

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

May 22, 2007

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, May 2, 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, May 22, 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, 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. 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, Division of Planning & Community Design
Mr. Brian Sheahan, AICP, Chief Planner, Division of Planning & Community Design
Mr. Alfredo Massa, 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
Mr. Ryan Guffey, Senior Planner, Division of Planning & Community Design
Ms. Karen Rosick, Planner, Division of Planning & Community Design
Ms. Denna Levan, 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
 May 2, 2007
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 May 22, 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.

CONSENT AGENDA:

REGULAR AGENDA – OPEN FOR DISCUSSION:-

PH#15-07-1	Marion Zimmerman Thomas Wenski, Bishop c/o Michael Wilde, Esq.	1	#22-07-CFD
PH#26-07-5	Paisley Fire District Rob Richardson, Lake County Public Safety	2	#33-07-CFD
PH#10-07-3	Ely Frank Symphorien Church Iglesia Refugio de Amor	3	#16-07-CFD
PH#17-07-5	Wesley D. Scovanner, et al Greg Beliveau, LPG Urban & Regional Planners	4	#24-07-CFD

REVOCATION OF CONDITIONAL USE PERMITS
 TRACKING NO. #34-07-CUP/REV

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CUP#148-2	B 3 Leesburg South Venture, LLC		Annexed City of Leesburg
CUP#97/4/2-3	Bruce & Nancy Sanford		Annexed City of Leesburg
CUP#269A-2	Royal RV Resort		Annexed City of Groveland
CUP#679-2	Florida Power Corp		Annexed City of Leesburg
CUP#92/4/1-5	City of Umatilla		Annexed City of Umatilla
CUP#92/1/2-2	Edgar Revis		Annexed City of Groveland

TRACKING NO.: #22-07-CFD

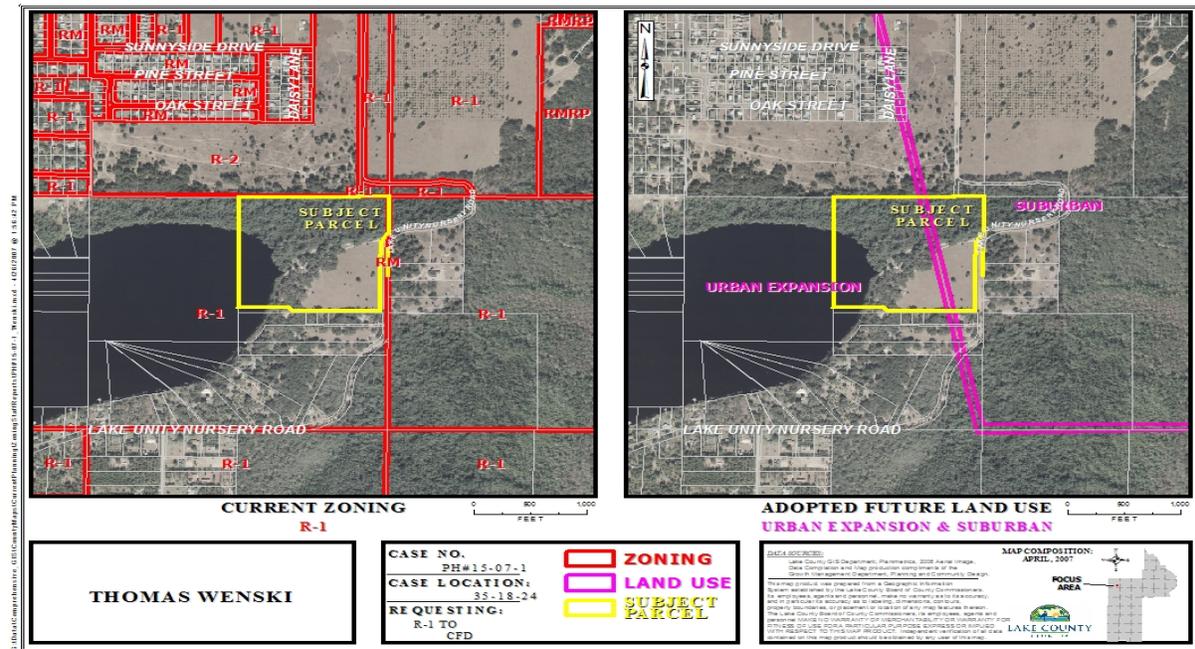
CASE NO: PH#15-07-1

AGENDA NO: #1

OWNER: Marion Zimmerman

REPRESENTATIVE: Thomas Wenski, Bishop c/o Michael Wilde, Esq.

GENERAL LOCATION: Fruitland Park area – Property lying SW/ly of the intersections of Eaglenest Road and Lake Unity Nursery Road.



APPLICANT'S REQUEST: A request for a rezoning from R-1 (Rural Residential) to CFD (Community Facility District) for construction of a religious retreat and worship facility.

SIZE OF PARCEL: 37.72

FUTURE LAND USE: Urban Expansion and Suburban

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval with additional conditions: 1) No more than 70 people on the property per day; 2) Overnight guests shall be limited to two (2) persons per bedroom; 3) Related accessory uses must be approved by the County Manager or designee; 4) Group activities shall not be allowed between 10 p.m. and 7 a.m.

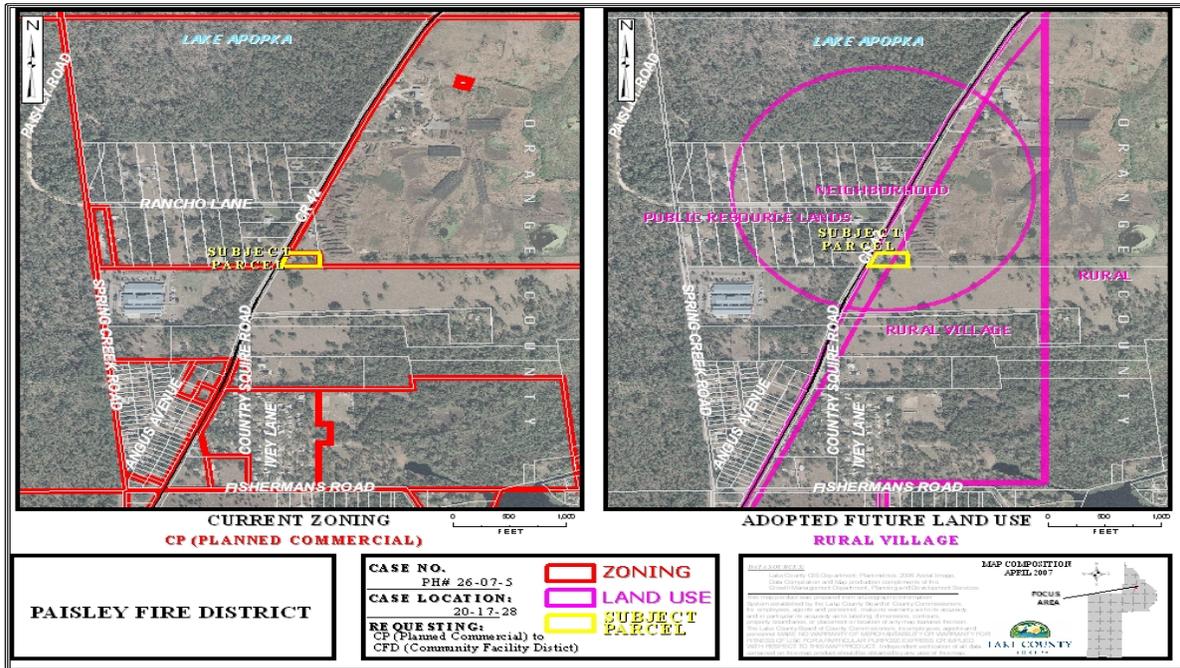
CASE NO: PH#26-07-5

AGENDA NO: #2

OWNER: Paisley Fire District

REPRESENTATIVE: Rob Richardson, Lake County Public Safety

GENERAL LOCATION: Paisley area – Property lying E of CR 42 and W of Country Squire Rd, S of Rancho Lane.



REQUEST: A request to rezone from CP (Planned Commercial) to CFD (Community Facility District) to allow placement of a tower on site with the existing fire station and to bring property into conformance with current zoning district.

SIZE OF PARCEL: 1 +/-acres

FUTURE LAND USE: Rural Village

STAFF'S RECOMMENDATION: Approval as conditioned

ZONING BOARD RECOMMENDATION: Approval (6-0) to CFD to continue the use of a fire station and permit the placement of a 480-ft self-supporting lattice telecommunications tower.

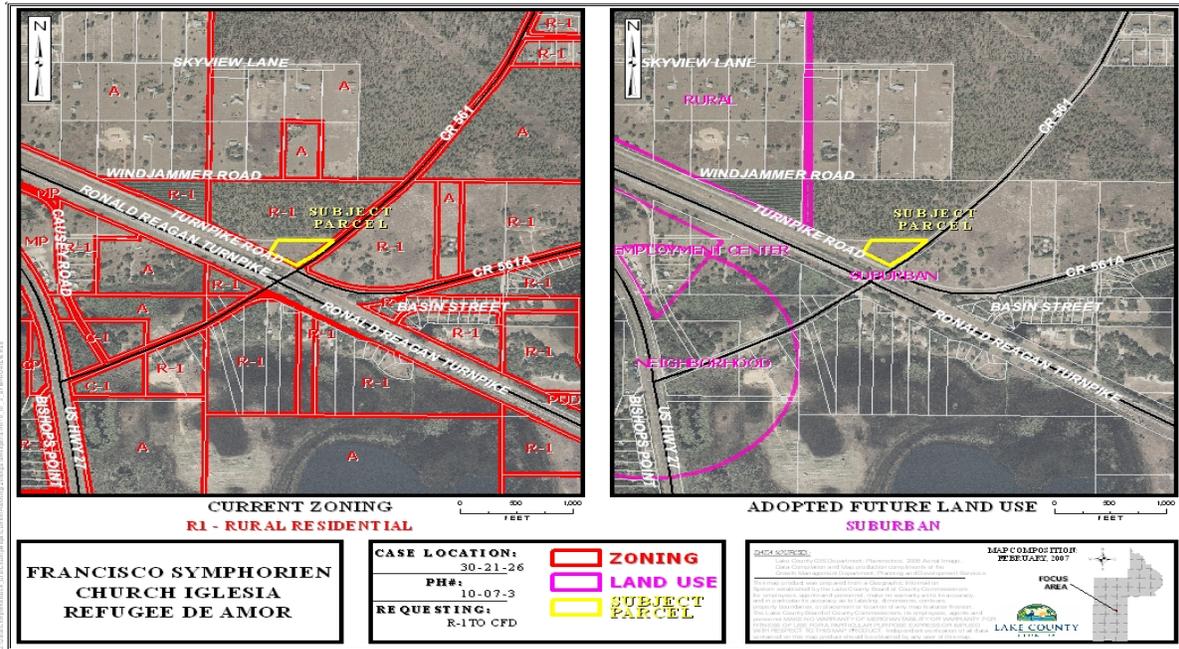
TRACKING NO.: #16-07-CFD

CASE NO: PH#10-07-3

AGENDA NO: #3

OWNER: Ely Frank Symphorien
APPLICANT: Church Iglesia Refugio de Amor

GENERAL LOCATION: Property is lying N between the Florida Turnpike and CR 561



APPLICANT'S REQUEST: A request to rezone from R-1 (Rural Residential) to CFD (Community Facility District) for future construction of a church and associated uses. (2.5 +/- acres)

SIZE OF PARCEL: 2.5 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Approval (5-1) to CFD

TRACKING NO.: #24-07-CFD

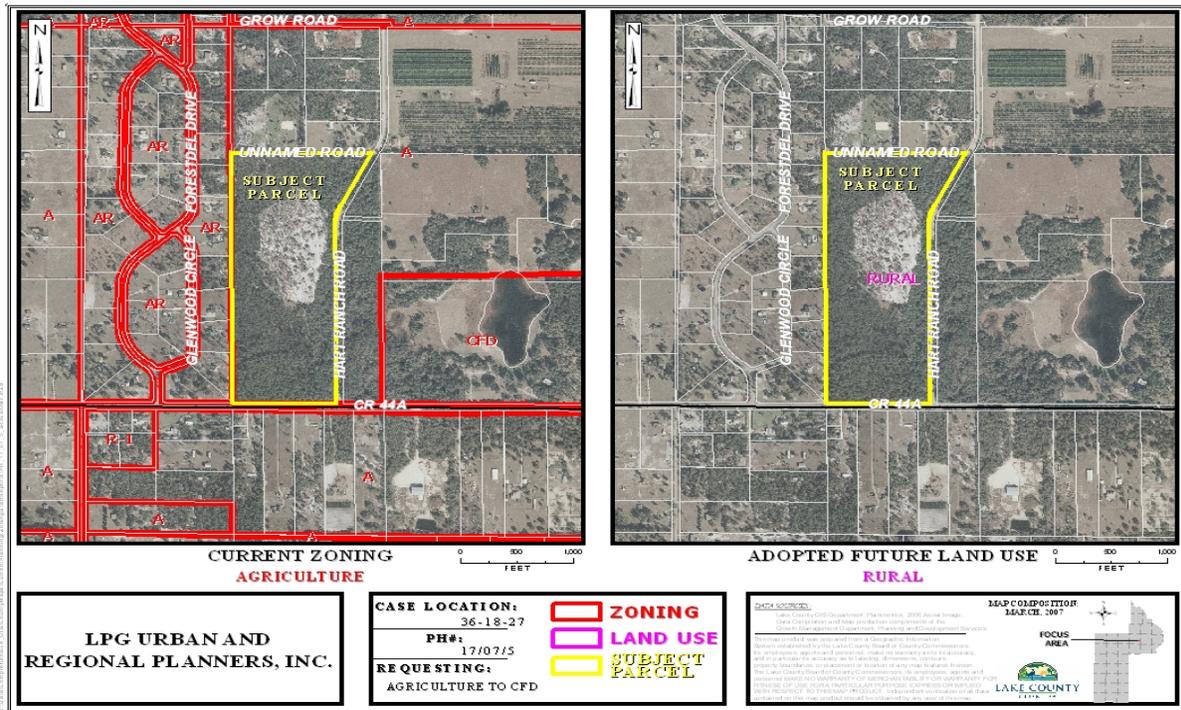
CASE NO: PH#17-07-5

AGENDA NO: #4

OWNER: Wesley D. Scovanner, et al

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Eustis area – Property lying at the NW corner of Hart Ranch Road and CR 44A.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CFD (Community Facility District) to allow for the construction of a seminary used in conjunction with a training facility.

SIZE OF PARCEL: 57.11+/acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval (4-1), as conditioned: (1) The Development shall be consistent with the conceptual site plan provided; (2) Eighty percent of contiguous open space shall be provided on the site. (3)The Development shall be limited to 22,000 square feet of building space; (4) Dark sky lighting shall be utilized; (5) there shall be no overnight guests except for the caretaker's residence.

4/17/07: Staff recommends continuance for re-hearing before the Zoning Board, due to significant changes being requested by the applicant in a letter dated April 16, 2007.

REVOCATION OF CONDITIONAL USE PERMITS

ZONING BOARD RECOMMENDATION: Approval (6-) of the revocation of CUP's.

PUBLIC HEARING NO.: CUP#148-2 / B 3 Leesburg South Venture, LLC

GENERAL LOCATION: West side of US Hwy 27 approximately 3/4 mile S of junction with SR 33 and approximately 1/4 mile N of junction with SR 48.

REQUEST: Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for the placement of a mobile home as a single-family residence. This property is annexed into the limits of the City of Leesburg.

PUBLIC HEARING NO.: CUP#97/4/2-3 (Ordinance #1998-85) / Bruce & Nancy Sanford

GENERAL LOCATION: Tavares area - From the intersection of US Hwy 441 & C-473; proceed W on US 441 just past convenience store to property on N side of road.

REQUEST: Voluntary revocation of terms and uses of the aforesaid Conditional Use Permit, which was for a CUP in C-1 for placement of a 195-foot telecommunications tower and associated uses. Property is annexed into the limits of the City of Leesburg (Ordinance #02-67). (.75 +/-acres)

PUBLIC HEARING NO.: CUP#269-2 CUP#269A-2 Amending CUP#131-2 / Royal RV Resort

GENERAL LOCATION: Minneola area – 5 miles NW of Minneola on the South side of U.S. 27 across from Squirrel's Tent City.

REQUEST: Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for a travel trailer park and campground. Property is annexed into the limits of the City of Groveland (Ordinance #2006-05-34). (36 +/-acres)

PUBLIC HEARING NO.: CUP#679-2 / Florida Power Corp.

GENERAL LOCATION: Okahumpka area – 1 mile E of Okahumpka on Hwy 48, property 200 ft E of US Hwy 27, directly N of Hwy 48 and W of Palatka River.

REQUEST: Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for an electrical substation and associated uses. Property is annexed into the City of Leesburg (Ordinance #04-85).

PUBLIC HEARING NO.: CUP#92/4/1-5 / City of Umatilla

GENERAL LOCATION: Umatilla area – From the intersection of SR 19 & CR 450 (Collins St.); E on C-450 approx. 1/2 mile to Skyline Drive; S on Skyline Drive approx. 3/4 mile to property lying S & E of Skyline Drive and N of Cemetery Rd.

REQUEST: Voluntary Revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was an aviation/parachutists facility. The property is annexed into limits of the City of Umatilla.

PUBLIC HEARING NO.: CUP#92/1/2-2 / Edgar Revis

GENERAL LOCATION: Groveland area – From the intersection of SR 50 & Monte Vista Rd (C-565); proceed W on SR 50 approx. 400 ft to property lying S of SR 50.

REQUEST: Voluntary revocation of the terms and conditions of the aforesaid Conditional Use Permit, which was for a mobile home on site for a caretaker's residence. The property is annexed into the limits of the City of Groveland (Ordinance #2001-11-11). (5 +/- acres)