

**MINUTES**  
**LAKE COUNTY ZONING BOARD**  
**December 7, 2011**

The Lake County Zoning Board met on Wednesday, December 7, 2011 in the Commission Chambers on the second floor of the County Administration Building to consider petitions for Rezoning, a Comprehensive Plan item, and amendments to the Land Development Regulations.

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, December 20, 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
Lorenzo G. John Ameri	District 3
Rick Gonzalez	District 4
Paul Bryan, Chairman	District 5
Jim Miller	School Board Representative

**Members Absent:**

Kasey Kesselring	At-Large Representative
Ted DeWitt	District 2

**Members Not Present:**

John Childers	Ex-Officio, Nonvoting Military Representative
---------------	---

**Staff Present:**

Brian T. Sheahan, AICP, Planning Manager, Planning and Community Design Division  
Steve Greene, AICP, Chief Planner, Planning and Community Design Division  
Anita Greiner, Chief Planner, Planning & Community Design Division  
Rick Hartenstein, AICP, Senior Planner, Planning and Community Design Division  
Melving Isaac-Jimenez, Planner, 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  
Ross Pluta, Engineer III, Public Works  
Erin Hartigan, Assistant County Attorney

Chairman Bryan called the meeting to order at 9:04 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 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.

**TABLE OF CONTENTS**

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

**Consideration  
of Minutes**                                      November 2, 2011

**CONSENT AGENDA:**

PH #22-11-3                                      Christian Methodist Episcopal Church/Lake County  
Planning & Community Design                      1  
Christian Methodist Episcopal Church

PH #1-12-4                                      Compassion In Care, LLC/Victor Richburg                      2  
Pendry Estates

**COMPREHENSIVE PLAN ITEMS:**

Strategic Plan for the Lake County Enterprise Zones                      3

**AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS:**

Ordinance 2011- XX                      Proposed Amendment for Agricultural Uses in Industrial Zoning                      4

Ordinance 2011- XX                      Proposed Amendment to the Sign Ordinance                      5

**Updates**

**Adjournment**

MINUTES

**MOTION** by Tim Morris, **SECONDED** by Jim Miller to **APPROVE** the November 2, 2011 Lake County Zoning Board Public Hearing minutes, as submitted.

**FOR:** Morris, Miller, Bryan, Gonzalez, Ameri

**ABSENT:** Kesselring, DeWitt

**AGAINST:** None

**NOT PRESENT:** Childers

**MOTION CARRIED: 5-0**

CONSENT AGENDA:

PH #22-11-3	Christian Methodist Episcopal Church/Lake County Planning & Community Design Christian Methodist Episcopal Church	1
-------------	---	---

PH #1-12-4	Compassion In Care, LLC/Victor Richburg Pendry Estates	2
------------	---	---

**MOTION** by Tim Morris, **SECONDED** by Rick Gonzalez to recommend **APPROVAL** of the Consent Agenda consisting of agenda items #1 & #2.

**FOR:** Morris, Gonzalez, Bryan, Miller, Ameri

**ABSENT:** Kesselring, DeWitt

**AGAINST:** None

**NOT PRESENT:** Childers

**MOTION CARRIED: 5-0**

COMPREHENSIVE PLAN ITEMS:

**Strategic Plan for the Lake County Enterprise Zones**

**3**

Brian T. Sheahan, Planning Manager, gave a brief presentation on the Strategic Plan for the Lake County Enterprise Zones. His presentation consisted of an overview of Enterprise Zone incentives, Florida Statutes on Enterprise Zone creation, staff recommendation for Enterprise Zone nomination, current progress and next steps. In closing, Mr. Sheahan requested that the Board find the Strategic Plan consistent with the Lake County Comprehensive Plan. Mr. Sheahan recognized Ms. Anita Greiner, Chief Planner, for her tremendous efforts in assisting the cities with the completion of the Strategic Plan.

Paul Bryan, Chairman, summarized that the overall purpose of the Enterprise Zones is to provide incentives in the selected areas to induce private investments. He inquired as to what type of private investments would be treated favorably, asking if industrial, retail, multi-family, or housing would be favorable. Mr. Sheahan responded that basically anything that would improve the economic environment in those areas may qualify.

Mr. Bryan also asked what criteria was used to establish the specific areas for the Enterprise Zones. Mr. Sheahan answered that the selected areas were the most manageable, in addition to those areas meeting the criteria specified in the Florida Statutes.

Tim Morris, Board member, asked if the selected areas were jointly in the city and/or in the county. Mr. Sheahan stated that the majority of the properties were in the cities. Mr. Morris wanted clarification if the final say on decisions would be entirely up to the cities. Erin Hartigan, Assistant County Attorney, answered that although there are three different components in the cities, there is only one implementing body made up of representatives from different industries. She stated that the Enterprise Zone Development Agency will implement the strategic plan in their decisions.

Rick Gonzalez, Board member, asked if the incentives would apply if one were to rehabilitate a single-family home in one of those areas and if the city would provide the incentive. Ms. Hartigan explained that the State would provide the incentive and based on the statutes in regards to the sales tax exemption for building materials, she indicated that rehabilitating a single-family home should qualify.

Mr. Morris asked if the creation of the Enterprise Zones would allow financial assistance from the Federal Government. Mr. Sheahan reiterated that this is a State program.

Jim Miller, Board member, stated that he thinks that the implementation of the Enterprise Zones would be great for Lake County.

**MOTION by Jim Miller, SECONDED by L. G. John Ameri to recommend APPROVAL of finding the Strategic Plan for the Lake County Enterprise Zones as consistent with the Lake County Comprehensive Plan.**

**FOR: Miller, Ameri, Morris, Bryan, Gonzalez**

**ABSENT: Kesselring, DeWitt**

**AGAINST: None**

NOT PRESENT: Childers

MOTION CARRIED: 5-0

**AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS:**

**Ordinance 2011- XX Proposed Amendment for Agricultural Uses in Industrial Zoning 4**

Mr. Sheahan introduced the proposed Ordinance amendment by reading the title of the Ordinance. He summarized that the proposed amendment would allow very low intensity agricultural uses on industrial zoned property. He also added that this would add hay production as a permitted use within the industrial zoning districts.

L. G. John Ameri, Board member, asked what would be the rationale on just limiting the amendment only to the production of hay instead of expanding it. Mr. Sheahan explained that the rationale would be if you allowed, for example, the production of citrus, it is not very low intensity which may be incompatible with an adjoining use if there is an industrial site or office complex next to the site; it would not be conducive with surrounding business.

Mr. Miller commented that he thinks it is a great solution.

**MOTION by Tim Morris, SECONDED by Jim Miller to recommend APPROVAL of the proposed amendment for Agricultural Uses in Industrial Zoning.**

**FOR: Morris, Miller, Ameri, Bryan, Gonzalez**

**ABSENT: Kesselring, DeWitt**

**AGAINST: None**

**NOT PRESENT: Childers**

**MOTION CARRIED: 5-0**

**Ordinance 2011- XX Proposed Amendment to the Sign Ordinance 5**

Mr. Sheahan introduced the proposed Ordinance amendment by reading the title of the Ordinance. He summarized that this proposed amendment would mainly affect temporary signage for special events. He also explained that this has been a recurring issue for some of the residents of Lake County when trying to advertise their special events.

The proposed amendment came about because the County wanted to answer the question of how to allow off premise signs on a temporary basis in a reasonable and controlled manner so that they wouldn't interfere with other property rights. Mr. Sheahan then read some of the specifications of the proposed amendment.

Mr. Ameri asked if the amendment prohibits someone from placing a sign a mile away from the special event. Mr. Sheahan answered that there is not a provision in place for maximum distance.

Board discussion ensued.

**MOTION by Rick Gonzalez, SECONDED by Jim Miller to recommend APPROVAL of the proposed amendment to the Sign Ordinance**

**FOR: Gonzalez, Morris, Miller, Ameri, Bryan**

**ABSENT: Kesselring, DeWitt**

**AGAINST: None**

**NOT PRESENT: Childers**

**MOTION CARRIED: 5-0**

**UPDATES**

Mr. Sheahan informed the Board that he had several updates. He stated that in January, a large Planned Unit Development (PUD) would be coming before the Board.

Mr. Sheahan stated that in February, some changes to the Landscape Ordinance would be brought forward and that it is currently being reviewed by staff. He also stated that it would be distributed for public comment next week.

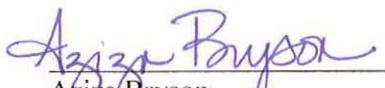
He also informed that a Mining Committee is being formed in order to work on mining and zoning regulations in the Green Swamp area. He stated that applications for the committee are currently being accepted.

In closing, Mr. Sheahan notified the Board that the County Attorney's office is bringing forward an Internet Café ordinance and that zoning for that ordinance is in progress.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:41 a.m.

Respectfully submitted,

  
Aziza Bryson  
Public Hearing Associate

  
Paul Bryan/Timothy Morris  
Chairman/Vice Chairman