



# CONDITIONAL USE PERMIT STAFF REPORT

## OFFICE OF PLANNING & ZONING

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Tab Number: 7

Public Hearings: Planning & Zoning Board (PZB): July 2, 2025  
Board of County Commissioners (BCC): August 5, 2025

Case No. And Project Name: PZ2023-267 Eve's Garden - Dog Breeding and Kennel

Commissioner District: District 1 – Anthony Sabatini

Owner/Applicant: Evie Lynn

Requested Action: Conditional use permit on approximately 55 +/- acres to allow a dog breeding facility and kennel within the Agriculture (A) zoning district.

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

Case Manager: James Frye, Planner II  
Shari Holt, Planner II

PZB Recommendation: TBD

### **Subject Property Information**

Size: 55 +/- acres

Location: 19300 County Road 33, unincorporated area of Groveland

Alternate Key No.: 3793293, 3793294, and 1297966

Future Land Use Category: Rural Future Land Use Category (Attachment "A")

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

Joint Planning Area (JPA) / ISBA: Mascotte Interlocal Service Boundary Agreement Area

Overlay Districts: Economic Development Overlay District

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural and City of Mascotte	Agriculture (A) and City of Mascotte	Residential and Right-of-Way	Single-Family Dwelling Units and Baptist Island Road
South	Rural	Agriculture (A)	Vacant	Vacant Residential
East	Rural	Agriculture (A)	Vacant and Residential	Single-Family Dwelling Unit and Vacant Residential
West	Rural	Agriculture (A)	Residential and Right-of-Way	Single-Family Dwelling Units and County Road 33

**– Summary of Analysis –**

The Conditional Use Permit (CUP) application seeks approval for a dog breeding facility on approximately 55 acres, identified by Alternate Key Numbers 3793294, 3793293 and 1297966, and located southeast of the intersection of County Road 33 and Baptist Island Road at 19300 County Road 33, in the unincorporated area. The subject parcels are zoned Agriculture (A), designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan, and is currently developed with a greenhouse, metal building, and a one-story building for kennels. The property has been granted an Agricultural Classification through the Lake County Property Appraiser for Ornamental Nursery and Cattle.

The Concept Plan depicts the kennel building, multiple enclosed areas, outdoor runs for the dogs, and the dumpster location (Attachment “C”). Additionally, the Applicant has requested an allowance for up to twenty-five (25) dogs, puppies and adults. The Applicant provided a Project Narrative and supporting statements (Attachment “D”).

The subject properties are located within the City of Mascotte Interlocal Service Boundary Agreement. The application was sent to the City of Mascotte on May 13, 2025, for a determination of consistency with their regulations. The City of Mascotte did not provide comments.

**- Analysis -**

Land Development Regulations Section 14.05.03 Standards for Review.

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

The application seeks conditional use approval for a kennel in Agriculture (A) zoning. The proposed use is consistent with Comprehensive Plan Policy I-1.4.4, Rural Future Land Use Category (FLUC), which allows animal specialty services as a conditional use.

This use is reflected in LDR Section 3.01.02 and LDR Table 3.01.03, which specify the allowance of Kennel uses in the Agriculture (A) zoning district with approval of a Conditional Use Permit (CUP).

The request for the proposed kennel is consistent with Chapter II and LDR Section 3.01.02, which defines a Kennel use as any premises, operation, or business used for the boarding, breeding, training, buying, selling, grooming or rearing of dogs.

**B. Effect on Adjacent Properties.****1. The proposed conditional use will not have an undue adverse effect upon nearby property.**

To minimize any undue adverse effect to the adjacent parcels, structures housing or otherwise containing dogs (dog kennel and dog runs included) will be located a minimum of two hundred (200) feet from the property lines, consistent with the setback required under LDR Section 3.02.05(J).

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

A Kennel use is defined as any premises, operation, or business used for the boarding, breeding, training, buying, selling, grooming or rearing of dogs. Pursuant to LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, Kennel uses are allowed in the Agriculture (A) zoning district with a CUP. The surrounding properties are zoned Agriculture (A) and contain single-family residences on large tracts of land.

**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.**

To minimize impacts to surrounding properties, the proposed ordinance includes conditions that require the submission of a noise assessment at the time of site plan submittal. Additionally, any structures which will house (or otherwise contain) dogs will be located a minimum of two hundred (200) feet from the property lines.

**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.**

LDR Section 3.02.05(J) requires a setback from the adjacent boundaries owned by others of two-hundred feet for kennels to minimize impacts to surrounding properties. Should the CUP be approved, a subsequent development application for site plan review must be submitted prior to commencement of construction or kennel activities; the site plan shall be consistent with the Concept Plan (Attachment "C").

**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

Subject parcel is already serviced by existing well and septic. Any additional well and septic systems will be permitted through the Florida Department of Health.

Parks

The proposed request is not anticipated to adversely impact parks.

Solid Waste

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

Transportation

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

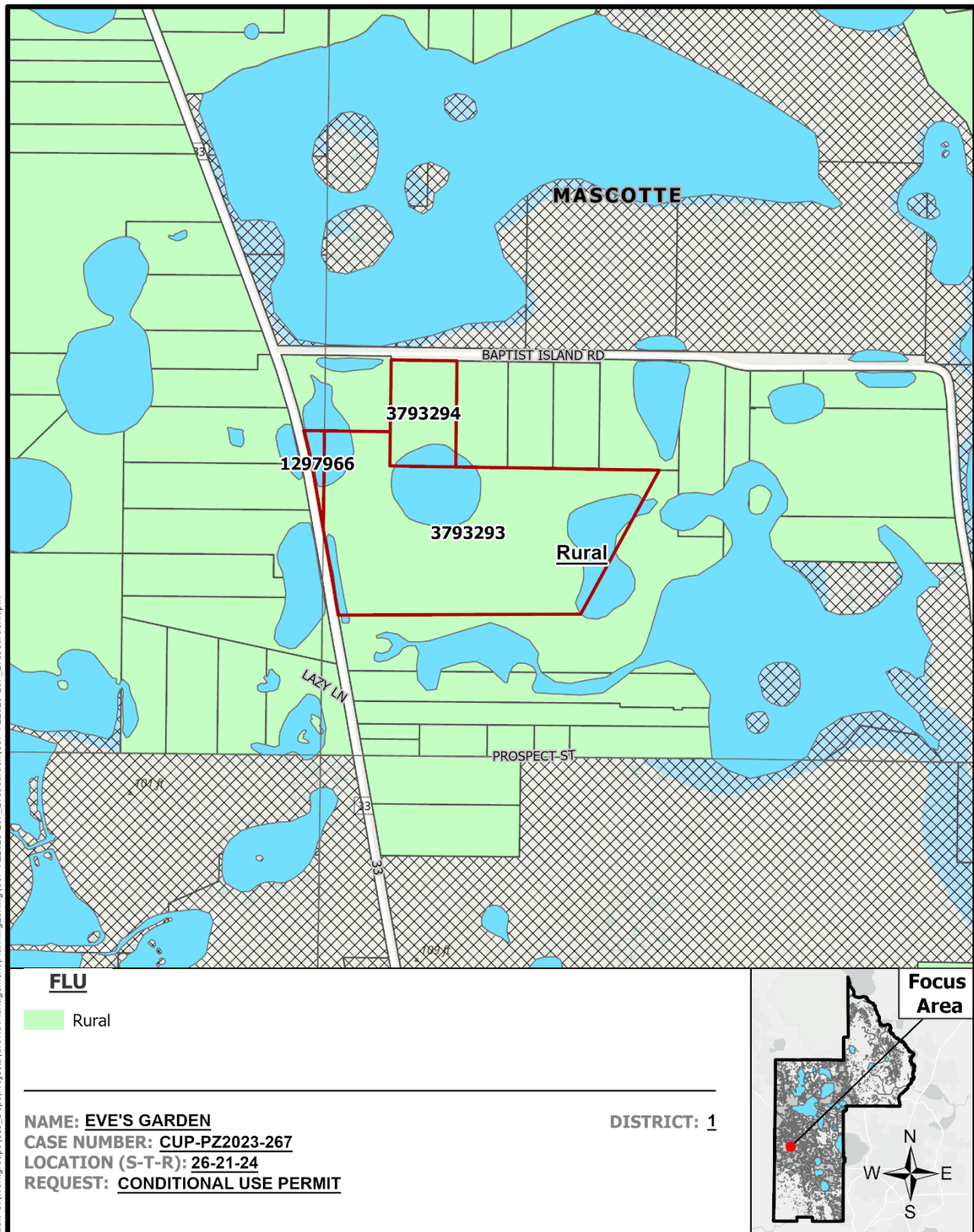
**D. Adequacy of Fire Protection.**

**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.**

Fire protection, water supply, and emergency access will be addressed during the site plan review process, if the conditional use permit is granted.

## Attachment "A"- Future Land Use Category

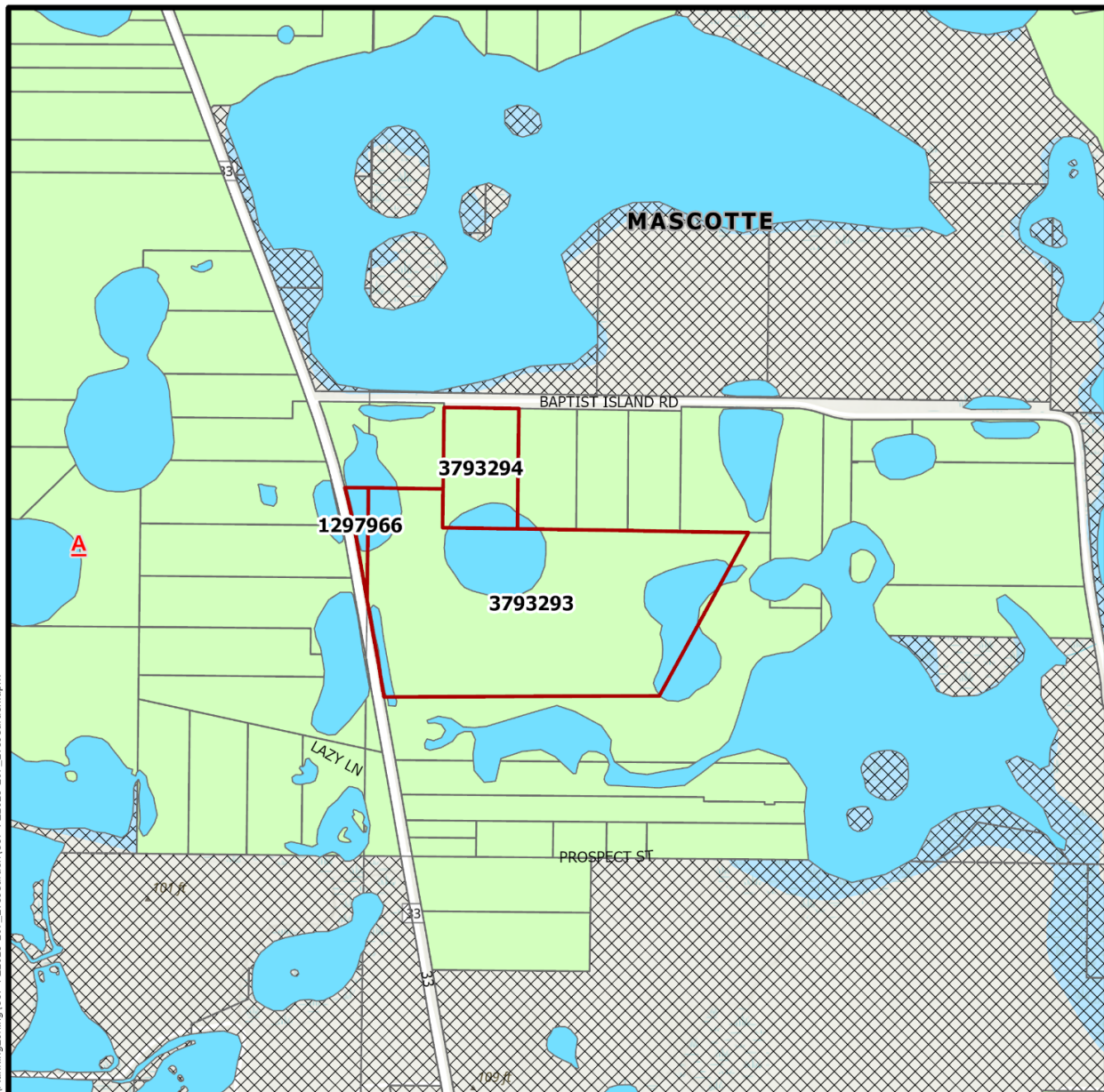
### CURRENT FUTURE LAND USE



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3/31/2025

## Attachment "B"- Zoning District

### CURRENT ZONING

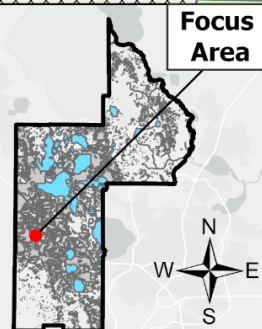


#### Zoning

 A

**NAME:** EVE'S GARDEN  
**CASE NUMBER:** CUP-PZ2023-267  
**LOCATION (S-T-R):** 26-21-24  
**REQUEST:** CONDITIONAL USE PERMIT

**DISTRICT:** 1





## Attachment "D"- Project Narrative (Page 1 of 9)

Office of Planning and Zoning

Project Narrative Conditional Use Permit

1. The Rottweilers live amongst us and the livestock which their purpose is to herd, care for and protect the livestock along with the selected Rottweilers being my certified therapy dogs for my disabilities, protection and my family pets. Our Rottweiler also are the protector and guardians of my farm animals, myself and my husband. The females are bred for the purpose to continue the 100% German bloodline that has the strongest health, longevity and intelligence to multi-task to carry out their function of a farm dog, herding dog, Barn hunt, service, emotional support, therapy dog, protection and guardian dog and a great family member to the home. The 100% German Rottweiler bloodline I breed lives longer, has less genetic defects and has the perfect temperament for a family. Our Rottweilers teach the younger generation of a family responsibility and the hobby of showing, working and gaining titles is a fun sport for the entire family.
2. There will be no adverse effect on the adjoining properties since the adjoining properties are agriculture and the breeding of this particular bloodline of Rottweilers are used for Agriculture use and for my agriculture farming business that is on the same property, along with them being trained as my registered therapy-service dogs for my disabilities. We own 55 acres which the Livestock/kennel building is far from the nearest neighbor. I have been a hobby breeder on this property since 2013 and Lisa Grider Code enforcement officers visited us often and there has been no change since then on any adverse effect on any surrounding properties. I am a hobby breeder with 5 breeding female and 2 breeding males at one time. We enjoy showing and titling our Rottweilers as our hobby, passion and love. We have won some of the most prestigious shows all over the world with our Rottweilers.
3. The proposed conditional use will not have any undue adverse effect on nearby property since most of the nearby properties are agriculture or non-profit and one of the multiple purposes of our Rottweilers, we breed are that they are farm dog certified with AKC and used for herding, care and protection of the livestock on the property along with therapy and service work and preserving the TRUE Rottweiler breed and our family pets. These same certified dogs are perfect living in homes with family members as my rottweilers are my family members as well. The Fox rescue is directly across the street and the South Lakes Animal shelter is on the Northeast part of the property, the Baptist Youth Camp is in the back East of the property and the Livestock/kennel building which the dogs are housed is not in a

## Attachment "D"- Project Narrative (Page 2 of 9)

flood zone and is over 270 feet from the closest property line of the Neighbor on the south side. The Indigo airport is directly north of our property and their landing strip is designed where the planes fly very low directly over our property. This is an advantage for the training of our Rottweilers since when they perform their duty as service and therapy dogs, they must be able to go to airports and on planes often. The noise of the planes flying low over our property is great training for the Rottweilers. The planes and noise have no effect on my Rottweilers, and they do not bark when the planes fly over since they are used to the noise of the low planes. The Rottweiler is a very quiet breed and only bark if there is a problem and needs to alert us to get our attention. The loud shooting of the guns in my neighborhood usually do not have an effect since most of our Rottweiler have their American Temperament titles which they are trained not to be effected by gun shots. The loud gun shots might cause the Rottweilers to bark but no other time will they bark unless there is need to alert us in case of danger or any situation that needs attention.

4. The proposed conditional use is compatible with the existing or planned character of the neighborhood since the surrounding properties are Agriculture or non-profit and the Rottweilers are trained to be amongst and assist with the livestock and people and are my family dogs and my registered therapy and service dogs for my disabilities. Our Rottweilers are trained by my husband and I for the particular jobs and needs for the environment they live in. Therapy, service, emotional support, Farming, herding and a Guadian dog for the family are the qualities that the Rottweilers breed specialties excel in. The need for breeding these top 100% German bloodline, which they are genetically healthy and multi tasked Bloodline is in desperate need since there are so many puppy mills and top conscientious breeder like me are in such demand to be able to breed enough puppies for families so they do not have the option to buy from puppy mills that breed genetically defective, sick, deformed puppies.
5. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity. Where the Rottweilers are housed is not located in the flood zone nor any wetlands. The Rottweiler is a very clean breed, and the animal waste is picked up and placed into the dumpster per the approval of "Waste Connection of Florida". We use nonabrasive cleaners not to affect the environment. A Rottweiler has a short course coat so there is no hair to clean up. I am a farmer and raise my livestock and live on the property, so I am very conscientious to make sure there is no adverse effect since I am very health conscientious about myself and my animals and my environment where I live.

## Attachment “D”- Project Narrative (Page 3 of 9)

6. The proposed conditional use is constructed and operated so as not to interfere with the development of neighboring property according to applicable district regulations and live amongst the livestock and us as they are our family members and our Rottweilers are needed to assist in many phases of our Agriculture work we do on the nursery and as my therapy and service dogs. Many people have dogs in their homes so us as a hobby breeder should not have any effect on any part of the environment.
7. The breeding of my Rottweilers will not affect adequate public facilities for the proposed conditional use since the same is needed for the Rottweilers as what is needed with the livestock and the humans they live amongst on this property. The rottweiler breed is the perfect breed to live in families' homes and our Rottweilers make perfect family members. Whatever is needed for future conditional use should have no effect with the breeding of our Rottweilers as a hobby since the breeding of our Rottweilers is for the purpose of living in homes with a family and having a bloodline that has less genetic defects, High intelligence, lives longer, and has great temperament.
8. There is adequacy of fire protection per agriculture and kennel use. Each Rottweiler has an outdoor run which opens to the fields where the livestock they manage is located. There is sufficient water supply from the well where the water comes from which is not connected to the electricity of the livestock/kennel building. We built the Livestock/kennel strong and out of cement block to prevent corrosion, damage or becoming a fire hazard.

## Attachment "D"- Project Narrative (Page 4 of 9)

### **Separate narrative to support request use as a Dog Breeder**

To know how important it is and why we breed this specific bloodline of the Rottweiler, it is important to know more about the Rottweiler history.

A well-bred and properly raised Rottweiler is calm, confident and courageous. These world-class guardians portray aloof demeanor to the outsiders but their calm intellectual ability to observe their surroundings makes them the best for a family or a working environment. Early training and socialization will harness a Rottweilers instinct in a positive way.

As a Rottweiler breeder and owner, it is my responsibility to spend time, energy, and money giving my dogs the opportunities to learn on a day-to-day basis to be able to adapt in this world complete with any situation they are exposed to. The breed is highly intelligent, trainable and has a desire to please. Rottweilers excel in many canine sports, and the breed works with a human partner in many functional roles. The Rottweiler was originally used as Butchers dogs and used for herding sheep, cattle and other livestock and being guardians to the money and the family. They have natural instincts to manage livestock and are great to work on a farm with multiple purposes. Due to their trainability, they are also used in search and rescue, police work, and as sniffer dogs for narcotics, bomb detection and cadavers. They are highly intelligent and have a natural tendency to herd, which can manifest in various ways even "herding" family members for safety reasons. Rottweilers are not high energy dogs and think before they react. Rottweilers need a purpose in life for them to stay happy. They have the need to be responsible and the females have a high instinct to be motherly. Rottweilers are known for being loyal and affectionate towards their families and still perform multi tasks that are needed when living on a farm or in a home and having family members of all ages, disabilities and needs. They are very calm dogs compared to other breeds and a Rottweiler does not bark unless there is a reason. Rottweilers are born with an instinct to work and to please and respond extremely well to training which is why they are perfect for multitasking on the farm, in a family as a protector, service, emotional support and therapy dogs.

I have owned my Plant Nursery business for over 43 years which sells to the major grocery stores, home improvements, garden centers all over the country, Disney world and other tourist attractions. Before I incorporated, bonsai was a hobby as a child. I started as a business at age 16 when I graduated from High school to support myself through college. I started breeding Rottweilers when I moved to a new property on highway 41 in Land O' Lakes Florida. Being a woman, I needed a dog to protect and help me feel secure while I was alone. I knew a person in Orlando that was a dog trainer in the Vietnam war, and he had this beautiful large trained well-mannered dog, and it was a Rottweiler from Germany. I needed a clear-minded dog, and I remember the trainer's Rottweiler was great with his young children. I knew that it was the breed I wanted. I had purchased a few Rottweilers from breeders in America, and they had health, temperament issues and other problems. I knew there had to be better than what was in America and after researching I saw that the origin of the Rottweiler was from Germany, and they have the best in the world. I pursued my love for the breed in Germany and found great trainers and breeders. My specific bloodline we breed is the oldest recorded bloodline dated

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back to 1907 when the club in Germany formed. This bloodline lives the longest, has less genetic defects, a sound stable temperament, can multitask and perform the duties they were bred for and the looks that are true to the breed.

It is very important for me to continue to breed this bloodline of Rottweilers since a dog must be stable, clear minded to live amongst the family for emotional support, protector, to assist with disabilities and live long. A lot of homes that own my Rottweilers enjoy showing and putting titles on them which teach the entire family members to be responsible. Rottweilers are a great hobby for the family if they want to get involved in showing and titling their 4-legged family members. It is important to have a dog to multitask to assist in all the needs each person in the family requires and to care for and protect the entire family. I work very hard with my plant nursery and my farm to breed and sell to the best homes to be able to afford to continue to do my love, passion and hobby business to continue to preserve the breed of the 100% oldest bloodline of the pure TRUE Rottweiler. It is imperative for me to continue to breed my specific bloodline and educate people to prevent anyone from purchasing a puppy from puppy mills that do indiscriminate breeding that end up in homes where the family experience early death, health issues, temperament problems, etc. Our bloodline is the genetically strongest bloodline of Rottweilers in the world.

Everything I own and have is invested in this beautiful 55-acre property we live on now and my hobby, life and happiness is the breeding of this one bloodline of Rottweiler and my goal to preserve the breed. I never want to stop breeding since it is my love and passion, and I am one of the best in the world at it. We have no other hobbies than the breeding, showing, training and titling of the Rottweilers.

I love the science of canine and animals and have devoted my time to learning as much as I can about their health and the importance they are to human lives. I have Veterinarians contact me often for advice and guidance on breeding and care since I am more astute to care and raising puppies. I am enrolled online in Vet Tech School at Penn Foster College to learn as much as I can to the raising and breeding of my Rottweilers. I have been breeding Rottweilers since 1983 and continue to breed for many years to come. It is very important for me to breed this one bloodline of the ORIGINAL Rottweiler since there are so many breeders all over the world that are trying to dilute this great breed.

We Von Evman Rottweilers are the only breeder in the entire USA that breeds these 100% German bloodline and certifies all the health clearances on our breeding stock with the Orthopedic foundation for Animals. [www.OFA.ORG](http://www.OFA.ORG). I work hard to educate people to express how important it is to health clearance all their dogs with OFA they intend to breed.

We perform over 266 genetic tests on each of our breeding stock to make sure we are not breeding any genetic defects which will pass on to their offsprings. This is very important for the new owners of our puppies since they are bringing them into their homes to be a part of the family. When they are used for a service, the Rottweiler must live as long as possible to be able

## Attachment “D”- Project Narrative (Page 6 of 9)

to perform their duties to their owners and family especially when they are used for service, therapy, emotional support, PTSD or for disabled Veterans or children.

I have owned the oldest recorded living Rottweiler in history at 15 ½ years of age and my now husband was the breeder of him in Germany. This dog “Champ vom Vilstaler land” was also my registered Therapy dog, won AKC Best in Show, the breed at Westminster Kennel Club and won the largest attendance Rottweiler Specialty show in the USA amongst many other titles and awards. He was also trained and used as a drug detection and search and rescue dog. He is a part of this one particular 100% German bloodline that we still breed.

Our bloodline also wins and titles more than any other bloodline in the world. It proves that they are very intelligent and stable and easily trainable. Our Rottweilers have perfect temperaments for many types of work. My Rottweilers make perfect Service, Therapy and emotional support dogs. In some cases, if a dog is used in Therapy work the dog doing this service must be large enough for a disabled person that needs assistance in balance or help getting up. A Rottweiler is a large, calm and intelligent breed. One of the Female Rottweiler that we bred is the top Therapy dog at the Orlando Medical Hospital and is featured on their card they give to their patients when they request a service dog to come and visit with them in their hospital room. This same female is one of the highest scoring Rottweiler in dock diving and just got invited to the Dock diving competition in Ohio in October.

I have disabilities and my Rottweiler we breed are the perfect dog for my needs. They are registered therapy dogs and when I retire them and train another of my puppies I breed, I place the older Rottweiler in homes where a person or child is in need of a dog for their disabilities. I specialize in breeding service dogs for multiple disabilities since my rottweilers are strong and intelligent to assist in any way needed. They can also be easily trained for the farm since they were used for over 100 years as butchers and herding dogs in Europe. Other dogs are good on farms, but they cannot multitask and are not calm quiet dogs like a Rottweiler. My Rottweilers will even care for a newborn Livestock when the mother is not able to care properly for them. People around our land never knew we had dogs on our property since they are so quiet and very clean dogs. I have no children and a very small family, and the Rottweilers are my children!

I am the ONLY AKC “Silver Breeder of Merit” in the Rottweilers in the entire USA.

If anyone asks AKC who one of the top breeders to purchase a puppy from AKC will recommend me.

I have been a breeder of Rottweilers since 1983.

I have been a registered kennel name with AKC for almost 40 years.

I have won some of the most prestigious shows all over the world with my Rottweilers.

AKC rated our facility as the top 5 nicest facility for dogs in the entire country.

## Attachment “D”- Project Narrative (Page 7 of 9)

Many of my Rottweilers I breed and owned have become Silver, Bronze and Gold producers with the American Rottweiler Club.

I produce more OFA Excellent hip rating with the “Orthopedic foundation for Animals” than any other overall breeder in the USA.

I am one of the oldest living members of the American Rottweiler club.

I have breed and own numerous American, International, National, Canadian, European, World Champions won AKC “Best in Show” Best of Breed at the Westminster Kennel Club, Best of Breed at the ARC National Specialty show. I won the World Sieger Show with my Rottweilers twice, I have won the Bundessieger, Europasieger, ADRK Klubsieger and many European and other countries Championships many times.

I owned one of the Top producing Rottweilers in the history of the German breed. Benno von der Schwarzen Heide whom I bought as a puppy and kept him in Germany with trainers and handlers until he gained all his titles and for all the German breeders to breed to him. He then came to America to live with me, to breed and retire.

My Husband was a breeder in Germany and now his daughters are the breeders of his founded kennel, and we breed the same bloodline. His occupation when he lived in Germany was a dog trainer for the Air Force, so he assists me in the training of the Rottweilers from puppy to adults. He also was born in a farming Village in Germany where we now carryout our love for animals.

I owned the oldest living Rottweiler ever recorded at 15 ½ years old and my husband was the breeder of him when he lived in Germany. We both are still breeding the same bloodline from this great dog Champ vom Vilstaler Land. Purdue University studied our Rottweiler Champ to find out why he has lived so long in need of future research on cancer in humans.

2 weekends ago, I attended a German style show with an Australian Breeder Judge. I won “TOP KENNEL”, TOP STUD DOG, TOP BROOD BITCH, SIEGER and BEST OF BREED, SIEGERIN and BEST OF OPPOSITE SEX, 1<sup>st</sup> PLACE VETERAN BITCH and multiple placements with my puppies I bred.

We will always have puppies that we keep from a litter we breed to show and title. When they become about 1 year of age and they are still the looks, conformation, temperament we like we certify all the health clearances and do the 266 genetic tests. Then we choose which one we want to keep for future showing and breeding. The sisters and brothers we will place in homes with family or people in need of service, therapy, emotional support or working dogs and family companions.

When we retire the females from shows and breeding, we patiently wait for the perfect homes for them. They usually will go into homes where people need service, Therapy or emotional support or an addition to the family. Usually, we will place them at no charge in these homes since they are in need of a 4 legged friend and the Rottweiler is stable enough to adjust to a new home. Our older females are very well behaved, well socialized, trained and very smart. They have a

## Attachment “D”- Project Narrative (Page 8 of 9)

high instinct to be motherly and a person who needs a dog for support will benefit from her. Right now, we have 5 females that are retired and waiting for the perfect homes for them.

We usually have about 6 breeding females. Some females that are breedable we do not breed at one time since they are still working on titles. They might be at the trainers or handlers until they accomplish all needed to breed in the future. When we keep their daughters and they are as good as their mothers we will retire the mother from breeding when their daughters have been shown, trained, pass all health clearances and genetic tests we performed on them. The mothers either stay here to assist us around the property on the farm or they will be placed with a person or family that needs a special dog.

We usually have 2 males that we will use for our stud dogs. The older males will stay on the farm with us since they are trained for farm work or my registered therapy/service dogs.

I need a Rottweiler with me for my disability and in my home for security and protection. I sleep better knowing that I have a smart caring Rottweiler in my home that will alert me when needed.

The total capabilities we have on our property for our Rottweilers, from puppies to older adults is about 25. My nursery business is successful where it can support the Rottweilers, and this is our hobby and passion. We do no other sport or hobby but the breeding, showing, and titling of our Rottweilers. We have 55 acres, and the Rottweilers assist us with all our animals and help with the duties of a farm.

The breeding of any breed of dog should be a science and not indiscriminate breeding like puppy mills breed. When you see dog shows on TV and the breeders have their dogs entered, they are conscientious breeders and care for their breed.

The happiness we receive is when families and people send me photos and tell me stories about how wonderful the puppy, they purchased from me and is the best with the children and the entire family makes it all worth all the time and effort I spend breeding the best Rottweilers I can. The photos they send to me are priceless. When people thank me for their lives becoming whole again by having one of our dogs as their service, therapy, and emotional support dogs brings us joy.

The accolades I receive and knowing that the Rottweilers I breed bring me and people so much happiness is priceless. Breeding the best Rottweilers in the world is worth all the time we put into breeding this special bloodline. We want to always be able to breed the best Rottweiler in the world and it is so important to continue this very special pure bloodline of the Rottweiler.

My goal by preserving the “true real” Rottweiler breed to make sure the Rottweiler breed does not change into a breed that does not look, act or perform their jobs the Rottweiler is bred for. Our Bloodline is the healthiest, longest lived and receives more titles and wins worldwide which proves them smarter than any other Rottweiler bloodline. That is why it is so important for me to breed my Rottweilers as my love as a hobby business.

## Attachment "D"- Project Narrative (Page 9 of 9)

In my years of breeding a Condition Use Permit was never needed nor mentioned. When I spoke to my veterinarians and other breeders in my area, they also are not aware that a Conditional Use Permit is needed for breeding dogs in this county. If I knew that it was needed, I would have completed this when I applied for one for my Nursery when we bought this property in 2013. Lisa Grider from code enforcement visited my property in the past and she did not inform me that I needed a Conditional Use Permit, or I would have completed this back then. I even called the Lake County Animal shelter to see if I needed to do anything in this county since in Pasco County where I lived, I needed to register my dogs with the animal shelter yearly and they came to inspect my kennel to make sure it was clean, and our records were in order. The only time I was informed that a Condition Use Permit was needed was when Paul Hammond, the code enforcement officer, came to my property. I showed him where the dogs are housed, and he saw that they were kept in a very clean, large, organized environment. I started this process immediately and immediately completed what was needed and asked of me. Emails from the county were transferred into my junk file without me knowing it was received, or I would have completed what was required of me. I started this process and waited almost 3 years for answers from the county and I even called and emailed to find out what the next step needed was and was told they would be in contact with the procedure. I did a lot of work along with my surveyor trying to complete what was needed for this project. I assumed again that the county was very busy and would contact me on this project. Then I received this certified statement of violation and notice of hearing.

The breeding, showing, titling and placement of the Rottweilers is a continual process and cannot be stopped or halted even for a short period of time. Females go into heat, people book in advance for the best timing for when a puppy or adult is ready for their home or needs. Shows, titles, exhibitions, trainers, and handlers are planned years in advance for the future breeding of these particular Rottweilers. Health clearances are scheduled when they become of age to be allowed to be bred according to the rules and regulations of my clubs I belong to.

I was ready to complete this project back in 2021 when it started but had to wait for the county for further notice of what the next step was for me to take. I want to complete this right away to have closure on this. I understand that Covid slowed the process down and change of staff was prevalent but my life had to keep going at the same pace since I have the responsibility of live animals, a farm and nursery with growing and living things.

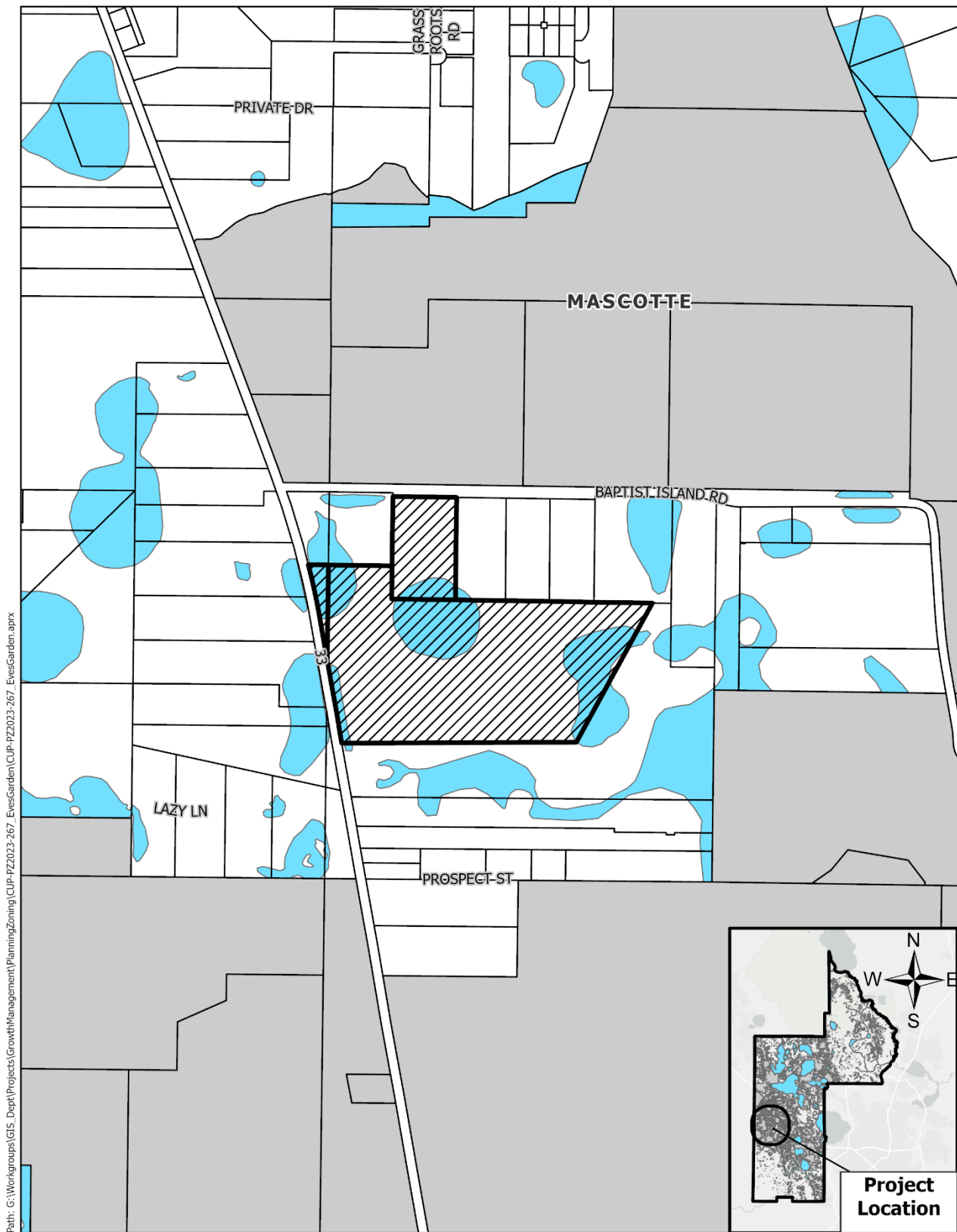
It is very important for me to continue to breed this bloodline to preserve the TRUE Rottweiler breed to make sure it does not become extinct. Puppy mills that mass produce puppies that indiscriminately breed unhealthy genetically weak dogs must be stopped.

Whatever needs to be done to continue to breed the Rottweilers I will do immediately for the preservation of the breed.

Thank you for your support,

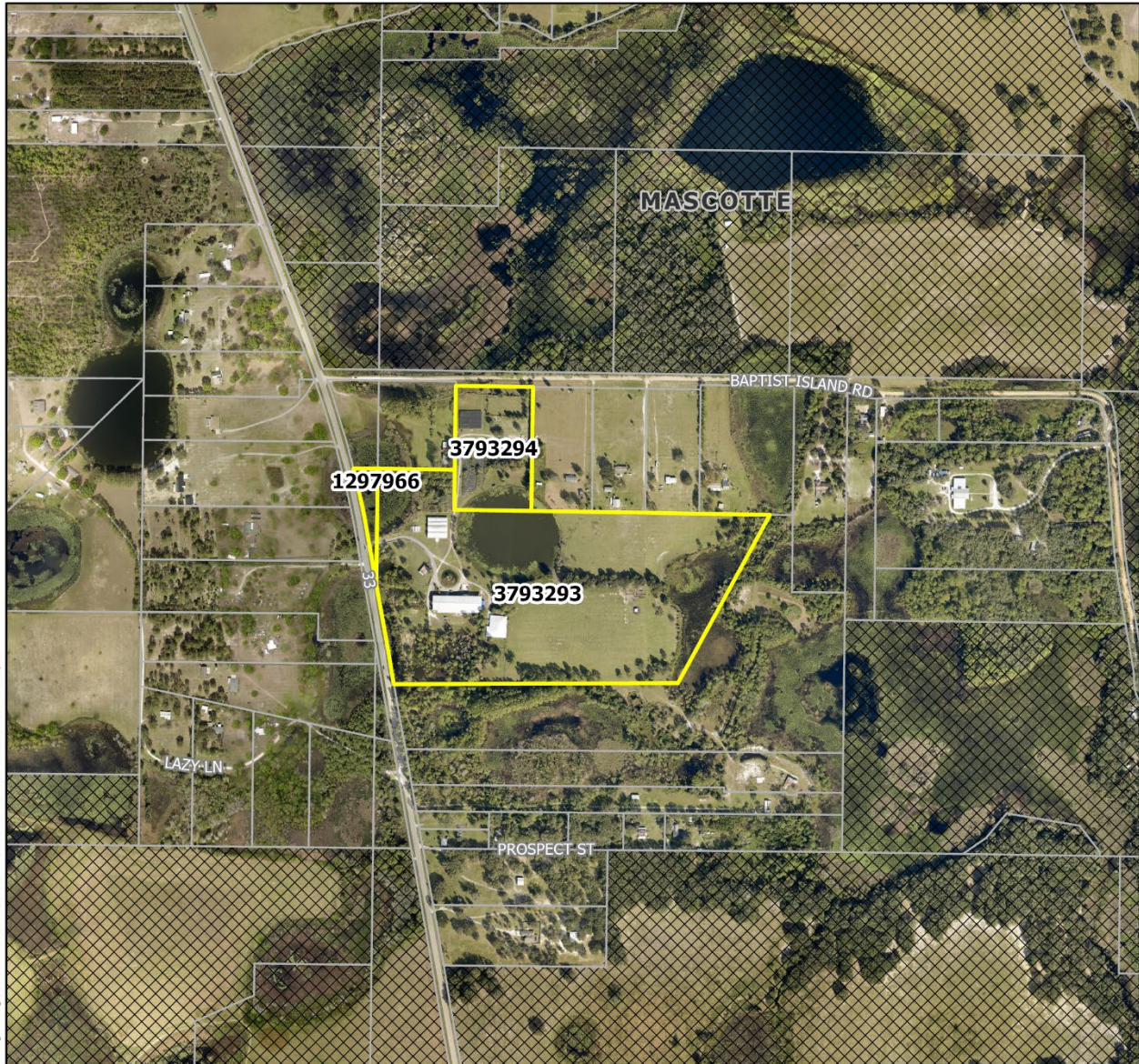
Evie Lynn

## Map of Subject Property



# Aerial Map

CUP-PZ2023-267  
Eve's Garden



Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2023-267 Eve's Garden\CUP-PZ2023-267 Eve's Garden.aprx

Conditional Use Permit

A north arrow pointing up with 'N', 'S', 'E', and 'W' labels. Below it is the Lake County, FL logo featuring a blue and yellow bird over a sun, with the text 'LAKE COUNTY, FL' and 'REAL FLORIDA • REAL CLOSE' below.

An inset map of Lake County, FL, with a red dot indicating the 'Focus Area' in the northern part of the county. The text 'Focus Area' is written next to the red dot.

3/31/2025

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**WHEREAS**, Evie Lynn (the “Applicant and the “Owner”) submitted a conditional use permit on approximately 55 +/- acres within the Agriculture (A) zoning district for a dog breeding and kennel facility; and

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

**WHEREAS**, this Conditional Use Permit was reviewed by the Lake County Planning & Zoning Board on the 2nd day of July 2025, and by the Board of County Commissioners of Lake County, Florida, on the 5th day of August 2025; and

**Section 1. Conditional Use Permit.** Permission is hereby granted to allow for a dog breeding facility/kennel 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.

**A. Land Use.** In addition to those uses listed as permitted land uses within the Agriculture (A) Zoning District, the uses of the site will be allowed as specified below and generally consistent with Exhibit “B”, the Conceptual Plan.

- Page 1 of 6

5. Accessory uses directly associated with the above uses may be approved by the County Manager or designee. Any other use of the site will require approval of an amendment to this Ordinance by the Board of County Commissioners

**B. Specific Conditions.**

1. Maximum of twenty-five (25) dogs (adults and puppies).
2. Animal waste shall be picked up at least once daily, shall not be allowed to accumulate, and shall be properly disposed. There shall be no storage of organic waste material within the setback areas.
3. Domestic and commercial waste must be disposed of in an approved Department of Health/Lake County Health Department system. Additional permitting may be required by the Florida Department of Environmental Protection (FDEP). All development permit requirements shall be addressed during the site plan review and approval process.
4. There shall be no storage of materials within the setbacks or buffers.
5. No dog(s) shall be allowed to roam, unless accompanied by an adult, within the kennel setbacks.
6. Boarding shall be prohibited.

**C. Building Height, Open Space, and Setbacks.** Building Height, Open Space, and Setbacks shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

**D. Environmental Requirements.**

1. An environmental assessment no more than six (6) months old will be required at the time of the Site Plan submittal. The environmental assessment will need to indicate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence.
2. Proposed structures must maintain a minimum setback of fifty (50) feet from the jurisdictional wetland line (JWL).
3. Environmental resources shall be protected in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

**E. Impervious Surface Ratio.** The maximum Impervious Surface Ratio (ISR) shall be 0.35 for the overall development in accordance with the Comprehensive Plan, as amended.

**F. Landscaping, Buffering, and Screening.** Landscaping, Buffering, and Screening shall be in accordance with the Land Development Regulations (LDR), as amended.

**G. Lighting.** Exterior lighting must be in accordance with the Lake County Land Development Regulations, as amended, and consistent with Dark-Sky Principles.

**H. Noise.** A noise assessment must be submitted for review and acceptance prior to commencement of the operations of the new uses identified in this Ordinance. Compliance must be in accordance with the Lake County Land Development Regulations, as amended, and the Lake County Noise Control Ordinance.

1       **I. Signage.** All signage must be in accordance with the Lake County Land Development  
2 Regulations, as amended.

3       **J. Stormwater Management.**

- 4           1. The stormwater management system shall be designed in accordance with all applicable  
5 Lake County and St. Johns River Water Management District (SJRWMD) requirements, as  
6 amended.  
7           2. The Owner shall be responsible for any flood studies required for developing the site and  
8 comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended.  
9 Any development within the floodplain as identified on the FEMA maps will required  
10 compensating storage.

11       **K. Transportation Improvements.** All access management improvements shall be in accordance  
12 with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

13       **L. Utilities.** Individual well and septic tank shall be utilized, in accordance with the Comprehensive  
14 Plan and Land Development Regulations (LDR), as amended.

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

17       **N. Development Review and Approval.** Prior to the issuance of any permits, the Owner shall be  
18 required to submit a site plan application generally consistent with EXHIBIT "B" - Conceptual  
19 Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.  
20 Lake County inspection and approval of the constructed facility consistent with this Permit and  
21 the subsequent development application is required prior to operation under this Permit.

22       **O. Future Amendments to Statutes, Code, Plans, or Regulations.** The specific references in  
23 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive  
24 Plan, and Lake County Land Development Regulations will include any future amendments to  
25 the Statutes, Code, Plans, or Regulations.

26 **Section 3. Conditions.**

27       **A.** After establishment of the facilities as provided in this Ordinance, the property must only be  
28 used for the purposes named in this Ordinance, unless a proposed use meets every  
29 requirement of the zoning district in which the property is located. Any other proposed use must  
30 be specifically authorized by the Board of County Commissioners.

31       **B.** The Lake County Code Enforcement Special Master will have authority to enforce the terms and  
32 conditions set forth in this ordinance and to recommend that the ordinance be revoked.

33       **C.** This use shall be inspected by the Office of Code Enforcement annually to ensure compliance  
34 with the conditions of this CUP and the approved site plan. An annual inspection fee will be  
35 assessed. If an emergency inspection is necessary during non-operating hours, a fee shall also  
36 be assessed.

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

E. 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, and will be binding upon the present Owner and any successor and will be subject to each and every condition set out in this Ordinance.

F. Construction and operation of the proposed use must comply with the regulations of this and other governmental permitting agencies.

G. 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

**Section 4. 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 5. 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

1

## Exhibit "A" – Legal Description

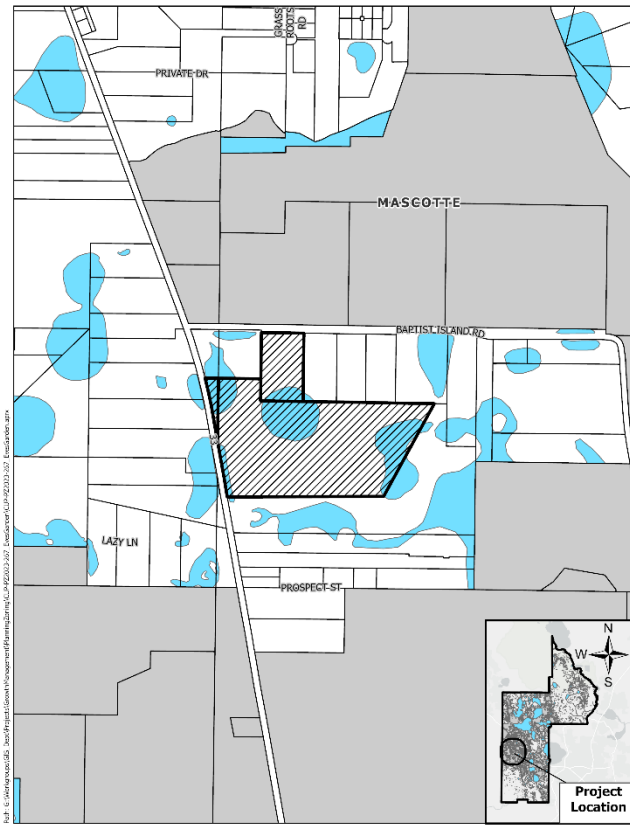
COMMENCE AT THE WEST 1/4 CORNER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°56'42" EAST ALONG THE NORTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 26, TOWNSHIP 21 SOUTH, RANGE 24 EAST, A DISTANCE OF 435.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'39" WEST, 726.00 FEET; THENCE SOUTH 89°56'42" EAST, 435.60 FEET; THENCE NORTH 00°05'39" WEST 726.00 FEET TO THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE RUN NORTH 89°56'42" WEST ALONG SAID NORTH LINE OF SOUTHWEST 1/4 A DISTANCE OF 435.60 FEET TO THE POINT OF BEGINNING; LESS ROAD RIGHT-OF-WAY.

Parcel Identification Number: **26-21-24-0003-000-03400**

Legal Description: FROM NE COR OF S 560 FT OF SW 1/4 RUN N 00DEG 09MIN 17SEC E | 920.32 FT TO A POINT 1161.60 FT FROM NE COR OF SW 1/4, N | 89DEG 56MIN 42SEC W 300 FT, N 00DEG 09MIN 17SEC E 435.59 FT, | N 89DEG 56MIN 42SEC W 128.38 FT FOR POB, CONT N 89DEG 56MIN | 42SEC W 1783.5 FT, N 00DEG 06MIN 39SEC E 226 FT, N 89DEG | 56MIN 42SEC W 435 FT TO A POINT ON W LINE OF SW 1/4 & PT A, | RETURN TO POB, RUN S 28DEG 07MIN 27SEC W 1083.84 FT, S 89DEG | 15MIN 10SEC W 1602.39 FT TO E'LY R/W LINE OF SR 33, NW'LY | ALONG SAID E'LY R/W LINE OF SR 33 TO W LINE OF SEC, N ALONG | SAID W LINE OF SEC TO PT A | ORB 4331 PG 2006 |

**AK 1297966:**

E 1/2 OF SE 1/4 E OF HWY--LESS N 500 FT-- ORB 4639 PG 1661



## 2

