

**ORDINANCE SUMMARY**

Chapter 3 of the Land Development Regulations (LDR) regulates zoning. The Board requested that hay production be permitted in the industrial zoning district pending the development of the property for industrial uses. Agricultural uses are an integral part of Lake County’s economic base and are permitted within all land use categories pursuant to the Comprehensive Plan.

This ordinance proposes to amend the Table of Permitted and Conditional Uses in the LDR to allow agricultural use of industrial property, limited to hay production. Hay production is a low-impact crop requiring minimal soil manipulation and limited number of harvests, and is not expected to be incompatible with adjacent uses.

The specific amendments to the Land Development Regulations necessary to implement this proposal are as follows:

- 1. Addition of agriculture as a Permitted Use within the Industrial zoning districts in the Zoning Table, with a specific note that hay production is the only permitted agricultural use in the Industrial zoning districts .

Additions to the existing regulations are shown in underline and deletions are shown as ~~striketrough~~. Where three asterisks (“\* \* \*”) appear, it indicates that no changes occurred between the previous and following text or sections.

Ver. 11-09-11

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**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.**

**WHEREAS**, Lake County Comprehensive Plan Future Land Use Policy I-1.2.8 “Agricultural and Equestrian Uses”, states that the Agricultural uses are a suitable use in all land use categories; and

**WHEREAS**, agricultural uses are essential to the economic health of Lake County; and

1           **WHEREAS**, Lake County Comprehensive Plan Future Land Use Policy I-7.7.2,  
2 entitled “ Support Agriculture”, states that the County shall support agriculture as part  
3 of the County’s economic base; and

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5           **WHEREAS**, agricultural uses are essential to the economic health of Lake County;  
6 and

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8           **WHEREAS**, some agricultural uses have the potential to generate impacts that  
9 affect the environment and adjacent land uses, including noise, vibration, dust, and  
10 odors, but hay production, as a crop requiring minimal soil manipulation and a limited  
11 number of harvests, is generally a low-impact agricultural use; and

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13           **WHEREAS**, the Land Development Regulations provide standards for the location  
14 and performance standards of certain land uses; and

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16           **WHEREAS**, the Board now finds that amending the Land Development  
17 Regulations to permit hay production as a low-impact agricultural use in Industrial  
18 zoning districts is in the best interest of the citizens of Lake County.

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20           **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of  
21 Lake County, Florida, as follows:

22           **Section 1.    Recitals.**       The foregoing recitals are true and correct and  
23 incorporated herein by reference.

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25           **Section 2.    Amendment.** Lake County Code, Appendix E, Land Development  
26 Regulations, Section 3.01.03, entitled “Schedule of Permitted and Conditional Uses”,  
27 shall be amended to read as follows:

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31   **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 **Section 3.01.03 Schedule of Permitted and Conditional Uses**

2 \* \* \*

Use Classifications	A	RA	AR	R1	R2	R3	R4	R6	R7	R10	RP	RMRP*	RM	C1*	C2*	C3*	CP	LM	HM	MP	CFD	RV	CONDITION/ LDR SECTION
<b>AGRICULTURAL USES</b>																							
General Agriculture	P																	<u>P***</u>	<u>P***</u>	<u>P***</u>	P		1
<u>***Agricultural uses in these use classifications are limited to hay production</u>																							

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**Section 3. Inclusion in Code.** It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phrase in order to accomplish such intentions.

**Section 4. Severability.** If any section, sentence, clause, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance.

**Section 5. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a certified copy of this Ordinance to the Secretary of State for the State of Florida.

**Section 6. Effective Date.** This ordinance shall become effective as provided for by law.

Enacted this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Filed with the Secretary of State \_\_\_\_\_, 2011.

Effective \_\_\_\_\_, 2011.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF LAKE COUNTY, FLORIDA

\_\_\_\_\_  
Neil Kelly, Clerk of the  
Board of County Commissioners  
of Lake County, Florida

\_\_\_\_\_  
Jennifer Hill, Chairman  
This \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Approved as to form and legality:

\_\_\_\_\_  
Sanford A. Minkoff  
County Attorney