

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

PLANNING & ZONING BOARD
 April 30, 2014



BOARD OF COUNTY COMMISSIONERS
 May 20, 2014

CUP #12/12/1-1 Skyline Ranch	Case Manager: Steve K. Greene AICP Chief Planner	Agenda Item #2
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Applicant: Anita Geraci-Carver, P.A. (the "Applicant")
Owner: Robin Bell and Marcia Smith Bell (the "Owners")

Requested Action: The Applicant seeks a Conditional Use Permit (CUP) approval for an outdoor small-scale sport recreational camp.

- Site Location & Information -

Approximate site location outlined in Blue



Size	136.85 +/- acres	
Location	Groveland area, east side of CR 565, south of Empire Church Road	
Alternate Key #	1777186	
Future Land Use	Green Swamp Rural Conservation	
	Existing	Proposed
Zoning District	A	A
Density (net)	1 du/10 ac	1 du/10 ac
Floor Area Ratio (FAR) Comp Plan - N/S LDR - .10 (max)	.06	.10
Impervious Surface Ratio (ISR) Comp Plan - .20 (max.) LDR - .10 (max)	.003	.035
Joint Planning Area	N/A	
Utility Area	N/A	
Site Utilities	Well and septic system	
Road Classification	CR 565/Rural Local Road	
Flood Zone/ FIRM Panel	X & A/ Panel 625 7/3/02	
Commissioner District	1 (Sullivan)	

Site Visit April 18, 2014
Sign Posted April 18, 2014 (2 posted)

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Green Swamp Rural Conservation	Agriculture (A)	Undeveloped, Single-family residential dwelling (SFD) (1)	
South	Green Swamp Rural Conservation	Agriculture (A)	Residential dwelling	
East	Green Swamp Rural Conservation	Agriculture (A)	Undeveloped, wetlands, SFD (1)	
West	Green Swamp Rural Conservation	Agriculture (A)	Undeveloped pasture	

– Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the CUP application for outdoor small-scale recreational camp uses, including a limited number of special events, with conditions specified in the proposed Ordinance.

PLANNING & ZONING BOARD RECOMMENDATION:

– Summary of Analysis –

The Applicant is requesting Conditional Use Permit (CUP) approval for outdoor small-scale recreational camp use on the 136 +/- acre property on County Road (CR) 565, south of Empire Church Road, in the south Groveland area. The property currently contains 16 buildings, comprising 5 cabins (travel trailer conversions), 2 residential dwellings (property owner and caretaker), 6 shed/pole-barn/storage/utility structures, 1 carport, an open pavilion, tack-feeding barn, and a shop building. The application indicates there is an on-going tree farming operation and domestic animal use on the property under an Agriculture Exemption. The CUP application was submitted to address code issues regarding unpermitted structures and recreational resort usage.

The Applicant desires to conduct special events on the property and other uses as specified below:

- Small game hunting
- Fishing
- Paint ball
- Shooting range/target practice (gun and/or archery)
- Horseback riding
- Paintball
- ATV (all-terrain vehicle)
- Fireworks during a large event only

The Application requests small and large events throughout the year. Five (5) large events are proposed per year that would attract between 501 – 2,000 patrons, and that would include fireworks. The application proposes fireworks during any one or all of the five (5) large events, currently anticipated but not required to take place on New Year's Eve, New Year's Day, Memorial Day, 4th of July, and Labor Day. The fireworks portion of the large events is to be conducted between 8:00 pm through 10:00 pm, except New Year's Eve which will be between 10:30 am to 12:30 am.

An unlimited number of smaller events of less than 500 patrons are proposed throughout the year. These small events are described as weddings, birthday parties, reunions, and other parties^[HE1], and are to be conducted any day of the week between 8:00 am and 1:00 am the following day.

The property is situated within the Green Swamp Rural Conservation Future Land Use Category (FLUC) and is currently zoned Agriculture. The proposed use for outdoor small-scale sporting and recreational camps is consistent with the future land use and the Land Development Regulations (LDR).

– 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).

Being situated within the Green Swamp Rural Conservation Land Use Category, the property is subject to Comprehensive Plan Policy I-4.2.4. This future land use limits the residential density to 1 dwelling per 10-net acres. The proposed outdoor Small-scale sporting and recreational camp is an allowable use, with a conditional use permit (CUP) approval.

The 2030 Comprehensive Plan defines "Small-scale sporting and recreational camps" as "Outdoor Sports and Recreation clubs that are comprised of 20-developed acres or less (excluding areas maintained in their natural state)." The application proposes to limit its small-scale sporting and recreational camp use to 20-acres or less of the 136.00 property. A condition is included in the proposed ordinance limiting the use to a maximum of 20 acres of improved area to ensure conformity with this requirement. The proposed uses specified above are consistent with this definition.

Land Development Regulation (LDR) Table 3.01.03, Schedule of Permitted and Conditional Uses, shows hunting and fishing resort being permissible within the Agriculture zoning district with CUP approval. However, fireworks as an occasional use, paintball, and ATV activity are similar to commercial uses. Given the amount of land area needed to accommodate these types of uses, vast rural land areas are preferable. LDR Chapter 3.01.05, regarding Similar Uses, specifies the approval of uses which are similar to those listed in the Schedule of Permitted Uses providing they are not more obnoxious or detrimental than those listed uses. The proposed recreational use of fireworks during any one of or all five large events, paintball and ATV are not more obnoxious or detrimental than the comparable uses of Commercial Amusement or Recreational and Hunting and Fishing Camps with appropriate conditions. The proposed CUP ordinance contains conditions for a 100-foot setback to the property lines (minimum), hours of operation, and a limitation on the number of special events that can be held on the property within the calendar year.

As it pertains to setbacks for livestock buildings (tack and feeding room, horse arena, and horse ring), conditions are proposed to retain the existing building setback for these structures, rather than the 200-feet required by the LDR, pursuant to Attorney General Opinion (AGO #2013-01) submitted by the Applicant. AGO #2013-01 opines that Section 604.50, Florida Statutes (F.S.), exempts nonresidential farm buildings from land development regulations such as setbacks. "Farm" is defined in F.S. 823.14 as the "land, buildings . . . and other appurtenances used in the production of farm or aquaculture products." The Applicant has an agricultural classification for ad valorem tax purposes on the property for forestry and not equestrian uses; nonetheless, since the equestrian uses are agricultural in nature and are largely integrated with the forestry uses on the property, the existing building setback for the existing equestrian uses may be maintained. Maintaining the existing setbacks for these structures situated on the eastern side of the property is unlikely to adversely impact the adjacent eastern properties. There does not appear to be any adjacent residential structures proximate to the shared property lines.

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

The proposed CUP Ordinance contains provisions to ensure mitigation of adverse impacts on adjacent properties through the implementation of setbacks, landscaping, buffering, screening, and noise attenuation. The ordinance proposes a minimum 100-ft setback from property lines as well as maintaining the existing vegetation within 50-feet of the property line to serve as a natural landscape buffer. The proposed Ordinance also requires a noise study to be submitted with a site plan application to demonstrate that any potential noise generated by the proposed uses will be properly mitigated by the Applicant.

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

The adjacent area is predominantly vacant and undeveloped rural acreage. There are nearby rural residential uses on the south; agricultural land area to the north and west. Forested and wooded acreage, with wetlands and undefined agriculture uses, exist to the east. Given the nature of the proposed use, it is appropriate for a remote low density area. The conditions in the proposed ordinance will mitigate the impacts, limiting the developed areas, and limiting the duration of high impact events. With the conditions specified in the proposed ordinance, the existing outdoor recreational use and the additional recreational uses on the property will be compatible with the surrounding land uses.

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 conditions proposed in the ordinance include setbacks of 100 feet to the property line of any adjacent residentially used property. Existing vegetation within this 100-foot setback shall be required to be preserved and maintained. Additional setbacks will be required during events at areas of congregation. These setbacks shall be

located a minimum of 200 feet from any property used for residential purposes, and a minimum of 400 feet from any residence. Further, should a proposed event have the potential of generating more noise than specified in the initial noise study, a new noise study shall be required and all noise mitigation/abatement recommendations of the study be implemented by the Applicant.

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 proposed camping uses (RV and cabin areas) will be setback a minimum of 100-feet from the property line. The camping areas are shown on the concept plan (Exhibit A). These areas are situated within area adjacent to the lake at the center of the property.

B. 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 activities on the property are not expected to result in additional demands on public facilities. However, any event qualifying as a "special event" under Lake County Code will be required to meet all Code provisions regarding such events pursuant to Chapter 13, Article V, Lake County Code, as it may be amended from time to time.

C. 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 located approximately 2.45 miles from Fire Station 111 at 8805 Bay Lake Road. The station has an above ground tank for a water source. According to fire emergency staff, a fire at this location would result in a response of four (4) 750-gallon engines, three (3) 3,000-gallon tankers and one (1) 6,000 gallon super tanker.

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

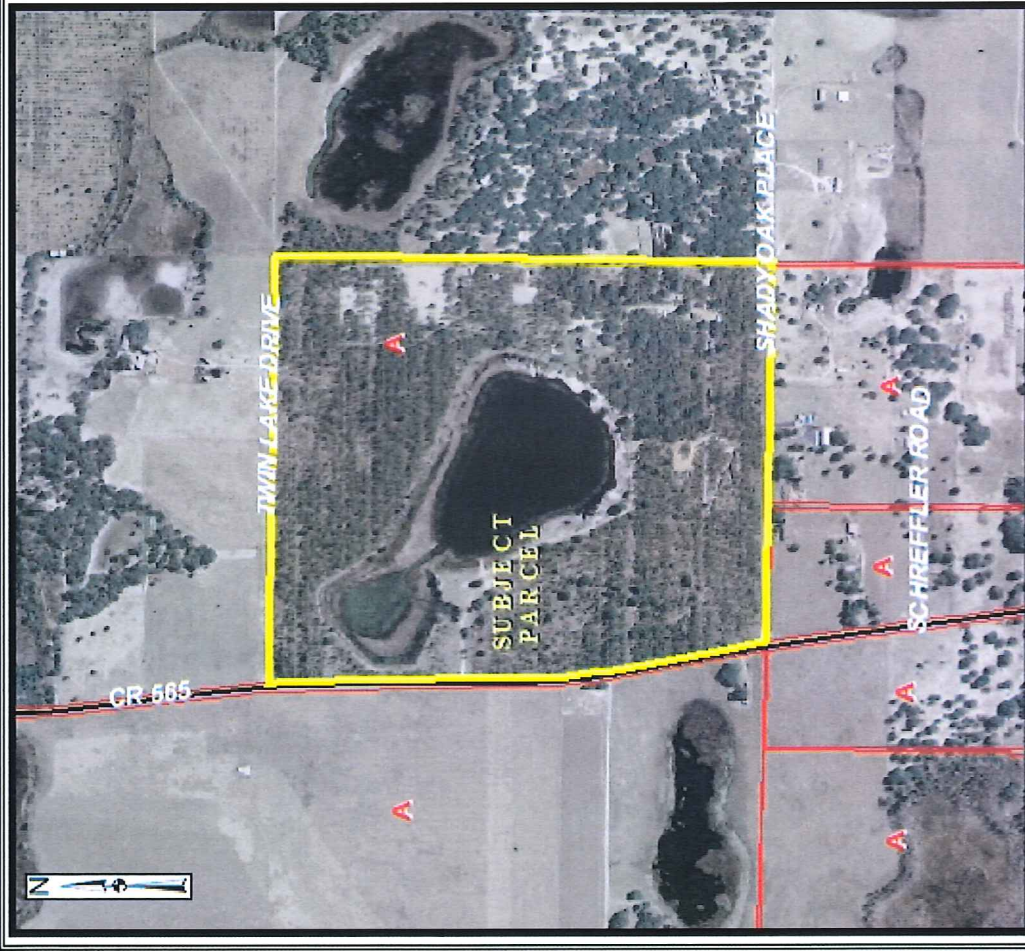
1. The conditional use application is consistent with Comprehensive Plan Policy I-4.2.4 and conforms to the general land use criteria and activities of the Green Swamp Rural Conservation Future Land Use Category with the conditions contained the proposed ordinance.
2. The conditional use application is consistent with LDR Table 3.01.03, Schedule of Permitted and Conditional Uses, which allows Recreational Uses (Similar Uses) in the Agriculture (A) Zoning District with the conditions, contained the proposed ordinance.
3. The application, as conditioned in the ordinance, is consistent with LDR Section 3.01.05 Similar Uses, which permits uses not specifically listed and not more obnoxious or detrimental than the uses listed in LDR Subsection 3.01.03 for the Agriculture Zoning District.

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-



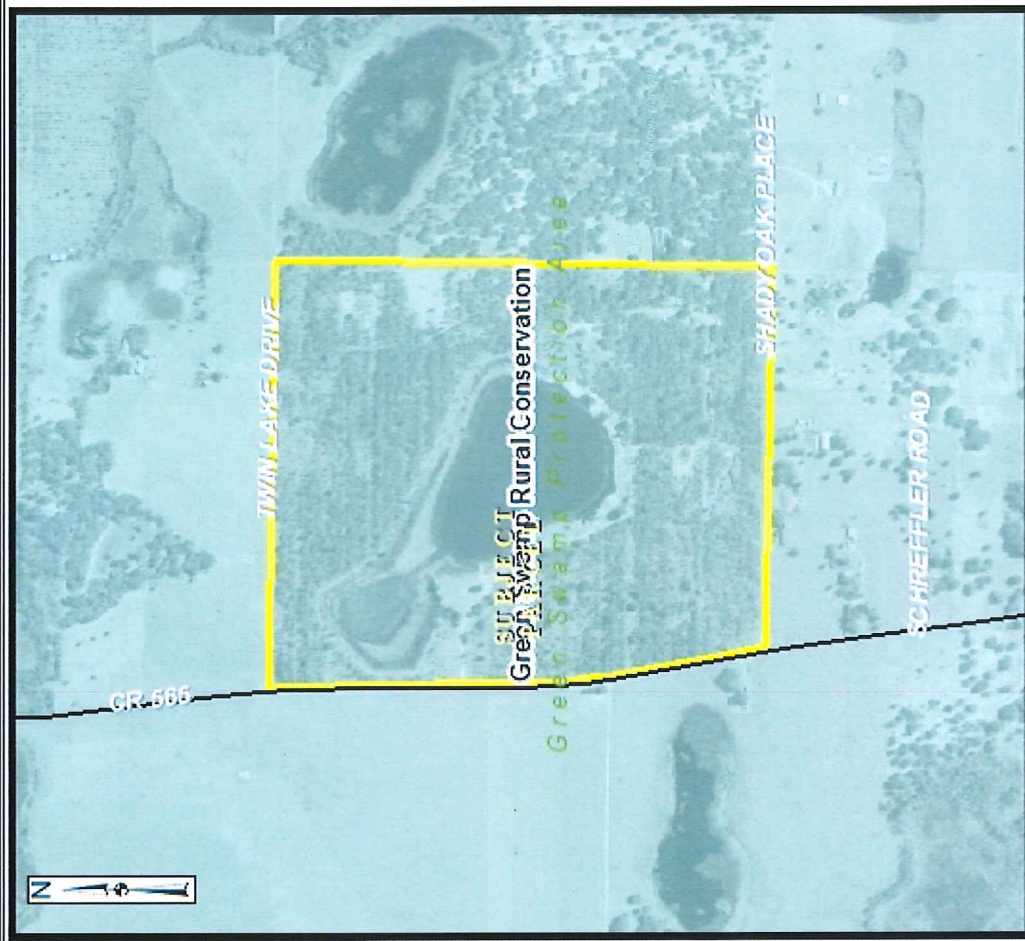
CURRENT ZONING
PLANNED COMMERCIAL (CP)

CASE NO.
 CUP = 12/12.1-1

CASE LOCATION:
 S4, T33S, R24E

REQUESTING:
 Conditional Use approval for
 outdoor small-scale sporting and recreational camp

SKYLINE RANCH CUP



ADOPTED FUTURE LAND USE
URBAN LOW DENSITY

ZONING

LAND USE

SUBJECT PARCEL

MAP COMPOSITION:
 JANUARY 2013

FOCUS AREA

LAKE COUNTY

DATE: 01/15/2013 11:58:00 AM
 USER: J. H. HARRIS
 PROJECT: 12/12.1-1
 DRAWING: 12/12.1-1-1
 SHEET: 1 OF 1
 SCALE: 1" = 1000'
 NORTH ARROW: TRUE NORTH
 COORDINATE SYSTEM: NAD 83 UTM ZONE 18N
 DATUM: NAD 83
 ELEVATION: FEET
 PROJECTION: UTM
 UNITS: METERS
 COLOR TABLE:
 1. URBAN LOW DENSITY (Light Blue)
 2. URBAN MEDIUM DENSITY (Light Green)
 3. URBAN HIGH DENSITY (Light Yellow)
 4. RURAL RESIDENTIAL (Light Purple)
 5. RURAL MEDIUM DENSITY (Light Orange)
 6. RURAL LOW DENSITY (Light Cyan)
 7. AGRICULTURE (Light Green)
 8. FOREST (Light Green)
 9. WETLANDS (Light Blue)
 10. WATER (Light Blue)
 11. OPEN SPACE (Light Green)
 12. TRANSPORTATION (Light Yellow)
 13. UTILITIES (Light Yellow)
 14. UNDEVELOPED (Light Green)
 15. DEVELOPED (Light Yellow)

EXHIBIT "A" "Conceptual Plan":

1. All permitted uses within the Agriculture (A) Zoning District;
2. Residential density: 1 dwelling per 10 net acres, (maximum)
3. The following Outdoor Small Scale Recreational Uses:
 - a. All Terrain Vehicles (ATVs) riding
 - b. Fishing and small-game hunting
 - c. Shooting Ranges
 - d. Passive Recreation Activities, including but not limited to: hiking, horseback riding, wildlife appreciation, picnicking, swimming.
 - e. Paintball
 - f. Fireworks in conjunction with any one of or all five (5) Large Events permitted herein.
4. Special Events: Small Events on the property are those drawing less than or equal to 500 persons. Large Events on the property are those drawing between 501 and 2,000 persons. Small and Large Events shall be subject to the following conditions:
 - a. Small Events (less than or equal to 500 persons) - Fireworks are prohibited as Small Events.
 - b. Large Events (501 – 2,000 persons) - There shall be no more than five (5) events in this group per calendar year, and a Large Event may include fireworks. A special event application must be submitted for review and approval no less than ninety (90) days prior to the scheduled event, and the Owner/Applicant shall comply with all provisions of Lake County Code regarding special events.
 - c. Music festivals and events are prohibited. However, music may be used as an accompaniment to the primary event at a Small or Large Event, provided that it is not the primary attraction.
 - d. Duration. Small and Large Events shall not exceed 72 consecutive hours per event.
 - e. Setbacks. Events shall not be located closer than 100 feet from the property line of any adjacent residentially used property. Any ^[HE1]points of congregation for event participants shall be located a minimum of 200 feet from the property line of any property used for residential purposes and 400 feet from any residence.
 - f. Hours of Operation shall mean hours that such events are open to the public, and are limited to the times and days below:
 - i. Small Events: 8:00 am to 1:00 am the following day, Sunday through Saturday.
 - ii. Large Events: 8:00 am to 11:00 pm^[HE2] .
(Fireworks usage shall be limited to the following time: 8:00 pm to 10:00 pm except as follows: New Year's Eve –12:30 am on New Year's Day)
5. Accessory uses incidental to and directly associated with these primary uses may be approved by the County Manager or designee. Any other use of the site shall require an amendment to this Ordinance as approved by the Board of County Commissioners.

B. Specific Conditions:

1. Site Plan Required. Site plan approval is required for any Outdoor Small-Scale Recreational Camp structures and uses.

- 1 2. Developed Area: The developed area of the Outdoor Recreational Facility and its accessory uses
2 shall not exceed 20-acres of the total site. For the purpose of this section the building areas shall
3 count towards this limitation. There shall be no cleared, compacted or paved trail areas developed,
4 constructed, or created for the horseback or ATV riding uses on the property; any such clearing,
5 compacting or paving shall count toward the development limitation of twenty (20) acres. .
- 6 3. Structures shall be limited as specified below:
- 7 Cabins (17); including two (2) twenty person cabins
8 Residences (3) – 1 property owner, 2 caretaker
9 Open Air Pavillion (1)
10 Storage/Office/Shop/Carport (1 each)
11 Pole Barn (2)
12 Utility Shed (1)
13 Tack Room (1)
14 Horse Arena/Horse Barn (1 each)
15 Horse Ring (1) Office Building (1)
16 Shop Building (1)
17 Recreational Vehicle parking spaces (10)
- 18 4. Noise: All uses, activities and events shall be subject to all Lake County noise regulations, as
19 amended. All mitigation recommendations of the Noise Study shall be implemented by the Applicant.
- 20 5. Parking:
- 21 a. Parking surfaces may be grass or other pervious material.
22 b. Accessible parking shall be provided in compliance with the Florida Accessibility Code.
23 c. Overflow parking on any access easement is not permitted. ATV's operated by customers shall
24 be prohibited on all access easements.
25 d. Recreational Vehicle (RV) parking spaces –Ten (10) spaces (maximum); 24,000 square feet
26 total area (2,400 square feet per space), ten (10) foot separation between spaces, twenty (20)
27 foot frontage to adjacent access drive. Parking duration shall be limited to three (3) consecutive
28 days.
- 29
- 30 C. Setbacks. Non-agriculture buildings shall be setback in accordance with the LDR, as amended. There
31 shall be no storage of vehicles or materials within 100 feet of the property lines.
- 32 D. Open Space, Impervious Surface Ratio and Floor Area Ratio, Building Height: Shall be in accordance
33 with the Comprehensive Plan and LDR, as amended. No driving routes/trails shall be paved.
- 34 E. Landscaping & Screening.
- 35 1. A landscape plan shall be submitted with the site plan for review and approval. It shall
36 specify right of way landscaping along CR 565, in accordance with LDR, as amended.
- 37 2. Existing vegetation within 50 feet of the property line shall be maintained and shown on the
38 landscape plan.

1 3. Additional landscaping shall be in accordance with LDR, as amended.

2 F. Environmental:

- 3 1. An Environmental Assessment will be required with the site plan application.
4 2. All wetlands should be identified. All wetland and associated buffer areas must be visibly
5 marked to ensure visitors/customers are prohibited from accessing said areas.
6 3. All tracks, driveways, structures, or any other activity must maintain a minimum 50-ft buffer
7 for the wetland with the exception of existing roads.
8 4. All structures shall be constructed outside of the Flood Zone.

9
10 G. Solid waste disposal shall be managed in accordance with Lake County Code, as amended.

11 H. Fire Protection, Public Safety, and Emergency Services Access:

- 12 1. Access and fire safety requirements of the property shall be provided in accordance with the Florida
13 Fire Prevention Code and LDR, as amended.
14 2. The Owner/Applicant shall comply with any and all provisions in the special event permit for fireworks
15 at Large Events.
16 3. All structures on the property shall be in compliance with the Florida Building Code, except for those
17 structures exempt from compliance pursuant to Florida law.
18 4. The fire protection water supply tank must be reviewed and approved during site plan submittal. The
19 tank must be sized for the largest structure on the property. (This shall include all structures open to
20 the public).

21
22 I. Transportation Improvements/Access Management:

- 23 1. Driveway improvements to CR 565 (Bay Lake Road) must be accomplished to include flood zone
24 determination, in conjunction with site plan application..
25 2. All transportation design improvements and requirements shall be in accordance with LDR, as
26 amended.

27
28 J. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent with Dark-
29 Sky Principles, and shall be directed in a manner that does not illuminate adjacent properties or public
30 right of ways

31 K. Signage: Signs shall be in accordance with the LDR, as amended.

32 L. Outside Agencies: The use of the site shall be in conformity with all Federal, State and Local
33 Regulations at all times.

34 M. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall be required
35 to submit an amendment to the approved site plan to incorporate the features of EXHIBIT "A" –
36 CONCEPTUAL PLAN, for review and approval in accordance with the Comprehensive Plan and LDR,
37 as amended. Any deviation that is not generally consistent with the Conceptual Plan may require an
38 amendment of the CUP Ordinance as determined by the County Manager or designee.

- 1 N. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this
- 2 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
- 3 Lake County Land Development Regulations shall include any future amendments to the Statutes,
- 4 Code, Plans, and/or Regulations.
- 5 O. After establishment of the facilities as provided herein, the aforementioned property shall only be used
- 6 for the purposes named in this Conditional Use Permit, unless a proposed use meets every requirement
- 7 of the zoning district in which the property is located. Any other proposed use must be specifically
- 8 authorized by the Board of County Commissioners.

9 **Section 3** Additional conditions of this permit shall mean:

- 10 A. In the event of any breach in any of the terms or conditions of this permit or any default or failure of the
- 11 Permittee or his successor to: Fulfill development in substantial accordance with the conceptual plan as
- 12 submitted to the Planning & Zoning Board and the Board of County Commissioners; comply with the
- 13 codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or comply with
- 14 any of the terms of the Conditional Use Permit; or this CUP is found to become a nuisance or safety
- 15 hazard, the permit may be revoked after due Public Hearing before the Planning & Zoning Board and
- 16 the Board of County Commissioners.
- 17 B. This Conditional Use Permit shall inure to the benefit of, and shall constitute a covenant running with the
- 18 land; and the purpose, terms, and conditions contained herein shall be binding upon the Permittee or
- 19 any successor and his interest hereto.
- 20 C. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
- 21 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to
- 22 recommend that the ordinance be revoked.
- 23 D. Inspection. This use shall be inspected by the Code Enforcement Division annually to ensure
- 24 compliance with the conditions of this Conditional Use Permit and the approved site plan. An annual
- 25 inspection fee will be assessed. If an emergency inspection is necessary during non-operating hours, a
- 26 fee shall also be assessed.
- 27
- 28 E. Filing with the Department of State. The clerk shall be and is hereby directed forthwith to send a copy of
- 29 this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
- 30 Florida Statutes.
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1 **Section 4. Effective Date. This Ordinance shall become effective as provided by law.**
2 **ENACTED** this _____ day of _____, 2014.
3
4 **FILED** with the Secretary of State _____, 2014.
5
6 **EFFECTIVE** _____, 2014.
7

8
9 **BOARD OF COUNTY COMMISSIONERS**
10 **LAKE COUNTY, FLORIDA**

11
12 _____
13 **JIMMY CONNER, Chairman**
14

15 **ATTEST:**

16
17 _____
18 **NEIL KELLY, Clerk of the**
19 **Board of County Commissioners**
20 **Lake County, Florida**
21

22 **APPROVED AS TO FORM AND LEGALITY**

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24 _____
25 **SANFORD A. MINKOFF, County Attorney**
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EXHIBIT "A" - LEGAL DESCRIPTION

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The Southeast ¼ of Section 4, Township 23 South, Range 24 East, Lake County, Florida, less; Begin at the Northwest corner of the Southeast ¼ of Section 4, Township 23 South, Range 24 East, Lake County, Florida, run thence East 335.14 feet; thence in a Southerly direction along paved road to a point on the South Boundary of said Section 4, at a point located 585.3 feet of the Southwest corner of the Southeast ¼; thence West 585.3 feet to the Southwest corner of the Southeast ¼ of said Section 4; thence North to a Point of Beginning together with all easements of ingress and egress, easements to explore for and develop minerals and all subsurface oil, gas and other mineral rights. Also less right-of-way for County Road No. 565;

Containing 136.846 acres, more or less.

EXHIBIT "B" "Conceptual Plan":

1. All permitted uses within the Agriculture (A) Zoning District;
2. Residential density: 1 dwelling per 10 net acres, (maximum)
3. The following Outdoor Small Scale Recreational Uses:
 - a. All Terrain Vehicles (ATVs) riding
 - b. Fishing and small-game hunting
 - c. Shooting Ranges
 - d. Passive Recreation Activities, including but not limited to: hiking, horseback riding, wildlife appreciation, picnicking, swimming.
 - e. Paintball
 - f. Fireworks in conjunction with any one of or all five (5) Large Events permitted herein.
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 - a. Small Events (less than or equal to 500 persons) - Fireworks are prohibited as Small Events.
 - b. Large Events (501 – 2,000 persons) - There shall be no more than five (5) events in this group per calendar year, and a Large Event may include fireworks. A special event application must be submitted for review and approval no less than ninety (90) days prior to the scheduled event, and the Owner/Applicant shall comply with all provisions of Lake County Code regarding special events.
 - c. Music festivals and events are prohibited. However, music may be used as an accompaniment to the primary event at a Small or Large Event, provided that it is not the primary attraction.
 - d. Duration. Small and Large Events shall not exceed 72 consecutive hours per event.
 - e. Setbacks. Events shall not be located closer than 100 feet from the property line of any adjacent residentially used property. Any [HE1] points of congregation for event participants shall be located a minimum of 200 feet from the property line of any property used for residential purposes and 400 feet from any residence.
 - f. Hours of Operation shall mean hours that such events are open to the public, and are limited to the times and days below:
 - i. Small Events: 8:00 am to 1:00 am the following day, Sunday through Saturday.
 - ii. Large Events: 8:00 am to 11:00 pm [HE2].
(Fireworks usage shall be limited to the following time: 8:00 pm to 10:00 pm except as follows: New Year's Eve –12:30 am on New Year's Day)
5. Accessory uses incidental to and directly associated with these primary uses may be approved by the County Manager or designee. Any other use of the site shall require an amendment to this Ordinance as approved by the Board of County Commissioners.

B. Specific Conditions:

1. Site Plan Required. Site plan approval is required for any Outdoor Small-Scale Recreational Camp structures and uses.

