

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
FEBRUARY 26, 2008  
ZONING AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, February 6, 2008, in the County Commissioners Chambers, Second 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, February 26, 2008**, in the County Commissioners Chambers, Second 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, 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. Ricardo Soto-Lopez, Chief Planner, Division of Planning & Community Design  
Mr. Rick Hartenstein, Senior 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  
February 6, 2008  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
February 26, 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:

PH#08-08-5	Steve and Pamela Hunihan Leslie Campione, PA	4 Continuance Request to 3/05/08 Zoning Board Public Hearing
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REGULAR AGENDA:

PH#40-07-4	WLW Construction, Incorporated and John F. Wagner, III et al/WLW Construction, Incorporated	1
PH#09-08-2	Shepherd of the Hills Lutheran Church Lake County BCC	2
PH#35-07-4	Carole and Michael Reading, Sorrento Commons, LLC – Louis Fabrizio/Sorrento Commons, LLC – Louis Fabrizio	3

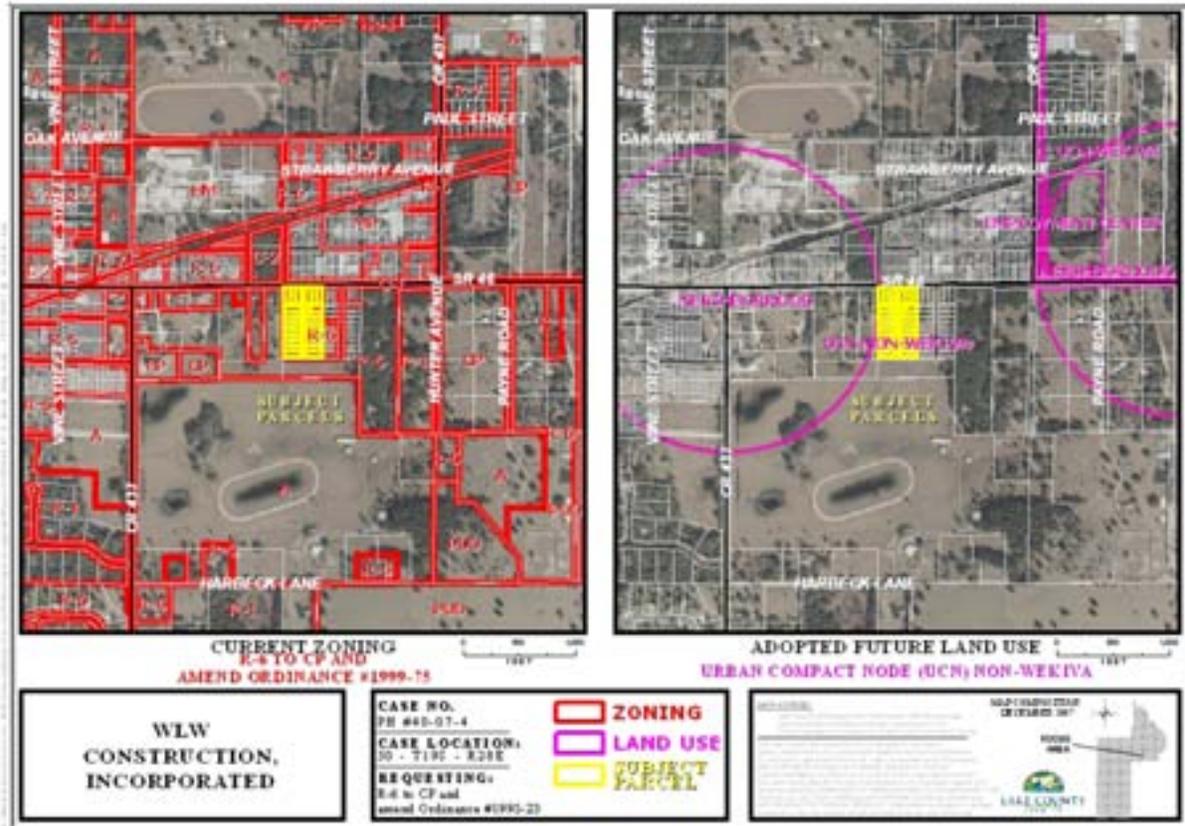
CASE NO: PH #40-07-4

AGENDA NO: 1

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 truckyard (heavy equipment storage area) 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 PAST ACTION:** Continuance to 2/06/08 Zoning Board public hearing 7-0 (1/03/08)

**2/06/08 ZONING BOARD RECOMMENDATION:** Approval with the following additional conditions: The heavy equipment storage area shall be limited to that area shown in yellow on Exhibit B (Master Site Plan) of the proposed ordinance. There shall be a height limitation not to exceed 15 feet from the natural surface of the ground for all heavy equipment. Buffering to the property shall be in accordance with the language stated in the ordinance. 6-1

CASE NO: PH#09-08-2

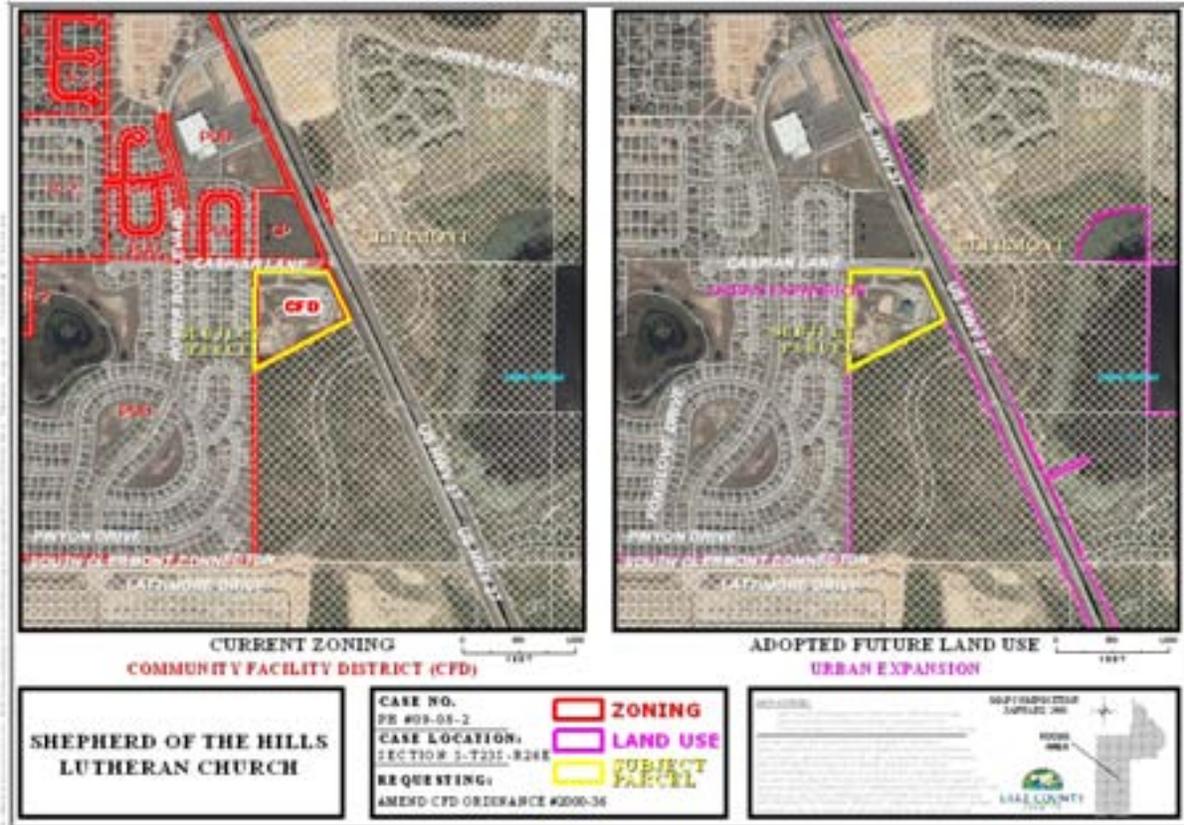
AGENDA NO: 2

OWNER: Shepherd of the Hills Lutheran Church

APPLICANT: Lake County BCC

PROJECT NAME: T-Mobile

GENERAL LOCATION: Clermont area – southwest corner of US Highway 27 and Caspian Lane intersection, Alternate Key #3619463



**APPLICANT REQUEST:** Amend Ordinance #2000-36 to add cellular communication tower and apparatus as an allowable use within this Community Facility District (CFD) Zoning District.

**SIZE OF PARCEL:** 11.25 +/- Acre

**FUTURE LAND USE:** Urban Expansion

**STAFF RECOMMENDATION:** Approval

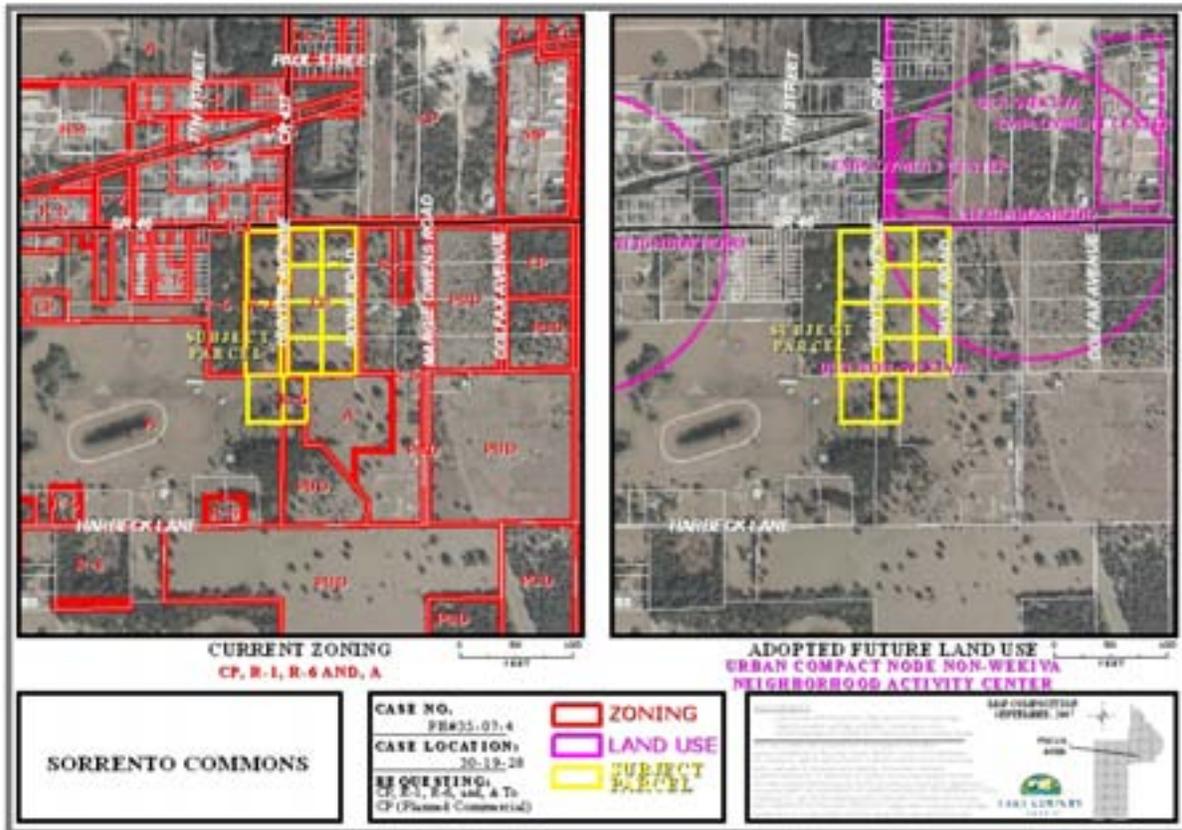
CASE NO: PH #35-07-4

AGENDA NO: 3

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 PAST ACTION:** Continuance to 2/06/08 Zoning Board Public Hearing 7-0 (1/03/08)

**2/06/08 ZONING BOARD RECOMMENDATION:** Approval, as amended, that the site plan discussed at the Zoning Board Public Hearing be included as an exhibit to the ordinance. The site plan shall include square footages and the architectural design. 4-2

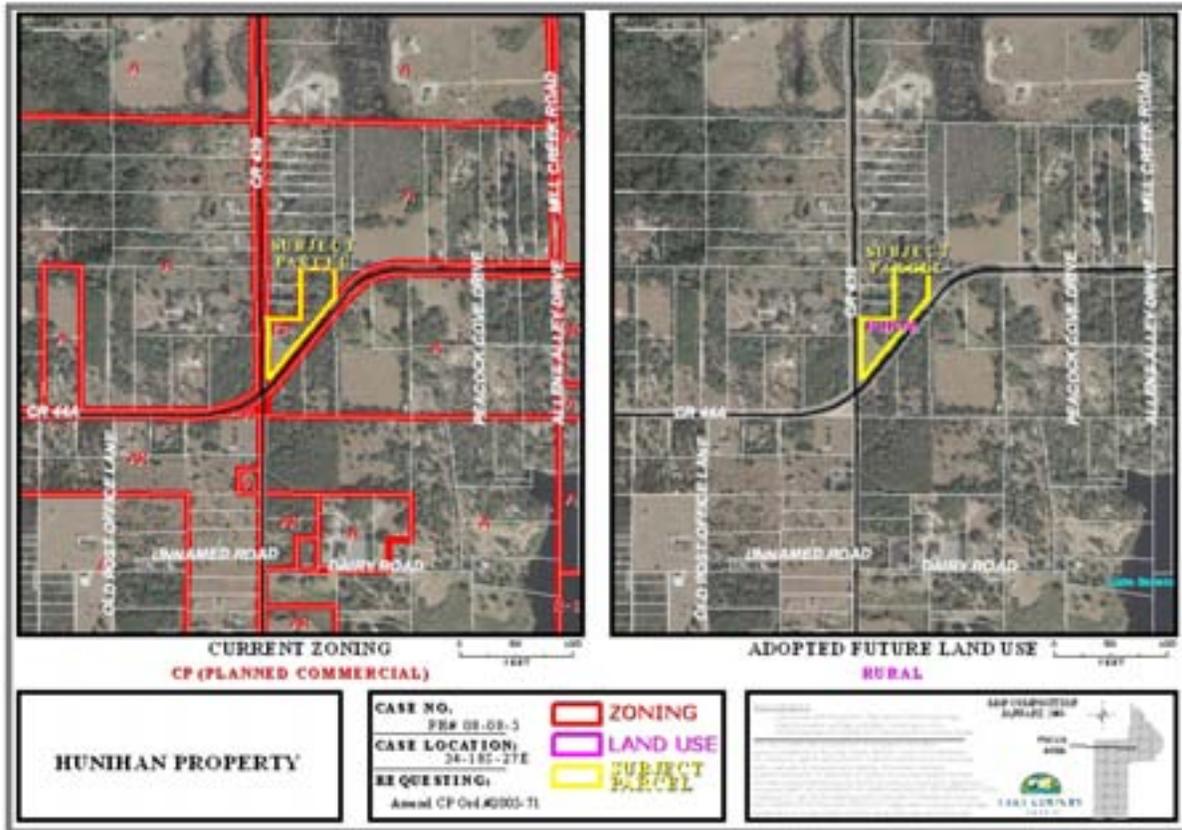
CASE NO: PH # 08-08-5

AGENDA NO: 4

OWNER: Steve and Pamela Hunihan

APPLICANT: Leslie Campione, PA

GENERAL LOCATION: Eustis area – Northeast corner of CR 439/CR 44A intersection  
AK#1309298



**APPLICANT REQUEST:** Approve ordinance amendment to remove unenforceable condition within an existing CP district.

**SIZE OF PARCEL:** 5.88 +/- Acre

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Continuance until the 3/05/08 Zoning Board Public Hearing, based on the ten-day posting requirement not being met. 7-0