

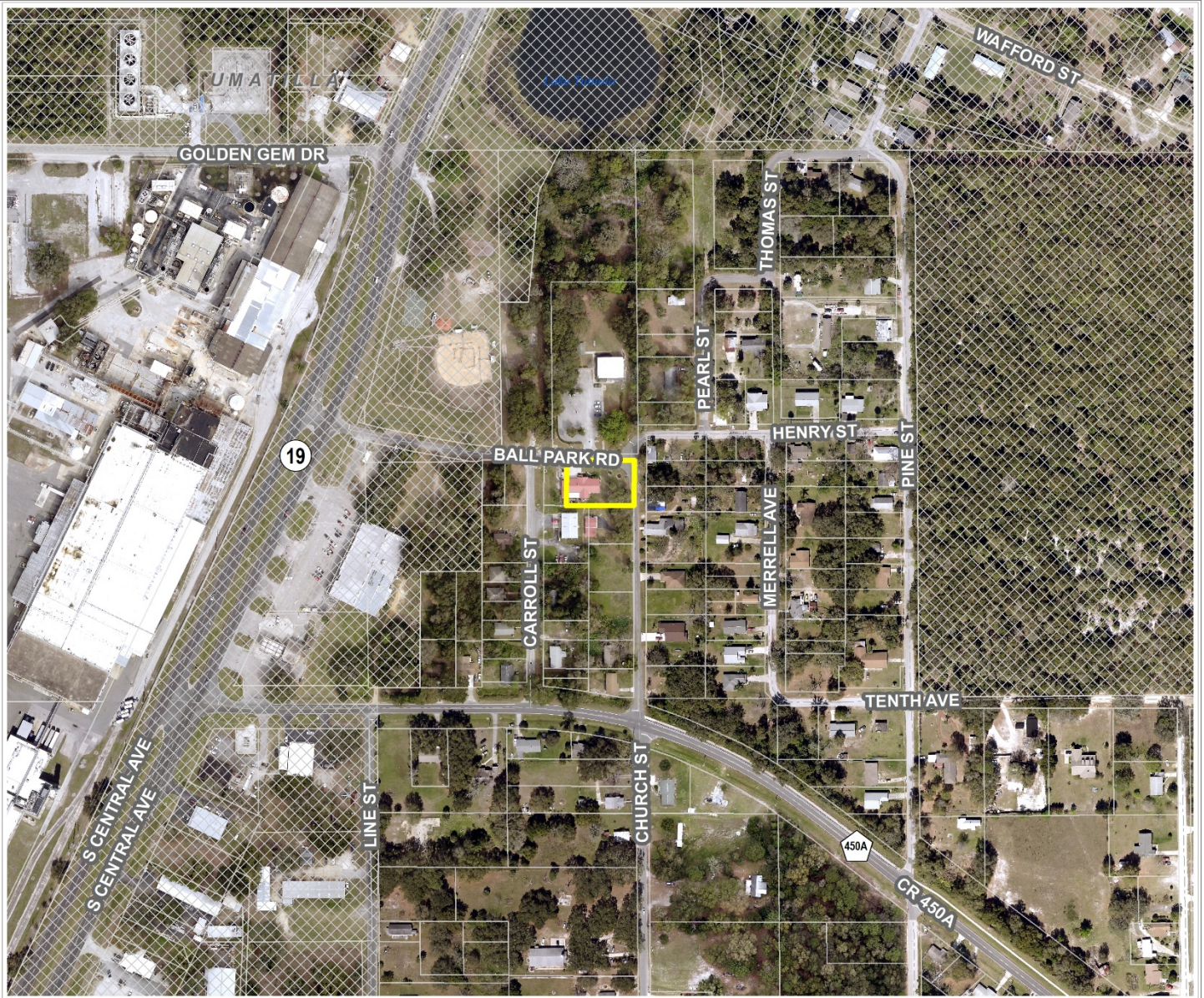
LAKE COUNTY PLANNING AND ZONING DIVISION  
CUP REVOCATION STAFF REPORT

PLANNING AND ZONING BOARD  
November 29, 2017



BOARD OF COUNTY COMMISSIONERS  
December 19, 2017

CUP#98/9/1-5 Bonds Beauty Salon CUP	Commission District Blake	Agenda Item #5
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**Requested Action:** Voluntary Revocation of the CUP for a beauty salon on Urban Residential (R-6) zoned property, in the Umatilla area. The property owner provided communication of their desire to discontinue the salon because it is no longer in business.

**Owners:** Quenell Bonds and Mary Bonds

The following Conditional Use Permits have been reviewed by the Lake County Code Enforcement Division by a physical site inspection pursuant to the Annual Inspection review of the conditions as set forth in the Conditional Use Permits.

From these inspections and letters sent from the owners, it has been noted that these Conditional Use Permits are no longer required, have ceased operation, or are no longer wanted by the original applicant or current land owner. Based on these inspections, Staff recommends Approval of the revocation of the Conditional Use Permits as described below.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

**CUP#98/9/1-5** - (Beauty Salon) – Revocation of the CUP for a beauty salon on Urban Residential (R-6) zoned property, in the Umatilla area. The property owner provided communication of their desire to discontinue the salon because it is no longer in business.

**WRITTEN COMMENTS FILED:** Supportive: -0-

Concern: -0-

Opposition: -0-



1 Section 2. Effective Date. This Ordinance will become effective as provided by law.

2  
3 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

4  
5 FILED with the Secretary of State \_\_\_\_\_, 2017.

6  
7 EFFECTIVE \_\_\_\_\_, 2017.

8  
9 BOARD OF COUNTY COMMISSIONERS  
10 LAKE COUNTY, FLORIDA

11 \_\_\_\_\_,  
12 TIMOTHY I. SULLIVAN, CHAIRMAN

13 ATTEST:

14 \_\_\_\_\_  
15 NEIL KELLY, CLERK OF THE  
16 BOARD OF COUNTY COMMISSIONERS  
17 LAKE COUNTY, FLORIDA

18 APPROVED AS TO FORM AND LEGALITY:

19 \_\_\_\_\_  
20 MELANIE MARSH, COUNTY ATTORNEY

Date: Oct 24, 2014

Owners Information:

Dr. Mary R Bonds

17102 Ballpark Rd

Jupiter Fla 32784

Phone # 352-6366581

Email Address None

RE: Voluntary Revocation of Conditional Use Permit No. #98191-5

Ord. #1998-82

Dear County Staff:

Effective the date of this letter, I wish to revoke the reference Conditional Use Permit for the following reasons:

Business: Brass Basket Beauty Parlor  
closed no re-open

The physical address for the subject conditional use permit is: 17102 Ballpark  
Rd. Jupiter Fla 32784

Sincerely,

Dr. Mary Rose Bonds  
Owner's Signature(s)

98 87104

REC 20  
TF 3.50

98 NOV -6 PM 12:19  
TALLAHASSEE, FLORIDA

ORDINANCE #1998 - 82  
CUP#98/9/1-5  
Tracking No. #73-98-CUP  
Quenell & Mary Bonds

BOOK 1661 PAGE 477

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

This Conditional Use Permit is granted by the Board of County Commissioners of Lake County, Florida, this 27th day of October 1998, to Quenell & Mary Bonds "Permittee(s)", for the purpose, terms, and the conditions as set out herein pursuant to authority contained in Chapter XIV of the Lake County Land Development Regulations, Ordinance #1992-6, as amended.

**Background:** The applicant is requesting a CUP in R-6 (Urban Residential) to permit the operation of a beauty salon from a proposed addition to an existing residence. (.42 +/-acres)

1. Permission is hereby granted to **Quenell & Mary Bonds** to operate a Beauty Salon in and on real property in Lake County. The property is located in the Umatilla area - From the intersection of SR 19 and Ball park Road (DR5-7464); E on Ball Park Road approximately 600 feet to property lying S of Ball Park Road, W of Church Street (DR5-7265) and E of Carroll Street. The property is more particularly described as:

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]

2. Terms: This Ordinance for a Conditional Use Permit shall mean and include the total of the following:

A. Land Uses:

1. Use of the site shall be limited to that of the existing residence and the addition for use and operation of a beauty salon. Normal accessory uses related thereto may be approved by the County Manager or designee. Any other use of the site shall require approval of an amendment by the Lake County Board of County Commissioners.
2. Site plan review and approval by Development Review Staff (DRS) shall be required prior to the issuance of any permits for the beauty shop.

RECORDED  
RECORD VERIFIED  
LAKE COUNTY, FL  
NOV 17 8:31 AM '98  
Clerk of Court

R-BOARD Support

3. Only one (1) individual outside the immediate family may assist in the operation of the beauty salon.
  4. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to it's use for residential purposes by its occupants, and shall under no circumstances change the residential character of the structure.
  5. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one (1) sign not exceeding one (1) square foot in area, non-illuminated, mounted flat against the wall or window of the principal building at a position not more than two (2) feet from the main entrance of the residence.
  6. The area devoted to the home occupation shall not be the dominant use of the building.
  7. No traffic shall be generated by such occupation in greater volumes than would normally be expected in a residential neighborhood.
  8. No chemical, electrical or mechanical equipment is to be stored except that which is normally used for purely domestic, household purposes.
  9. Outdoor storage of materials shall not be permitted nor shall a display of products be visible from the street.
  10. The home occupation shall be subject to all applicable County, state and other governmental agencies occupational licensing requirements, fees and other business taxes.
- B. Setbacks: The addition to the existing residence shall maintain a setback of not less than two (2) feet from the property line.
- C. Hours of Operation: The applicant shall operate Monday through Friday from 8:00 a.m. to 5 p.m., and Saturday from 9:00 a.m. to 3 p.m. No business shall be conducted on Sunday.

D. Inspections:

1. The Lake County Code Compliance division shall perform inspections for compliance with the Conditional Use Permit on an annual basis.

An annual inspection fee shall be paid yearly on the anniversary date of the adoption of the ordinance. The County inspectors shall attempt to notify the permittee prior to the inspections.

2. Inspections may be conducted following complaints by the adjacent property owners regarding the facility and operational practices. If an inspection is necessary during non-working hours, an emergency inspection fee shall be assessed.

E. Future Development Orders

Any requested development order must comply with the Lake County Land Development Regulations, as amended, and Lake County Comprehensive Plan, as amended.

F. 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 amendments to the Statutes, Code, Plan, and/or Regulations.

- G. The "Permittee" shall submit complete building plans, site development plans & operational plans, and have them approved by the County Manager or designee prior to the issuance of building permits for any construction authorized by this permit.

- H. After establishment of the facilities, as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance, unless a proposed use meets every requirement of the zoning district in which the property is located. The Board of County Commissioners must specifically authorize any other proposed use.



ORDINANCE NO. #1998 - 82  
(Tracking No. #73-98-CUP) (CUP#98/9/1-5) (Quenell & Mary Bonds)

3. Conditions of this permit shall mean:
- A. In the event of failure of the Permittee to fulfill development in substantial accordance with the plans as submitted to the Planning and Zoning Commission and the Board of County Commissioners; comply with the codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or violate any of the terms of this Ordinance, the permit may be revoked after due Public Hearing before the Planning and Zoning Commission and the Board of County Commissioners.
  - B. This Conditional Use Permit for a Beauty Salon shall only apply to Quenell and Mary bonds. When Quenell & Mary Bonds cease to operate the beauty salon this Conditional Use Permit shall expire and cannot be transferred to subsequent property owners and/or tenants.
  - C. In addition to any other remedy by law, any breach in any of the terms or conditions of this permit or any default in the part of the Permittee or his successor in interest, shall be deemed a material breach hereof and this Ordinance for a Conditional Use Permit may be canceled or revoked. Cancellation or revocation of this Permit may be instituted by the County or Planning and Zoning Commission. The County Manager or designee shall set this matter for Public Hearing before the Planning and Zoning Commission giving the same notice as provided in Chapter XIV of the Lake County Land Development Regulations, as amended.
  - D. Construction and/or operation shall have begun within TWELVE (12) months otherwise, this permit shall be null and void and the Permittee shall reapply for Public Hearing before the Planning and Zoning Commission and the Board of County Commissioners. Provided the operation has begun with the period specified, this permit shall be inspected by the Code Compliance Department at the end of the TWELVE (12) month period to ensure compliance with the conditions of this Ordinance.

ORDINANCE NO. #1998 - 82  
(Tracking No. #73-98-CUP) (CUP#98/9/1-5) (Quenell & Mary Bonds)

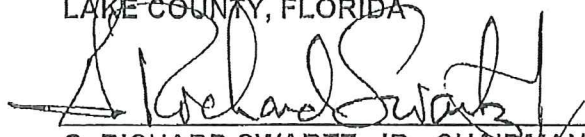
Section 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 27 day of October, 1998.

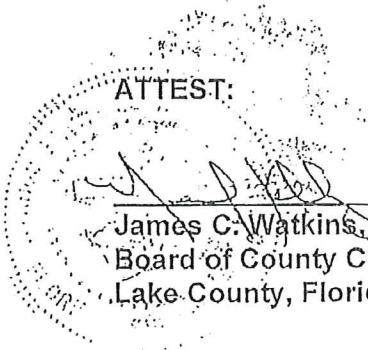
FILED with the Secretary of State November 6, 1998.


EFFECTIVE November 6, 1998.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

  
G. RICHARD SWARTZ, JR., CHAIRMAN

ATTEST:



  
James C. Watkins, Clerk of the  
Board of County Commissioners  
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY:

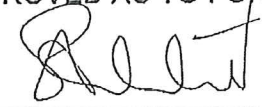
  
SANFORD A. MINKOFF, County Attorney

EXHIBIT "A"  
LEGAL DESCRIPTION  
ORDINANCE NO. #1998 - 82

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

PUBLIC HEARING NO: CUP#98/9/1-5 (Quenell & Mary Bonds)

LEGAL DESCRIPTION: Carrie E. Smith's Subdivision Lots 1, 2 & 3 – BLK A ORB 697 PG

2366 (Sec 24 Twp. 18S Rge. 26E)