



LAKE COUNTY BOARD OF COUNTY COMMISSIONERS & ZONING BOARD

MEETING INFORMATION

Location & Time

Lake County Commission
Chambers
2nd Floor, County
Administration Building
315 West Main Street
Tavares, FL 32778-7800
9:00 a.m.

Zoning Board Members

Paul Bryan, Chairman
(District 5)

Timothy Morris, Vice
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri
(District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board
Representative

Kasey Kesselring, At-Large
Representative

John Childers, Ex-Officio,
Non-Voting Military
Representative

AGENDA ■ DECEMBER 7 & 20, 2011

The Lake County Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing at 9:00 a.m., or soon thereafter, on Tuesday, December 20, 2011 in the location specified.

Board of County Commissioners

Jennifer Hill, Chairman	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Vice Chairman	District 4
Welton G. Cadwell	District 5

County Staff

Darren S. Gray, County Manager
David Heath, AICP, Deputy County Manager
Sanford A. Minkoff, County Attorney
Erin Hartigan, Assistant County Attorney

Growth Management Department Staff

Amye King, AICP, Director, Department of Growth Management
Brian T. Sheahan, AICP, Planning Manager, Division of Planning & Community Design
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design
Melving Isaac, Planner, Division of Planning & Community Design
Jennifer Cotch, Environmental Specialist, Division of Planning & Community Design
Aziza Bryson, Public Hearing Associate, Division of Planning & Community Design

For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email planning@lakecountyfl.gov.

LAKE COUNTY ZONING BOARD
December 7, 2011
 AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
December 20, 2011

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.
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The Consent Agenda contains items that are recommended for approval and that are not controversial. The Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

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

COMPREHENSIVE PLAN ITEMS:

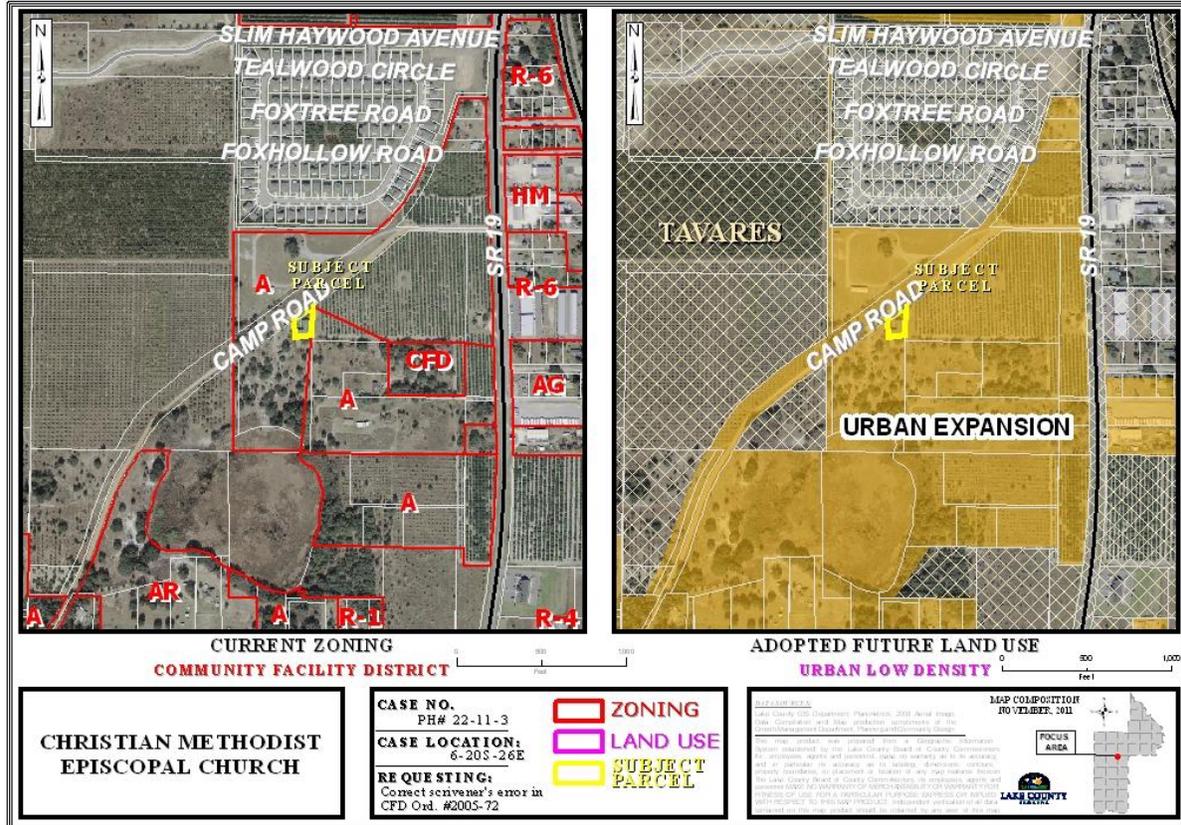
Strategic Plan for the Lake County Enterprise Zones	3
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AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS:

Ordinance 2011- XX	Proposed Amendment for Agricultural Uses in Industrial Zoning	4
Ordinance 2011- XX	Proposed Amendment to the Sign Ordinance	5

Please Note: Due to scheduling, this document shall also serve as the BCC Rezoning Booklet for the December 20, 2011 BCC Rezoning Public Hearing. Be advised that the minutes of the December 7, 2011 Zoning Board public hearing on these cases will be provided to the BCC no later than December 13, 2011.

CASE NO: PH #22-11-3
AGENDA NO: 1
OWNER: Christian Methodist Episcopal Church
APPLICANT: Lake County Planning & Community Design
PROJECT NAME: Christian Methodist Episcopal Church/Lake County Planning
GENERAL LOCATION: Tavares area – south on SR 19 to right on Camp Road to 29608 Camp Rd. AK #1650607



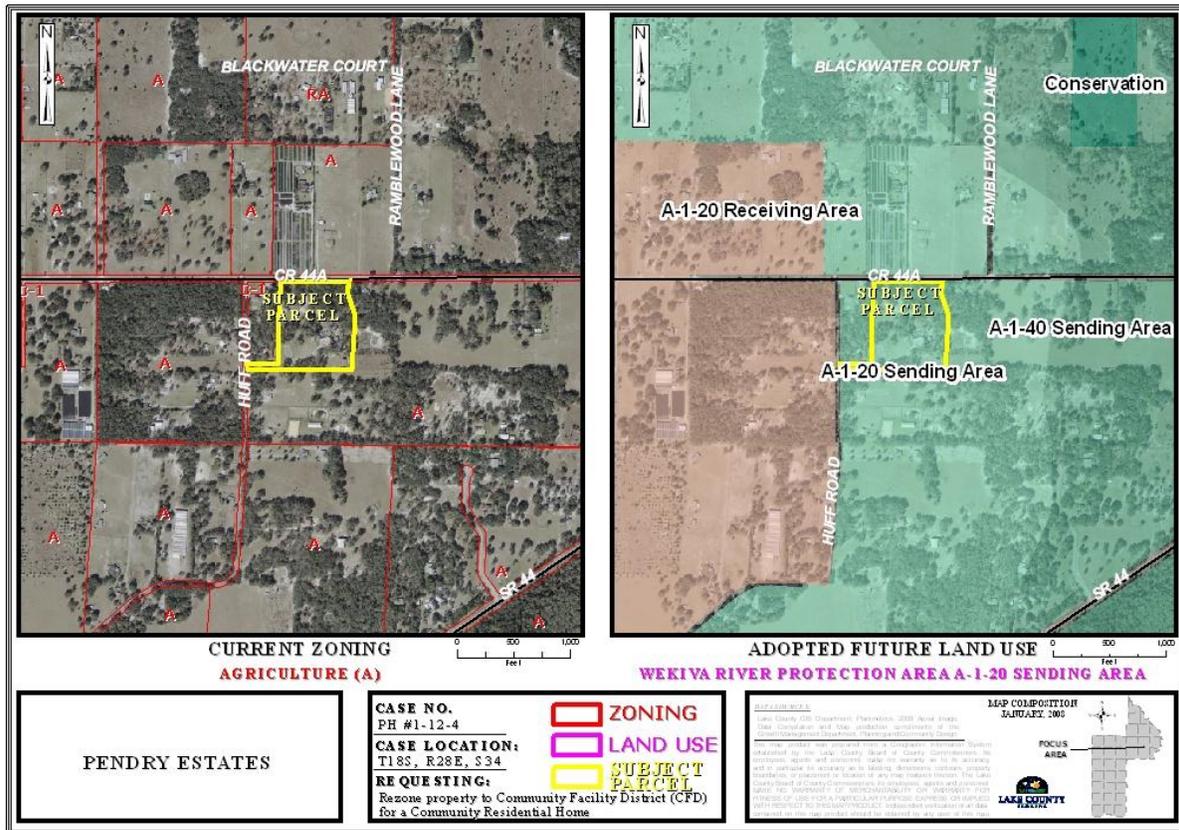
REQUESTED ACTION: The Applicant is requesting to amend Community Facility District (CFD) Ordinance #2005-72 to correct a scrivener’s error in the Ordinance addressing parking and landscaping.

SIZE OF PARCEL: .54 +/- acres

FUTURE LAND USE: Urban Low Density

STAFF RECOMMENDATION: Staff finds that the proposed rezoning request is consistent with the Comprehensive Plan and Land Development Regulation based on the Findings of Fact. Therefore, staff recommends **APPROVAL** of this application, with conditions specified in the proposed ordinance.

CASE NO: PH #1-12-4
AGENDA NO: 2
OWNER: Compassion In Care, LLC
APPLICANT: Victor Richburg
PROJECT NAME: Pendry Estates
GENERAL LOCATION: Eustis area, Southeast of the CR44A and Huff Road intersection. AK #1757959



REQUESTED ACTION: The Applicant is requesting to rezone from Agriculture (A) to Community Facility District (CFD) for a Community Residential Home.

SIZE OF PARCEL: 11.62 +/- acres

FUTURE LAND USE: Wekiva River Protection Area, A-1-20 Sending Area

STAFF RECOMMENDATION: Staff recommends **APPROVAL with conditions** of the proposed rezoning request and waiver, subject to the conditions as set forth in the attached Ordinance.

AGENDA ITEM: Strategic Plan for the Lake County Enterprise Zone

AGENDA NO: 3

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Enterprise Zone Strategic Plan

ORDINANCE NO: 2011 - XX

AGENDA NO: 4

ORDINANCE NO. 2011 – _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, SECTION 3.01.03, ENTITLED “SCHEDULE OF PERMITTED AND CONDITIONAL USES”, TO ALLOW THE PRODUCTION OF LIMITED AGRICULTURAL CROPS IN INDUSTRIAL ZONING DISTRICTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO: 2011 - XX

AGENDA NO: 5

ORDINANCE NO. 2011-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED “DEFINITIONS”, TO AMEND THE DEFINITION OF “SPECIAL EVENT”; AMENDING CHAPTER XI, ENTITLED “SIGNS”, SECTION 11.02.00, ENTITLED “PERMITTED SIGNS”, TO DELETE EXISTING PROVISIONS RELATING TO SPECIAL EVENT SIGNS AND TO PROVIDE FOR A NEW SECTION 11.02.06 GOVERNING SPECIAL EVENT SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAKE COUNTY CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.