



CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): April 1, 2026
Board of County Commissioners (BCC): May 5, 2026

Case No. and Project Name: PZ2025-394, Blueberry Farms

Commissioner District: District 3 – Kirby Smith

Applicant(s): Michael Walther

Owner(s): Michael J. Walther Trust

Requested Action: Conditional use permit (CUP) approval on approximately 16.08 +/- acres to allow an enclosed Wedding Venue in the farm’s existing packing house within the Agriculture (A) District.

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: 16.08 +/- acres

Location: 26405 Bloomfield Avenue, in the unincorporated Yalaha area

Alternate Key No.: 1031753

Future Land Use: Rural (Attachment “A”)

Existing Zoning District: Agriculture (A) District (Attachment “B”)

JPA/ISBA: N/A

Overlay/Rural Protection Area: Yalaha-Lake Apopka Rural Protection Area (RPA) (Attachment “C”)

Flood Zone: “X”

BMAP Location: Upper Ocklawaha River Basin

Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|------------------|------------------------|--------------------------|------------------------------|--|
| North | Rural | Agriculture (A) District | Residential | Vacant Residential |
| South | Rural | Agriculture (A) District | Agriculture | Blueberry Farm that contains Agriculture Classification from the Property Appraiser’s Office |
| East | Rural Transition | Agriculture (A) District | Residential and Right-of-Way | Single-Family Residences east of Bloomfield Avenue |
| West | Rural | Agriculture (A) District | Agriculture | Blueberry Farm that contains Agriculture Classification from the Property Appraiser’s Office |

- Summary of Analysis -

The subject 16.08 +/- acres are identified by Alternate Key Number 1031753 and located at 26405 Bloomfield Avenue in the Yalaha area of unincorporated Lake County. The subject parcel is zoned Agriculture (A), is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan and is located within the Yalaha-Lake Apopka RPA. The subject parcel has been granted an Agricultural Classification for blueberry crops by the Lake County Property Appraiser, and is developed with a single-family dwelling unit, packing house, shed, and greenhouse, as shown on the Concept Plan (Attachment “D”).

The Applicant is requesting a Conditional Use Permit (CUP) on approximately 16.08 +/- acres to allow an enclosed Wedding Venue in the farm’s existing packing house within the Agriculture (A) District.

GIS maps indicate that the subject parcel is located within flood zone “X”, with a small freshwater pond at the north of the parcel identified as wetlands. On December 29, 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 comments and conditions for development:

Floodplain Management (Attachment “E”): *“Based on the maps and plans provided, this parcel has no Special Flood Hazard Areas on it. Accordingly, Floodplain Staff has no comments on or objections to this Application.”*

Stormwater Management (Attachment “F”): *“The driveway access based on the provided survey and the GIS map shows a single lane driveway off Bloomfield Ave. The proposed use change/addition to the site where additional vehicles will be entering and leaving the site will need to be accommodated with a wider driveway access from the county road. The driveway apron throat width will need to be 24-ft wide. If the CUP is approved, then the driveway permitting will be with Public Works Department at same time of the site plan for the permitting of the uses and land improvements.”*

Recommended Conditions:

Transportation:

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

2. *The driveway access for the property off Bloomfield Ave shall be improved to allow two-way traffic a minimum of 24-ft in driveway throat width will be required. Permitting of the upgraded access will be done through the Public Works Department.*

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.”*

Traffic Project Engineer: Reviewed the CUP request and had “no comment” or concerns about the application.

On December 29, 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 (Attachment “G”):

No objection to Conditional Use Permit, with the condition that a site plan be submitted showing compliance with the LDR’s and Florida Fire Prevention Code.

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 public.

The Applicant provided a Project Narrative as shown on Attachment “H”.

– 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 Goal I-1, entitled *Purpose of the Future Land Use Element*, which states that the Future Land Use Element is to protect the unique assets, character, and quality of life in Lake County through the implementation of land use policies and regulations that accomplish promoting the conservation and preservation of Lake County’s natural and cultural resources and to strengthen and diversify the economy to benefit residents of the County.

The proposed request is consistent with Comprehensive Plan Policy I-1.2.8, entitled *Agricultural and Equestrian Uses*, which states that agricultural uses shall be recognized as a suitable use of property within all Future Land Use Categories.

The proposed request is consistent with Comprehensive Plan Policy I-1.2.9, entitled *Ecotourism and Agri-tourism Uses*, which states that Agri-tourism, defined as any agriculturally based operation or activity that brings visitors to a bona fide farm or ranch, shall be recognized as an allowed use within all future land use categories.

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.

The proposed request is consistent with Comprehensive Plan Objective I-5.4, entitled *Yalaha-Lake Apopka Rural Protection Area*, and Policy I-5.4.1, entitled *Importance of the Yalaha-Lake Apopka Rural Protection Area*, which state that this Rural Protection Area is intended to preserve rural density, character, and lifestyle compatibility with the Yalaha community. Protecting the integrity of this Rural Protection Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of remaining rural lands between the north and south parts of the County. This Rural Protection Area is characterized by agrarian and equestrian-oriented uses that represent a valuable part of the history, culture, and lifestyle of rural Lake County. The additional income that could be provided to this farm by granting a conditional use permit would allow the property owners the ability to host weddings and events in a general assembly building that will help to keep this farm afloat, especially after losing a large percentage of their crop to the severe winter weather that settled across Florida between January 31 to February 3, 2026.

The proposed request is consistent with Comprehensive Plan Policy I-5.4.2, entitled *Land Use in the Yalaha-Lake Apopka Rural Protection Area*, which states that the County shall limit future land use within the Yalaha-Lake Apopka Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. The proposed request is consistent with Policy I-5.4.2 as it plans to maintain the allowed Rural FLUC for the foreseeable future.

The proposed request is consistent with Comprehensive Plan Policy I-7.7.2, entitled *Support Agriculture*, which states that “the County shall support agriculture as part of its economic base. Lake County shall coordinate with agricultural agencies to identify and promote a productive and prosperous agricultural economy. Research on conservation, production, and marketing techniques for agriculture shall be made available to the public through the County’s support of the Agricultural Extension Service....The County shall evaluate incentives to farmers to keep land in agricultural production, methods to maintain viable agricultural economies, and elimination of potential barriers to agricultural operations.” The proposed CUP, if approved by the Board, will help to facilitate keeping the land in agricultural production and aid in eliminating potential barriers to agricultural operations by providing a secondary stream of financial support to the property during the time off seasons, and most importantly during the next few years that it will take for the farm to replace all of the crops that were lost due to the recent severe winter weather.

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 parcels to the west and south of the subject parcel are both under the same ownership as the subject parcel and are also utilized for the same blueberry farming operation.

The Applicant has provided the following statement, “*We are in contact with neighbors and share the common goal of protecting our rural setting. Wedding parties and corporate events will host less than 250 guests per event. All parking will be contained within the fenced area of the property and cars should not have a significant impact on traffic to the surrounding homes in the area.*”

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. The venue itself is fully surrounded by the existing blueberry farm fields and will utilize the existing packing house structure, which if the CUP is approved, will be brought up to code compliance for a general assembly building. The proposed covered patio addition to the packing house would be situated at the rear of the property and should not alter the appearance of the existing packing house from the road. The proposed Concept Plan aims to keep the existing farm character of the current development.

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 include the following:

- a. Thursdays from 12:00 p.m. to 5:00 p.m. for deliveries and set-up only
- b. Fridays and Saturdays from 9:00 a.m. to 11:00 p.m.
- c. Sundays and Monday from 9:00 a.m. to 5:00 p.m. for post wedding/event clean-up only

In addition, there will be no outside amplified music allowed past 10:00 p.m., as specified in the proposed ordinance.

To minimize any adverse effects, all required buffering, screening, and landscaping will be reviewed at the time of Site Plan submittal.

The Applicant has provided the following statement, “Yes, all steps have been taken to minimize any adverse effects. We have spoken with the surrounding property owners. They expressed no concerns about the proposal and have been supportive of our efforts. Some shared that they would like to see the farm continue to operate successfully and remain an agricultural presence within the community. We are willing to install additional natural screening if required as part of the site plan approval. The proposed gable design will be constructed to complement and blend with the existing architecture of the packing house to maintain a cohesive appearance. The overall visual impact from the road will remain minimal. The farm is set back approximately 2.5 acres from the roadway, and there is little to no visibility of the packing house from the street. At most, only a portion of the roof is visible when cresting the hill on Bloomfield Avenue. The proposed extension is not expected to significantly change the view from the road.”

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.

Should the CUP be approved, the proposed use requires Site Plan approval. The Applicant proposes to use the farm’s existing packing house as the Wedding Venue and required buffering and screening will be reviewed at the time of Site Plan submittal to ensure the use is arranged and operated as to not interfere with the development of neighboring properties owned by others. In addition, 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, “Yes, all plans remain situated to the central portion of the large blueberry farm.”

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 located within the Howey-in-the-Hills utility service area. A utility notification form (Attachment "I") for the proposed project indicates that central sewage and central water to the subject property are not available, nor is the property within 1,000 feet of an existing or future wellhead. The farm use 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. Water supply for fire protection will be assessed and addressed at the time of the site plan submittal.

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.

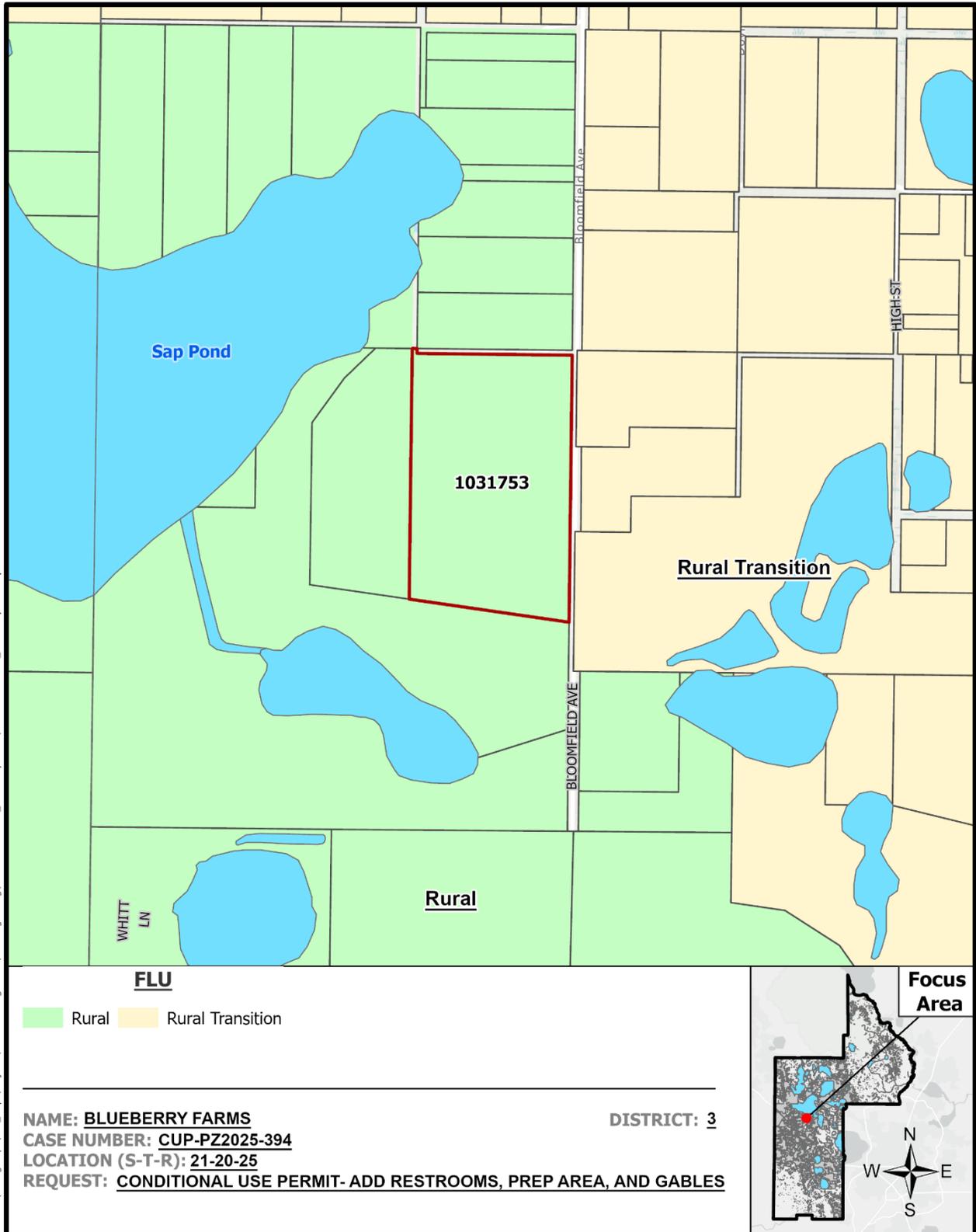
D. Adequacy of Fire Protection.

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 #82 is located less than three (3) miles from the subject property at 24939 US Highway 27, Leesburg, and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the CUP be approved by the Board. The Applicant has proactively hosted a site visit with the County Fire Marshall, Chief Vitta, and discussed future requirements for code compliance should the CUP be approved.

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



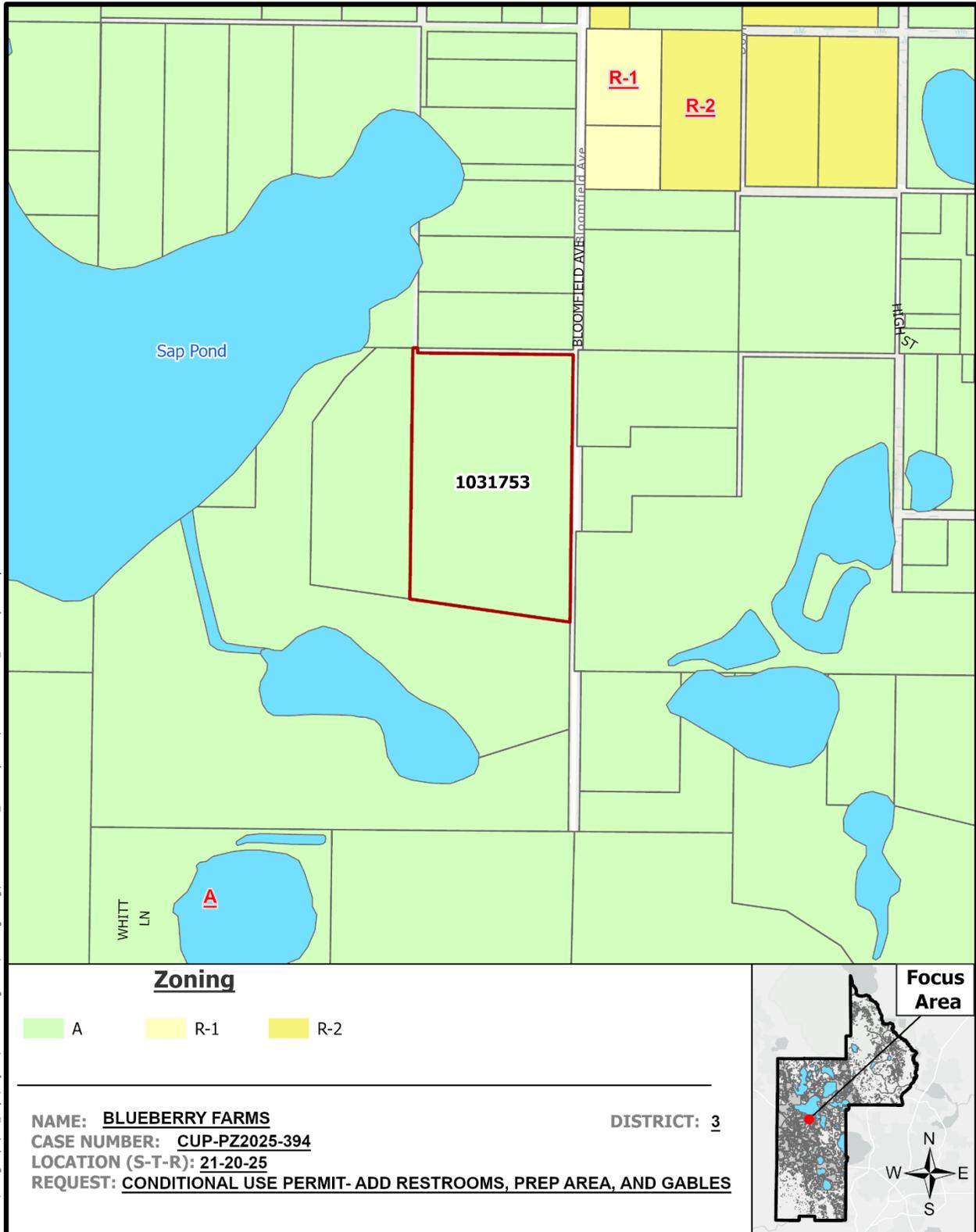
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2025-394_BlueberryFarms\CUP-PZ2025-394_BlueberryFarms.aprx
2/17/2026

NAME: BLUEBERRY FARMS
CASE NUMBER: CUP-PZ2025-394
LOCATION (S-T-R): 21-20-25
REQUEST: CONDITIONAL USE PERMIT- ADD RESTROOMS, PREP AREA, AND GABLES

DISTRICT: 3

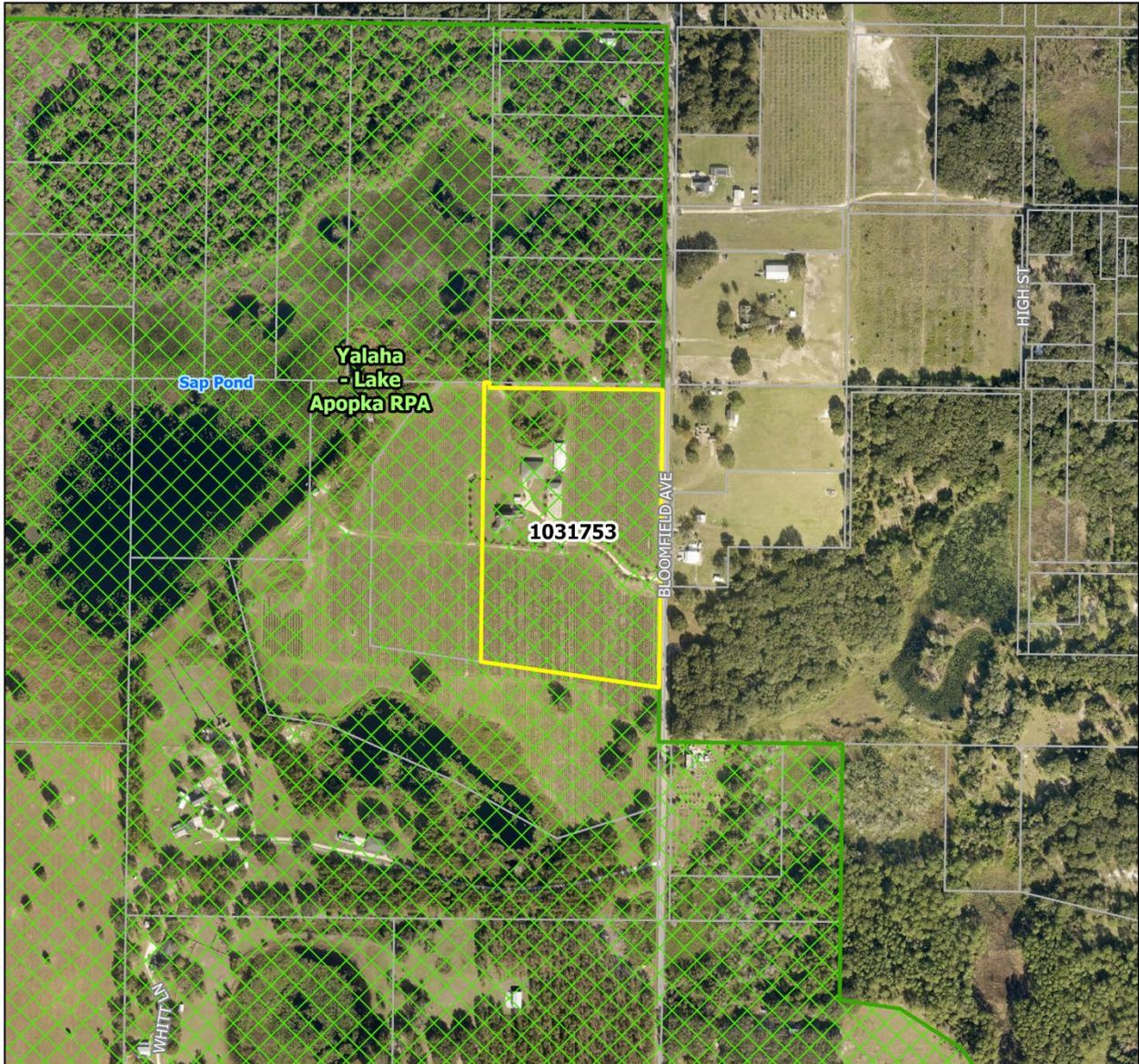
Attachment "B" – Zoning District Map

CURRENT ZONING



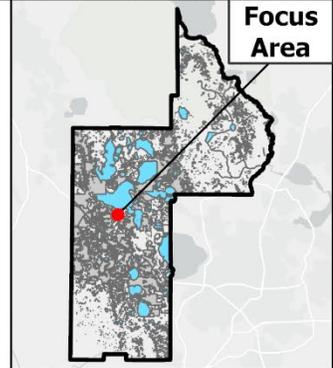
Attachment "C" – Overlay Map

CUP-PZ2025-394
Blueberry Farms

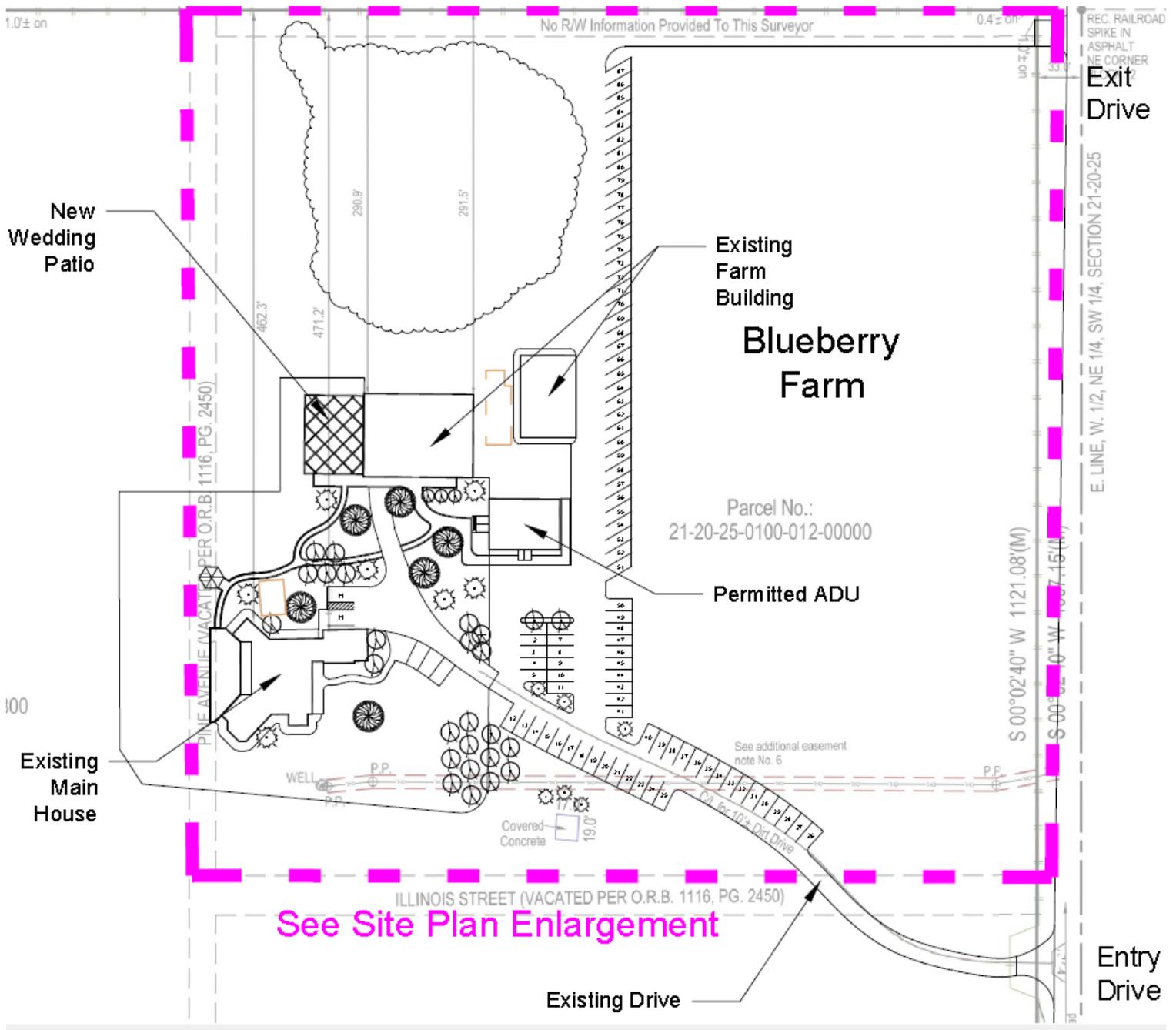


Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2025-394_BlueberryFarms\CUP-PZ2025-394_BlueberryFarms.aprx

Conditional Use Permit- add restrooms, prep area, and gables



Attachment "D", Concept Plan



See Site Plan Enlargement

Attachment “E” – Floodplain Management Comments

Subject: RE: Review Request | Blueberry Farms | Conditional Use Permit | AR 6311 | AK 1031753 | PZ2025-394
Date: Monday, December 29, 2025 10:19:37 AM

Meg:

Thanks for the opportunity to comment on this Application.

Based on the maps and plans provided, this parcel has no Special Flood Hazard Areas on it.

Accordingly, Floodplain Staff has no comments on or objections to this Application.

Thanks.



KARL W. BURSA, AICP, CFM
Public Works Operations Manager

PUBLIC WORKS

A 27351 State Road 19 Tavares, FL 32778

P 352-253-9080 | **F** 352-253-9086

E karl.bursa@lakecountyfl.gov | **W** www.lakecountyfl.gov

NOTE: Florida has a very broad public records law.

Your email communications may be subject to public disclosure.

Attachment “F” – Stormwater Management Comments

Subject: RE: Review Request | Blueberry Farms | Conditional Use Permit | AR 6311 | AK 1031753 | PZ2025-394
Date: Monday, December 29, 2025 12:33:00 PM

Public Works Engineering has the following comments.

1. The driveway access based on the provided survey and the GIS map shows a single lane driveway off Bloomfield Ave. The proposed use change/addition to the site where additional vehicles will be entering and leaving the site will need to be accommodate with a wider driveway access from the county road. The driveway apron throat width will need to be 24-ft wide. If the CUP is approved, then the driveway permitting will be with Public Works Department at same time of the site plan for the permitting of the uses and land improvements.

Conditions:

Transportation:

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. The driveway access for the property off Bloomfield Ave shall be improved to allow two-way traffic a minimum of 24-ft in driveway throat width will be required. Permitting of the upgraded access will be done through the Public Works Department.

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,
Seth



SETH LYNCH
Development Engineer/Project Manager
PUBLIC WORKS DEPARTMENT
Engineering Division, Development Section

Attachment “G” – Fire Plans Examiner Comments

Subject: RE: Review Request | Blueberry Farms | Conditional Use Permit | AR 6311 | AK 1031753 | PZ2025-394
Date: Tuesday, January 20, 2026 1:32:12 PM

Good afternoon Meg,

See Fire comments below:

No objection to Conditional Use Permit, with the condition that a site plan be submitted showing compliance with the LDR’s and Florida Fire Prevention Code. Be advised the following will be required at site plan submittal.

DESIGN DOCUMENTS MUST INDICATE:

1. The Building CONSTRUCTION TYPE with Total building square footage.
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..ect.
4. The Needed Fire Flow for the building[s] and or structure[s] – 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, height, and approved turn arounds (cul-de-sacs min 50’ radius).
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
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 located on the site

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.
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

Thank you,



SUMMER STEPHENS

Fire Inspector

OFFICE OF BUILDING SERVICES

Board of County Commissioners

Attachment “H”, 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 intention is to review all items with the County to ensure full compliance is met.

2. Effect on Adjacent Properties.

Wedding parties and corporate events will host less than 250 guests per event.

All parking will be contained within the fenced area of the property and cars should not have a significant impact on traffic to the surrounding homes in the area.

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

We are in contact with neighbors and share the common goal of protecting our rural setting.

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

Yes, see attached project Narrative statement.

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.

Yes, all steps have been taken to minimize any adverse effects.

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

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.

Yes, all plans remain situated to the central portion of the large blueberry farm.

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.

Correct

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.

Had a site visit from County Fire Marshall, Michael Vitta, and discussed requirements for code compliance.

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

Project Narrative – Bloomfield, at Yalaha Blueberry Farm

The proposed project seeks to preserve and enhance the property’s original agricultural purpose while introducing a complementary, small scale event space usage to support the long term sustainability of the farm.

Our family and team are deeply invested in maintaining the farm’s legacy as a working blueberry farm. However, as with many agricultural operations, farming in this climate and growing zone presents ongoing financial challenges. Crop yield and output can fluctuate significantly from year to year due to weather, pests, and market conditions. This variability increases financial risk and can adversely impact the continued viability of the farm.

To ensure the farm’s future, we are proposing to diversify revenue through the addition of limited, thoughtfully managed special events, such as weddings, corporate gatherings, and similar functions. This approach not only provides supplemental income to stabilize farm operations but also allows the broader community to experience and appreciate the natural beauty of the property and its surroundings

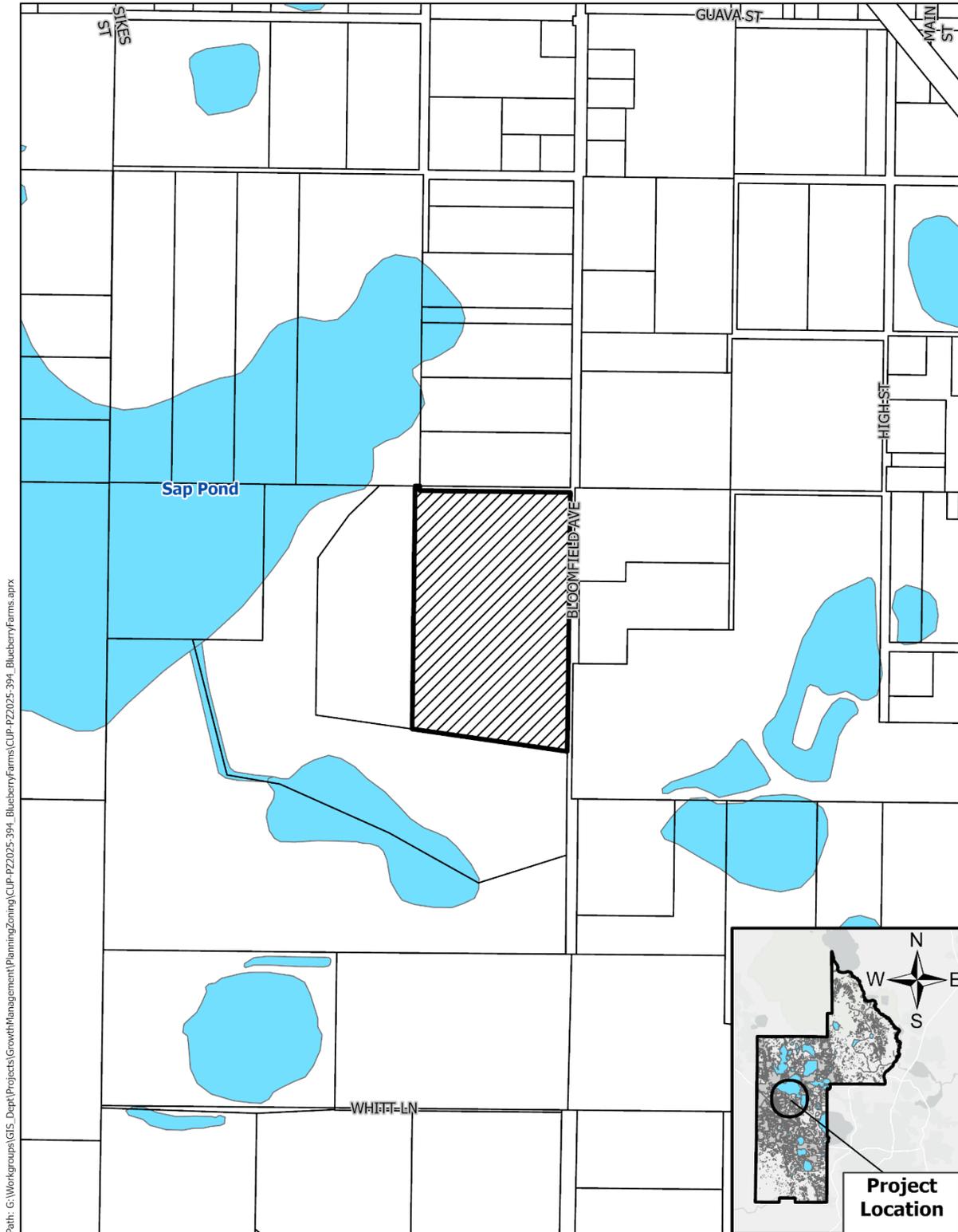
The property includes an existing packing house, historically used for blueberry processing but now primarily serving as temporary equipment staging and harvest support. We propose to repurpose this existing structure for event use during non-harvest periods, making better use of existing infrastructure without altering the agricultural character of the site.

Additionally, the property includes residential facilities, which can be utilized to accommodate event guests on a limited basis, offering convenience while maintaining the site’s rural integrity.

Events will be limited to no more than 52 per year, ensuring that the farm’s primary focus remains on agriculture. Farming operations will continue to take precedence, with events scheduled to avoid interference with planting, harvest, or maintenance cycles.

Ultimately, this project represents a balanced approach, one that honors the property’s agricultural heritage, sustains its economic future, and opens its natural beauty for others to enjoy in a controlled and respectful manner.

Map of Subject Property

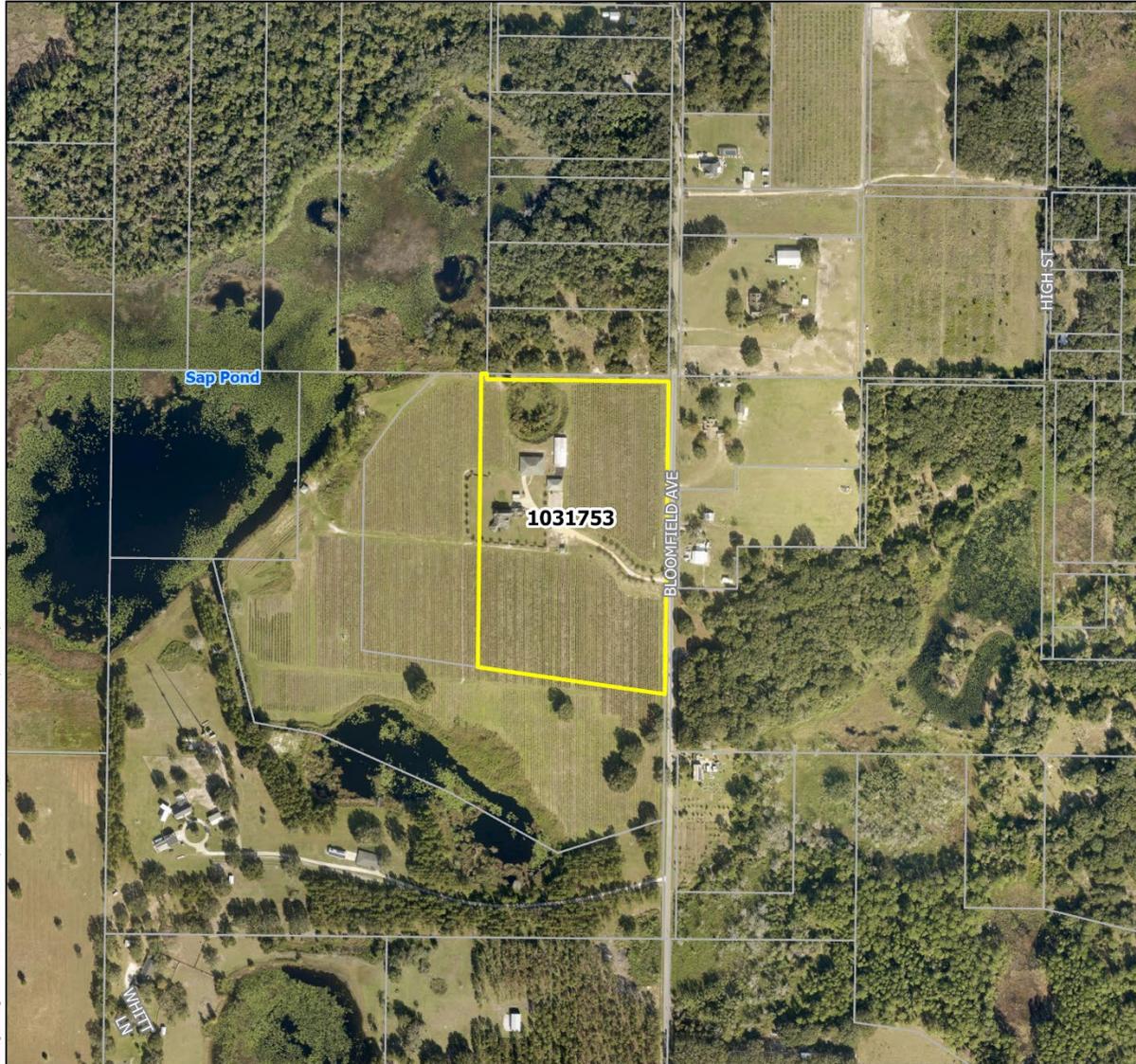


Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\PlanningZoning\CUP-PZ2025-394_BlueberryFarms\CUP-PZ2025-394_BlueberryFarms.aprx

2/17/2026

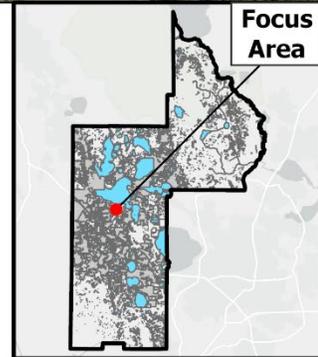
Aerial Map of Subject Property

CUP-PZ2025-394
Blueberry Farms



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2025-394_BlueberryFarms\CUP-PZ2025-394_BlueberryFarms.aprx

Conditional Use Permit- add restrooms, prep area, and gables



2/17/2026

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

12 **B. Event Limitations:**

- 13 1. **Number of Events Per Calendar Year.** There shall be no more
- 14 than fifty-two (52) weddings/events/special events per calendar
- 15 year.
- 16 2. **Hours of Wedding Venue / Event Venue Activity:**
- 17 a. Thursdays from 12:00 p.m. to 5:00 p.m. for deliveries and
- 18 set-up only
- 19 b. Fridays and Saturdays from 9:00 a.m. to 11:00 p.m.
- 20 c. Sundays and Monday from 9:00 a.m. to 5:00 p.m. for post
- 21 wedding/event clean-up only.
- 22 3. **Setbacks:**
- 23 a. Wedding venue activities shall not be located closer than
- 24 fifty (50) feet from the property line of any parcel that
- 25 contains a single-family residence.
- 26 b. Any points of congregation of wedding activities shall be
- 27 located a minimum of fifty (50) feet from the property line
- 28 of any parcel that contains a single-family residence.
- 29 c. Unless otherwise specified, any new buildings or structures
- 30 shall meet or exceed building setbacks in accordance with
- 31 the LDR, as amended.
- 32 4. **Special Events:** Special Event shall be classified as events expected
- 33 to draw 500 persons or greater, exceed the maximum allowed
- 34 number of patrons within an establishment, involve the use of
- 35 pyrotechnics or otherwise meeting the definition of Special Events
- 36 within the LDR. Special Events will require additional permits in
- 37 accordance with the LDR and Comprehensive Plan, as amended,
- 38 including a Special Event Site Plan. The Applicant shall apply for a
- 39 Special Event Site Plan thirty (30) days in advance of the event and

1 shall apply for a Special Event permit ninety (90) days in advance
2 of the event, in accordance with special event application procedures
3 and LDR, as amended.

4 **C. Specific Conditions.**

- 5 1. **Occupancy Limits.** Occupancy of the event venue building cannot
6 exceed that which is allowed by Chapter 12 of the Florida Fire
7 Prevention Code for assembly occupancy.
- 8 2. **Parking Limitations.** Parking surfaces may be grass or other
9 pervious material, except as required for compliance with the
10 Americans with Disabilities Act (ADA). There will be no parking
11 allowed outside the property limits. Other parking requirements
12 shall be in accordance with the Comprehensive Plan and LDR, as
13 amended. Stacking of vehicles along Bloomfield Avenue to await
14 entry to the property is strictly prohibited.
- 15 3. **Material Storage.** There shall be no storage of materials, equipment
16 or vehicles within the building setbacks, wetland setbacks or
17 landscape buffers.
- 18 4. **Site Plan.** The Owner shall submit and obtain an approved site plan
19 meeting the requirements of the LDR, as amended. The general
20 assembly building may not be used for any events until a Certificate
21 of Completion or Certificate of Occupancy, as appropriate, is
22 received from the County.

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

25 **E. Transportation Improvements and Access Management:**

- 26 1. The driveway access for the property off Bloomfield Avenue shall be
27 improved to allow two-way traffic a minimum of 24-feet in driveway
28 throat width will be required. Permitting of the upgraded access will
29 be done through the Public Works Department.
- 30 2. All access management shall be in accordance with the
31 Comprehensive Plan and LDR, as amended.

32 **F. Floodplain and Stormwater Management.**

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

- 1 **G. Open Space, Impervious Surface Ratio, Floor Area Ratio, and**
2 **Building/Signage Height:** Shall be in accordance with the Comprehensive
3 Plan and the LDR, as amended.
- 4 **H. Landscaping, Buffering, and Screening:** Shall be in accordance with the
5 Comprehensive Plan and the LDR, as amended.
- 6 **I. Concurrency Management Requirements:** Any development shall
7 comply with the Lake County Concurrency Management System, as
8 amended.
- 9 **J. Noise:** A noise study shall be required at the time of site plan submittal and
10 Owner shall be required to undertake any necessary remediation measures
11 identified in the noise study. No amplified sound is permitted outside of a
12 fully enclosed structure after 10:00 p.m. All amplified sound during an
13 event, whether indoor or outdoor, must comply with the following:
- 14 1. A violation of this section occurs when amplified sound is plainly
15 audible at a distance of twenty-five (25) feet or more from the
16 property line. Violations of this section constitute a violation of the
17 Conditional Use Permit and may be enforced through any legally
18 available means, including the issuance of civil citations, notices of
19 violation to appear before the Code Enforcement Special Master, or
20 proceedings to revoke this Conditional Use Permit. The method of
21 enforcement is at the sole discretion of the County.
- 22 2. *Amplified Sound* shall mean sound and sound volume that is
23 increased by any electric, electronic, mechanical, or motor-powered
24 means, to include sound that is produced by a radio, tape player,
25 compact disc player, portable music or video player, cellular
26 telephone, tablet computer, laptop computer, stereo, television,
27 musical instrument, speaker, or other mechanical or electronic
28 sound-making device, instrument, or other machine or device, used
29 for the production, reproduction, or emission of sound which
30 disturbs the peace, quiet, and comfort of other residents.
- 31 3. *Plainly Audible* means any electronically amplified sound that can
32 be clearly heard by an officer using his normal hearing faculties not
33 enhanced by any device. Where distance measurements are required
34 by this section to determine whether sound is plainly audible,
35 measurements shall be taken in accordance with the following
36 requirements:
- 37 a. A law enforcement or code enforcement officer must have a
38 direct line of site to the location of the noise (i.e., the event
39 venue, barn, or the speaker), so that the officer can readily
40 identify the distance involved.
- 41 b. The law enforcement or code enforcement officer need not
42 determine the particular words or phrases being produced or
43 the name of any song or artist producing the sound. The

detection of a rhythmic bass reverberating type sound is sufficient to constitute a plainly audible sound.

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

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

Section 3. Conditions.

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

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

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

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

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

Section 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. No Estoppel: Approval of this ordinance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed

1 due to the inability to meet other requirements under the applicable Land
2 Development Regulations. The Owner is solely responsible for performing any
3 necessary due diligence to ensure the property will appropriately support future
4 development.

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

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

11
12 **ENACTED** this _____ day of _____, 2026.
13 **FILED** with the Secretary of State _____, 2026.
14 **EFFECTIVE** _____, 2026.

15
16 **BOARD OF COUNTY COMMISSIONERS**
17 **LAKE COUNTY, FLORIDA**

18
19 _____
20 **LESLIE CAMPIONE, CHAIRMAN**

21 **ATTEST:**

22
23 _____
24 **GARY J. COONEY, CLERK OF THE**
25 **BOARD OF COUNTY COMMISSIONERS**
26 **LAKE COUNTY, FLORIDA**

27
28 **APPROVED AS TO FORM AND LEGALITY:**

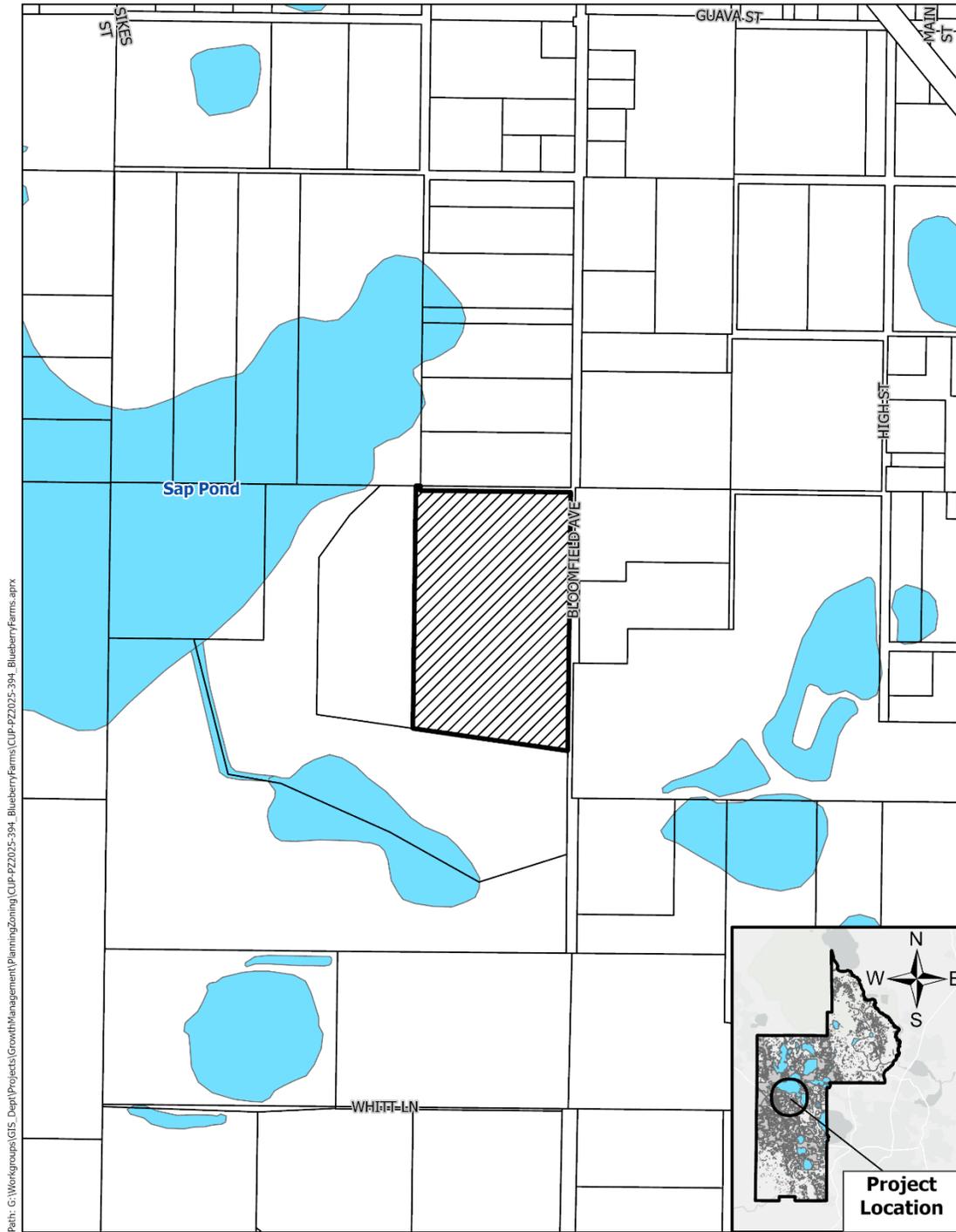
29
30 _____
31 **MELANIE MARSH, COUNTY ATTORNEY**

1

Exhibit "A" – Legal Description.

BLOOMFIELD BLKS 12 & 13, ILLINOIS STREET & PINE AVE LYING W OF BLOOMFIELD AVE NOW VACATED--LESS BEG AT SE COR OF BLK 13, RUN N 200 FT & PT A, RETURN TO POB, RUN W 1324.90 FT TO SW COR OF SE 1/4 OF NW 1/4 OF SW 1/4, N 374 FT, S 82-32-05 E TO PT A-- ORB 6085 PG 1973

2



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2025-394_BlueberryFarms\CUP-PZ2025-394_BlueberryFarms.aprx

2/17/2026

1
2

Exhibit "B" – Conceptual Plan.

