

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
November 28, 2012

The Lake County Planning and Zoning Board met on Wednesday, November 28, 2012 in County Commission Chambers on the second floor of the County Administration Building to consider petitions for Rezonings.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, December 18, 2012 at 9 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Ted DeWitt	District 2
Lorenzo G. John Ameri	District 3
Rick Gonzalez	District 4
Paul Bryan, Chairman	District 5
Kasey Kesselring	At-Large Representative

Members Not Present:

Timothy Morris, Vice Chairman	District 1
Debbie Stivender	School Board Representative
Donald Heaton	Ex-Officio Non-Voting Military Representative

Staff Present:

Brian Sheahan, Planning Division Manager, Planning and Community Design
Steve Greene, AICP, Chief Planner, Planning and Community Design Division
Anita Greiner, Chief Planner, Planning and Community Design
Jennifer Cotch, Environmental Specialist, Planning and Community Design Division
Melving Isaac, Planner, Planning and Community Design
Ann Corson, Office Associate IV, Planning and Community Design Division
Erin Hartigan, Assistant County Attorney
Mary Hamilton, Environmental Services Division Manager, Public Works
Ross Pluta, Engineer III, Public Works
Susan Boyajan, Clerk, Board Support

Chairman Paul Bryan called the meeting to order at 9:05 a.m. and noted that a quorum was present. He led the Pledge of Allegiance and gave the invocation. Chairman Bryan confirmed that the meeting was properly noticed and explained the procedure for hearing cases on the consent and regular agendas, stating that they only hear the cases that are on the regular agenda individually. He stated that all exhibits presented at this meeting by staff, owners, applicants, and those in support or opposition must be submitted to the Recording Secretary 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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TAB NO: CASE NO: OWNER/APPLICANT/AGENT/PROJECT

Agenda Updates

Consideration of Minutes October 31, 2012

CONSENT AGENDA

Tab 1	PH# 35-12-4	Edward & Virginia Traylor Traylor Property rezoning
Tab 2	PH# 36-12-4	City of Eustis/P. Berg/Sorrento Solar Farm Sorrento Solar Farm rezoning amendment

COMPREHENSIVE PLAN AMENDMENT

Tab 3	Ordinance 2012-XX LPA #12/5-2	Rural Support Corridor Amendment
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Other Business **Election of Officers**

Adjournment

MINUTES

MOTION by Kasey Kesselring, **SECONDED** by John Ameri to **APPROVE** the October 31, 2012 Lake County Planning and Zoning Board Public Hearing minutes, as submitted.

FOR: Kesselring, Ameri, Gonzalez, Bryan, DeWitt

AGAINST: None

MOTION CARRIED: 5-0

AGENDA UPDATES

Brian Sheahan, Planning Division Manager, related that there was a concern regarding Tab 2, PH #36-12-4, relating to the mailed notice, so they will send out another notice to some specific property owners prior to the hearing before the Board of County Commissioners.

Ms. Erin Hartigan, Assistant County Attorney, asked Mr. Sheahan to explain the issue further.

Mr. Sheahan explained that the blue card notices that went out to the adjacent property owners stated that the address is west of Cardinal Lane instead of east of Cardinal Lane because of the way the easement is situated, so they will send notices back out to those property owners with that change as a courtesy. He noted that no postponement of that case is warranted today, since this will be done between this hearing and the Board of County Commissioners (BCC) meeting on December 18.

CONSENT AGENDA

Tab 1	PH# 35-12-4	Edward & Virginia Traylor Traylor Property rezoning
Tab 2	PH# 36-12-4	City of Eustis/P. Berg/Sorrento Solar Farm Sorrento Solar Farm rezoning amendment

MOTION by Ted DeWitt, **SECONDED** by Rick Gonzalez to **APPROVE** the Consent Agenda, consisting of agenda items 1 and 2.

FOR: DeWitt, Ameri, Gonzalez, Bryan, Kesselring

AGAINST: None

MOTION CARRIED: 5-0

COMPREHENSIVE PLAN AMENDMENT**Tab 3 Ordinance 2012-XX Lake County Rural Support Corridor Amendment**

Mr. Sheahan stated that this is a follow-up to a Comprehensive Plan Amendment they had considered about three months ago for Pine Lakes, noting that the rural support corridor language is somewhat limiting. He recapped that the BCC has weighed the benefits of increasing some of the development provisions in those rural support corridors and would like to apply those to the other five rural support corridors in the County. He further explained that this basically would increase the building size from 5,000 to 10,000 square feet and allow up to 30 percent impervious surface as is allowed for civic uses. He related that the amendment is necessary to accommodate a general retail store of typical size for the formula retail establishments, such as Dollar Generals or Family Dollar type stores. He noted that they received one letter of concern from the Friends of the Wekiva River similar to the letter that organization submitted regarding the Pine Lakes Amendment which indicated concerns about the building size, allowing pervious parking, requiring native landscaping, lighting, and architectural design elements; however, he pointed out that these have been addressed in the Comprehensive Plan and that he had sent the specific references to the Friends of the Wekiva River for future reference.

Mr. Kesselring asked if this basically would pave the way for stores such as Dollar General to build some of their stores in the rural areas.

Mr. Sheahan stated that was correct and added that this would be for support uses so that the residents would not have to drive a long way for a basic item such as milk. He commented that the economics of these types of stores are very difficult at a small size, since they need to carry a much broader variety of retail items to adequately serve those needs, and this increases the ability to provide those products.

Mr. Kesselring voiced a concern about encouraging the construction of those types of stores in the rural areas.

Mr. DeWitt asked if they would still comply with all of the Wekiva River Basin qualifications as far as runoff and water treatment and whether sewer was required.

Mr. Sheahan clarified that they do have to meet all of those requirements, noting that a portion of the parking for the Pine Lake Dollar General was required to be pervious and that they also had increased buffer requirements, certain architectural standards, and limited lighting. He added that there was a policy in the rural land use category that prohibits the extension of utilities unless the BCC finds it environmentally necessary; usually the onsite treatment facilities are adequate; and all of the new development is required to meet wastewater treatment standards through the Health Department.

Ms. Hartigan pointed out that some of the bold language needed to be underlined before it goes to the BCC.

Mr. Sheahan indicated that they will do that.

MOTION by Rick Gonzalez, SECONDED by John Ameri to APPROVE Lake County Rural Support Corridor Amendment, LPA #12/5-2.

FOR: Gonzalez, Ameri, Bryan

ABSENT: Kesselring, DeWitt

MOTION CARRIED: 3-2

OTHER BUSINESS

ELECTION OF OFFICERS

On a motion by Mr. Kesselring, seconded by Mr. Dewitt and carried by consensus, the Planning & Zoning Board elected Paul Bryan to continue as Chairman.

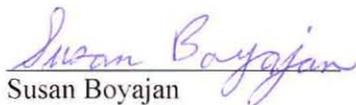
On a motion by Mr. Ameri, seconded by Mr. DeWitt and carried by consensus, the Planning and Zoning Board elected Mr. Kesselring as Vice Chairman.

Mr. Sheahan mentioned that they would be bringing the Planning and Zoning Board several LDR ordinances in January.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:20 a.m.

Respectfully submitted,


Susan Boyajan
Clerk, Board Support


Paul Bryan
Chairman