

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
JANUARY 27, 2009
ZONING AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, January 7, 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 Board of County Commissioners for their public hearing to be held at **9:00 a.m., or soon thereafter, on Tuesday, January 27, 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
 JANUARY 7, 2009
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 January 27, 2009

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.

PH#66-08-5	Steve Donahue/Lake County/Haines Creek Garage	1
PH#58-08-5	Steven F. Bruce & Vicki L. Sweigart-Bruce	4 Withdrawal from Agenda
PH#64-08-2	BFG Lakeshore LTD/Jeffrey B. Fuqua, Manager/ Hartle Groves PUD	5
PH#62-08-5	Harbor Hills Development, LP/Richey & Cooney	6
CUP#08/9/1-5	Harbor Hills Development, LP/Steven J. Richey, P.A. Harbor Hills RV & Boat Storage Facility	7
PH#56-08-2	Orange County & City of Orlando/Douglas Pickell, P.E., PB Americas, Inc./Water Conserve II (RIB Site #10)	8 Continuance to 4/01/09
PH#57-08-2	Orange County & City of Orlando/Douglas Pickell, P.E., PB Americas, Inc./Orange County & City of Orlando (RIB Site #1)	9 Continuance to 4/01/09
CUP#380-1	Staff-Initiated Revocation Russell R. Van Ness	10
CUP#08/11/3-5	Tail End Farms, LLC/Paul and Marni Lewis/Tail End Pet Resort & Spa	11

REGULAR AGENDA:

PH#44-08-4	Catherine Hanson/Leslie Campione, Esq.	2
PH#51-08-2	Clermont-Falls Creek Development, Magnolia Property Associates LLC, B & L Properties LLC, and Magnolia Point Clermont I, LLC/Lake County/Magnolia Center	3

CASE NO: PH #66-08-5

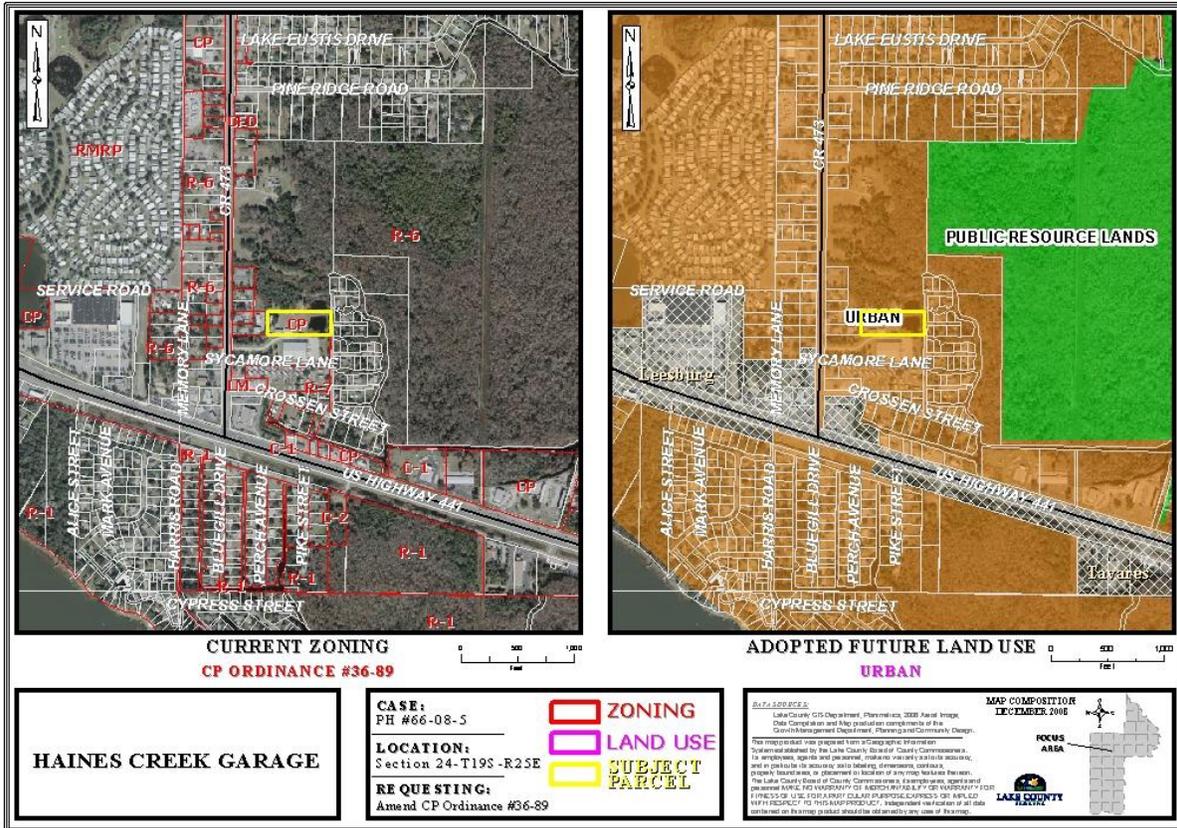
AGENDA NO: 1

OWNER: Steve Donahue

APPLICANT: Lake County

PROJECT NAME: Haines Creek Garage

GENERAL LOCATION: Section 24-T19S-R25E, off CR 473 on Ironwood Ave. Alternate Key No. 2866292



REQUESTED ACTION: The Owner is requesting to amend the Planned Commercial (CP) Ordinance #36-89 to allow an office and accessory storage/utility buildings, including a caretaker's residence on the property without a greenhouse.

SIZE OF PARCEL: 2.53 acres

FUTURE LAND USE: Urban

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Approval/7-0/Consent Agenda

CASE NO: PH #51-08-2

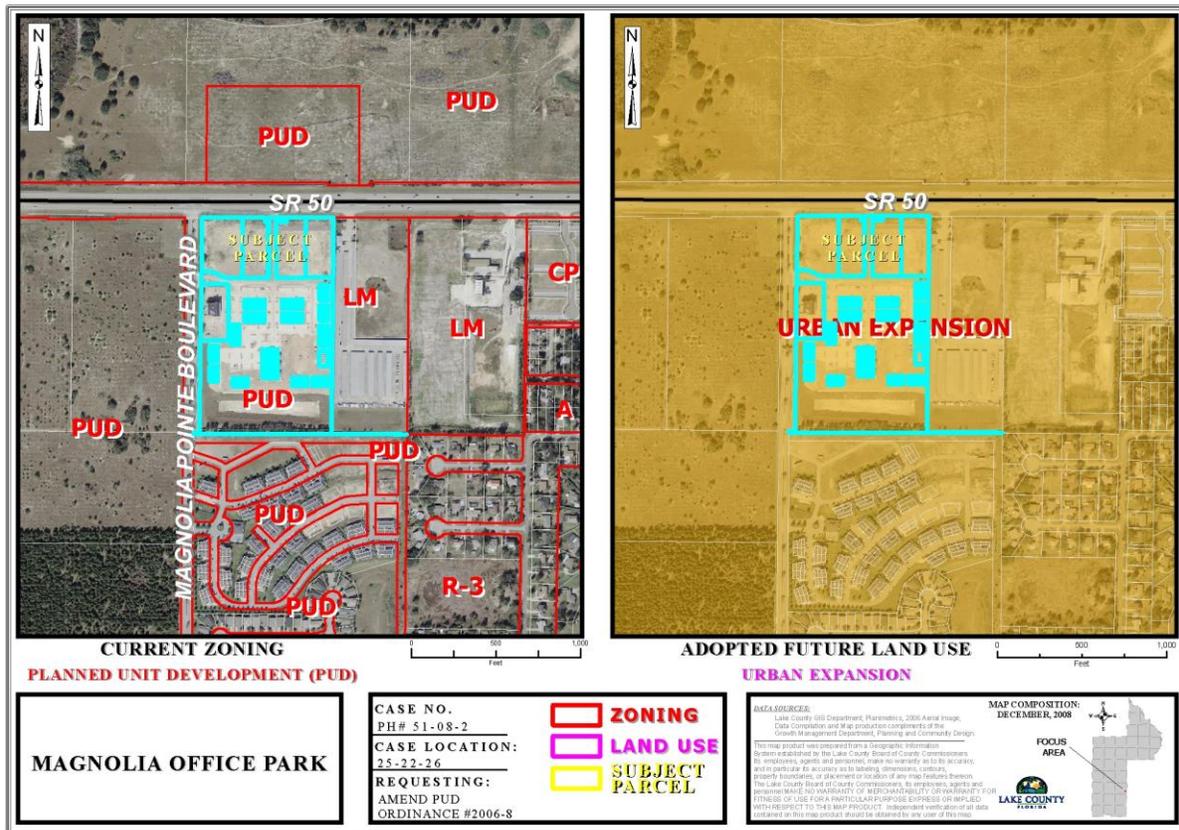
AGENDA NO: 3

OWNER: Clermont-Falls Creek Development, Magnolia Property Associates LLC, B&L Properties LLC, and Magnolia Point Clermont I, LLC

APPLICANT: Lake County

PROJECT NAME: Magnolia Center

GENERAL LOCATION: Clermont Area – Located along CR 50 at the southeast side of the intersection of CR 50 and Magnolia Pointe Boulevard (Sec.25 T22S R 26E). Alternate Key Nos. 3866085, 3859724, 3871969, 1037450, 3860011, 3870740, 3870741, 3870742, 3870737, 3870739, 3870738, 3870736, 3870749, 3870750, 3870745, 3870744, 3870746, 3870747, 3870748, and 3860067



REQUESTED ACTION: The Owners are requesting to amend Ordinance #2006-8 in order to revise the uses allowed within the PUD.

SIZE OF PARCEL: 22.5 Gross Acres

FUTURE LAND USE: Urban Expansion, Community Activity Center, Employment Center

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval with the following amended language under Section 1.F. of the ordinance: No. 1 would be revised to read "Landscaping of Lot 6 shall be in accordance with the approved landscape plan. On Page 5 of that same section, No. 8 would be added to read "For those areas not specified by Items 1 through 7 above, landscaping shall be in accordance with the current Land Development Regulations." In addition, the language on Page 2, Lines 21 to 23 should be revised to clarify

that the uses on Page 2, Line 25 through Page 3, Line 10 are clearly intended to be excluded. On Page 4, Lines 15 to 18, the language should be revised to reflect that any architectural enhancements to the facades on the front and rear sides would be applicable in the event of any combination of Lots 1 and 2 or Lots 3 and 4. Also, any reference to Lot 5 in the ordinance shall be removed.

CASE NO: PH#58-08-5 (Withdrawal from Agenda)

AGENDA NO: 4

OWNER: Steven F. Bruce & Vickie L. Sweigart-Bruce

APPLICANT: Steven F. Bruce & Vickie L. Sweigart-Bruce

GENERAL LOCATION: Leesburg area, lying one mile south of County Road 44 on Harbor Shores Road
Alternate Key No. 1307180

STAFF RECOMMENDATION: Withdrawal from Agenda

ZONING BOARD RECOMMENDATION: Withdrawal from agenda/7-0/Consent Agenda

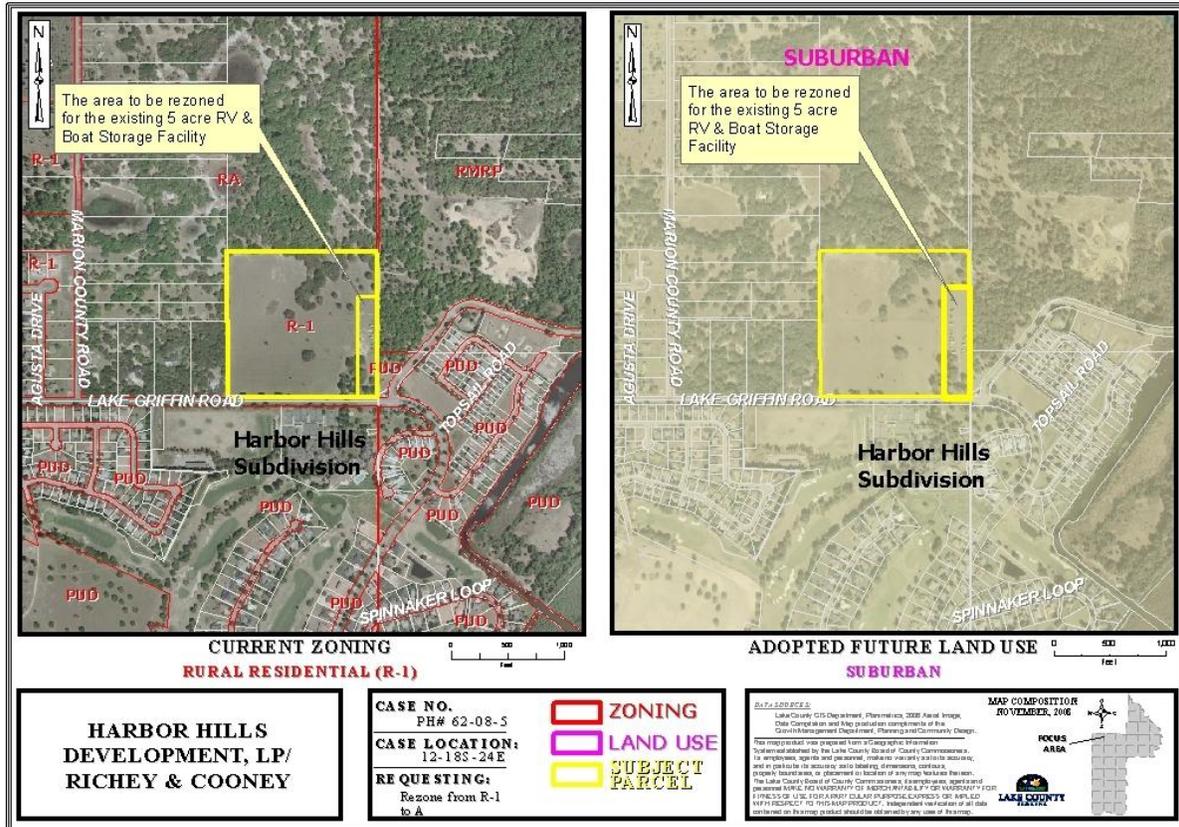
CASE NO: PH #62-08-5

AGENDA NO: 6

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: Approval/7-0/Consent Agenda

CASE NO: CUP #08/9/1-5

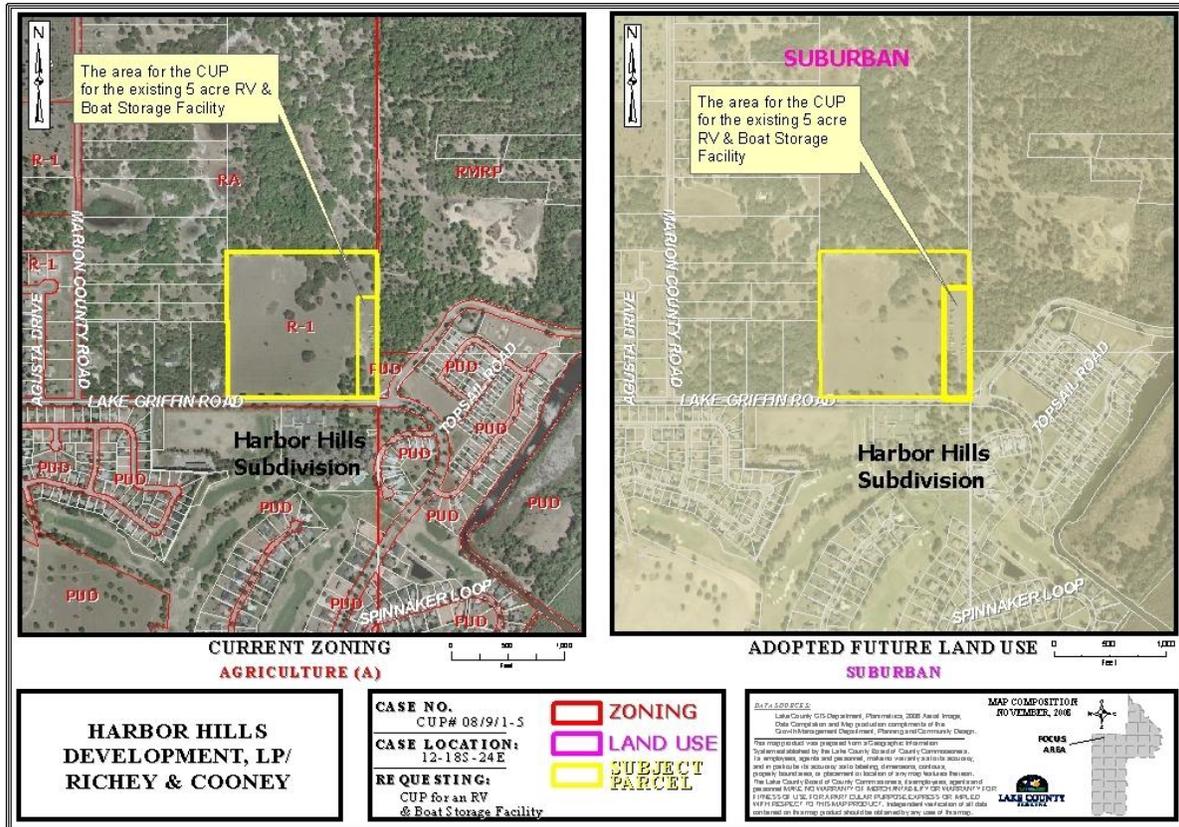
AGENDA NO: 7

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: Approval/7-0/Consent Agenda

CASE NO: PH #56-08-2 (Continuance until 4/01/09)

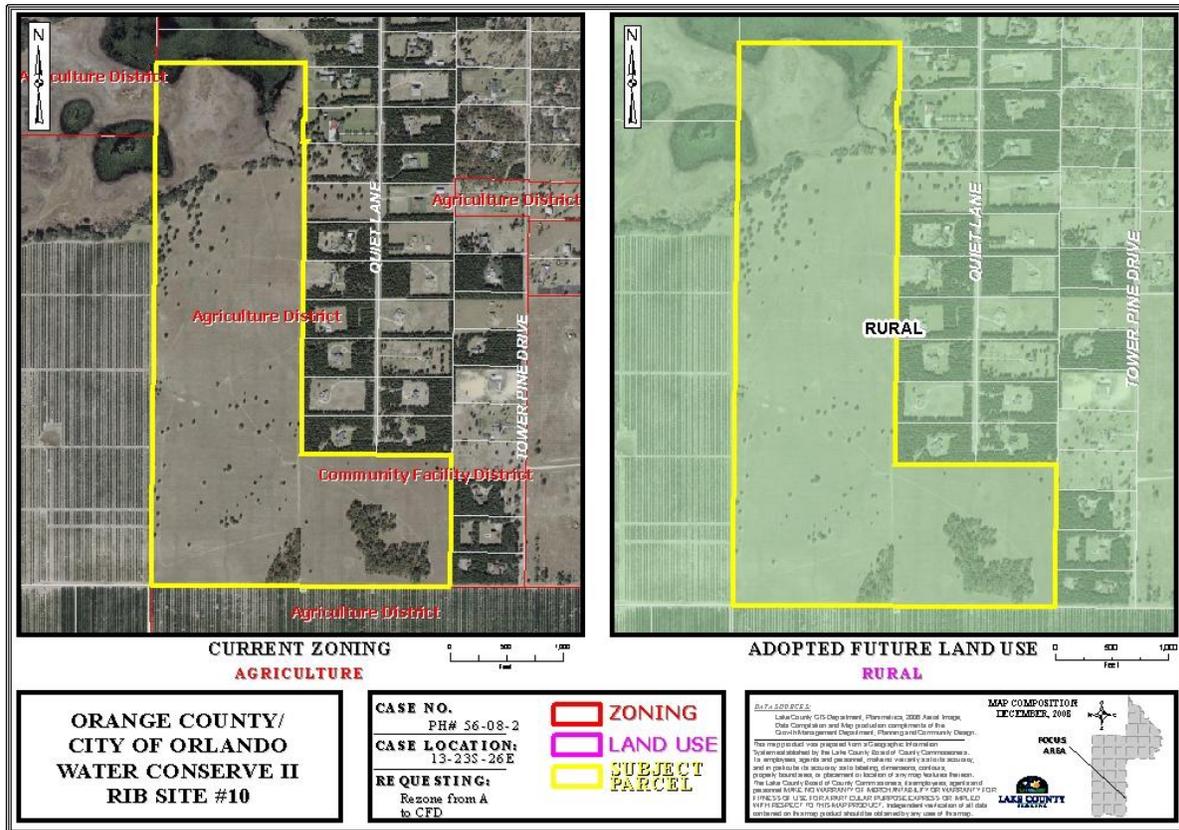
AGENDA NO: 8

OWNER: Orange County & City of Orlando

APPLICANT: Douglas Pickell, P.E., PB Americas, Inc.

PROJECT NAME: Water Conserve II (RIB Site #10)

GENERAL LOCATION: Southeast Lake County, east of Five Mile Rd. Alternate Key No. 1117879



REQUESTED ACTION: Rezone approximately 175.61 acres from Agriculture (A) to Community Facility District (CFD) to accommodate construction of rapid infiltration basins for the Orange County/City of Orlando Water Conserve II project.

SIZE OF PARCEL: 175.61 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Continuance to 4/01/09

CASE NO: CUP #380-1

AGENDA NO: 10

OWNER: Russell R. Van Ness

GENERAL LOCATION: Fruitland Park area – From the intersection of US Hwy 441/27 and Eaglesnest Road, proceed N along US Hwy 441/27 to Temple Hill Rd., east on Temple Hill Road to property lying at the end of the road.

REQUESTED ACTION: Staff-initiated revocation of a CUP in A (Agriculture) due to the permitted use of the site for a travel trailer park was never developed since its approval on September 19, 1972.

SIZE OF PARCEL: 20 +/- acres

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Approval/7-0/Consent Agenda

CASE NO: CUP#08/11/3-5

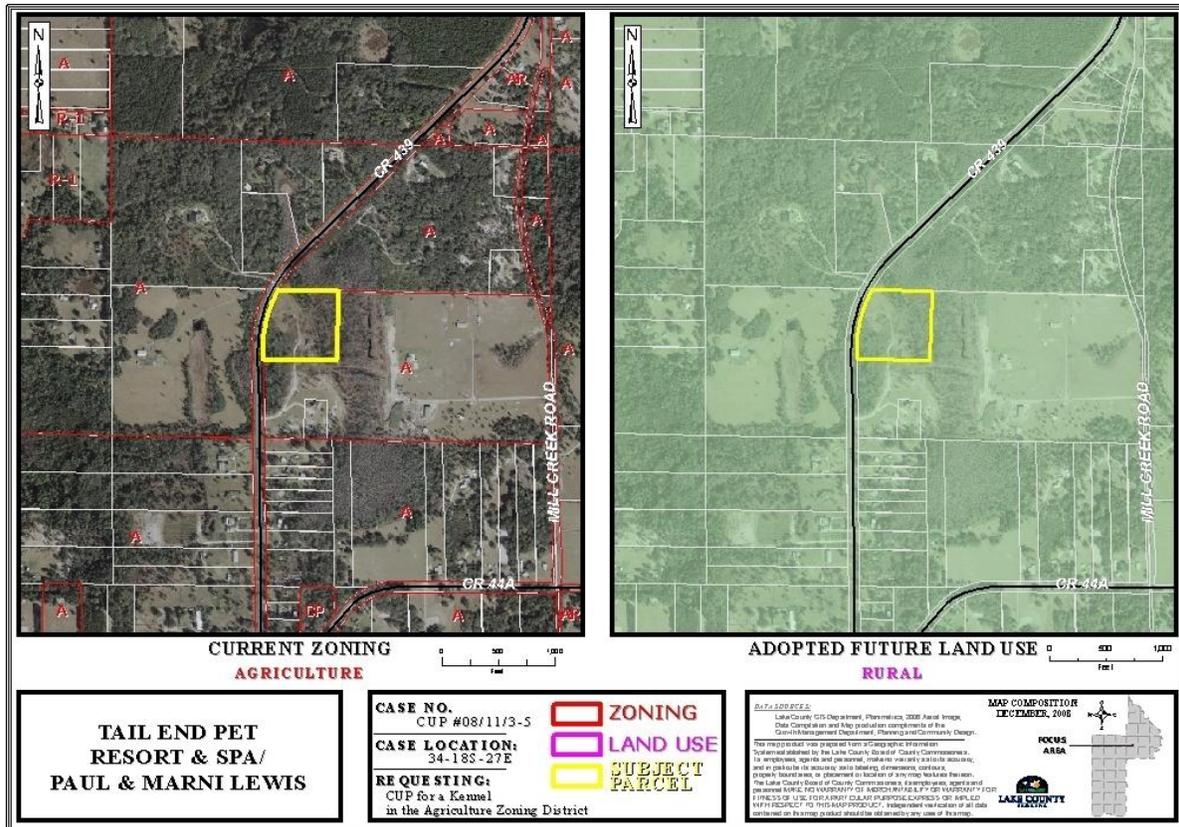
AGENDA NO: 11

OWNER: Tail End Farms, LLC

APPLICANT: Paul and Marni Lewis

PROJECT NAME: Tail End Pet Resort & Spa

GENERAL LOCATION: East Eustis area – property located on the east side of CR 439, approximately 1,000 feet north of CR 44A . Alternate Key No. 3861884



REQUESTED ACTION: The Applicant is requesting to renew Conditional Use Permit (CUP#07/8/1-5), which is a CUP in the Agriculture Zoning District to allow for a pet resort & spa (kennel) and associated caretaker's residence. CUP#07/8/1-5 expired on September 24, 2008 due to no commencement of construction.

SIZE OF PARCEL: 9 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Approval/6-1/Regular Agenda