

FUTURE LAND USE: Rural Village

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval 7-0 (9/05/07 Consent Agenda)

PAST BCC ACTION: Continuance until the 1/22/08 BCC Public Hearing 4-0 (11/27/07)