CITIZEN QUESTION AND COMMENT PERIOD

Mr. Rich Graham, a resident of Lake County, mentioned that he owned the property south of the Deep Woods Ranch Airport, and that he was one of the three property owners who had rights to the use of the runway from the conditional use permit (CUP). He asked that the Board of County Commissioners (BCC) and staff would place the Embry-Riddle project on hold for a formal public hearing before the County decided that the project complied with the 2006 CUP, and opined that this was no longer the continued use of an old private grass airstrip that was simply being paved over, noting that the current plans showed the following: a paved runway; paved taxiways; two paved connectors; a large aircraft apron extension; extensive grading and drainage work; road realignments; and the substantial clearing of trees inside and outside of the airport property, which doubled the length of the runway's footprint in the Ocala National Forest when including the safe zones. He opined that what was once an occasional-use private rural runway was currently being transformed into a high-intensity aviation training facility for Embry-Riddle Aeronautical University, and that none of the other property owners with rights to the CUP had any say in any of these changes. He commented that the current construction plans did not properly identify his easement for access or his easement for utilities; however, it depicted grading, clearing, road construction, temporary fencing, and other items near the road that provided access to his property. He opined that this road was not optional or interchangeable, as it was the only lawful access to the landlocked properties there, and that his home, his veteran charities organization, his ecotourism operations, and his bed and breakfast facility all depended on the continuous access, as did his utilities, deliveries, emergency vehicles, and fire protection. He opined that the new proposed road gave no rights to the property, and that it was available only on a special use permit granted to the Embry-Riddle Aeronautical University from the United States (U.S.) Forest Service with no rights given to the residents. He opined that since this permit expired every five years, the residents had no certainty that it would be longstanding, and said that he did not consent to the relocation, obstruction, or destruction of the existing recorded easement. He relayed his understanding that the BCC was not responsible for private title disputes; however, he opined that the County should make note of zoning or CUP compliance based on the construction plans that omitted the recorded easements listed on the property owners' deeds.

Ms. Lisa Hayden, a resident of Lake County, recalled that in June 2025, Ms. Tara Tedrow, an attorney representing Embry-Riddle Aeronautical University, said that upon the closing of this property, she would file an agreement with limitations and stipulations on what the university would be

	allowed to do, and that this had not happened. She commented that Embry-Riddle Aeronautical University was amending this CUP, rather than Mr. Graham, who was abiding by the original CUP, opining that it should be their responsibility to apply for an amendment. She opined that Embry-Riddle Aeronautical University was broadening everything, and expressed appreciation for the Board's support.	
	SPECIAL RECOGNITION OF THE PRIDE IN AMERICA POSTER CONTEST WINNERS	
	ANNEXATION REPORT	DIAL
	Tab 1. REZONING AGENDA	
	REGULAR AGENDA VARIANCE CASES:	
APPROVED	Tab 1. **Final Development Order No. 2026-6** Variance Case # PZ2026-58 Alsept Property A variance to Land Development Regulations (LDR) Table 3.02.05, entitled Setback Requirements, to allow the construction of a carport and walkway cover over existing driveway at 44.3 feet from the centerline of the road in lieu of the required sixty-two (62) foot setback.	DIAL
APPROVED	Tab 2. **Final Development Order No. 2026-7** Variance Case # PZ2025-344 Love Property A variance to Land Development Regulations (LDR) Table 3.02.05, entitled Setback Requirements, to allow a driveway (impervious surface area) with an irregular setback, between four (4) and zero (0) feet along the western property line, in lieu of the required five (5) foot.	DIAL
APPROVED	Tab 3. **Final Development Order No. 2026-8** Variance Case # PZ2026-101 Gifford Pool A variance to Planned Unit Development Ordinance #1998-17 Section (II)(A)(2) to allow for the construction of a pool, pool deck and associated pool screen enclosure five (5) feet from the rear property line in lieu of the required ten (10) foot.	DIAL
TABLED	Tab 4. Variance Case # PZ2025-375 Escobedo Property A variance to Land Development Regulations (LDR) Section	DIAL

	14.11.01(D)(2)(c) to allow the creation of two (2) lots through the minor lot split process where the easement that leads to the parent parcel varies in width and is 10 feet wide at the narrowest point in lieu of the required 50 feet. **The Board tabled this item to the October 6, 2026 BCC meeting.**	
WITHDRAWN	Tab 5. Variance Case # PZ2025-259 Humphrey Property 1. A variance to Land Development Regulations (LDR) Table 3.02.05 Note 3(a) to allow an unpermitted accessory structure (carport) to remain 3.9 feet from the side property line, in lieu of the required 25 feet. 2. A variance to Land Development Regulations (LDR) Section 10.01.01(D) for a property less than one (1) acre in size, to allow a 960 square-foot unpermitted accessory structure (carport) that is 100 percent of the main floor square footage of the enclosed living area of the dwelling unit, in lieu of the maximum eighty (80) percent allowance.	DIAL
FOR YOUR INFORMATION	Commr. Sabatini relayed that a judge in the Amendment 3 ballot language case ordered that it be rewritten, and that the Florida Sheriffs Association was against it.	SABATINI
FOR YOUR INFORMATION	Commr. Morris, who was serving on the Canvassing Board, asked residents to fill out the ovals on the voting ballots correctly, opining that it could be difficult to determine who was being voted for.	MORRIS
FOR YOUR INFORMATION	Commr. Campione commented that there was a press release about Britt Road, and that work had begun on the road, opining that they had made much progress. She stated that she was glad to see this happening, and hoped that the work would go quickly.	CAMPIONE
FOR YOUR INFORMATION	Commr. Smith said that it was National Coast Guard Day and National Chocolate Chip Cookie Day.	SMITH