

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
APPLICATION FOR CONDITIONAL USE PERMIT

LAKE COUNTY ZONING BOARD
 February 1, 2012



BOARD OF COUNTY COMMISSIONERS
 February 28, 2012

CUP #12/2/1-5 McElroy Kennel CUP	Case Manager: Jennifer M. Cotch, Environmental Specialist	Agenda Item # 1
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Applicant: Toby Young Contracting, LLC (the "Applicant") **Owner:** Margaret McElroy (the "Owner")

Requested Action: The Applicant is requesting to amend Ordinance# 1995-31 granting a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District for a kennel to remove 10 acres of a 23 acre parcel.

- Site Location & Information -

Approximate site location outlined in Red



Site Visit: December 29, 2011
 Sign Posted: January 18, 2012

Size	10+/- acres	
Location	Lady Lake area; 41225 Grays Airport Road	
Alternate Key #	1237220	
Future Land Use/Density	Rural/1 du/5 net acre	
	Existing	Proposed
Zoning District	A	A
Density	1 du/5 ac	1 du/5 ac
Joint Planning Area	Lady Lake	
Utility Area:	Lady Lake	
Site Utilities	Private well & septic	
Road Classification	Local	
Flood Zone/ FIRM Panel	Zone X/Panel 160 of 725 7/3/02	
Commissioner District	District 5-Cadwell	

Land Use Table

Direction	Future Land Use	Zoning	Existing Use
North	Rural	Agriculture (A)	low density residential
South	Rural	Agriculture (A)	low density residential
East	Rural	Agriculture (A)	Agriculture, low density residential
West	Rural	Agriculture (A)	low density residential

– Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit amendment, with conditions, revoke CUP #95/8/1-5 and replace Ordinance #1995-31 with the proposed ordinance.

ZONING BOARD RECOMMENDATION:

– Summary of Analysis –

The Applicant is requesting to amend the Conditional Use Permit (CUP) granted by Ordinance 1995-31 (attached) to reduce the area to 10 acres. The property is in the Agriculture (A) Zoning District and is 23 acres. The amendment is being requested by the Applicant to facilitate a lot split and remove the CUP from 13 acres of the property.

The existing CUP for a kennel allows up to sixty (60) dogs and up to two (2) events a year. The Applicant wishes to split the property into two parcels, thus the need to amend the existing CUP. The Applicant is proposing that one parcel will be approximately 13 acres and will be retained by the current owner, Margaret McElroy. The remaining 10 acres will be sold to Steve and Leslie Kalwara, who will be operating the kennel. Since the property is currently one recognized lot, the Owner will need to obtain a minor lot split to legally create the two parcels. This will be accomplished after the CUP amendment is approved.

The subject property is located in the Lady Lake area, southwest of the Marion County Road and Grays Airport Road intersection. The property is located within the Rural Future Land Use Category (FLUC). The Land Development Regulations (LDR) requires a CUP for kennels in the Agriculture Zoning District.

According to LDR Sections 3.01.04 (1 and 18), the CUP addresses the maximum number of animals to be permitted in the kennel, the required setbacks, the impacts from animal noise and odor that may affect adjacent property owned by others, and provisions for the removal of animal waste and sewage.

– STANDARDS OF REVIEW & ANALYSIS –

(Per Section 14.05.03 of the Land Development Regulations)

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

The proposed use is consistent with the general purpose, goals, objectives and standards of Comprehensive Plan Policy 1-1.4.4, which promotes agricultural uses in the Rural FLUC.

The request is consistent with LDR Table 3.01.03 Schedule of Permitted and Conditional Uses, which allows Kennel uses in the Agriculture (A) Zoning District with the issuance of a CUP, but requires that the conditions of Section 3.01.04(18) are met to ensure compatibility with surrounding uses.

The Applicant has submitted a concept plan indicating the kennel will meet the 200-ft minimum setbacks from property lines, per LDR 3.01.04 (1). The attached Ordinance places a maximum number of animals to no more than thirty (30) and requires that feces shall be picked up and disposed of as necessary to protect the health of the dogs, per LDR 3.01.04(18).

B. Effect on Adjacent Properties.

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

The Owner has had an active CUP (CUP #95/8/1-5) for a kennel since 1995. There have been no complaints about the use on the property in the County records. However, in 2006, the Animal Services Division did remove 31 "labradoodles" from the property. Because of this, Animal Services is requesting that unannounced inspection be conducted by Animal Services as a condition of the CUP, if approved. Kennel structures used to house animals must be setback a minimum of 200-ft from all property lines. In addition to meeting the other conditions in the attached Ordinance to minimize adverse effects to the adjacent properties.

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

The surrounding area is characterized by rural residential lots, vacant lands and agricultural uses. The current zoning of the subject parcel is Agriculture, thus approving the CUP will not change the nature of the surrounding area.

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.

If the Conditional Use Permit is granted, the proposed ordinance contains conditions to limit impacts on the immediate vicinity. The proposed ordinance includes conditions on setbacks, landscaping, buffering and screening. These conditions are intended to minimize any adverse impacts on the surrounding properties. The conditions of the ordinance will be implemented in detail during the site plan process.

4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of the neighboring property, in accordance with applicable district regulations.

The CUP will not interfere with the development of neighboring properties. The proposed ordinance addresses landscaping, buffering, and screening requirements.

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, park and recreation, schools, and fire and emergency medical facilities. Levels of service established by the Comprehensive Plan shall be considered.

The proposed use of a kennel would not result in a significant additional demand on public facilities and services. Any additional impacts to roads, solid waste, etc. will be addressed during site plan review.

The facility will be served by individual well and septic. The Florida Department of Health (DOH) commented that domestic and commercial waste must be disposed into an approved Department of Health/Lake County Health Department system. This matter will be addressed in detail by DOH during the site plan review and approval process.

D. 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.

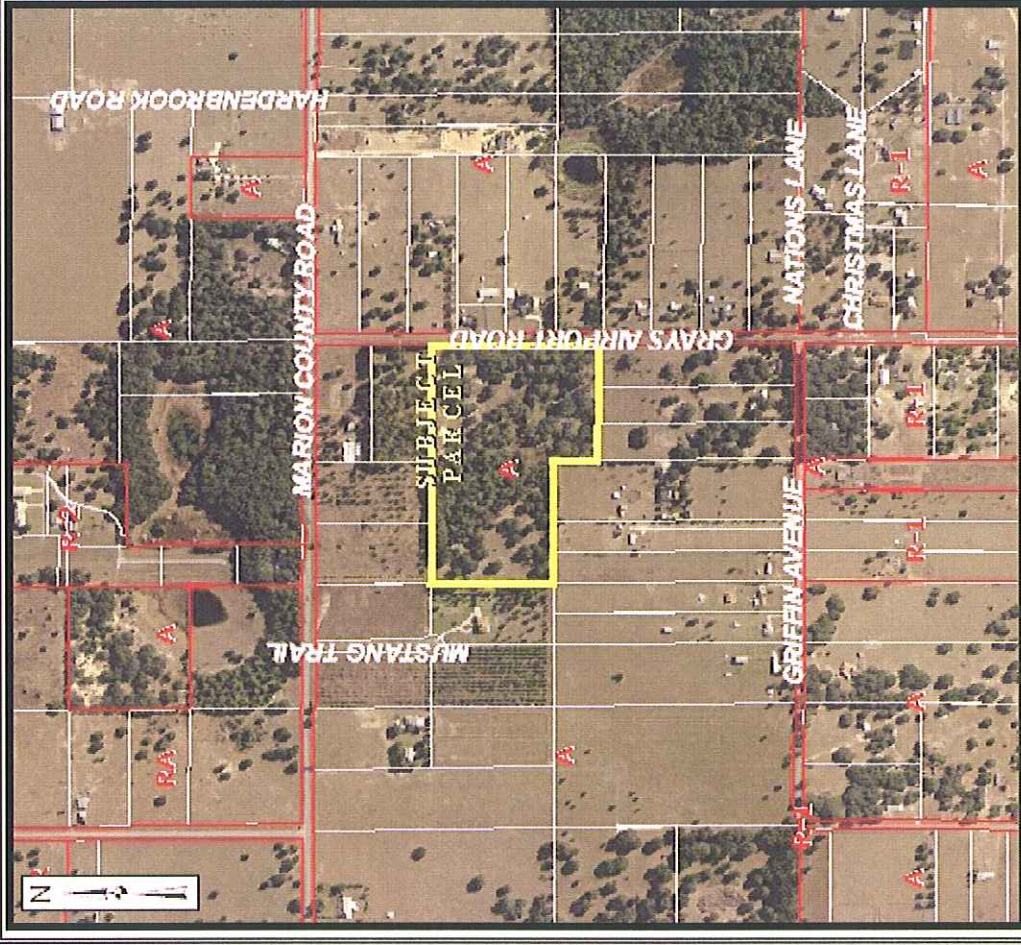
Fire Station 52 is approximately 4.5 miles from the property, with an average response time of six and a half minutes.

FINDINGS OF FACT: Staff has reviewed the application for the proposed Conditional Use Permit and found:

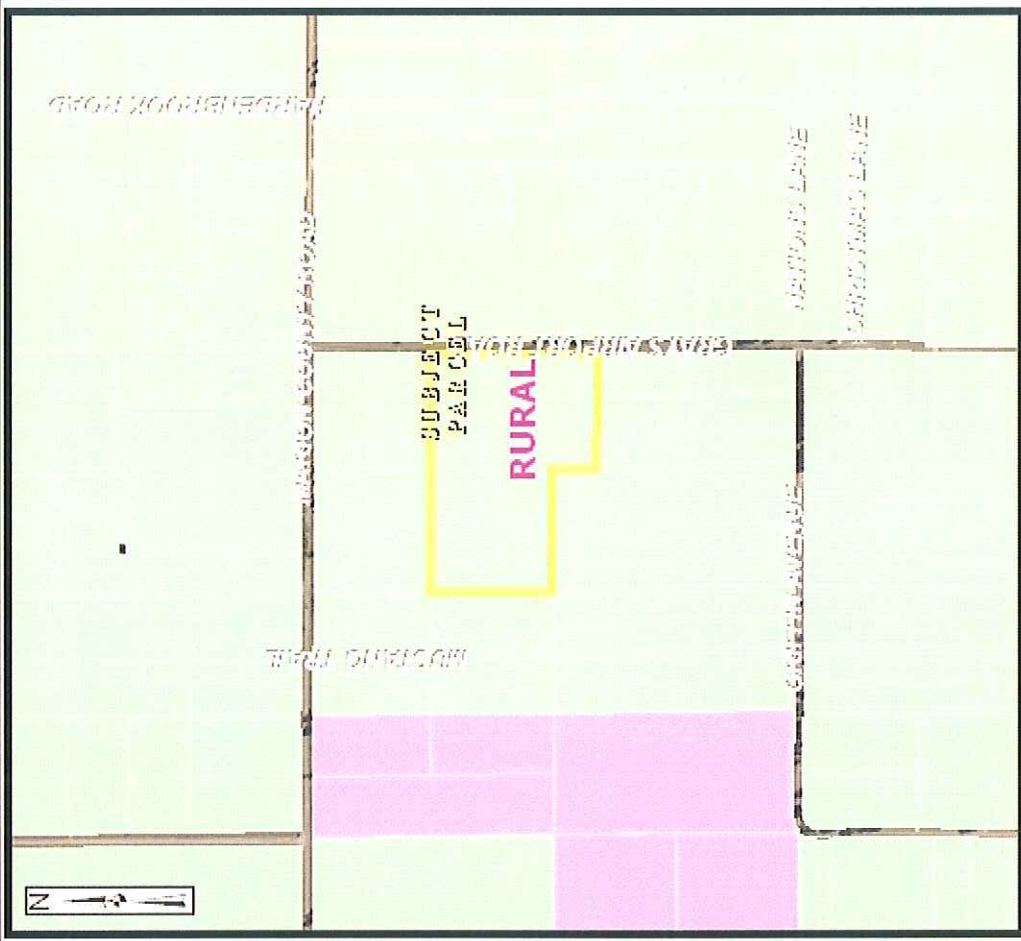
1. The request is consistent with Section 3.01.04(1) LDRs as the request proposes a minimum 200 foot setback, as required for the kennel structure.
2. The request is consistent with the Comprehensive Plan Policy 1-1.4.4 relating to the general land use criteria and activities of the Rural Future Land Use Category.
3. The request is consistent with LDR Table 3.01.03, Schedule of Permitted and Conditional Uses, which allows Kennel uses in the Agriculture (A) Zoning District with the issuance of a CUP.

Therefore, based on these findings of fact, staff recommends **APPROVAL** of the conditional use permit request, subject to the conditions as set forth in the attached Ordinance.

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-




CURRENT ZONING
AGRICULTURE





ADOPTED FUTURE LAND USE
RURAL

MCELROY KENNEL

CUP# 12/21-5
PH# 05/4/7-2
CASE LOCATION:
03-18-24
REQUESTING:
CUP for Kennel


ZONING 

LAND USE 

SUBJECT PARCEL 

MAP COMPOSITION:
JANUARY 2018

FOCUS AREA



ORDINANCE #2012-XX
McElroy/Kalawara Kennel
CUP #12/2/1-5

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Toby Young Contracting, LLC (the "Applicant") has made a request to amend Ordinance 1995-31/ Conditional Use Permit (CUP #95/8/1-5) on behalf of Margaret McElroy and Steve and Leslie Kalwara (the "Permittee") on property in the Agriculture (A) Zoning District to allow a Kennel; and

WHEREAS, the Lake County Board of County Commissioners approved Ordinance #1995-31 on September 26, 1995 granting a Conditional Use Permit (CUP #95/8/1-5) on property in the Agriculture (A) Zoning District to allow a canine kennel for breeding, selling, and competitions; and

WHEREAS, this Ordinance shall supersede and replace Ordinance #1995-31, and revoke CUP #95/8/1-5; and

WHEREAS, the subject property consists of 10 +/- acres and is generally located in the Lady Lake area, Southwest of the Marion County Road and Grays Airport Road intersection in Section 03, Township 18 South, Range 24 East, currently lying within Alternate Key Number 1237220, as described below:

LEGAL DESCRIPTION:

Commence at the Northeast Corner of the Southeast ¼ of Section 3, Township 18 South, Range 24 East, Lake County, Florida; Thence run N89°32'17"W Along the North line of said Southeast ¼, a distance of 33.00 feet; thence run S00°00'00"E Along A line 33 feet west and parallel to the East line of said Southeast ¼, a distance of 1019.15 feet to the point of beginning; thence continuing S00°00'00E, A distance of 548.91 feet; thence run N89°32'13"W along the South line of the North 240 feet of the East ½ of the Southeast ¼ f the Southeast ¼ of said section, a distance of 632.30 feet; thence run N00°02'59" W along the West line of the North 240 feet of the East ½ of the Southeast ¼ of said Southeast ¼, a distance of 240.014 feet; thence run N°00'00"W, A distance of 308.91 feet; thence run S89°32'13"E, A distance of 923.02 feet to the point of beginning

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

WHEREAS, the Lake County Board of County Commissioners deems it necessary and desirable in order to protect the public health, safety, and general welfare of the citizens of Lake County in accordance with the purpose and intent of the Land Development Regulations (LDR) to require compliance with the special conditions hereinafter set forth.

WHEREAS, this Conditional Use Permit was reviewed by th eZoning Board on February 1, 2012 and by the Board of County Commissioners of Lake County, Florida on February 28, 2012; and

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

Section 1 Permission is hereby granted to the Permittee for the operation of a Kennel as a Conditional Use within the Agriculture (A) Zoning District.

- 1 **Section 2** Terms: This Ordinance shall supersede and replace Ordinance #1995-31, and revoke CUP #95/8/1-5,
2 and shall mean and include the total of the following uses as included herein. The County Manager or
3 designee shall amend the Lake County Zoning Map to reflect a CUP, in accordance with this
4 Ordinance.
- 5 A. Land Uses: Use of the site shall be limited to the following:
- 6
- 7 1. All permitted uses within the Agriculture (A) Zoning District.
- 8 2. Kennel, subject to the conditions contained within this Ordinance.
- 9 3. Accessory uses directly associated with these uses may be approved by the County Manager or
10 designee. Any other use of the site shall require an amendment to this Ordinance as approved by
11 the Board of County Commissioners.
- 12 4. To the extent where there are conflicts between the Conceptual Plan and this Ordinance, this
13 Ordinance shall take precedence.
- 14 B. Specific Conditions:
- 15 1. Number of Animals. The Kennel shall be limited to a maximum of 30 animals (any combination of
16 dogs and cats) over the age of six (6) months at any time.
- 17 2. Permits. The Kennel shall be in conformity with all Federal, State and Local Regulations at all
18 times. The Permittee shall secure all applicable required State and Local Licenses including a Lake
19 County occupational tax receipt.
- 20 3. Site Plan. A Site plan application shall be submitted for review and approval for the Kennel
21 structure within six (6) months of the effective date of this Ordinance; otherwise this Permit shall be
22 null and void. In that event, the Permittee shall submit a new conditional use permit application for
23 consideration by the Zoning Board and the Board of County Commissioners.
- 24 4. Building Permits. The Permittee shall obtain a Building Permit for the Kennel structure that
25 demonstrates compliance with all requirements of the Florida Building Code.
- 26 5. Kennel Configuration and Operation.
- 27 a) Kennel shelter shall be large enough so the dogs can sit, stand, lie down and/or turn
28 around comfortably.
- 29 b) Kennel shelter shall be constructed and maintained so that dogs are securely confined and
30 the shelter does not cause injury to the dogs as determined.
- 31 c) Cages shall be stacked in no more than two (2) rows high and the lowest level may be no
32 higher than four (4) feet from the floor or ground.
- 33 d) Protection from adverse weather conditions must be provided. All enclosures shall be
34 adequately ventilated and lighted. Protection from humidity and temperatures below 50
35 degrees Fahrenheit and above 85 degrees Fahrenheit and all weather events that may be
36 hazardous or uncomfortable.
- 37 e) Dogs shall have access to exercise at least twice a day for at least twenty (20) minutes.
- 38 f) Dogs shall have access to fresh water on a daily basis.
- 39 g) Food should be fresh and appropriate.
- 40 h) Feces shall be picked up and disposed of as necessary to protect the health of the dogs.
- 41 i) Individual kennel enclosures shall be cleaned daily and dogs shall be moved out of the
42 enclosure during cleaning.

- 1 j) The front of each cage shall have the animals birth date. All dogs on the premises shall be
- 2 examined on an annual basis by a licensed veterinarian and kept up to date on rabies,
- 3 distemper, Bordetella and Parvovirus vaccines. Examination and vaccination records shall
- 4 be maintained on the premises.
- 5 k) The County manager, or designee shall be allowed on the property for visits to check on
- 6 the health and living conditions of all animals on the property. These visits do not have to
- 7 be scheduled in advance. Staff must be allowed to inspect the property during these
- 8 unannounced visits.

9
10 C. Setbacks:

- 11 a. Dog runs shall be located outside the Kennel setbacks.
- 12 b. Other setbacks shall be in accordance with the Comprehensive Plan and LDR, as
- 13 amended.

14 D. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height shall be in accordance

15 with the Comprehensive Plan and LDR, as amended.

16 E. Landscaping, Buffering and Screening: Shall comply with the LDR, as amended. Landscaping may be

17 used for noise mitigation if recommended by accepted noise study.

18 F. Fire Protection and Emergency Services Access: Access to the property shall be provided in

19 accordance with the Florida Fire Prevention Code and/or the LDR, as amended.

20 G. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent with Dark-

21 Sky Principles.

22 H. Signage: Signs shall be in accordance with the LDR, as amended.

23 I. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall submit a

24 site plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

25 J. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this

26 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan,

27 and Lake County Land Development Regulations shall include any future amendments to the

28 Statutes, Code, Plans, and/or Regulations.

29 K. After establishment of the facilities as provided herein, the aforementioned property shall only be used

30 for the purposes named in this Conditional Use Permit, unless a proposed use meets every

31 requirement of the zoning district in which the property is located. Any other proposed use must be

32 specifically authorized by the Board of County Commissioners.

33 L. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement

34 Special Master shall have the authority to enforce the terms and conditions set forth in this ordinance

35 and to recommend that the ordinance be revoked.

36 M. Inspection. This permit shall be inspected by the Code Enforcement and/or Animal Services Division

37 annually to ensure compliance with the conditions of this Conditional Use Permit and the approved

38 site/plot plan.

39
40 **Section 3** Additional conditions of this permit shall mean:

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- A. In the event of failure of the Permittee to fulfill development in substantial accordance with the plans as submitted to the Zoning Board and the Board of County Commissioners; comply with the codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or comply with any of the terms of the Conditional Use Permit, the permit may be revoked after due Public Hearing before the Zoning Board and the Board of County Commissioners.
- B. This Conditional Use Permit shall inure to the benefit of, and shall constitute a covenant running with the land; and the purpose, terms, and conditions contained herein shall be binding upon the Permittee or any successor and his interest hereto.
- C. In addition to any other remedy by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or his successor in interest shall be deemed a material breach hereof, and this Ordinance for a Conditional Use Permit may be canceled or revoked. Cancellation or revocation of this Permit may be instituted by the County. The County Manager or designee shall set this matter for Public Hearing giving the same notice as provided in the Lake County Land Development Regulations, as amended.

Section 4. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2012.

FILED with the Secretary of State _____, 2012.

EFFECTIVE _____, 2012.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

LESLIE CAMPIONE, Chairman

ATTEST:

NEIL KELLY, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

SANFORD MINKOFF, County Attorney

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EXHIBIT "A"
"Conceptual Plan"

Oct 5 3 00 AM '95

FILED

95 58312

ORDINANCE NO. #1995 - 31
(Tracking No. #63-95-CUP)
CUP#95/8/1-5
(John & Grace Mellado)

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

REC. 25⁰⁰
IF 3⁵⁰

1 This Conditional Use Permit is granted by the Board of County
2 Commissioners of Lake County, Florida, to John & Grace Mellado
3 "Permittees" for the purpose, terms, and conditions as set out
4 herein pursuant to authority contained in Chapter XIV of the Lake
5 County Land Development Regulations, Ordinance #1992-6, as amended.

6 BACKGROUND: The applicant is requesting a CUP in A (Agricultural)
7 zoning for the purpose of a canine kennel for breeding, sales and
8 competition. (24 +/- acres)

9 1. Permission is hereby granted to John & Grace Mellado (RA
10 Terriers) to construct, operate and maintain a kennel in and
11 on real property in Lake County. The property is located in
12 the Lady Lake area in Sec. 3, Twp. 18S, Rge. 24E. And is more
13 particularly described as:

14 LEGAL DESCRIPTION: EXHIBIT "A" ATTACHED

15 2. Terms: This Ordinance shall mean and include the total of the
16 following:

17 A. Land Use:

18 Use of the site shall be limited to that of single family
19 residential use, and agricultural uses as provided for in
20 the Lake County Land Development Regulations, as amended,
21 and a Conditional Use Permit for a Kennel for breeding
22 and sales. The kennel operation shall include: a single
23 family home site with pool; one enclosed kennel (Barn),
24 a whelping shed; open air consisting of an existing 13
25 dog run (As depicted on the applicant's revised site
26 plan); 200 foot exercise run, and a future canine housing
27 facility not to exceed 1600 square feet containing 20
28 runs; Any other use of the site or structures for the
29 operation of the kennel shall require approval of an
30 amendment by the Lake County Board of County
31 Commissioner's

32 B. Number of Animals:

33 The kennel shall be limited to that of ~~fifty (50) dogs.~~
34 Sixty (60) dogs.

RECORDED
INDEXED
OCT 13 9 43 AM '95

C. Setbacks:

1. Canine Housing:

The applicant shall maintain a four-hundred (400) foot setback from the eastern property line; three-hundred (300) foot setback from the northern property line ; a two-hundred and fifty foot setback from the southern property line; and a five-hundred foot setback from the western property line. There shall be no further encroachment to the southern west line (as depicted on applicant's Exhibit "A") for the canine housing.

2. Exercise Area: There shall be no expansion of exercise runs.

D. Operation Standards:

1. All canines must be housed within an enclosed structure; a new facility as described in Section 2.A. may be constructed on the north side of the housing within the setback requirements as found in Section 2.C.

2. The outdoor runs may only be utilized during the hours of 9:00 a.m. to 5:00 p.m. and shall be utilized for canine exercise only.

3. There shall be no training classes held on the premises.

4. ~~There shall be no competitions or public events on the premises.~~ The applicant will be allowed to hold two (2) one-day competition events each year.

E. Inspections:

If an inspection is necessary during non-working hours an emergency inspection fee shall be assessed .

F. Buffering:

A vegetative buffer shall be placed along the southern west and southern south perimeter of the outdoor run and canine housing. An earthen berm four (4) feet in height shall be created , the vegetation planted on the berm must be a minimum of one foot in height at time of planting. The buffer shall form a continuous screen to the southern and western property lines [As depicted in Staff's Exhibit B.]

ORDINANCE No. #1995 - 3/
 (Tracking No. #63-95-CUP) (Public Hearing CUP#95/8/1-5) (John & Grace Mellado,
 RA Terriers)

- 1 G. Transportation Improvements: Pursuant to Section 9.04.03
 2 of the Lake County Land Development Regulations, the
 3 applicant shall dedicate additional right-of-way to
 4 provide for 33 feet from the centerline of Grays Airport
 5 Road (CR5-7310)
- 6 H. Development Review and Approval:
- 7 Prior to the issuance of any permits the applicant shall
 8 be required to submit formal site plans for review and
 9 approval by the County Manager or designee. The site
 10 plans shall meet all submittal requirements and comply
 11 with all County codes and ordinances. Compliance with
 12 the Comprehensive Plan, as amended, and Lake County Code,
 13 as amended.
- 14 I. Future Development Orders
- 15 Any requested development order must comply with the Lake
 16 County Land Development Regulations, as amended, and Lake
 17 County Comprehensive Plan, as amended.
- 18 J. Future Amendments to Statutes, Code, Plan and/or
 19 Regulations:
- 20 The specific references in this Ordinance to the Florida
 21 Statutes, Florida Administrative Code, Lake County
 22 Comprehensive Plan, and Lake County Land Development
 23 Regulations, include any future amendments to the
 24 Statutes, Code, Plan, and/or Regulations.
- 25 K. After establishment of the facilities, as provided
 26 herein, the aforementioned property shall only be used
 27 for the purposes named in this Ordinance, unless a
 28 proposed use meets every requirement of the zoning
 29 district in which the property is located. Any other
 30 proposed use must be specifically authorized by the Board
 31 of County Commissioners.
- 32 3. Conditions of this permit shall mean:
- 33 A. In the event of failure of the Permittee to: Fulfill
 34 development in substantial accordance with the plans as
 35 submitted to the Planning and Zoning Commission and the
 36 Board of County Commissioners; comply with the codes of
 37 the governmental agencies having lawful and appropriate
 38 jurisdiction thereon; or violate any of the terms of this

ORDINANCE No. #1995 - 3/
(Tracking No. #63-95-CUP) (Public Hearing CUP#95/8/1-5) (John & Grace Mellado,
RA Terriers)

- 1 Ordinance, the permit may be revoked after due Public
2 Hearing before the Planning and Zoning Commission and the
3 Board of County Commissioners.
- 4 B. This Ordinance shall inure to the benefit of, and shall
5 constitute a covenant running with the land, and the
6 purpose, terms, and conditions contained herein shall be
7 binding upon any successor and his interest hereto.
8
- 9 C. In addition to any other remedy by law, any breach in any
10 of the terms or conditions of this permit or any default
11 in the part of the Permittee or his successor in
12 interest, shall be deemed a material breach hereof and
13 this Ordinance for a Conditional Use Permit may be
14 cancelled or revoked. Cancellation or revocation of this
15 Permit may be instituted by the County or Planning and
16 Zoning Commission. The County Manager or designee shall
17 set this matter for Public Hearing before the Planning
18 and Zoning Commission giving the same notice as provided
19 in Chapter XIV of the Lake County Land Development
20 Regulations, as amended.
- 21 D. Construction and/or operation shall have begun within
22 TWELVE (12) months otherwise, this permit shall be null
23 and void and the Permittee shall reapply for Public
24 Hearing before the Planning and Zoning Commission and the
25 Board of County Commissioners. Provided the operation
26 has begun with the period specified, this permit shall be
27 inspected by the Code Compliance Department at the end of
28 the TWELVE (12) month period to ensure compliance with
29 the conditions of this Ordinance.

map 95/8/1-5

ET: AL: 03-18-24

1'82

N: 240 FT OF E 1/2 OF SE 1/4 OF
SE 1/4 S 200 FT OF S 1/2 OF NE
1/4 OF SE 1/4
ORB: 1273 PG 362

BOOK 1391 PAGE 0954

X COLLECTOR -

245-1

Sec. Twp Rge

03-18-24

S 1/2 OF NE 1/4 OF SE 1/4 - LESS

S 200 FT

ORB 926 PG 1679 ORB 1122 PG

0886 ORB 1127 PG 2452

ORB 1241 PG 545 ORB 1265 PG 2394

MEMO: Legibility of writing,
typing or printing unsatisfactory
in this document when microfilmed.

Arnoldo Melles