



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): April 29, 2020  
Board of County Commissioners (BCC): May 19, 2020

Case No. and Project Name: RZ-20-03-4, Tzimon Barto Property Rezoning

Applicant: Timothy Green, Green Consulting Group, Inc.

Owner: Tzimon Barto

Requested Action: Rezone property from Agriculture (A) to Planned Unit Development (PUD) to facilitate development of a cultural arts center.

Staff Determination: Staff finds the rezoning application consistent with the Land Development Regulations (LDR) and the Comprehensive Plan.

Case Manager: Heather N. Croney, Planner

PZB Recommendation:

### Subject Property Information

Size: 18.3 +/- gross acres

Location: 21644 & 21708 County Road 44A, in the Eustis Area

Alternate Key No.: 1595681 and 2856726

Future Land Use Category: Rural

Existing Zoning District: Agriculture (A)

Proposed Zoning District: Planned Unit Development (PUD)

Joint Planning Area/ISBA: N/A

Overlay Districts: Wekiva-Ocala Rural Protection Area (RPA) and Wekiva Study Area

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Residential	CR 44A abuts northern property line.
South	Rural	A	Residential	Single-Family Dwelling Units
East	Rural	A	County Road and Residential	Single-Family Dwelling Units
West	Rural	A	County Road and Residential	Single-Family Dwellings Units

**- Summary of Analysis -**

The subject 18.3 +/- acres are currently zoned Agriculture (A), are designated as Rural Future Land Use Category (FLUC), and lies within the Wekiva-Ocala Rural Protection Area (RPA) and Wekiva Study Area Overlay. The subject property contains an existing barn and residence, both of which will be removed. It also has an existing covered bridge which will remain. The subject property is bisected by County Road (CR) 44A with the larger portion of property acreage located on the south side of CR 44A, northeast of the CR 439/CR 44A intersection, in the Eustis area. The application seeks to rezone the property from Agriculture (A) to Planned Unit Development (PUD) to develop a cultural arts and history center dedicated to the arts (classical music) and as a place to recognize Lake County historical figures. The proposed cultural center use will take place on the southern portion of the property and would function much like an outdoor museum. It is anticipated that the center will be visited by small groups of 10 or less people at a time. The center is not being developed as a venue for large gatherings or events. If approved, this proposed cultural center will offer limited parking, a walking trail, restrooms, contain 3,367 granite stelae with engravings of classical music and representing historical figures from Lake County located along a walking path through an open lawn with engravings and the accompaniment of classical music. Stelae, for this purpose, is defined as an upright stone slab or a pillar bearing an inscription or design and serving as a monument. This development will promote education and awareness of arts and culture, particularly in regard to classical music and historical figures from Lake County.

**- Analysis -**

Land Development Regulations Section 14.03.03 Standards for Review.

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

The proposed rezoning is consistent with LDR Section 4.03.00, "*PUD*" *Planned Unit Development District*. The proposed PUD zoning will afford the applicant greater ingenuity and imagination under unified control than generally is possible under zoning districts. This zoning will allow a diversification of uses, structures, and open space in a manner compatible with both the surrounding existing and approved land uses abutting the PUD Site. The PUD zoning district also aims to detail the natural amenities of land encouraging scenic and functional open space within the PUD; the proposed development includes open space and walking trails which feature granite stelae with engravings of classical music and representing Lake County historical figures to offer education and appreciation for the arts and history.

The proposed cultural center is consistent with LDR Section 3.01.02, *Classification of Uses*, which defines Cultural Institution as public or private nonprofit facility providing cultural services to the public. Typical uses within this classification include museums, libraries, and observatories.

Per LDR 4.03.03, *General Site Development Standards*, site development standards are established for PUDs to ensure adequate levels of light, air, and density, to maintain and promote functional compatibility of uses, and to protect the health, safety, and general welfare of the public, all of which this proposed development would accomplish. This proposed development provides space for potential public access for passive recreation, and education about arts, classical music, historical Lake County figures, and culture. The proposed use will involve minimal development of the property. Additionally, the site contains 18.3 acres of property and is consistent with LDR 4.03.03.B, which requires that a PUD shall be at least ten (10) acres in area.

Pursuant to LDR 3.01.05, *Similar Uses*, other similar uses not specifically listed in Subsection 3.01.03 may be permitted in a planned zoning district after review and approval by the County Manager or designee. Although the application indicates that the proposed use is a civic use, the LDR does not contain regulations on nor define civic use. The application does not demonstrate the community need or benefit of the proposed use nor demonstrate the use being owned, managed or maintained as a non-profit entity, which is required of community facility district (CFD) use indicative of CFD zoning. As such, the PUD zoning is recommended as the land use regulatory device for the proposed use. The PUD zoning district will allow the Board to establish a definition for this proposed civic use and craft development conditions to minimize possible impacts to the adjacent properties caused by this proposed civic use.

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

The proposed rezoning to PUD is consistent with all applicable elements of the Comprehensive Plan. This development

conserves and preserves natural resources and open space and also promotes the awareness and education of cultural resources and history; therefore, this rezoning is consistent with Goal I-1, *Purpose of the Future Land Use Element*, which is to promote the conservation and preservation of Lake County's natural and cultural resources.

This development is low in intensity, which shows consistency with Comprehensive Plan Policy I-1.1.1, *Elements of Innovative Planning*, which requires protection of public lands and natural resources, parks and trails, and rural areas and lifestyles.

The amendment is consistent with Comprehensive Plan Policy I-1.4.3, Purpose of the Rural Future Land Use Series, which encourages large areas to remain in a natural or open state. This FLUC allows civic uses with a conditional use permit. The LDR is silent on the definition of a civic use. Staff recommends a PUD zoning district to clearly and uniquely define this use. This could prevail and bridge the gap until the County updates the LDR to include a definition for civic uses and/or further defines Community Facility District (CFD) uses.

The request is consistent with Comprehensive Plan Policy I-1.4.4, Rural Future Land Use Category (FLUC), which allows passive parks. Passive recreation includes activities like nature observation, hiking, and canoeing that require a minimum of facilities or development and that have minimal environmental impact on the recreational site. Passive parks and recreation areas are typically for the health and well-being of the public and for the preservation of wildlife and the environment. The quality of the environment and "naturalness" of an area is the focus of the recreational experience in a passive recreation area. Although the use is proposed to be conducted in a non-urban format, it will be an open cultural arts center for education and civic use to the public.

This property is within the Wekiva-Ocala Rural Protection Area (RPA), which is intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and private lands associated with the Ocala National Forest, Wekiva-Ocala Greenway, and St. Johns River. See Comprehensive Plan Objective I-5.2, *Wekiva-Ocala Rural Protection Area*. This proposed development is low density, will have no additional dwelling units, and removes the currently existing dwelling unit on the property.

This property promotes valuable parts of history, culture, and lifestyles of rural Lake County within the themes of the proposed stela. Policy I-5.2.1, *Importance of the Wekiva-Ocala Rural Protection Area*, dictates that private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

This property is within the Wekiva Study Area (WSA). The proposed development will consist of minimal impervious surface and will be primarily open space with stela along a walking path. The proposed use will preserve much of the natural resources and serve as a passive park or recreation area. Policy I-3.1.1, *Definitions Applicable to Wekiva River Protection Area and Wekiva Study Area*, states that in this area, open space shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes.

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

The proposed rezoning is consistent with the existing and proposed land uses on the property. Surrounding existing land uses are single family dwelling units and agriculture uses, so the proposed rezoning is consistent with surrounding existing land uses. This use will be low intensity and conducted in a rural environment. The application states that the anticipated traffic generated by the site will be similar to that of the County's Lake May Park. It is anticipated that the cultural center will be visited by small groups of ten (10) or less people at a time. The center is not being developed as a venue for large gatherings or events. The applicant also states that fifteen-acre parcels with rural FLU and Agriculture zoning could have greater intensive agricultural uses such as a plant nursery which could have a more negative impact on the surrounding residential uses in the area. The property owner has made efforts to preserve the natural features of the site. The proposed site design does not encroach into any on-site sensitive areas.

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

There is no evidence of rezoning applications over the past five (5) years within the area to demonstrate a development trend to justify rezoning.

- 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;**

Water and Sewer

The subject property shall be served with on-site well and septic treatment system in accordance with the Florida Department of Health (DOH) permit requirements, and in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

Office of Parks and Recreation

The request is not anticipated to adversely impact park capacity or levels of service.

Office of Public Safety

Lake County Fire Rescue Station #21 is located within 3.5 miles of the subject property at 25100 CR44A, Mount Dora, and will provide advanced life support should an emergency situation on the property demand this service. The closest fire hydrant is 1.7 miles from the subject property. The average county-wide response time is approximately six minutes.

Solid Waste

The request is not anticipated to adversely impact solid waste capacities or levels of service.

Transportation Concurrency

The request is not anticipated to adversely impact the Level of Service (LOS) standard of the surrounding roadway network. A signed and dated Request for Exemption from Full Transportation Concurrency Traffic Impact Study has been submitted by the applicant.

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

Should the rezoning be approved, all environmental resources will be addressed through the development review process. New development will be required to submit an environmental assessment (EA) to demonstrate the existence of threatened, endangered or species of special concern. The EA must also specify protection and mitigation measures to be undertaken in accordance with the Comprehensive Plan and LDR, as amended, prior to commencement of construction.

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

The rezoning application did not contain information regarding the impact on property values in the area.

- H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern;**

The proposed non-residential use is surrounded by agriculture zoned properties. The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area. The proposed non-residential use is not expected to develop in a manner adverse to surrounding uses as it is essentially a passive recreational use. From the property owner, justification (Attachment "B") and photos of a "test" stele constructed of concrete (Attachment "C") have been provided.

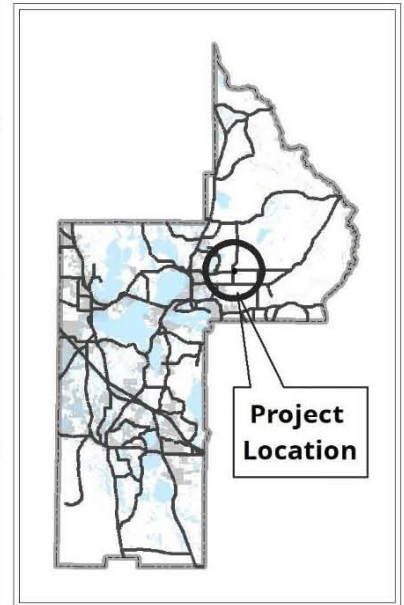
- I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and**

The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

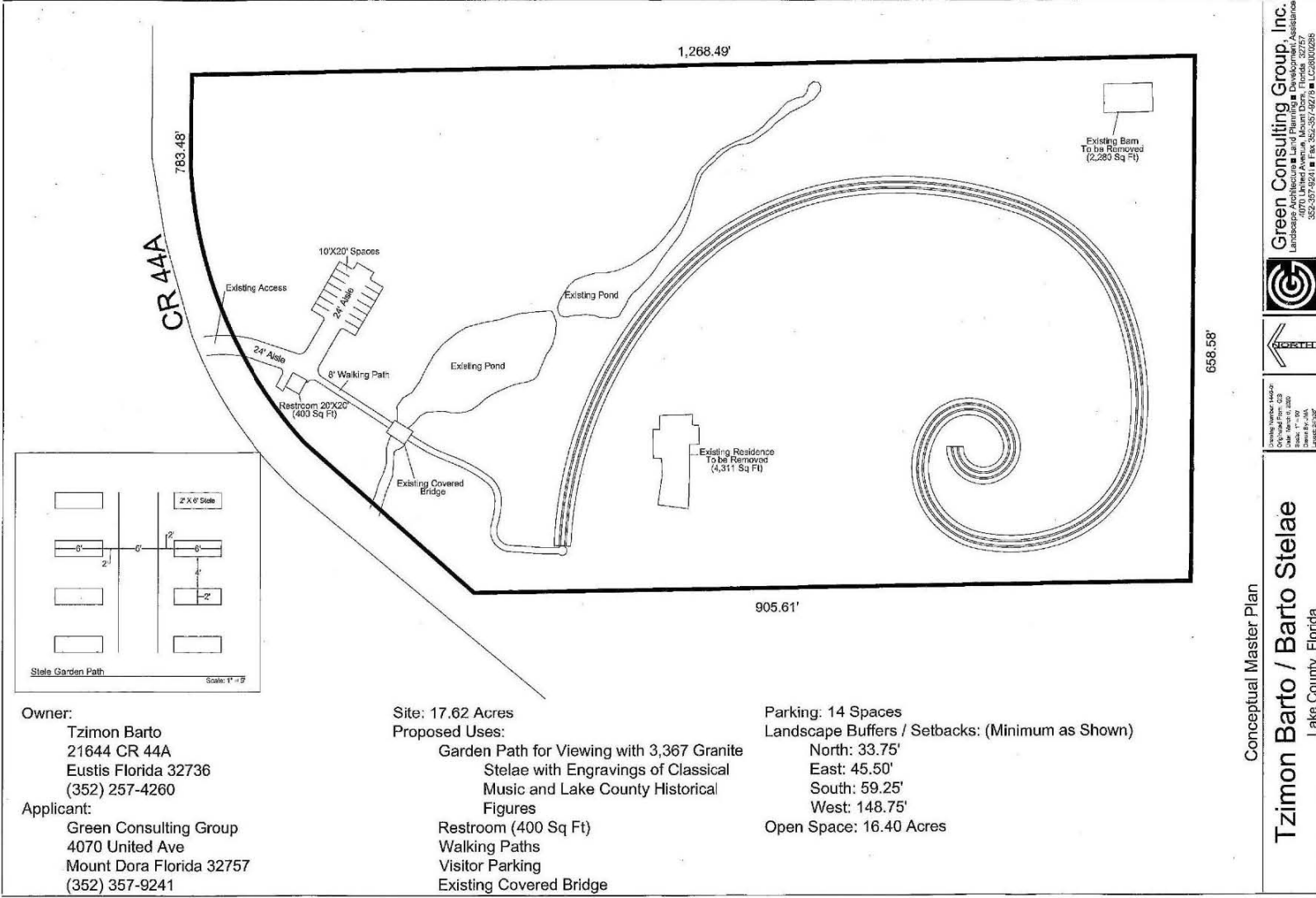
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

None.

# Map of Subject Property



# Attachment A, Concept Plan



**Green Consulting Group, Inc.**  
Landscape Architecture ■ Land Planning ■ Development Assistance  
1000 S. Orange Ave., Suite 100  
Orlando, FL 32801  
352-357-9241 ■ FAX: 352-357-4927/3 ■ LIC#28100285



Drawing Number: 03-001  
Original From: 03-001  
Scale: 1" = 50'  
Drawn By: JVA  
Checked By: JVA

**Tzimon Barto / Barto Stelae**  
Lake County, Florida

Conceptual Master Plan

## Attachment B, Property Owner Justification

1

April 7, 2020

Dear Ms. Croney,

Thank you so much for your help with the on-going project, *The Stelae* (pronounced “STEL-eye”). Please allow me to answer the questions you recently e-mailed Mr. Tim Green.

*To help in better presenting a clear idea of the proposed development to the Board, would you please provide a mock up or photos of some sort as visual aids and examples of the granite stelae to be showing the music and historical figures?*

This note is accompanied by two packing tubes in which you will find enlarged copies of my architect’s two plans. The spiral on either example consists of 3367 standing granite slabs, or, *stelae*. If you can imagine a bird’s-eye view of dominos stood up so as to form a spiral, that would be a fair visual comparison. Each granite slab is 6 feet 2 inches in height, 3 feet 3 ½ inches in depth, and 2 inches thick. I have also included several photos made of one “test” stele constructed of concrete, erected on the very acreage designated for the final 3367.

Engraved on the slabs will be 3367 divisions of text which, taken together, constitute twelve novels; an autobiography; a travel log of a terminally-ill seventeen-year-old who, accompanied by his father, drives around each of the world’s continents; and more than a hundred poems.

I would stress, all of the locations and personages in the twelve novels composing the work’s first part are *based on* people and places in Lake County. While there are references to a number of “historical figures” – the families of General Eustis, Glen LaRoe, Stuart Cottrell, to name just a few – these are incorporated into purely fictional – imaginative – texts.

As for the musical elements, sixteen of the granite slabs will serve as sound boards for sixteen aeolian harps. An aeolian harp (also called a “wind harp”) is any type of sound board with one or more strings stretched lengthwise across two bridges. When the wind passes over the strings, it produces a gentle resonance.



*please provide a mock up or photos of some sort as visual aids*

If, by “mock up”, you mean a kind of “toy train” model of the form the granite slabs will assume, I would have to commission my architect to make, or have made, such a model. Please let me know if the enlarged plans and photos are not sufficient, and that you would nonetheless still like a miniature reproduction (at least as I understand “mock up”).

Also, since the engraving will not take place until all the texts have been completely revised and perfected, I cannot supply a picture of a stele with an inscribed text. I can, however, furnish you and the Board with any amount of extracts from the literary work, should you like.

*For the ordinance, staff would like to include a definition of “stelae” for use including future reference such as if code enforcement needed to verify the allowances for the property – would you please provide a definition of “stelae” for use for the ordinance?*

A *stela* – again, pronounced “STEL-eh” in the singular; “STEL-eye” (*stelae*) in the plural – is of Greek origin, and literally means “standing block”, or, “standing slab”). It is defined as **“an upright stone slab or pillar bearing an inscription or design and serving as a monument”**. For a more complete overview as to what purposes steles have served since the dawn of civilization, I would refer anyone interested to the Wiki entry: <https://en.wikipedia.org/wiki/Stele>

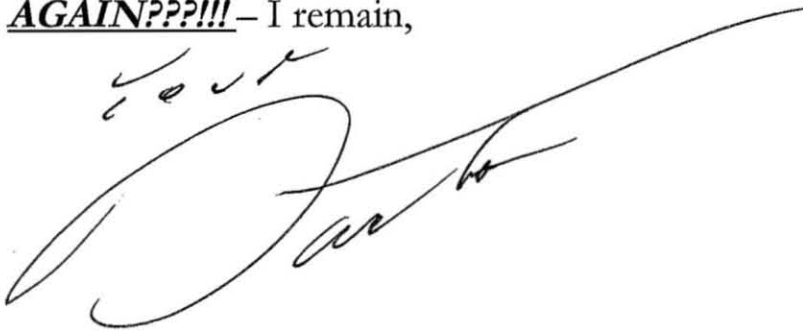
The overall literary substance of *The Stelae* operates on three levels.

The first level is a collection of imaginative literature centered on life at the end of the 20<sup>th</sup> and the beginning of the 21<sup>st</sup> century in small communities making up Lake County, Florida. Two novels have already been published abroad, and a collection of elegies has been performed as a theatrical play in Frankfurt and Vienna.

The second level: a highly personalized translation of the Hebrew *Tanakh* (or Christian *Old Testament*).

The third: a letter to a son. I began this work when I was sixteen, believing at first, it was to be uniquely a musical composition. In my thirties, it was converted into a literary work. Much of the story revolves around a son-and-father relationship. When my son died short of his eighteenth birthday, I added that tragic element into the work. So, in that sense, *The Stelae* might also be rightly interpreted as a memorial. This is ironic, since *stelae* themselves have often served a memorial purpose, especially among the Ancient Greeks: since I had already planned this project, even named it *The Stelae*, before my son was born, I can affirm that, with his death, one part of *The Stelae's* literary purpose is to memorialize the fruitful and instructive relationship I had with him.

With my best wishes for you in this annoying time – **WHEN CAN I EAT MY BREAKFAST AT THE COUNTER AT DENNY'S AGAIN???!?** – I remain,



**From:** Croney, Heather <hcroney@lakecountyfl.gov>  
**Sent:** Tuesday, April 7, 2020 12:50 PM  
**To:** Timothy Green <tgreen@greenconsultinggroup.com>  
**Subject:** RE: Tzimon Barto Property Rezoning (RZ-20-03-4/Project 2020020006/AR 3993)

Hi Tim,

To help in better presenting a clear idea of the proposed development to the Board, would you please provide a mock up or photos of some sort as visual aids and examples of the granite stelae to be showing the music and historical figures? Also, what would be some examples of Lake County historical figures to be recognized on the granite stelae? For the ordinance, staff would like to include a definition of “stelae” for use including future reference such as if code enforcement needed to verify the allowances for the property – would you please provide a definition of “stelae” for use for the ordinance?

Thank you so much!

## Attachment C, Photos of a "Test" Stele Constructed of Concrete















**ORDINANCE #2020-xx**  
**Tzimon Barto Property PUD**

**RZ-20-03-4**

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

**3       WHEREAS**, Timothy Green, Green Consulting Group, Inc. (the "Applicant") submitted an application  
**4** on behalf of Tzimon Barto ("the Owner") to rezone property from Agriculture (A) to Planned Unit Development  
**5** (PUD); and

**6       WHEREAS**, the subject property consists of two parcels comprising approximately 18.3 +/- acres,  
**7** and is generally located on the Southside of County Road 44A, northeast of the CR 439/CR 44A intersection,  
**8** in the Eustis area of unincorporated Lake County, Florida, in Section 34, Township 18, Range 27, identified  
**9** by Alternate Key Numbers 1595681 and 2856726, and more particularly described below:

**10       Alternate Key #1595681 - E 1/2 OF SW 1/4 OF SE 1/4--LESS N 700 FT OF E 330 FT LYING S OF**  
**11** **SR 44-A & LESS SR 44-A R/W: ORB 1217 PG 2321 ORB 3928 PG 794; and**

**12       Alternate Key #2856726 - N 700 FT OF E 330 FT OF E 1/2 OF SW 1/4 OF SE 1/4 LYING S OF SR**  
**13** **44-A; ORB 1217 PG 2321 ORB 3928 PG 794.**

**14       WHEREAS**, the Lake County Planning and Zoning Board did review Petition RZ-20-03-4 on the 29<sup>th</sup>  
**15** day of April, 2020, after giving notice of the hearing on the petition for change in zoning, including notice that  
**16** the petition would be presented to Board of County Commissioners of Lake County Florida, on the 19<sup>th</sup> day  
**17** of May, 2020; and

**18       WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of  
**19** the Lake County Planning and Zoning Board, the staff report and any comments, favorable or unfavorable  
**20** from the public and surrounding property owners at a public hearing duly advertised, and

**21       WHEREAS**, upon review, certain terms pertaining to the development of the above described  
**22** property has been duly approved.

**23       NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
**24** Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they  
**25** pertain to the property described herein, subject to the following terms:

**26       Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to designate  
**27** the property described in this Ordinance as Planned Unit Development (PUD) zoning in  
**28** accordance with this Ordinance. All uses specified must be generally consistent with the Concept  
**29** Plan (Attachment "A") as shown in this Ordinance. To the extent where there are conflicts  
**30** between the Concept Plan and this Ordinance, the Ordinance will take precedence.

**31       A. Land Uses.**

**32               1.** Land use of the property is limited to the following:

**33                   a.** Cultural Arts and History Center

**34                   b.** Passive recreation with a walking trail

**35                   c.** Stelae (3,367, maximum) with engravings of classical music and Lake County  
**36** historical figures. Stelae, for the purpose of this ordinance, is defined as an

1 upright stone slab or pillar bearing an inscription or design and serving as a  
2 monument.

3 d. Restroom (1): Four-hundred (400) square-feet (maximum)

4 Accessory uses may be approved by the County Manager or designee. Any other use of the  
5 property will require approval of an amendment to this Ordinance by the Board of County  
6 Commissioners.

7 **B. Setbacks.** Setbacks shall be in accordance with the Land Development Regulations (LDR),  
8 as amended.

9 **C. Transportation Improvements.**

10 1. A transportation impact assessment will be required with the development application  
11 for review and approval prior to commencement of the cultural art center operations.

12 2. All access management shall be in accordance with the Comprehensive Plan and LDR,  
13 as amended.

14 **D. Lighting.** Exterior lighting must be in accordance with the LDR, as amended and consistent  
15 with Dark-Sky Principles.

16 **E. Landscaping, Buffering, and Screening.** All new development must provide landscaping  
17 in accordance with the LDR, as amended.

18 **F. Open Space, Impervious Surface Ratio, and Building Height.** Open space, impervious  
19 surface ratio, and building height shall be in accordance with the Comprehensive Plan, and  
20 LDR, as amended.

21 **G. Parking Requirements.** Off-street parking must be provided in accordance with the LDR,  
22 as amended.

23 **H. Environmental Requirements.**

24 1. An environmental assessment will be required and must be dated within six (6) months  
25 of the development application submittal date to indicate the presence of vegetation,  
26 soils, threatened and endangered species that may exist on the site. Any State  
27 permitting or mitigation will be required before development can commence.

28 2. Environmental resources shall be protected in accordance with the Comprehensive Plan  
29 and LDR, as amended.

30 **I. Stormwater Management.**

31 1. All access management shall be in accordance with the Comprehensive Plan and LDR,  
32 as amended.

33 2. The stormwater management system must be designed in accordance with all  
34 applicable Lake County and St. Johns River Water Management District (SJRWMD)  
35 requirements.

36 **J. Floodplain Management.** The Developer shall be responsible for any flood studies required  
37 for developing the site and to comply with Federal Emergency Management Agency (FEMA)  
38 regulations, the Comprehensive Plan, and the LDR. Any development within the floodplain  
39 as identified on the FEMA maps will require compensating storage.



1           **K. Utilities.** The development shall be served with on-site well and septic treatment system  
2           consistent with Florida Department of Health (DOH) permit requirements, and in accordance  
3           with the Comprehensive Plan and LDR, as amended.

4           **L. Signage.** All signage must be in accordance with the LDR, as amended.

5           **M. Concurrency Management Requirements.** Any development must comply with the Lake  
6           County Concurrency Management System, as amended.

7           **N. Development Review and Approval.**

8                 1. Prior to the issuance of any permits, the Applicant shall be required to submit a site plan  
9                 for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

10                2. PUD Expiration: Physical development shall commence within three (3) years from the  
11                date of this Ordinance approval. Failure to commence construction within three (3) years of  
12                approval shall cause the revocation of this ordinance, in accordance with the  
13                Comprehensive Plan or superseding documents as amended. Prior to expiration of the  
14                three-year time frame, the Board of County Commissioners may grant, via a Public Hearing,  
15                one (1) extension of the time frame for a maximum of two (2) years upon a showing that  
16                reasonable efforts have been made towards securing the required approvals and  
17                commencement of work.

18   **Section 2. Conditions.**

19           **A.** After establishment of the facilities as provided in this Ordinance, the property may only be  
20           used for the purposes identified in this Ordinance. Any other proposed use must be  
21           specifically authorized by the Lake County Board of County Commissioners.

22           **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,  
23           move, convert, or demolish any building structure, add other uses, or alter the land in any  
24           manner within the boundaries of the above described land without first obtaining the  
25           necessary approvals in accordance with the Lake County Code, as amended, and obtaining  
26           the permits required from the other appropriate governmental agencies.

27           **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the  
28           land, and the terms, conditions, and provisions of this Ordinance will be binding upon the  
29           present Owners and any successor, and will be subject to each and every condition set out  
30           in this Ordinance.

31           **D.** The transfer of ownership or lease of any or all of the property described in this Ordinance  
32           must include in the transfer or lease agreement, a provision that the purchaser or lessee is  
33           made good and aware of the conditions established by this Ordinance and agrees to be  
34           bound by these conditions. The purchaser or lessee may request a change from the existing  
35           plans and conditions by following the procedures contained in the LDR, as amended.

36           **E.** The Lake County Code Enforcement Special Master will have authority to enforce the terms  
37           and conditions set forth in this Ordinance and to recommend that the ordinance be revoked.

38   **Section 3. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
39   unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity  
40   of the remaining portions of this Ordinance.

1 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this  
2 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,  
3 Florida Statutes.

4 **Section 5. Effective Dates.** This Ordinance will become effective as provided by law.

5 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

6 FILED with the Secretary of State \_\_\_\_\_, 2020.

7 EFFECTIVE \_\_\_\_\_, 2020.

8 BOARD OF COUNTY COMMISSIONERS  
9 LAKE COUNTY, FLORIDA

10 \_\_\_\_\_  
11 LESLIE CAMPIONE, CHAIRMAN

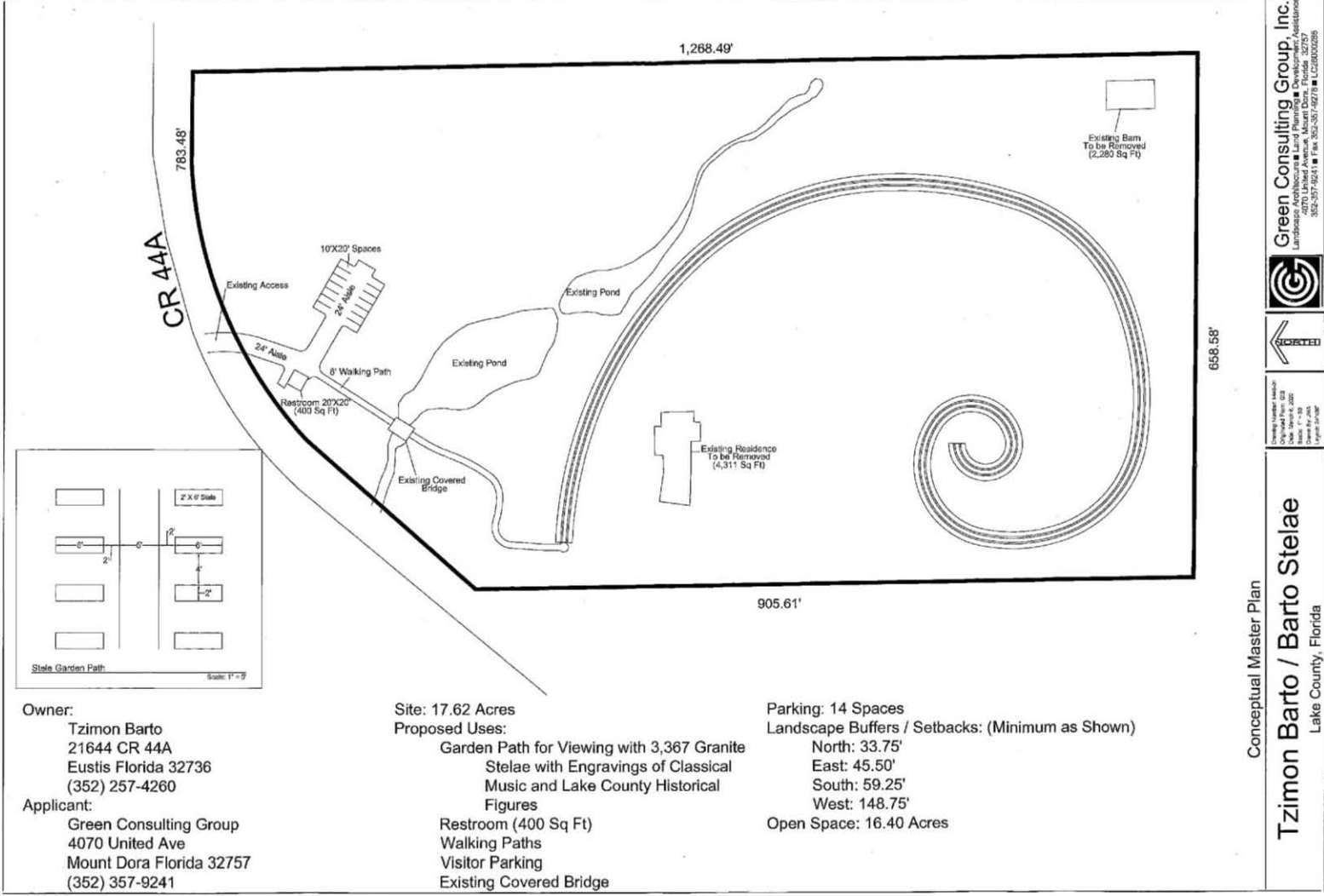
12 ATTEST:

13 \_\_\_\_\_  
14 GARY J. COONEY, CLERK OF THE  
15 BOARD OF COUNTY COMMISSIONERS  
16 LAKE COUNTY, FLORIDA

17 APPROVED AS TO FORM AND LEGALITY

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

Attachment "A" - Concept Plan



Owner:  
 Tzimon Barto  
 21644 CR 44A  
 Eustis Florida 32736  
 (352) 257-4260

Applicant:  
 Green Consulting Group  
 4070 United Ave  
 Mount Dora Florida 32757  
 (352) 357-9241

Site: 17.62 Acres  
 Proposed Uses:  
 Garden Path for Viewing with 3,367 Granite  
 Stelae with Engravings of Classical  
 Music and Lake County Historical  
 Figures  
 Restroom (400 Sq Ft)  
 Walking Paths  
 Visitor Parking  
 Existing Covered Bridge

Parking: 14 Spaces  
 Landscape Buffers / Setbacks: (Minimum as Shown)  
 North: 33.75'  
 East: 45.50'  
 South: 59.25'  
 West: 148.75'  
 Open Space: 16.40 Acres

Conceptual Master Plan

**Tzimon Barto / Barto Stelae**  
 Lake County, Florida

Project Number: 028  
 Original Date: 03/2008  
 Scale: 1" = 20'  
 Drawing: 001  
 Project: Barto



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