



CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): January 7, 2026 ** CONTINUED **
Planning & Zoning Board (PZB): February 4, 2026
Board of County Commissioners (BCC): March 3, 2026

Case No. and Project Name: PZ2025-148, The Barn at Southern Oaks

Commissioner District: District 4 – Leslie Campione

Applicant(s): Jamie Blunt

Owner(s): Russell S. Bush and Dawn E. Bush

Requested Action: 1. Conditional use permit (CUP) approval on approximately 21.49 +/- acres to allow an enclosed Wedding Venue/ Barn within the Agriculture District (A).
2. Waiver to the road access requirements pursuant to Appendix A, of the Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Le Grande Street, an unmaintained road.

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

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 21.49 +/- acres

Location: 40410 Le Grande Street, in the unincorporated Umatilla area

Alternate Key No.: 3906332

Future Land Use: Rural (Attachment "A")

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

JPA/ISBA: N/A

Overlay/Rural Protection Area: N/A

Flood Zone(s): "AE" and "X"

BMAP Location: Upper Ocklawaha River Basin

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Residential and Agriculture	Single-Family Residence, Agricultural Classification per Property Appraiser
South	Rural	Agriculture (A)	Residential	Single-Family Residence
East	Rural	Agriculture (A)	Residential	Single-Family Residence
West	Rural	Agriculture (A)	Residential, Agriculture and Right-of-Way	Single-Family Residences west of Le Grande Street, Agricultural Classification per Property Appraiser

- Summary of Analysis -

The subject 21.49 +/- acres is identified by Alternate Key Number 3906332 and located at 40410 Le Grande Street in the Umatilla area of unincorporated Lake County. The subject parcel is zoned Agriculture (A) and is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel has been granted an Agricultural Classification through the Lake County Property Appraiser, and is developed with a single-family dwelling unit, barn, and enclosed wedding venue / barn accessible by private easement (OR Book 3626, PGS 853-854) as shown on the Concept Plan (Attachment "C").

GIS maps indicate that the subject parcel is located within flood zones "AE" and "X" and there is an indication that wetlands exist on the site. On June 18, 2025, the requested action was sent to the Public Works Department for review and determination of consistency with applicable regulations, including flood and storm water requirements.

The Public Works Department provided the following conditions for development:

Floodplain Management (Attachment "D"): *"Staff would ask that a note be placed on the approval that prohibits any utilization of the SFHA/wetland associated with this proposed use, including any parking, temporary placement/storage of vehicles or materials, and ask that the Applicant be notified that, consistent with Land County Lake Development Regulations Section 14.20.01(5), any future development will be required to be outside of the SFHA as currently shown or as may be amended at a future date."*

Stormwater Management (Attachment "E"): *"Access base on provided survey and GIS is off an unmaintained dirt road named Le Grandee Street. The ingress and egress easement is only 30-ft in width. The County requires paved access that allows for two-way traffic. The easement width may need to be greater to achieve a paved access while maintaining the stormwater drainage."*

Traffic Project Engineer: Reviewed the CUP request and had no comments or concerns due to the proposed use being an existing operation.

On June 18, 2025, the requested action was sent to the Chief Fire Examiner for review and determination of consistency with applicable regulations. The Chief Fire Examiner provided the following comments:

Fire has no objection to the Conditional Use Permit request, but only UNDER CONDITIONS THAT A SITE PLAN WILL BE SUBMITTED FOR APPROVAL showing compliance with the LDR's and Florida Fire Prevention Code regarding FIRE DEPT. ACCESS AND WATER SUPPLY FOR FIRE PROTECTION.

SITE PLAN WILL BE REQUIRED TO INCLUDE ALL ITEMS BELOW:

1. The Building CONSTRUCTION TYPE with Total building square footage of all structures current and proposed.
2. The Fire Separation Distances [setbacks] from the closet lot line; street; alley; public way; and buildings on the same property. – ALL DISTANCES MUST BE NOTED and called out
3. The TYPE of Fire Protection Water Supply to be provided at the site ie: fire hydrants, tank..etc..
4. The Needed Fire Flow for the building[s] and or structure[s] that require the greatest demand – Per NFPA 1 chapter 18 table 18.5.4.2.1 – THIS INFORMATION MUST BE NOTED ON SITE PLANS
5. The locations of any fire hydrants for the site – NEW OR EXISTING
6. Compliance with the Florida Fire Prevention Code NFPA 1 chapter 18 regarding fire department access. Adequate width (min. 20' Unobstructed), height (min. 13'6" unobstructed), and approved turn arounds for all dead ends greater than 150' (cul-de-sacs min 50' radius). Must be able to withstand live loads of fire apparatus in all weather conditions.
7. An accessible path of travel [sidewalk(s)] to a public way from all required exits
8. Access to building shall be in accordance with NFPA 1 chapter 18 (min. 50' from door to all structures) and withing 150' around perimeter. (450' if building is protected by automatic fire sprinkler system).
9. Fire protection water supply WILL be available prior to and during construction. – THIS MUST BE NOTED ON PLANS
10. The location and size of any fuel storage tanks on the site if applicable.
11. Narrative states existing conditions are primary residence and an event barn, with proposed operations and activities to include an enclosed event venue, glamping, overnight accommodations, RV parking, more clarification on these items will be required at site plan submittal. Please note: there does not appear to be any water in the area for fire protection, this will be required to be in compliance with NFPA 1142 when site plan is submitted for review and approval.

PLEASE BE ADVISED:

1. A building permit is REQUIRED for any structure or change of occupancy use.
2. The Florida Fire Prevention Code further mandates specific fire protection features for these facilities ie: automatic fire sprinkler system and fire alarm. IF NO WATER ON SITE FOR FIRE PROTECTION THESE ITEMS MAY BE REQUIRED.
3. The Florida Fire Prevention Code allows the authority having jurisdiction to require a Key Lock Box; this item will be addressed during the building permitting phase.
4. The Florida Fire Prevention Code has specific mandates regarding the location of dumpsters stored within buildings or dumpsters placed within 10 feet of combustible walls; openings; or combustible roof eave lines; the dumpster location will need to be indicated on the site plan. – SEPARATE PERMIT WILL BE REQUIRED
5. Permits are required for temporary tent use for tents greater than 900 square feet. No person shall erect, operate, or maintain a tent covering an area in excess of 900 square feet without a permit. Tents shall be permitted only on a temporary basis.

For background purposes, building permit # 2020070658 was issued on July 20, 2020, for an open pole barn, identified for storage uses. The original pole barn was enclosed without permitting. This action is only allowed on agriculturally exempt parcels for non-residential agriculture use buildings only. The Applicant received a zoning clearance on July 17, 2024, for a Change of Use from a pole barn to a wedding venue. The zoning clearance was renewed on January 17, 2025, and March 25, 2025, as shown on Attachment "F."

On March 30, 2025, the Applicant received a Notice of Code Violation for construction without a building permit as shown on Attachment “G.”

On May 1, 2025, Code Enforcement notes indicate that the Applicant agreed to enter into a settlement agreement, SM 2022-03-0300, to obtain a CUP and building permit for the enclosed wedding event venue within six (6) months as shown on Attachment “H”.

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 entitled, *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 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.

Pursuant to Section 570.86(1), Florida Statutes, **“An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public.”** Therefore, the local regulations governing the event venue structure are not preempted by state law and a Conditional Use Permit must be issued to continue operating an event/wedding facility that accommodates members of the general public.

The Applicant provided a Project Narrative as justification for the Conditional Use Permit request as shown on Attachment “I”.

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 Le Grande Street, an unmaintained road (Attachment “J”).

- January 7, 2026 Planning & Zoning Board (PZB) Meeting Summary -

Staff presented the case under the regular agenda. The PZB expressed concern that the requested allowance of fifteen (15) events was far below what the Owner would actually need, based on an approximate number of events hosted at the subject property in 2025. The PZB recommended verifying with the Owner the actual maximum number of events that they intend to host.

The PZB also expressed concern over the waiver to the road standards being requested as well as concern for who would be responsible for maintaining the easement should it’s use be increased due to an approval of the proposed CUP. The County Attorney stated that the Owner may need to discuss the easement issue with a private attorney to facilitate widening or improving the easement, since other landowners may need to be consulted for legal permission.

The Owner was not present to address these concerns directly and the Applicant was unable to do so on their behalf. The suggestion to continue the hearing until February 4, 2026, so that the Applicant could consult the Owner regarding the PZB questions. The PZB voted 5-0 to continue the case until the following month.

- Staff Analysis -

LDR Section 14.05.03 (Standards for Review)

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

The proposed request is consistent with LDR Section 3.01.05 entitled, *Similar Uses*, which 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.

The proposed request is consistent with Comprehensive Plan Policy I-1.4.4 entitled *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.

New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended.

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 low-density residential and agricultural uses.

The Applicant has provided the following statement, *“The proposed use will have minimal impact on adjacent properties, with events limited in size and frequency to maintain the area’s quiet, rural character. Existing vegetation and distance from neighboring properties provide natural separation and help prevent disturbances.”*

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.

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 CUP 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 8:00AM to 11:00PM. The Applicant has proposed that music will be allowed in accordance with local noise ordinances, with no overnight stays 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 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, *“All reasonable steps have been taken to minimize adverse effects on the surrounding area through thoughtful site planning, limited event frequency and size, and preservation of the property’s existing natural features.”*

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 the time of Site Plan submittal. 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 proposed conditional use will be operated and arranged to avoid interfering with neighboring property, fully complying with all applicable district regulations.”*

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.

Future development will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County’s adopted levels of service to public facilities and services.

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 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.

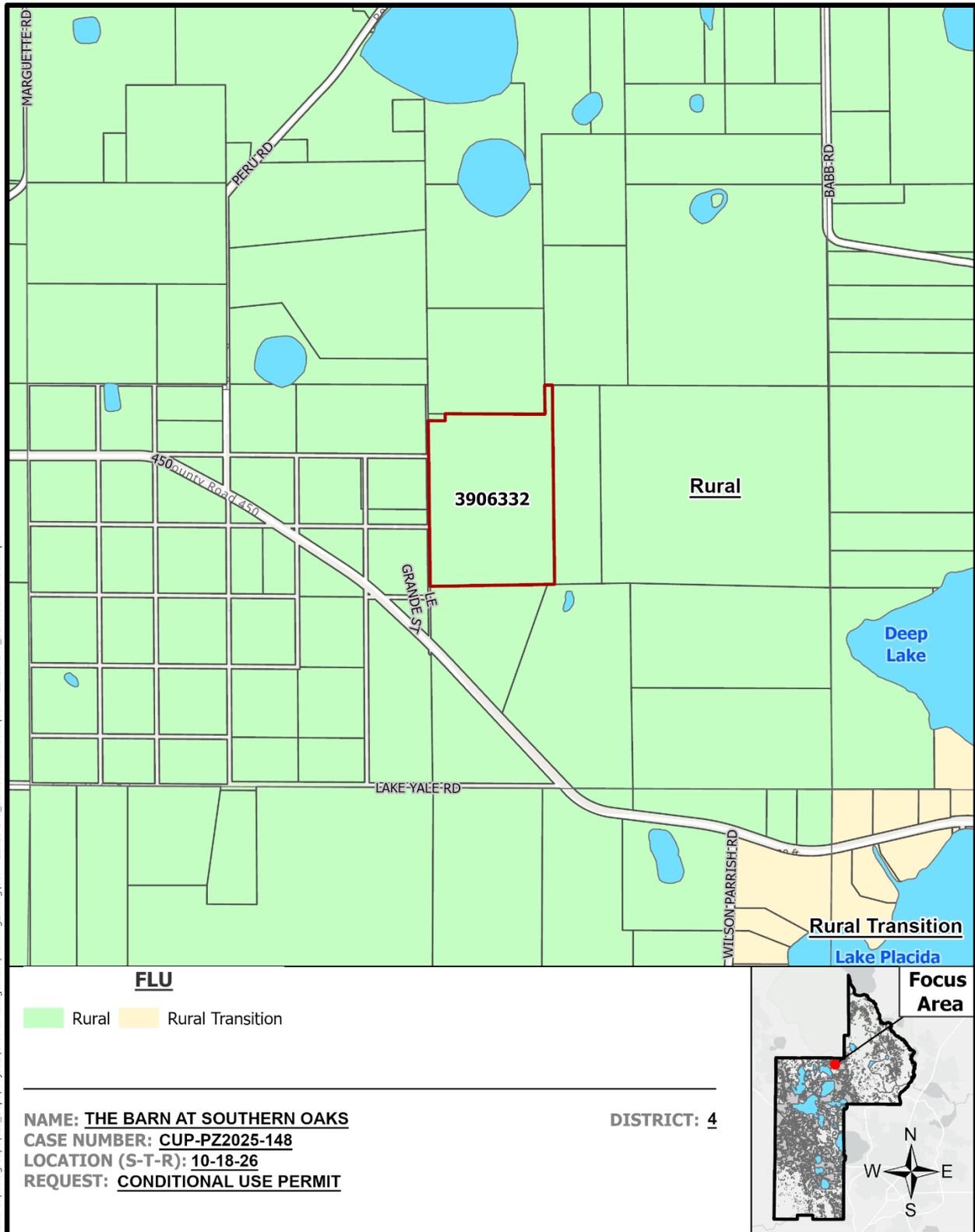
D. Adequacy of Fire Protection.

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 #20 is located less than three (3) miles from the subject property at 37711 SR 19, Umatilla. Fire protection water supply and emergency access will be addressed during the site plan review process, should the CUP be approved by the Board.

Attachment "A" – Future Land Use Map

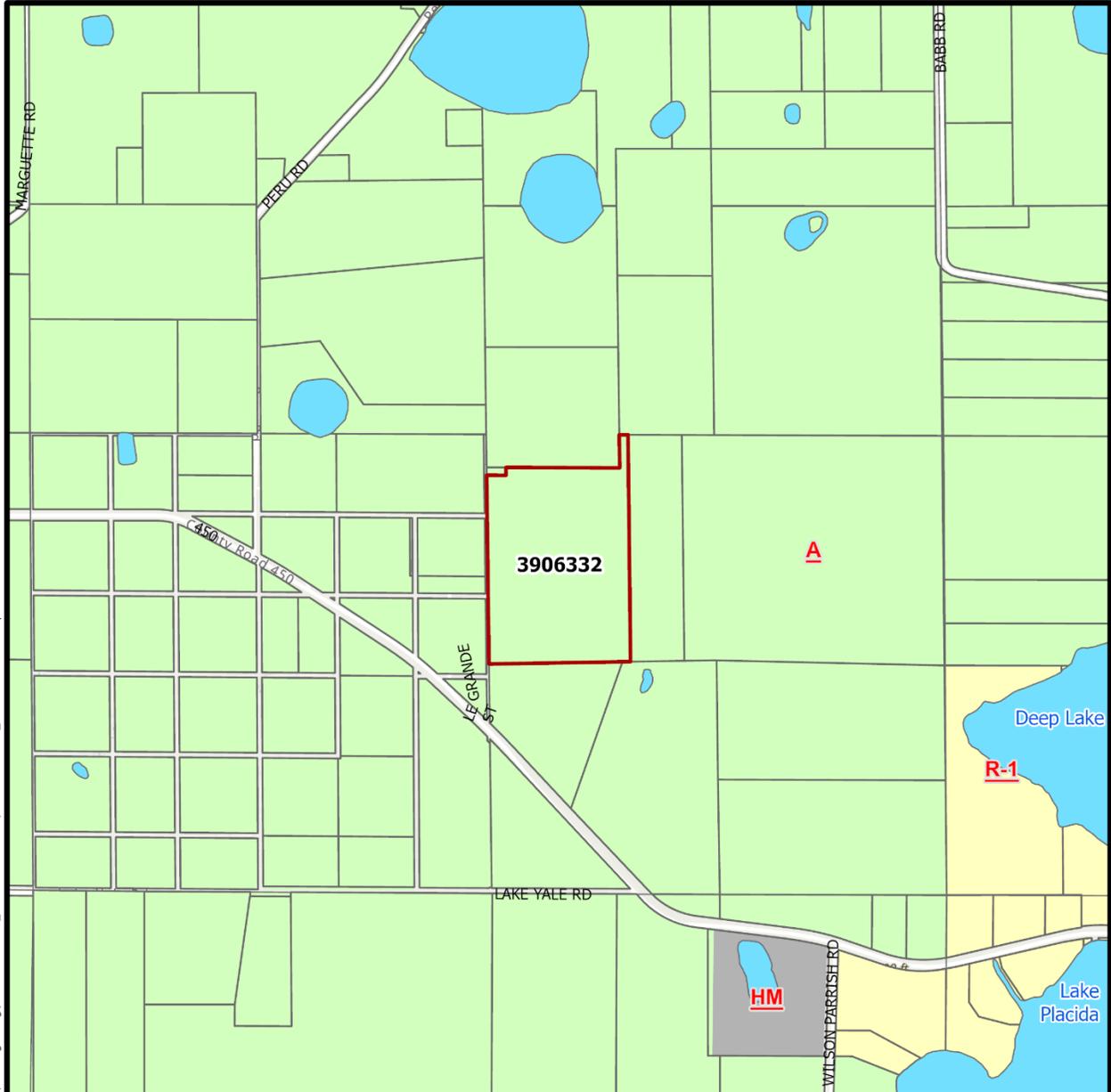
CURRENT FUTURE LAND USE



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7/15/2025

Attachment "B" – Zoning District Map

CURRENT ZONING



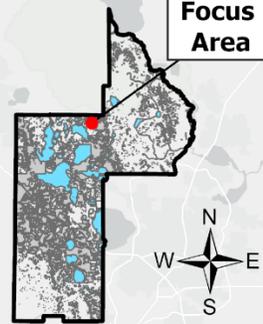
Zoning

A R-1 HM

NAME: THE BARN AT SOUTHERN OAKS
CASE NUMBER: CUP-PZ2025-148
LOCATION (S-T-R): 10-18-26
REQUEST: CONDITIONAL USE PERMIT

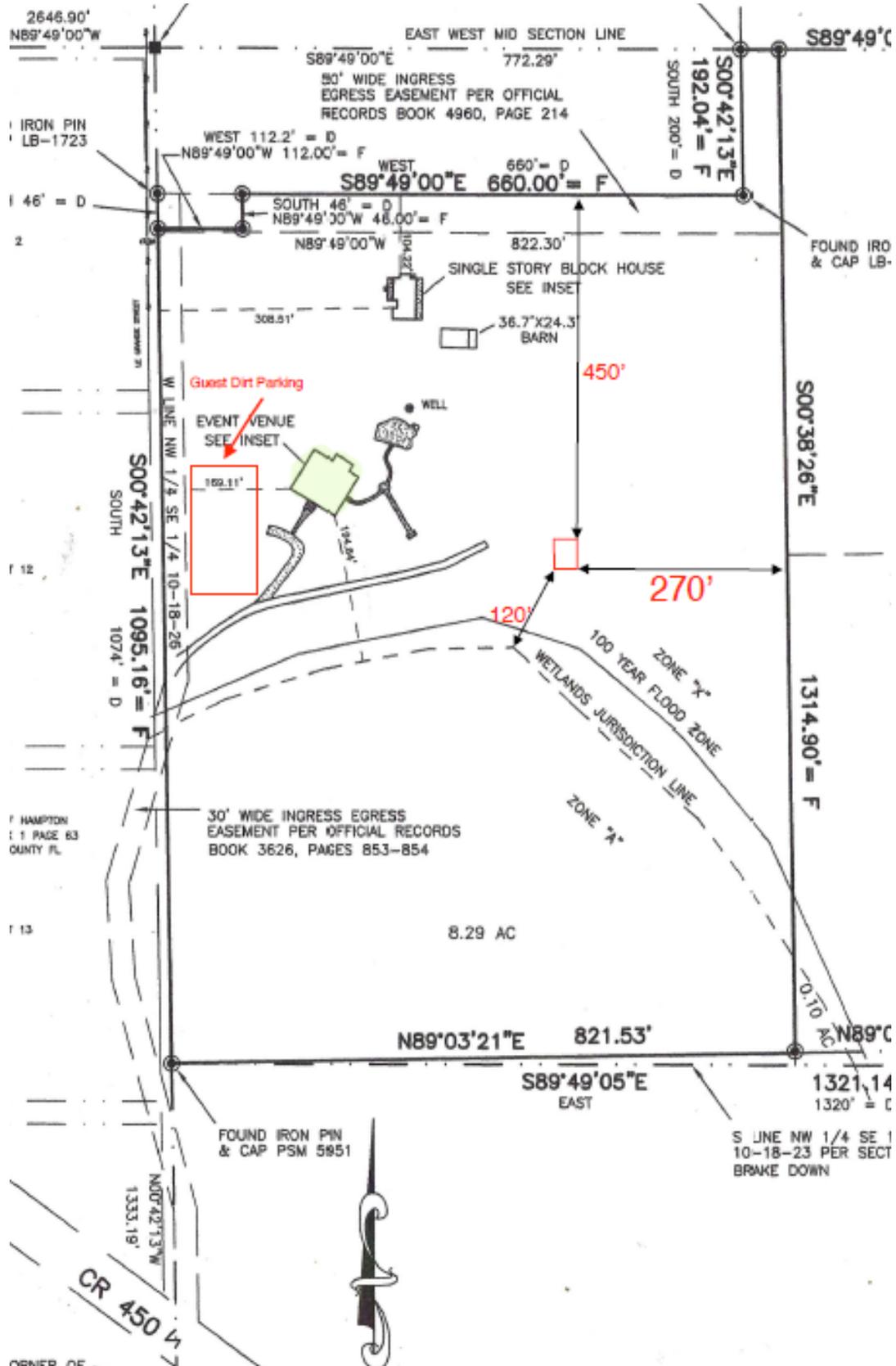
DISTRICT: 4

Focus Area



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7/15/2025

Attachment "C", Concept Plan



Attachment “D” – Floodplain Management Comments

Holt, Sharyn

From: Bursa, Karl
Sent: Wednesday, June 18, 2025 11:29 AM
To: Holt, Sharyn
Cc: Lynch, Seth; Dongalo, Ryan
Subject: RE: The Barn at Southern Oaks / PZ2025-148 / AR 6052

Follow Up Flag: Follow up
Flag Status: Flagged

Shari:

Thanks for offering us the opportunity to comment on this Application.

At present, based on the narrative, the Applicant is not proposing any development in the Special Flood Hazard Area and associated wetlands on the property. Floodplain Management Staff would ask that a note be placed on the approval that prohibits ANY utilization of the SFHA/wetland associated with this proposed use, INCLUDING any parking, temporary placement/storage of vehicles or materials, and ask that the Applicant be notified that, consistent with Lake County Land Development Regulations Section 14.20.01(5), any future development will be required to be outside the SFHA as currently shown or as may be amended at a future date.

Thanks. Please let me know if you have any questions or if I can provide anything else.

Attachment “E” – Stormwater Management Comments

Holt, Sharyn

From: Lynch, Seth
Sent: Wednesday, June 18, 2025 11:49 AM
To: Holt, Sharyn
Cc: Dongalo, Ryan
Subject: RE: The Barn at Southern Oaks / PZ2025-148 / AR 6052

Public Works Engineering has the following comments.

Comments:

1. Access base on provided survey and GIS is off an unmaintained dirt road named Le Grandee St. The ingress and egress easement is only 30-ft in width. The County requires paved access that allows for two-way traffic. The easement width may need to be greater to achieve a paved access s while maintain the stormwater drainage.

Conditions:

Transportation:

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. The access from CR 450 shall be improved to meet paved road standards allowing for two-way traffic d provide stormwater drainage for the improvement access.

Stormwater Management:

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

Thanks,

Attachment "F" – Zoning Clearance Renewal



OFFICE OF PLANNING AND ZONING Zoning Permit

Expires 18 months from the date of site plan approval

Zoning Permit #59360

Approval Date: March 25, 2025

Address Screen #183720

Type of proposed development: 3/25/25- ***RENEWAL*** CHANGE OF USE FROM POLE BARN TO WEDDING VENUE NO ALTERATIONS. Issued by TL. The proposal is for parcels identified by Alternate Key Number(s) 3906332.

Legal Description: BEGIN AT NORTHEAST CORNER OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 10-18-26, RUN WEST 547.80 FEET, SOUTH 200 FEET, WEST 660 FEET, SOUTH 46 FEET, WEST 112.20 FEET, SOUTH 1074 FEET, EAST 1320 FEET, NORTH 1320 FEET TO POINT OF BEGINNING--LESS EAST 4

Owner Information:
BUSH RUSSELL S & DAWN E

3/25/25 TL

PO BOX 1068
ALTOONA, FL 32702-1068

Site Plan # Project #_Application #

Joint Planning Area: Interlocal Service Boundary Agreement: Unity of Title ORB PG Variance #

Districts:

Commissioner- 4 Road- NCB School -S Parks-NBD Zoning-A Land Use Designation-R St. Johns-N Green Swamp-N
Wekiva- N JPA- N Flood Map Page-0215E Zone-A/X Elevation-68.0 Hazard- Y Permit #
Wetland Affidavit-Y County Road # Maximum ISR: 10% Meets Impervious Surface-N # of Trees required-25 Lot size-21.95 ACRE Water/Well-WELL Sewer/Septic-SEPTIC

Setbacks:

Primary Structure-SFDU Front-25'ROW Left- 50'JWL Right- 25'PL Rear- 25'PL
Accessory Structure #1-POLEBARN Front-25'ROW Left-50'JWL Right-25'PL Rear-25'PL
Accessory Structure #2- Front- Left- Right- Rear-

NOTE: If you are not using Bahia grass, only 60% of the landscaped areas can be grass and that the grass area must be irrigated separately.

Health Department Use Only

Staff _____ Septic Permit # _____
No. of Bedrooms _____ Height above natural grade _____ Date _____
Comments _____

Attachment "G" – Code Violation



OFFICE OF BUILDING SERVICES NOTICE OF CODE VIOLATION

DATE: 3/30/2022

RUSSELL AND DAWN BUSH
PO BOX 1068
ALTOONA, FL 32702

LOCATION OF VIOLATION: 40410 LE GRANDE ST., UMATILLA, FL 32784

IN ACCORDANCE WITH LAKE COUNTY CODE AND/OR LAND DEVELOPMENT REGULATIONS YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF SECTION(S):

**Lake County Code Chapter 6, Section 6-22(2)(g) PERMITS
No Building Permit**

IN ORDER TO PREVENT ANY FURTHER ACTION, THE FOLLOWING CORRECTIVE MEASURES MUST BE TAKEN:

A permit will need to be issued within 10 days for the venue structure on the property. A final inspection will need to be obtained within the required time frame of the building permit.

DAYS TO COMPLY 10

Daniel R. Provencher
LICENSING INVESTIGATOR

2022030300
CASE NUMBER

Please feel free to contact me at 352-531-5748 or daniel.provencher@lakecountyfl.gov to discuss your case.

**All Lake County Codes can be viewed online at www.municode.com
If a permit is required, please provide copy of this letter to the building department.**

Attachment "H" – Settlement Agreement (1 of 5)

BEFORE THE SPECIAL MASTER,
LAKE COUNTY, STATE OF FLORIDA

LAKE COUNTY,
Petitioner,

vs.

Case No. SM 2022-03-0300

RUSSELL S. BUSH &
DAWN E. BUSH,
Respondent.

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT is made by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter the "County," and Russell S. Bush and Dawn E. Bush, hereinafter "Owner," and all collectively referred to as the "Parties." This Agreement is made by these Parties on behalf of themselves and their agents, representatives, and assigns.

WHEREAS, the Lake County Code Enforcement Special Master has found the Owner in violation of Section 6-3(a) *Permits f/k/a* Section 6-22(g) *Permits*, of the Lake County Code/Land Development Regulations, on property located at 40410 Le Grande Street, Umatilla, Lake County, Florida 32784, (Alternate Key #3906332), more particularly described as follows:

Beginning at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 10, Township 18 South, Range 25 East, Lake County, Florida, run West 547.80 feet; thence run South 200 feet; thence run West 660 feet; thence run South 48 feet; thence run West 112.2 feet; thence run South 1074 feet; thence run East 1320 feet; thence run North 1320 feet to the Point of Beginning. LESS AND EXCEPT the East 498.50 feet.

hereinafter referred to as the "Property;" and

WHEREAS, on February 19, 2025, the Lake County Special Master entered a Second Amended Order of Enforcement, a copy of which is attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, the Owner intends to bring the Property into compliance with the Second Amended Order of Enforcement; and

WHEREAS, the County is willing to suspend code enforcement action against the Owner concerning the Property while the Owner makes this effort.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the Parties hereby agree as follows:

1. **Recitals.** The Parties hereby acknowledge, represent, and agree that the above recitals are true and correct and incorporated herein.

Attachment “H” – Settlement Agreement (2 of 5)

Lake County vs. Russell S. Bush & Dawn E. Bush
Case No. SM 2022-03-0300
Settlement Agreement

2. Agreement.

- A. The Owner agrees to bring the Property into compliance with the following section of the Lake County Code/Land Development Regulations within **one hundred eighty (180) days** of the date this Settlement Agreement is executed by the Lake County Code Enforcement Special Master.
 - i. Section 6-3(a) *Permits* f/k/a Section 6-22(g) *Permits*, of the Lake County Code/Land Development Regulations, by obtaining the required permits for all work done/to be done or to remove all unpermitted work and return to original state.
- B. In the event that the Owner has not brought the Property into compliance on or before the time permitted under the terms of this Settlement Agreement, which includes the six month period plus two agreed-upon extensions for good cause based on good faith, and has made diligent efforts to come into compliance during such time, the Owner may make a written request to appear before the Lake County Code Enforcement Special Master. This written request shall be submitted in writing to the Lake County Attorney's Office by mail at P.O. Box 7800, Tavares, Florida 32778, by hand delivery at 315 West Main Street, Suite 335, Tavares, Florida 32778, or by email (melissa.martinez@lakecountyfl.gov or sandra.lara@lakecountyfl.gov).
- C. If the Owner fails to comply with the terms of this Settlement Agreement by the time specified and has not requested an extension of time pursuant to paragraph 2(B.) above, the County may notify the Lake County Code Enforcement Special Master of the non-compliance, and the Lake County Code Enforcement Special Master may order Owner to pay a fine in the amount of \$100.00/day for each day the violation continues past the time permitted under the terms of this Settlement Agreement. The Parties agree that a hearing shall not be needed for issuance of this Order of Fine.
- D. The Owner shall inform any and all subsequent purchasers, successors in interest or assigns of the nature of this violation and of the existence of this Settlement Agreement.

3. **County's Covenants.** Upon approval of this Settlement Agreement by the Lake County Code Enforcement Special Master and the Owner's full compliance with paragraph (2) above, the County shall close SM 2022-03-0300.

4. Scanned or facsimile signatures on this Agreement shall be acceptable.

Attachment "H" – Settlement Agreement (3 of 5)

Lake County vs. Russell S. Bush & Dawn E. Bush
Case No. SM 2022-03-0300
Settlement Agreement

IN WITNESS THEREOF, the Parties hereto have executed this Agreement on the respective dates under each signature.

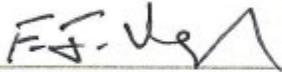
COUNTY

Lake County, Florida



Melissa R. Martinez Utley
Assistant County Attorney

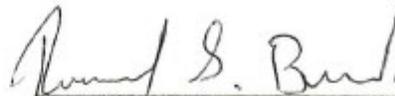
Signed this 16th day of June, 2025.



Jay Vaughn, Chief Licensing Investigator
Office of Building Services

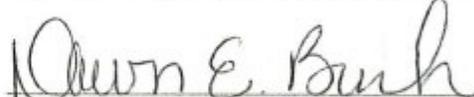
Signed this 16 day of June, 2025.

OWNER



Russell S. Bush

Signed this 6 day of June, 2025.



Dawn E. Bush

Signed this 6 day of June, 2025.

This Settlement Agreement is approved by:
LAKE COUNTY SPECIAL MASTER


Charles D. Johnson, Esq., Special Master

Signed this 16 day of July, 2025.

Attachment "H" – Settlement Agreement (4 of 5)

Lake County vs. Russell S. Bush & Dawn E. Bush
Case No. SM 2022-03-0300
Settlement Agreement

EXHIBIT A

BEFORE THE SPECIAL MASTER
LAKE COUNTY, STATE OF FLORIDA

LAKE COUNTY, FLORIDA,
Petitioner,

Case No. SM2022-03-0300

vs.

RUSSELL S. BUSH &
DAWN E. BUSH,
Respondents.

SECOND AMENDED ORDER OF ENFORCEMENT

This cause came on for hearing on February 19, 2025, before the Special Master of Lake County, upon the petition of the Lake County Building Official, and the Special Master having heard the testimony of the respective parties present, under oath, and having reviewed the evidence presented, the following Findings of Fact, Conclusions of Law and Order are made:

Findings of Fact

1. Respondents made a written request to appear before the Special Magistrate; and (circle one) were / were not present at the hearing.
2. That _____ who stated he/she is the _____ of the Respondents, was present at the hearing and offered testimony.
3. Respondents, RUSSELL S. BUSH & DAWN E. BUSH, are the owner of the real property located in Lake County, Florida, AK#3906332, more particularly described as follows, the "Property":
Beginning at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 10, Township 18 South, Range 25 East, Lake County, Florida, run West 647.80 feet; thence run South 200 feet; thence run West 660 feet; thence run South 48 feet; thence run West 112.2 feet; thence run South 1074 feet; thence run East 1320 feet; thence run North 1320 feet to the Point of Beginning. LESS AND EXCEPT the East 499.50 feet.
4. On March 30, 2022, and continuing until the date of this hearing, the Respondents have violations on the Property.

Conclusions of Law

1. Respondents are in violation of the following section(s) of the Lake County Code:
Section 6-3(a) "Permits" f/k/a/ Section 6-22(2)(g) "Permits"
2. Based on the facts and evidence presented, an Order of Enforcement is warranted.

SECOND AMENDED ORDER

- A. It is hereby ORDERED that Respondents take the following corrective action(s):
By obtaining the required permits for all work done/to be done or to remove all unpermitted work and return to original state.

Attachment "H" – Settlement Agreement (5 of 5)

Lake County vs. Russell S. Bush & Dawn E. Bush
Case No. SM 2022-03-0300
Settlement Agreement

Page 2
RUSSELL S. BUSH & DAWN E. BUSH
Case#SM 2022-03-0300

B. In the event that Respondents do not comply with this Order within 90 days of the date of this Order, then and in that event, there shall be imposed a fine of \$ 100.00 for each and every day the violation(s) continues past the date specified in this Order. Pursuant to Section 8-10(a), Lake County Code, a hearing shall not be necessary for issuance of an Order of Fine.

If this box is checked and if Respondents are not in compliance with the time started in paragraph B above, but have made diligent effort to come into compliance during such time, Respondents may request in writing additional time to come into compliance if making a request prior to expiration of the time stated.

C. Respondents shall pay the amount of \$ 23.58 for costs incurred by the County in prosecuting this case. Such costs shall be made payable to the Lake County Board of County Commissioners and delivered to Building Services, P.O. Box 7800, Tavares, FL 32778 or by phone to 352-343-9653.

D. _____

E. The Clerk to the Special Master may record a certified copy of this Order, and any Order of Fine, in the public records of Lake County, and any recording costs may be charged against Respondents as part of the fine. Said Order shall constitute a lien against the land on which the violation exists and any other real or personal property owned by the violator.

It shall be the responsibility of the Respondents to contact Building Services at (352) 343-9653 when the violation is cleared so that an inspection can be made to confirm compliance.

DONE and ORDERED at Tavares, Lake County, Florida, this 17 day of Feb, 2025.

THE SPECIAL MASTER
OF LAKE COUNTY, FLORIDA


Charles D. Johnson
Special Master

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Special Master of Lake County, Florida, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to Section 14.17.00, Lake County Code Appendix E, Land Development Regulations, any owner who believes an enforcement action is unreasonable or unfairly burdensome to the use of the owner's real property may request a Special Master proceeding within thirty (30) days of receipt of the order.

Pursuant to Section 162.11, Florida Statutes, either Lake County or a Respondent may appeal a final administrative order of the Special Master to the Circuit Court in Lake County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Enforcement was forwarded by certified United States Mail to: RUSSELL S. BUSH & DAWN E. BUSH, PO BOX 1068 ALTOONA, FL 32702, this 19 day of Feb, 2025.


Tiffany Enssle
Office Associate IV

Attachment “I”, Project Narrative (1 of 3)



Office of Planning and Zoning

Project Narrative Conditional Use Permit

In compliance with LDR Section 14.05.03, please answer the following questions:

1. **Consistence with the Comprehensive Plan and Local Code.** The proposed conditional use complies with all requirements, and is consistent with the general purpose, goals, objectives, and standards of the Comprehensive Plan, the Lake County Code, and is compliant with all additional standards imposed on it by the particular provisions of these regulations authorizing such use.

The proposed agritourism wedding venue is consistent with the goals of the Lake County Comprehensive Plan by supporting agricultural use and rural economic diversity. The project complies with all applicable codes and regulations and will maintain the rural character and compatibility of the surrounding area.

2. **Effect on Adjacent Properties.**

The proposed use will have minimal impact on adjacent properties, with events limited in size and frequency to maintain the area's quiet, rural character. Existing vegetation and distance from neighboring properties provide natural separation and help prevent disturbances.

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

The proposed conditional use will not have an undue adverse effect upon nearby property, as events will be limited in size and frequency to maintain the area's rural character. Existing site conditions provide adequate separation to minimize noise and traffic impacts.

Attachment “I”, Project Narrative (2 of 3)

The owners anticipate 10-15 ceremonies in a single calendar year to be held at the barn. Occupancy of each ceremony ranges from 10-125 guest.

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

The proposed conditional use is compatible with the existing and planned character of the neighborhood, supporting agricultural activities while allowing small-scale, private events that align with the rural setting.

5. 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

All reasonable steps have been taken to minimize adverse effects on the surrounding area through thoughtful site planning, limited event frequency and size, and preservation of the property’s existing natural features.

6. 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 conditional use will be operated and arranged to avoid interfering with neighboring property, fully complying with all applicable district regulations.

7. 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.

The proposed conditional use will be served by adequate public facilities, and if needed, temporary restroom facilities will be provided for events to ensure compliance with health and safety standards.

Attachment “I”, Project Narrative (3 of 3)

8. Adequacy of Fire Protection. The applicant Shall obtain from the Lake County Emergency Services Division 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.

The applicant will obtain written confirmation from the Lake County Emergency Services Division to ensure that water supply, emergency access, and evacuation facilities meet all requirements for adequate fire protection.

Attachment “J” – Waiver Request (1 of 2)

Holt, Sharyn

From: Jamie Blunt <jamie@native-built.com>
Sent: Thursday, August 7, 2025 3:04 PM
To: Holt, Sharyn; Dawn Bush
Subject: Waiver Request

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

WAIVER REQUEST

Re: Access Requirements – Appendix A, Lake County Transportation Planning, Design, and Construction Standards
Subject Property Access via Le Grande Street

To Whom It May Concern:

On behalf of the property owner, I respectfully submit this formal request for a waiver from the road access requirements outlined in **Appendix A of the Lake County Transportation Planning, Design, and Construction Standards**. Specifically, we request approval to allow access to the proposed development via **Le Grande Street**, which is currently an unmaintained dirt road.

The basis for this request is as follows:

1. **Existing Conditions:** Le Grande Street currently provides the most practical and direct point of access to the subject property. Although the road is unmaintained, it has historically been used for ingress and egress.
2. **Site Constraints:** Alternate points of access are either infeasible due to surrounding development patterns, environmental constraints, or would require significant off-site improvements that are not proportionate to the scale of the proposed use of property.
3. **Development Impact:** The proposed use will generate minimal traffic and is not expected to cause any significant deterioration to the existing roadway or negatively impact surrounding parcels.
4. **Consistency with Public Interest:** Granting this waiver supports the efficient use of land, avoids unnecessary infrastructure expenditures, and remains consistent with the general intent of Lake County’s Comprehensive Plan and transportation policies.

Attachment “J” – Waiver Request (2 of 2)

We respectfully request that this waiver be granted to allow access to the subject property via Le Grande Street, in recognition of the practical limitations and low-impact nature of the proposed development.

Thank you for your consideration.

Sincerely,
Jamie Blunt

Kind Regards,



Map of Subject Property

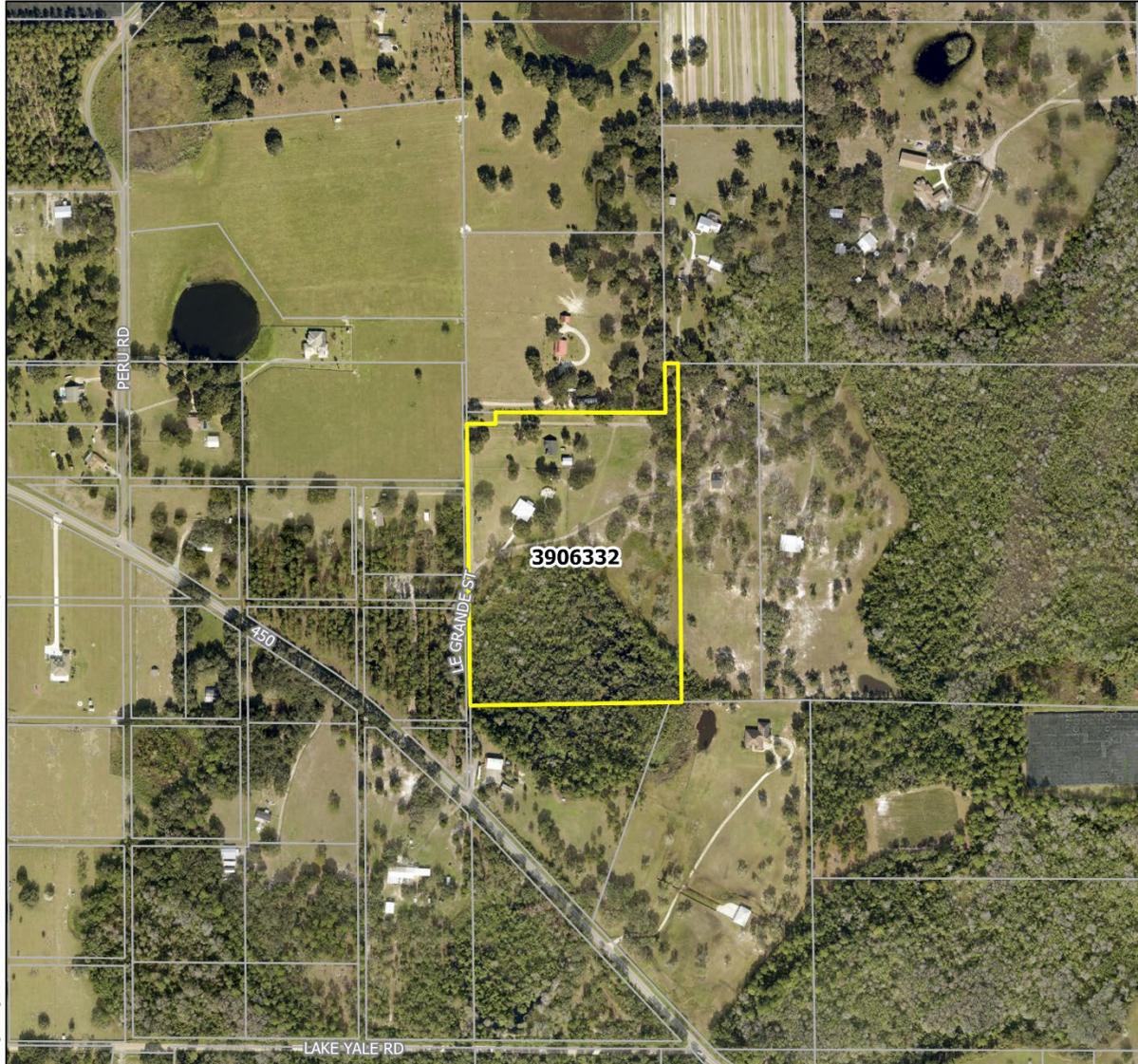


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7/15/2025

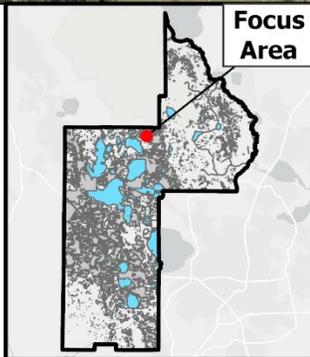
Aerial Map of Subject Property

CUP-PZ2025-148
The Barn at Southern Oaks



Path: C:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2025-148_BarnSouthernOaks\CUP-PZ2025-148_BarnSouthernOaks.aprx

Conditional Use Permit



7/15/2025

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A. Waiver. Transportation Planning, Design and Construction Standards Waiver. The provisions within Appendix A, Lake County Transportation Planning, Design, and Construction Standards, are hereby waived so that the proposed development may be accessed from Le Grande Street, an unmaintained dirt road. This waiver is conditioned upon the Owner assuming all responsibility to maintain the ingress/egress easement, recorded in the Lake County Public Records Official Records Book 3626, Pages 853-854, in compliance with NFPA 1 Chapter 18, including ensuring the following criteria are met:

1. Adequate width (minimum 20' unobstructed)
2. Height (minimum 13'-6" unobstructed)
3. Travel surface must be able to withstand live loads of fire apparatus in all weather conditions.

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

1. Single Family Dwelling Unit.
2. Accessory Dwelling Unit.
3. Wedding Venue.
4. Event Venue.
5. Special Events which must comply with the applicable provisions of the Lake County Code, Land Development Regulations, and with the requirements of Subsection C below.
6. Agriculture Use.
7. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
8. Any other use of the site will require approval of an amendment to this Ordinance by the Board of County Commissioners.

C. Event Limitations:

1. **Number of Events Per Calendar Year.** There shall be no more than fifty (50) weddings/events/special events per calendar year.
2. **Hours of Wedding Venue / Event Venue Activity:** 8:00 a.m. to 11:00 p.m.
3. **Setbacks:**
 - a. 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.

1. The Owner 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.
- H. 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.
- I. Landscaping, Buffering, and Screening:** 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:** A noise study shall be required at the time of site plan submittal and Owner shall be required to undertake any necessary remediation measures identified in the noise study. No amplified sound is permitted outside of a fully enclosed structure after 10:00 p.m. All amplified sound during an event, whether indoor or outdoor, must comply with the following:
1. A violation of this section occurs when amplified sound is plainly audible at a distance of twenty-five (25) feet or more from the property line. Violations of this section constitute a violation of the Conditional Use Permit and may be enforced through any legally available means, including the issuance of civil citations, notices of violation to appear before the Code Enforcement Special Master, or proceedings to revoke this Conditional Use Permit. The method of enforcement is at the sole discretion of the County.
 2. *Amplified Sound* shall mean sound and sound volume that is increased by any electric, electronic, mechanical, or motor-powered means, to include sound that is produced by a radio, tape player, compact disc player, portable music or video player, cellular telephone, tablet computer, laptop computer, stereo, television, musical instrument, speaker, or other mechanical or electronic sound-making device, instrument, or other machine or device, used for the production, reproduction, or emission of sound which disturbs the peace, quiet, and comfort of other residents.
 3. *Plainly Audible* means any electronically amplified sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device. Where distance measurements are required by this section to determine whether sound is plainly audible, measurements shall be taken in accordance with the following requirements:
 - a. A law enforcement or code enforcement officer must have a direct line of site to the location of the noise (i.e., the event venue, barn,

1 or the speaker), so that the officer can readily identify the distance
2 involved.

- 3 b. The law enforcement or code enforcement officer need not
4 determine the particular words or phrases being produced or the
5 name of any song or artist producing the sound. The detection of a
6 rhythmic bass reverberating type sound is sufficient to constitute a
7 plainly audible sound.

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

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

16 **Section 3. Conditions.**

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

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

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

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

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

1 **Section 4. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be
2 invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way
3 affect the validity of the remaining portions of this Ordinance.

4 **Section 5. No Estoppel:** Approval of this ordinance cannot be relied upon to assert a claim of estoppel
5 against the County if the property identified herein cannot be developed due to the inability
6 to meet other requirements under the applicable Land Development Regulations. The
7 Owner is solely responsible for performing any necessary due diligence to ensure the
8 property will appropriately support future development.

9 **Section 6. Filing with the Department of State:** The clerk is hereby directed forthwith to send a copy
10 of this Ordinance to the Secretary of State for the State of Florida in accordance with Section
11 125.66, Florida Statutes.

12 **Section 7. Effective Date.** This Ordinance shall become effective upon recordation in the public
13 records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

14
15 **ENACTED** this _____ day of _____, **2026.**
16 **FILED** with the Secretary of State _____, **2026.**
17 **EFFECTIVE** _____, **2026.**

18
19 **BOARD OF COUNTY COMMISSIONERS**
20 **LAKE COUNTY, FLORIDA**

21
22 _____
23 **LESLIE CAMPIONE, CHAIRMAN**

24
25 **ATTEST:**

26
27 _____
28 **GARY J. COONEY, CLERK OF THE**
29 **BOARD OF COUNTY COMMISSIONERS**
30 **LAKE COUNTY, FLORIDA**

31
32 **APPROVED AS TO FORM AND LEGALITY:**

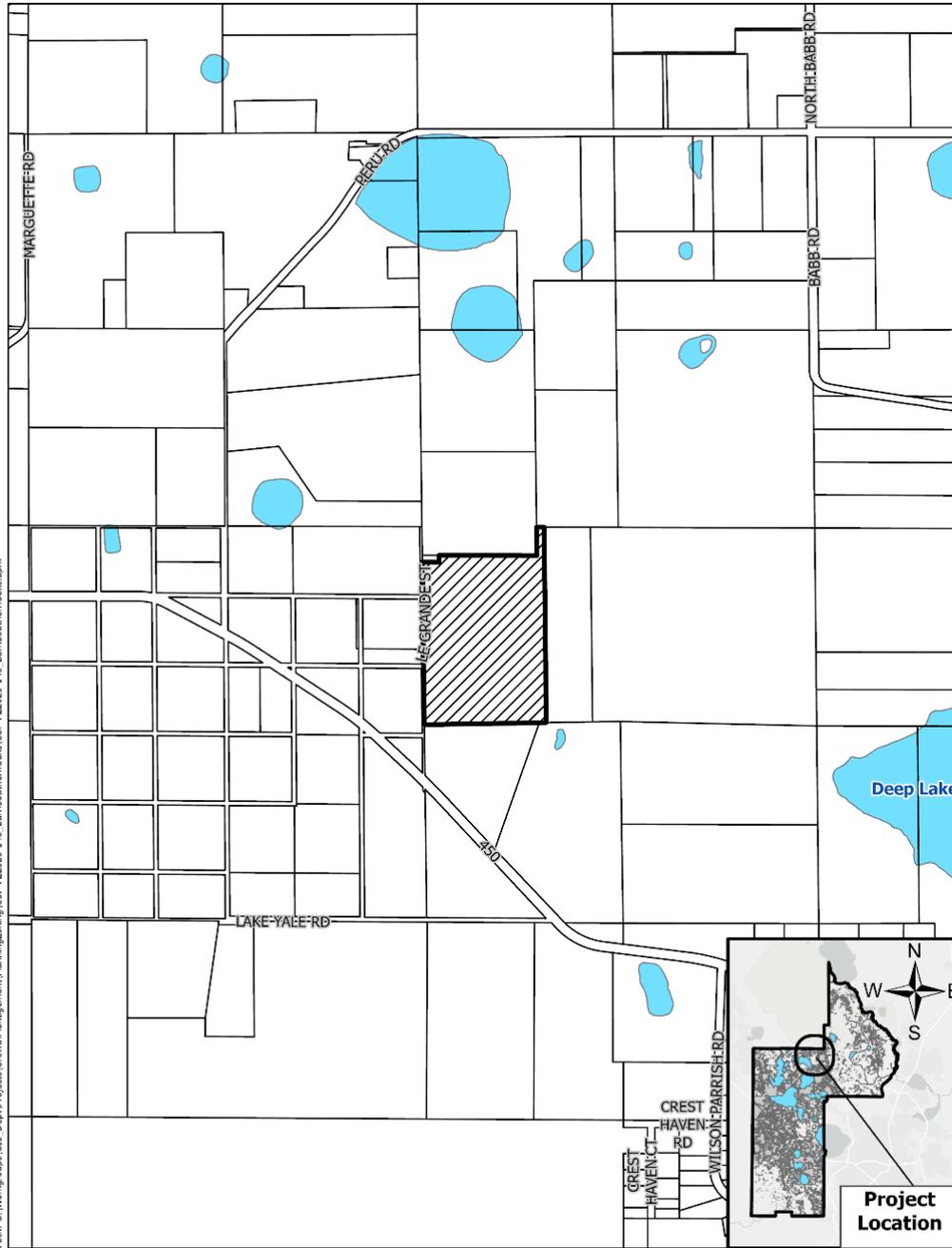
33
34 _____
35 **MELANIE MARSH, COUNTY ATTORNEY**

1

Exhibit "A" – Legal Description

Beginning at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 10, Township 18 South, Range 26 East, Lake County, Florida, run West 547.80 feet; thence run South 200 feet; thence run West 660 feet; thence run South 46 feet; thence run West 112.2 feet; thence run South 1074 feet; thence run East 1320 feet; thence run North 1320 feet to the Point of Beginning. LESS AND EXCEPT the East 499.50 feet.

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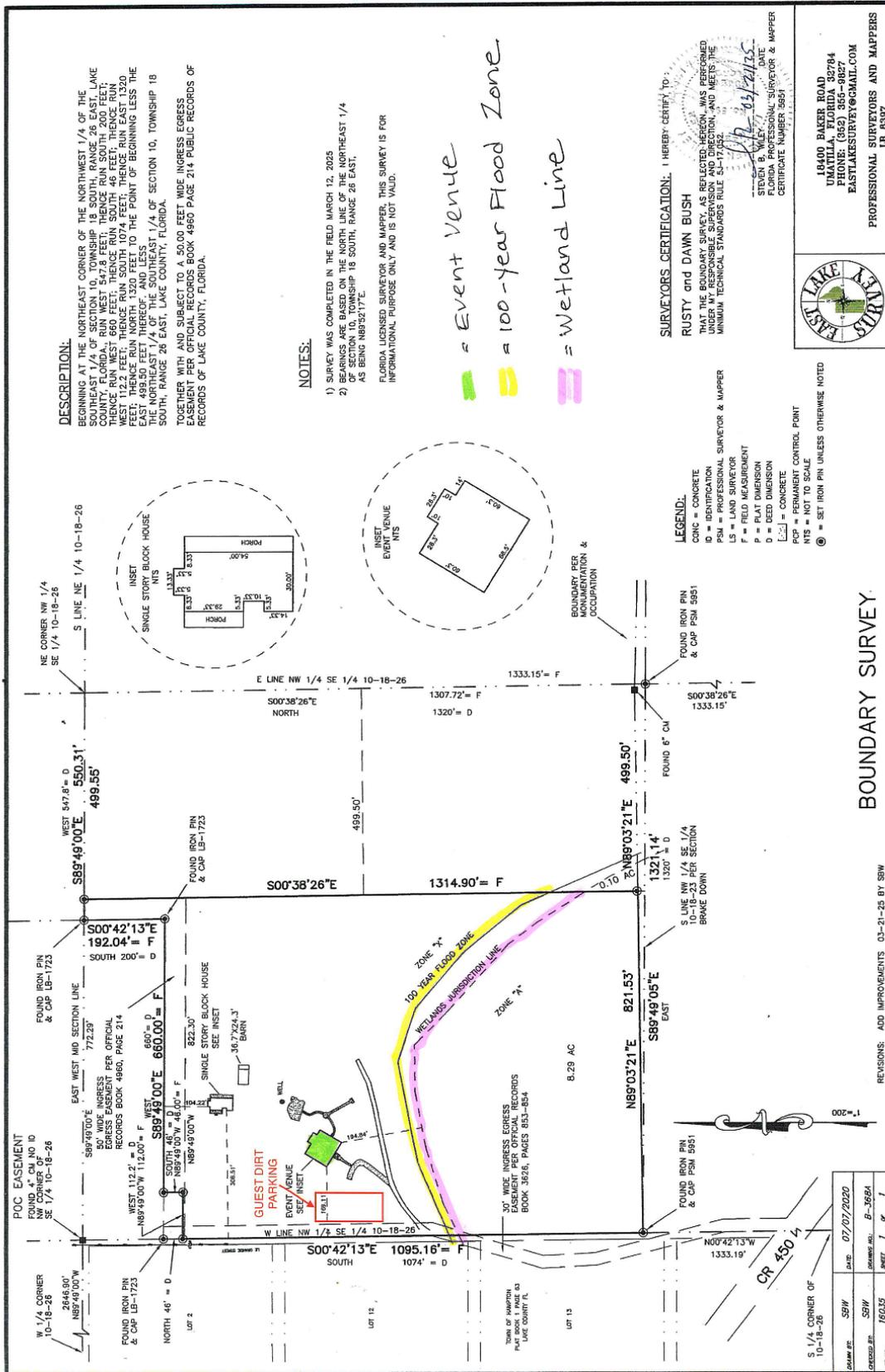
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Growth\Map\2025-148_BarnSouthernOaks\CIP\FZ2025-148_BarnSouthernOaks.aprx

7/15/2025

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Exhibit "B" - Concept Plan



DESCRIPTION:
 BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SECTION 10, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN WEST 547.8 FEET, THENCE RUN SOUTH 200 FEET, THENCE RUN WEST 660 FEET, THENCE RUN SOUTH 46 FEET, THENCE RUN WEST 112.2 FEET, THENCE RUN SOUTH 1074 FEET, THENCE RUN EAST 1320 FEET TO THE POINT OF BEGINNING LESS THE EAST 499.50 FEET THEREOF, AND LESS THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
 TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE INGRESS EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 4960 PAGE 214 PUBLIC RECORDS OF RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:
 1) SURVEY WAS COMPLETED IN THE FIELD MARCH 12, 2025
 2) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 26 EAST, AS BEING NB89°32'17\"/>

Event Venue
 100-year Flood Zone
 Wetland Line

SURVEYORS CERTIFICATION: I HEREBY CERTIFY TO RUSTY AND DAWN BUSH THAT THE SURVEYING AND MAPPING SERVICES WERE PROVIDED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS RULE 5.1-17.002.
 STEVEN B. WILEY, DATE 03/21/25
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER
 CERTIFICATE NUMBER 9591

18400 BAKER ROAD
 UMATILLA, FLORIDA 32784
 PHONE: (352) 355-8827
 EASTLAKESURVEY@GMAIL.COM
 PROFESSIONAL SURVEYORS AND MAPPERS
 LB 6397



LEGEND:
 CONC = CONCRETE
 ID = IDENTIFICATION
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 LS = LAND SURVEYOR
 F = FIELD MEASUREMENT
 P = PLAT DIMENSION
 D = DEED DIMENSION
 [Symbol] = CONCRETE
 PSM = PERMANENT CONTROL POINT
 NTS = NOT TO SCALE
 [Symbol] = SET IRON PIN UNLESS OTHERWISE NOTED

BOUNDARY SURVEY

REVISIONS: ADD IMPROVEMENTS 01-21-25 BY SWW

DATE	BY	REVISION
07/07/2020	SWW	B-368A
10/03/25	SWW	16/035

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