

MINUTES

LAKE COUNTY ZONING BOARD

AUGUST 3, 2005

The Lake County Zoning Board met on Wednesday, August 3, 2005 in the Commission Chambers on the second floor of the Round Administration Building to consider petitions for rezonings, Conditional Use Permits, and Mining Site Plans.

The recommendations of the Lake County Zoning Board will be submitted to the Board of County Commissioners at a public hearing to be held on Tuesday, August 23, 2005 at 9 a.m. in the Commission Chambers on the second floor of the Round Administration Building, Tavares, Florida.

Members Present:

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

Staff Present:

Jeff Richardson, AICP, Planning Manager, Planning and Development Services Division
John Kruse, Senior Planner, Planning and Development Services Division
Rick Hartenstein, Senior Planner, Planning and Development Services Division
Stacy Allen, Senior Planner, Planning and Development Services Division
Mary Hamilton, Senior Planner, Planning and Development Services Division
Jennifer DuBois, Senior Planner, Planning and Development Services Division
Sherie Ross, Public Hearing Coordinator, Planning and Development Services Division
Ross Pluta, Engineer III, Engineering Division
Melanie Marsh, Deputy County Attorney

Chairman Bryan called the meeting to order at 9:05 a.m. He led in the Pledge of Allegiance, and James Gardner gave the invocation. Chairman Bryan noted that a quorum was present. He confirmed that Proof of Publication is on file in the Planning and Development Services Division and that the meeting has been noticed pursuant to the Sunshine Statute. He explained the procedure to be used in hearing the cases. He stated that all exhibits presented at this meeting by staff, owners, and those in support or opposition must be submitted to the Public Hearing Coordinator prior to proceeding to the next case. These exhibits will be on file in the Planning and Development Services Division.

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Minutes

MOTION by James Gardner, **SECONDED** by Robert Herndon to approve the July 6, 2005 Lake County Zoning Board Public Hearing minutes, as submitted.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: PH#73-05-2

AGENDA NO.: 5

OWNER: Lake Grove Utilities, Incorporated
APPLICANT: Karl Sanders, Esquire

Jeff Richardson, Planning Manager, stated that this case is also going through the variance process and will be heard next week. The applicant is requesting a 30-day continuance in order for a decision to be made on the variance issue.

There was no one present to represent the case nor was there anyone in the audience who had opposition to the continuance request.

James Gardner said he did not have any opposition to the continuance. However, from the material he had received, it appears that the Board of Adjustment continued the variance case up to a maximum of 90 days. It is not clear why that happened. He commented about people who are appointed to Boards and then cannot make up their mind and delay cases, which is an impediment to progress.

Melanie Marsh, Deputy County Attorney, stated that she was at the Board of Adjustment meeting last month. She explained that the case was continued because the Board wanted Cingular to contact other property owners to see if they could find a better location than the one proposed, which is in the middle of two subdivisions. The Board gave them 90 days in which to do that.

Mr. Gardner acknowledged that the Board wanted Cingular to find a different location. However, this is a cell phone tower where the antenna must be located in an area where it will serve the tower. Once again, the County is making it more difficult for a business enterprise to do business.

The Board voted to continue the case until the September 7, 2005 Lake County Zoning Board Public Hearing.

CASE NO.: PH#34-05-3

AGENDA NO.: 10

OWNER: Kerry Wrobel
APPLICANT: Jayson Stringfellow

Jeff Richardson, Planning Manager, stated that the attorney for this case has requested a 30-day continuance due to a legal issue with the legal description of the property. In addition, there is a new applicant so new affidavits are needed; and the entities need to catch up with the process.

There was no one present to represent the case.

C. A. Moye, a resident on Bloomfield Avenue in Yalaha, said this is the second time this case has been continued. He asked if he could rely on this case being heard in September. Chairman Bryan said he could not guarantee that as it is possible that another continuance could be requested. The Board could agree to another continuance request or they could hear it next month. The Board encourages hearing cases in a timely manner, but sometimes there are circumstances that justify a continuance. Many times it is to address concerns of neighboring property owners. Mr. Moye said he has no objection to the continuance, but all these continuances are an inconvenience to him and others.

MOTION by Donald Miller, SECONDED by Robert Herndon to continue PH#34-05-3 until the September 7, 2005 Lake County Zoning Board Public Hearing.

FOR: Morris, Blankenship, Herndon, Bryan, Miller, Metz

AGAINST: Gardner

MOTION CARRIED: 6-1

Mr. Gardner said he was opposed to all these continuances. Last month there were two indefinite postponements.

CASE NO.: CUP#05/7/1-4

AGENDA NO.: 13

OWNERS: Robert and Shirley Grantham
APPLICANT: Jimmy Crawford

Jeff Richardson, Planning Manager, showed on the monitor the letter received yesterday requesting a one-month postponement and submitted it as County Exhibit A.

The applicant was present to represent the case. There was no one in the audience who objected to the continuance request.

In response to Scott Blankenship, Mr. Richardson said the postponement fee is \$105.

MOTION by Donald Miller, SECONDED by Robert Herndon to continue CUP#05/7/1-4 until the September 7, 2005 Lake County Zoning Board Public Hearing.

When Tim Morris asked if this case would be ready in 30 days, Mr. Crawford said they are just about ready now. The continuance request is due primarily to the unavailability of their engineer. They were scheduled for July. However, staff asked for additional time as it was a complicated staff report. At that time, he did not realize his engineer had a conflict in August. They will be ready in September.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

James Gardner asked Melanie Marsh, Deputy County Attorney, if by law these postponements are required to be on the agenda. He did not feel these postponements are fair to the public to have to repeatedly come to these public hearings and then have the case they are interested in not heard. Ms. Marsh said the Code does not address how many times someone may ask for a continuance. A continuance request comes before this Board if the case has been advertised. If the public is present, they would have an opportunity to discuss the potential continuance with the Board; and the Board would have the option to continue the case or hear it. Ms. Marsh added that a continuance may be requested if staff needs more time because an issue has come up or an applicant feels an issue can be worked out with additional time. Mr. Gardner pointed out that almost 25 percent of the cases on the agenda have been continued.

CASE NO.: PH#41-05-4

AGENDA NO.: 1

OWNER: Swansea Properties, LLC
APPLICANT: Steven J. Richey, P.A.

Jennifer DuBois, Senior Planner, presented the case and staff recommendation of denial. She showed the aerial from the staff report on the monitor. She stated that staff has determined that there are 89,479 square feet of existing commercial space. She said two additional letters of opposition were received. Copies of these letters were distributed to the Board members and one copy was submitted as County Exhibit A.

In response to Paul Bryan, Ms. DuBois said the uses being requested are typically allowed under CP zoning and the existing land use designation. Ms. DuBois said the basis for the recommendation of denial is the limitation to 50,000 square feet and the inconsistency with the Comprehensive Plan. In addition, that amount of square footage is not in keeping with the scale of the existing development in this area.

Scott Blankenship confirmed with Ms. DuBois that the availability of water and wastewater was also an issue. When the original application for the CP Ordinance amendment was submitted, Ms. DuBois said the site plan submitted stated that the project would be served by individual wells and septic tanks. However, in subsequent conversations, they have determined they would be providing an on-site water and wastewater plant. Central water and sewer are not available from the City of Mount Dora.

Steve Richey was present to represent the case. He gave Sherie Ross, Public Hearing Coordinator, a number of exhibits that would be used in the presentation.

Greg Beliveau with LPG Urban & Regional Planners said he is familiar with the Lake County Comprehensive Plan and Land Development Regulations (LDRs). He was involved in the drafting of the Lake County Comprehensive Plan. He has been qualified as an expert in both the planning and zoning arena and civil court in regard to the Comprehensive Plan. Mr. Beliveau said he has also been utilized as an expert witness by the County in administrative hearing cases to defend the Comprehensive Plan in challenges by others against the County's Comprehensive Plan.

Mr. Beliveau said this application, as staff has represented, is an existing commercial node at the intersection of two roads. It is also at a proposed extension of CR 437 going to the south. It is shown as an avenue that runs along the western boundary (Hunter Avenue). The staff report states that the request should not be granted because this is not an Urban land use designation and, therefore, cannot qualify for an increase in square footage. He submitted Page I-72 of the Comprehensive Plan regarding development in the Mount Plymouth-Sorrento Urban Compact Node as Applicant Exhibit A. He read the highlighted area into the record stating that it defines that the Urban Compact Node is equivalent to the Urban land use category within the Comprehensive Plan. He stated that the criteria for this intersection comply with the criteria of the Community Activity Centers. He submitted Page I-25 of the Comprehensive Plan regarding Community Activity Centers as Applicant Exhibit B. He also submitted a conceptual framework plan as Applicant Exhibit C.

Mr. Beliveau stated that the County retained the services of a consulting firm who came up with a master plan for this area as part of a special study along SR 46. They designated this intersection as a market square. This was presented to the Board of County Commissioners (BCC) and the BCC has endorsed it. It is being handed out by County staff to those who want to build in this area. The criteria that are listed for this intersection are very specific. It states that this intersection is going to be the market square, town center, or commercial primary node within the Wekiva River Basin. It also designates the land use to the northeast as industrial. In the staff analysis, the structure that sits under the designation of industrial is the 48,037 square foot structure that was the Orlando Sentinel printing operation. That operation has been transferred, but a similar use is now at the site. He submitted a framework plan (Applicant Exhibit D) showing how the market square should look. A 50,000 square foot cap is not addressed on this plan. The market square envisions not a neighborhood center, but a commercial community center to address the commercial needs of a major market area. The plan outlines specifically the type of commercial development that should be included.

CASE NO.: PH#41-05-4**AGENDA NO.:** 1**OWNER:** Swansea Properties, LLC**PAGE NO.:** 2**APPLICANT:** Steven J. Richey, P.A.

Mr. Beliveau submitted the preliminary landscape plan Applicant Exhibit E. He said the applicant has had a market study done. Staff represented that there was not a market out there. He submitted a map showing the closest commercial centers and their proximity to the subject site as Applicant Exhibit F. The market analysis that was done found that in the 2004 population of this area, there were 15,626 people within the market area; and within four years, there will be almost 20,000 people within the area. A map with three concentric circles showing the market area from one, three, and five miles was submitted as Applicant Exhibit G. It showed that at the one-mile radius, there is a projected population in the immediate future of 1200. In a three-mile radius, that balloons to 7,536 people. In a five-mile radius, it balloons to 23,113 people. There is a market need. If they use the analysis as presented by the County, this intersection would never become the market square. It couldn't because the conclusion is that the Orlando Sentinel building alone "maxes" out the square footage. There would be no avenue available to anyone to achieve division of the market square that has been basically designed and adopted by the County as part of the Wekiva plan.

Mr. Richey pointed out that the staff report spoke of the red dot and the Neighborhood Activity Center. He asked Mr. Beliveau if it is his position that the red dot on the County future land use map is for illustrative purposes and that it is necessary to consider the underlying policies when evaluating this intersection. Mr. Beliveau concurred. Mr. Richey confirmed with Mr. Beliveau that this request meets the criteria of the next designation even though on the map there is a red dot for illustrative purposes. Mr. Beliveau said these red dots were created to identify intersections that were to be utilized for commercial purposes. However, there was never any exact measurement of where that dot should be placed. He added that staff has accepted the fact that it does meet the criteria.

Regarding utilities, Mr. Beliveau said their client has gone on record saying that a temporary central utility system for the site with the intent of tapping into a future regional systems will be installed, either through a public provider or through an adjacent development

Mr. Richey confirmed with Mr. Beliveau that this request is contingent upon the extension of CR 437 and the intersection being constructed before this 130,000 square feet of commercial is developed. That would be a condition of approval for this request, which they accept.

Mr. Beliveau showed Applicant Exhibit E on the monitor. He said the applicant met with the committees in the Wekiva area and heard repeatedly that they did not want large "boxes" out there. They want something that was more like a town square design, which is what the market square identifies as its design criteria. This project was initially facing SR 46; now it will face the extension of CR 437. Mr. Richey reiterated that if the extension of CR 437 is not built as proposed by the County, then this shopping center would not be built. Mr. Beliveau said there would be limitations as to the square footage of development based on the fact that SR 46 and the extension of CR 437 complete the criteria.

When Mr. Richey spoke of this being both pedestrian and car friendly, Mr. Beliveau said there are crosswalks and interconnections with adjacent tracts as well as frontage roads along SR 46 and the new extension. In addition, there will be parallel parking and buffering to make it look less like a strip center and more like town square.

Robert Herndon said it is his understanding that there is considerable residential development in the \$200,000 to \$400,000 range, which would appear to support their client's market analysis. Mr. Beliveau said the market study identified several new subdivisions and several subdivisions that are expanding in the immediate area. He submitted a residential status report as Applicant Exhibit H. In response to Mr. Richey, Mr. Beliveau said this project would have as an anchor a smaller Publix-type of store.

Timothy Morris asked if the market study included the Publix that is to be built in Sorrento Springs. Mr.

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OWNER: Swansea Properties, LLC

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APPLICANT: Steven J. Richey, P.A.

Beliveau said he did not think so. Mr. Richey said that would be beyond the three-mile radius. Most of the density is within three miles to support this project. In response to Mr. Morris, Mr. Beliveau said the market analysis was done for a one, three, and five-mile radius. If they included the Publix in Sorrento Springs, Mr. Morris asked how that would change the market study. With the population projections for that area, Mr. Beliveau did not feel it would change it much. Mr. Morris asked if it would be beneficial to have the market study done with that Publix before the Board of County Commissioners (BCC) public hearing. Mr. Beliveau said they could do that. Mr. Richey pointed out that they do not have a specific agreement with Publix at this time.

In response to James Gardner, Mr. Beliveau said the higher concentration of density is within the Number 3 ring as shown in Applicant Exhibit G. He added that there are projects east of Mount Dora that are not included in this analysis.

Referring to Applicant Exhibit A, Larry Metz asked if that highlighted language was not there, would Mr. Beliveau agree that this property would not qualify as a Neighborhood Activity Center. Mr. Beliveau said that was correct. Mr. Beliveau said he maintains that the Neighborhood Activity Center in which the subject property is located and the criteria they must comply with is Community Activity Center criteria, and they meet the test for that. Staff concurs that they meet that test. However, staff's contention is that the red dot is fixed. The applicant's contention is that the red dot is illustrative. The text criteria must be examined in order to make a determination as to the type of commercial that fits the intersection. Based on that, this project meets the Community Activity Center criteria for both location and types of uses. Mr. Richey confirmed with Mr. Beliveau that his position is consistent because intersections that don't have any dot can still meet one of those criteria.

Mr. Beliveau explained that the design of this project has been converted from a strip center design to a town center style. That was based on the input from the committee meetings the applicant attended as well as the design criteria listed in the Comprehensive Plan.

Mr. Bryan said it appeared to him that there was not an intense amount of development on that side of the track. He asked if a much larger center than what is being proposed could be put on that site. Mr. Beliveau said that could be done. In general terms, Mr. Richey said about 180,000 square feet of commercial could be put on this site. When Mr. Richey asked if there was anything in the Miller Sellen's study that talks in terms of limitations on square footage for this town center, Mr. Beliveau said there is not. Therefore, Mr. Richey said it is tied to the need, and the market study shows the need for this amount of square footage in this area.

Jeanne Etter, a resident of Mount Plymouth, said she is a member of the Mount Plymouth-Sorrento Planning Advisory Committee. However, she said she was not speaking on behalf of that Committee. She was speaking for herself as a member of the Committee. She gave some background on the Committee and its function. The members of the Committee are solely residents of Mount Plymouth and Sorrento. She noted that Hunter Avenue at this time is a dirt road that is access to several residents. She referred to one of the guiding principles of the framework study regarding SR 46 as far as reflecting the integrity, character, and legacy of the community. Transportation planning should encourage the preservation of two-lane roads. She did not feel the Committee has had time to get public input to determine what the whole community wants. She suggested that staff and the Committee work with the residents of this community to produce some design features that they want. This project will have a large impact on the community. She felt that it is important to consider the concerns and needs of the existing residents as well as the newcomers. She did not feel this project fits in, at this scale, with what this community has expressed so far. She noted that this request is coming before this Board and the BCC as a zoning change. She felt the request would be better suited as a land use change.

CASE NO.: PH#41-05-4**AGENDA NO.:** 1**OWNER:** Swansea Properties, LLC
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Mr. Morris asked the timeframe the Committee could entertain for an overall plan with appropriate public input. Ms. Etter said the Committee meets on August 10, and then there is a public meeting at Round Lake Elementary School on August 11. The Committee has tentatively set a timeframe of one year.

Jeff Richardson, Planning Manager, said the purpose of the meeting that will be held on August 11 is to begin a community meeting on the town center. The Board did not adopt the framework study that was done by Miller Sellen. It was accepted as a set of recommendations; and from there the Mount Plymouth-Sorrento Planning Advisory Committee was created to help investigate and, if possible, implement some of those recommendations. There was a size definition in the framework study. It said anything that takes place within the market square and the extensions of the market square street area would meet the size, scale, and character of surrounding area. Right now there is nothing in the Mount Plymouth/Sorrento area as a retail store that is greater than about 8,000 square feet. The Committee has made recommendations on the creation of a downtown, a market street rather than a market square. A formal plan is a considerable amount of time in the future. The Committee is in the beginning stages.

When Mr. Gardner spoke of the Orlando Sentinel building as the largest structure in the area, Mr. Richardson said that structure, as it was permitted, is the largest structure. However, it is more of an office/manufacturing warehouse structure than a retail structure. This particular request is primarily retail with some office to go along with it.

Mr. Blankenship referred to a letter from Keith Schue that was submitted as County Exhibit A. He asked if this was just a difference of opinion between staff and others. Prefacing his comments, Mr. Richardson stated that he has worked for the County for 11 years implementing the Land Development Regulations (LDRs) and the Comprehensive Plan. He also has been qualified as an expert witness in matters of planning, both in court, administrative hearings, and public hearings at the County level. He has a master's degree in planning. Staff agrees with Mr. Beliveau that in an instance where there is not a dot on an intersection but a property does sit in the Urban or Urban Expansion land use category, they will use the policy. However, in this particular case, when one reads Policy 1-3A.1 that pertains to the Neighborhood Activity Center designation on the map, it does not include the Mount Plymouth/Sorrento Urban Compact Node. When one reads the definition for Receiving Area No. 2, which is talking about transfer of development rights, densities and intensities, it is referring back to the Urban land use as implemented through the LDRs. This is saying that for the Urban Compact Node, the same type of criteria within the LDRs should be used as would be used within the Urban or Urban Expansion land use classifications. Nowhere in the Comprehensive Plan does it say it is an Urban land use classification so from that standpoint, it is a matter of interpretation. Staff looks at the Mount Plymouth/Sorrento Urban Compact Node, both Wekiva and non-Wekiva, as non-Urban land uses. They are a land use all to their own. The other thing that supports that particular intersection being a Neighborhood Activity Center is that it is also defined in the Wekiva policies, specifically as that type of an intersection. From both standpoints, there is an inconsistency from the Comprehensive Plan regardless of how staff can look at it. An option would be to change the Plan, either making it an Urban land use by changing the commercial location criteria policies and adding in the Mount Plymouth/Sorrento Urban Compact Node to define it or waiting until the Committee has worked through everything and implemented the framework study to determine the best course. This land may be defined as the gateway and be allowed to be what the applicant wants. Much time and money has been invested in this framework study; a Committee has been created to further study it and come up with recommendations that will then be implemented into policy or regulation.

In response to Mr. Richey, Mr. Richardson said this intersection is defined within the Wekiva policies. This property is on the non-Wekiva side of the Mount Plymouth/Sorrento Urban Compact Node. It defines the intersection as the intersection of C 437 and SR 46. Mr. Richey agreed with Mr. Richardson that the southern part of this intersection, which does not exist right now and is getting ready to be built, is not defined. Mr. Richardson said it is not getting ready to be built because it is neither planned nor

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OWNER: Swansea Properties, LLC

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programmed. It is recommended in a set of framework recommendations.

Jane Walsh, adjacent property owner, said when they moved to this area, they heard about commercial being around them. Then they learned about the town center, and she was very enthusiastic about it. This would be special to Lake County. She said the prices of these homes had been referred to earlier. She questioned why the price of the homes would make a difference as far as what an individual wants. She spoke of property in this area that has been sold for residential, yet has been used for agricultural uses. She was concerned about water for these homes. She felt there may be a discrepancy as to what was perceived for that corner. She would like to see a town center versus another type of commercial. Regarding the relevancy of the prices of homes, Mr. Bryan said this Board does not consider that. In response to Mr. Bryan, Ms. Walsh said there seems to be confusion as to what this corner was set up for.

Bob Walsh, contiguous property owner to the rear, said he and his wife will be looking at the backs of these buildings and their dumpsters. He was concerned about the additional traffic and people. When they moved there, they understood that the subject property was zoned for a leasing car operation. There are big signs and flags on the front of the property. They called the County, and the operation was shut down; but the flags and signs did not come down. The owner does not care about this community; they want money. He questioned this being a town center with a Publix, large drugstore, and fast food markets. That is a shopping center. He said all the commercial that is needed is only ten minutes away. He spoke of Lakewood Ranches, stating that those people moved there to live on five-acre tracts. He stated that he builds homes for a living. They own Plymouth Hollow with 26 lots. They also own eight lots in Lakewood Ranches. He said it would make sense that he would be pushing for these conveniences. He was not. His market is toward people who want to live in the country. He expressed his concern about the need to upgrade water and septic tanks due to development in the Wekiva area. The Orlando Sentinel building has been sold and is now used primarily for office space. He said his vision of a community center would be made up of smaller, one-story specialty shops, similar to a downtown area. Growth needs to be controlled. There is no demand or need for this shopping center now and perhaps never will be. As a nearby builder and adjacent homeowner, he did not want this. He prefers building homes on five acres. The type of project being proposed belongs on four-lane roads. The people in this area want a small town and urged this Board to keep it a small town.

Mr. Richey reiterated that the red dots are on the future land use map for illustrative purposes only, and the underlying criteria must be considered. In this instance, they meet the criteria for what they are proposing. He said the community has told them that it wants a first class grocery store. Their market study shows the rooftops, people, and economics are there. In response to the question as to why the value of the home is important, Mr. Richey explained that it gives an illusion of disposable income and the quality of shopping that will be encouraged and supported in this area. Adjacent to this property is R-6 zoning so there will be density in this area. This town center will accommodate pedestrian traffic, bike paths, and automobiles. Although staff does not agree, they feel it meets the criteria of the Comprehensive Plan. Regarding utilities, the City of Mount Dora and Lake Utilities are looking at this area. He will also be contacting the City of Eustis to see if they would be interested in extending central services to this site. Until such time as central services are available, their project will be on a subregional system. They will not be building anything that exceeds the thresholds of the intersection that is defined as it exists when they start building. He asked this Board to approve their request to amend the CP Ordinance to add the 130,000 square feet with the conditions he proposed and allow the BCC to review this request. These conditions include tying the approval to a site plan, utilities, and road network.

When Mr. Metz asked if the existing gross leasable area was included when calculating the allowable square footage in the Neighborhood Activity Center, Mr. Richardson said that in this case, technically staff did not. They provided that as background for what exists. The Orlando Sentinel building was approved and permitted prior to the adoption of the Comprehensive Plan. The newest commercially zoned property

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in this area is the WLW office, which was an old house that was converted to an office. A barn was also added. That was done about five years ago. There has been nothing else recently commercially developed at this intersection or around this intersection. There have been some industrial-zoned properties developed, but they would not need to meet commercial location criteria. If everything in this petition was the same except that the applicant was seeking 50,000 square feet of commercial, Mr. Metz asked the position of staff. Mr. Richardson replied that staff would feel much more comfortable even though there is existing commercial. It may make it more consistent with the Neighborhood Activity Center. When Mr. Metz asked if a similar situation has occurred in the past, Mr. Richardson said there have been similar cases in the County, but not in Mount Plymouth, Sorrento, or the Wekiva. In response to Mr. Metz, Mr. Richardson said the Mount Plymouth/Sorrento Urban Compact Node has an urban density but is not defined as such. The placement of the red dot there is based on Policy 1-20.11 (D) on Page I-80 of the Comprehensive Plan, shown on the monitor and submitted as County Exhibit B. Mr. Metz said it is his understanding that any zoning that this Board would recommend or the BCC would approve would have to be consistent with the land use category for that property. Mr. Richardson said that would be the intent. If this Board and the BCC recommended and granted approval of this request, Mr. Metz asked if, in Mr. Richardson's opinion, the approved zoning would be consistent with the land use designation for this property. For this request, Mr. Richardson said it would not. With a lesser square footage and a consistency that matched the community character, staff may have a different recommendation. Mr. Metz said it appears the Neighborhood Activity Center possibility has already been exhausted by the other existing properties as far as gross leasable area already being in excess of 50,000 square feet. As far as how staff has historically interpreted that, Mr. Richardson said typically staff has not counted against the applicant what exists, particularly if it existed prior to the adoption of the Comprehensive Plan.

In response to Mr. Bryan's question about Applicant Exhibit A, Mr. Richardson pointed out that the policy does not say that the Mount Plymouth/Sorrento Urban Compact Node is in the Urban land use category. In this case, the only thing that specifically deals with land use is the Urban Residential Point System. If this request is granted to allow the additional uses, Mr. Bryan asked who determines whether the 50,000 square feet comes into play or not. Mr. Richardson said that would be with the BCC's final action unless it is appealed. Mr. Bryan was informed by Mr. Richardson that the original CP Ordinance was adopted in 1989. The Comprehensive Plan was adopted in 1991.

Those exhibits submitted as a group by Mr. Richey earlier in the case but not shown were recorded as Applicant Exhibit I.

MOTION by Donald Miller, SECONDED by Robert Herndon to recommend approval to amend CP Ordinance #20-88 in PH#41-05-4 subject to the availability of regional utilities and the use of the plan submitted as Applicant Exhibit E. In addition, per Steve Richey's statement, this request is contingent upon the extension of CR 437 and the intersection being constructed before this 130,000 square feet of commercial is developed.

FOR: Morris, Gardner, Herndon, Bryan, Miller

AGAINST: Blankenship, Metz

MOTION CARRIED: 5-2

CASE NO.: PH#60-05-2

AGENDA NO.; 2

OWNERS: Rodney L. Yawn and Ran L. Yawn
APPLICANT: Steven J. Richey, P.A.

Jennifer DuBois, Senior Planner, presented the case and staff recommendation of denial. She showed the aerial from the staff report on the monitor.

Since this property is in the Clermont JPA, Timothy Morris asked if there were any comments received from Clermont. Ms. DuBois said she had not received any to date.

There was no one in opposition to this request in the audience.

Steve Richey was present to represent the case. He said there has been a home occupation for an Internet truck operation on this property for several years in the existing small office building, and they have asked to roll that into this request. Because this is an area that is fenced and secured, the owners have had many people who live in the area ask about parking their RVs or boats for temporary storage. Many subdivisions do not have that accessory use or those accessory use areas are full. However, he and the owners met with the district commissioner to talk about this request based on the needs of the neighbors in this area. They were encouraged to file this application based on requests that had been made. They are asking to park up to five trucks. The rest of the storage is for RV and boat storage. Lake County has passed an ordinance that limits where people can park trucks in their neighborhoods. He did not feel that parking four or five trucks on this property on a temporary basis constitutes a truck yard. He noted the trail shown on the aerial as well as the commercial and industrial. He felt this is a good neighborhood use in the CP zoning district.

When Robert Herndon asked if there would be any time limit on 18-wheeler trucks, Mr. Richey said they would be there no longer than 48 hours. He did not have a problem with limiting it to 48 hours. There is already a limit on the number of trailer trucks to five. If the number of trucks is limited, Paul Bryan did not feel it would be necessary to limit the hours. The advantage of having truck parking available would be that the trucks would not be parked in places where they should not be parked and for long periods of time. This property is completely surrounded by natural woods so this operation will be completely buffered. When they go through site plan review, they will supplement the buffering, if required. They have had trucks temporarily on the property in the past and have had no objections from a visibility perspective.

When Mr. Morris asked if this had come in as a Code Enforcement issue, Mr. Richey said it had not. They had some Code issues when they first started as people did not understand what they were doing. They got a home occupation license and have not had a Code violation since then.

When Scott Blankenship asked about site development on this property, Mr. Richey said he was not aware of anything being done on the property except for stabilizing it and maintaining the buffer.

As long as it is buffered, Mr. Bryan felt this was an appropriate use.

Mr. Blankenship spoke of his interest in commercial design standards and designing the major thoroughfares appropriately, but there has to be someplace for these types of uses. However, CR 455 is an access road that leads into the Scenic Highway and several new subdivisions and shopping centers so he had some issues with that. When Paul Bryan said the Board could condition the approval as to the location of the vehicles for overnight parking, Mr. Richey said the preliminary site plan shows the vehicles behind the house. He thought the underlying ordinance requires that this request go before the Development Review Staff (DRS) and do the appropriate buffering. That is what they are prepared to do.

MOTION by James Gardner, SECONDED by Robert Herndon to recommend approval of CP zoning to allow professional office and outdoor automobile, recreational vehicle, tractor-trailer (not to exceed five trailers), and boat storage in PH#60-05-2.

CASE NO.: PH#60-05-2 **AGENDA NO.;** 2

OWNER: Rodney L. Yawn and Ran L. Yawn **PAGE NO.:** 2
APPLICANT: Steven J. Richey, P.A.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: PH#71-05-4**AGENDA NO.:** 3**OWNER:** Kris Cox
APPLICANT: Christopher Shipley

Jennifer DuBois, Senior Planner, presented the case and staff recommendation of denial. She showed the aerial from the staff report on the monitor.

Paul Bryan commented that this may be the first time that he has seen a recommendation of denial based fully on overcrowded schools. Ms. DuBois said this is the first case she has ever recommended denial because of overcrowded schools. Mr. Bryan asked if this was a policy change that staff is now considering. Concurrency is currently not required for schools. He asked if all of the staff evaluations would be looking at school concurrency now. Ms. DuBois said that is a factor staff has always considered as part of the analysis. In this particular case, the recommendation was based on the fact that Round Lake Elementary School is so severely overcrowded. It is 61 percent overcapacity already. She felt the addition of more homes would negatively impact. Mr. Bryan confirmed with Ms. DuBois that she felt this is an area that the overcrowding of schools is so severe that she felt it was a basis for denial. If it was not as severe, Ms. DuBois said that would be something she would take into consideration. In response to Mr. Bryan, based on her analysis of this request, Ms. DuBois said it meets all the other Comprehensive Plan requirements for the requested use. James Gardner felt this was a substantial change in procedure.

Chris Shipley was present to represent the owner. As stated, this application is nearly perfect in every respect except for the schools. In his mind, this recommendation constitutes a departure from what has happened in the past, certainly a policy change. Typically the School Board has taken the position that if the impact would probably produce fewer than 24 students, that was considered a de minimis impact. The objectives and market for Mr. Cox's development will probably be fewer than 12 students. They will work with the School Board to appease their concerns. It is his understanding that Triangle Elementary School is going through a major renovation, improvement, and expansion; some of the students zoned for Round Lake Elementary Schools will be shifted to Triangle Elementary School in order to relieve some of the burden on Round Lake Elementary School. This is a great location for this type of development. Mr. Shipley said Mr. Cox also owns the commercial piece of property on the corner and had approached Commr. Hansen about making the entire piece commercial, but he changed his mind after polling his neighbors. He submitted a letter of support as Applicant Exhibit A and showed it on the monitor. The other adjoining property owners have no objections and believe this proposed rezoning use would enhance the neighborhood more than the current zoning. Contrary to the staff report, this parcel is not vacant. Mr. Cox lives on this property in a single-family home. This property was previously developed as a horse farm. He reiterated that he felt this is an appropriate use and would be an improvement to this area.

Joel Mastrogiacomo said he and his wife own the property two parcels from the subject property. He was opposed to the density proposed, which is two houses per acre. He would prefer a density that is more consistent with the surrounding area of five and ten-acre tracts such as AR zoning with three-acre lots. His other concern was the access to the property as he felt it could create a traffic problem. However, his main concern is that the character of the properties in the area is large parcels, and he would like to see it stay that way.

George Gideon, a resident on Wolf Branch Road, said he is opposed to this request because there is no kind of plan as far as the street layout or entrances. The utility issue has not been addressed. Sinkholes could be created as the result of more wells in the area. They already have problems with the existing septic tanks. The schools, fire stations, and other County services are overburdened at this time. Until there is more planning and something definite to look at, he will remain opposed to this request.

Mr. Shipley stated that some of the concerns noted by the previous speakers will be addressed during site plan review. There are no public utilities to serve that area so wells and septic tanks will be utilized. The staff report states that turn lanes will be required and dedication of additional right-of-way may be necessary. He quoted several items in the staff report confirming how it meets the rules and regulations of Lake County. This request seems to be a smart use of this property, given its location and characteristics.

CASE NO.: PH#71-05-4

AGENDA NO.: 3

OWNER: Kris Cox
APPLICANT: Christopher Shipley

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Mr. Cox is not a developer. He lives on the property. Since Mr. Cox was involved in a plane crash, he may not be able to walk much longer and would not be able to maintain the property. He reiterated that he felt the impact on Round Lake Elementary School will be slight and less than what is projected in the staff report.

Robert Herndon stated that he lives in Mount Dora. Considering the major expansion of Triangle Elementary School, he asked Larry Metz the criteria used when relocating students from one overcrowded school to a school that may or may not be overcrowded. Mr. Metz replied that a rezoning process is used. He was not aware of any such process underway for those two schools. He thanked staff for their recommendation because he felt it showed their concern for the overcrowding of our schools. Overcrowded schools as a basis for denial should not be surprising as it is long overdue. Lake County is in a high growth mode, and the School System cannot keep up with the pace of development. Whether the overcapacity is the result of creeping additions or all at once, it is still a problem. Adding more children to already overburdened schools, even on a de minimis basis over a period of time, leads to the critical mass situation that exists. It is not that the School Board is anti-property rights or antigrowth. The owner of this property already has a zoning for this property of one unit per five acres, and the School Board has to accept that zoning. The thinking has to change to acknowledge that if school overcrowding is the result of an increase in density on a piece of property, then that alone should be enough to deny the request until such time as different funding mechanisms are in place for school construction. Schools will never catch up with the student population as long as de minimis impacts such as this are allowed. Although he is sympathetic to the owner and applicant of this case, he will have to oppose this request.

Mr. Bryan said he had questioned staff because generally their recommendations are based on adopted policy. He is not aware of any adopted policy on schools at this time. He understood the concern and issues so he is not questioning the recommendation, but there is no adopted policy.

Scott Blankenship agreed with Mr. Metz on this issue. If this Board evaluates only what is in the adopted policy, then this Board is not really a planning board, just an approval or denial board based on written word. There must be some logic for opinion as the growth in Lake County moves forward. He suggested a negative number in the Urban Area Residential Density Chart be assigned if an overcapacity school would serve the project. He would not be able to support this request.

Donald Miller said he agreed with the Mr. Blankenship’s suggestion regarding the point system. However, he would like to see some type of policy regarding this issue brought to this Board.

Jeff Richardson, Planning Manager, stated that one of the reasons why staff has taken this stand is the adoption of Senate Bill 360 regarding school concurrency. From that standpoint, the planning staff has talked to the County Attorney’s office as they review the staff reports. He noted that Item E under Findings in the staff report does include schools. Historically staff has not considered schools as they did not have a clear understanding of the overcapacity issue. With Senate Bill 360, the State recognizes schools are an issue that needs to be addressed and has directed the local governments to do so. Although there has been no direction from the Board of County Commissioners (BCC) and, therefore, no real basis other than a logic basis, based on the information received from the School Board, staff must come up with a net balance or insignificant overcapacity or the staff recommendation will probably be denial.

Mr. Gardner commented that developments approved in the past five to ten years have contributed to the school overcapacity problem just as much as the students in this request. It is a cumulative effect. He questioned penalizing the latecomers. He felt any policy change based entirely on school overcapacity should be discussed by the BCC before being implemented by this Board.

CASE NO.: PH#71-05-4

AGENDA NO.: 3

OWNER: Kris Cox
APPLICANT: Christopher Shipley

PAGE NO.: 3

Mr. Bryan said he did not feel this Board would discourage staff using logic in any of their recommendations.

Referring to a comment by a neighbor regarding a lesser density, Mr. Blankenship asked if denying this request would prevent the applicant from coming back with a lesser density. Mr. Bryan said he thought all zoning districts for all these cases are advertised, which provides this Board with the opportunity to recommend another zoning classification. However, if this Board denies the case, it would go to the BCC as a denial. BCC could then approve or deny the request or approve a different zoning classification. This Board could also choose to recommend approval of a different classification.

Mr. Blankenship asked Mr. Metz if he would feel the same about this project if the owner decided to put fewer homes on the property. Mr. Metz replied that the same principle would apply. Although fewer homes would mean less impact, there would still be an impact on an already overcapacity school.

In response to Mr. Blankenship, Ms. Marsh explained that if the applicant is denied by the BCC, then he has to wait a year and there has to be a substantial change in circumstance in order to have it heard again. Mr. Blankenship confirmed that a substantial change could be adequate capacity in schools. Mr. Bryan said a change in the density request would also be a substantial change.

Mr. Metz said that in the capital plan, the School Board has money budgeted for site acquisition for a new school in northeast Lake County. However, construction of the school would be years off.

Mr. Morris commented on an increase in school impact fees, the addition of a gap fee, and increased taxes; yet the School Board is saying it is still not enough money. In the meantime, people who have property rights may be getting "trampled on." The applicant has fulfilled all the requirements except for the criteria of the school. Impact fees were supposed to be the "fix," but now it is not. Mr. Metz pointed out that since the last impact fee increase, the construction costs have increased. The School System cannot build schools that will serve the needs of an area with impact fees alone. The operational costs of a school cannot be paid with impact fees. Mr. Bryan said that is why there are other sources. Mr. Metz said the capital side is really where the deficiencies are for building schools. Mr. Morris added that he does not want this one case to set precedence. Each case must be evaluated independently.

MOTION by Scott Blankenship, SECONDED by Donald Miller to recommend denial in PH#71-05-4.

FOR: Morris, Blankenship, Miller, Metz

AGAINST: Gardner, Herndon, Bryan

MOTION CARRIED: 4-3

CASE NO.: PH#68-05-1 AGENDA NO.: 4

OWNER/APPLICANT: Patrick Miller

Stacy Allen, Senior Planner, presented the case and staff recommendation of approval. She showed the aerial from the staff report on the monitor.

The owner/applicant was present to represent the case. There was no opposition in the audience.

MOTION by Timothy Morris, SECONDED by Robert Herndon to recommend approval of R-1 zoning to allow for a residential lot in PH#68-05-1.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: PH#63-05-3

AGENDA NO.: 6

OWNER: Chester Dailey
APPLICANT: William F. Dabney

Stacy Allen, Senior Planner, presented the case and staff recommendation of approval. She showed the aerial from the staff report on the monitor.

The applicant was present to represent the case. There was no opposition in the audience.

MOTION by Timothy Morris, SECONDED by Donald Miller to recommend approval of R-1 zoning to allow a minor lot split for a new single-family dwelling in PH#63-05-3.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

Since this Board approved the request, William F. Dabney asked if it was necessary to attend the Board of County Commissioners (BCC) public hearing later this month. Chairman Bryan said he probably should in case the BCC has any questions. This Board is a recommending body; and the BCC will make the final decision.

CASE NO.: PH#67-05-5

AGENDA N O.: 7

OWNERS: Steve and Pamela Hunihan
APPLICANT: Leslie Campione

Mary Hamilton, Senior Planner, presented the case and staff recommendation of approval. She showed the aerial from the staff report on the monitor.

Leslie Campione was present to represent the case. She explained that this property was purchased for the purpose of developing a portion of the parcel for commercial with the rear portion of the property being used for a single-family residence. Mr. Hunihan is currently in the painting business but would possibly like to change occupations. C-1 uses would allow a multitude of uses, but what is anticipated is something of a community nature for this rural area such as a country store or a garden center. According to the Comprehensive Plan, this commercial use would be limited to 5,000 square feet. The request meets all location criteria at the intersection of a collector and arterial road. They have submitted a conceptual plan subject to the comments of Public Works regarding ingress and egress. The 5,000 square feet of commercial would be sufficient for their needs. The Ordinance is worded so that one residence would be allowed. They would need to rezone the property to have more than one residence.

Paul Bryan questioned why the entire parcel was being rezoned when 5,000 square feet of commercial would fit on one-half to three-quarters of an acre. Ms. Campione replied that the residential land use density is one unit per five acres in the Rural land use category. If the growth in the area warrants a rezoning, they would address it at that time. At this time, they feel this request is consistent with the adjoining area.

When Donald Miller asked about reworking the intersection, Jeff Richardson, Planning Manager, said it is his understanding that there is a program improvement to straighten out that intersection and make it safer.

Gail M. Ling said she recently moved here, leaving an area that got out of control with growth. The corner of SR 439 and CR 44A is very dangerous. To put a piece of commercial property at this intersection is not a good idea. She asked this Board to look at the future land use plan before using a corner in a beautiful area for a gas station. In response to Larry Metz, Ms. Ling said her property is not contiguous to the subject property. She submitted two letters of opposition as Opposition Exhibit A.

Mike Wasco, adjacent property owner, said this would increase congestion, bring criminal activity, and reduce property values. As stated earlier, this is a dangerous intersection. In response to Mr. Bryan, Mr. Wasco said he assumed this would be a convenience store with fuel pumps. Scott Blankenship asked if Mr. Wasco felt there was anything that could be put there that would be conducive to the environment. Mr. Wasco said an antique shop, garden center, or craft-oriented store may fit into the community.

Ms. Campione stated that the commercial area would be on 3.15 acres if they use all 5,000 square feet. That is still a very low intensity as far as a commercial use. The owners' intent is to do something of a rural community nature. It will probably not involve fuel unless they should sell it in the future. The proposed ordinance does allow C-1 uses. The owners will be required to comply with all County regulations.

Since this is a Planned Commercial (CP) request, Timothy Morris said this Board could condition it with no convenience store and no fuel.

Ms. Campione reiterated that the intent is to develop the property with no fuel, but they would want to do something of a convenience nature. Even if it is developed as an antique shop or garden center, the owners would still want to have some type of food store. The owners may want the option in the future to do something else. They would feel most comfortable with a condition that would limit the hours of operation or the architectural standards in order to maintain a storefront that would blend in with the area.

CASE NO.:	PH#67-05-5	AGENDA N O.:	7
OWNERS:	Steve and Pamela Hunihan	PAGE NO.:	2
APPLICANT:	Leslie Campione		

Mr. Morris suggested retail general instead of retail convenience. He named the uses allowed under retail general. Gas stations were not listed. Retail convenience allows convenience food stores including accessory gasoline sales.

When Robert Herndon asked if prohibiting a convenience store in the existing application would be contract zoning, Mr. Bryan said it would not be as this is CP zoning so the uses can be limited through the CP ordinance.

If this Board decides to condition this request on architectural design standards, Ms. Campione said she could put together some language and take it to staff for review before presentation to the Board of County Commissioners (BCC). She added that she had spoken to Ross Pluta of Lake County Public Works and the plan is to install a traffic signal at the intersection; that will help tremendously from a safety standpoint.

Mr. Bryan said the fuel pumps seem to be a big part of the objections. This is a fairly rural area. It would be difficult for him to support fuel pumps. Ms. Campione said the owners bought this property with the intent to develop, but Ms. Hunihan has been diagnosed with cancer so they do not know if their circumstances may change and they may need to market the property. In response to Mr. Bryan, Ms. Campione said the owners live on the property at this time. If this is approved, the house they are in now will be torn down; and they will build on the parcel in the rear.

Mr. Blankenship said the fuel pumps would also be his concern as he felt fuel pumps would erode the character of the area. Although the owners have no intention of doing that at this time, things change. Ms. Campione said this Board could limit the number of pumps, and that would limit the size of the operation. From a planning standpoint, having a gas station in this area would cut down on the number of trips into town to buy gas. Mr. Herndon did not feel that limiting the number of pumps would be a good solution as that would not stop the teenagers from "hanging out" at the store. Mr. Bryan agreed.

MOTION by Donald Miller, SECONDED by James Gardner to recommend approval of CP zoning in PH#67-05-5 with the conditions that no more than three fuel pumps would be permitted on the site and that architectural standards would be provided for the proposed development.

Mr. Morris asked Ms. Campione to work on the design standards. He said he was very uncomfortable that a gas station could go in the area, but he was relying on Ms. Campione to provide design standards that would please the community.

FOR: Morris, Gardner, Bryan, Miller, Metz

AGAINST: Blankenship, Herndon

MOTION CARRIED: 5-2

CASE NO.: PH#70-05-3

AGENDA NO.: 8

OWNER: Christian Methodist Episcopal Church
APPLICANT: Rev. Michael Watkins

Mary Hamilton, Senior Planner, presented the case and staff recommendation of approval. She showed the aerial from the staff report on the monitor.

The applicant was present in the audience, and there was no one in opposition.

MOTION by Donald Miller, SECONDED by Timothy Morris to recommend approval of CFD zoning to the church worship facility with accessory education in PH#70-05-3.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: PH#66-05-3

AGENDA NO.: 9

OWNER: Howard H. Hewitt
APPLICANT: Steven J. Richey

Mary Hamilton, Senior Planner, presented the case and staff recommendation of approval. She showed the aerial from the staff report on the monitor.

The applicant was present in the audience, and there was no one in opposition.

MOTION by Timothy Morris, SECONDED by Donald to recommend approval of an amendment to MP Ordinance #57-89 to include mini-warehouses on the west ten acres of the subject site in PH#66-05-3.

FOR: Morris, Blankenship, Gardner, Bryan, Miller, Metz

AGAINST: None

NOT PRESENT: Herndon

MOTION CARRIED: 6-0

CASE NO.: PH#69-05-2

AGENDA NO.: 11

OWNERS/APPLICANTS: Jeffrey and Lynn Knowles

John Kruse, Senior Planner, presented the case and staff recommendation of approval. He showed the aerial from the staff report on the monitor.

The applicants were present in the audience, and there was no one in opposition.

MOTION by Timothy Morris, SECONDED by Robert Herndon to recommend approval of Agriculture zoning in PH#69-05-2.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: CUP#05/8/1-4

AGENDA NO.: 12

OWNER: Clayton Reynolds, III
APPLICANT: Sharon Farrell
Wicks Consulting Services, Inc.

John Kruse, Senior Planner, presented the case and staff recommendation of approval. He showed the aerial from the staff report on the monitor. He added that this request is a recreational activity that is becoming more common in Lake County, and it is hard to find an appropriate site. Originally 20 RV sites were requested. However, he was informed by the Health Department that five or more RVs would be considered a park so staff scaled it back to four RV sites with hookups. When Paul Bryan asked if those fancy trailers are being classified as RVs. Mr. Kruse said that was his understanding as they have restrooms and other facilities. Some of the events are three days. If the RVs do not hook up and are self contained, Timothy Morris asked if they could stay there. Mr. Kruse said he did not have a problem with that because they would be required to use an off-site disposal station. When they go through site plan review at Development Review Staff (DRS), that would be addressed by the Health Department.

When Mr. Morris asked about the lighting, Mr. Kruse said it would be temporary. Mr. Morris said he would like that included in the Ordinance.

In response to Scott Blankenship, Mr. Kruse said the owner would be operating a training school during the day. There will be passive horse trails around the perimeter of the property, which would be set back 200 feet from the property line. He did not know the intention of the boarding, but the applicant is present and may know that answer.

Mr. Kruse asked Mr. Morris what specifics he would like included as far as the lighting. Mr. Morris said he would want temporary lighting only during events.

There was no opposition in the audience.

MOTION by Timothy Morris, SECONDED by Donald Miller to recommend approval of CUP#05/8/1-4 to allow for an equestrian training/riding facility. In addition, the site may have up to four RV hookups along with a primitive camping area, associated trails, and other support structures as outlined in the Ordinance. Temporary lighting only shall be permitted on this site during the events.

Sharon Farrell was present to represent the case. She was agreeable to the conditions of this conditional use permit.

FOR: Morris, Blankenship, Gardner, Herndon, Bryan, Miller, Metz

AGAINST: None

MOTION CARRIED: 7-0

Adjournment

There being no further business, the meeting was adjourned at 12:25 p.m.

Respectfully submitted,

Sherie Ross
Public Hearing Coordinator

Paul Bryan
Chairman