

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
MARCH 24, 2009
ZONING AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, March 4, 2009, in the County Commissioners Chambers, Second Floor – County Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezonings, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Lake County Board of County Commissioners for their public hearing to be held at **9:00 a.m., or soon thereafter, on Tuesday, March 24, 2009**, 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
Mr. Jimmy Conner	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
Mr. Egor Emery	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. Erin Hartigan, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Amye King, AICP, 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. Ian McDonald, 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 Block, Senior Planner, Division of Planning & Community Design
Ms. Julianne Thomas, Senior Planner, Division of Planning & Community Design
Mr. Melving Isaac, 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
March 4, 2009
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
March 24, 2009

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.
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CONSENT AGENDA:

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.

PH#74-08-4	James C. Harris, III Trustee/James C. Harris, III/ James Harris Mini Storage, Inc.	1
PH#73-08-4	Ralph K. Jones/Leslie Campione, P.A.	2
PH#72-08-2	Cagan Crossings, Ltd/William J. Deas, Esq./Cagan Crossings Florida Quality Development (FQD)	3

Regular Agenda:

PH#65-08-2	Jack R. Amon/June Engineering Consultants, Inc.	4
PH#62-08-5	Harbor Hills Development, LP/Richey & Cooney	5
CUP#08/9/1-5	Harbor Hills Development, LP/Steven J. Richey, P.A. Harbor Hills RV & Boat Storage Facility	6

CASE NO: PH#74-08-4

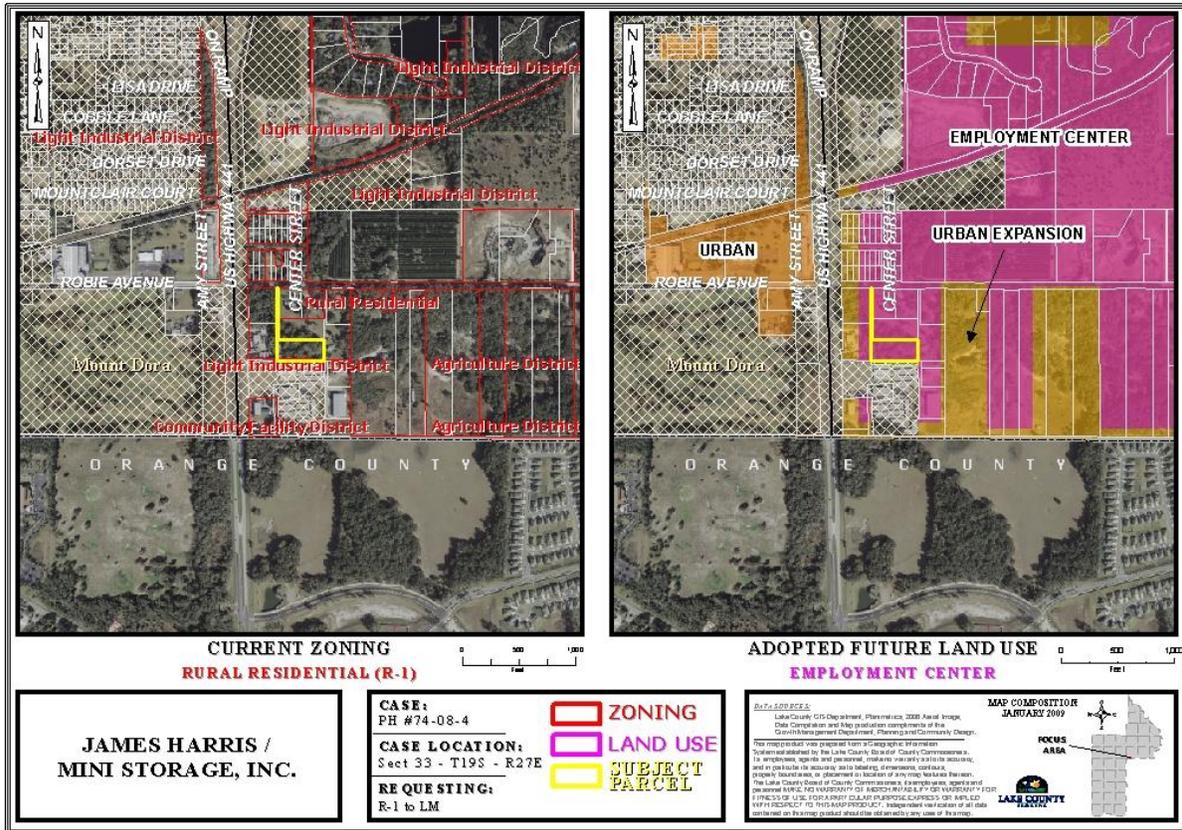
AGENDA NO: 1

OWNER: James C. Harris, III Trustee

APPLICANT: James C. Harris, III

PROJECT NAME: James Harris Mini Storage, Inc.

GENERAL LOCATION: Section 33-T19S-R27E, east of Mt. Dora, US 441 and Robie Ave.
Alternate Key No. 2630825



REQUESTED ACTION: The Owner is requesting to rezone property from the Rural Residential (R-1) Zoning District to the Light Industrial (LM) Zoning District.

SIZE OF PARCEL: 1.94 acres

FUTURE LAND USE: Employment Center

STAFF RECOMMENDATION: Approval

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

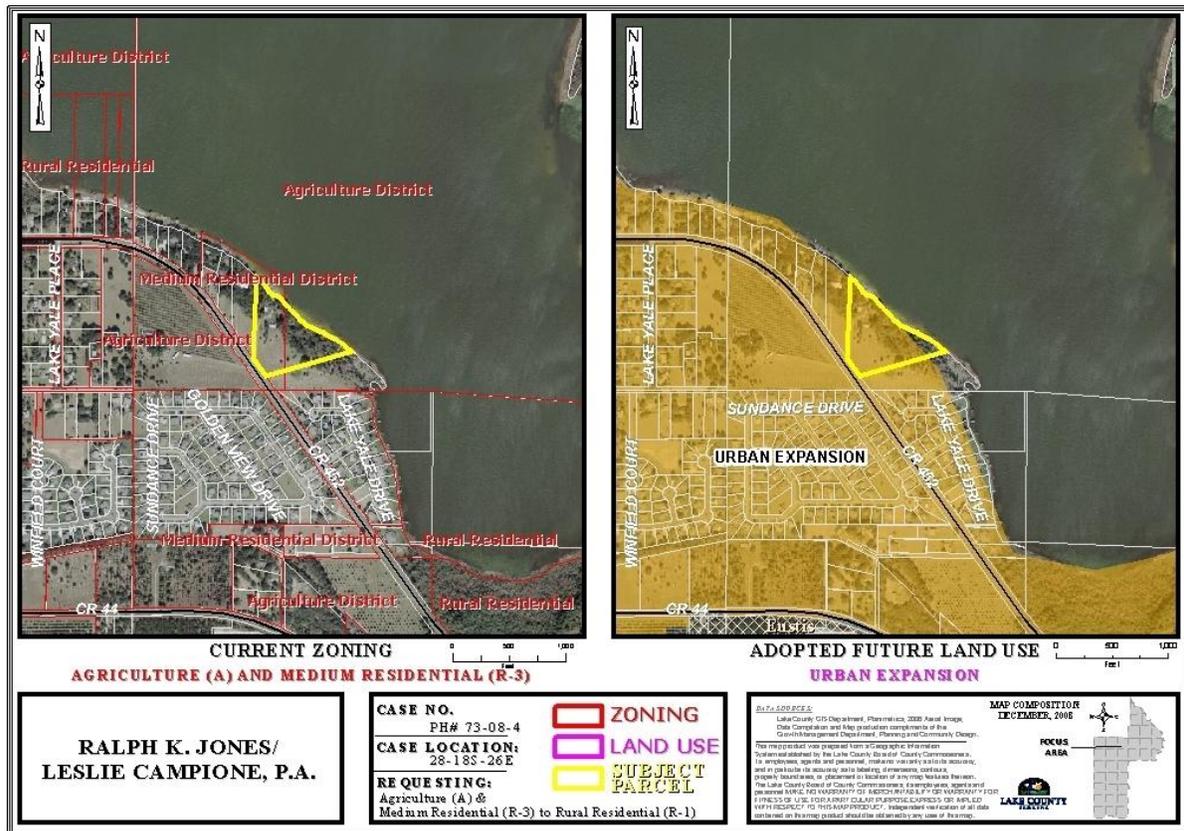
CASE NO: PH#73-08-4

AGENDA NO: 2

OWNER: Ralph K. Jones

APPLICANT: Leslie Campione, P.A.

GENERAL LOCATION: Eustis area – Property is located on the north side of CR 452 west of Eustis.
Alternate Key No. 1757088



REQUESTED ACTION: The Applicant is requesting to rezone 7.9 acres from Agriculture (A) and Medium Residential District (R-3) to Rural Residential District (R-1).

SIZE OF PARCEL: 344,124 SF (7.9 acres)

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

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

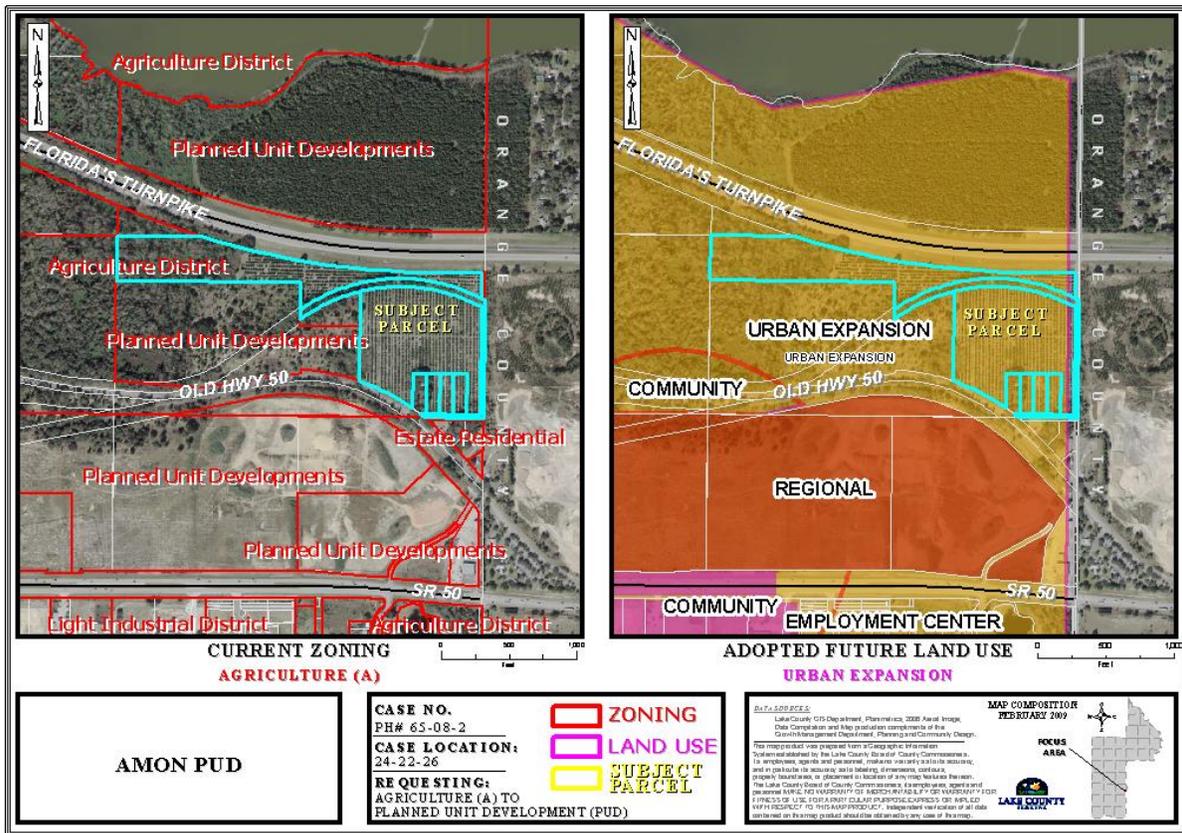
CASE NO: PH#65-08-2

AGENDA NO: 4

OWNER: Jack R. Amon

APPLICANT: June Engineering Consultants, Inc

GENERAL LOCATION: Clermont area - located on the north side of Old Hwy 50 at the Lake County/Orange County line. Alternate Key Nos. 1037352, 2992115, 1037379, 1061717



REQUESTED ACTION: The request is to rezone 33 acres from Agriculture (A) to Planned Unit Development (PUD) for a residential community having 13 townhomes and 53 single-family homes (66 total units) at a density of 2.0 DU/gross acre.

SIZE OF PARCEL: 33 acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval with the requirements outlined in the March 3, 2009 letter from the Green Mountain Scenic Byway Committee incorporated into the ordinance and the cost to implement these requirements borne by the developer, 5-0.

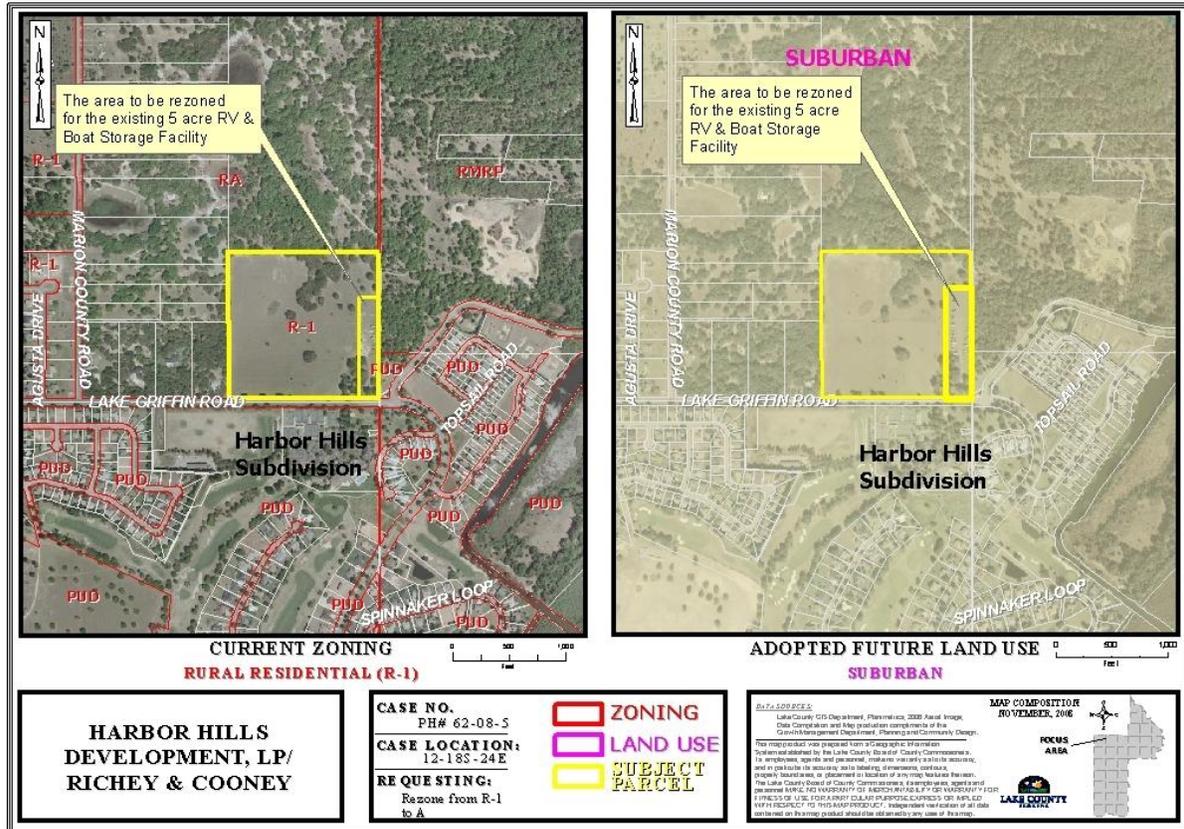
CASE NO: PH#62-08-5 (Continued from 1/27/09 & 2/24/09)

AGENDA NO: 5

OWNER: Harbor Hills Development, LP

APPLICANT: Richey & Cooney

GENERAL LOCATION: East Lady Lake area – Property located north of the intersection of Harbor Hills Boulevard and Lake Griffin Rd. Alternate Key No. 1238935



REQUESTED ACTION: The Applicant is requesting to rezone five (5) acres from Rural Residential District (R-1) to Agriculture (A).

SIZE OF PARCEL: 217,800 SF (5 acres)

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 7-0 (1/07/09)

PAST BCC ACTION: Continuance to the February 24, 2009 BCC Public Hearing (1/27/09)
Continuance to the March 24, 2009 BCC Public Hearing (2/24/09)

CASE NO: CUP#08/9/1-5 (Continued from 1/27/09 & 2/24/09)

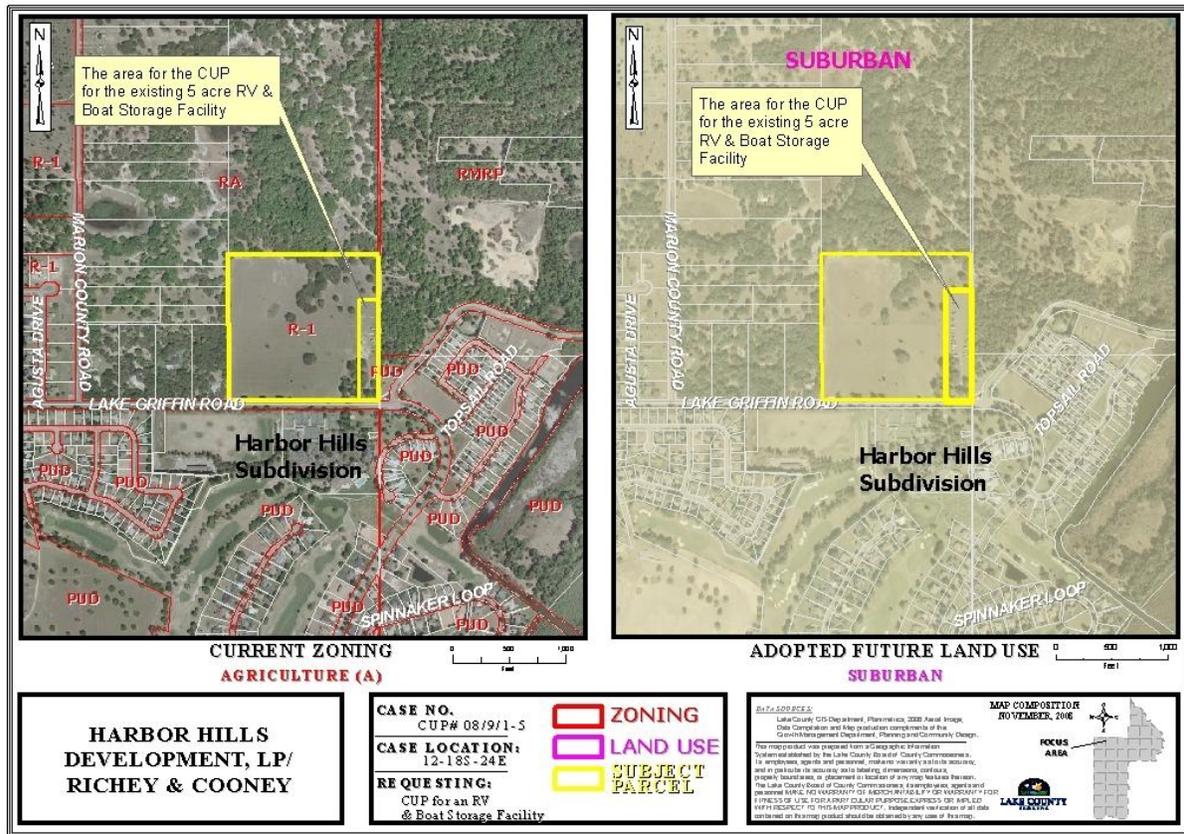
AGENDA NO: 6

OWNER: Harbor Hills Development, LP

APPLICANT: Steven J. Richey, P.A.

PROJECT NAME: Harbor Hills RV & Boat Storage Facility

GENERAL LOCATION: Lady Lake area – Property located north of the intersection of Harbor Hills Boulevard and Lake Griffin Rd., being a portion of AK #1238935



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to permit an RV and boat storage facility on approximately five (5) acres to be utilized by the residents of the Harbor Hills Subdivision only.

SIZE OF PARCEL: 5 acres

FUTURE LAND USE: Suburban

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval, 7-0 (1/07/09)

PAST BCC ACTION: Continuance to the February 24, 2009 BCC Public Hearing (1/27/09)
Continuance to the March 24, 2009 BCC Public Hearing (2/24/09)