

**MINUTES
LAKE COUNTY ZONING BOARD
JANUARY 3, 2008**

The Lake County Zoning Board met on Thursday, January 3, 2008 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, January 29, 2008 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
Phyllis Patten	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, 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
Karen Rosick, 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
Jim Kirby, Code Enforcement Officer
Melanie Marsh, Deputy County Attorney

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

TABLE OF CONTENTS

<u>CASE NO.:</u>	<u>OWNER/APPLICANT/AGENT/PROJECT</u>	<u>AGENDA NO.</u>
Consideration of Minutes	December 5, 2008	
Discussion of Consent Agenda		
Consent Agenda Approval:		
CUP#08/1/2-4	Ellis Duane Eisnor	1
PH#06-08-1	Keatley Investments – Hillcrest, LLC/Lake County BCC	4
PH#41-07-4	Adam Gutman	6
PH#04-08-4/5	Kenneth T. and Laura L. West	8
	LPG Urban & Regional Planners, Inc./Greg Beliveau	
Regular Agenda:		
PH#40-07-4	WLW Construction, Incorporated and John F. Wagner, III et al/ WLW Construction, Incorporated	5
PH#35-07-4	Carole and Michael Reading, Sorrento Commons, LLC – Louis Fabrizio/Sorrento Commons, LLC – Louis Fabrizio	7
PH#43-07-1	Lisa Touchton	2
CUP#08/1/1-2	Alex MacDonnell	3
PH#7-07-4	Eagle Dunes, LLC – John Gray, Jr.	9

Minutes

Sherie Ross, Public Hearing Coordinator, asked that the first sentence in the fourth paragraph on Page 8 of the minutes of December 5, 2007 be amended to read: “Sanford A. Minkoff, County Attorney, submitted a plan as County Exhibit B, which showed the location of the existing park and future County buildings.”

MOTION by James Gardner, SECONDED by Phyllis Patten to approve the December 5, 2007 Lake County Zoning Board Public Hearing minutes, as amended.

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

AGAINST: None

MOTION CARRIED: 7-0

Chairman Bryan stated that all exhibits presented at this meeting by staff, owners, applicants, and those in support or opposition must be submitted to the Public Hearing Coordinator prior to proceeding to the next case.

Discussion of Consent Agenda

In response to Chairman Bryan, Brian Sheahan, AICP, Planning Director, asked that Agenda No. 5, PH#40-07-4, be moved from the concept agenda to the regular agenda as a new conceptual site plan was submitted this morning. The changes proposed in that site plan require additional staff review; therefore, staff is requesting a 30-day continuance. The applicant is in agreement with that request.

Regarding Agenda No. 8, PH#04-08-4/5, on the consent agenda, Mr. Sheahan explained that the legal description and aerial for that case have a slight discrepancy in that the legal description includes a portion of the lake. This would not affect the analysis of the property. It does have the proper legal description.

Consent Agenda

CASE NO.:	CUP#08/1/2-4	AGENDA NO.:	1
OWNER/APPLICANT:	Ellis Duane Eisnor		
CASE NO.:	PH#06-08-1	AGENDA NO.:	4
OWNER:	Keatley Investments –		
APPLICANT:	Hillcrest, LLC/Lake County BCC		
CASE NO.:	PH#41-07-4	AGENDA NO.:	6
OWNER/APPLICANT:	Adam Gutman		
CASE NO.:	PH#04-08-4/5	AGENDA NO.:	8
OWNERS:	Kenneth T. and Laura L. West		
APPLICANT:	LPG Urban & Regional Planners, Inc./ Greg Beliveau		

Chairman Bryan noted that no speaker cards have been received for any of the above remaining cases on the consent agenda.

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

CUP#08/1/2-4	Approval
PH#06-08-1	Approval
PH#41-07-4	Approval
PH#04/08/4/5	Approval

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

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: PH#40-07-4

AGENDA NO.: 5

**OWNER: WLW Construction, Incorporated and
John F. Wagner, III et al**

APPLICANT: WLW Construction, Incorporated

Chairman Bryan reiterated that staff has recommended a 30-day continuance of this case in order to review a newly submitted site plan. When he announced that four speaker cards had been submitted but that the only discussion to take place at this time would be comments regarding the continuance, there was no one who wished to speak.

MOTION by Timothy Morris, SECONDED by Phyllis Patten to continue PH#40-07-4 until the February 6, 2008 Lake County Zoning Board public hearing.

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

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: PH#35-07-4

AGENDA NO.: 7

**OWNERS: Carole and Michael Reading, Sorrento Commons,
LLC – Louis Fabrizio**

APPLICANT: Sorrento Commons, LLC – Louis Fabrizio

Brian Sheahan, AICP, Planning Director, stated that the applicant has requested a 30-day continuance due to a scheduling conflict. In addition, Public Works is not available to discuss transportation issues. Staff is prepared to go forward with the case at this public hearing but does support the continuance request.

Chairman Bryan said one speaker card has been submitted for this case, but there was no one who wished to speak.

A letter of support was submitted as Exhibit A.

MOTION by James Gardner, SECONDED by Mark Wells to continue PH#35-07-4 until the February 6, 2008 Lake County Zoning Board public hearing.

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

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: PH#43-07-1 **AGENDA NO.:** 2

OWNER/APPLICANT: Lisa Touchton

Karen Rosick, Planner, presented the case and staff recommendation of denial. She showed the aerial and zoning map from the staff report on the monitor. She noted the petition of support with 46 signatures in the staff report.

When Timothy Morris asked why a Conditional Use Permit (CUP) was not requested in order to have a horse on the property, Ms. Rosick explained that R-1 zoning allows horses so if this property is rezoned to R-1, a CUP would not be necessary. Mr. Morris asked if it would be possible to have this request as a CUP in R-6, the current zoning. Brian Sheahan, AICP, Planning Director, replied that with a higher density zoning district, it is typically inappropriate for the keeping of livestock. This particular property is larger than the allowable 1/6 acre, but the trend of the zoning would be to allow six lots per acre.

When Phyllis Patton asked if the signatures on the petition are signatures of the neighbors, Ms. Rosick said Ms. Touchton could answer that question. Ms. Rosick added that the property with R-1 zoning that is 1800 feet from the subject property does have several horses on it.

Lisa Touchton was present to represent the case. She said Ms. Rosick had mailed her the list of adjacent property owners that would be notified; she went to those people and asked them if it would be an issue to change the zoning on her property. There was no one she asked who had a problem. Referring to the zoning map in the staff report that was placed on the monitor, she noted the wildlife conserve (wetlands) that was shown on the map as a blue area. There is no housing in that area. Most of the lots in the area are one-half acre or more. There are some mobile homes.

In response to Chairman Bryan, Ms. Touchton said her sister owns horses; and she would like to raise some of the babies of those horses. Although it may not be buildable, her property is usable horse wise. Some of it is wetland. The property is currently fenced.

Ms. Patton was informed by Ms. Touchton that there are several other properties that are zoned R-1 or Agriculture. In response to Mark Wells, Ms. Touchton said she has lived there and/or owned the property for three years. Ms. Patton said she would like to allow the applicant to have a horse.

Chairman Bryan noted that a number of people support this request, and no speaker cards have been submitted. Referring to the aerial, he said it appears the area is developed, but not at the R-6 density. Ms. Rosick confirmed that the area is mostly one-half acre lots. Chairman Bryan said he could support this R-1 request.

When Ms. Patton asked the downside of this rezoning request, Ms. Rosick said that from a planning prospective, this rezoning would create an agricultural use within an urban-designated area.

In response to Mr. Wells, Melanie Marsh, Deputy County Attorney, said that since R-1 is a straight zoning, no conditions could be placed on it; therefore, if this property were sold and the one horse was removed, other non-intensive agricultural uses could be placed on the property by the new owner. The current owner could also place other non-intensive agricultural uses on the property as long as they were allowed in the R-1 zoning district. Mr. Sheahan agreed that staff must look at long-term repercussions and the trend for the area as well as this particular use in relationship to other uses that are allowed within the requested zoning category. Mr. Morris pointed out that 18 houses could be placed on this property if it remains at R-6 zoning. Chairman Bryan said the surrounding area appears to be developing at an R-2 density, and R-1 zoning is compatible with R-2 zoning.

Mr. Wells was informed by Ms. Touchton that there is no homeowners' association in the area. She added that a dog kennel would not be allowed under non-intensive uses.

Chairman Bryan reiterated that over 40 neighbors had signed the petition of support.

CASE NO.: PH#43-07-1 **AGENDA NO.:** 2

OWNER/APPLICANT: Lisa Touchton **PAGE NO.:** 2

MOTION by Phyllis Patten, SECONDED by Scott Blankenship to recommend approval of R-1 zoning in PH#43-07-1.

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

AGAINST: None

MOTION CARRIED: 7-0

CASE NO.: CUP#08/1/1-2 **AGENDA NO.:** 3

OWNER/APPLICANT: Alex MacDonnell

Karen Rosick presented the case and staff recommendation of denial. She noted that the property is located in the Green Swamp Area of Critical State Concern. In response to Scott Blankenship, Ms. Rosick said there is no number of allowable trucks stated in the definition of a truck yard in the Land Development Regulations (LDRs). She showed the aerial from the staff report on the monitor, noting the structures on the property. She pointed out that the property is split by a road.

Barbara McDonnell was present to represent the case. She said they would like to park some trucks they own on this property. Her husband's family has owned this property since the early 1950's. The historical use of the area has always been agricultural. There are other livestock trailers in the area, which is the nature of the truck that they own. The house on the property was built in 1925. They own the property on both sides of the road. The signatures of the people on the petitions are not from property owners in the area.

When Chairman Bryan asked if she lives in the house on the property, Ms. McDonnell said she and her husband live on the other side of Lake Erie; their oldest son lives on the subject property.

James Gardner noted that the petitions of opposition show no addresses. He asked how close the petition signers live to the subject property.

Alex MacDonnell said his father bought this property in 1946. It has been a cattle ranch and has had citrus groves on it. There have always been cattle trucks on the property. He only has two trucks, one he drives for a living and one that belongs to his son who lives on the property. He submitted an old photograph of a group of people who were born and raised in Bay Lake (Applicant Exhibit A) and said he did not find any of their names on the petition of opposition. He said he and his wife are not running a business on the property. He just parks his truck there. There is no work done on them while on the property. Normally the trucks are only there two days of the week. Phyllis Patten confirmed that Mr. MacDonnell is hauling cattle with his trucks. He said that is what he does for a living.

Mark Wells said there are two major issues. One is the agricultural history of the area. That was the nature of the area for 50 or 60 years. Now it is the Green Swamp, which covers a massive amount of the area. A lot of those petition signatures are landowners in the Green Swamp. Water is a major issue for them. The petition signers may not live in this immediate area, but they are concerned about the water use.

If the population is so sparse, Mr. Gardner felt it was surprising that there were so many signatures on the petitions.

Timothy Morris was informed by Mr. MacDonnell that the trailers are not cleaned on the premises. They are cleaned out before they are returned to the property. They bring alfalfa hay back from New Mexico. The trailers are spotless.

Mr. MacDonnell questioned the reasoning behind water quality as an issue in this case. Their property is surrounded by cows. Mr. Wells said this Board must consider unintended consequences. Mr. MacDonnell noted that other trucks are parked along Bay Lake Road. He felt this is the result of a vendetta. He submitted a photograph of his truck as Applicant Exhibit B.

Patrick Borse said he has lived on Lake Erie Road, two houses from the subject property, for over ten years. There was a long gap when that property was fenced in completely; no trucks could come on or leave the property. He said there have been times when he has come home to miles of sludge from the trailers being cleaned out. Mr. MacDonnell has both cattle trailers and box trailers. At times there have been as many as eight or nine trailers and five tractors on the property. Lately there has not been too many, but it varies. When Chairman Bryan asked Mr. Borse what his predominant objection was, Mr. Borse said the property is less than two acres with three separate homes on it whereas the requirement is one

CASE NO.: CUP#08/1/1-2 **AGENDA NO.:** 3

OWNER/APPLICANT: Alex MacDonnell **PAGE NO.:** 2

dwelling unit per ten acres and that is without running a business. There is activity on the site all hours of the day. The road is very narrow and winding; it is not safe to have semis on this road. When this was first approved, it was for two trucks. He questioned how it is monitored. Chairman Bryan said he did not recall this property being approved for any trucks; that is why this case is before the Zoning Board. If a Conditional Use Permit (CUP) is approved for two trucks, it would be enforceable by the County. Mr. Gardner was informed by Mr. Borsej that he lives about ¼ mile from the subject property.

Mr. Sheahan said staff had initially reviewed this as a nonconforming use because staff initially believed it was a continuation of an existing use. Staff looked at some photographs and did a preliminary analysis but did not make a formal determination. However, there was e-mail correspondence that said it appears this was a continuation. Once all the documentation was available, an official determination was issued that it was not a continuation of a nonconforming use. He added that although this is a five-acre parcel, it is segmented into roughly two acres on one side of the road and three acres on the other side. According to the Code, one truck over 12,000 pounds can be placed on five acres of land. Originally this case was brought forward by the Code Enforcement Division due to a complaint of multiple trucks on the property. When Chairman Bryan asked if the request is for one additional truck than what is currently allowed, Mr. Sheahan said it is for a type of truck yard that is not allowed in the zoning district. Truck yards in this zoning district are restricted to citrus and row crops only.

Terry Godts said she has nothing personal against the applicant. Her concern is for the safety of the residents along this narrow two-lane road if many tractor trailer trucks continue to use it. She was also concerned about the water quality of Lake Erie if the truck stop continues to operate. This business uses chemicals, oils, lubricants and fuels. There is a workshop on the site, and she has seen work being done on the trucks. In addition, these trucks haul cattle; and the resulting waste material is a threat to the water quality of the lake. She has personally witnessed waste material on the road as the trucks pull out. Neighbors downwind have smelled foul odors. Her greatest concern is that this non-complying industrial/commercial use is occurring in the Rural Conservation Area of the Green Swamp Area of Critical State Concern, very close to Core Conservation. She felt this Board was probably aware of the ecologically sensitive nature of the Green Swamp and its strict requirements concerning development and activities within the Green Swamp and the fact that the Florida Aquifer comes close to the surface in this area, making it especially vulnerable to contamination from polluting surface activities. She added that the applicant claims that he has a vested right to keep two tractor trailer rigs there because they have been parked on the property for years. That is not true. There were no tractor trailer rigs on the subject property before February of 2006. They were not there in November of 1998 when she bought her property on the lake. She urged this Board to recommend denial of the Conditional Use Permit (CUP) for this inappropriate, potentially dangerous, and polluting industrial truck stop use.

When Timothy Morris asked where Ms. Godts got the information that the Aquifer is closer to the surface in this area, Mr. Sheahan said the high water table in this area is one of the guiding principles of the Green Swamp and one of the reasons why it is protected by the Florida Statute.

In response to Chairman Bryan, Ms. Godts said she as well as others had circulated some petitions of opposition. Some of the signatures came from people who were concerned about the Green Swamp in its entirety rather than the truck yard specifically, but most signatures were from local people.

Julie Faye Rogers said she owns a real estate office in Groveland and has sold a lot of property for residential use in the Green Swamp. She was concerned that there is property zoned Agricultural Residential (AR) that she sold to a family that is located next to the subject property. The shape of the property zoned AR puts its yard very near to the location of the truck stop. She submitted a map as Opposition Exhibit A. She said she has evidence of times when there were more than two trucks on the property. Neighbors can hear tires being changed on the property. There are also people who can verify that there has been waste found on the road. The road is 17-1/2 feet wide and is falling apart. She was

CASE NO.: CUP#08/1/1-2 **AGENDA NO.:** 3

OWNER/APPLICANT: Alex MacDonnell **PAGE NO.:** 3

concerned about the safety of the children at the bus stops with so many trucks on the road. She submitted pictures showing the condition of the road as Opposition Exhibit B. In response to Chairman Bryan, Ms. Rogers said that although other agricultural trucks use this road, none are as large as these trucks. At one time, Mr. MacDonnell had his trucking business on Highway 33, but he sold it and wants to move the business to a residential area. She did not feel this property meets any of the requirements necessary for a truck yard. Mr. Morris was informed by Ms. Rogers that she owns 50 acres in the Green Swamp, less than a mile from the subject property. However, she lives in Groveland. She said the area is mostly made up of residential units and cattle. She submitted a zoning map as Opposition Exhibit C. In response to Mr. Morris, Ms. Rogers said she has cattle on her property, but she only takes the cattle to market once or twice a year.

Regarding the water level, Jimmie Yawn said his well is 38 feet deep and has good water. Between Highway 33 and the subject property, there are nine blind driveways as well as one blind bus stop. Lake Erie Road was never built for this type of truck. He had no problem with the cattle, but he has a problem with the large trucks and the noise because the large trucks are tearing up the road. He also had no problem with the odor from the cattle unless the waste product falls on the road. He submitted 14 photographs as Opposition Exhibit D showing the waste product on the road and three trucks on the property. He said he has seen as many as five trucks on the property. He added that truck tires are changed on the site, which is a noisy process. In addition, there is an intercom system on the site that he can hear from his house. Truck horns can also be heard. He noted that he has owned this property since 1997.

Leonard Baird, attorney, was present to represent several property owners in the area and people who use the road. Lake Erie Road used to be a clay road. The woods come right up to the road. He questioned the compatibility of this use with the area and whether there is sufficient means of transportation. Most of the residents in this area have cows, horses, and goats. He submitted two photographs (Opposition Exhibit E) showing four trucks as well as support vehicles for the business. Staff has recommended denial of this request based on the fact that the requested use does not meet any of the conditions for this particular area. He noted the 13 letters of opposition from the people who live on Lake Erie Road in this area. This is a rural, quiet environment; and it does not need semi trucks on the road. He requested denial of the application.

Regarding the Aquifer being the headwaters recharge area for the entire Green Swamp, Ms. MacDonnell said that case was taken to the Florida Supreme Court and technically has never been proven. That is documented in the Florida Statutes. She agreed that Lake Erie Road is not patrolled properly by the Lake County Sheriff’s Department, and there is a safety problem. There is noise from the highway, but she cannot control that. Mr. Yawn lives next to a major highway. She added that Ms. Godts owns and operates a wholesale nursery located off of Lake Erie Road. She spoke of another foliage wholesale nursery about a mile away. Mr. Yawn owns and operates a horse trailer business. She said the school buses and emergency vehicles use their property to turn around, and the children stand on their property to wait for the school bus.

Mr. MacDonnell reiterated that he only has two trucks. The vehicles shown in Opposition Exhibit E belong to him, his mother, and his son. Their trucks come in empty and leave empty. Their trucks are not the only semis on Lake Erie Road; it is a heavily traveled road. Regarding the Green Swamp, it is not an area of critical state concern according to the Supreme Court.

In response to Chairman Bryan, Mr. MacDonnell said that at one time he had a larger operation with 35 cattle trucks. In the 1970’s and 1980’s, there were four trucks on the site. He explained to Chairman Bryan that his trucks come back clean; they are not cleaned on this property. They are cleaned at a site 88 miles away.

Mr. Sheahan stated that running the business from this location is a completely separate issue.

CASE NO.: CUP#08/1/1-2 **AGENDA NO.:** 3
OWNER/APPLICANT: Alex MacDonnell **PAGE NO.:** 4

Ms. Marsh said staff would need to look into the issue of this lot being separated by the road to determine if the remaining parcel on which the trucks are being parked would constitute five acres because from the aerial, it looks like it goes out into the lake. Mr. Sheahan said staff did not do that analysis.

When Mr. Wells asked the address of the occupational license, Mr. Sheahan said staff does not have one. Mr. MacDonnell said he was told that he had to apply for a CUP and get an occupational license; he did that. Chairman Bryan confirmed that this was part of the special master order. Mr. MacDonnell submitted a business tax receipt as Applicant Exhibit C.

Ms. Patten felt this was a matter of perception. Mr. MacDonnell's perception is that he just wants to park two trucks. The perception of others and Ms. Patten is that Mr. MacDonnell is operating a business on the property without the correct zoning. When she asked about the intercom system, Mr. MacDonnell said he uses it to call his dogs.

MOTION by Mark Wells, SECONDED by Phyllis Patten to recommend denial of CUP#08/1/1-2 to allow a truck yard.

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

AGAINST: None

MOTION CARRIED: 7-0

Chairman Bryan stated that this case will come before the Board of County Commissioners (BCC) for final action on January 29, 2008.

There was a five-minute recess.

CASE NO.:

PH#7-07-4

AGENDA NO.: 9

OWNER/APPLICANT:

Eagle Dunes II, LLC – John Gray, Jr.

A memo to Paul Bryan, Chairman of the Lake County Zoning Board from Brian Sheahan, AICP, Planning Director, with a copy of the applicant's proposed ordinance changes was submitted as County Exhibit A. A copy of the proposed ordinance with the redline changes was submitted as Applicant Exhibit A.

Rick Hartenstein, Senior Planner, explained that this Board had previously heard this case. At the November 2007 Board of County Commissioners (BCC) rezoning hearing, the applicant had submitted a revised master conceptual plan that significantly changed the project. The BCC voted to send the case back to the Zoning Board to review and make a recommendation. He showed the master conceptual plan from the ordinance on the monitor. From what was originally proposed (3.5 dwelling units per net acre) came the revised plan, which is proposing one dwelling unit to the acre. This allows for a reduction from 524 dwelling units to 160 dwelling units with 50 percent open space. There is still a concern about the failure of three intersections, but this can be addressed through proportionate fair share at the time development commences and concurrency must be fully run. There is no provision at the current time for central water and sewer. The applicant has three options: He can continue to work with the City of Eustis to get utilities through the City, he can provide his own private interim system, or he can develop with well and septic tank on one-half acre lots. Mr. Hartenstein pointed out that a Planned Unit Development (PUD) requires a base of 25 percent open space; this project will have 50 percent. The proposed rezoning is consistent and compatible with the surrounding area. He showed the zoning map from the staff report on the monitor. This map demonstrates the surrounding development pattern in the area at one dwelling unit per acre; the revised plan is coming forward being compatible with the development pattern. Based on these issues and the findings in the staff analysis, staff recommends approval with the conditions contained in the attached ordinance.

Brian Sheahan, AICP, Planning Director, said the applicant submitted a revised ordinance to staff yesterday afternoon. Staff agrees with some of the new language, but some of it causes concern to staff. In order to make a recommendation on this case, staff would prefer to hear this case using the ordinance that is in the booklet. However, he said he would like to bring to the attention of this Board one minor item in the tree preservation section of the ordinance, which will need staff's attention in regard to who is responsible for the maintenance and dedication of the easement. Staff believes this is a minor item and will address that through a scrivener's memo to the Board of County Commissioners (BCC).

Cecelia Bonifay with Akerman Senterfitt was present to represent the case. She submitted a conceptual site plan as Applicant Exhibit B, explaining that a lot of work has gone into this case since the last time she was before this Board. A number of issues were raised, the primary one being the density of the project and its compatibility. There have been several meetings with Leslie Campione and people she represents as well as some she does not represent but were asked to participate. As a result of that, the plan was revised and submitted to the County. She said that Ms. Campione and the people she represents also had come up with some additional changes to the revised plan that had been submitted. Ms. Bonifay and her team had provided language to address those concerns. Ms. Campione sent her language to staff. Once Ms. Bonifay received the staff recommendation which incorporated the opponent's language, she had some additional changes to that. The ordinance that was submitted as Applicant Exhibit A includes those changes. This new ordinance does not include any language that would result in a change to the overall concept or plan.

Since this case has a staff recommendation of approval based on the staff ordinance, Chairman Bryan felt it would probably be appropriate to allow staff some time to review the new ordinance submitted by Ms. Bonifay. However, the case could move forward at this time by using the staff ordinance and allowing the BCC to make necessary changes at their public hearing. Ms. Bonifay was agreeable to using the staff ordinance when hearing the case before this Board. Phyllis Patten said she would also prefer to move forward with the staff ordinance at this time.

Heather Brush, who had submitted a speaker card, said she did not wish to speak.

CASE NO.: PH#7-07-4 AGENDA NO.: 9

OWNER/APPLICANT: Eagle Dunes II, LLC – John Gray, Jr. PAGE NO.: 2

Jeanne Etter, resident of the Sorrento area and member of the Mount Plymouth-Sorrento Planning Advisory Committee, said she has spoken against the applicant’s previous submittals due to the density issue. However, with this new submittal, she thanked the applicant for all the work done to reduce the density. She felt the staff ordinance is a good ordinance; when all the minor issues are worked out, she felt this project will be a good addition to the area.

Keith Schue, speaking on behalf of The Nature Conservancy (TNC), said he also wanted to thank those involved for making this a positive project. However, he felt some of the suggested changes that have not been reviewed by staff are significant changes, not minor. Chairman Bryan reminded Mr. Schue that this Board will not be voting on those changes. Mr. Schue urged this Board to support the ordinance as prepared by staff.

Leslie Campione stated that she was pleased that this Board will be recommending support of the staff ordinance. She and those she was representing were happy to see the reduction in density and the dedication of open space. She hoped this will set a new and better standard for subdivisions in this area of Lake County.

Although the staff ordinance will be the basis for the recommendation of this Board, the proposed ordinance distributed earlier in the public hearing as exhibits will be included in discussion at the BCC public hearing on January 29.

MOTION by Timothy Morris, SECONDED by Scott Blankenship to recommend approval of PUD zoning to allow a single-family residential development consisting of 160 single-family dwelling units.

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

AGAINST: None

MOTION CARRIED: 7-0

Adjournment

There being no further business, the meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Sherie Ross
Public Hearing Coordinator

Paul Bryan
Chairman