

**LAKE COUNTY ZONING BOARD  
JANUARY 3, 2008  
ZONING AGENDA**

The Lake County Zoning Board will hold a public hearing at **9:00 a.m. on Thursday, January 3, 2008**, in the County Commissioners Chambers, 2<sup>nd</sup> 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, January 29, 2008, in the County Commissioners Chambers, 2<sup>nd</sup> 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, Acting 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. Stacy Allen, Senior Planner, Division of Planning & Community Design  
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design  
Ms. Karen Rosick, 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  
 January 3, 2008  
 AND  
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
 January 29, 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:

CUP#08/1/2-4	Ellis Duane Eisnor	1
PH#06-08-1	Keatley Investments – Hillcrest, LLC/ Lake County BCC	4
PH#40-07-4	WLW Construction, Incorporated and John F. Wagner, III et al/WLW Construction, Incorporated	5
PH#41-07-4	Adam Gutman	6
PH#4-08-4/5	Kenneth T. and Laura L. West LPG Urban & Regional Planners, Inc./ Greg Beliveau	8

REGULAR AGENDA:

PH#43-07-1	Lisa Touchton	2
CUP#08/1/1-2	Alex MacDonnell	3
PH#35-07-4	Carole and Michael Reading, Sorrento Commons, LLC – Louis Fabrizio/Sorrento Commons, LLC – Louis Fabrizio	7 Continuance Request
PH#7-07-4	Eagle Dunes, LLC – John Gray, Jr.	9

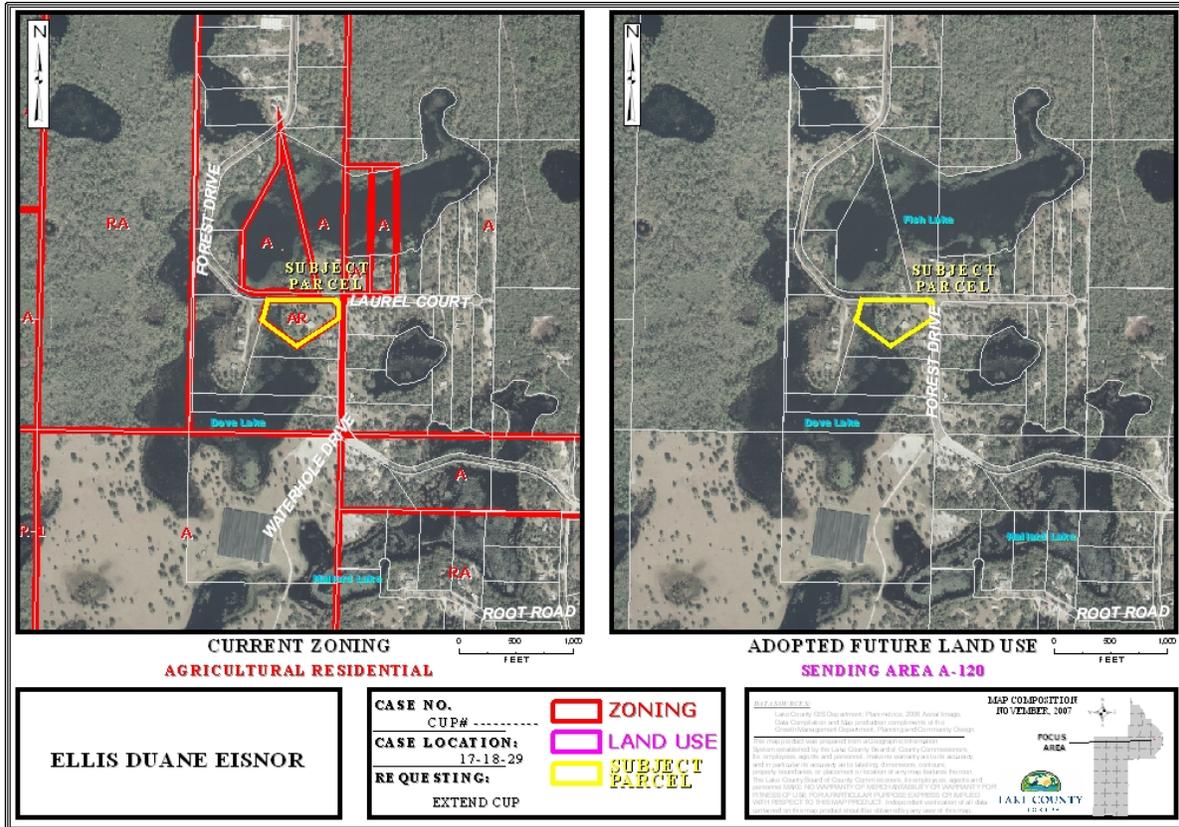
CASE NO: CUP#08/1/2-4

AGENDA NO: 1

OWNER: Ellis Duane Eisnor

APPLICANT: Ellis Duane Eisnor

GENERAL LOCATION: South Pine Lakes area - East Lake County - N on SR44-E to Overlook Drive; E&S on Lake Overlook Drive to Forest Drive; Continue S on Forest Drive approximately 1 mile to property lying SW of Laurel Court and Forest Drive. (Sec 17 Twp.18S Rge. 29E), AK # 2517387



**APPLICANT'S REQUEST:** The Applicant is requesting the renewal of a Conditional Use Permit in the Agriculture Residential Zoning District to allow for the continuance of a minor automotive repair shop (i.e. oil change, brakes and tune-ups).

**SIZE OF PARCEL:** 3.8 acres

**FUTURE LAND USE:** Wekiva River Protection Area, Wekiva Receiving Area A-1-20, Overlay District #2

**STAFF'S RECOMMENDATION:** Approval

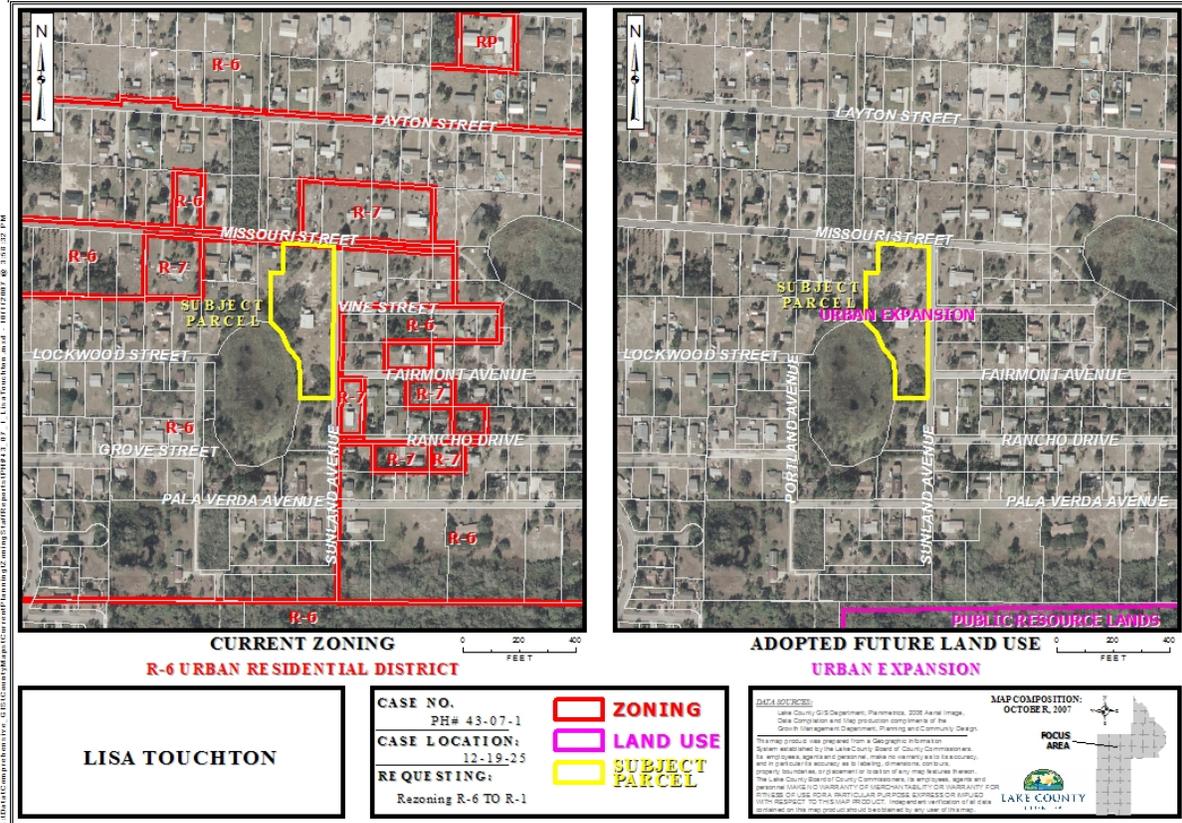
CASE NO: PH#43-07-1

AGENDA NO: 2

OWNER: Lisa Touchton

APPLICANT: Lisa Touchton

GENERAL LOCATION: Leesburg Area –On the corner of Sunland Ave and Missouri St. AK# 1178029.



**APPLICANT'S REQUEST:** Applicant is requesting to rezone from Urban Residential District (R-6) to Rural Residential (R-1) allowing for the housing of a horse (non-intensive agriculture uses).

**SIZE OF PARCEL:** 3.7 acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Denial

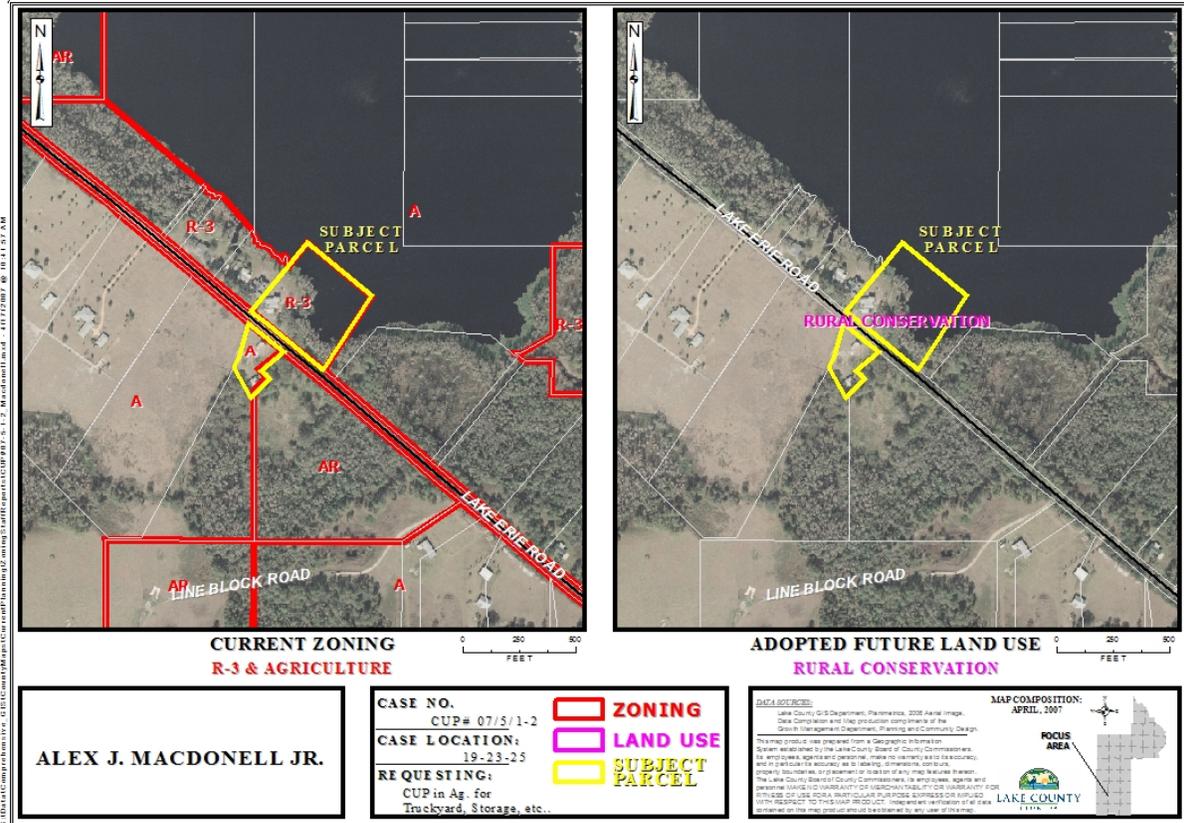
CASE NO: CUP#08/1/1-2

AGENDA NO: 3

OWNER: Alex MacDonnell

APPLICANT: Alex MacDonnell

GENERAL LOCATION: Groveland area – located on Lake Erie Rd.



**APPLICANT'S REQUEST:** The Applicant is requesting a Conditional Use Permit for property in the Agriculture Residential (AR), Agriculture (A) and Medium Residential District (R-3) Zoning Districts to allow a Truck Yard

**SIZE OF PARCEL:** 5 acres

**FUTURE LAND USE:** Green Swamp Area of Critical State Concern/Rural Conservation

**STAFF'S RECOMMENDATION:** Denial

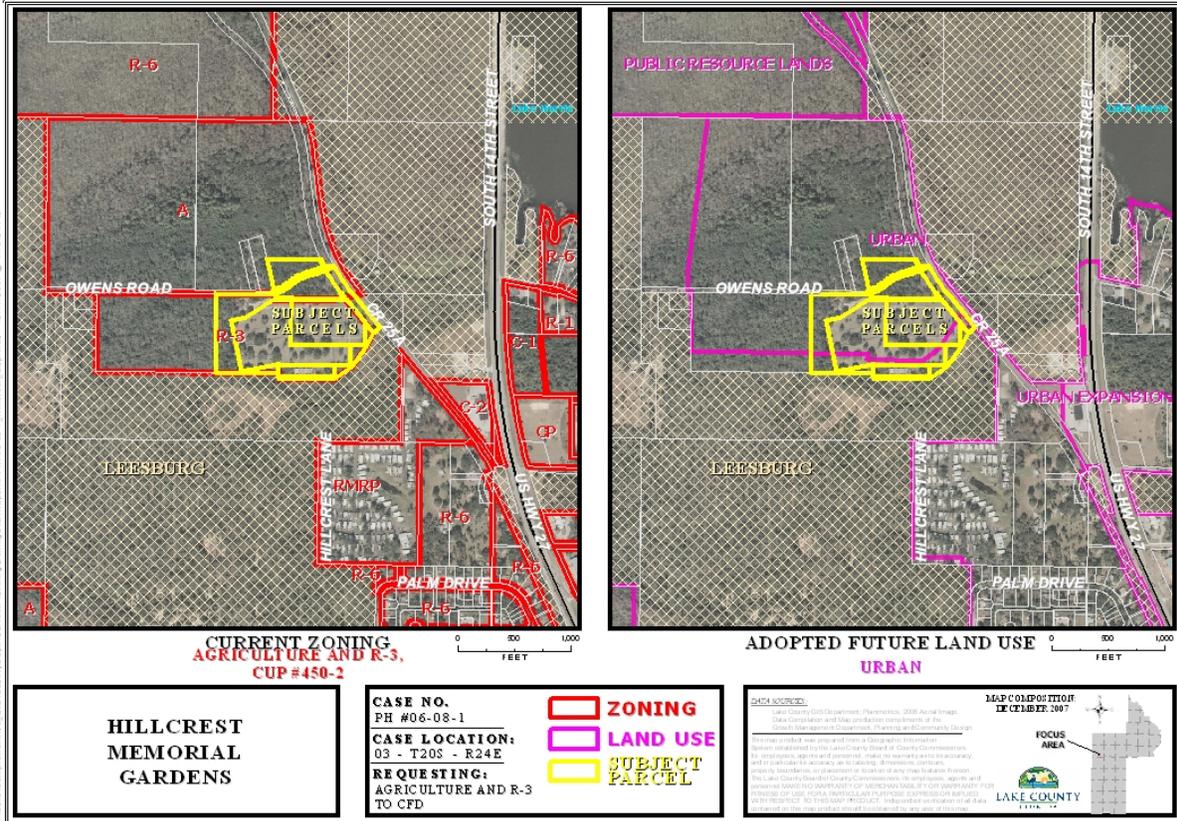
CASE NO: PH#06-08-1

AGENDA NO: 4

OWNER: Keatley Investments – Hillcrest, LLC

APPLICANT: Lake County BCC

GENERAL LOCATION: Leesburg area – north of the intersection of US27/SR25 and CR 48, at CR25A and Owens Road, Alternate Key Numbers 1328233, 1328241, 1328250, 1741611, 2881259 and a portion of 1111331



**APPLICANT'S REQUEST:** Rezone 23.58 acres from the Medium Residential (R-3) and Agriculture Zoning Districts to the Community Facility District (CFD) with existing Conditional Use Permit (CUP) #450-2 for the purpose of bringing the established use of a cemetery into compliance with the Comprehensive Plan and Land Development Regulations.

**SIZE OF PARCEL:** 23.58 acres

**FUTURE LAND USE:** Urban

**STAFF'S RECOMMENDATION:** Approval

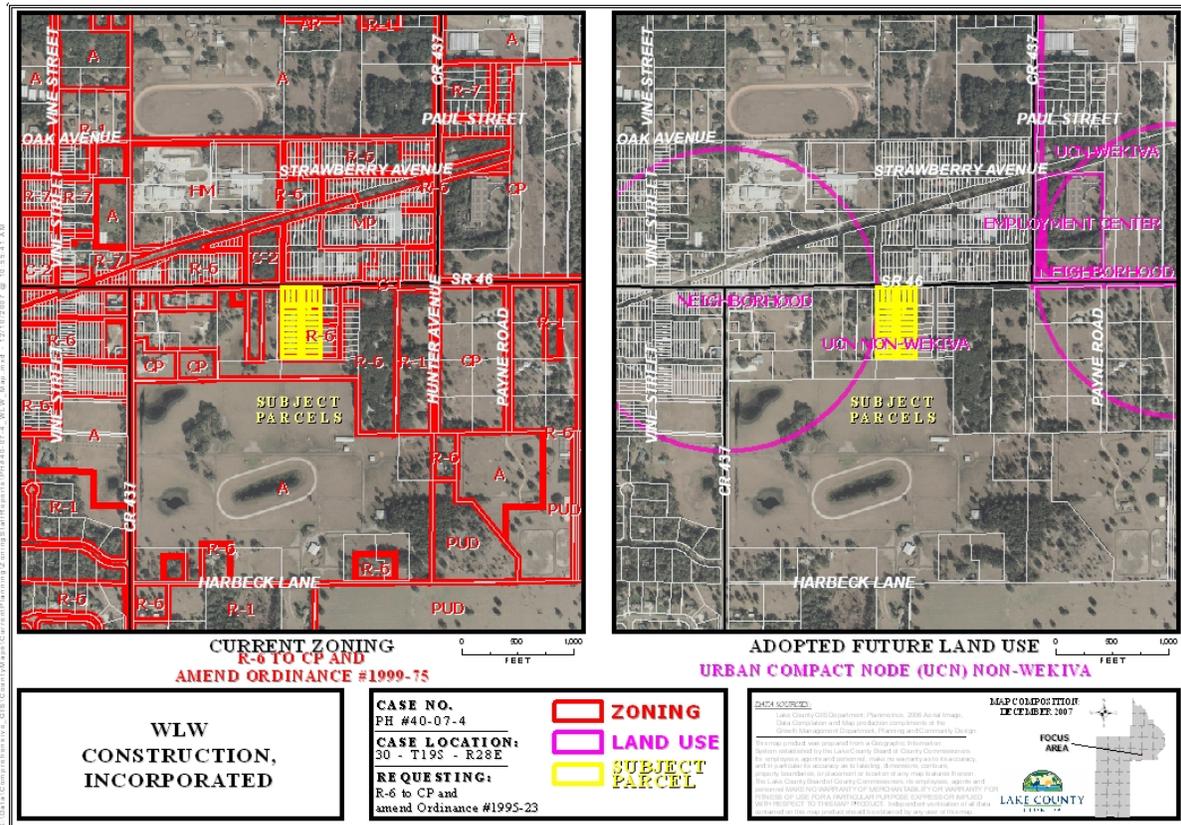
CASE NO: PH #40-07-4

AGENDA NO: 5

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'S REQUEST:** The Applicant is requesting to amend Ordinance #1999-75 for the addition of a truck yard 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'S RECOMMENDATION:** Approval with conditions

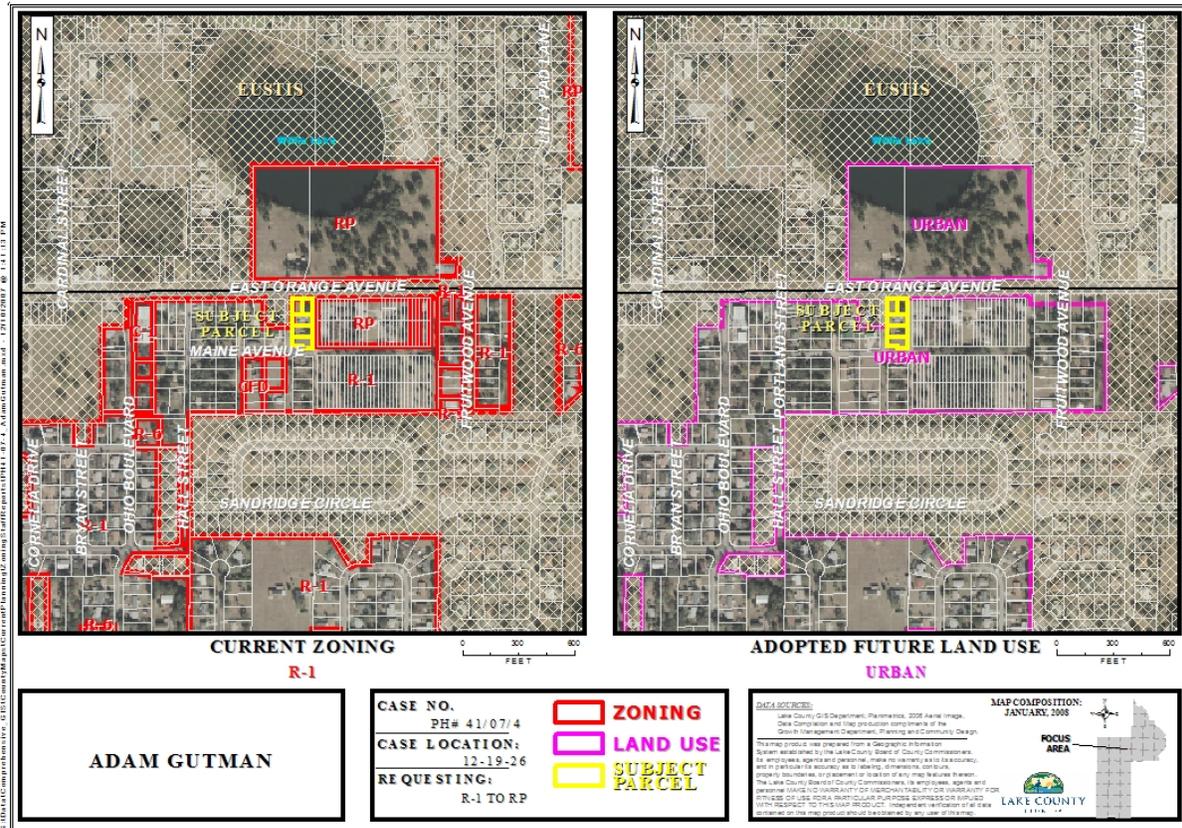
CASE NO: PH# 41-07-4

AGENDA NO: 6

OWNER: Adam Gutman

APPLICANT: Adam Gutman

GENERAL LOCATION: Urban



**APPLICANT'S REQUEST:** The Applicant is requesting to rezone .75 acres from Rural Residential (R-1) to Residential Professional (RP).

**SIZE OF PARCEL:** .75 +/- acres

**FUTURE LAND USE:** Urban

**STAFF'S RECOMMENDATION:** Approval

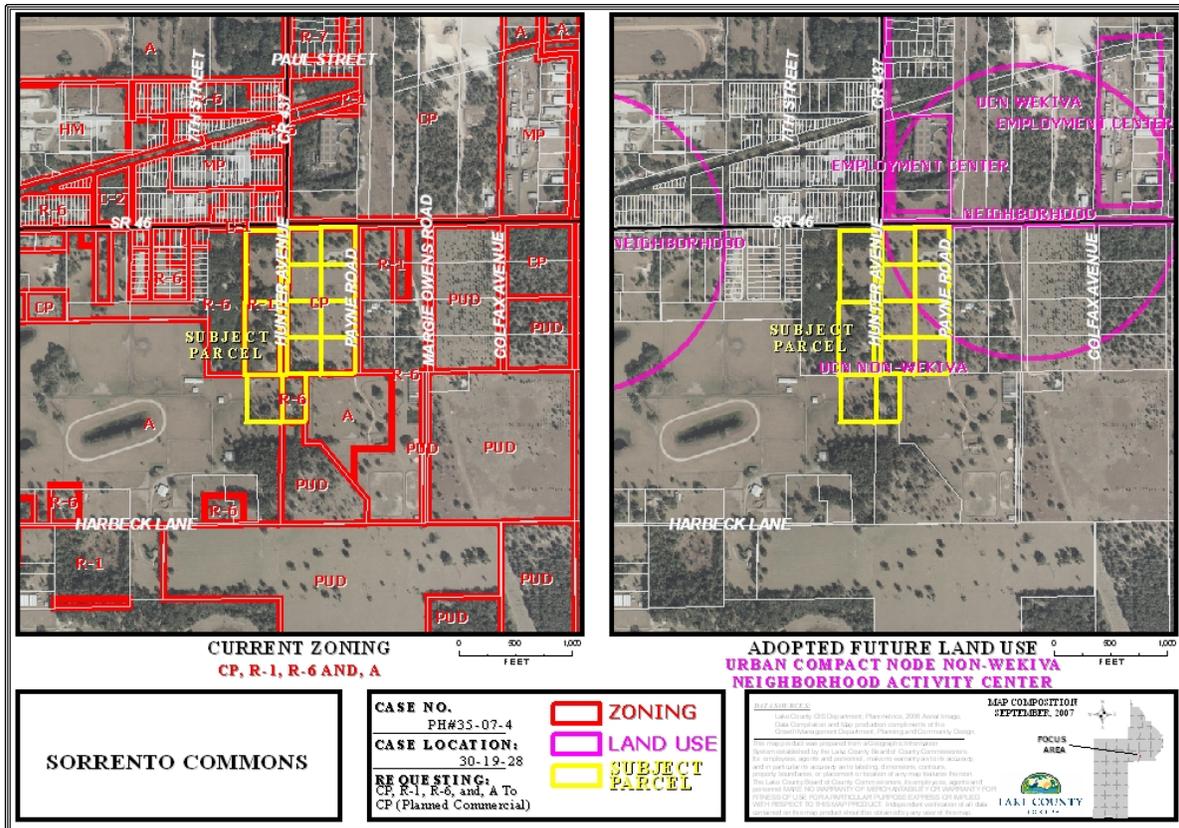
CASE NO: PH #35-07-4

AGENDA NO: 7

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'S 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'S RECOMMENDATION:** Denial

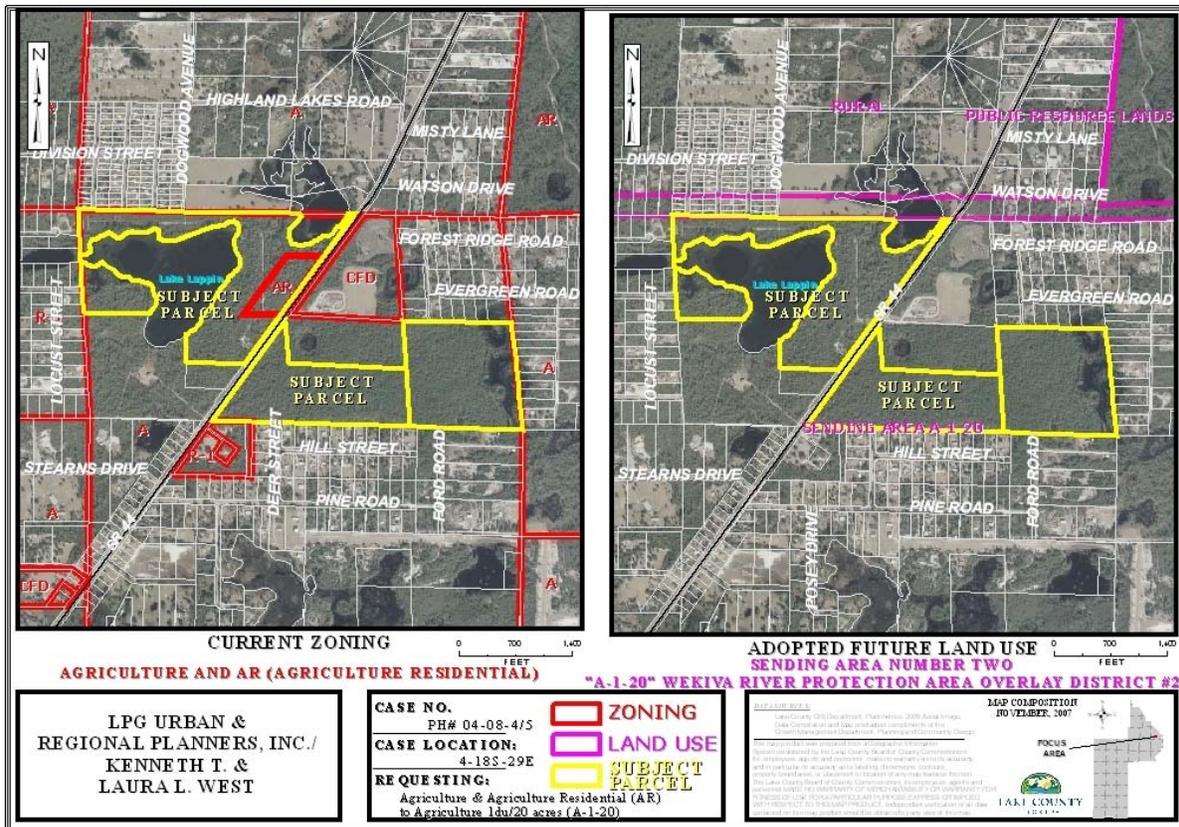
CASE NO: PH #04-08-4/5

AGENDA NO: 8

OWNERS: Kenneth T. & Laura L. West

APPLICANT: LPG Urban & Regional Planners, Inc./Greg Beliveau, AICP

GENERAL LOCATION: North Pine Lakes area – property is located on the east and west side of SR 44 between the Pine Road (4-8099) and Forest Ridge Road (Non-maintained).



**APPLICANT'S REQUEST:** To rezone 185.43 +/- acres from Agriculture (A) and Agriculture Residential (AR) to Agriculture 1 dwelling unit/20 acres (A-1-20) to permit single-family residential development of the property.

**SIZE OF PARCEL:** 185.43 +/- acres

**FUTURE LAND USE:** Wekiva River Protection Area "Sending Area # 2 A-1-20"

**STAFF'S RECOMMENDATION:** Approval

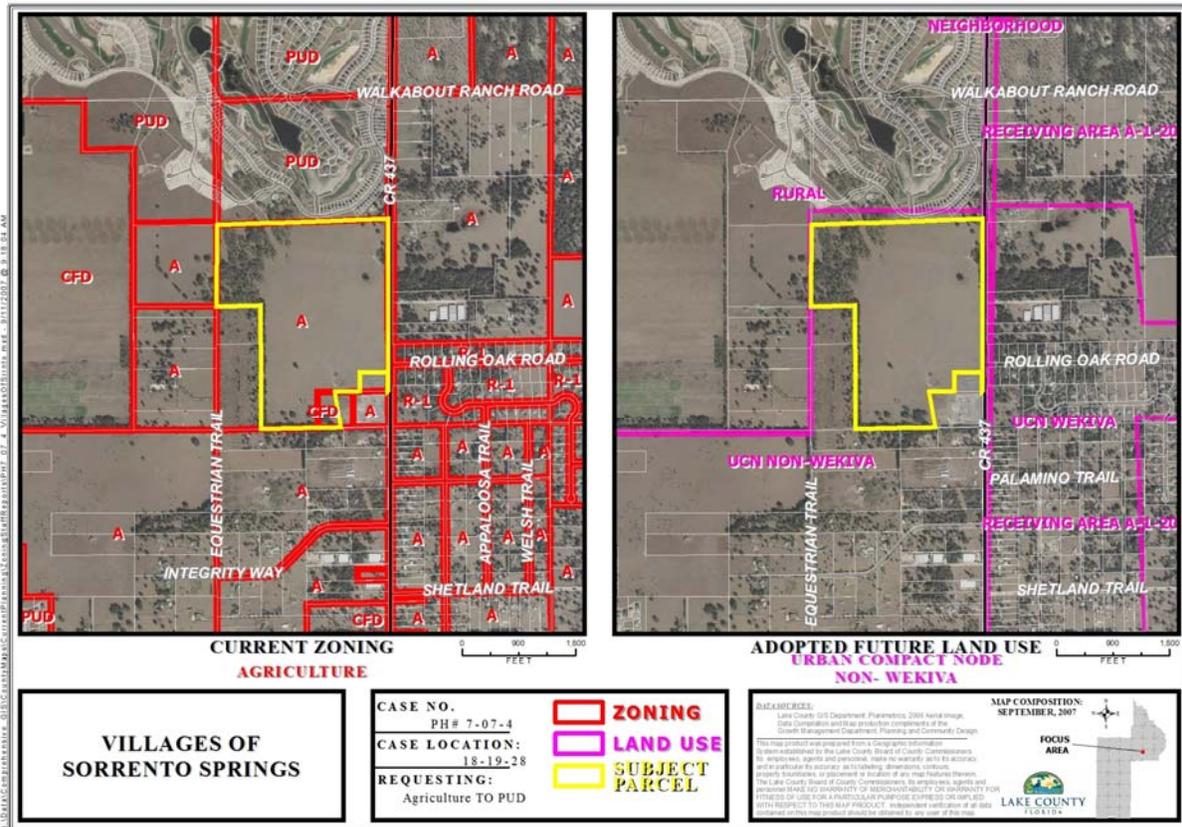
CASE NO: PH #7-07-4

AGENDA NO: 9

OWNER: Eagle Dunes II, LLC – John Gray, Jr.

APPLICANT: Eagle Dunes II, LLC – John Gray, Jr.

GENERAL LOCATION: North Sorrento area – property is located south of SR 44 on the west side of CR 437, south of Sorrento Springs, and north of Integrity Way AK# 2723530



APPLICANT'S REQUEST: To rezone 161.074 acres from Agriculture (A) and CFD (Community Facility District) to Planned Unit Development District (PUD) to allow a single-family residential development consisting of 160 single-family dwelling units.

SIZE OF PARCEL: 161.074 +/- Acres (Gross)

FUTURE LAND USE: Mt. Plymouth/Sorrento Urban Compact Node (Non-Wekiva)

STAFF'S RECOMMENDATION: Approval