The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, January 5, 2005, 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 are 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, January 25, 2005, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman
Mr. Robert A. Pool
Ms. Debbie Stivender
Ms. Catherine Hanson, Vice-Chairman
Mr. Welton G. Cadwell

District 1
District 2
District 3
District 4
District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman
Mr. Scott Blankenship
Mr. James Gardner, Secretary
Mr. Robert Herndon
Mr. Paul Bryan, Chairman
Mr. Donald Miller, Member-at-Large

District 1
District 2
District 3
District 4
District 5

COUNTY REPRESENTATIVES

Mr. William “Bill” Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division
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TRACKING NO.: #13-05-Z

CASE NO: PH#2-05-4

AGENDA NO: #1

OWNER:  Jack Fillman

GENERAL LOCATION:  Grand Island / Eustis area – Property located at the SE corner of CR 452 and Apiary Road. (29-18-26)

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION:  A request for rezoning from A (Agriculture) to R-1 (Rural Residential) for creation of residential lots.

EXISTING ZONING:  A (Agriculture)

SIZE OF PARCEL:  4 +/-acres

FUTURE LAND USE:  Urban
OWNER: Gladys S. Biggers, Trs.
REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Leesburg area – Property located N of Sunnyside Drive and E of Sleepy Hollow Lane. (28/29-19-25)

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to R-3 (Medium Residential) for construction of a single-family residential development.

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 64 +/-acres

FUTURE LAND USE: Urban
TRACKING NO.: #11-05-Z

CASE NO: PH#4-05-1

AGENDA NO: #3

OWNER: David & Teresa DeMoss

GENERAL LOCATION: Bassville Park / Leesburg area – Property located adjacent to (west side) Silver Oaks subdivision and S of Poe Street and E of Radio Road. (2-19-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-6 (Urban Residential) to R-1 (Rural Residential) to allow for non-intensive agricultural use and residential use of the site.

EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: 2.76 +/- acres

FUTURE LAND USE: Urban Expansion
OWNER: 27 Properties Inc.
REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake County – Property lying E of US Hwy 27, approximately 5 miles N of Polk County line and 1 mile W of Orange County line. (10/11-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the existing PUD Ordinance #39-93, to accommodate for a school, amend the lot size and setbacks for side yard from 5 ft to 5.5 ft. between buildings; and to clarify rear lot setback is 20 ft, and that accessory structures may be placed within 5 ft of rear property line.

EXISTING ZONING: PUD (Greater Lakes)

SIZE OF PARCEL: 503.7+/acres

FUTURE LAND USE: Urban Expansion
Owner: Lake County Properties Inc.  
Representative: Steven J. Richey, P.A.

General Location: Four Corners / South Lake County area – Property located E of US 27/SR 25, N of the Savannahs and E of Siena Ridge subdivisions. (14/15-24-26)

Applicant's Present and Requested Classification: A request for an amendment to PUD Ordinance #24-91 to add a school site and an electrical substation, change the typical lot size, the side yard setback, and rear lot setback within the proposed single family residential development with general commercial uses and 100 room hotel.

Existing Zoning: PUD (Sawgrass Bay)

Size of Parcel: 388.7+/acres

Future Land Use: Urban Expansion
TRACKING NO.: #7-05-PUD

CASE NO: PH#8-05-2

AGENDA NO: #6

OWNER: Sadie Balgobin
REPRESENTATIVE: NMK Holdings Inc.

GENERAL LOCATION: South Lake County / Four Corners area – Property located W of US 27/SR 25, N of Silver Creek subdivision. (25-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for the construction of a single-family residential development.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 20 +/acres

FUTURE LAND USE: Urban
OWNER: Gary & Alice Miller
APPLICANT: John K. Wine, RE Broker

GENERAL LOCATION: Astor area – Property located at the SE corner of Panther Road and Fern Road. (7-15-27)

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from LM (Light Industrial) and R-6 (Urban Residential) to CP (Planned Commercial) to allow for retail units and mini-warehouses.

EXISTING ZONING: LM and R-6

SIZE OF PARCEL: 3.5 +/- acres

FUTURE LAND USE: Rural
OWNER: Eugene & Pamela Fischer (STEPS)

GENERAL LOCATION: Clermont area – Property located W of CR 561 and S of Rolling Hills subdivision. (14-23-25)

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION: A request for a CUP (Conditional Use Permit) in A (Agriculture) to conduct horseback riding lessons.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 8.75 +/- acres

FUTURE LAND USE: Rural
OWNERS: 2002-27 Limited, LLC
REPRESENTATIVE: Tim Green, Green Consulting Group

GENERAL LOCATION: Property located W of US 27 and N’ly of the Turnpike, approximately 5 miles S of Okahumpka. (7-21-25)

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to C-2 (Community Commercial) to allow for future commercial uses.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 18.397 +/-acres

FUTURE LAND USE: Suburban
OWNERS: Central Development
REPRESENTATIVE: Roman O. Cowan

GENERAL LOCATION: South Lake County / Green Swamp Area – Property located W of SR 33 and N of Berry Groves Road. (6-24-25 and 31/32-23-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a text amendment to the existing PUD Ordinance #39-92 to include the keeping of horses as an accessory use to the residential development. (703 +/- acres)

EXISTING ZONING: PUD (Greengrove Estates)

SIZE OF PARCEL: 703 +/- acres

FUTURE LAND USE: GSACSC – Core Conservation
OWNER(S): Edward Vrablik / Tradewinds
REPRESENTATIVE: Tim Green, Green Consulting Group


APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to allow for construction of a single-family residential development.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 456.01 +/- acres

FUTURE LAND USE: Rural
TRACKING NO.: #86-04-Z

CASE NO: PH#78-04-2

AGENDA NO: #12

OWNER: Jon VanderLey
REPRESENTATIVE: Ladd Development/ Dale Ladd

GENERAL LOCATION: Clermont – Property located E’ly of the Hartwood Pines subdivision, N of Hartwood Marsh Road and the Regency Phase I subdivision. (10-23-26)

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a Charter School, K-5 Elementary, and 6-8 Middle School.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: (9 +/-acres)

FUTURE LAND USE: Urban Expansion