

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

PLANNING & ZONING BOARD
February 4, 2015



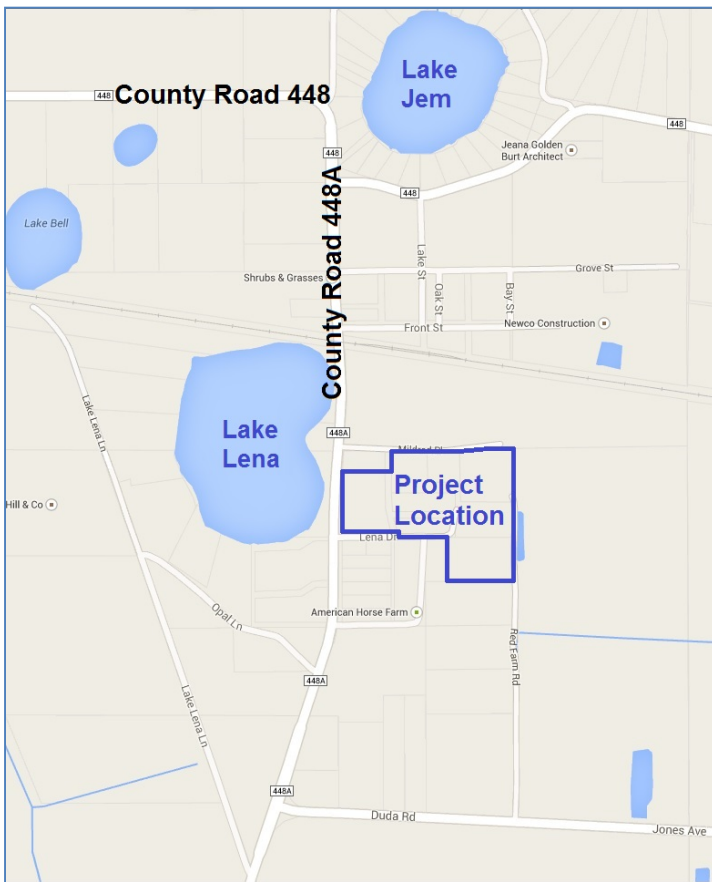
BOARD OF COUNTY COMMISSIONERS
February 24, 2015

CUP #14/6/1-3 Novillo Lake Jem Equestrian Training & Event Center	Case Manager: Melving Isaac, Planner	Agenda Item #2
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Applicant: Kenneth R. "Ted" Wicks, P.E. (the "Applicant")
Owner: W. Steven Novillo (the "Owner")

Requested Action: The Applicant is requesting a Conditional Use Permit (CUP) for active/passive recreation uses to accommodate an Equestrian Training and Event Center with accessory uses in the Agriculture (A) Zoning District.

- Site Location & Information -



Size	20.58 +/- acres	
Location	Lake Jem area, East of CR 448A and North and East of Lena Drive	
Alternate Key #'s	1453852, 1441986, 3791679, 1589461 and 1108799	
Future Land Use	Rural (1 du/5 acres)	
	Existing	Proposed
Zoning District	A	A
Density	1 du/5 ac	1 du/5 ac
Floor Area Ratio (LDR Table 3.02.06)	0.10 max	0.10 max
Impervious Surface Ratio	0.10 max (LDR)	0.30 max (Policy I-1.4.4)
Joint Planning Area	N/A	
Utility Area	N/A	
Site Utilities	Existing well and septic system	
Road Classification	CR 448A - Rural Major Collector	
Flood Zone/ FIRM Panel	(A,X)/525	
Commissioner District	3 (Conner)	

Approximate site location outlined in Blue

Site Visit April 23, 2014 and November 14, 2014
 Sign Posted July 24, 2014, November 14, 2014 and January 23, 2015 (2 posted)

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Plant Nursery	
South	Rural	Agriculture (A)	Rural Residential	
East	Rural	Agriculture (A)	Agriculture	Property surrounded by Long & Scott Farms Family
West	Rural	Agriculture (A)	Rural Residential	Property surrounded by County Road 448A

– Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit request, subject to the conditions set forth in the attached Ordinance.

PLANNING & ZONING BOARD RECOMMENDATION:

– Summary of Analysis –

The Applicant is requesting a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District on approximately 20.58 acres of property to allow an Equestrian Training and Event Center. The property is located in the Lake Jem area, East of CR 448A and North and East of Lena Drive. The property currently has 4 mobile homes, 1 greenhouse and 2 storage sheds. The Applicant has indicated that the existing structures will be removed as the need arises.

As part of application for the active/passive outdoor sport and recreational uses (Equestrian Training and Event Center), the Applicant also requests Events, including accessory uses as listed in the proposed ordinance. Some of the proposed uses include the following activities:

- Equestrian related events such as:
 - Summer Day Camps
 - Training Programs
 - Equestrian Shows (Breed & Discipline Competitions)
 - Riding and Educational Programs for Area Schools, the Elderly, and Civic Groups or Organizations.
- Bicycle Touring Events
- Weddings and Family Gatherings

The Applicant is proposing a 15,000 s.f. building identified on the Conceptual Plan as “Indoor Event Center with Concessions & Office” located in the northeastern part of the property adjacent to the north and east agricultural operations which is the farther part of the site from the existing residential uses and only adjacent to agricultural uses.

As part of the development, the Applicant is also proposing a 10,000 square foot covered arena/outdoor arena, horse stalls, 18 parking spaces for recreational vehicles (RVs) and 18 parking spaces for self-contained equestrian trailers, a reception center/store, wedding/meeting building, 6 guest cabins for short-term lodging, a barn, 30 seat amphitheater and associated facilities as shown in the conceptual plan attached to the proposed CUP Ordinance. Development conditions have been added to the proposed ordinance to limit the impacts from the cabin, covered arena, and amphitheater uses to adjacent properties.

The property is located within the Rural Future Land Use Category (FLUC). The requested uses are consistent with the Comprehensive Plan, which allows equestrian related uses and outdoor sports and recreation clubs, and active parks and recreation facilities with a conditional use permit (CUP), in this FLUC. The request is also consistent with Comprehensive Plan Policy I-1.2.8 *Agricultural and Equestrian Uses*, which recognizes that equestrian uses are a suitable use of property within all Future Land Use Categories. In addition, the requested uses are also consistent with the Land Development Regulations (LDR), which allows Riding Stable or Academy as a conditional use in the Agriculture Zoning District.

****Note:** The applicant originally proposed a 30,000 s.f. Indoor Event Center, a 20,000 s.f. Covered Equine Arena, 12 Guest Cabins and 36 RVs/Self-Contained Equestrian Trailer parking spaces, which have been reduce to 50% as demonstrated above in order to minimize the impacts on adjacent properties. The applicant has agreed to this change.

In addition, a community meeting was held by the Applicant on January 15, 2015 where an agreement was reached to eliminate from the proposed CUP Ordinance the Special Events, limit the equestrian trailer/recreational vehicles to remain onsite no more than 120 days within a 12 month period, and to eliminate overflow and/or off-site parking for special events.

- 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 Conditional Use Permit request is consistent with the Comprehensive Plan (Comp Plan) Policy I-1.2.8 *Agricultural and Equestrian Uses*, which specifies that equestrian uses shall be a suitable use of property within all Future Land Use Categories. The proposed CUP is consistent with Comp Plan Policy I-1.4.1 *Elements of Rural Character* which emphasizes equestrian-related activities being consistent with rural character. Additionally, the proposed CUP is consistent with Comp Plan Policy I-1.4.4 *Rural Future Land Use Category*, which allows equestrian related uses and, outdoor sports and recreation clubs, and active parks and recreation facilities.

Riding Stables and Academies are allowed with a CUP in the Agriculture Zoning District, pursuant to LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*. The proposed use is consistent with LDR Section 3.01.04(4) *Key to Conditions in Table of Permitted and Conditional Uses*, which indicates that riding stables or academies, where permitted, shall not be located on a tract of land less than 10 acres in size, and the structures housing the animals shall not be less than 200 feet from the nearest right-of-way or adjacent property line owned by others. The property is 20.58 acres in size and the proposed horse stalls meets the required 200-foot setback.

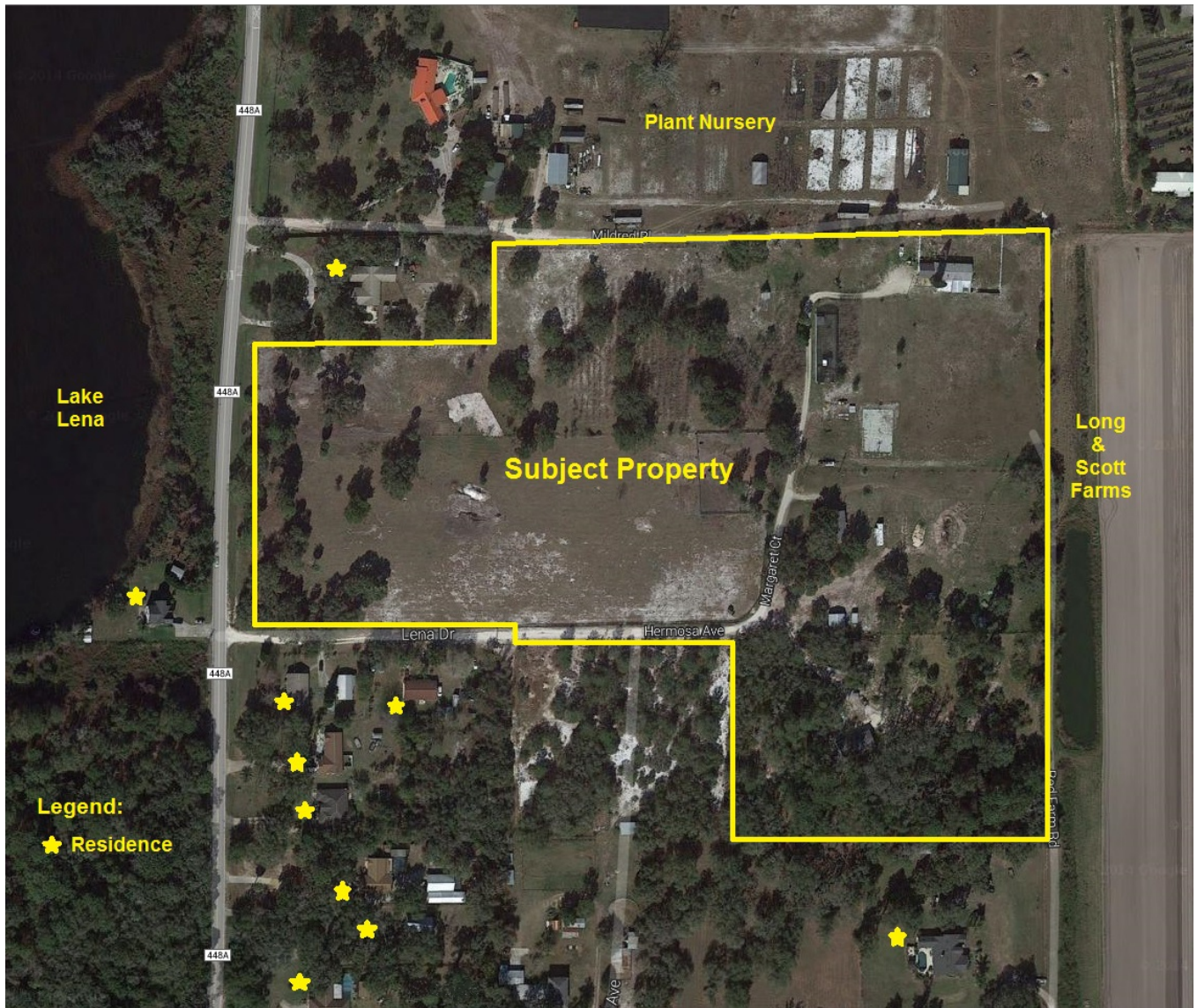
B. Effect on Adjacent Properties.

1. The proposed Conditional Use will not have an undue adverse effect upon nearby property.

The attached CUP Ordinance contains provisions to ensure mitigation of adverse impacts on adjacent properties through the implementation of landscaping, buffering, screening and hours of operation. In addition, as part of the site plan review process, a noise study will be required per LDR Section 9.09.00 *Noise Protection Standards*. All recommendations of the noise study will be incorporated into the site plan.

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

As shown in the map below, the adjacent area is characterized by large acreage agricultural uses to the north and east, and rural residential uses to the south and west. The proposed equestrian training and event center facility will be made compatible with the surrounding land uses through the conditions implemented by the proposed ordinance. The property for the proposed CUP contains a total of 36 platted lots that are part of the recorded Lake View Homes subdivision. The application originally requested 12 cabins which have been reduced to 6 cabins which is considerable low when comparing with the total of 36 dwelling units that may be built in the portion of the platted subdivision included in the CUP.



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.

The proposed CUP ordinance contains conditions to limit impacts on the immediate adjacent properties. The proposed conditions include landscaping, buffering, screening and hours of operation. These items will be addressed in detail during the site plan process.

This property is surrounded by properties zoned Agriculture (A). The LDR Section 9.01.06 Table 1 *Landscape Buffers between Zoning Districts*, indicates that no landscape buffer is required between agriculture zoning districts. However, as shown in the conceptual plan, the applicant is proposing landscape buffer at the North, South and West property lines.

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 property. The facilities will be contained on-site with setbacks, landscaping, buffering, screening, noise and hours of operation incorporated into the proposed Ordinance to mitigate any impacts to adjacent land uses. In addition, the high impact events are being proposed to be located at the northeastern side of the property which is the farther part of the site from the existing residential uses and only adjacent to agricultural uses.

Portions of the proposed CUP property are part of the platted Lake View Homes subdivision. A condition has been included in the CUP Ordinance indicating that prior to site plan approval, the Permittee shall vacate the portions of the platted right-of-ways within the CUP boundary.

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.

Water/Sewer - The proposed conditional use will not result in additional demands on public facilities. The property is being served by an existing well and septic system.

Transportation - Public Works Transportation Division has indicated that Applicant will be required to submit a traffic study before site plan approval. The full extent of the impacts will be evaluated as part of the site plan review process for the proposed uses.

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.

The subject parcel is approximately 2 miles from Lake County Fire Station 78 (closest fire station), located at 16345 CR 448, Mount Dora.

FINDINGS OF FACT: Staff has reviewed the application for the proposed conditional use permit and found:

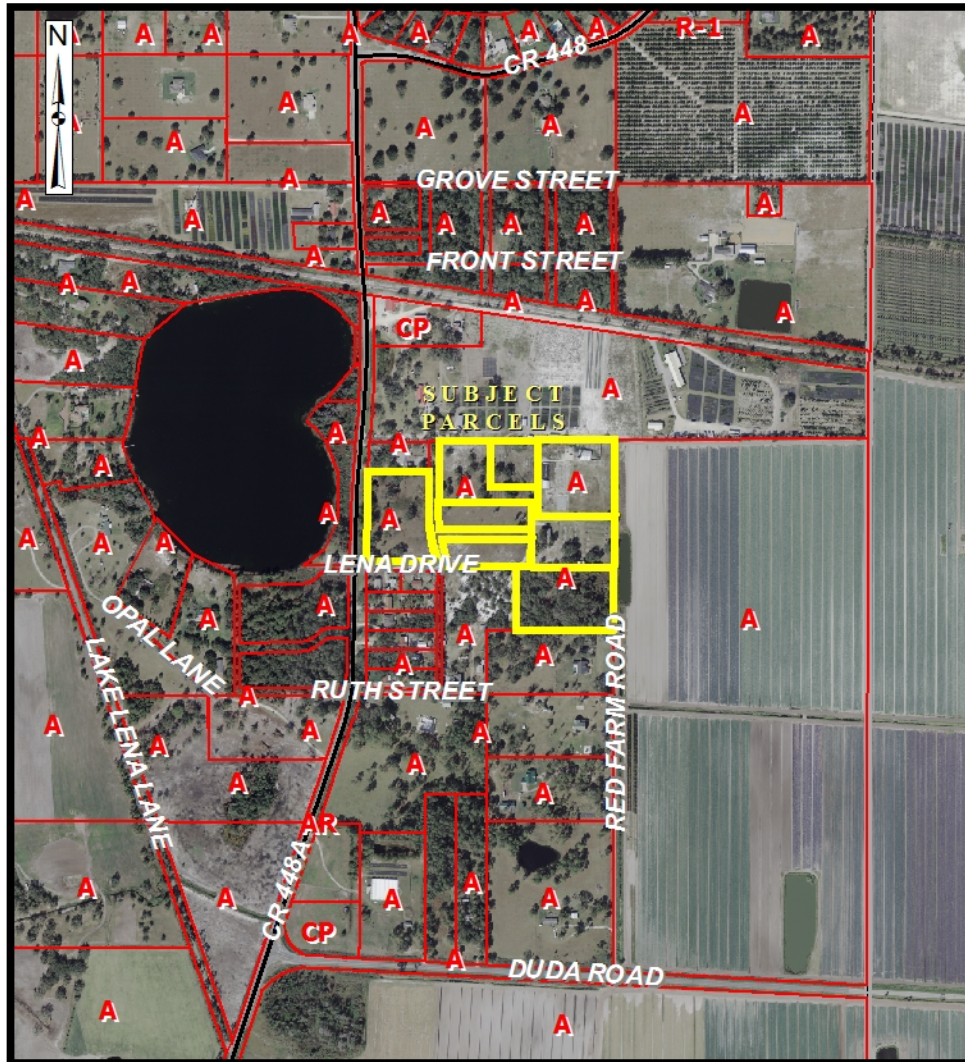
1. The request is consistent with the Comprehensive Plan Policy I-1.4.4 *Rural Future Land Use Category*, which allows equestrian related uses and outdoor sports and recreation clubs, and active parks and recreation facilities with the issuance of a Conditional Use Permit (CUP).
2. The request is consistent with Comprehensive Plan Policy I-1.2.8 *Agricultural and Equestrian Uses*, which recognizes that equestrian uses are a suitable use of property within all Future Land Use Categories.
3. The proposed use is consistent with LDR Section 3.01.04(4) *Key to Conditions in Table of Permitted and Conditional Uses*, which indicates that riding stables or academies, where permitted, shall not be located on a tract of land less than 10 acres in size.

Therefore, based on these findings of fact, staff recommends **APPROVAL with conditions**, as specified in the proposed ordinance.

WRITTEN COMMENTS FILED: Supportive: -0-

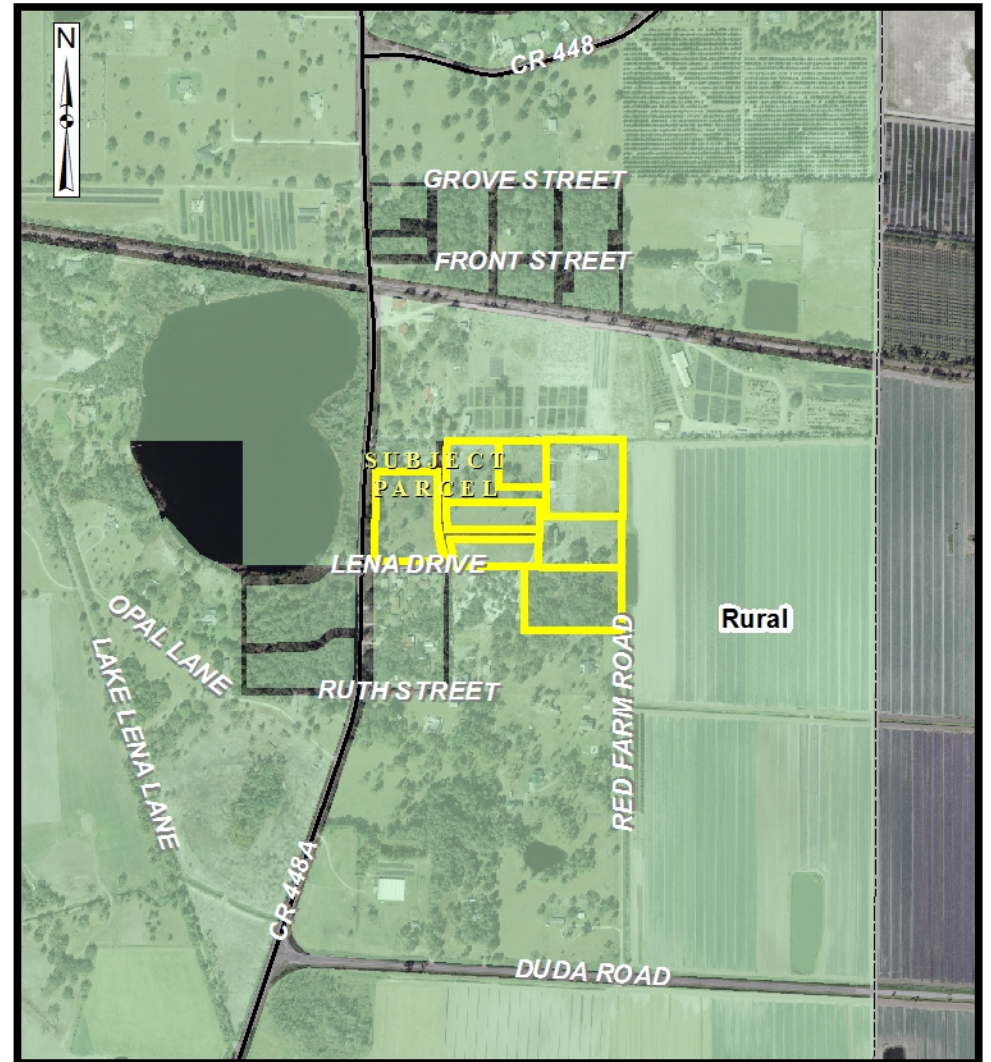
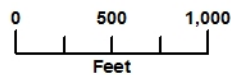
Concern: -0-

Opposition: -0-



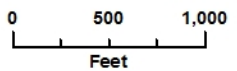
CURRENT ZONING

AGRICULTURE (A)



ADOPTED FUTURE LAND USE

RURAL



NOVILLO LAKE JEM

CASE NO.
CUP #14/6/1-3

CASE LOCATION:
S24, T20S, R26E

REQUESTING:

CUP for an Equestrian Training and Event Center.

- ZONING**
- LAND USE**
- SUBJECT PARCEL**

DATA SOURCES:

Lake County GIS Department; Planimetrics, 2008 Aerial Image, Data Compilation and Map production compliments of the Growth Management Department, Planning and Community Design.

This map product was prepared from a Geographic Information System established by the Lake County Board of County Commissioners, its employees, agents and personnel, make no warranty as to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. The Lake County Board of County Commissioners, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE EXPRESS OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT. Independent verification of all data contained on this map product should be obtained by any user of this map.

MAP COMPOSITION:
JANUARY, 2008

FOCUS AREA



ORDINANCE #2015-XX
Novillo Lake Jem Equestrian Training & Event Center
CUP #14/6/1-3

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

WHEREAS, Kenneth R. "Ted" Wicks, P.E. (the "Applicant") on behalf of W. Steven Novillo (the "Owner/Permittee") has made a request for a Conditional Use Permit (CUP) on property in the Agriculture (A) Zoning District to allow active/passive recreation uses to accommodate Equestrian Training and Event Center with accessory uses; and

WHEREAS, the subject property consists of 20.58 +/- acres and is generally located in the Lake Jem area, East of CR 448A and North of Lena Drive, in Section 24, Township 20 South, Range 26 East, currently having Alternate Key Numbers 1453852, 1441986, 3791679, 1589461 and 1108799, and more particularly described as:

LEGAL DESCRIPTION: [EXHIBIT "A" – ATTACHED]

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 herein after set forth.

WHEREAS, this Conditional Use Permit was reviewed by the Planning & Zoning Board on February 4, 2015 and by the Board of County Commissioners of Lake County, Florida on February 24, 2015; and

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

Section 1. Permission is hereby granted for the operation of an Equestrian Training and Event Center as a Conditional Use within the Agriculture (A) Zoning District.

Section 2. Terms: This Ordinance shall mean and include the total of the following uses as included herein. The County Manager or designee shall amend the Lake County Zoning Map to reflect a Conditional Use Permit (CUP), in accordance with this Ordinance.

A. Land Uses: The use of the site shall allow the uses specified below and consistent with EXHIBIT "B", the Conceptual Plan:

1. Equestrian Training and Educational Facility
2. Equestrian Event Facilities
3. Active and Passive Recreation, Outdoor Sports
4. Accessory Uses/Structures:
 - a. Stables with Boarding
 - b. Blacksmith/Farrier Shop

- 1 c. Veterinarian & Equine Health Services
- 2 d. Equestrian Performance Arena (Open Air)
- 3 e. Covered Equine Arena (10,000 s.f. maximum)
- 4 f. Educational/Multi-purpose Building for Indoor Uses
- 5 (shown in Conceptual Plan as a 15,000 s.f. Indoor Event Center)
- 6 g. Office and Reception Center Buildings
- 7 h. Storage/Workshop/Maintenance Buildings
- 8 i. Country Store with Food Service
- 9 j. Weddings and Family Gatherings (small discrete gatherings)
- 10 k. 6 Guest Cabins (short-term lodging)
- 11 l. Outdoor Cooking/Barbeque & Picnic Area
- 12 m. Amphitheater (30 person seating area for small group assembly, acoustic setting for training
- 13 and demonstration purposes)
- 14 n. Primitive Camping Area (as defined in the LDR, as amended)
- 15 o. Private Fishing Area
- 16 p. Caretaker's Residential Quarters (1)
- 17 q. Recreational Vehicles (RVs) and Self-Contained Equestrian Trailers:
 - 18 i. Up to 18 RVs and 18 Self-Contained Equestrian Trailers shall be permitted on the
 - 19 premises and intended for trainers and event uses.
 - 20 ii. The Permittee shall not be allowed to operate an RV Park on the site.
 - 21 iii. Up to 18 water, sewer and electrical hook-ups for temporary use by RVs shall be
 - 22 permitted.
 - 23 iv. RVs/Self-Contained Equestrian Trailers shall be parked in the area designated in the
 - 24 Conceptual Plan as "RV Parking Sites".
 - 25 v. The equestrian trailer/recreational vehicle units shall not be permitted to remain onsite for
 - 26 more than 120 days (within a 12 month period).
- 27 r. Existing structures:
 - 28 i. Existing structures (4 mobile homes, 1 greenhouse, 2 storage sheds) shall be removed
 - 29 from the site as projects build out with appropriate building permit. Removed structures
 - 30 shall be shown by site plan per demolition removal permit.
 - 31 ii. ii. During the course of project build-out any existing unpermitted structures not being
 - 32 removed from the property at the time of site plan review and approval shall obtain a
 - 33 building permit and certificate of occupancy.
- 34 s. Any use determined by the County Manager or designee to be similar in nature to the above
- 35 uses.

- 1 B. **Events:** Events shall be classified as advertised activities expected to draw 500 persons or less.
2 1. Equestrian Summer Day Camp
3 2. Equestrian Training Programs
4 3. Equestrian Shows (Breed & Discipline Competitions)
5 4. Riding and Educational Programs for Area Schools, the Elderly, and Civic Groups or Organizations
6 5. Bicycle Touring Events

7 Accessory uses directly associated with this use may be approved by the County Manager or
8 designee. Any other use of the site shall require an amendment to this Ordinance as approved by the
9 Board of County Commissioners.

10 To the extent where there are conflicts between the Conceptual Plan and this Ordinance, the
11 Ordinance shall take precedence.

12 C. **Specific Conditions:**

- 13 1. The Permittee shall submit a site plan application for review and approval for the Equestrian
14 Training and Event Center, and associated uses generally consistent with the concept plan
15 depicted on Exhibit "B".
16 2. Prior to site plan approval, the Permittee shall vacate the portions of the platted right-of-ways within
17 the proposed CUP boundary.
18 3. Hours of Operation:
19 a. Normal Operation will be from 7:00 a.m. to 7:00 p.m. Sunday through Saturday, with the
20 exception of care and feeding of livestock.
21 b. Events activity shall be limited from 7:00 a.m. to 10:00 p.m.
22 c. Normal Hours of Operation means hours that the property is open to the public. Hours of
23 Operation may be further limited based on the findings of a Noise Assessment.
24 4. There shall be no storage of materials, equipment or vehicles within the setbacks or buffers.
25 5. Lighting: – Exterior lighting shall not illuminate adjacent properties or public right of way, and shall
26 be in accordance with the LDR, as amended, and consistent with Dark-Sky Principles.
27 6. Parking:
28 a. Parking surfaces may be grass or other pervious material, except as required for disabled
29 access.
30 b. Vehicle parking within the right of way or landscape buffer areas shall be prohibited.
31 c. Other parking requirements shall be in accordance with the Comprehensive Plan and LDR, as
32 amended.
33 7. Primitive camping shall be limited to the general area shown on the Conceptual Plan for "Primitive
34 Camp Sites".

35 D. **Setbacks:**

- 36 1. Northern and Eastern property line adjacent to agricultural operation - 50 feet minimum setback;
37 except for Storage/Workshop/Maintenance Buildings which shall be setback a minimum of 25 feet.

- 1 2. Other setback requirements shall be in accordance with the Comprehensive Plan and LDR, as
2 amended.
- 3 E. Open Space, Floor Area Ratio, and Building Height shall be in accordance with the Comprehensive
4 Plan and LDR, as amended.
- 5 F. Impervious Surface Ratio shall be a maximum of 0.30 in accordance with the Comprehensive Plan, as
6 amended.
- 7 G. Landscaping, Buffering, and Screening:
- 8 1. Landscaping, buffering and screening will be required to screen the North, South and West
9 property lines only as shown in the Conceptual Plan. Landscaping, buffering and screening shall
10 consist of a minimum 15 foot wide landscape buffer containing three (3) canopy trees, two (2)
11 ornamental trees and one (1) single row of shrubs per 100 linear feet.
- 12 2. East Property Line: No landscaping, screening or additional buffering required at this location as
13 long as the eastern adjacent zoning remains Agriculture. Appropriate landscaping at this location
14 shall be required with a landscape plan amendment should the adjacent property rezone
- 15 3. Existing trees located within the required buffer areas may be used to meet the above tree
16 requirements in accordance with the LDR.
- 17 H. Noise: A noise assessment shall be required with the site plan application to demonstrate any noise
18 impacts from the proposed uses does not adversely impact the neighboring uses pursuant to the LDR,
19 as amended. All recommendations of the noise assessment shall be incorporated into the site plan.
- 20 I. Transportation Improvements/Access Management: Requirements shall be determined for the
21 proposed uses at site plan review and in accordance with the LDR, as amended. At a minimum, the
22 Applicant will be required to submit a Traffic Study for development of the property in accordance with
23 the Conceptual Plan attached hereto as Exhibit "B".
- 24 J. Signage: Signs shall be in accordance with the LDR, as amended.
- 25 K. Development Review and Approval: Prior to the issuance of any permits, the Permittee shall submit a
26 site plan generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN, for review and approval in
27 accordance with the Comprehensive Plan and LDR, as amended.
- 28 L. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this
29 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
30 Lake County Land Development Regulations shall include any future amendments to the Statutes,
31 Code, Plans, and/or Regulations.

32 **Section 3. Additional Conditions:**

- 33 A. In the event of any breach in any of the terms or conditions of this permit or any default or failure of the
34 Permittee or his successor to: Fulfill development in substantial accordance with the conceptual plan as
35 submitted to the Planning & Zoning Board and the Board of County Commissioners; comply with the
36 codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or comply with
37 any of the terms of the Conditional Use Permit; or if this CUP is found to become a nuisance or safety
38 hazard, the permit may be revoked after due Public Hearing before the Planning & Zoning Board and
39 the Board of County Commissioners.

- 1 B. This Conditional Use Permit shall inure to the benefit of, and shall constitute a covenant running with
- 2 the land; and the purpose, terms, and conditions contained herein shall be binding upon the Permittee
- 3 or any successor and his interest hereto.
- 4 C. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
- 5 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and
- 6 to recommend that the ordinance be revoked.
- 7 D. Inspection. This use shall be inspected by the Code Enforcement Division annually to ensure
- 8 compliance with the conditions of this Conditional Use Permit and the approved site plan. An annual
- 9 inspection fee will be assessed. If an emergency inspection is necessary during non-operating hours, a
- 10 fee shall also be assessed.

11 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to
 12 send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance
 13 with Section 125.66, Florida Statutes.

14 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

15 ENACTED this _____ day of _____, 2015.

16 FILED with the Secretary of State _____, 2015.

17 EFFECTIVE _____, 2015.

18
 19
 20
 21
 22 BOARD OF COUNTY COMMISSIONERS
 23 LAKE COUNTY, FLORIDA

24 _____
 25 JIMMY CONNER, Chairman

26 **ATTEST:**

27 _____
 28 NEIL KELLY, Clerk of the
 29 Board of County Commissioners
 30 Lake County, Florida

31 **APPROVED AS TO FORM AND LEGALITY**

32 _____
 33 SANFORD A. MINKOFF, County Attorney

1

EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL 1:

LOTS 4 THROUGH 12, AND LOTS 16 THROUGH 24, BLOCK C; LOTS 1 THROUGH 9, BLOCK E; AND LOTS 1 THROUGH 9, BLOCK F, LAKE VIEW HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 50, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2

THAT PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE 1/4 OF THE N.E. 1/4 OF SAID SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST. IN LAKE COUNTY, FLORIDA, AND RUN SOUTH 00°07'45" EAST ALONG THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 A DISTANCE OF 663.37 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 24; THENCE SOUTH 89°35'04" WEST, ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 A DISTANCE OF 440.00 FEET; THENCE NORTH 00°04'54" WEST, 330.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE AFOREMENTIONED SECTION 24; THENCE SOUTH 89°24'36" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 A DISTANCE OF 484.00 FEET; THENCE NORTH 00°07'44" WEST 329.14 FEET TO A POINT ON THE NORTH LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE AFOREMENTIONED SECTION 24; THENCE NORTH 89°17'05" EAST ALONG THE NORTH LINE OF THE N.W. 1/4 OF THE N.E. 1/4 A DISTANCE OF 923.75 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

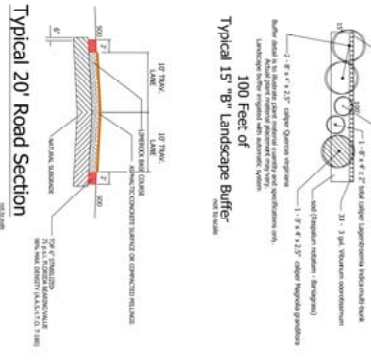
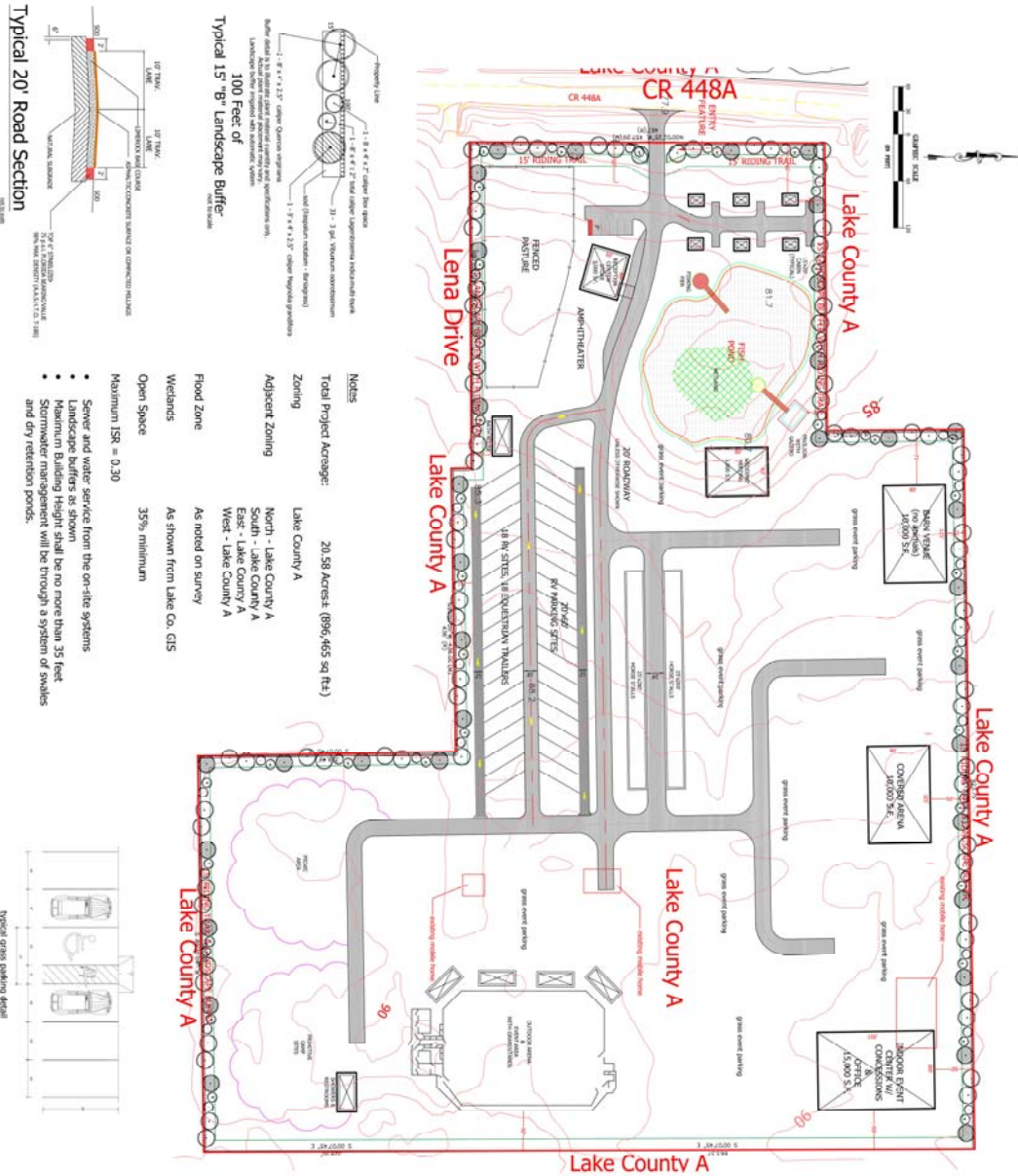
TOGETHER WITH:

PARCEL 3

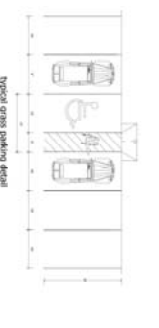
FROM THE NORTHEAST CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°07'45" EAST 663.37 FEET TO A POINT ON THE SOUTH LINE OF THE NE ¼ OF THE NW ¼ OF THE NE ¼ OF SAID SECTION 24 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. RUN THENCE SOUTH 89° 35'34" WEST ALONG SAID SOUTH LINE OF THE NE ¼ OF THE NW ¼ OF THE NE ¼ A DISTANCE OF 440.00 FEET; THENCE SOUTH 89°34'22" EAST 66.93 FEET; THENCE SOUTH 00°07'45" EAST 329.49 FEET; THENCE NORTH 89°35'04" EAST 507 FEET; THENCE NORTH 00°07'45" EAST 329.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS, IF ANY.

2

EXHIBIT "B" - CONCEPTUAL PLAN



- NOTES**
- Total Project Acreage: 20.58 Acres (896,465 sq ft)
 - Zoning: Lake County A
 - Adjacent Zoning:
 - North - Lake County A
 - South - Lake County A
 - East - Lake County A
 - West - Lake County A
 - Flood Zone: As noted on survey
 - Wetlands: As shown from Lake Co. GIS
 - Open Space: 35% minimum
 - Stormwater Management: 15' wide, 4' deep concrete channel with 12" wide concrete curb
- Typical 20' Road Section**
- 10' TOPSOIL
 - 10' SUBGRADE
 - 10' ASPHALT PAVEMENT
 - 10' CONCRET CURB
 - 10' CONCRET BASE
 - 10' CONCRET SUBGRADE



OWNER: W. Steven Novillo
 28935 Rod Farm Road
 Point Oona, Florida 32757
AGENT: Wicks Engineering Services, Inc.
 C/O Ted Wicks
 225 West Main Street
 Tallahassee, Florida 32378
 (352) 343-8667

ENGINEER: Wicks Engineering Services, Inc.
 C/O Ted Wicks
 225 West Main Street
 Tallahassee, Florida 32378
 (352) 343-8667

LOCATION MAP
 A15.A

Novillo Lake Jem Equestrian Training and Event Center
 Concept Plan
 Wicks Engineering Services, Inc.
 225 West Main Street, Tallahassee, Florida 32378
 www.wicksengineering.com (352) 343-8667

Drawn: LBY DATE:
 Checked: KRW REVISION:
 Staff Revisions
 Date: 10/06/2014
 Scale: AS SHOWN
 File No.: 13133
 Sheet: 1 of 2