



# BOARD OF COUNTY COMMISSISONERS

## ZONING AGENDA

### MEETING INFORMATION

#### Location & Time

Lake County Commission  
Chambers  
2<sup>nd</sup> Floor, County  
Administration Building  
315 West Main Street  
Tavares, FL 32778-7800  
**9:00 a.m.**

#### Zoning Board Members

Paul Bryan, Chairman  
(District 5)

Timothy Morris, Vice  
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri  
(District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board  
Representative

Kasey Kesselring, At-Large  
Representative

John Childers, Ex-Officio,  
Non-Voting Military  
Representative

## AGENDA ■ NOVEMBER 15, 2011

The Lake County Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing at 9:00 a.m., or soon thereafter, on Tuesday, November 15, 2011 in the location specified.

#### Board of County Commissioners

Jennifer Hill, Chairman	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Vice Chairman	District 4
Welton G. Cadwell	District 5

#### County Staff

Darren S. Gray, County Manager  
David Heath, AICP, Deputy County Manager  
Sanford A. Minkoff, County Attorney  
Erin Hartigan, Assistant County Attorney

#### Growth Management Department Staff

Amye King, AICP, Director, Department of Growth Management  
Brian T. Sheahan, AICP, Planning Manager, 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  
Jennifer Cotch, Environmental Specialist, Division of Planning & Community Design  
Aziza Bryson, Public Hearing Associate, Division of Planning & Community Design

**For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email [planning@lakecountyfl.gov](mailto:planning@lakecountyfl.gov).**

LAKE COUNTY ZONING BOARD  
 November 2, 2011  
 AND  
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
 November 15, 2011 Revised

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:**

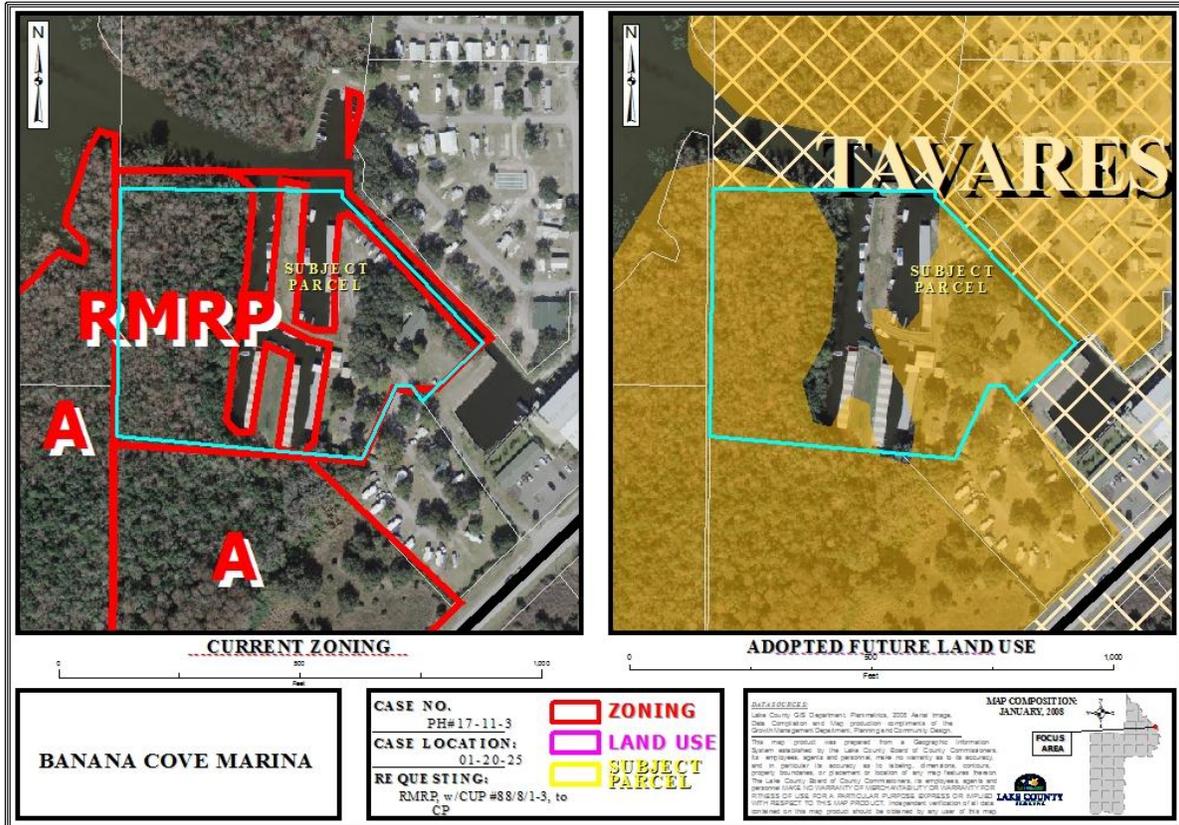
PH #19-11-4	Cecil and Dyanne Bodiford Stephens & Barrios – Carlos A. Barrios Cecil & Dyanne Bodiford/Barrios Engineering, LLC	2
CUP #11/12/1-3	Susan & Robert Denis Stanley Pond Farm	3
PH #15-11-3	BLR-561, LLC/George Kramer Highway 561- BLR Property <b>(continued from October 25, 2011)</b>	4

**REGULAR AGENDA:**

PH #17-11-3	Dennis & Holley Wilson/Barry Blake/ Alison Yurko, Esq. Banana Cove Marina	1
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**Please Note:** Due to scheduling, this document shall also serve as the BCC Rezoning Booklet for the November 15, 2011 BCC Rezoning Public Hearing. Be advised that minutes of the November 2, 2011 Zoning Board public hearing on these cases will be provided to the BCC no later than November 8, 2011.

**CASE NO:** PH #17-11-3  
**AGENDA NO:** 1  
**OWNER:** Dennis & Holly Wilson, Trustees  
**APPLICANT:** Dennis & Holly Wilson; Alison Yurko, Esq.; Barry Blake  
**PROJECT NAME:** Banana Cove Marina  
**GENERAL LOCATION:** Along SR 19, south of Lane Park Cutoff Rd. AK #1725496



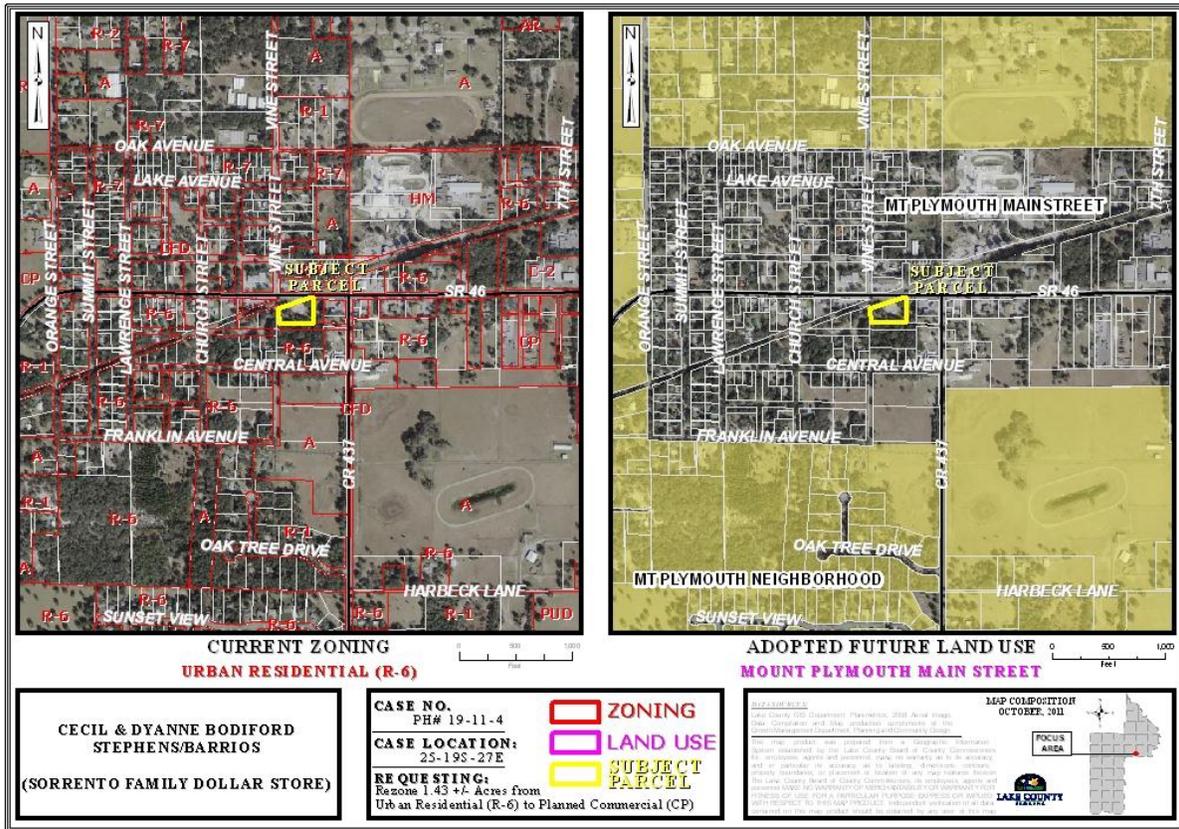
**REQUESTED ACTION:** The Applicant is requesting to rezone the property from Residential Mobile Home Rental Park (RMRP) with CUP #88/8/1-3 to Planned Commercial (CP) for the existing marina to increase the number of covered boat slips.

**SIZE OF PARCEL:** 7.9 +/- acres

**FUTURE LAND USE:** Urban Medium

**STAFF RECOMMENDATION:** **APPROVAL** of the Applicant's request to rezone the property from RMRP with CUP Ordinance #88/8/1-3 to CP zoning, with conditions, for the existing marina.

**CASE NO:** PH #19-11-4  
**AGENDA NO:** 2  
**OWNER:** Cecil & Dyanne Bodiford  
**APPLICANT:** Stephens & Barrios – Carlos A. Barrios  
**PROJECT NAME:** Cecil & Dyanne Bodiford/Barrios Engineering, LLC  
**GENERAL LOCATION:** Sorrento area – south and west of State Road 46 and County Road 437S .  
 AK #1127785



**REQUESTED ACTION:** The Applicant is requesting to rezone 1.43 +/- acres from Urban Residential (R-6) to Planned Commercial (CP) to permit General Retail, up to 8,000 square feet of floor area.

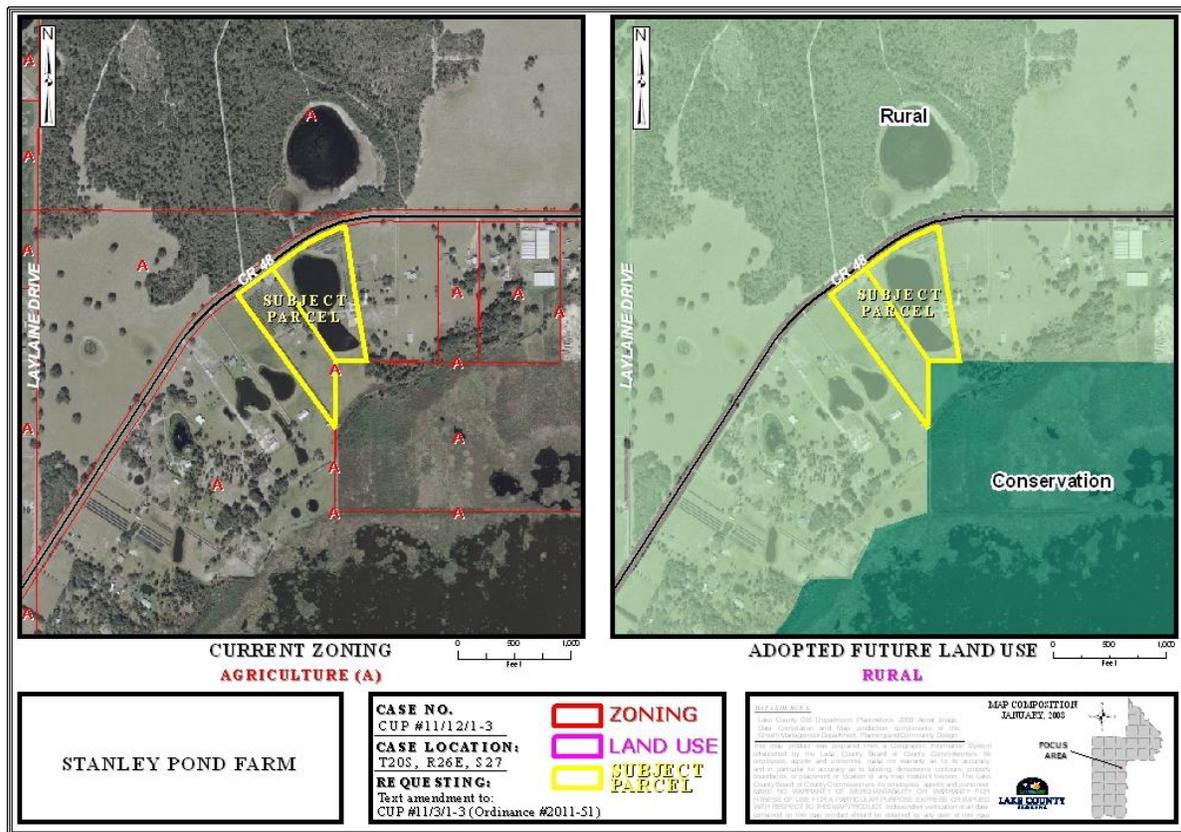
**SIZE OF PARCEL:** 1.43 +/- acres

**FUTURE LAND USE:** Mt. Plymouth – Sorrento Main Street

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of this application, with conditions specified in the proposed ordinance.

**CASE NO:** CUP #11/12/1-3  
**AGENDA NO:** 3  
**OWNER:** Susan & Robert Denis  
**APPLICANT:** Susan & Robert Denis  
**PROJECT NAME:** Stanley Pond Farm

**GENERAL LOCATION:** Astatula area, South of CR 48, 2 +/- miles east of the CR 48/CR 561 intersection.  
 AK #'s: 2915463 & 2873892.



**REQUESTED ACTION:** Amend Ordinance #2011-51 for CUP #11/3/1-3 to eliminate the one hour restriction for the airboat operation.

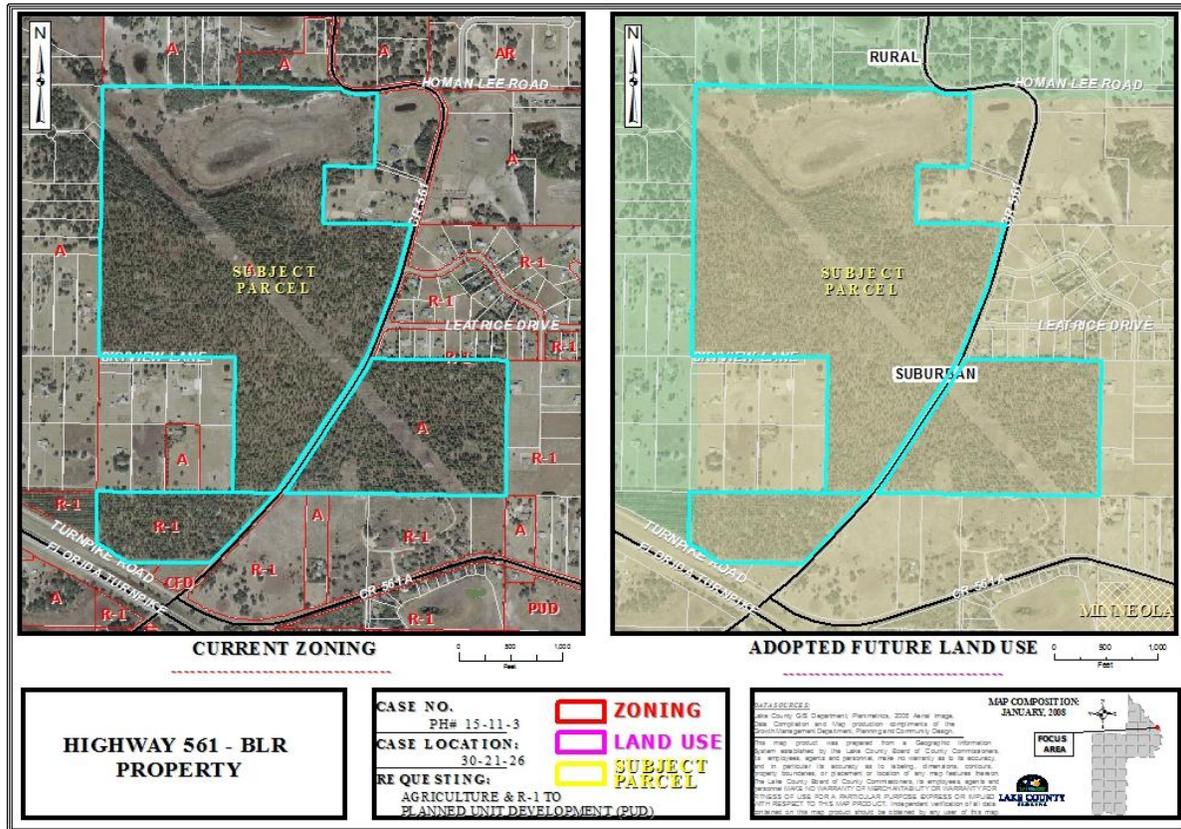
**SIZE OF PARCEL:** 23 +/- acres

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request to eliminate the one hour restriction for the airboat operation and to rescind and replace Ordinance #2011-51 (CUP #11/3/1-3), with conditions set forth in the attached Ordinance.

**CASE NO:** PH #15-11-3  
**AGENDA NO:** 4  
**OWNER:** BLR – 561 LLC  
**APPLICANT:** George Kramer, AICP, LEED AP  
**PROJECT NAME:** Highway 561 – BLR Property

**GENERAL LOCATION:** Northeast of Florida Turnpike where it crosses CR 561, west of Minneola.  
 AK #1508771 & 1027896



**REQUESTED ACTION:** Approve rezoning 258-acres of Agriculture property to Planned Unit Development (PUD) zoning to facilitate the development of a 50-lot residential subdivision of single family detached dwellings.

**SIZE OF PARCEL:** Approx. 258.6 +/- acres

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the PUD rezoning application, with conditions, as proposed.

**ZONING BOARD RECOMMENDATION:** The Zoning Board recommended approval of the PUD rezoning request, with conditions, with a 7-0 vote.