

MINUTES
LAKE COUNTY ZONING BOARD
October 5, 2011

The Lake County Zoning Board met on Wednesday, October 5, 2011 in the Commission Chambers on the second floor of the County Administration Building to consider a petition for a Rezoning, a Conditional Use Permit, and a Conditional Use Permit Revocation.

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, October 25, 2011 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
Ted DeWitt	District 2
Lorenzo G. John Ameri	District 3
Rick Gonzalez	District 4
Paul Bryan, Chairman	District 5
Jim Miller	School Board Representative
Kasey Kesselring	At-Large Representative

Members Not Present:

John Childers	Ex-Officio, Nonvoting Military Representative
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Staff Present:

Brian T. Sheahan, AICP, Planning Manager, Planning and Community Design Division
Steve Greene, AICP, Chief Planner, Planning and Community Design Division
Jennifer Cotch, Environmental Specialist, Planning and Community Design Division
Aziza Bryson, Public Hearing Associate, Planning and Community Design Division
Ann Corson, Office Associate IV, Planning and Community Design Division
Erin Hartigan, Assistant County Attorney

Chairman Bryan called the meeting to order at 9:00 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 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 agendas. He 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 Associate prior to proceeding to the next case. He added that this Board is a recommending board only, and the Board of County Commissioners will be hearing these cases later this month when a final determination will be made.

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CASE NO.: OWNER/APPLICANT/AGENT/PROJECT AGENDA NO.

Consideration of Minutes September 7, 2011

Agenda Discussion

CONSENT AGENDA:

CUP Revocation:
CUP #01/5/1-3 Blazing Jacks Kennels, Inc. 1

CUP #11/10/1-3 Jeffrey C. Yeager 2
Yeager Truck Yard

REGULAR AGENDA:

PH #18-11-5 Harbor Hills Development LP/Charles C. Hiott – Besh, Inc. 3
Harbor Hills PUD Amendment

Closing Remarks

Adjournment

MINUTES

MOTION by Rick Gonzalez, **SECONDED** by Kasey Kesselring to **APPROVE** the September 7, 2011 Lake County Zoning Board Public Hearing minutes, as submitted.

FOR: Kesselring, Morris, Miller, Bryan, Gonzalez, DeWitt, Ameri

ABSENT: None

AGAINST: None

NOT PRESENT: Childers

MOTION CARRIED: 7-0

AGENDA DISCUSSION

Brian T. Sheahan, Planning Division Manager, stated that there were no changes to the agenda.

CONSENT AGENDA

CUP Revocation:		
CUP #01/5/1-3	Blazing Jacks Kennels, Inc.	1
CUP #11/10/1-3	Jeffrey C. Yeager Yeager Truck Yard	2

MOTION by Tim Morris, **SECONDED** by Kasey Kesselring to recommend **APPROVAL** of the consent agenda, consisting of agenda item 1 & 2.

FOR: Morris, Bryan, Gonzalez, Kesselring, Miller, DeWitt, Ameri

ABSENT: None

AGAINST: None

NOT PRESENT: Childers

MOTION CARRIED: 7-0

REGULAR AGENDA

CASE NO: PH# 18-11-5 **AGENDA NO.** 3

OWNER: Harbor Hills Development LP
APPLICANT: Chuck Hiott, BESH, Inc.
PROJECT NAME: Harbor Hills PUD Amendment

Jennifer Cotch, Environmental Specialist, presented the case and staff's recommendation for approval. She stated that the applicant would like to rezone the existing ordinance in order to allow for duplexes and/or town homes. Ms. Cotch pointed out that the applicant was under the impression that multi-family homes that are allowed in the current ordinance would include town homes; however, she explained that the County's Land Development Regulations (LDR) has two separate definitions. Chapter 3 of the LDR's defines multi-family as three or more dwellings within a single building and defines duplex or two-family dwellings as a single building containing two dwelling units. As a result, staff amended the existing ordinance and added two-family dwelling duplex and/or multi-family. Ms. Cotch explained that the new language does not change the amount of units that can be constructed, nor does it change the density, setbacks, or open space requirements to the previously approved ordinance.

Chuck Hiott, BESH, Inc., the Applicant, stated that initially they wanted to do a re-plot of phase 6 to go to the multi-family duplexes, but was advised by staff that they could not do that. Now, he stated, they basically want to clean up the language of the existing ordinance.

Bill Reitmeier, President of the Harbor Hills Property Owners Board of Directors, thanked Jennifer Cotch and her staff for taking time to answer all of their questions. He also voiced his support of the change to the Planned Unit Development (PUD) in Harbor Hills.

George Fetrow, concerned citizen, mentioned that he initially had some questions but that Ms. Cotch answered all of his questions.

There were no further questions or comments from the Board.

MOTION by Jim Miller, **SECONDED** by Ted DeWitt to recommend **APPROVAL** of PH #18-11-5, the request to amend Ordinance #2010-45 to allow multi-family residential within an existing mixed use Planned Unit Development consisting of single-family residential, town homes, and commercial uses on approximately 866 acres.

FOR: Kesselring, Gonzalez, Bryan, Miller, Morris, DeWitt, Ameri
ABSENT: None
AGAINST: None
NOT PRESENT: Childers
MOTION CARRIED: 7-0

CLOSING REMARKS

Mr. Sheahan informed the Board that the 2030 Comprehensive Plan is now effective. Copies of the 2030 Comprehensive Plan were distributed. He stated that the County will begin working on changes to the LDR. He also noted that some Comprehensive Plan amendments would be coming forward and advised that some of the Zoning Board meetings may be longer in the upcoming months. Mr. Sheahan also informed the Board that in November and December, due to the holidays, the Board of County Commissioners would have an accelerated meeting schedule for zoning cases.

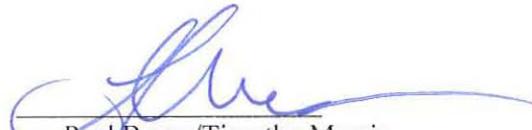
Rick Gonzalez, a Board member, asked if there is some other process that would allow the Conditional Use Permit (CUP) Revocation process to be administrative. Mr. Sheahan answered that currently the Lake County Code does not specifically allow for a CUP to become null and void and noted that discussion is currently taking place in regards to changes as it regards to the revocation of a CUP.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:18 a.m.

Respectfully submitted,


Aziza Bryson
Public Hearing Coordinator


Paul Bryan/Timothy Morris
Chairman/Vice Chairman