

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
ZONING AGENDA  
FEBRUARY 23, 2010**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, February 3, 2010 in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning and a Conditional Use Permit.

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 23, 2010**, in the County Commission Chambers, Second Floor, County Administration Building, 315 West Main Street, Tavares, Florida.

**BOARD OF COUNTY COMMISSIONERS**

Jennifer Hill	District 1
Elaine Renick, Vice-Chairman	District 2
Jimmy Conner	District 3
Linda Stewart	District 4
Welton G. Cadwell, Chairman	District 5

**ZONING BOARD**

Timothy Morris, Vice-Chairman	District 1
Scott Blankenship	District 2
James Gardner, Secretary	District 3
Egor Emery	District 4
Paul Bryan, Chairman	District 5
Larry Metz, School Board Representative	
Mark Wells, At-Large Representative	
John Childers, Ex-Officio, Non-Voting Military Representative	

**COUNTY REPRESENTATIVES**

Sanford A. Minkoff, Interim County Manager  
Melanie Marsh, Acting County Attorney  
Erin Hartigan, Assistant County Attorney

**GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES**

Amye King, AICP, Director, Department of Growth Management  
Brian Sheahan, AICP, Planning Director, Division of Planning & Community Design  
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design  
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design  
Melving Isaac, Planner, Division of Planning & Community Design  
Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD  
FEBRUARY 3, 2010  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
FEBRUARY 23, 2010

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.
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The Consent Agenda contains items that are recommended for approval and that 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#3-10-4	Northstar Lakeside LLC/Lake County Planning and Community Design Division & Ray Sindell Lakeside Memorial Gardens	1
CUP#10/1/2-4	Florida Twin Markets, Inc./Edward Renninger Lake County Board of County Commissioners American Tower	2

**REGULAR AGENDA:**

PH#17-09-3	Lake County Board of County Commissioners/ Sandy Minkoff, Interim County Manager/ Christopher C. Ford Commerce Park DRI - NOPC	3
PH#5-10-2	Headquarter Orlando, LLC/Ms. Anita R. Geraci, Esquire, on behalf of Headquarter Orlando, LLC	4

CASE NO: PH#3-10-4

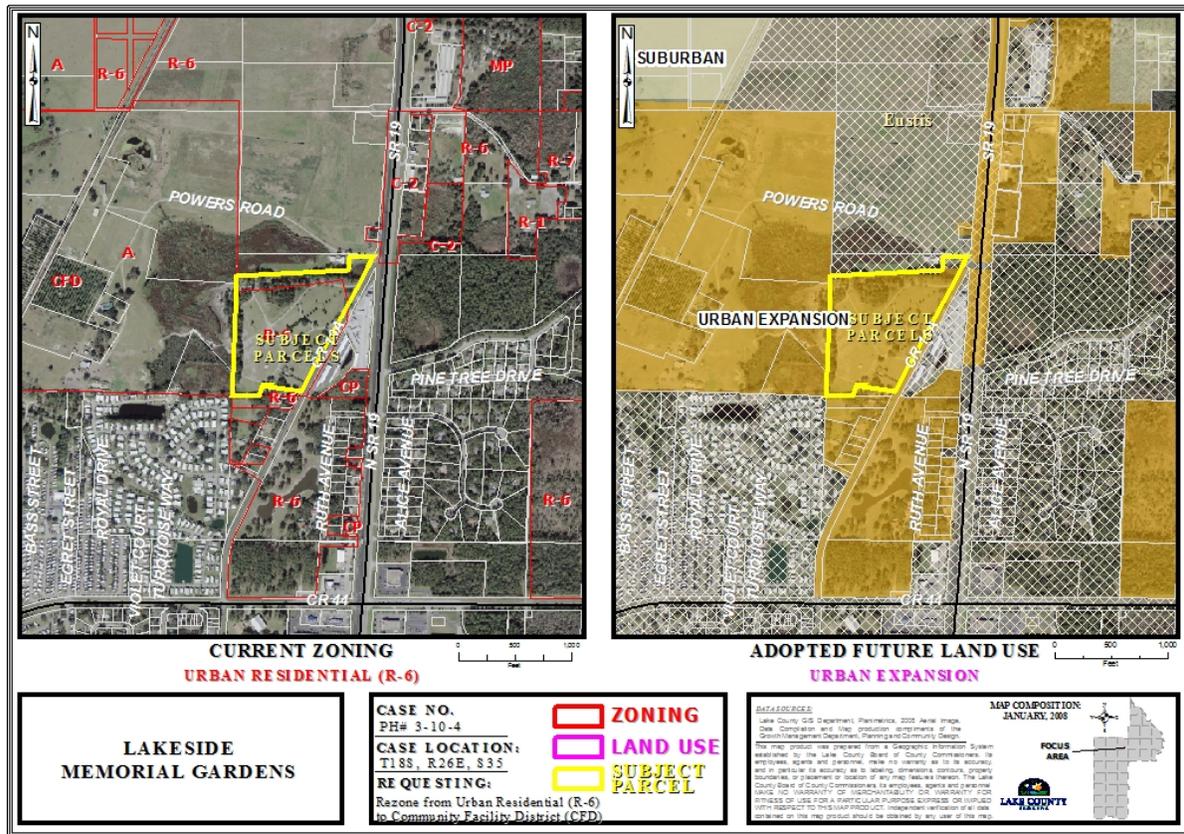
AGENDA NO: 1

OWNER: Northstar Lakeside LLC

APPLICANT: Lake County Planning and Community Design Division and Ray Sindell

PROJECT NAME: Lakeside Memorial Gardens

GENERAL LOCATION: Eustis area, northwest of County Road 19A/36601 CR 19A Eustis Fl 32726/Alternate Key No. 1782490 (S35/T18S/R26E)



**REQUESTED ACTION:** Rezone property from Urban Residential (R-6) to Community Facility District (CFD) for the existing cemetery facilities and revoke Conditional Use Permit #307-5.

**SIZE OF PARCEL:** 22+/- acres

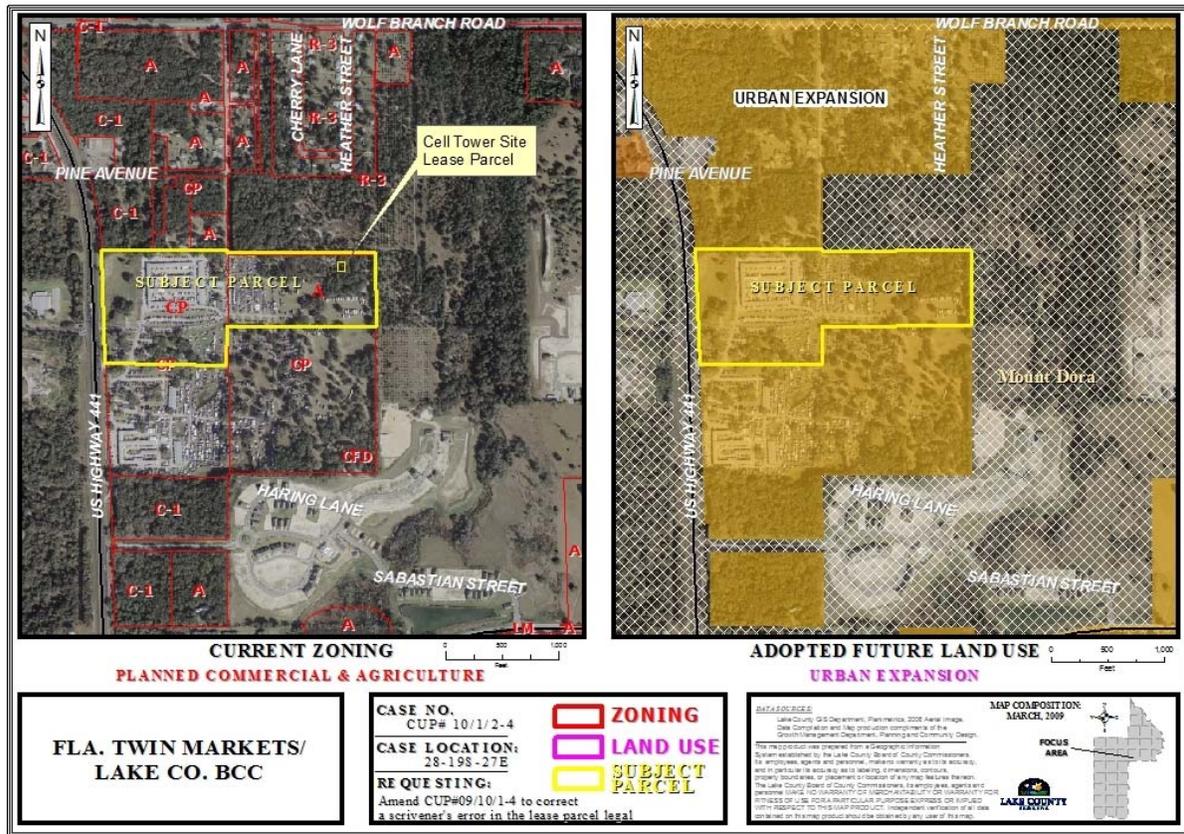
**FUTURE LAND USE:** Urban Expansion

**STAFF RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Consent Agenda, Approval 5-0

CASE NO: CUP#10/1/2-4  
 AGENDA NO: 2  
 OWNER: Florida Twin Markets, Inc./Edward Renninger  
 APPLICANT: Lake County Board of County Commissioners  
 PROJECT NAME: American Tower/Florida Twin Markets CUP

GENERAL LOCATION: Mount Dora area on the east side of US Hwy 441 on the Fla. Twin Markets property, east of the Flea Market/20665 US Highway 441 Mount Dora, FL 32757/Alternate Key Nos. 2667079, 2993111 & a portion of 1814545 (S28/T19S/R27E)



REQUESTED ACTION: Amend CUP#09/10/1-4 in the Agriculture (A) and Planned Commercial (CP) Zoning Districts to correct a scrivener's error in the lease parcel legal description

SIZE OF PARCEL: 45 +/- acres (CUP site area)

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 5-0

**CASE NO:** PH#17-09-3

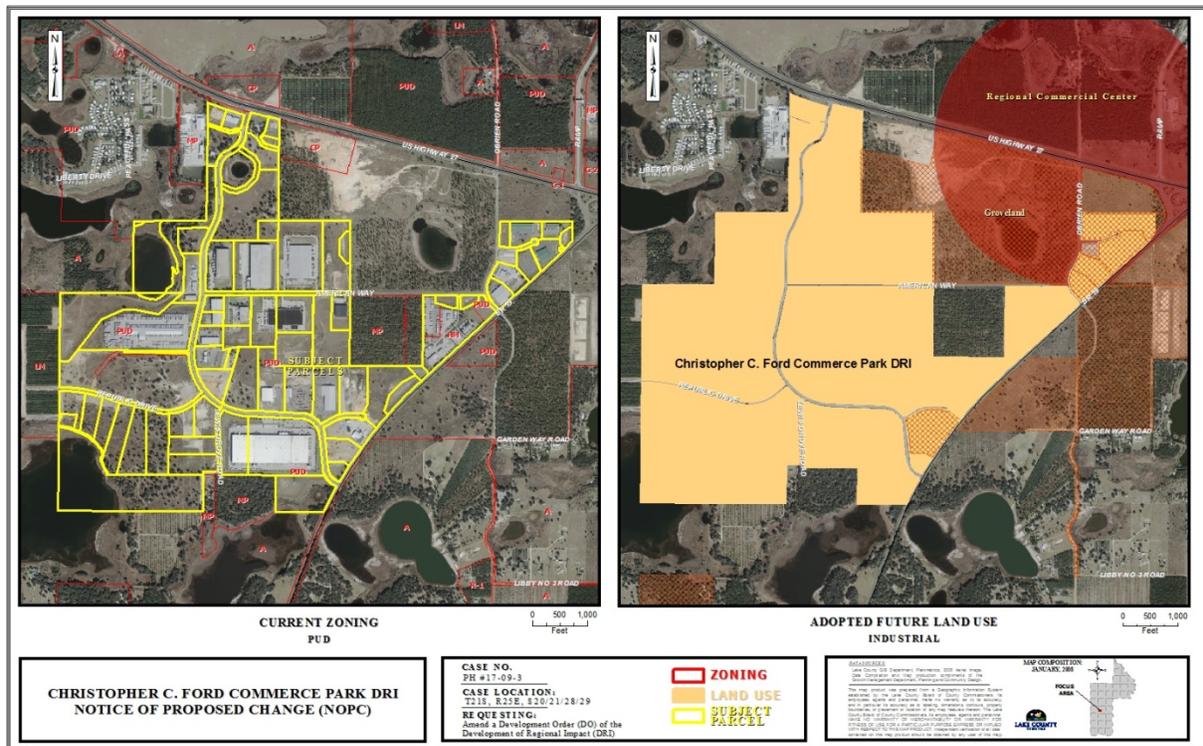
**AGENDA NO:** 3

**OWNER:** Lake County Board of County Commissioners

**APPLICANT:** Sandy Minkoff, Interim County Manager

**PROJECT NAME:** Christopher C. Ford Commerce Park DRI - NOPC

**GENERAL LOCATION:** Southwest of the US 27/SR 19 intersection/Alternate Key Nos. 3818780, 3848878, 3832859, 3612191, 3612132, 3792702, 3834622, 3818779, 3784914, 3783600, 3764455, 3821825, 3612086, 3781715, 3818781, 3781717, 3817200, 3612205, 3811936, 3612213, 3786225, 3784913, 3612183, 3612116, 3806256, 3612221, 3781705, 3781716, 3781707, 3659058, 3870967, 3612230, 3803431, 3781711, 3781706, 3785904, 3781712, 3612248, 3803432, 3781710, 3701585, 3778220, 3781713, 3840619, 3781708, 3781709, 3612175, 3612141, 3781714, 3840618 (S20, 21, 28, 29/T21S/R25E)



**REQUESTED ACTION:** The Applicant submits this rezoning application by way of a Notice of Proposed Change (NOPC) to amend the Christopher C. Ford Commerce Park Development of Regional Impact (DRI) approved by Development Order (DO), Ordinance #1999-80, with a new ordinance to improve the land management of the parcels within the DRI.

**SIZE OF PARCEL:** 733 +/- acres

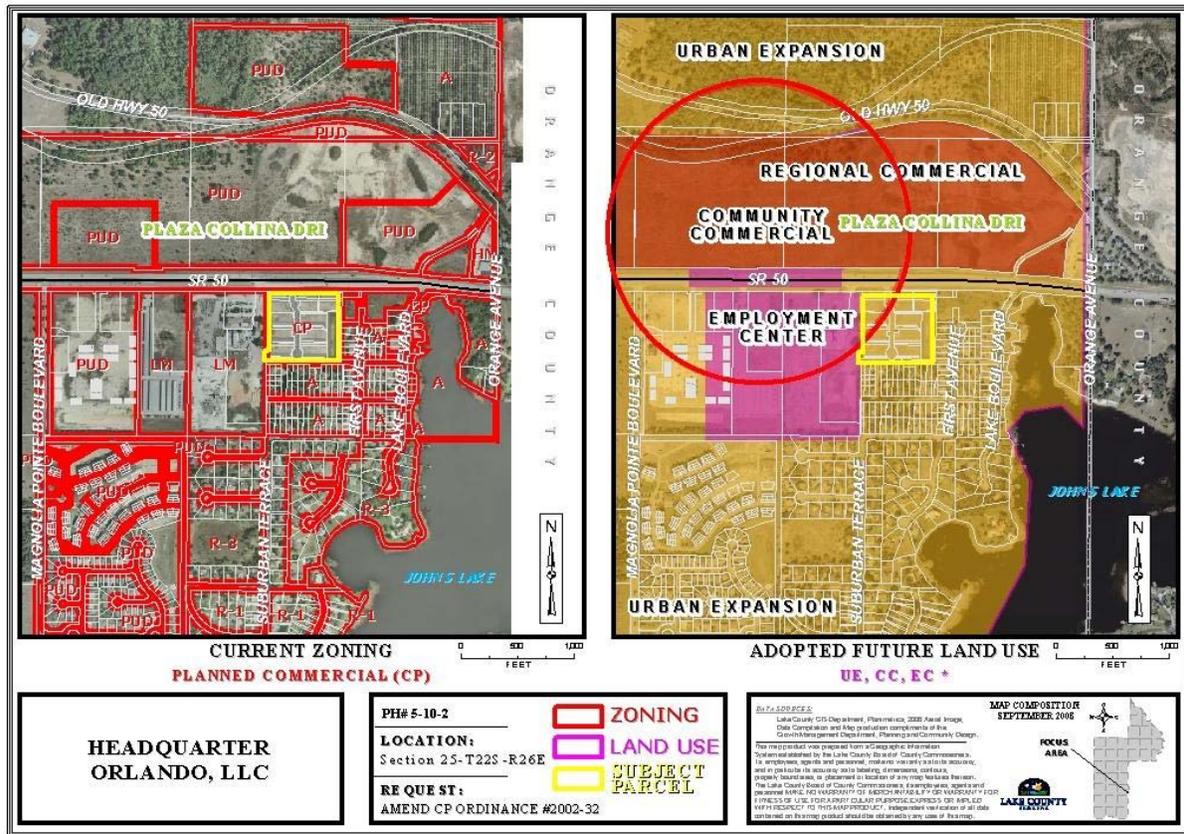
**FUTURE LAND USE:** DRI – Industrial/Employment

**STAFF RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Regular Agenda, Approval 5-0

CASE NO: PH#5-10-2  
 AGENDA NO: 4  
 OWNER: Headquarter Orlando, LLC  
 APPLICANT: Ms. Anita R. Geraci, Esquire, on behalf of Headquarter Orlando, LLC  
 PROJECT NAME: Headquarter Orlando, LLC

GENERAL LOCATION: East of Clermont, south side of SR 50, about 1/4 mile west of Lake/Orange County boundary/Alternate Key Nos. 1037409 (S25/T22S/R26E)



\* ■ URBAN EXPANSION, ○ COMMUNITY COMMERCIAL, ■ EMPLOYMENT CENTER

REQUESTED ACTION: Amend Ordinance #2008-79 granting vehicular sales to specifically exempt a Quick Lube from the restriction on Service Repair Areas limiting the ingress/egress to such uses to an east-west orientation and to specifically exclude the car wash

SIZE OF PARCEL: 9.35 acres

FUTURE LAND USE: Urban Expansion, Community Activity Center, Employment Center

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, 4-1