

**MINUTES  
LAKE COUNTY ZONING BOARD  
NOVEMBER 4, 2009**

The Lake County Zoning Board met on Wednesday, November 4, 2009 in the Commission Chambers on the second floor of the County Administration Building to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Lake County Zoning Board will be transmitted to the Board of County Commissioners for their public hearing to be held on Tuesday, November 24, 2009 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
Egor Emery	District 4
Paul Bryan, Chairman	District 5
Mark Wells	At-Large Representative
Larry Metz	School Board Representative

**Staff Present:**

Brian Sheahan, AICP, Planning Director, Planning and Community Design Division  
Steve Greene, AICP, Chief Planner, Planning and Community Design Division  
Rick Hartenstein, AICP, Senior Planner, Planning and Community Design Division  
Melving Isaac, Planner, Planning and Community Design Division  
Sherie Ross, Public Hearing Coordinator, Planning and Community Design Division  
Donna Bohrer, Public Hearing Coordinator, Planning and Community Design Division  
Ross Pluta, Engineer III, Engineering Division  
Erin Hartigan, Assistant County Attorney  
Wendy Breeden, Director, Public Resources Department  
David Hansen, Public Lands Program Manager, Public Lands Division

Chairman Bryan called the meeting to order at 9 a.m. He led in the Pledge of Allegiance and gave the invocation. He explained the procedure for hearing cases on the consent and regular agendas, adding that anyone wishing to speak should complete a speaker card that can be found on the table at the rear of this room. He said no speaker cards had been submitted for any of the cases on the consent or regular agenda. He noted that a quorum was present and confirmed the Proof of Publication for each case as shown on the monitor and that this meeting had been noticed pursuant to the Sunshine Statute.

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Consent Agenda:		
Voluntary Revocation of Conditional Use Permits:		
CUP# 94/9/2-4	David Rothbart & Richard Tappan/Gouveia Ranch	3A
CUP# 249-5 and CUP# 249A-5	James Carroll, Sr.	3B
CUP# 02/12/1-4	Britt Rd. Greenhouse/Sandra Guckenberger	3C
CUP# 97/8/2-2	Warren P. Butts/Ryan Horse Farms	3D
CUP#98/9/2-2	Willie B. Hall	3E
CUP#06/3/1-2	Patricia Fulton/Susan Engel	3F
CUP#89/10/4-4	Clayton Poole	3G
CUP#90/1/1-4	New Garden Coal	3H
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CUP#93/6/4-3	A. Duda & Sons , Inc.	3J
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PH#16-09-4	Lake May Reserve	2

**Minutes**

**MOTION by Timothy Morris, SECONDED by Scott Blankenship to approve the October 7, 2009 Lake County Zoning Board Public Hearing minutes, as submitted.**

**FOR: Morris, Blankenship, Gardner, Emery, Bryan, Wells, Metz**

**AGAINST: None**

**MOTION CARRIED: 7-0**

**Discussion of Agenda**

Regarding PH#15-09-5, Colonial Square Shopping Center, Inc./Leslie Campione, P.A./Riverview Cottages, Brian Sheahan, AICP, Planning Director, noted a correction on Page 2 of the Ordinance. Under Section A. Land Use, 1.f. should read nine (9) instead of eight (8). With that correction, staff felt this case could remain on the consent agenda.

Egor Emery asked that PH#15-09-5 be removed from the consent agenda and placed on the regular agenda.

**Consent Agenda**

Voluntary Revocation of Conditional Use Permits:

CUP#94/9/2-4	David Rothbart & Richard Tappan/Gouveia Ranch	3A
CUP#249-5 and		3B
CUP#249A-5	James Carroll, Sr.	
CUP#02/12/1-4	Britt Rd. Greenhouse/Sandra Guckenberger	3C
CUP#97/8/2-2	Warren P. Butts/Ryan Horse Farms	3D
CUP#98/9/2-2	Willie B. Hall	3E
CUP#06/3/1-2	Patricia Fulton/Susan Engel	3F
CUP#89/10/4-4	Clayton Poole	3G
CUP#90/1/1-4	New Garden Coal	3H
CUP#90/3/5-5	William Eichelberger	3I
CUP#93/6/4-3	A. Duda & Sons , Inc.	3J

**MOTION by James Gardner, SECONDED by Egor Emery to recommend approval of the above consent agenda.**

**FOR: Morris, Blankenship, Gardner, Emery, Bryan, Wells, Metz**

**AGAINST: None**

**MOTION CARRIED: 7-0**

CASE NO.: PH#15-09-5 AGENDA NO.: 1

OWNER: Colonial Square Shopping Center, Inc.
APPLICANT: Leslie Campione, P.A.
PROJECT NAME: Riverview Cottages

Since Egor Emery had requested this be removed from the consent agenda and placed on the regular agenda, Timothy Morris suggested Mr. Emery explain the issues he had with this case. Mr. Emery stated that he felt the request for fuel storage and cottages is a substantial change from what had been approved previously. He would like to know the physical location of the fuel storage facility. He also had a concern about amending the Land Development Regulations (LDRs) in this way.

Rick Hartenstein, Senior Planner, presented the case and staff recommendation of approval with nine cottages. He showed the aerial from the staff report on the screen. He submitted an aerial showing the uses in the area as County Exhibit A and a site plan as County Exhibit B. When Mr. Emery asked if there were any other fuel storage facilities in the area, Mr. Hartenstein said he did not know. He explained that the number of units changed from eight to nine to include an existing building that will be refurbished to use as a cottage. Mr. Hartenstein added that the fuel storage facility would be permitted through the State government as part of the development review process. It would be located away from the wetland areas.

Chairman Bryan confirmed with Mr. Hartenstein that this request would not be amending the LDRs.

Mr. Morris felt this request would bring a positive change to the area as well as provide tax revenue.

When James Gardner asked about sanitary sewer, Mr. Hartenstein read an e-mail (County Exhibit C) into the record regarding the availability of both central water and sewer. Mr. Hartenstein said this would be addressed during site plan review.

MOTION by Timothy Morris, SECONDED by Scott Blankenship to recommend approval of the request to add the use of a fuel storage/pumping facility and nine rental cottages/motel to the uses authorized by Ordinance #76-86 and Resolution #1994-104. These ordinances are proposed to be rescinded and replaced by a new ordinance in PH#15-09-5. The site is currently approved for a marina with office, boat repair and sales facility, boat storage/dockage and restaurant.

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

AGAINST: Emery

MOTION CARRIED: 6-1

**CASE NO.:** PH#16-09-4

**AGENDA NO.:** 2

**OWNER:** Lake County Board of County Commissioners  
**APPLICANT:** Wendy Breeden, Director of Public Resources,  
on behalf of the County

**PROJECT NAME:** Lake May Reserve

Melving Isaac, Planner, presented the case and staff recommendation of approval. He showed the aerial from the staff report on the screen.

Chairman Bryan felt this will be a wonderful recreational facility for the public. When he asked if the entrance road off CR44A would be the single entrance, David Hansen, Public Lands Program Manager, said that based on the topography, that is the most level spot on the property. However, a decel lane will be needed. He informed Egor Emery that the current single-lane dirt road that runs down the middle of the grove from the entrance would remain. The active grove would also remain.

**MOTION by James Gardner, SECONDED by Scott Blankenship to recommend approval of CFD zoning to allow conservation and passive recreational uses in PH#16-09-4.**

**FOR:** Morris, Blankenship, Gardner, Emery, Bryan, Wells, Metz

**AGAINST:** None

**MOTION CARRIED:** 7-0

**Adjournment**

There being no further business, the meeting was adjourned at 9:20 a.m.

Respectfully submitted,

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Sherie Ross  
Public Hearing Coordinator

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Paul Bryan  
Chairman