



CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): May 7, 2025
Board of County Commissioners (BCC): June 3, 2025

Case No. and Project Name: PZ2023-282, Cypress Creek Farm

Applicant: Amanda Boggus

Owners: Craig and Taylann Dubocq

Requested Action: 1. Conditional use permit on approximately 18.65 +/- acres to allow for the use of an existing barn and dwelling unit as a ceremonial events venue within the Agriculture zoning district.
2. Waiver to the road access requirements pursuant to Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Corkwood Lane, an unmaintained road.

Staff Determination: Staff finds the CUP amendment consistent with the LDR and Comprehensive Plan.

Case Manager: James Frye, Planner II

PZB Recommendation:

Subject Property Information

Size: 18.65 +/- gross acres

Location: 13910 Corkwood Lane, in the Astatula area.

Alternate Key No.: 3778532

Future Land Use: Rural (Attachment "A")

Existing Zoning District: Agriculture (A) (Attachment "B")

JPA/ISBA: None

Overlay/Rural Protection Area: Yalaha – Lake Apopka Rural Protection Area (RPA) and Lake Apopka Basin Overlay District (Attachment "C")

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Right-of-Way, Agriculture, and Vacant	Large Tract of Vacant Agriculture Land north of Corkwood Lane
South	Rural	Agriculture (A)	Residential	Single-Family Dwelling Unit, Agricultural Exemption, and Wetlands

Direction	Future Land Use	Zoning	Existing Use	Comments
East	Rural	Agriculture (A)	Residential	Single-Family Dwelling Units on Large Tract of Agriculture Land, and Wetlands
West	Rural	Agriculture (A)	Vacant	Large Tract of Vacant Agriculture Land and Wetlands

- Summary of Analysis -

The subject 18.65 +/- gross acres is identified by Alternate Key Number 3778532 and located at 13910 Corkwood Lane in the Astatula area of unincorporated Lake County. The subject property is zoned Agriculture (A); designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and situated within the Yalaha – Lake Apopka Rural Protection Area (RPA) and Lake Apopka Basin Overlay District. The property has been granted an Agricultural Classification through the Lake County Property Appraiser.

The requested conditional use permit (CUP) application seeks approval to allow for the use of an existing barn, dwelling unit, and other areas of the property as a wedding venue. If approved, the Applicant intends to make improvements to the site to include adding an electric meter to the barn venue and improved pervious parking. Additionally, the Applicant proposes a maximum number of one-hundred and twenty (120) events per year. The proposed hours of operation are 8:00 A.M. to 12:00 A.M., seven (7) days a week. The Applicant has proposed that music will be allowed within the building until 11:00 P.M., with all guests off property by 12:00 A.M., with no overnight stay for guests.

The Applicant has proposed the uses for the following existing structures, as shown on the Concept Plan (Attachment “D”):

1. Existing barn for use as a ceremonial venue.
2. Existing dwelling-unit to be used by ceremony party for event preparation.

Proposed improvements to the property include:

1. A pervious parking area as depicted in Attachment “D”.
2. Electric meter to service the barn venue.

Neither the Land Development Regulations (LDR), nor the Comprehensive Plan, specifically list a ceremonial or event venue as a use. However, LDR Section 3.01.05, *Similar Uses*, states that uses not specifically listed and not more detrimental than the uses listed in Subsection 3.01.03, may be permitted in the Commercial, Industrial, Agricultural, and Community Facility Zoning Districts after review and approval by the County Manager or designee. As such, Staff has determined that the ceremonial event venue use is likely most like and not more detrimental than a Passive Park or Outdoor Sport and Recreation Camp as specified in the Comprehensive Plan. Additionally, the proposed use is likely not more detrimental than Club (Private or Country) uses, or Parks and Recreation (Passive) uses, or Hunting and Fishing Resort uses specified in the LDR. Therefore, the proposed conditional use permit for a ceremonial event venue would not be inconsistent with the LDR and Comprehensive Plan.

The Applicant provided a Justification Statement for the proposed CUP amendment (Attachment “E”).

The Applicant requested a waiver to Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Corkwood Lane, an unmaintained road (Attachment “F”).

- Analysis -

LDR Section 14.05.03 (Standards for Review)

A. Consistency with the Comprehensive Plan and Local Code (Land Development Regulations).

The CUP application is consistent with the Comprehensive Plan and the Land Development Regulations.

The proposed request is consistent with LDR Section 3.01.05, *Similar Uses*, which states other similar uses, not specifically listed and not more obnoxious or detrimental than the uses listed in Subsection 3.01.03, may be permitted in the Commercial, Industrial, Agricultural, and Community Facility Zoning Districts after review and approval by the County Manager or designee.

The proposed request is consistent with Comprehensive Plan Policy I-1.4.4, *Rural Future Land Use Category*, which conditionally allows outdoor sports and recreation clubs, and active parks and recreation facilities, within the Rural FLUC with an appropriate land use regulatory instrument; the proposed CUP satisfies this requirement.

The proposed request is consistent with LDR Section 6.15.04(A) which requires fifty (50) foot natural buffer surrounding wetlands to be classified as a “no-build zone.” The Concept Plan provides a 50-foot buffer around the wetlands, with no development within the buffer. (Attachment “D”)

The proposed request is consistent with Comprehensive Plan Policy I-5.4.2, *Land Use in the Yalaha-Lake Apopka Rural Protection Area*, which limits future land use within the Yalaha-Lake Apopka Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series.

B. Effect on Adjacent Properties.

1. The proposed conditional use will not have an undue adverse effect upon nearby property.

The surrounding parcels are primarily vacant and low-density residential and agricultural uses. The proposed use is consistent with Agritourism Uses as defined by Section 570.86, Florida Statutes.

The Applicant provided the following statement, *“Limestone road usage currently graded by the applicants may be impacted, however, applicants are willing to continue the maintenance.”*

2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The properties surrounding the subject property are agricultural and low-density residential uses. The existing single-family residence located on the subject property will be maintained for use by the Owner consistent with the surrounding residential uses.

A wedding venue is an agritourism use which is consistent with agriculture and recreation uses, both of which are allowed in the Agriculture zoning district. The proposed use is consistent with the rural character of the area.

3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.

Should the conditional use permit be approved, the Ordinance contains specific hours of operation to create a cohesive plan between the use and adjoining parcels owned by others. The proposed hours of operation are 8:00 A.M. to 12:00 A.M., seven (7) days a week. The Applicant has proposed that music will be allowed within the building until 11:00 P.M., with all guests off property by 12:00 A.M., with no overnight stay permitted for guests. To minimize adverse effects on the adjoining parcel, the proposed ordinance includes the condition that requires the submission of a noise study at the time of the site plan submittal. The surrounding area directly to the east and south is indicative of wetlands and to further lessen impacts to surrounding parcels, the proposed ordinance includes buffering and screening to provide a visual barrier.

The Applicant has provided the following statement, *“During the two years of operation, applicants have not seen or been notified of any adverse effects.”*

4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.

The proposed use requires Site Plan approval. Required buffering and screening will be reviewed at time of Site Plan review. The Ordinance contains specific hours of operation to create a cohesive plan between the use and adjoining parcels owned by others.

The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations.

The Applicant has provided the following statement, *"The property layout has been the same for 8 years and operated as a ceremonial venue for 2.5 years.)"*

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate 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. Levels of service established by the Comprehensive Plan Shall be considered.

Water and Sewer

The subject parcel is not located within a utility notification area. The wedding venue use is established, and the subject parcel is serviced by an existing on-site septic system and well system. Should the CUP be approved, it will allow continuation of an on-site septic system and well system that has been permitted by the Florida Department of Health/Florida Department of Environmental Protection, as amended.

Parks

The CUP request is not anticipated to adversely impact parks.

Solid Waste

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

Transportation:

The CUP is not anticipated to adversely impact transportation levels of service.

D. Adequacy of Fire Protection.

The applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

Lake County Fire Station #77 is less than four (4) miles from the subject property at 13431 Ohio Street, Astatula, and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the conditional use permit be approved by the Board.

The Chief Fire Marshall provided the following comment: *"Pursuant to FSS 633.22(16)(b)3.b: A nonresidential farm building that is used by the owner for agritourism activity with up to 300 persons occupying the structure at one time. A structure in this class is subject to annual inspection for classification by the local authority having jurisdiction. This class is not subject to the Florida Fire Prevention Code but is subject to rules adopted by the State Fire Marshal pursuant to this section (FAC 69A-67.006 is attached). The site will require an annual inspection to insure it meets the provided standards."* (Attachment "G").

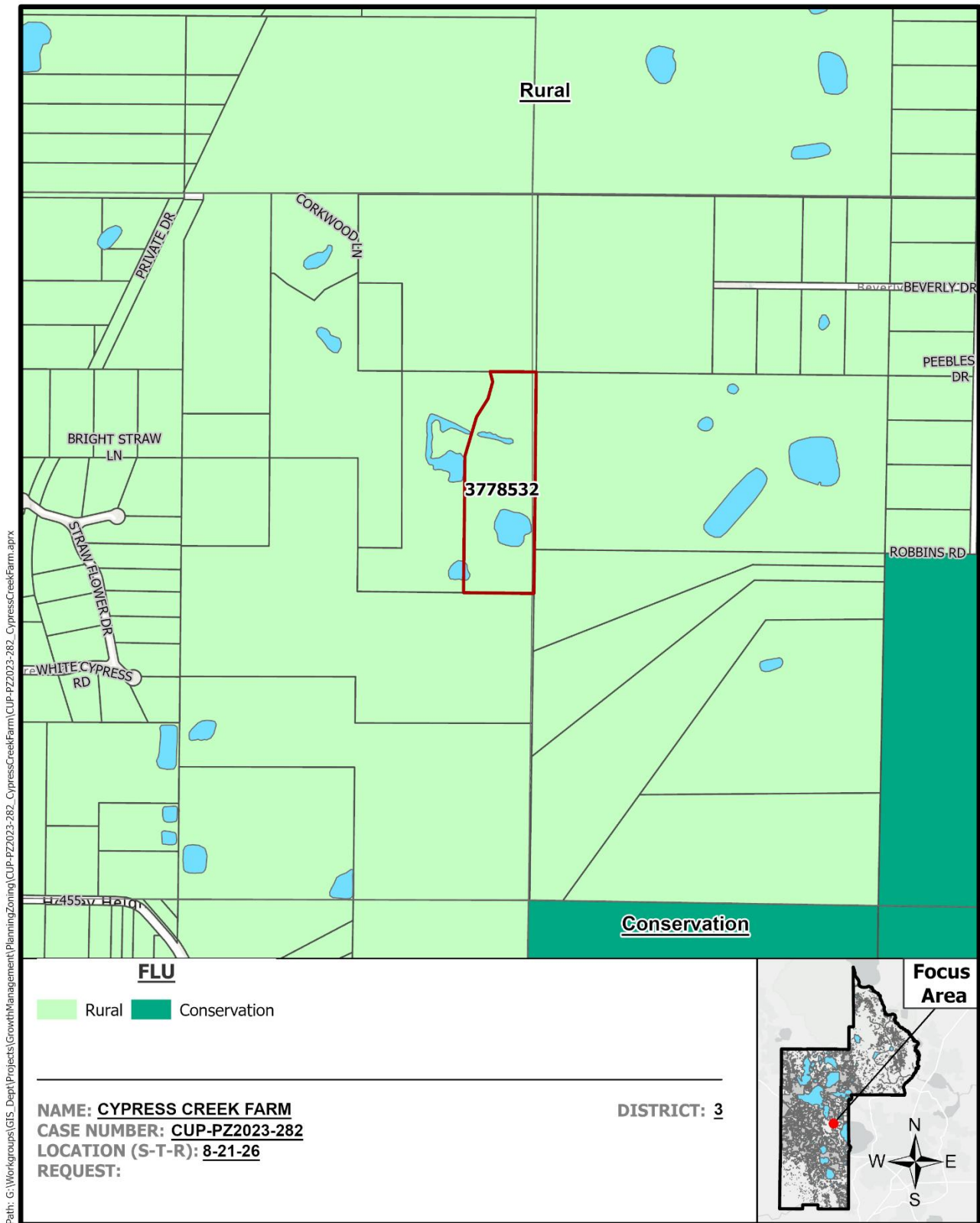
E. LDR Section 14.03.05 Waivers as Part of Planning Zoning Districts. As part of a rezoning or conditional use permit application, with demonstrated good cause, waivers from the minimum standards set forth in these Land Development Regulations may be requested by an applicant and granted by the Board of County Commissioners. However, such waivers must be specified in conjunction with a concept plan or site plan, otherwise all standards shall apply. Waiver requests shall be identified in the public hearing notice.

A waiver request has been submitted to waive the road access requirements pursuant to Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Corkwood Lane, an unmaintained road.

The Applicant provided the following: *"We hereby formally request a waiver from the road access requirements as they pertain to Briar Patch Road. The road in question is a privately maintained agricultural roadway primarily utilized by agricultural businesses, including Cypress Creek Farmhouse, and for agricultural events with occasional commercial use."*

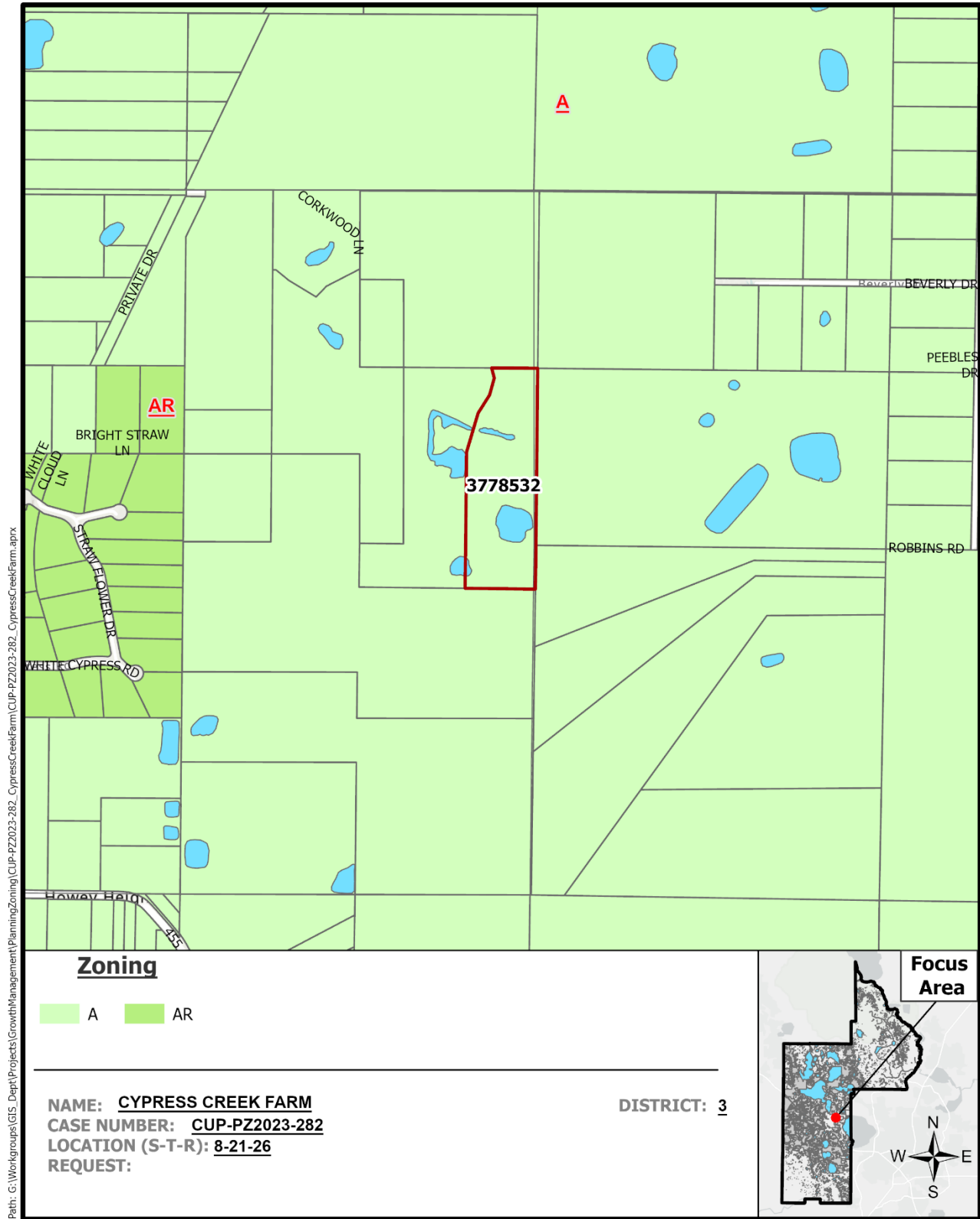
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE



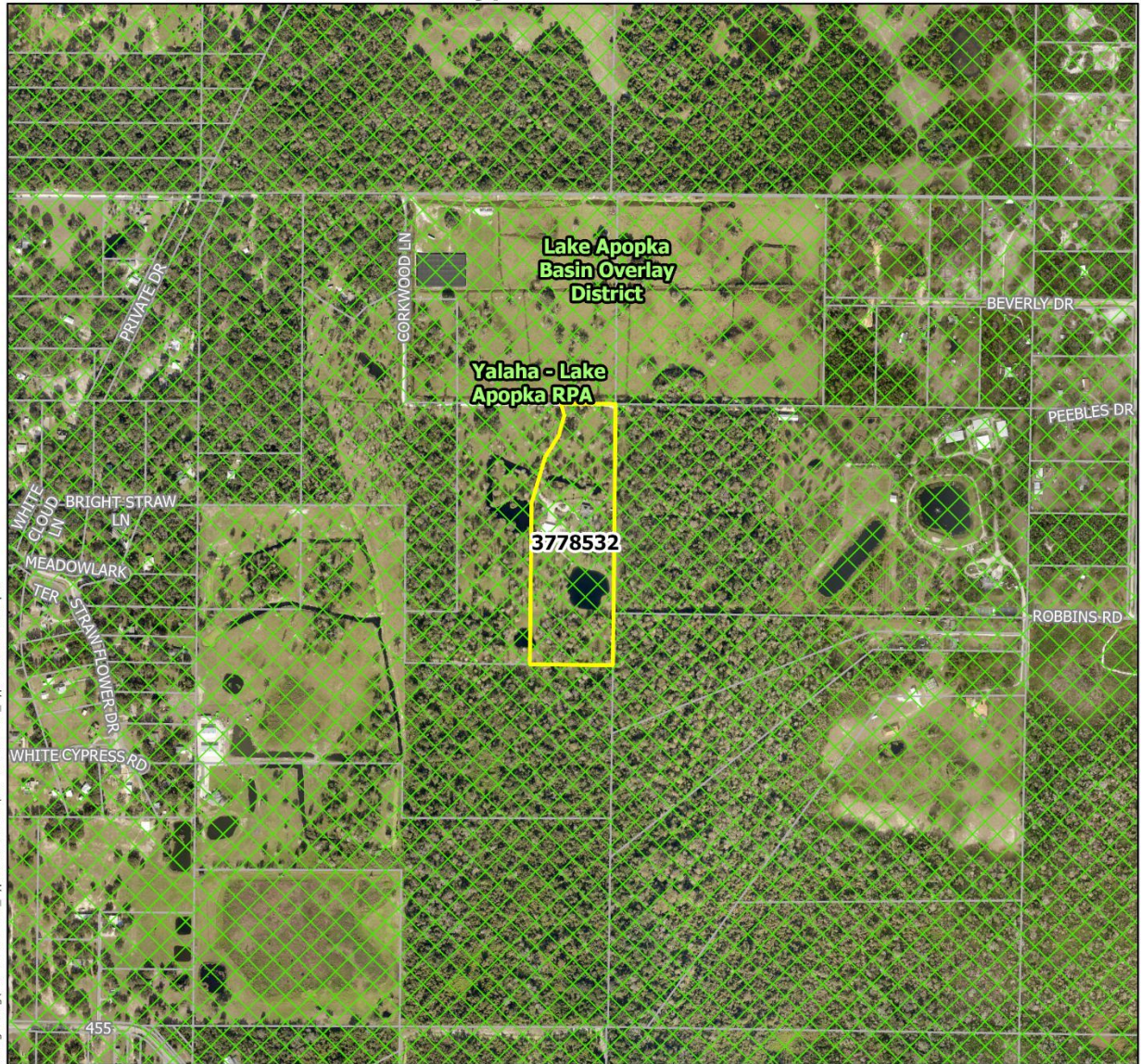
Attachment "B" – Zoning Map

CURRENT ZONING



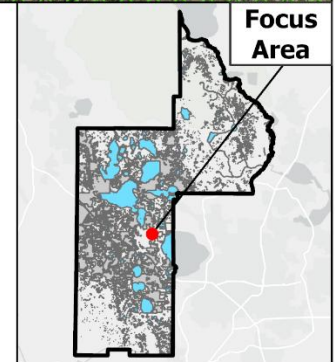
Attachment "C" - Overlay District Map

CUP-PZ2023-282
Cypress Creek Farm

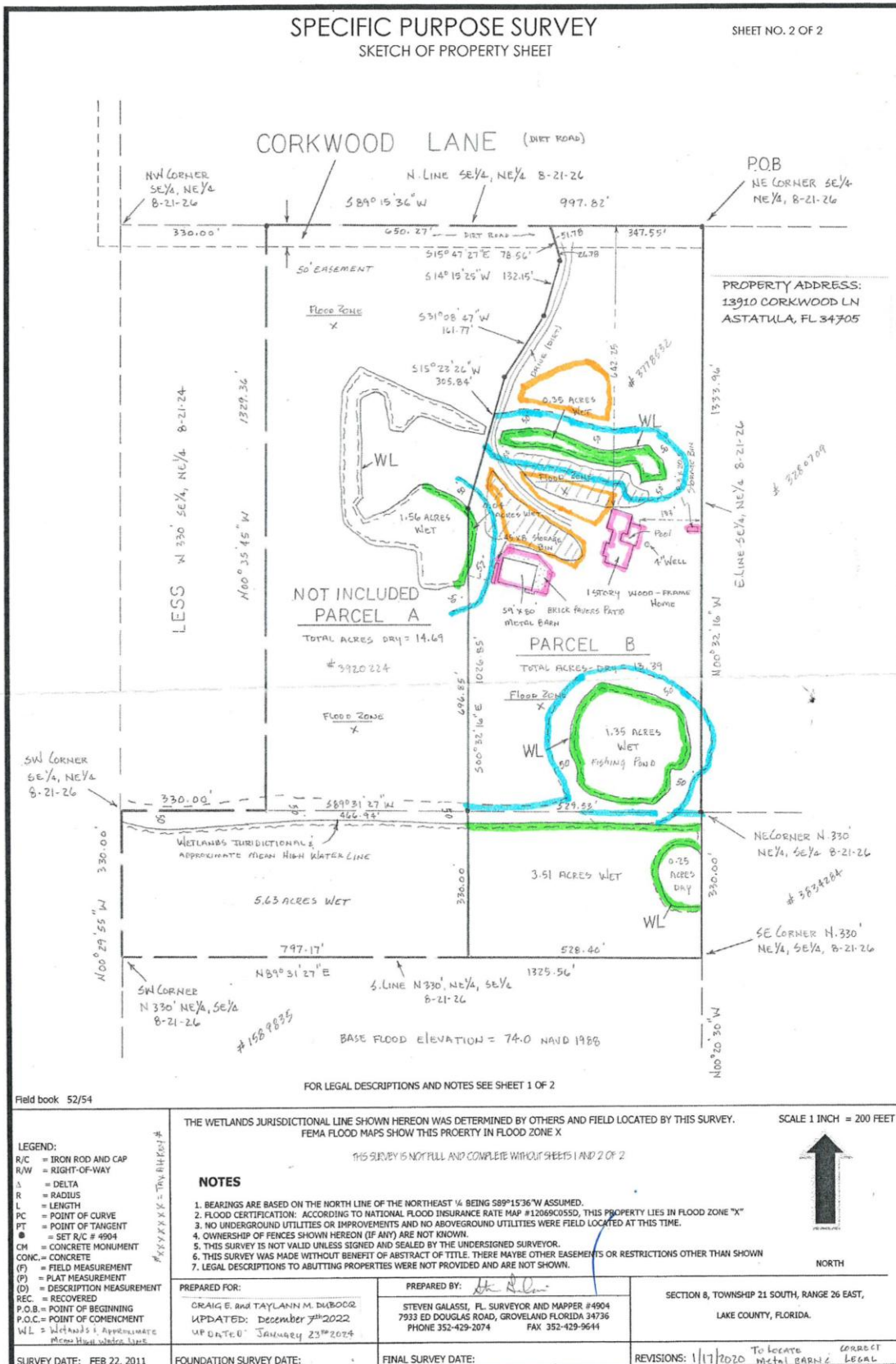


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12/3/2024



Attachment "D" – Concept Plan



Attachment “E” – Justification Statement

(Page 1 of 2)

Application Sufficiency for Conditional Use Permit – Cypress Creek Farmhouse
Project No. 2019110005, Application Request No. 5052
Alternate Key No. 3778532
December 19, 2023

1) Please provide a Project Narrative on a separate sheet discussing:

a) The nature of the use. Including proposed hours of operation.

Cypress Creek Farmhouse is currently operating with the following uses: primary residence, agricultural grazing for cows, small fishing pond, and ceremonial events as part of agritourism. In order to better serve their customers, Cypress Creek Farmhouse is wanting to continue use of the property as a Ceremonial Venue. Further, they wish to improve the property between the hours of 8:00 AM – 12:00 AM. Most events are on Friday, Saturday and Sunday and all music ends no later than 11:00 PM with all guests out by 12:00 AM. No guests are permitted to reside overnight on the property.

b) Proposed improvements to the property.

Installation of an additional transformer and separate additional electric meter for the Barn Venue. Improved impervious parking.

c) Consistency of the proposed use with the Comprehensive Plan and Land Development Regulations.

Consistent with the proposed use as an agritourism space.

d) Effect on Adjacent Properties.

i) The proposed conditional use will not have an undue adverse effect upon nearby property.

Limestone road usage currently graded by the applicants may be impacted, however, applicants are willing to continue the maintenance.

ii) The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The property is surrounded by cattle pastures and woods. No houses are in view of the property.

iii) All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.

During the two years of operation, applicants have not seen or been notified of any adverse effects.

iv) The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.

Attachment “E” – Justification Statement

(Page 2 of 2)

The property layout has been the same for 8 years and operated as a ceremonial venue for 2.5 years.

e) Adequacy of Public Facilities. Please indicate how the proposed conditional use will be served by adequate 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.

Astatula Police and Fire Dept are located 3 miles from the entrance of the property.

Granting the CUP will not alter the current police/fire obligations. The barn has its own septic system and well water supply. GFL services the on-site dumpster.

2) Please provide a boundary survey certified by a professional land surveyor dated within six months of the date of submittal of this application. Survey must show all existing and proposed structures location and setbacks.

Please find the attached recent boundary survey that was completed on December 12, 2022.

3) The proposed development is designated with a Rural Future Land Use Category and located within the Lake Apopka Basin Overlay District & Yalaha – Lake Apopka Rural Protection Area. Please update the narrative to address compliance with the following:

a) Comprehensive Plan Policy I-1.4.4 Rural Future Land Use Category

The Rural Future Land Use Category is intended to protect rural lifestyles represented by single-family homes on large lots and to *accommodate agricultural pursuits*. Typical uses include Agriculture and Religious Organizations. The current use as an agricultural and ceremonial space is consistent with the intended land use and does not offend the rural nature of the property.

b) Comprehensive Plan Policy I-5.4.2 Land Use in the Yalaha-Lake Apoka Rural Protection Area

The Yalaha-Lake Apoka Rural Protection Area encourages development to be clustered and environmentally sensitive. The YLARP Area limits land use to the Rural Future Land Use Category, which is consistent with the property and the intended use as a ceremonial event space alongside agricultural uses.

c) Comprehensive Plan Policy I-6.3 Permitted Uses within the Lake Basin Overlay District

The following uses may be allowed in the Lake Apopka Basin Overlay District: Agricultural practices that minimize the potential for contamination of surface or groundwater from fertilizers or pesticides and are conducted in accordance with Best Management Practices. The District Area limits land use to the Rural Future Land Use Category, which is consistent with the property and the intended use as a ceremonial event space alongside agricultural uses.

Attachment “F” – Waiver Request

To: Lake County Planning and Zoning Office
From: Amanda Boggus
Date: March 18, 2025
RE: Application for Conditional Use Permit - Cypress Creek Farmhouse
(AR 5052) | PZ2023-282 | AK 3778532
Subject: Formal Request for Waiver from Road Access Requirements

To whom it may concern,

We hereby formally request a waiver from the road access requirements as they pertain to Briar Patch Road. The road in question is a privately maintained agricultural roadway primarily utilized by agricultural businesses, including Cypress Creek Farmhouse, and for agricultural events with occasional commercial use.

Cypress Creek Farmhouse is the primary user of this roadway and has a vested interest in ensuring its reliability and accessibility. As such, maintenance of the road is conducted privately under an established agreement, with Cypress Creek Farmhouse assuming primary responsibility for its upkeep. This arrangement ensures that the road remains in a functional and safe condition for all intended users.

Given the nature of the road’s usage and the private maintenance agreement in place, we respectfully request that the Lake County Planning and Zoning Office grant a waiver from the standard road access requirements. We appreciate your consideration of this request and welcome any further discussion or clarification that may be needed.

Thank you for your time and attention to this matter. Please feel free to contact us should you require additional information.

Kindest regards,

CRAWFORD, MODICA & HOLT,
CHARTERED ATTORNEYS AT LAW

/s/ Amanda Boggus
Amanda Boggus, Esq.
FL Bar No. 76849
380 W. Alfred Street
Tavares, FL 32778
Telephone: 352/432-8644
Primary: aboggus@cmhlawyers.com
Secondary: ewysocki@cmhlawyers.com
Attorney for Applicant

Attachment “G” – FAC 69A-67.006 (Page 1 of 3)

69A-67.006 Requirements for Class 2 Nonresidential Farm Buildings.

The following requirements apply to a nonresidential farm building that is classified by the AHJ as a Class 2 nonresidential farm building:

- (1) No agritourism activity has more than 300 persons occupying the building; however, the occupant load may be posted at less than calculated when agreed upon by the owner and the AHJ.
- (2) Egress:
 - (a) Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to have a latch or lock only if the latch or lock is panic hardware or other latching device.
 - (b) Large barn style doors may be used as an exit if left open during the agritourism activity.
 - (c) No turnstiles or other devices that restrict the movement of persons shall be installed in such a manner as to interfere with required means of egress.
 - (d) Each level of a building shall have access to the main entrance/exit and shall have at least one additional exit.
 - (e) Additional exits shall be located as far apart as practicable and as far from the main entrance/exit as practicable.
 - (f) In buildings where there is no well-defined main entrance/exit, exits shall be permitted to be distributed around the perimeter of the building, provided that the total exit width furnishes not less than 125 percent of the width required to accommodate the permitted occupant load.
 - (g) Each building shall have at least two separate means of egress.
 - (h) Balconies, lofts, or mezzanines having an occupant load not exceeding 50 may be served by a single means of egress, and such means of egress shall be permitted to lead to the floor below.
 - (i) Balconies, lofts, or mezzanines having an occupant load exceeding 50 shall have not less than two remote means of egress, but both such means of egress shall be permitted to lead to the floor below.
 - (j) Exits shall be arranged so that the total length of travel from any point to reach an exit shall not exceed 200 feet.
 - (k) A common path of travel shall be permitted for the first 20 feet from any point where the common path serves any number of occupants, and for the first 75 feet from any point where the common path serves not more than 50 occupants.
 - (l) The width of aisles serving seating at tables shall be not less than 44 inches when serving an occupant load exceeding 50, and 36 inches when serving an occupant load of 50 or fewer.
 - (m) Where non-fixed seating is located between a table and an aisle, the measurement of required clear width of the aisle shall be made to a line 19 inches, measured perpendicularly to the edge of the table, away from the edge of said table.
 - (n) Means of egress shall be illuminated in facilities used during non-daylight hours.
 - (o) Means of egress shall be marked with a sign.
 - (p) Guards and handrails shall be required.
 - (q) Rooms containing high-pressure boilers, refrigerating machinery other than the domestic refrigerator type, large transformers, or other service equipment subject to explosion shall:
 1. Not be located directly under or abutting required exits; and,
 2. Be separated from other parts of the building by fire barriers that have a minimum 1-hour fire resistance rating in accordance with Florida Fire Prevention Code 101: Section 8.3, as adopted in rule chapter 69A-60, F.A.C., or shall be protected by automatic extinguishing systems in accordance with Florida Fire Prevention Code 101: Section 8.7, as adopted in rule chapter 69A-60, F.A.C.
 - (r) Unsecured Seating. Seats not secured to the floor shall be permitted where fastening seats to the floor might be impracticable.
 1. Unsecured seats shall be permitted, provided that, in the area used for seating, excluding such areas as dance floors and stages, there is no more than one seat for each 15 square feet of net floor area and aisles to reach exits are maintained at all times.
 2. A seating diagram shall be submitted for approval by the AHJ to permit an increase in occupant load.
 3. Festival Seating. A form of audience/spectator accommodation in which no seating, other than a floor or finished ground level, is provided for the audience/spectators gathered to observe a performance shall be prohibited within a building except when the assembly occupancy load is 250 or less.
 - (s) Means of Egress Inspection. Prior to each opening of the building to the public, the building owner or agent shall inspect the means of egress to ensure it is free of obstructions and correct any deficiencies found.
 - (3) Storage. The following items shall be prohibited to be in the building or within 10 feet of the building during agritourism activities:

Attachment “G” – FAC 69A-67.006 (Page 2 of 3)

- (a) Compressed flammable gases;
- (b) Flammable or combustible liquids;
- (c) Hazardous chemicals or materials; and,
- (d) Blasting agents and explosives.

(4) Open Flame Devices and Pyrotechnics. No open flame devices or pyrotechnic devices shall be used, unless one of the following applies:

(a) Pyrotechnic special effect devices shall be permitted to be used on stages before proximate audiences for ceremonial or religious purposes, as part of a demonstration in exhibits, or as part of a performance, provided that both of the following criteria are met:

- 1. Precautions are taken to prevent ignition of any combustible material; and,
- 2. Use of the pyrotechnic device complies with Florida Fire Prevention Code 1: Section 65.3, as adopted in rule chapter 69A-60, F.A.C.

(b) Flame effects before an audience shall be permitted in accordance with Florida Fire Prevention Code 1: Section 65.4, as adopted in rule chapter 69A-60, F.A.C.

(c) Open flame devices shall be permitted to be used in the following situations, provided that precautions are taken to prevent ignition of any combustible material or injury to occupants:

- 1. Securely supported altar candles that are well separated from any combustible materials;
- 2. As part of a performance and used on stage or platform; and,
- 3. Candles on tables that are securely supported on substantial noncombustible bases with candle flame protected.

(5) Interior finish, contents, and furnishings. Interior wall and ceiling finish shall have a flame spread index meeting the provisions of Chapter 10 of NFPA 101 of the Florida Fire Prevention Code, as adopted in rule chapter 69A-60, F.A.C.

(a) The required flame spread index or smoke developed index shall be permitted to be secured by applying approved fire-retardant coatings to surfaces having higher flame spread index values. Such treatments shall be tested or shall be listed and labeled for application to the material to the coating is applied, and shall comply with the requirements of NFPA 703, *Standard for Fire Retardant – Treated Wood and Fire-Retardant Coatings for Building Materials*, as adopted in rule 69A-60.005, F.A.C.

(b) Fire-retardant coatings must be applied to surfaces properly prepared for the material and application needs to be consistent with the product listing.

(c) Combustible vegetation or scenery, including cloth and film:

- 1. Combustible vegetation or scenery shall not obstruct corridors, exit ways, or other means of egress;
- 2. Only electrical lights and wiring listed by a Nationally Recognized Testing Laboratory shall be used on natural or artificial combustible vegetation, scenery, or other similar decorations;
- 3. Open flames, such as from candles, lanterns, kerosene heaters, and gas-fired heaters shall not be located on or near combustible vegetation or scenery;
- 4. Combustible vegetation or scenery shall not be located near heating vents or other fixed or portable heating devices that could cause it to dry out prematurely or to be ignited;

5. Flame-Retardant Requirements:

a. Combustible scenery of cloth, film, vegetation (dry), and similar materials may be treated with a fire retardant and shall comply with one of the following:

(I) The scenery shall meet the flame propagation performance criteria contained in NFPA 701, *Standard Methods of Fire Tests for Flame Propagation of Textiles and Films*, as adopted in rule 69A-60.005, F.A.C., or

(II) The scenery shall exhibit a heat release rate not exceeding 100 kW when tested in accordance with NFPA 289, *Standard Method of Fire Test for Individual Fuel Packages*, as adopted in rule 69A-60.005, F.A.C., using the 20 kW ignition source.

6. Foamed plastics (as defined in Florida Fire Prevention Code 101) shall be permitted for use if plastics exhibit a heat release rate not exceeding 100 kW when tested in accordance with NFPA 289, *Standard Method of Fire Test for Individual Fuel Packages*, as adopted in rule 69A-60.005, F.A.C., using the 20 kW ignition source.

7. Such fire retardants shall be demonstrated by each individual decorative vegetation item, including any decorative lighting, in an approved manner.

(6) Special Provisions for Food Service Operations. All devices used in connection with the preparation of food shall be installed and operated in a manner that avoids hazard to the safety of occupants.

Attachment “G” – FAC 69A-67.006 (Page 3 of 3)

(a) All devices in connection with the preparation of food shall be of an approved type and shall be installed in an approved manner.

(b) Cooking equipment shall be protected in accordance with the Florida Fire Prevention Code 101: 9.2.3, as adopted in Rule chapter 69A-60, F.A.C., unless the cooking equipment is one of the following types:

1. Outdoor equipment used outdoors;
2. Portable equipment not flue-connected, or
3. Equipment used only for food warming.

(c) Portable cooking equipment that is not flue-connected shall be permitted only as follows:

1. Equipment fueled by small heat sources that can be readily extinguished by water, such as candles or alcohol-burning equipment, including solid alcohol, shall be permitted to be used, provided that precautions are taken to prevent ignition of any combustible materials.

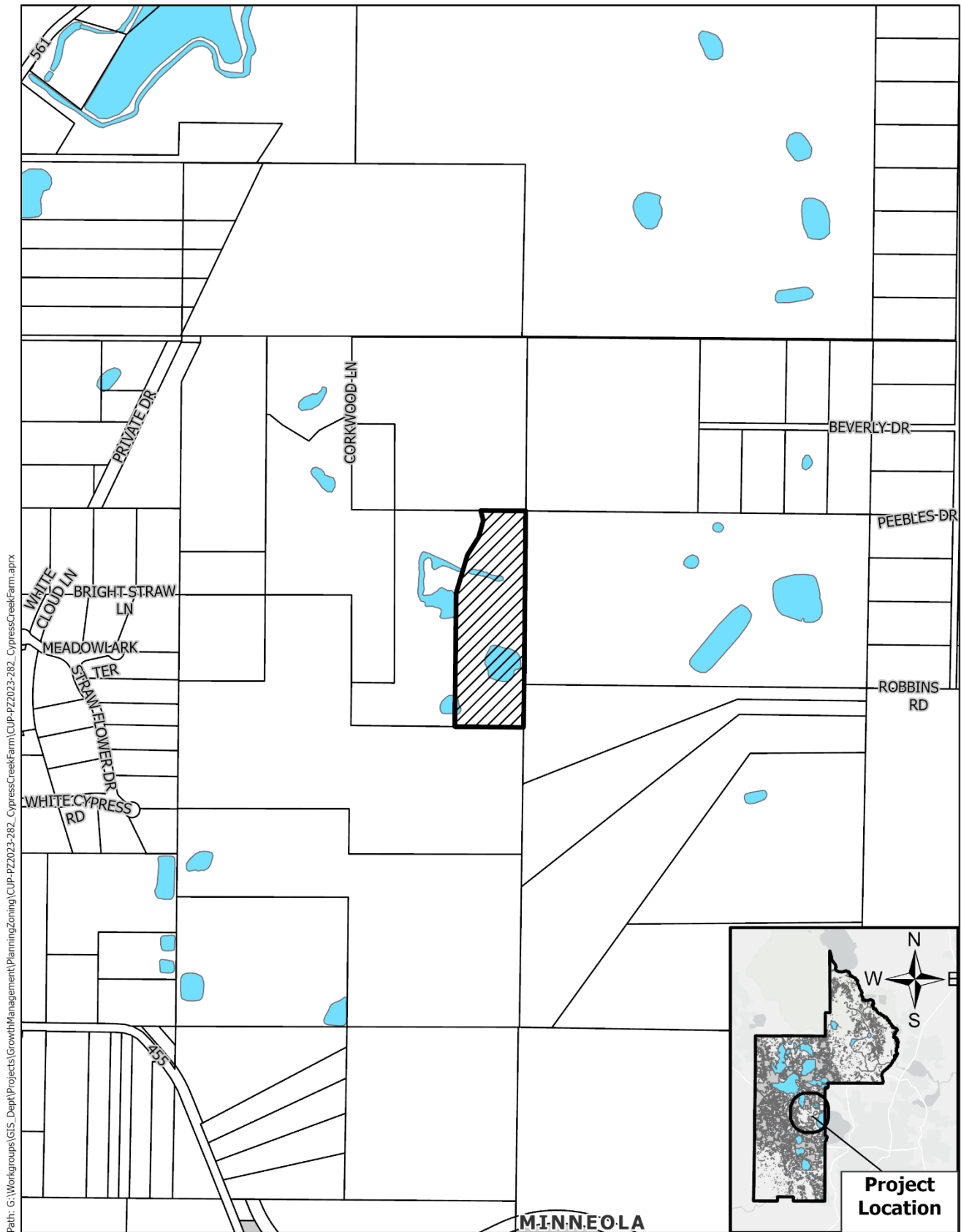
2. Listed and approved LP-Gas commercial food service appliances shall be permitted to be used where in accordance with the Florida Fire Prevention Code 1: Chapter 69.

(d) Portable butane-fueled appliances where fueled by not more than two 10 ounces LP-Gas capacity, non-refillable butane containers that have a water capacity not exceeding 1.08 pounds per container may be used. The containers are required to be directly connected to the appliance, and manifolded containers is not permitted.

(7) The use of the building for lodging purposes is not permitted.

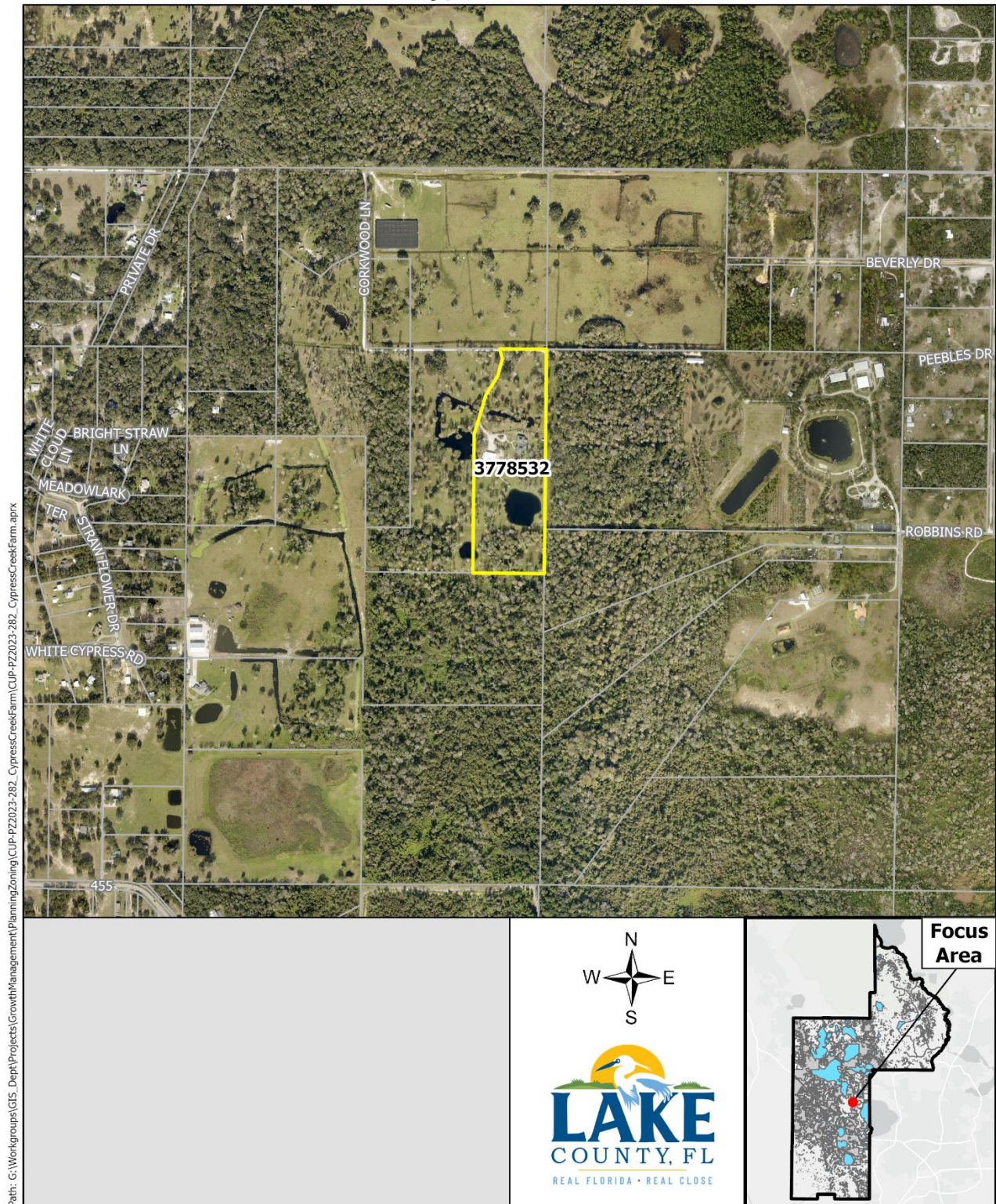
Rulemaking Authority 633.104, 633.202 FS. Law Implemented 633.202 FS. History—New 4-25-17.

Map of Subject Property



Aerial Map of Subject Property

CUP-PZ2023-282
Cypress Creek Farm



12/3/2024

ORDINANCE #2025 - _____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REQUESTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE USE OF AN EXISTING BARN AND DWELLING UNIT AS A CEREMONIAL EVENTS VENUE ON PROPERTY ZONED AGRICULTURE DISTRICT (A), AND REQUESTING A WAIVER TO THE ROAD ACCESS REQUIREMENTS WITHIN APPENDIX A, LAKE COUNTY TRANSPORTATION PLANNING, DESIGN, AND CONSTRUCTION STANDARDS, TO ALLOW THE PROPOSED DEVELOPMENT TO ACCESS THE PROPERTY FROM CORKWOOD LANE, AN UNMAINTAINED ROAD, AND DESCRIBED AS ALTERNATE KEY NUMBER 3778532, LOCATED AT 13910 CORKWOOD LANE, ASTATULA, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Amanda Boggus (the "Applicant") on behalf of Craig and Taylann Dubocq (the "Owners") submitted a conditional use permit application on approximately 18.65+/- acres to allow use of an existing barn and dwelling unit as a ceremonial events venue within the Agriculture zoning district; and

WHEREAS, the subject property consists of approximately 18.65 +/- acres, is identified by Alternate Key Number 3778532, located at 13910 Corkwood Lane, in the Astatula area of unincorporated Lake County, Florida, situated in Section 8, Township 21 South, Range 26 East, and more particularly described as:

EXHIBIT "A" – LEGAL DESCRIPTION

WHEREAS, the subject property is located within the Rural Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Board of County Commissioners deems it necessary and desirable, to protect the public health, safety, and general welfare of the citizens of Lake County and in accordance with the purpose and intent of the Land Development Regulations (LDR), to require compliance with the special conditions set forth in this Conditional Use Permit; and

WHEREAS, this Conditional Use Permit was reviewed by the Lake County Planning & Zoning Board on the 7th day of May 2025 and by the Board of County Commissioners of Lake County, Florida, on the 3rd day of June 2025.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Conditional Use Permit Granted. Permission is hereby granted for a ceremonial events venue as a Conditional Use within the Agriculture (A) Zoning District. All land uses must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent that there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance will take precedence.

Section 2. Waiver Granted. A waiver is hereby granted to Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the ceremonial events venue to be access from Corkwood Lane, an unmaintained road.

Section 3. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show a Conditional Use Permit to allow uses with conditions as outlined within this Ordinance.

1 **A. Land Use.** In addition to those uses listed as permitted land uses within the Agriculture (A)
2 Zoning District, the following uses of the site will be allowed as specified below and generally
3 consistent with Exhibit "B", the Conceptual Plan. To the extent there are conflicts between the
4 Conceptual Plan and this Ordinance, the Ordinance will take precedence.

- 5 1. Ceremonial Events Venue
- 6 2. Special Events
- 7 3. Agriculture use
- 8 4. Residential use
- 9 5. Accessory uses directly associated with the above uses may be approved by the County
10 Manager or designee. Any other use of the site will require approval of an amendment to
11 this Ordinance by the Board of County Commissioners.

12 **B. Specific Conditions.**

- 13 1. **Occupancy Limits.** Occupancy cannot exceed that which is allowed by Chapter 12 of the
14 Florida Fire Prevention Code for assembly occupancy, or two hundred-sixteen (216)
15 persons, whichever is less.
- 16 2. **Parking Limitations.** Parking surfaces may be grass or other pervious material, except as
17 required for compliance with the Americans with Disabilities Act (ADA). There will be no
18 parking allowed outside the property limits. Other parking requirements shall be in
19 accordance with the Comprehensive Plan and Land Development Regulations (LDR), as
20 amended.
- 21 3. **Material Storage.** There shall be no storage of materials, equipment or vehicles within the
22 building setbacks, wetland setbacks or landscape buffers.
- 23 4. **Ceremonial Event Venue Use.** There shall be no more than 120 events per calendar year.
- 24 5. **Days and Hours of Operation:**
 - 25 (1) Monday through Sunday from 8:00 a.m. to 12:00 a.m.
 - 26 (2) No overnight stays of guests.

27 **C. Special Events:** Special Event shall be classified as advertised events expected to draw 500
28 persons or greater, or otherwise meeting the definition of Special Events within the Land
29 Development Regulations (LDR). Special Events will require additional permits in accordance
30 with the LDR and Comprehensive Plan, as amended.

31 **D. Environmental Considerations:** Shall be in accordance with the Comprehensive Plan and
32 LDR, as amended.

33 **E. Transportation Improvements and Access Management** shall be in accordance with the
34 Comprehensive Plan and the LDR, as amended:

- 35 1. Access to the site is by means of Corkwood Lane. The Owners shall properly maintain
36 Corkwood Lane from CR 561 to the site to ensure the road can be accessed by emergency
37 vehicles and by other residents utilizing Corkwood Lane. If notified of an unpassable or
38 substandard condition, Owners shall immediately repair the road.
- 39 2. The width of the driveway must be twenty (20) to twenty-four (24) feet wide to allow for two-
40 way traffic ingress and egress from the site.

3. No stacking of vehicles shall be permitted on Corkwood Lane.

F. Floodplain and Stormwater Management.

1. The developer shall be responsible for any flood studies required for developing the site and comply with Federal Emergency Management Agency (FEMA), Comprehensive Plan and the LDR, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.
2. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, and the LDR, as amended.

G. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building/Signage Height shall be in accordance with the Comprehensive Plan and the LDR, as amended.

H. Setbacks:

1. Wedding venue activities shall not be located closer than fifty (50) feet from the property line of any parcel that contains a single-family residence.
2. Any points of congregation of wedding activities, shall be located a minimum of fifty (50) feet from the property line of any parcel that contains a single-family residence.
3. Unless otherwise specified, any new buildings or structures shall require building setbacks in accordance with the LDR, as amended.

I. Landscaping, Buffering, and Screening:

1. The existing landscaping and buffer shall be maintained in perpetuity.
2. Shall be in accordance with the Comprehensive Plan and the LDR, as amended.

J. Concurrency Management Requirements: Any development shall comply with the Lake County Concurrency Management System, as amended.

K. Noise.

1. Wedding venue activity shall be limited to no music past 11:00 p.m.
2. No music or other amplified sound shall be permitted outdoors. All music or amplified sound must be within fully enclosed structures.
3. Compliance shall be in accordance with the LDR, as amended.

L. Development Review and Approval: Prior to the issuance of permits, the Applicant shall be required to submit a site plan application for any development for review and approval in accordance with the Comprehensive Plan and the LDR, as amended.

M. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 4. Conditions.

- A.** After establishment of the facilities as provided in this Ordinance, the property must 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. Any other proposed use must be specifically authorized by the Board of County Commissioners.

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

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

- D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by 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 the procedures contained in the Land Development Regulations, as amended.

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

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 6. Filing with the Department of State. The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 7. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this _____ day of _____, 2025.
FILED with the Secretary of State _____, 2025.
EFFECTIVE _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

**GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

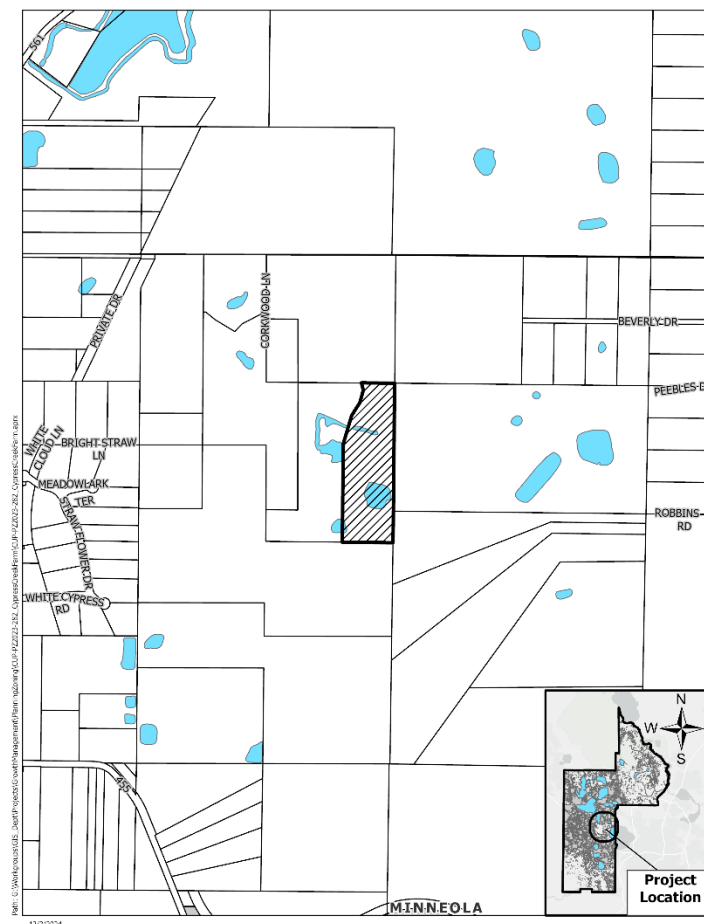
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Exhibit "A" – Legal Description

That part of the East 1/2 of Section 8, Township 21 South, Range 26 East, Lake County, Florida, being described as follows:

Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 21 South, Range 26 East, Lake County, Florida; thence for a base of bearings run S 89°15'36" W along the North line of the said Southeast 1/4 of the Northeast 1/4 a distance of 347.55 feet; thence S 15°47'27" E a distance of 78.56 feet; thence S 14°15'25" W a distance of 132.15 feet; thence S 31°08'47" W a distance of 161.77 feet; thence S 15°23'26" W a distance of 305.84 feet; thence S 00°32'16" E a distance of 1026.85 feet to the South line of the North 330.00 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence N 89°31'27" E along the said South line of the North 330.00 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 8, a distance of 528.40 feet to the Southeast corner of the said North 330.00 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence N 00°20'30" W along the East line of the said North 330.00 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 8, a distance of 330.00 feet to the Northeast corner of said North 330.00 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence N 00°32'16" W along the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 8, a distance of 1333.96 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 8, and the Point of Beginning.

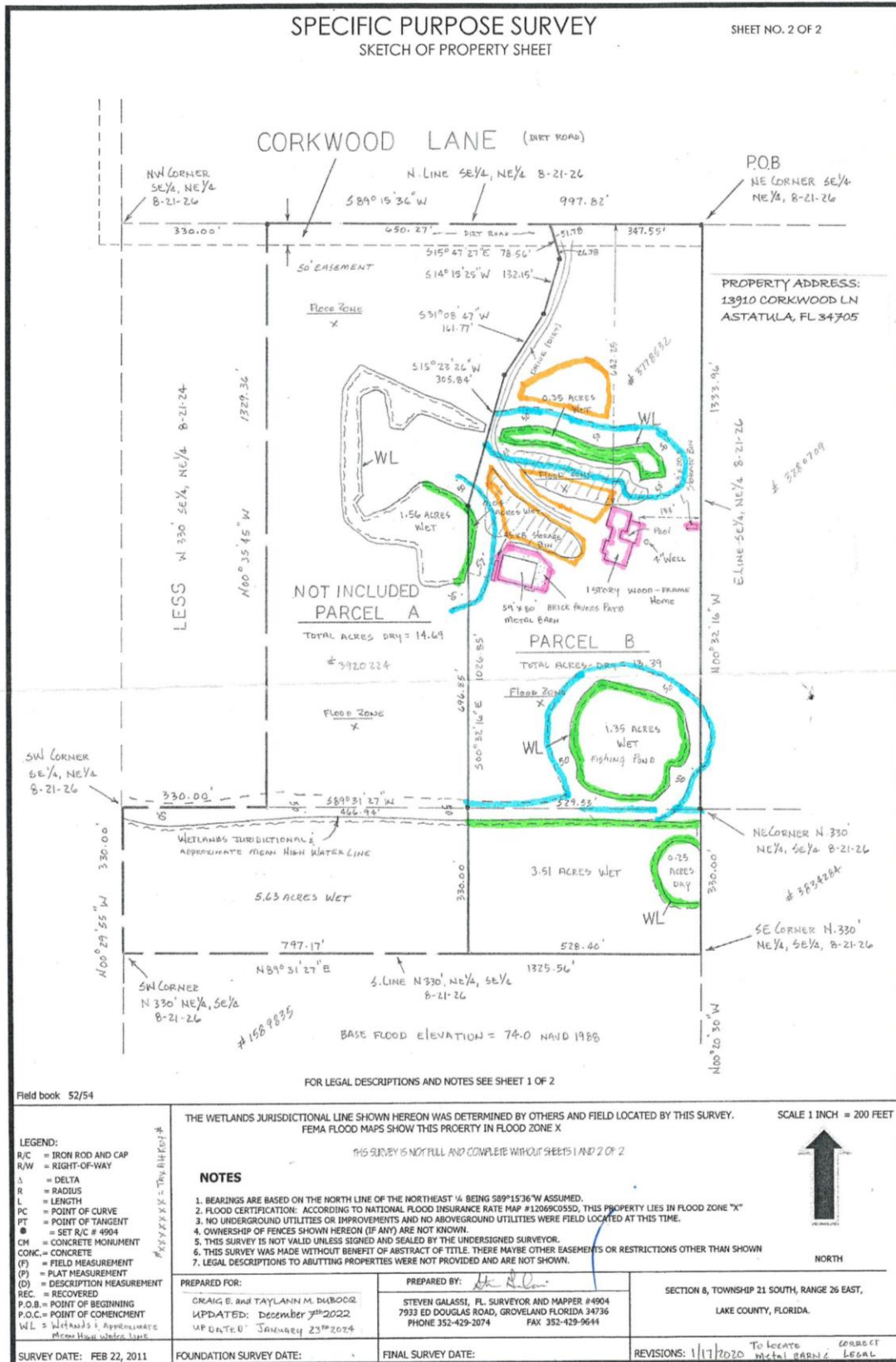
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Exhibit "B" – Concept Plan



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