

**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
DECEMBER 16, 2008
ZONING AGENDA**

The Lake County Zoning Board held a public hearing at 9:00 a.m. on Wednesday, December 3, 2008, 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, December 16, 2008**, 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
 DECEMBER 3, 2008
 AND
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 DECEMBER 16, 2008

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.
-----------------------	------------	---------------

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#44-08-4	Catherine Hanson/Leslie Campione, Esq.	3 Continuance to 1/07/09
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	4 Continuance to 1/07/09
PH#58-08-5	Steven F. Bruce & Vicki L. Sweigart-Bruce	5 Continuance to 1/07/09
PH#52-08-5	United Southern Bank/Leslie Campione, P.A. United Southern Bank – Astor/Leslie Campione, P.A.	6
PH#56-08-2	Orange County & City of Orlando/Douglas Pickell, P.E., PB Americas, Inc./Water Conserve II, RIB Site #10	7 Withdrawn
PH#57-08-2	Orange County & City of Orlando/ Douglas Pickell, P.E., PB Americas, Inc./Orange County & City of Orlando, RIB Site #1	8 Withdrawn
CUP#06/8/2-5	Staff-Initiated Revocation Vantaggio Investment Group/Amy Imilsis Velazquez	9
PH#68-08-5	Lake County Board of County Commissioners/Gary Kaiser, Public Safety Director	10

REGULAR AGENDA:

PH#54-08-5	WRYP, LLC/Mr. Richard Busche, P.E. Assisted Living Facility at Lexington Park	1
PH #61-08-2	Thomas G. Wenski, Bishop of the Diocese of Orlando Michael Cocco, Finance Chairman/St. Faustina Parish	2

REGULAR AGENDA: (CONTINUED)

CUP#08/11/2-2	Patrick and Barbara Henes/Janet Christoff Christoff Kennels	11
CUP#08/11/1-4	Glen and Sharon Treadwell/G. C. Bogardus Dixie Tank Lines	12

CASE NO: PH #54-08-5

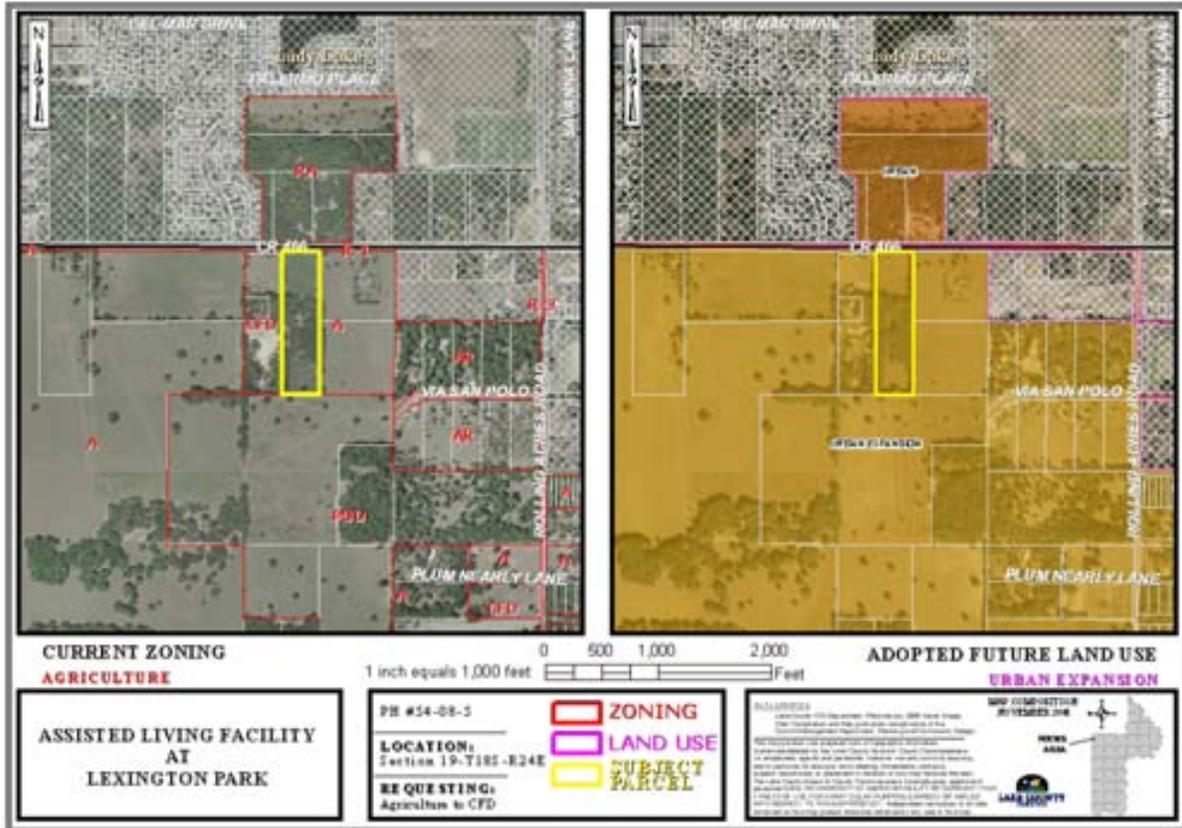
AGENDA NO: 1

OWNER: WRYP, LLC

APPLICANT: Mr. Richard Busche, P.E.

PROJECT NAME: Assisted Living Facility at Lexington Park

GENERAL LOCATION: SW of Lady Lake, south side of CR 466, about 6/10 mile E of Lake/Sumter County boundary. Alternate Key No. 1770688



REQUESTED ACTION: The Applicant is requesting to rezone property from the Agriculture Zoning District to the Community Facility District (CFD) Zoning District to allow an assisted and independent living facility (ALF/ILF).

SIZE OF PARCEL: 9.72 acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval with an increase in beds from 132 to 160 6-1

CASE NO: PH#61-08-2

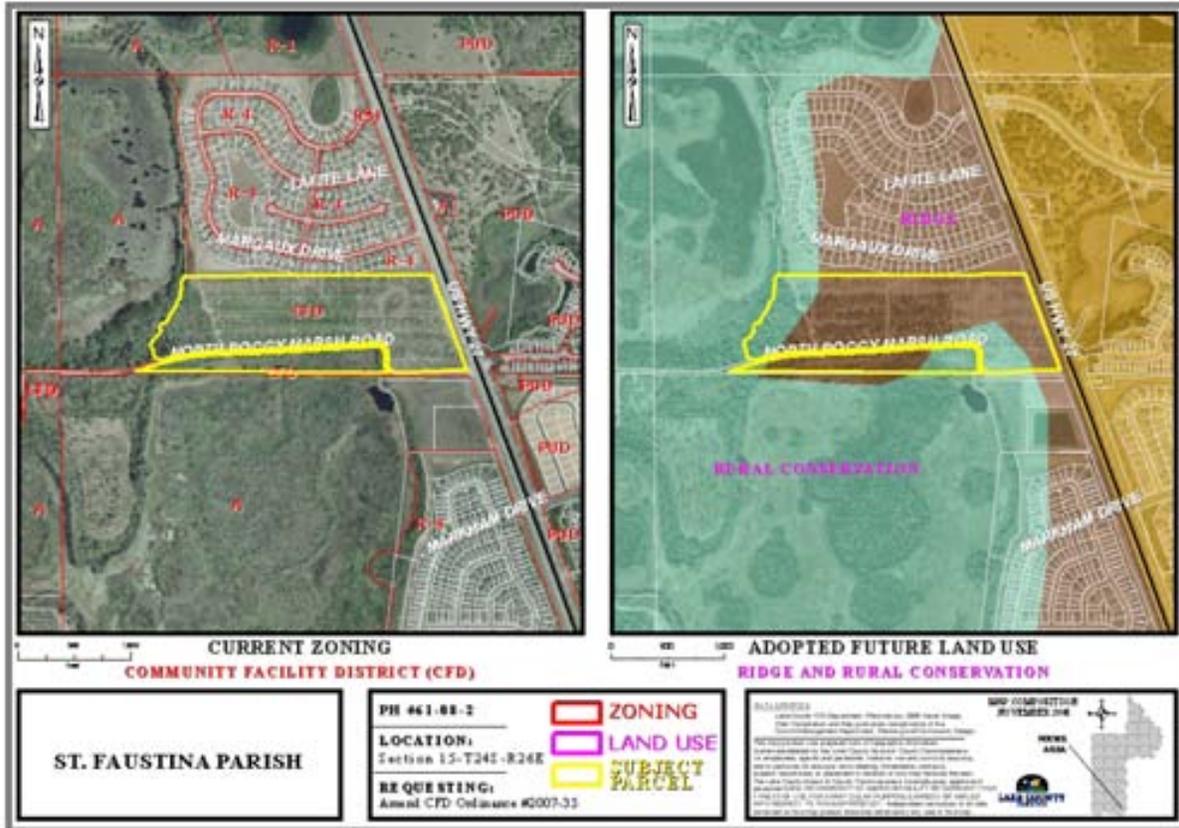
AGENDA NO: 2

OWNER: Thomas G. Wenski, Bishop of the Diocese of Orlando

APPLICANT: Michael Cocco, Finance Chairman

PROJECT NAME: St. Faustina Parish

GENERAL LOCATION: South Lake County at NW corner of intersection US 27/SR 25 and N. Boggy Marsh Rd. Alternate Key Nos. 3624696, 3685768



REQUESTED ACTION: Amend Ordinance #2007-35 to allow development in the Rural Conservation FLUC

SIZE OF PARCEL: 49.98 acres

FUTURE LAND USE: Ridge, Rural Conservation (RC)

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Approval, 7-0

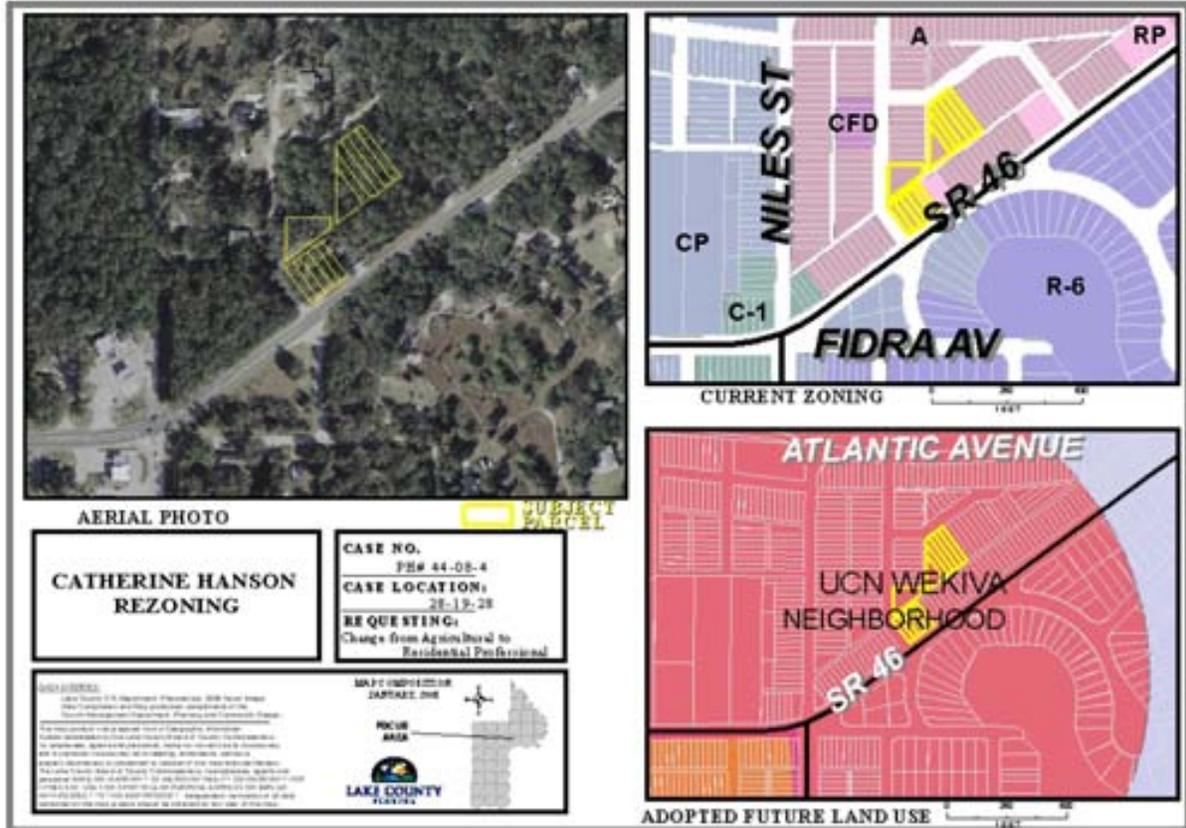
CASE NO: PH#44-08-4 (Continuance Request to 1/07/09)

AGENDA NO: 3

OWNER: Catherine Hanson

APPLICANT: Leslie Campione, Esq.

GENERAL LOCATION: Northwest corner of SR 46 & Paducah Street intersection



REQUESTED ACTION: Rezone 1.9 +/- acres of property from Agriculture (A) to Residential Professional (RP) to accommodate future office professional development.

SIZE OF PARCEL: 1.9 +/- acres

FUTURE LAND USE: Urban Compact Node (UCN) - Wekiva

STAFF RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: Consent Agenda, Continuance to the 1/07/09 Zoning Board Public Hearing 7-0

CASE NO: PH#51-08-2

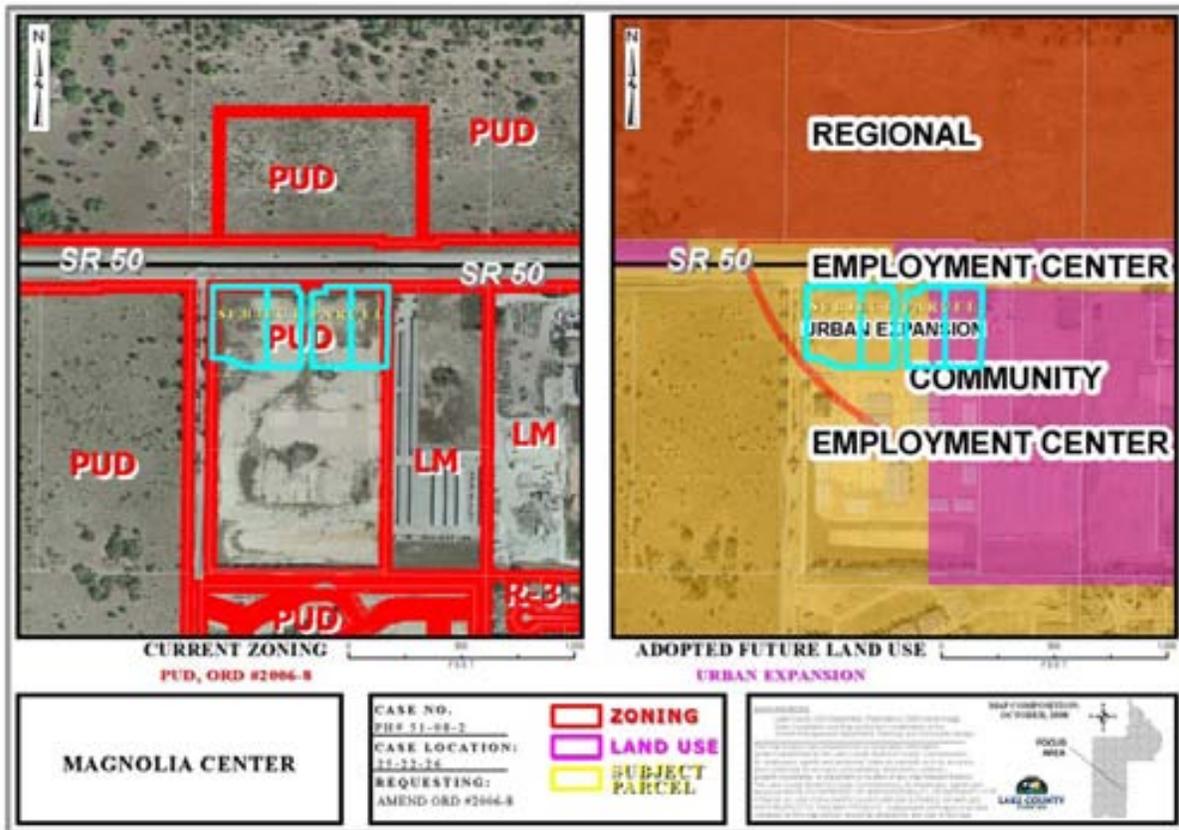
AGENDA NO: 4

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 Applicant is requesting to amend Ordinance #2006-8 in order to revise the uses allowed within the PUD.

SIZE OF PARCEL: 21.27 Gross Acres

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

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Regular Agenda, Continuance to the 1/07/09 Zoning Board Public Hearing 7-0

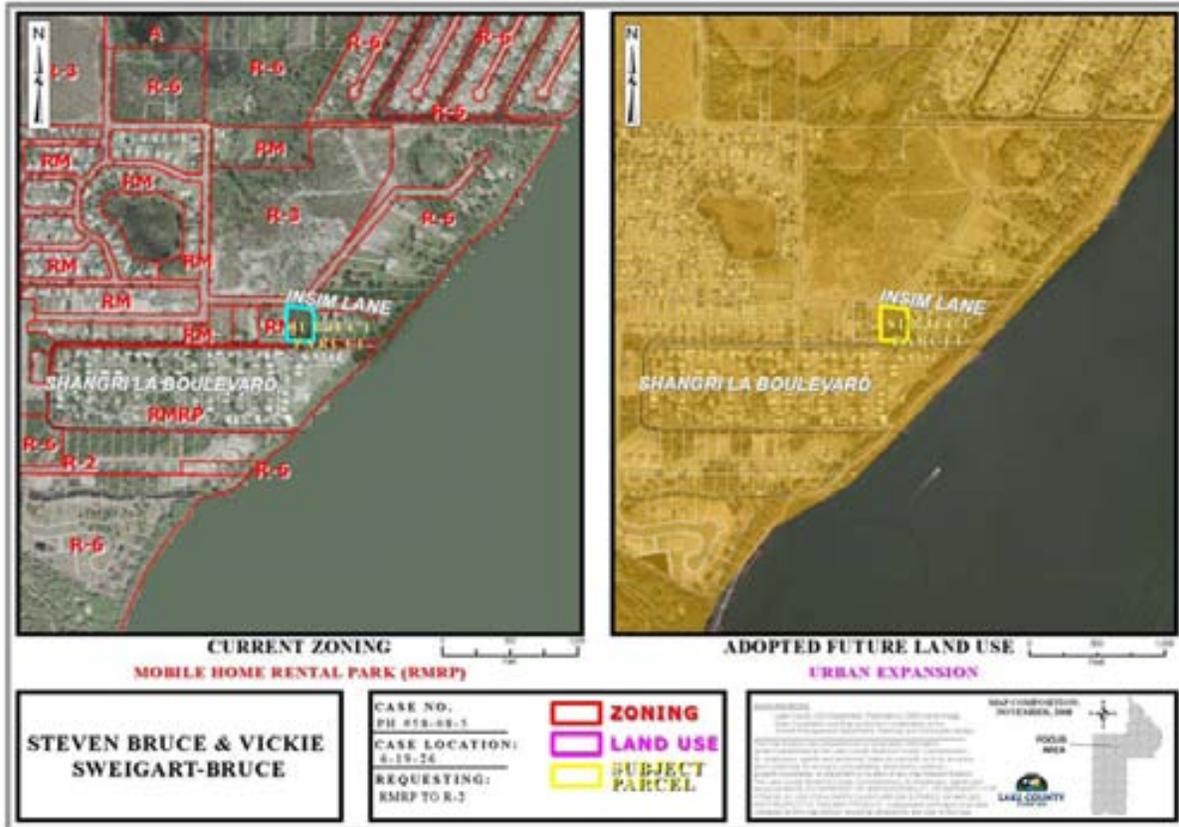
CASE NO: PH#58-08-5

AGENDA NO: 5

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



REQUESTED ACTION: Rezone 1.21 acres from Mobile Home Rental Park District (RMP) to Estate Residential (R-2).

SIZE OF PARCEL: 1.21 Gross Acres

FUTURE LAND USE: Urban Expansion

STAFF RECOMMENDATION: Denial of the application and an alternative suggestion that the parcel be rezoned from RMP to the R-1 Zoning District

ZONING BOARD RECOMMENDATION: Regular Agenda, Continuance to the 1/07/09 Zoning Board Public Hearing 7-0

CASE NO: PH#56-08-2

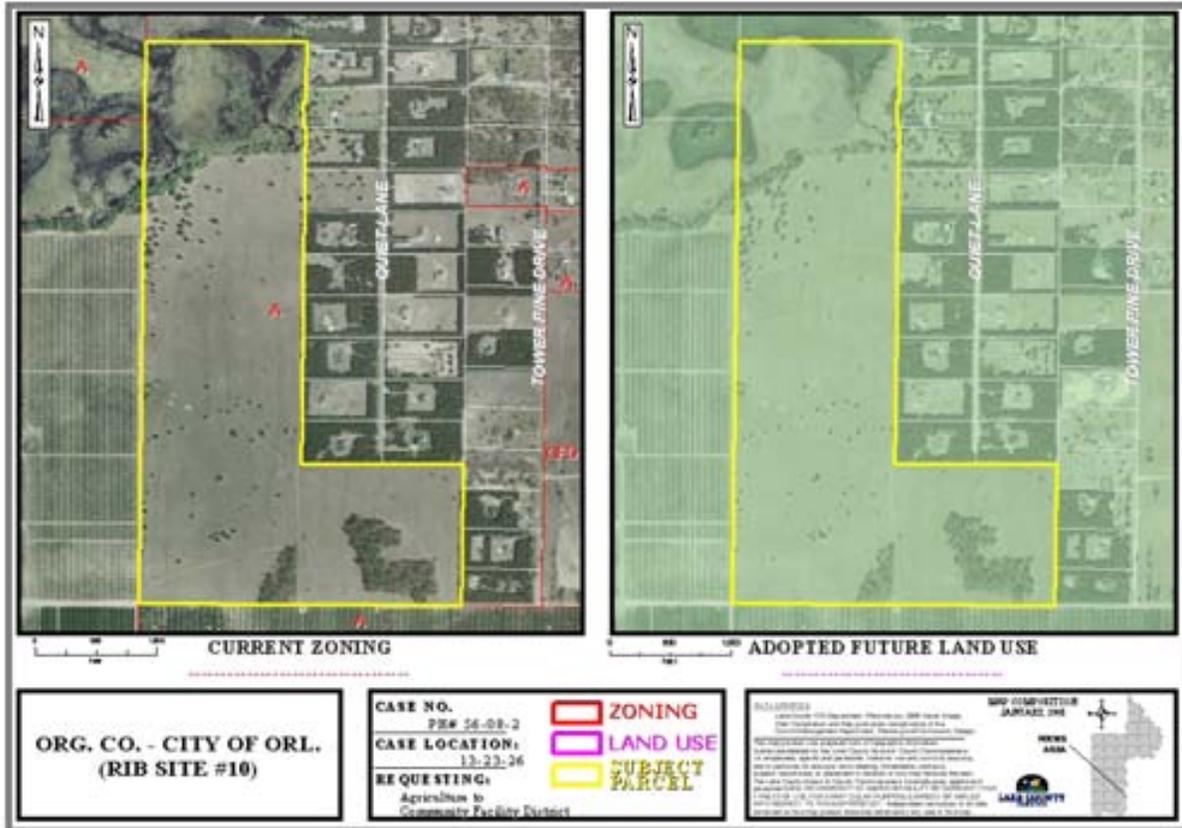
AGENDA NO: 7

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 AGENDA: Consent Agenda, Removal from Agenda 7-0

CASE NO: PH#57-08-2

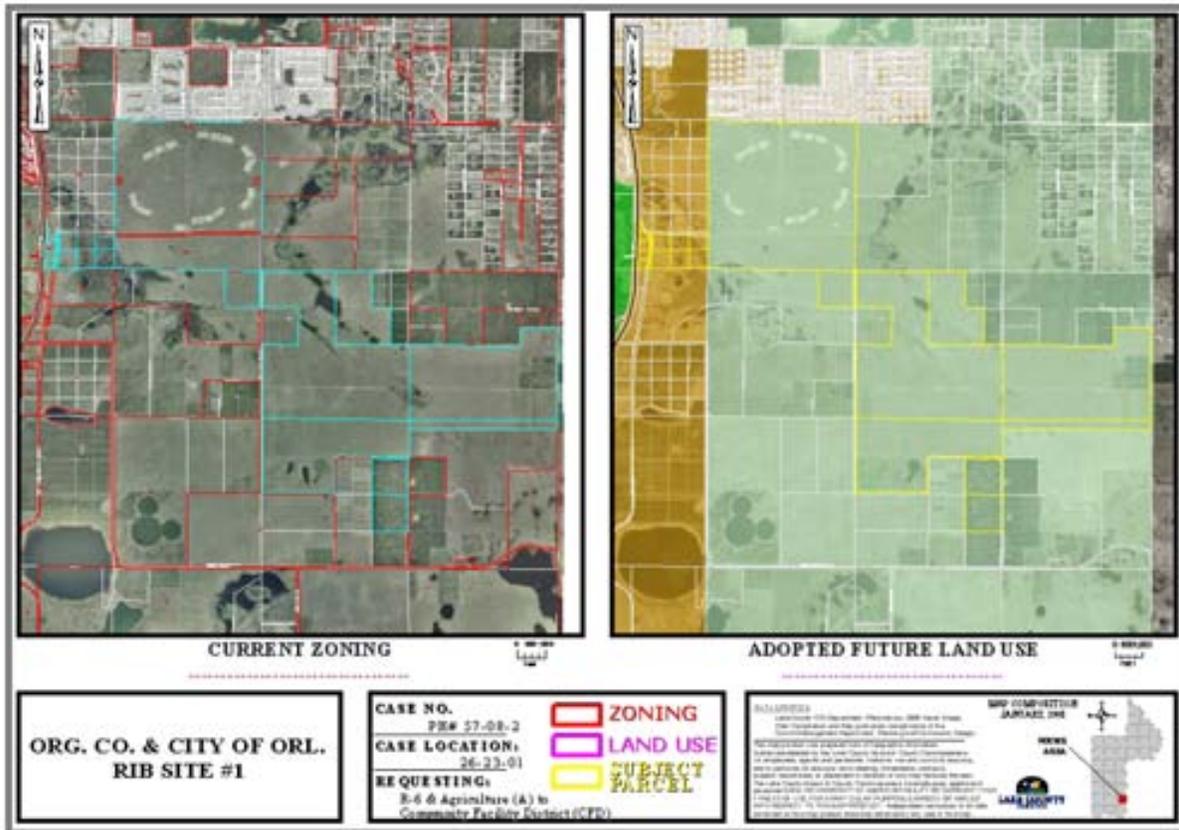
AGENDA NO: 8

OWNER: Orange County & City of Orlando

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

PROJECT NAME: Orange County & City of Orlando, RIB Site #1

GENERAL LOCATION: Southeast Lake County, east and west of Five Mile Rd. Alternate Key No. 3771728, 1028442, 1028469, 3781300, 1028485, 1029180, 1017335, 1594561, 1117887, 1594588



REQUESTED ACTION: Rezone 1,515.53(+/-) acres from Community Facility District (CFD), Urban Residential District (R-6), Agriculture (A) with CUP (#859-3) zoning districts to CFD zoning (in its entirety) and revoke CUP #859-3 for the purpose of constructing Rapid Infiltration Basins (RIBs) for Orange County/City of Orlando Water Conserve II project.

SIZE OF PARCEL: 1,515.53 +/- acres

FUTURE LAND USE: Rural and Urban Expansion

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Removal from Agenda 7-0

CASE NO: CUP#06/8/2-5

AGENDA NO: 9

OWNER: Vantaggio Investment Group/Amy Imilsis Velazquez

APPLICANT: Vantaggio Investment Group/Amy Imilsis Velazquez

GENERAL LOCATION: Eustis area – Property lying N of CR 44 and W'ly of CR 439.

REQUESTED ACTION: Staff-initiated revocation of a Conditional Use Permit (Ordinance #2006-40) in Agriculture zoning which permitted the placement of a 225 ft. monopole tower. The revocation is due to the applicant's failure to meet the requirement of Section 3. D, which states *"Construction and/or operation shall begin within six (6) months; otherwise this permit shall be null and void..."*

SIZE OF PARCEL: 3 +/-ac parent tract

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 7-0

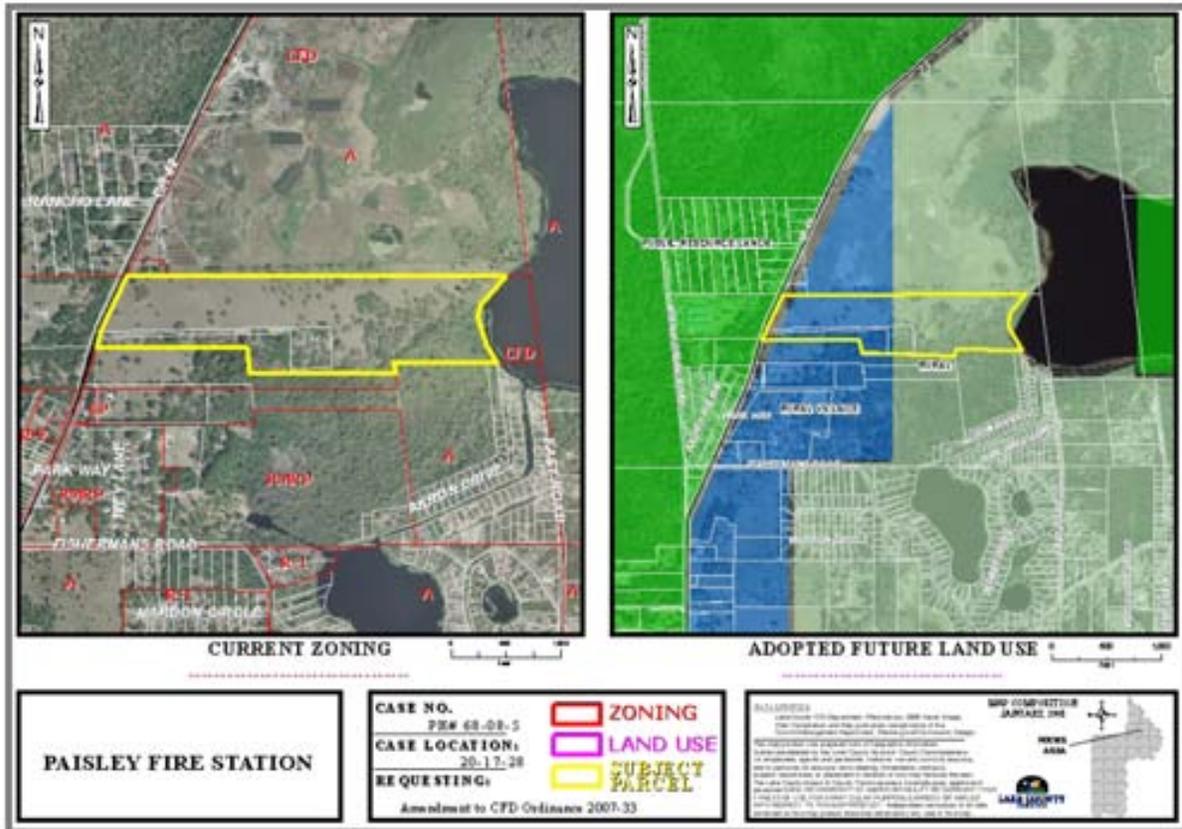
CASE NO: PH#68-08-5

AGENDA NO: 10

OWNER: Lake County Board of County Commissioners

APPLICANT: Gary Kaiser, Public Safety Director

GENERAL LOCATION: Paisley area – property is located east of CR 42 and south of Rancho Lane (25310 CR 42) and east of Country Squire Road.



REQUESTED ACTION: To establish new landscape buffer conditions for the existing Community Facility District (CFD) by replacing Ordinance #2007-33 with the new landscape buffer provisions.

SIZE OF PARCEL: 88 +/- Acre

FUTURE LAND USE: Rural Village and Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: Consent Agenda, Approval 7-0

CASE NO: CUP#08/11/2-2

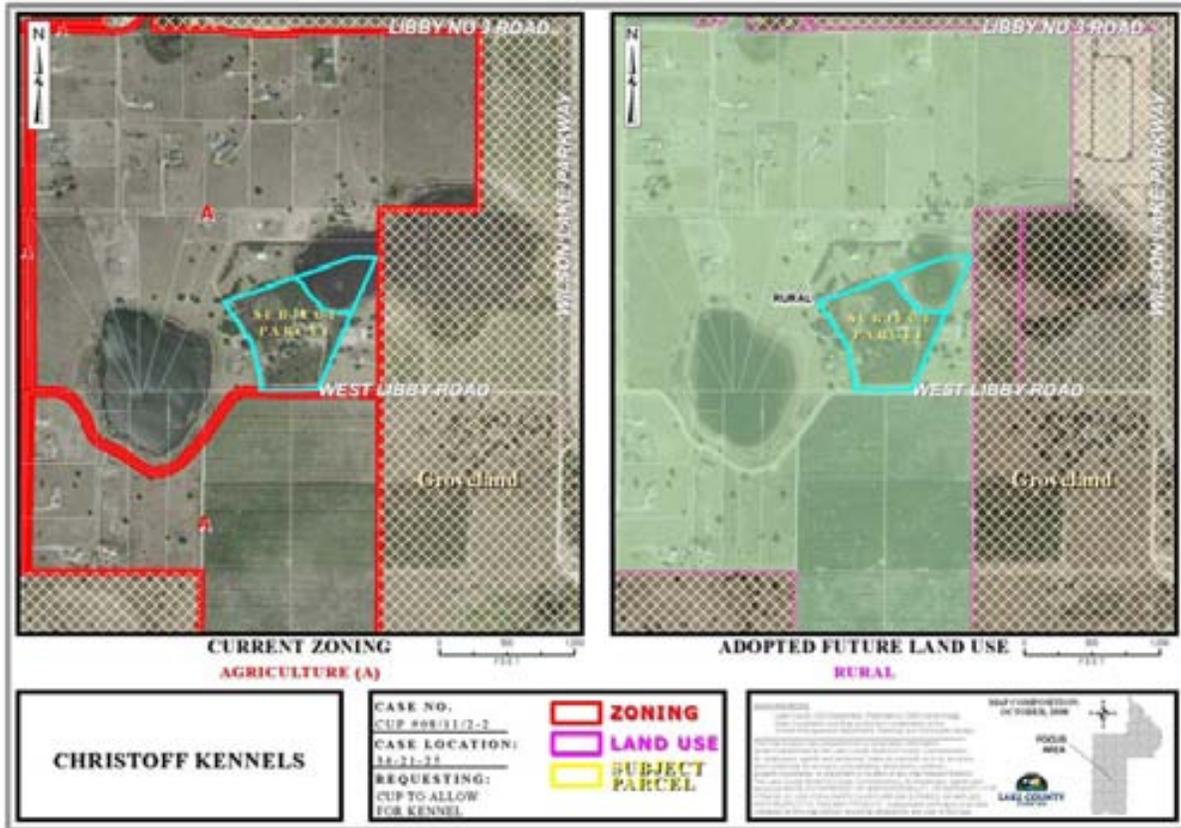
AGENDA NO: 11

OWNERS: Patrick & Barbara Henes

APPLICANT: Janet Christoff

PROJECT NAME: Christoff Kennels

GENERAL LOCATION: Groveland Area – On West Libby Rd., approx. 2 miles from the intersection of Wilson Lake Pkwy and US HWY 27 (Sec. 34 T21S R25E) Alternate Key No. 3750144



REQUESTED ACTION: The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture Zoning District to allow for a dog and cat kennel and caretaker's residence associated with the kennel.

SIZE OF PARCEL: 14.36 Gross Acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Approval

ZONING BOARD RECOMMENDATION: 11/05/08 Regular Agenda, Denial 7-0

PAST BCC ACTION: Continuance from the 11/25/08 BCC Public Hearing

CASE NO: CUP#08/11/1-4

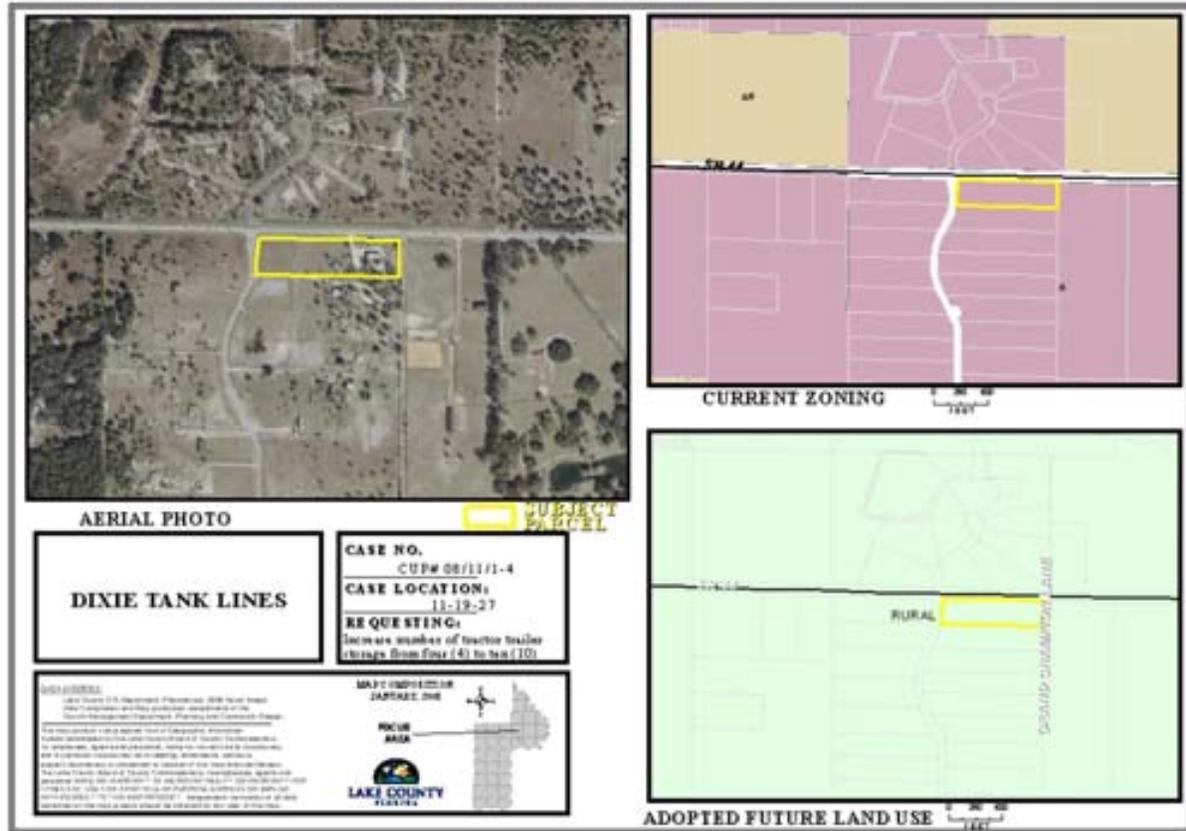
AGENDA NO: 12

OWNERS: Glen & Sharon Treadwell

APPLICANT: G.C. Bogardus

PROJECT NAME: Dixie Tank Lines

GENERAL LOCATION: Off SR 44, ¾ mile East of CR 439



REQUESTED ACTION: The Applicant is requesting to amend CUP #2003-73 in order to increase the number of permitted tractor trailer parking from four (4) units to ten (10) units.

SIZE OF PARCEL: 5.21 acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION: 11/05/08 Regular Agenda, Denial 7-0

The Zoning Board made an additional recommendation that Staff initiate the revocation process for the existing CUP which allows for the storage of four (4) tractor trailers.

PAST BCC ACTION: Continuance from the 11/25/08 BCC Public Hearing