

MINUTES
LAKE COUNTY ZONING BOARD
September 1, 2010

The Lake County Zoning Board met on Wednesday, September 1, 2010 in the Commission Chambers on the second floor of the County Administration Building to consider a petition for rezoning.

The recommendation of the Lake County Zoning Board will be transmitted to the Board of County Commissioners for their public hearing to be held on Tuesday, September 28, 2010 at 9 a.m. in the Commission Chambers on the second floor of the County 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

Members Not Present:

John Childers	Ex-Officio, Nonvoting Military Representative
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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
Sherie Ross, Public Hearing Coordinator, Planning and Community Design Division
Ann Corson, Office Associate IV, Planning and Community Design Division
Ross Pluta, Engineer III, Engineering Division
Sarah Taitt, Assistant County Attorney

Chairman Bryan called the meeting to order at 9 a.m. He led in the Pledge of Allegiance, and Timothy Morris gave the invocation. Chairman Bryan noted that a quorum was present. He confirmed the Proof of Publication for the case as shown on the monitor and that this meeting had been noticed pursuant to the Sunshine Statute.

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<u>CASE NO.:</u>	<u>OWNER/APPLICANT/AGENT/PROJECT</u>	<u>AGENDA NO.</u>
PH#28-10-4 (Continuance to 10/06/10)	Renningers Florida Twin Markets, Inc./Cecelia Bonifay/ Christopher Roper, Esq., Akerman Senterfitt	1
PH#13-10-3 (Withdrawal)	Floribra USA, Inc./Jim Hall, AICP (VHB Inc.) BLR—Windmill Road PUD zoning	3
Consideration of Minutes	August 4, 2010	
Consent Agenda PH#26-10-5	Phillip O. & Kathy J. Whigham/Leslie Campione, P.A. Big Game Pro Shop	2
Discussion	Comprehensive Plan Limiting Uses in Commercial Zoning Charrette regarding SR 50 Administrative Continuance	

Minutes

MOTION by Timothy Morris, SECONDED by Scott Blankenship to approve the August 4, 2010 Lake County Zoning Board Public Hearing minutes, as submitted.

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

AGAINST: None

NOT PRESENT: Childers

MOTION CARRIED: 7-0

Consent Agenda

CASE NO.: PH#26-10-5 **AGENDA NO.:** 2

OWNERS: Phillip O. & Kathy J. Whigham
APPLICANT: Leslie Campione, P.A.

In response to Chairman Bryan, Brian Sheahan, AICP, Planning Director, stated that there were no changes to the final package prepared for this case. Chairman Bryan noted that no speaker cards had been submitted nor letters of opposition received.

MOTION by Scott Blankenship, SECONDED by Timothy Morris to recommend approval of the above consent agenda to amend CP Ordinance No. 2006-60 to add new commercial uses in PH#26-10-5.

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

AGAINST: None

NOT PRESENT: Childers

MOTION CARRIED: 7-0

Discussion

Regarding the Comprehensive Plan, Brian Sheahan, AICP, Planning Director, stated that the County has received seven Petitions for Administrative Hearing, basically in four packages; they are very similar. That will delay the effective date of the Comprehensive Plan a minimum of six months, but it could be much longer than that. It is now in the hands of the Board of County Commissioners and the legal staff.

Mr. Sheahan pointed out that the case heard today is a good example of why it is important to be careful when limiting uses on a particular piece of property. In this case, the uses were very narrow in scope. That is why staff prefers C-1 and/or C-2 uses, whenever possible, and then extracting any uses that might require a higher level of review.

Mr. Sheahan commented that the Florida Department of Transportation (FDOT) is having a State Road 50 Corridor Charrette in Clermont at the Cooper Memorial Library today.

In response to Larry Metz, Mr. Sheahan explained that Agenda No. 1, PH#28-10-4/Rennings Florida Twin Markets, had requested a continuance more than ten days prior to this public hearing; therefore, it was an administrative continuance and does not require action by this Board.

Adjournment

MOTION by Egor Emery, SECONDED by James Gardner to adjourn at 9:05 a.m.

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

AGAINST: None

NOT PRESENT: Childers

MOTION CARRIED: 7-0

Respectfully submitted,

Sherie Ross
Public Hearing Coordinator

Paul Bryan
Chairman