

# LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

## PETITION TO REZONE PROPERTY

**PLANNING AND ZONING BOARD**  
May 2, 2012



**BOARD OF COUNTY COMMISSIONERS**  
May 22, 2012

<b>PH #18-12-5</b> Magrone Property Rezoning	<b>Case Manager:</b> Rick Hartenstein, AICP, CPM, Senior Planner	<b>Agenda Item # 6</b>
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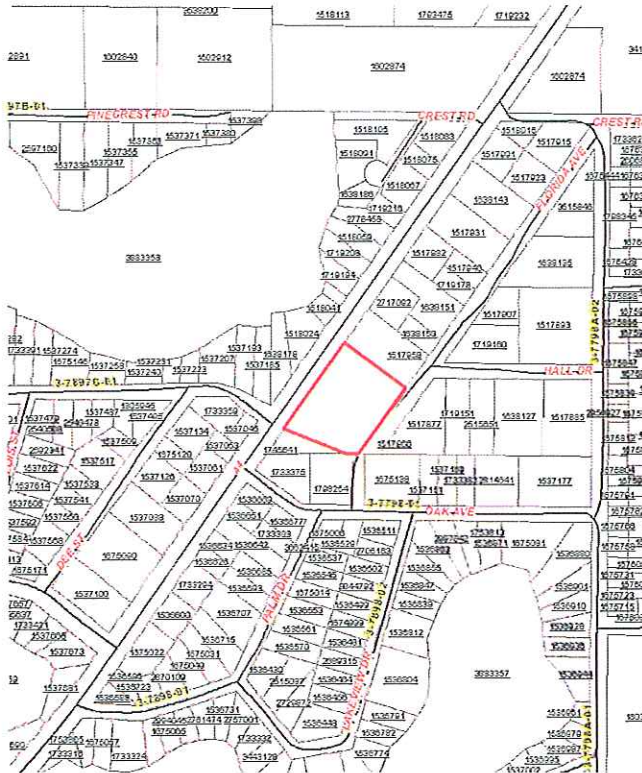
**Owner:** Nicholas B. Magrone Family Trust, Ltd. / Nicholas B. Magrone, Trustee (the "Owner")

**Applicant:** Causseaux, Hewett, & Walpole, Inc. / Gerry Dedenbach, AICP, LEED (the "Applicant")

**Requested Action:** The Applicant is requesting to rezone 2.65 +/- acres from Agriculture (A) to Planned Commercial (CP) for commercial development (convenience retail, general retail, and professional office).

### - Site Location and Information -

Approximate site location shown in red



<b>Size</b>	2.65 +/- Acres
<b>Location</b>	Sections 8/ Township 18S/ Range 29E, Pine Lakes area – northeast of the intersection of State Road 44 & Oak Ave.
<b>Alt. Key Number(s)</b>	1517966
<b>Future Land Use (FLU)</b>	Wekiva River Protection Area (WRPA) A-1-20 Sending Area w/Rural Support Corridor Overlay
<b>Existing Zoning District</b>	Agriculture (A)
<b>Proposed Zoning District</b>	Planned Commercial (CP)
<b>Maximum Floor Area Ratio (FAR)</b>	Max. 0.10 – Comp. Plan Policy I-3.2.3
<b>Maximum Impervious Surface Ratio (ISR)</b>	Max. 0.25 – Comp. Plan Policy I-1.4.7.2
<b>Joint Planning Area</b>	None
<b>Utility Area</b>	None
<b>Site Utilities</b>	Well & Septic System (proposed)
<b>Road District</b>	SR 44 - Arterial
<b>Flood Zone / FIRM Panel</b>	Zone X – Panel #12069C0260D Effective July 3, 2002
<b>Commissioner's District</b>	5 – Cadwell

**Site Visit(s):** April 18, 2012

**Sign(s) Posted:** April 18, 2012 (4 Signs)

**Land Use Table**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	A-1-20 Sending Area	A	Single-Family Residential	None
<b>South</b>	A-1-20 Sending Area w/Rural Support Corridor	CP, C-1, & A	Mixture of Single-Family and Commercial Uses	None
<b>East</b>	A-1-20 Sending Area	A	Single-Family Residential	Florida Avenue
<b>West</b>	A-1-20 Sending Area	A	Single-Family Residential	SR 44

**STAFF RECOMMENDATION:** Staff finds the rezoning request consistent with the Comprehensive Plan and Land Development Regulation and recommends **APPROVAL**, with conditions as specified in the proposed ordinance.

**PLANNING and ZONING BOARD RECOMMENDATION:**

**- Summary of Analysis -**

The Applicant is requesting to rezone a vacant 2.65 +/- acre property from Agriculture (A) to Planned Commercial (CP) to allow general retail use concurrent with a Comprehensive Plan Amendment to extend the Pine Lake Rural Support Corridor to include this property. The analysis below was performed based on the amended policies.

The property is within the Wekiva River Protection Area (WRPA) A-1-20 Sending Area Future Land Use Category (FLUC) and a Rural Support Corridor. The Comprehensive Plan (the Plan) permits rural support uses within the A-1-20 Sending Area FLUC consistent with the Rural Support Corridor policy. The Applicant proposes a primary structure with a floor area ratio of 0.10 and the total floor area square footage of 9,100 SF, consistent with the Plan.

The requested use (general retail) is allowed consistent with Table 3.01.03 Land Development Regulations (LDR), Schedule of Permitted and Conditional Uses, for the CP Zoning District and is consistent with the zoning pattern for the area as seen on the Zoning and Future Land Use Map (Attachment #1).

The Public Works Transportation Division has determined the proposed project will impact State Road 44 from County Road (CR) 44A to CR 42 by increasing the trips on this segment of the highway. The impacts are discussed in detail in Section "E" of this report.

**- Standards of Review and Analysis -  
(Section 14.03.03, LDR)**

**A. Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;**

The requested use (general retail) is permitted consistent with Table 3.01.03, Land Development Regulations (LDR), Schedule of Permitted and Conditional Uses, for the CP zoning district.

**B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan (“the Plan”);**

The property is within the Wekiva River Protection Area (WRPA) A-1-20 Sending Area Future Land Use Category (FLUC) and is governed by Plan Policy I-3.2.1 which permits rural support uses within the A-1-20 Sending Area FLUC. The Pine Lakes Community, where the property is located, is designated as a Rural Support Corridor (a portion of State Road 44 is located within the Pine Lakes Plat). Plan Policy I-1.4.7.2, limits the aggregate floor area ratio for primary structures to 0.20 and the individual primary floor area shall not exceed 10,000 SF within the Rural Support Corridor. The Applicant proposes a primary structure with a floor area ratio of 0.10 and the total floor area square footage is 9,100 SF, consistent with this policy.

**C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;**

The application is consistent with the existing land uses within the surrounding area as shown on the Surrounding Use Map (Attachment #2). The land uses within the immediate area consist of general and convenience retail, restaurants, auto repair facilities, and single and multi-family residential uses.

**D. Whether there have been changed conditions that require a rezoning;**

There have been no changed conditions to prompt the rezoning. However the Applicant seeks to rezone in order to develop the subject property with a general retail use that will provide services to the community.

**E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities;**

**TRANSPORTATION**

The roadway segment impact by this project is SR 44 from CR 44A to CR 42; the standard Level of Service (LOS) for the impacted roadway of SR 44 is "C" with a capacity of 780. This segment of roadway is operating at a volume to capacity ratio (v/c) of thirty two (32) percent. The proposed project will be generating thirty four (34) pm peak hour trips, in which seventeen (17) trips will impact the peak hour direction, increasing the v/c to thirty five (35) percent. Currently there are no County funded improvements scheduled for this roadway segment. The Applicant will be required to complete a Tier 1 Traffic Impact Study at site plan submittal to better define the impacts and if necessary, assist in formulating a mitigation strategy to address the potential impacts.

The proposed access for the site is from SR 44, which is a Florida Department of Transportation (FDOT) maintained roadway. Any connection to this roadway will be subject to FDOT review and permitting. Turn lanes may be required for the entrance on SR 44. This will be determined during the site plan review process.

**UTILITIES**

There are no central utilities (water and sewer) available for the site. The site will be served by a private well and septic system, both of which will require permitting through the Lake County Department of Health. The permitting requirements will be addressed during the site plan review process.

**FIRE**

Lake County Fire and Rescue Station (LCFR #15) is located at 40601 Palm Drive, less than 0.5

miles from the property. LCFR #15 is manned 24/7 with an approximate response time of 3 to 5 minutes providing fire protection and advanced life support for this area.

**F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;**

No information has been submitted to indicate that the proposed rezoning would result in significant adverse impacts on the natural environment. A detailed Environmental Assessment will be required prior to any development application approval.

**G. Whether, and the extent to which, the proposed rezoning would adversely affect the property values in the area;**

No evidence has been presented that would indicate the proposed rezoning would adversely affect the property values in the area.

**H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such patterns;**

The development pattern for the area surrounding the property is a mix of residential and neighborhood commercial uses within the rural support corridor as shown on the Area Development Pattern Map (Attachment #3). The proposed project will result in an orderly and logical development pattern within this FLUC.

**I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations;**

The proposed rezoning is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations. The proposed development is in keeping with the surrounding character and is within the square footage allotment for commercial development within the WRPA A-1-20 Sending Area FLUC and the Rural Support Corridor Overlay as demonstrated in Sections A – H of this report.

**J. Any other matters that may be deemed appropriate by the Lake County Planning and Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

N/A

**FINDINGS OF FACT:** Staff has reviewed the application for this rezoning request and found:

1. The application is consistent with *Policy I-3.2.1, Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category.*
2. The application is consistent with *Policy I-1.4.7.2, Rural Support Corridor Overlay.*
3. The application is consistent with Table 3.01.03, Land Development Regulations (LDR), Schedule of Permitted and Conditional Uses, for the CP zoning district which permits general retail.

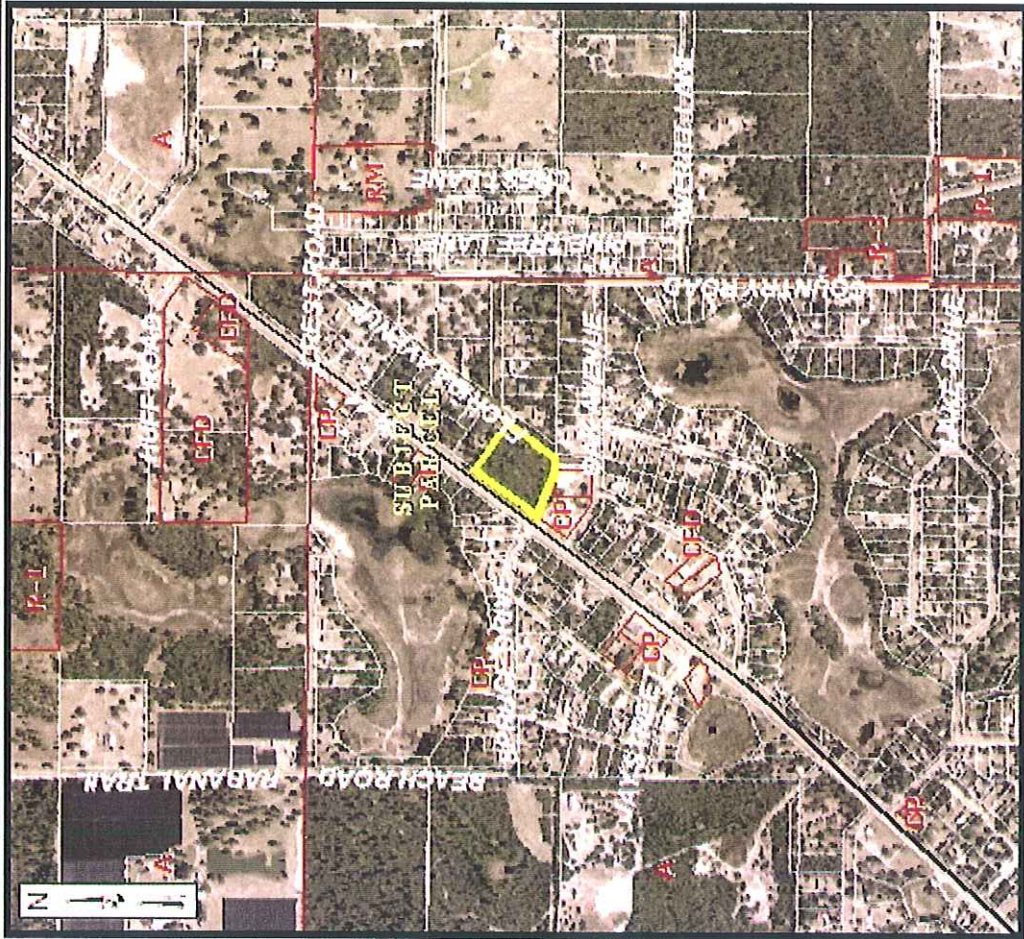
Based on these findings of fact, staff recommends **Approval** for this rezoning subject to the conditions contained in the attached Ordinance, based on the Findings of Fact.

**WRITTEN COMMENTS FILED:**

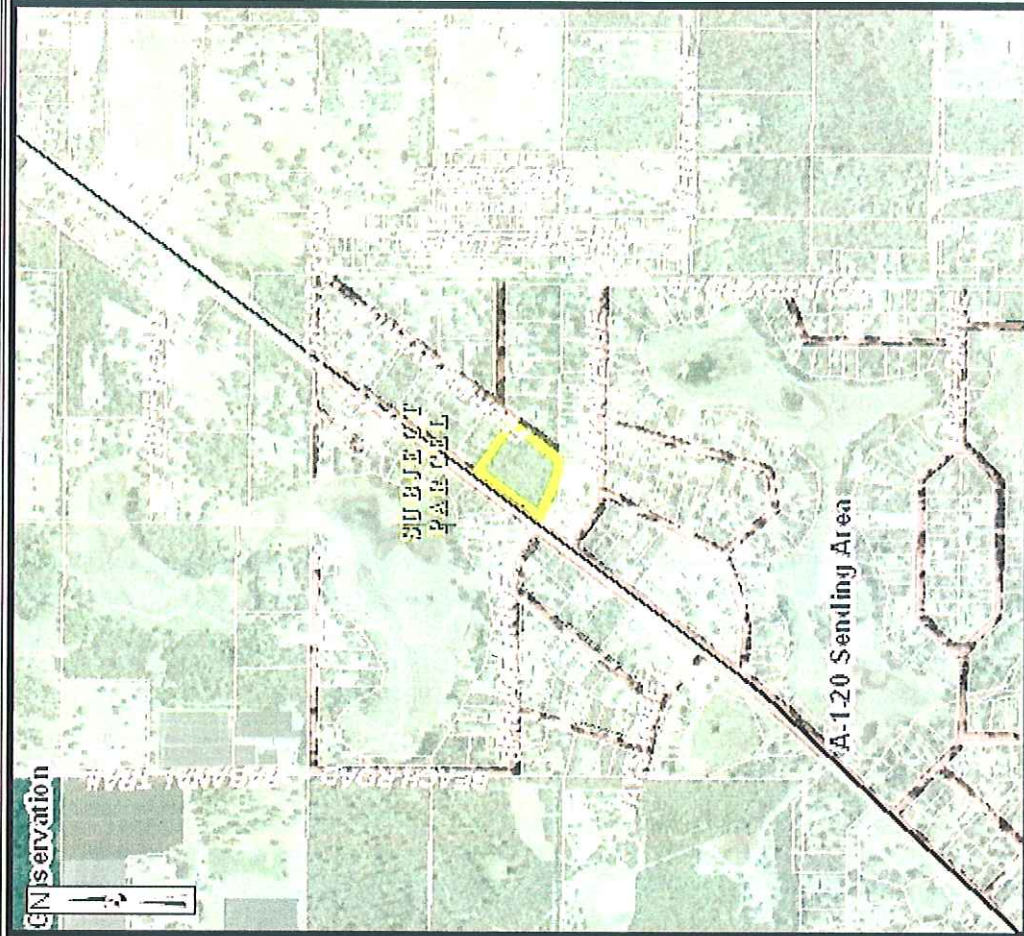
**Support: -Petition with 105 signatures-**

**Concern: -0-**

**Opposition: -0-**



**CURRENT ZONING**  
**AGRICULTURE**



**2030 FUTURE LAND USE**  
**(WRPA) A-1-20 SENDING AREA**

**MAGRONE FAMILY TRUST, LTD**  
**NICHOLAS B. MAGRONE**  
**(TRUSTEE)**

**CASE NO.**  
PH# 18-12-5

**CASE LOCATION:**  
8-188-29E

**REQUESTING:**  
Rezone from Agriculture (A)  
to Planned Commercial (CP)

**ZONING** 

**LAND USE** 


**SUBJECT PARCEL** 


**CASE NO.** \_\_\_\_\_


**CASE LOCATION:** \_\_\_\_\_

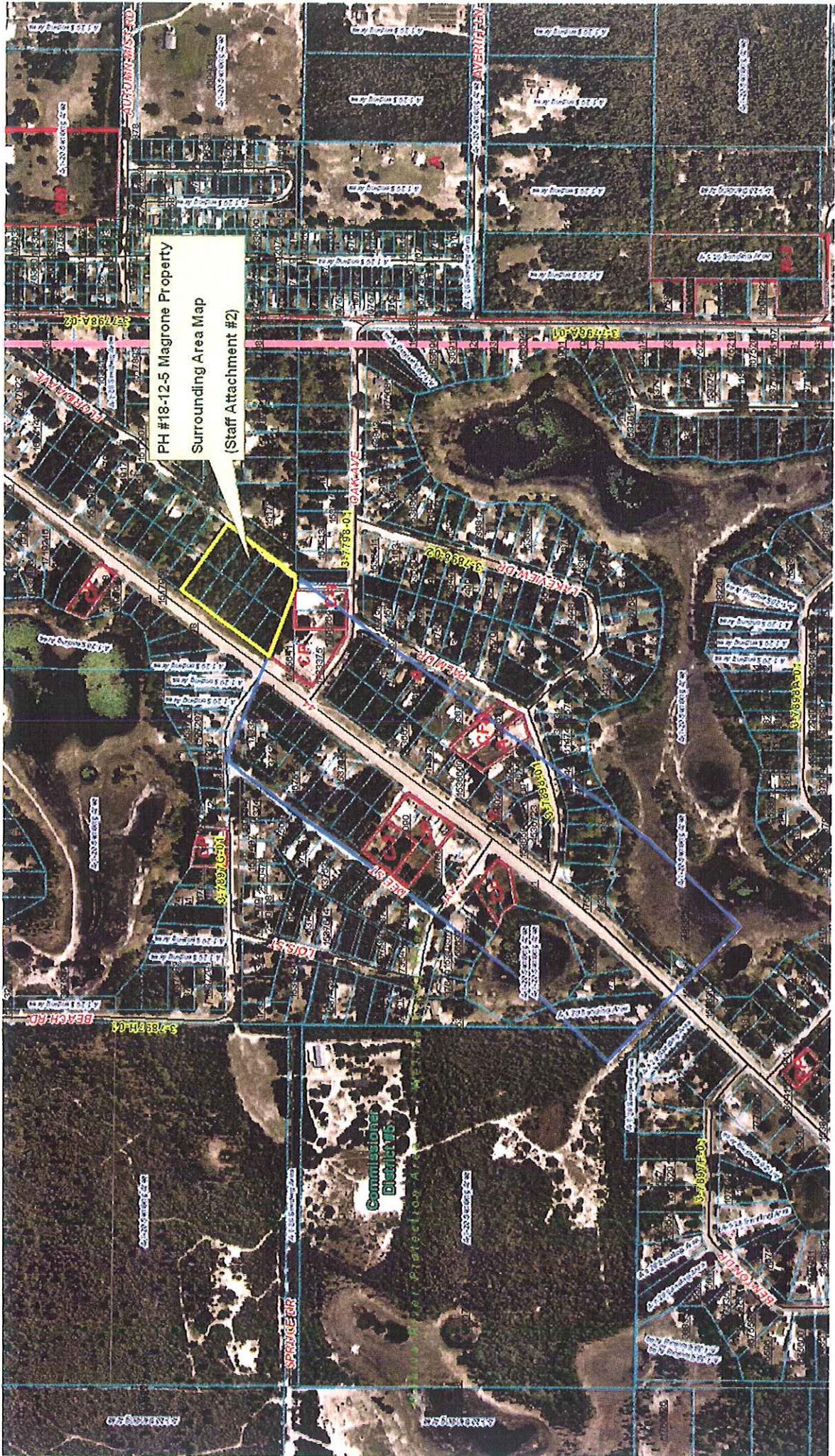
**REQUESTING:** \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_

**SCALE** 

**FOCUS AREA** 

**LASO COUNTY** 



PH #18-12-5 Magrone Property  
Surrounding Area Map  
(Staff Attachment #2)

20-V-862-23

10-V-934-13

3-7-798-0

20-9-894-3

3-7-397-6-0-1

3-7-637-1-4

3-7-897-0-3

Commissioner District 75

3-7-897-0-3

3-7-897-0-3

3-7-897-0-3

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3-7-897-0-3

ORDINANCE #2012-  
PH #18-12-5

(Magrone Family Trust, Ltd. - Nicholas B. Magrone, Trustee)  
Causseaux, Hewett, & Walpole, Inc. / Gerry Dedenbach, AICP, LEED

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Causseaux, Hewett, & Walpole, Inc. - Gerry Dedenbach, AICP, LEED (the "Applicant") on behalf of Magrone Family Trust, Ltd. – Nicholas B. Magrone, Trustee (the "Owners") has submitted a rezoning request to rezone 2.65 +/- Acres from Agriculture (A) to Planned Commercial (CP) to permit commercial development of the property; and

WHEREAS, the property consists of approximately 2.65 +/- acres located northeast of Eustis, in the Pine Lakes area – northeast of the intersection of State Road 44 & Oak Ave., Section 8 – Township 18 South – Range 29 East, lying within and a portion of Alternate Key #1517966, and more particularly described as:

**LEGAL DESCRIPTION:**

Lots 32, 33, 34, 35, 36, 37, 38, 39, and 40 in Florida Hills, a subdivision in Lake County, Florida, according to the plat thereof, recorded in Plat Book 13, Page 59, of the Public Records of Lake County, Florida.

WHEREAS, the property subject to the request is located within the Wekiva River Protection Area (WRPA) A-1-20 Sending Area Future Land Use Category with a Rural Support Corridor Overlay; and

WHEREAS, the Lake County Planning and Zoning Board, did review petition PH #18-12-5, on the 2<sup>nd</sup> day of May, 2012, after giving Notice of Hearing on petition for a change in the use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 22<sup>nd</sup> day of May, 2012; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the Public and surrounding property owners at a duly advertised Public Hearing, and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land, as specified above, subject to the following terms:

**Section 1. Terms:**

The County Manager or designee shall amend the Official Zoning Map from Agriculture (A) to the Planned Commercial (CP) Zoning District in accordance with this Ordinance. This Ordinance shall supersede and rescind all previous Ordinances. Development of the site shall be consistent with the Concept Plan as shown in Exhibit "A" (attached), to the extent where there are conflicts between Exhibit "A" and this Ordinance, this Ordinance shall take precedence.

A. Land Uses: The following uses shall be permitted:

1. General Retail.
2. Accessory uses directly associated with the above primary uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County

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Commissioners.

B. Open Space: 70%

The development shall maintain the minimum open space on the site, consistent with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Impervious Surface Ratio (ISR): 0.30

D. Floor Area Ratio (FAR): 0.10

E. Building Height: 30 feet or maximum of two (2) stories.

F. Building Size: 10,000 maximum

G. Building Design:

1. All structures and fencing shall be designed to provide a country or rustic appearance as shown in Exhibit B. All such designs shall be approved by Lake County.
2. Dumpster: Any trash receptacle or dumpster shall be bear proof.

H. Parking: Parking for the development shall be consistent with the Land Development Regulations and Comprehensive Plan, as amended.

I. Buffers and Landscaping.

1. Any mature trees within buffer areas or not within the development footprint shall be preserved and maintained.
2. Landscaping shall be installed and maintained in accordance with the Comprehensive Plan and LDR, as amended.

J. Setbacks. Setbacks shall be in accordance with the Comprehensive Plan and LDR, as amended.

Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be used for the landscape design to minimize the use of chemicals, pesticides, and water for irrigation. Invasive and exotic plant species are prohibited.

K. Transportation:

1. Access management shall be consistent with the Comprehensive Plan, LDR, and Florida Department of Transportation (FDOT) Regulations, as amended.
2. A Tier II Traffic Impact Study shall be submitted for review and approval with the site plan application.
3. Transportation Concurrency shall be met prior to the site plan approval.



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L. Lighting:

1. Exterior lighting shall be cut-off type lighting.
2. Lighting shall not illuminate adjacent properties and rights-of-way and shall not exceed 0.80 foot-candles at the property line.
3. Lighting shall be designed so as to prevent direct glare, light spillage, and hazardous interference consistent with Dark Sky Principles and in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

M. Noise: A noise assessment shall be required with the site plan submittal to demonstrate mitigation for any noise impacts the proposed project may have on the neighboring uses pursuant to the LDR, as amended.

N. Signage: Signage shall be consistent with the Comprehensive Plan and LDR, as amended.

O. Future Amendments to Statutes, Code, Plan, and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations, include any future amendment to the Statutes, Code, Plan, and/or Regulations.

P. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the uses named in this Ordinance.

Q. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.

R. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Ordinance, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations, as amended.

S. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have the authority to enforce the terms and conditions set forth in this ordinance and to recommend that the Ordinance be revoked.

**Section 2. Severability:** If any section, sentence, clause or phrase of this 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 portions of this Ordinance.

**Section 3. Development Review and Approval:** Prior to the issuance of any permits, the Owner

shall obtain development order approvals from Lake County. The applications for final orders shall meet all submittal requirements and comply with all County codes and ordinances, as amended.

**Section 4. Effective Date.**

This ordinance shall not be effective and the zoning of the property subject of LPA# 12-5-2 shall remain Agriculture until such time as the Future Land Use Amendment granting the inclusion of this property within the Rural Support Corridor, increasing the Building Size within the Rural Support Corridor and increasing the Impervious Surface Ratio allowed for Rural Support uses in the Rural Future Land Use Category, becomes effective.

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

FILED with the Secretary of State \_\_\_\_\_, 2012.

EFFECTIVE \_\_\_\_\_, 2012.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

\_\_\_\_\_  
LESLIE CAMPIONE, Chairman

ATTEST:

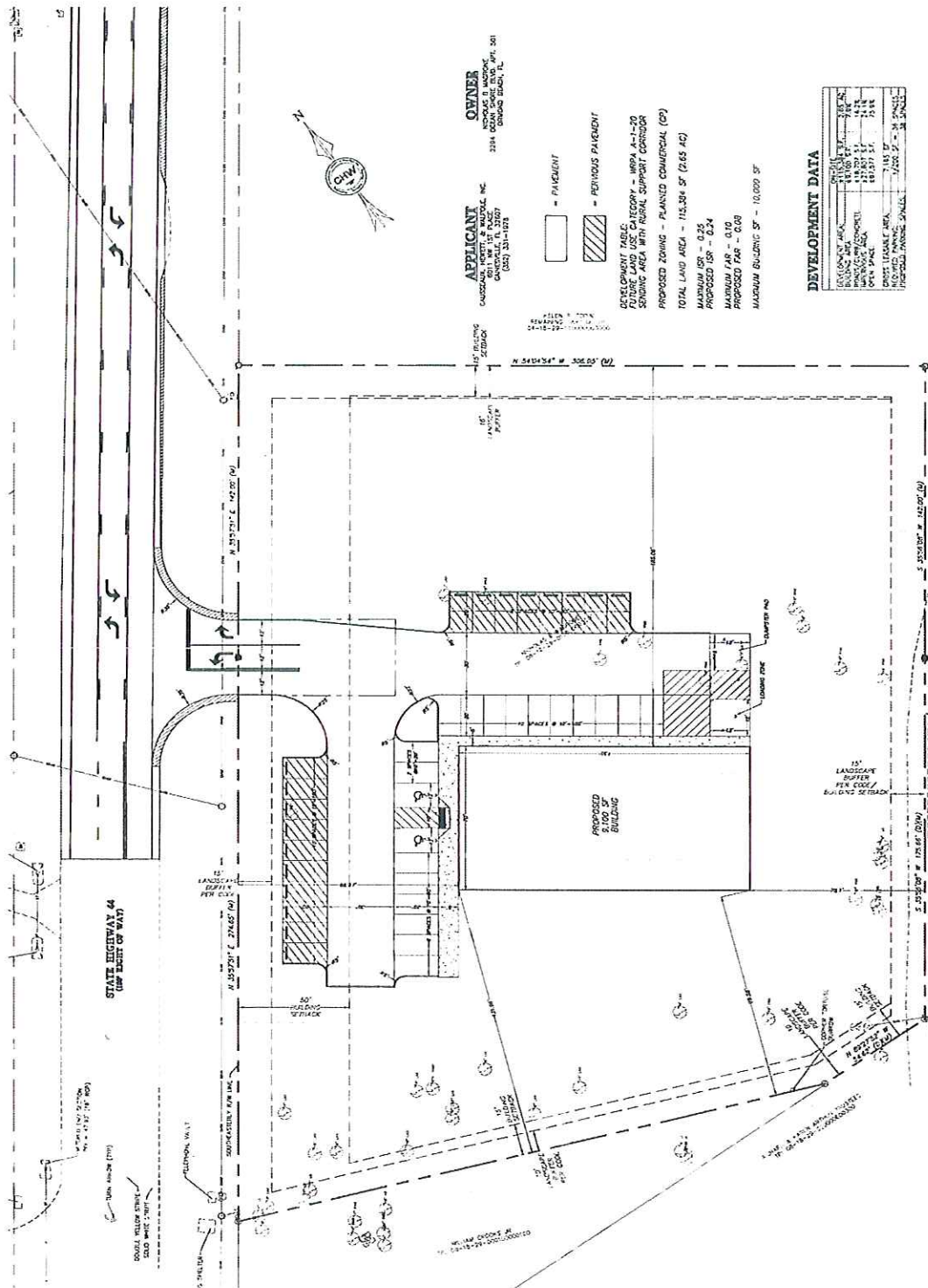
\_\_\_\_\_  
NEIL KELLY, Clerk of the  
Board of County Commissioners  
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
SANFORD A. MINKOFF, County Attorney

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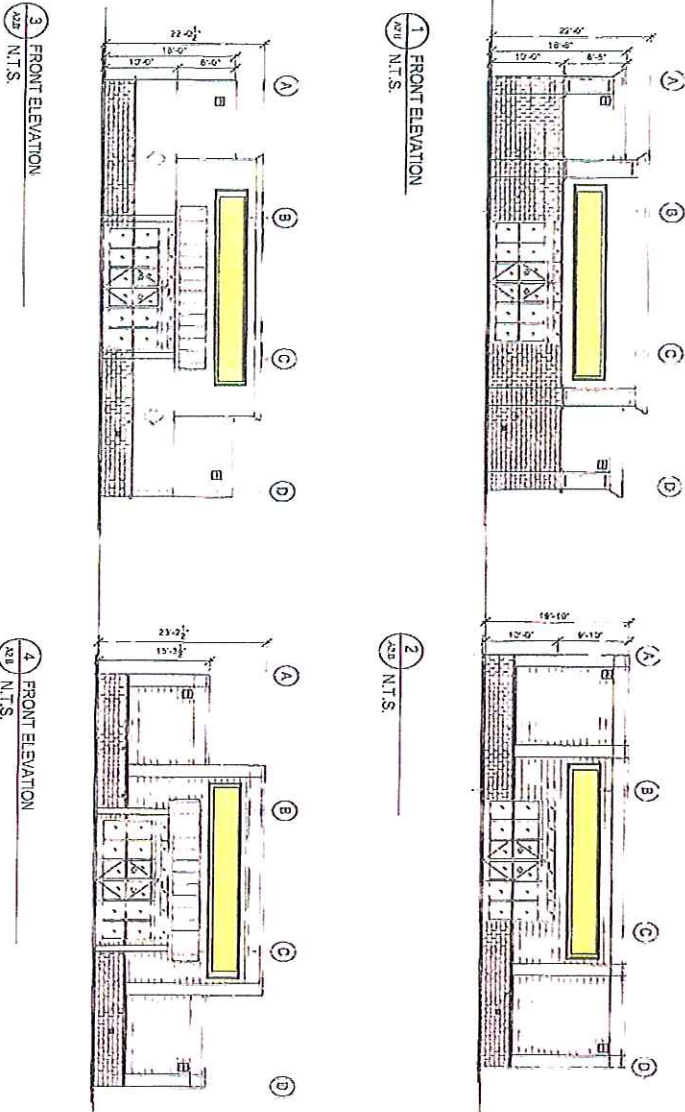
EXHIBIT "A" – CONCEPT PLAN



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EXHIBIT "B" – CONCEPTUAL BUILDING ELEVATIONS

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EXTERIOR ELEVATIONS

A2.B

DATE	22 AUG 2011
DWGNO	JF8 087070
REVISONS	JF8 102070
SHEET NUMBER	

PINE LAKES ELEVATION  
 2010 P3070TYPE - PLAN \*W\* 9,103 S F

CONCEPT  
 CONSTRUCTION  
 10000 CANTON RD  
 #4 277 701 0000  
 #4 277 701 0000  
 #4 277 701 0000  
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MARTHA WHITLEY  
41700 POINCIANA STREET  
EUSTIS FL 32736  
352-589-1527

TO : Rick

SUBJECT Petitions

DATE: April 18, 2012

RECEIVED

APR 19 2012

Planning & Community Design

WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY  
EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL.  
FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893  
PG 98

Barb Drake  
37007 Rachel Lane  
EUSTIS, FL 32736

Catherine Spann  
22701 CR44A  
Eustis, FL 32736

DANA C. Lipson  
32150 ROOT RD  
EUSTIS, FL 32734

Sharyn Godwin  
38148 Catamaran Ln  
Eustis FL 32736

Mike & Judy Harrison  
32406 Averitt Ln  
EUSTIS FL 32736  
H. 352-357-6578  
C. 352-636-0346

Billy Bump  
37072 Carrisa Oak Rd  
Eustis FL 32736

Mark Godwin  
38148 Catamaran Ln  
Eustis FL 32736

Dick & Gae Moore  
38230 Catamaran Ln  
Eustis, FL 32736

DAWN BAKER  
24429 ADAIR  
SPRINGFIELD, FL  
32775

Curt Godwin  
31748 Lakeview Dr  
Eustis FL 32736

WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY  
EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL.  
FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893  
PG 98

Julia Lipparelli  
42000 Manlygo Street  
Eustis, FL 32736

Wendy Dulker  
30919 Tulip Ave.  
Eustis, FL 32736

Christine Dragojard  
37303 Walker Cemetery Rd.  
Eustis, FL 32736

Joshua Lovestrand  
30611 Kungaat Ave  
Eustis, FL 32736

William C. Wilbur  
30919 Tulip Ave.  
Eustis, FL 32736

Jane D'Amico  
32920 Forest Ridge Rd.  
Deland, Fla 32720

Wayne & Phyllis Earnest  
42010 Poinciana St  
Eustis, FL 32736

David & Danna Thomas  
70051 W. Thyme Ave  
EUSTIS FL 32736

Fred + Carolyn Hines  
41626 Poinciana St  
Eustis, FL 32736

Kerry Madigan  
40025 Tom's Pond Rd.  
Eustis, FL 32736

WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL. FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893 PG 98

Donna Landry  
41717 Dahlia St  
Eustis, Fl. 32736

Ava Colon  
30850 Tulip Ave  
Eustis, FL

Michelle Lanza  
42124 Chinaberry Ct.  
Eustis, FL 32736

Jerome Fash  
40539 Royal  
Eustis Florida  
32736

Dawn Truluck  
41311 Poinciana St  
Eustis FL 32736

Math Whiteley  
41700 Poinciana St.  
Eustis FL 32736

JAMES R. BARNETTE  
30451 Hawthorne Ave  
Eustis FL 32736

MARY B. BARNETTE  
30451 Hawthorne Ave  
Eustis FL 32736

Sandra L. Lantry  
41414 Apple St  
Eustis, FL 32736

Phillip A. Lantry  
41414 Apple St  
Eustis, FL 32736



WE, THE UNDERSIGNED, AGREE TO THE REZONING OF THE PROPERTY  
EAST OF CIRCLE K ON STATE ROAD 44, TO COMMERCIAL.  
FLORIDA HILLS LOTS 32, 34, 35, 36, 37, 38, 39, & 40, PB 13, PG 59 ORB 2893  
PG 98

Yvonne Meeks  
36525 Reserve Dr  
Eustis, FL

Kathy GENE  
30100 Federal  
Eustis, FL

NORMA CONNORS  
39530 GREEN BRIER ST.  
EUSTIS, FL

Lorie Matthews  
31040 SR-44  
Eustis FL 32736

Angela Gross  
39531 Greenbrier  
EUSTIS FL

James P. Robinson  
408241 Country Rd.  
Eustis, Fl. 32736

LUCINDA S HOUGHT  
41731 Dahlia Ct  
Eustis FL 32736

Sequeleia Jones  
40320 E. Cashew Ct  
Eustis, Fla. 32736

Bill Meeks  
36525 Reserve Dr.  
Eustis, FL 32736

Francis Pardo  
30949 Scrub Oak Lane  
Eustis, FL 32736

WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL. FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893 PG 98

Wayne Stephens  
42808 Royal Trails Rd.  
EUSTIS, FL 32736

Nancy Stephens  
42808 Royal Trails Rd.  
EUSTIS, FL 32736

Bessie M. Harris  
42808 Royal Trails Rd.  
EUSTIS, FL 32736

HOYTE WHITLEY  
41700 PAINCLIFF ST.  
EUSTIS, FL 32736

Pat Munneman  
29215 St. Rd 44  
EUSTIS, FL 32736

DOROTHY HOWBERT  
40831 FL AVE  
EUSTIS, FL 32736

CAROLYN Tabin  
40800 Florida Ave  
EUSTIS, FL 32736

Jason R. Krauss  
41942 Royal Trails Rd  
EUSTIS, FL 32736

Melissa Koppel  
36025 Tanner Lane  
EUSTIS, FL 32736

HANK Koppel  
36025 TANNER Lane  
EUSTIS, FL 32736

WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL. FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893 PG 98

Jul Severitt  
38216 Cotamarian Ln  
Eustis 32736

Robbie Caunderson  
31738 Lakeview DR  
EUSTIS FL 32736

Abel Tackett  
32518 Forest dr  
DeLand FL 32720

Tammie Culbreth  
31738 Lakeview dr.  
Eustis, Fla. 32736

Ernest H Kimberly Winton  
38627 Ilex Trl.  
Eustis, FL 32756

Stephanie Puskas  
41812 Abele St  
Eustis, FL 32736

Michelle Ziegler  
42311 Royal Trails Rd  
Eustis, FL 32736

Beth O'Shaughnessy  
36136 Michigan Dr  
Eustis, FL 32736

Luisa Grayford  
40743 Royal Trails Rd  
EUSTIS, FL 32736

Taylor musselaan  
29215 ST RD 44  
EUSTIS FL 32736

WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY  
EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL.  
FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893  
PG 98

Jackie Lawther  
42641 Cashew  
Eustis, FL 32736

Klausen F. McRae & Dottie McRae  
31525 Brookly Bn Rd.  
Eustis Fla. 32736

Jeanette L. Justice  
45207 Beech Ave  
DELAND FL 32720

Ruba Carter  
2701 N. Leavitt  
Orange City, FL 32763

JAMES W BURKE  
42207 BEECH AVE  
DELAND FL 32720

Sam Burdette  
258 East Mendenota Ave  
ORANGE CITY, FL 32763

Maurice Casuttieri  
42041 Cashew St  
Eustis, FL ~~32736~~

Shannon Pyle  
31727 Lakewood Dr  
Eustis FL 32736

Helly Bodura  
24429 Adair Ave  
Sorrento FL 32776

Albert Bissonette  
45331 Tenn St  
Paisley FL 32767

WE, THE UNDERSIGNED, AGREE TO THE REZONING OF THE PROPERTY  
EAST OF CIRCLE K ON STATE ROAD 44, TO COMMERCIAL.  
FLORIDA HILLS LOTS 32, 34, 35, 36, 37, 38, 39, & 40, PB 13, PG 59 ORB 2893  
PG 98

Donald Brewer  
32211 Root Rd  
Eustis, FL 32736

Nancy McWilliams  
4940 Royal Trails Rd  
Eustis, FL 32736

Biane Rippey  
32211 Root Rd  
Eustis, FL 32736

Cliff McMennamy  
39330 Royal Trails Rd  
Eustis, FL 32736

Jim Hunt  
32105 Laurel Ct  
Eustis, FL 32736

Carol McMennamy  
Tamarac  
Eustis, FL 32736

Dan Neilson  
31624 Lakeview Dr  
Eustis, FL 32736

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Kristie Carter  
39330 Royal Trails Rd  
Eustis, FL 32736

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WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY  
EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL.  
FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893  
PG 98

Cassia E Miller  
3112 Alameda Ave.

Phillip L Miller  
3112 Alameda Ave

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FLORIDA HILLS LOTS 32, 34, 35, 36, 37, 38, 39, & 40, PB 13, PG 59 ORB 2893  
PG 98

Robert Nelson  
Esther Nelson  
\_\_\_\_\_

Eileen M Ramsey  
Rene J. Sells  
Sally Sells

Ken Paul Kattel  
Dorothy Kattel  
Ken Kattel

1/4 Ullid  
Robert Swanson  
Lynn M. Swanson

Michelle M...  
Kerry M...  
Charles T...

Ron M...  
Robert M...  
Jan F...

Dominique T...  
Dustin T...  
Melba T...

Jennifer J...  
\_\_\_\_\_

Richard Sewell  
Wendie Sprague  
Jeff Sprague

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WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY  
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FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893  
PG 98

Brianma Rosser  
4045 Holly Branch rd.  
Eustis Fl. 32736

Alan ~~Atto~~  
30813 Devon Ct.  
Eustis FL 32736

Jane Gilmore  
41013 Posey Dr.  
EUSTIS FL 32736

Russel Dease  
41627 APOLLON WAY Wake co  
Deland Fla 32720

Michael Boyle  
31649 Hillcrest Dr  
Eustis FL 32736

Carolyn Dease  
41016 posey dr  
EUSTIS Fla 32736

John Hakemann  
31010 Lake dr  
Eustis FL 32726

Jimmy Peterson  
Forest ridge Eustis  
\_\_\_\_\_

Desiree Horn  
31444 SR. 44  
EUSTIS FL 32726

Kevin Jannara  
31477 Ray Ln Eustis  
32736  
\_\_\_\_\_

WE, THE UNDERSIGNED AGREE TO THE REZONING OF THE PROPERTY  
EAST OF CIRCLE K ON EAST STATE ROAD 44 TO COMMERCIAL.  
FLORIDA HILLS LOTS 32, 33, 34, 35, 36, 37, 38, 39, 40, PB 13, PG 59 ORB 2893  
PG 98

Carmen E Miller  
31112 Nutmeg Ave.  
Eustis FL 32736

Phillip L Miller  
31112 Nutmeg Ave.  
Eustis, FL 32736

Jenny R. Miller  
31410 Hwy 44  
Eustis, FL 32736

Jan Tapp  
41700 Palmdale St  
Eustis FL 32736

Larry Mikell  
4205 Cr 429  
Umatilla FL 32784

DAVID ZERNIAK  
30070 ASTER CT  
EUSTIS FL 32736

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