

REC 13.00

TF 2.00

RESOLUTION 1994-63  
Tracking #19-94-CP  
32-76A-3

BOOK 1295 PAGE 0377

1        WHEREAS, the Lake County Planning and Zoning Commission did,  
2        on the 23rd day of February, 1994, review petition #32-76A-3, to  
3        approve a request for an amendment to CP (Planned Commercial)  
4        Ordinance #13-76 on property generally located in the Leesburg area  
5        - Property lying at the corner of C-473 & California St.

6        LEGAL DESCRIPTION: Beg on the E line of Haines Creek Rd.  
7        447 ft. E and 1015.6 ft. N of SW cor of Sec. for POB, run  
8        E 123 ft., N 125 ft., W 123 ft., S 125 ft. to POB of Sec.  
9        13, Twp. 19S, Rge. 25E. (.35 + acres)

10       AND, after giving Notice of Hearing on petition for site plan  
11       approval, including a notice that said would be presented to the  
12       Board of County Commissioners of Lake County, Florida, on the 29th  
13       day of March; and

14       WHEREAS, the Board of County Commissioners reviewed said  
15       petition, the recommendations of the Lake County Planning and  
16       Zoning Commission, and any comments, favorable or unfavorable from  
17       the Public and surrounding property owners at a Public Hearing duly  
18       advertised; and

19       WHEREAS, upon review, certain terms and conditions pertaining  
20       to the development of the above described property have been duly  
21       approved:

22       NOW THEREFORE, BE IT RESOLVED by the Board of County  
23       Commissioners of Lake County, Florida, that the Zoning Rules and  
24       Regulations of Lake County, Florida, be altered and amended as they  
25       pertain to the above tract of land subject to the following terms  
26       and conditions.

27       Section 1. Terms. This Ordinance shall mean and include  
28       the following land uses:

29       A. Land Uses: Use of the site shall be limited to include  
30       a beauty shop, flower gift shop to be operated from the building,  
31       as well as professional offices and retail convenience uses.  
32       Normal related uses incidental thereto may be approved by the  
33       County Manager or designee. Any other use of the site may require  
34       approval of an amendment by the Board of County Commissioners.

35       B. Concurrency Review: The applicant will be required to  
36       undergo Lake County Concurrency Management Review or sign an  
37       affidavit of deferral, deferring concurrency review prior to  
38       requesting approval.

RECORDS INDEXED  
LAKE COUNTY, FLA.



Outlook

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## Fw: CR 473 Land Use

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**From** Blaine Payne <admin@bridgethornco.com>  
**Date** Thu 5/29/2025 2:44 PM  
**To** Steven Trowbridge <steven@bridgethornco.com>

1 attachment (172 KB)

CR 473.pdf;

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**From:** PZ Info <pzinfo@lakecountyfl.gov>  
**Sent:** Thursday, May 29, 2025 2:30 PM  
**To:** Blaine Payne <admin@bridgethornco.com>  
**Subject:** RE: CR 473 Land Use

Good afternoon,

Classification of Uses can be found within the Lake County Land Development Regulations (LDR) Section 3.01.02

**Professional Office.** An establishment providing executive, Management, administrative, or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a Permitted use. Typical uses include offices for: accountants, economic consultants and stock brokers; attorneys; Engineers, Architects, surveyors, draftsmen, industrial designing, model making, planners, sculptors and artists, editorial and general designing, ceramic arts, and photographers; advertising agencies; insurance, real estate and/or escrow or abstract offices; secretarial and telephone answering services; and mortuaries and funeral homes.

**Retail, Convenience.** An establishment serving a limited market area and engaged in the retail sale or rental, from the premises, of frequently or recurrently needed items for household use. Typical uses include drugstores, apparel and cosmetic stores, bookstores, newsstands, flower shops, video tape rental stores, retail bakeries, gift shops, hardware stores, and convenience food stores, including Accessory gasoline sales.

If you would like staff to further research the parcel, please submit a Pre-Submittal Application or Zoning Conformance Letter to [DevelopmentApplications@lakecountyfl.gov](mailto:DevelopmentApplications@lakecountyfl.gov)

Below is a list of resources that are available to help answer your questions.

Lake County's 2030 Comprehensive Plan: <https://www.lakecountyfl.gov/planning-and-zoning/comprehensive-planning>

Lake County's Land Development Regulations:

[https://library.municode.com/fl/lake\\_county/codes/code\\_of\\_ordinances?web=1&wdLOR=cEB9AE8DB-5A38-42A2-9FEE-C040180F0E99](https://library.municode.com/fl/lake_county/codes/code_of_ordinances?web=1&wdLOR=cEB9AE8DB-5A38-42A2-9FEE-C040180F0E99)

For reference, Lake County Planning and Zoning Forms may be found here: [Forms for Lake County Planning & Zoning](#)