

LAKE COUNTY ZONING BOARD

July 7, 2004

AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., on **Wednesday, July 7, 2004**, 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, July 27, 2004, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender, Chairman	District 3
Ms. Catherine Hanson	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Dennis Reid, School Board Member	

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 Environmental Specialist, Planning & Development Services
Mr. Richard O'Brien, Senior Planner, Planning & Development Services Division
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Williams, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
July 7, 2004
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
July 27, 2004

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO.
PH#43-04-2	Clear Channel Broadcasting Inc. Cecelia Bonifay, Esq.	1	#44-04-CFD/AMD
PH#45-04-2	Messy Dog, LLC / Dan Hessburg Steven J. Richey, P.A.	2	#48-0-4Z
PH#42-04-2	Chancery Lane, Ltd. Bailes Properties/D. LaCrosse	3	#45-04-Z
PH#44-04-3	Hugh McElyea, Trs., et al Mike Prysmont	4	#46-04-Z
PH#46-04-1	Ronald & Loretta Shelfer Marsha Goddu	5	#47-04-CP
PH#48-04-5	Lake County Board of County Commissioners Bob Stevens, Public Works Dept.	6	#51-04-CFD
PH#33-04-1	Joe & Lorraine Nolette Hwy 44 Development Trust Greg Beliveau, AICP	7	#38-04-PUD
PH#47-04-4	Carrol & Renelda M. Gatch Lake County Department of Public Works	8	#48-04-CFD
PH#8-04-2	Karen Jaffe-McGuire Larry Godwin/Colony Communities Steven J. Richey, P.A.	9	#16-04-PUD
PH#41-04-3	Strategic Land Investment John Percy, Glatting & Jackson	10	#43-04-PUD/AMD
PH#32-04-3	Robert Beucher/Sonoma Constructors Las Colinas Farner Barley & Associates	11	#31-04-PUD/AMD

TRACKING NO.: #44-04-CFD/AMD

CASE NO: PH#43-04-2

AGENDA NO: #1

OWNERS: Clear Channel Broadcasting, Inc.

REPRESENTATIVE: Cecelia Bonifay, Esq.

GENERAL LOCATION: Clermont / South Lake County area – Property lying S of W. Phil C. Peters Road, W of Black Bear Lane and E of Tower Pine Drive and also S of Avalon Woods Rd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to CFD Ordinance #55-89 for expansion to allow the addition of one (1) tower, as well as increase the size of the transmitter and tower buildings.

EXISTING ZONING: CFD (Community Facility District)

SIZE OF PARCEL: 80+/acres

FUTURE LAND USE: Rural

TRACKING NO.: #48-04-Z

CASE NO: PH#45-04-2

AGENDA NO: #2

OWNER: Messy Dog, LLC / Dan Hessburtg
REPRESENTATIVE: **Steven J. Richey, P.A.**

GENERAL LOCATION: Minneola area – Property located N of US 27/SR 25, S of Florida Turnpike, approximately 3/4 miles E of SR 19 and approximately 1/2 mile N of Clerbrook Resorts.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those uses of the C-2 zoning district.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 18+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #45-04-Z

CASE NO: PH#42-04-2

AGENDA NO: #3

OWNERS: Chancery Lane, Ltd.

REPRESENTATIVE: Bailes Properties / D. LaCrosse

GENERAL LOCATION: Clermont area – Property lying S of Hartwood Marsh Rd and the Whitehall at Kings Ridge subdivision and E'ly of US 27/SR 25.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezoning from R-6 (Urban Residential) to CP (Planned Commercial) with C-2 (Community Commercial) to allow for the use of self-storage warehouses and professional offices and those uses of the CP and C-2 zoning district.

EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: 16.4 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #46-04-Z

CASE NO: PH#44-04-3

AGENDA NO: #4

OWNERS: Hugh McElyea, Trs., et al

REPRESENTATIVE: Mike Prysmont

GENERAL LOCATION: Howey-in-the-Hills area : Property located NE'ly and SW'ly of Number Two Road and approximately 1-1/2 miles SW of SR 19 and CR 48 intersections.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-1 (Rural Residential).

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 31 +/-acres

FUTURE LAND USE: Urban

TRACKING NO.: #47-04-CP

CASE NO: PH#46-04-1

AGENDA NO: #5

OWNERS: Ronald & Loretta Shelfer

REPRESENTATIVE: Marsha Goddu

GENERAL LOCATION: Bassville Park area – Property lying approximately 3/4 mile NW of the intersection of US Hwy 441 and CR 473.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-6 (Urban Residential) to CP (Planned Commercial) with C-1 (Neighborhood Commercial) and C-2 (Community Commercial) uses.

EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: .80

FUTURE LAND USE: Urban

TRACKING NO.: #51-04-CFD

CASE NO: PH#48-04-5

AGENDA NO: #6

OWNERS: Lake County Board of County Commissioners

REPRESENTATIVE: **Bob Stevens, Lake County Public Works**

GENERAL LOCATION: Umatilla area – Property located NE'ly cor of CR 450 and Roger Giles Rd, and also E'ly of Webster Hill Rd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to construct a county park.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 100 +/-acres

FUTURE LAND USE: Urban

TRACKING NO.: #38-04-PUD

CASE NO: PH#33-04-1

AGENDA NO: #7

OWNERS: Joe & Lorraine Nolette

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Silver Lake – Property located SE'ly of the intersection of SR 44 and Treasure Island Rd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to PUD (Planned Unit Development) for construction of a single-family residential development.

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 44+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #49-04-CFD

CASE NO: PH#47-04-4

AGENDA NO: #8

OWNERS: Carrol & Renelda M. Gatch

REPRESENTATIVE: Department of Public Works

GENERAL LOCATION: Eustis area – Property lying SW'ly of SR 44 and N of Getford Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to CFD (Community Facility District) for a regional stormwater attenuation and water quality treatment facility with an ancillary use of a passive park with trail(s), benches and educational signage related to the function of the facility and the natural setting.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 23.33 +/- acres

FUTURE LAND USE: Urban & Urban Expansion

TRACKING NO.: #41-04-MP

CASE NO: PH#40-04-3

AGENDA NO: #9

OWNERS: Karen Jaffee-McGuire Larry Godwin, Colony Communities

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Clermont area – Property located E'ly of Lake Louisa Road and E. Lake Louisa Road and E of the Oranges Subdivision.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) and R-6 (Urban Residential) to PUD (Planned Unit Development) to allow construction of a single family residential development at a density of 2.4 dwelling units/acre. (+/acres)

EXISTING ZONING: R-1 (Rural Residential) & R-6 (Urban Residential)

SIZE OF PARCEL: 80 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #43-04-PUD/AMD

CASE NO: PH#41-04-3

AGENDA NO: #10

OWNERS: Strategic Land Investment

REPRESENTATIVE: John Percy, Glatting & Jackson

GENERAL LOCATION: Property located NE'ly of SR 19 and Turnpike intersections, South of the Heritage Lakes & West of Arrowtree developments.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #60-88 (f/k/a Olympia Sports World) to allow the use of residential units, a village center with residential and commercial/office uses and/or office uses above retail shops.

EXISTING ZONING: PUD / Olympia Sports World

SIZE OF PARCEL: 387+/acres

FUTURE LAND USE: Urban & Rural

TRACKING NO.: #31-04-PUD

CASE NO: PH#32-04-3

AGENDA NO: #11

OWNERS: Robert Beucher / Sonoma Constructors

REPRESENTATIVE: **Farner Barley & Associates**

GENERAL LOCATION: Howey-in-the-Hills area – Property located in Las Colinas west of San Fernando Court N of San Jose Blvd. (22/23/26/27-20-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #44-93 to recognize the use and add 32 multifamily residential townhome units on approximately 4.3 acres (currently undeveloped) and eliminate 32 single-family residential units currently approved within the initial development.

EXISTING ZONING: PUD

SIZE OF PARCEL: 577+/acres

FUTURE LAND USE: Urban Expansion