

**MINUTES
LAKE COUNTY ZONING BOARD
NOVEMBER 7, 2007**

The Lake County Zoning Board met on Wednesday, November 7, 2007 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, November 27, 2007 at 9 a.m. in the Commission Chambers on the second floor of the Round Administration Building, Tavares, Florida.

Members Present:

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| Timothy Morris, Vice Chairman | District 1 |
| Scott Blankenship | District 2 |
| James Gardner, Secretary | District 3 |
| Phyllis Patten | District 4 |
| Paul Bryan, Chairman | District 5 |
| Mark Wells | At-Large Representative |

Members Not Present:

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| Larry Metz | School Board Representative |
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Staff Present:

Amye King, AICP, Deputy Director, Department of Growth Management
Brian Sheahan, AICP, Planning Director, Planning and Community Design Division
Steve Greene, AICP, Chief Planner, Planning and Community Design Division
Rick Hartenstein, Senior Planner, Planning and Community Design Division
Stacy Allen, Senior Planner, Planning and Community Design Division
Karen Ginsberg, Senior Planner, Planning and Community Design Division
Sherie Ross, Public Hearing Coordinator, Planning and Community Design Division
Ann Corson, Office Associate IV, Planning and Community Design Division
Jimmy Kirby, Code Enforcement Officer, Code Enforcement Division
Ross Pluta, Engineer III, Engineering Division
Melanie Marsh, Deputy County Attorney

Chairman Bryan called the meeting to order at 9 a.m. He led in the Pledge of Allegiance and gave the invocation. He noted that a quorum was present and confirmed the Proof of Publication for each case as shown on the monitor. He explained the procedure for hearing cases on the consent and regular agenda.

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| <u>CASE NO.:</u> | <u>OWNER/APPLICANT/AGENT/PROJECT</u> | <u>AGENDA NO.</u> |
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| Consideration of Minutes | September 21, 2007 October 3, 2007 | |
| Regular Agenda: | | |
| PH#33-07-3 | Tex A. and Julia A. Merritt LPG Urban and Regional Planning, Inc. “Diamond Light Airpark” | 2 |
| PH#35-07-4 | Carole and Michael Reading, Sorrento Commons, LLC – Louis Fabrizio/Sorrento Commons, LLC – Louis Fabrizio | 3 |
| PH#45-07-2 | Dunhill FL Highway 27, LLC/Lake County “Sunrise Lakes” | 4 |
| Consent Agenda: | | |
| PH#38-07-2 | Woodcrest Center Partners, LLC/John W. Kidd, AICP, Senior Planner with Avid Group | 1 |
| PH#48-07-2 | Ultimate Developers, LLC/Lake County | 5 |
| PH#34-07-5 | Mark Gould/Debra Granger | 6 |
| <u>Staff Initiated Revocations of Conditional Use Permits</u> | | 7 |
| CUP#86/4/3-4 | George R. Turner (Current Owner) | |
| CUP#90/3/8-4 | Elizabeth Salter (Current Owner) | |
| CUP#91/3/3-3 | Phillip J. Schacht (Current Owner) | |
| CUP#426-1 | Thomas & Jody Williams (Current Owners) Don Rutherford (Previous Owner) | |
| CUP#497-3 | Thomas and Margaret Hussey (Current Owners) Gerald White (Previous Owner) | |
| CUP#688-2 | David and Sue Jenkins (Current Owners) Bernard Morse (Previous Owner) | |
| CUP#726-4 | First Chicago Group Inc. c/o James Byerly (Current Owner)/David R. Strickland (Previous Owner) | |
| CUP#439A-3/ CUP#439-3 | Green Swamp Wildlife Mgmt/Division of Forestry (Current Owner) /Charles A. Root (Previous Owner) | |
| CUP#480B-1/ CUP#480-1 | Hartmann Golf Management Inc. (Current Owner)/ Henry Faber, Jr. Representative for Silver Golf Course (CUP#480-1) and William Herlong (CUP#480B-1) (Previous Owners) | |
| <u>Voluntary Revocations of Conditional Use Permits</u> | | 8 |
| CUP#494-5 | Robert Jeffrey Gonzales and Beverly Jane Swank (Current Owner) / Frank Simar (Previous Owner) | |
| CUP#88/6/6-5 CUP#93/6/2-2 | Joseph & Betty Rawson David M. Smith | |

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| <u>CASE NO.:</u> | <u>OWNER/APPLICANT/AGENT/PROJECT</u> | <u>AGENDA NO.</u> |
|-------------------------|---|--------------------------|
| Discussion | January 2008 Zoning Board Public Hearing Date | |
| Introduction | Steve Greene, Chief Planner | |

Minutes

MOTION by Timothy Morris, SECONDED by Scott Blankenship to approve the September 21, 2007 Lake County Zoning Board Public Hearing minutes, as submitted.

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

AGAINST: None

NOT PRESENT: Metz

MOTION CARRIED: 6-0

MOTION by Timothy Morris, SECONDED by Scott Blankenship to approve the October 3, 2007 Lake County Zoning Board Public Hearing minutes, as submitted.

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

AGAINST: None

NOT PRESENT: Metz

MOTION CARRIED: 6-0

CASE NO.: PH#33-07-3

AGENDA NO.: 2

OWNER: Tex A. and Julia A. Merritt
APPLICANT: LPG Urban & Regional Planning, Inc.
PROJECT NAME: Diamond Light Airpark

Brian Sheahan, AICP, Planning Director, stated that staff is requesting a continuance until the December 5, 2007 Zoning Board public hearing.

Chairman Bryan stated that a speaker card has been submitted for this case by Shawn and Shirley Valentine in which they asked for information on the plans for the Merritt property. The request at this time is for a 30-day continuance. If the continuance is granted, the case will be heard at that time.

There was no one present to represent the case.

Chairman Bryan confirmed with the Valentines that they did not wish to speak on the continuance.

MOTION by Scott Blankenship, SECONDED by Phyllis Patten to continue PH#33-07-3 until the December 5, 2007 Lake County Zoning Board public hearing.

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

AGAINST: None

NOT PRESENT: Metz

MOTION CARRIED: 6-0

CASE NO.: PH#35-07-4 **AGENDA NO.:** 3

OWNERS: Carole & Michael Reading, Sorrento
Commons, LLC – Louis Fabrizio
APPLICANT: Sorrento Commons, LLC – Lou Fabrizio

Brian Sheahan, AICP, Planning Director, stated that staff is requesting a continuance until the December 5, 2007 Zoning Board public hearing in order to complete a Public Works analysis. The applicant has requested that this case be continued until the January Zoning Board public hearing. Staff had no objection to that request.

Chairman Bryan declared a conflict of interest on this case and said he would not be involved in the discussion or voting of this continuance request or when the case is heard. His real estate company has been in contact with several adjoining property owners; and, therefore, after discussion with persons in the County Attorney’s office, it was determined that it would be best if he declared a conflict of interest. He passed the gavel to Timothy Morris, Vice Chairman.

There was no one present to represent the case nor was there any opposition in the audience. No speaker cards had been submitted.

MOTION by Scott Blankenship, SECONDED by James Gardner to continue PH#35-07-4 until the January 2008 Lake County Zoning Board Public Hearing.

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

AGAINST: None

CONFLICT OF INTEREST: Bryan

NOT PRESENT: Metz

MOTION CARRIED: 5-0

CASE NO.: PH#45-07-2

AGENDA NO.: 4

OWNER: Dunhill FL Highway 27, LLC
APPLICANT: Lake County
PROJECT NAME: Sunrise Lakes

Brian Sheahan, AICP, Planning Director, stated that staff is requesting a continuance until the December 5, 2007 Zoning Board public hearing

Chairman Bryan noted that no speaker cards had been submitted on this case.

MOTION by Timothy Morris, SECONDED by Scott Blankenship to continue PH#45-07-2 until the December 5, 2007 Lake County Zoning Board Public Hearing.

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

AGAINST: None

NOT PRESENT: Metz

MOTION CARRIED: 6-0

Consent Agenda

| | | | |
|-------------------|---|--------------------|----------|
| CASE NO.: | PH#38-07-2 | AGENDA NO.: | 1 |
| OWNER: | Woodcrest Center Partners, LLC | | |
| APPLICANT: | John W. Kidd, AICP, Senior Planner with Avid Group | | |

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|-------------------|---------------------------------|--------------------|----------|
| CASE NO.: | PH#48-07-2 | AGENDA NO.: | 5 |
| OWNER: | Ultimate Developers, LLC | | |
| APPLICANT: | Lake County | | |

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|-------------------|----------------------|--------------------|----------|
| CASE NO.: | PH#34-07-5 | AGENDA NO.: | 6 |
| OWNER: | Mark Gould | | |
| APPLICANT: | Debra Granger | | |

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| <u>Staff Initiated Revocations of Conditional Use Permits</u> | 7 |
|--|----------|

- CUP#86/4/3-4 George R. Turner (Current Owner)
- CUP#90/3/8-4 Elizabeth Salter (Current Owner)
- CUP#91/3/3-3 Phillip J. Schacht (Current Owner)
- CUP#426-1 Thomas & Jody Williams (Current Owners)
- Don Rutherford (Previous Owner)
- CUP#497-3 Thomas and Margaret Hussey (Current Owners)
- Gerald White (Previous Owner)
- CUP#688-2 David and Sue Jenkins (Current Owners)
- Bernard Morse (Previous Owner)
- CUP#726-4 First Chicago Group Inc. c/o James Byerly (Current Owner)/David R. Strickland (Previous Owner)
- CUP#439A-3/ Green Swamp Wildlife Mgmt/Division of Forestry
- CUP#439-3 (Current Owner) /Charles A. Root (Previous Owner)
- CUP#480B-1/ Hartmann Golf Management Inc. (Current Owner)/
- CUP#480-1 Henry Faber, Jr. Representative for Silver Golf Course (CUP#480-1) and William Herlong (CUP#480B-1) (Previous Owners)

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| <u>Voluntary Revocations of Conditional Use Permits</u> | 8 |
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- CUP#494-5 Robert Jeffrey Gonzales and Beverly Jane Swank (Current Owners) / Frank Simar (Previous Owner)
- CUP#88/6/6-5 Joseph & Betty Rawson (Current Owners)
- CUP#93/6/2-2 David M. Smith (Current Owner)

Chairman Bryan noted that no speaker cards had been submitted for any of the cases on the consent agenda and that no cases had been pulled from this agenda and placed on the consent agenda.

MOTION by Timothy Morris, SECONDED by James Gardner to recommend the following actions on the above consent agenda:

- | | |
|------------------------------------|-----------------|
| PH#38-07-2 | Approval |
| PH#48-07-2 | Approval |
| PH#34-07-5 | Approval |
| Staff-Initiated Revocations | Approval |
| Voluntary Revocations | Approval |

Consent Agenda

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CASE NO.: PH#38-07-2 AGENDA NO.: 1

OWNER: Woodcrest Center Partners, LLC
APPLICANT: John W. Kidd, AICP, Senior Planner with Avid Group

CASE NO.: PH#48-07-2 AGENDA NO.: 5
OWNER: Ultimate Developers, LLC
APPLICANT: Lake County

CASE NO.: PH#34-07-5 AGENDA NO.: 6
OWNER: Mark Gould
APPLICANT: Debra Granger

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- CUP#497-3 Thomas and Margaret Hussey (Current Owners)
Gerald White (Previous Owner)
- CUP#688-2 David and Sue Jenkins (Current Owners)
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Voluntary Revocations of Conditional Use Permits 8

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- CUP#93/6/2-2 David M. Smith (Current Owner)

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

AGAINST: None

NOT PRESENT: Metz

MOTION CARRIED: 6-0

January 2008 Zoning Board Public Hearing Date

Since the regularly scheduled Zoning Board public hearing in January of 2008 is to be heard on January 2, the day after the New Year's Day holiday, it was determined by consensus that it would be appropriate to reschedule the meeting to January 3, 2008.

Introduction

Brian Sheahan, Planning Director, introduced the newest staff member of the Planning and Community Design Division, Steve Greene, Chief Planner.

Adjournment

There being no further business, the meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Sherie Ross
Public Hearing Coordinator

Paul Bryan
Chairman