

**MINUTES**  
**LAKE COUNTY ZONING BOARD**  
**July 2, 2008**

The Lake County Zoning Board met on Wednesday, July 2, 2008 in the Commission Chambers on the second floor of the County 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, July 22, 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
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  
Julianne Thomas, 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  
Jim Kirby, Senior Code Enforcement Officer, Code Enforcement Services Division  
Ross Pluta, Engineer III, Engineering Division  
Melanie Marsh, Deputy County Attorney  
Erin Hartigan, Assistant County Attorney

Chairman Bryan called the meeting to order at 9:05 a.m. He led in the Pledge of Allegiance and 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 and that this meeting had been noticed pursuant to the Sunshine Statute.

Chairman Bryan explained the procedure for hearing cases on the consent and regular agenda and 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. Anyone wishing to speak should complete a speaker card that can be found on the table at the rear of this room.

**TABLE OF CONTENTS**

<b><u>CASE NO.:</u></b>	<b><u>OWNER/APPLICANT/AGENT/PROJECT</u></b>	<b><u>AGENDA NO.</u></b>
Consideration of Minutes	June 4, 2008	
Changes to Agenda		
Consent Agenda Approval		
PH#22-08-4	David Ralph Strickland	1
PH#34-08-2	Fabiola R. Gillis/Ivan Unibe	2
PH#29-08-3	Michael R. and Jennifer A. Gebhardt	5
	Christopher J. Shipley, Esq.	
CUP#86/4/2-2	James P. Gills – Charles Hwang	6A
	Staff-Initiated Revocation	
CUP#89/12/2-3	Larry Grimes – Clermont Baptist Church	6B
	Staff-Initiated Revocation	
CUP#93/1/3-2	James and Mildred Bradford – Beatriz Cadena, et al	6C
	Staff-Initiated Revocation	
CUP#95/5/1-4	Phoebe J. Mueller	6D
	Staff-Initiated Revocation	
CUP#897-5	Dura Stress, Inc.	7A
	Voluntary Revocation	
CUP#110-5	Ben M. Crawford – Hubert C. Saul, Jr.	7B
	Voluntary Revocation	Withdrawn
CUP#97/6/1-4	Henry Church	7C
	Voluntary Revocation	
CUP#99/8/3-2	Calvin & Lillian Holton	7D
	Voluntary Revocation	
CUP#93/3/1-2	C. Agnes Thompson	7E
	Voluntary Revocation	
Regular Agenda		
PH#59-06-3	GHL Development, LLC	3
	Horgo Signature Homes	
MSP#08/7/1-3	Robert J. Merritt	4
	Dirtworx Excavating, Incorporated	
Discussion	Introduction of New Attorney	
	Format of Staff Report	

**Minutes**

**MOTION by James Gardner, SECONDED by Scott Blankenship to approve the June 4, 2008 Lake County Zoning Board Public Hearing minutes, as submitted.**

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

**AGAINST: None**

**NOT PRESENT: Morris**

**MOTION CARRIED: 5-0**

**Changes to Agenda**

Brian Sheahan, AICP, Planning Director, confirmed that this public hearing has been properly noticed.

Mr. Sheahan added that the Code Enforcement Services Division has requested that the voluntary revocation of CUP#110-5 (Agenda 7B) be withdrawn as it is no longer necessary to revoke it.

Mr. Sheahan announced the staff requests for 30-day continuances of PH#59-06-3 due to a discrepancy discovered on the conceptual plan and survey and of MSP#08/7/1-3 due to Environmental Compliance's request to provide comments on the project as well as to make some changes in the ordinance.

**Consent Agenda**

PH#22-08-4	David Ralph Strickland	1
PH#34-08-2	Fabiola R. Gillis/Ivan Unibe	2
PH#29-08-3	Michael R. and Jennifer A. Gebhardt	5
	Christopher J. Shipley, Esq.	
CUP#86/4/2-2	James P. Gills – Charles Hwang	6A
	Staff-Initiated Revocation	
CUP#89/12/2-3	Larry Grimes – Clermont Baptist Church	6B
	Staff-Initiated Revocation	
CUP#93/1/3-2	James and Mildred Bradford – Beatriz Cadena, et al	6C
	Staff-Initiated Revocation	
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	Voluntary Revocation	Withdrawn
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	Voluntary Revocation	
CUP#99/8/3-2	Calvin & Lillian Holton	7D
	Voluntary Revocation	
CUP#93/3/1-2	C. Agnes Thompson	7E
	Voluntary Revocation	

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

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

**AGAINST: None**

**MOTION CARRIED: 6-0**

**CASE NO.: PH#59-06-3**

**AGENDA NO.: 3**

**OWNER/APPLICANT: GHL Development, LLC**

**PROJECT NAME: Horgo Signature Homes**

Chairman Bryan reiterated that staff has requested a 30-day continuance due to a survey discrepancy.

In response to Chairman Bryan, Brian Sheahan, AICP, Planning Director, said he had spoken to the applicant about this staff request. In addition, adjacent property owner notices had been mailed to inform residents of this continuance request.

Chairman Bryan added that no speaker cards had been submitted for this case.

**MOTION by Timothy Morris, SECONDED by Scott Blankenship to continue PH#59-06-3 until the August 6, 2008 Lake County Zoning Board public hearing.**

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

**AGAINST: None**

**MOTION CARRIED: 6-0**

CASE NO.: MSP#08/7/1-3

AGENDA NO.: 4

**OWNER/APPLICANT: Robert J. Merritt**

**PROJECT NAME: Dirtworx Excavating, Incorporated**

Chairman Bryan reiterated that staff has requested a 30-day continuance of this case. He added that three speaker cards had been submitted for this case, pointing out that only the continuance can be discussed at this time. The case has not been opened for discussion yet.

Ted Wicks, Wicks Consulting Services, was present to represent the case. He explained that in reviewing the ordinance, the Department of Environmental Utilities had noted that some of the information was not appropriate for this particular mining site plan. As a result, he was agreeable to this continuance so he could work with staff to ensure that the ordinance was consistent with the project plans as well as the rules. In addition, he has learned of concerns from the neighbors in the area. This continuance will give him an opportunity to meet with those residents before the August public hearings.

Marvin Curtis Stone, Jr. said that he was also agreeable to the continuance, but he would like to meet with Mr. Wicks for further discussion. The way he understands the case now, he would be opposed to it.

Amanda Prevatt, who had submitted a speaker card, said she did not wish to speak.

Bob Lovell was present to represent the Prevatt family because it is difficult for the family to attend public hearings in this building at this time of day as they work. He said the Prevatt family is not opposed to this request, but they do have some concerns. He would also like to meet with Mr. Wicks to discuss these concerns so that they can be alleviated.

**MOTION by James Gardner, SECONDED by Scott Blankenship to continue MSP#08/7/1-3 until the August 6, 2008 Lake County Zoning Board public hearing.**

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

**AGAINST: None**

**MOTION CARRIED: 6-0**

**Discussion**

Melanie Marsh, Deputy County Attorney, introduced the recently hired assistant attorney, Erin Hartigan.

Brian Sheahan, AICP, Planning Director, referred to Agenda No. 5, noting the new staff report format that will be used in the future for all staff reports. Chairman Bryan stated that the Board appreciates the improved staff reports that they have been receiving.

**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