

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

PLANNING AND ZONING BOARD
June 6, 2012



BOARD OF COUNTY COMMISSIONERS
June 26, 2012

PH # 14-12-4 Mount Plymouth Lake Bottom Rezoning	Case Manager: Rick Hartenstein, AICP, CPM Senior Planner	Agenda Item # 9
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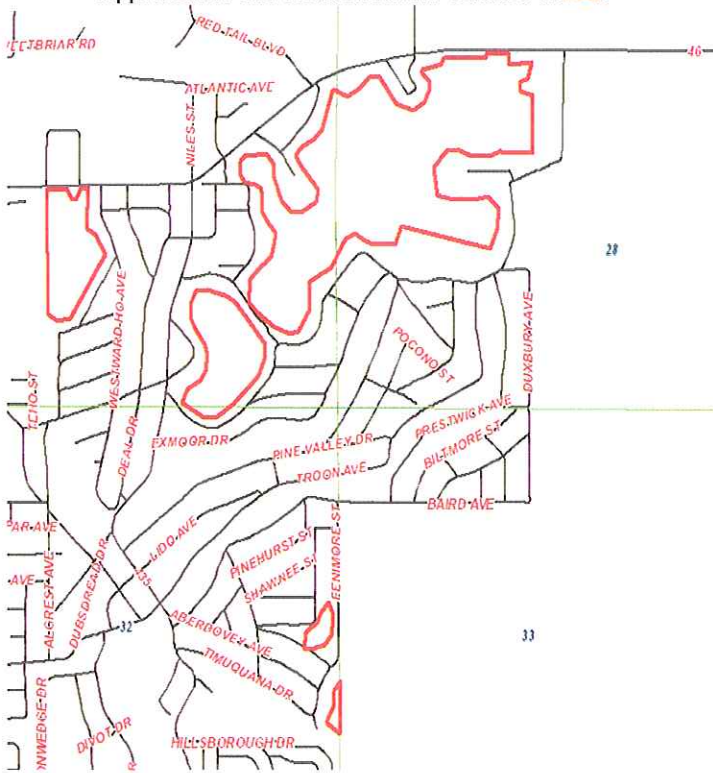
Owner: Lake County Board of County Commissioners (the "Owner")

Applicant: Lake County Board of County Commissioners/Wendy Breeden (the "Applicant")

Requested Action: Rezone 184 +/- acres from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses.

- Site Location & Information -

Approximate site location shown outlined in red.



Size	184 +/- acres	
Location	Mt. Plymouth area between SR 46, Sandwich Place, Lochmore Circle, Eufala Way, & Vero Street	
Alternate Key #	1476577	
Future Land Use	Conservation	
	Existing	Proposed
Zoning District/Density	R-3 & R-6	CFD – N/A
Floor Area Ratio (FAR)	0.40 (max.) LDR	N/A – Comp Plan
Impervious Surface Ratio (ISR)	0.35 & 0.55 (max.) LDR	N/A - Comp Plan
Joint Planning Area	None	
Utility Area:	None	
Site Utilities	None Proposed	
Road Classification	SR 46 - Arterial Sandwich Place, Lochmore Circle, Eufala Way, & Vero Street – Local	
Flood Zone/ FIRM Panel	X/AE – 12069C0395D Effective Date July 3, 2002	
Commissioner District	4-Campione	

Site Visit: April 18, 2012

Sign Re-posted: May 21, 2012 (6 Signs Posted)

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	(Wekiva River Protection Area - WRPA) WRPA - Mt Plymouth-Sorrento Main Street and WRPA - Mt Plymouth-Sorrento Receiving Area (Non-Wekiva) Mt Plymouth-Sorrento Neighborhood	A, R-6, R-7, RP, C-1, CP, CFD, PUD	Residential, Golf Course, Commercial, Community Facility, and vacant land	None
South	(Wekiva River Protection Area - WRPA) Mt Plymouth-Sorrento Receiving Area and Conservation (Non-Wekiva) Mt Plymouth-Sorrento Neighborhood	AR, R-1, R- 3, R-6, PUD, RMRP	Residential, Golf Course, Mobile Home Rental Park, Conservation, and vacant land	None
East	(Wekiva River Protection Area - WRPA) Mt Plymouth-Sorrento Receiving Area and Conservation	R-1, R-3, R-6, and CFD	Residential, Community Facility, Conservation, and vacant land	None
West	Wekiva River Protection Area - WRPA) WRPA - Mt Plymouth-Sorrento Main Street and WRPA - Mt Plymouth-Sorrento Receiving Area (Non-Wekiva) Mt Plymouth-Sorrento Main Street Mt Plymouth-Sorrento Neighborhood	A, R-6, C-1, CP, CFD, PUD	Agriculture, Residential, Golf Course, Commercial, Community Facility, and vacant land	None

– Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the application to rezone 184 +/- acres from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses, with conditions, as specified in the attached ordinance.

PLANNING AND ZONING BOARD RECOMMENDATION:

– Summary of Analysis –

The Applicant is requesting to rezone the property to Community Facility District (CFD) to establish a conservation area of passive recreational uses as shown on Exhibit "A" (Conceptual Plan) contained in the proposed CFD Ordinance. The CFD Zoning District is permitted in the Conservation Future Land Category (FLUC) in accordance with the Comprehensive Plan (the "Plan") and Land Development Regulations (LDR).

– Analysis –
LDR Section 14.03.03 (Standards for Review)

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;

The Applicant seeks to establish conservation and passive recreational uses within the confines of 184 +/- acres of property in the Mount Plymouth area. Section 3.00.03, Land Development Regulation (LDR) permits conservation and passive recreational uses as a Community Facility use. Parks are recognized as a Civic Use which are permitted in the Conservation Future Land Use Category. The proposed use of the property is consistent with the CFD definition specified by Section 3.00.02.Y, LDR, as the use promotes the general welfare of community needs for county residents. The proposed conservation area and passive recreational uses on the property are similar to and consistent with the Classification of Uses specified by Section 3.01.02.F.4, LDR (Parks and Recreation).

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

This request is consistent with the land use provisions of the Public Benefit Future Land Use Series specified by Objective I-1.5, as the property is held by a government entity and serves a public benefit by providing natural resource protection for environmentally sensitive land. The proposed use is consistent with Plan Policy I-1.5.1 as the use is not adverse to the character of the area and promotes preservation of native habitat. Furthermore, the proposed use will provide limited community needs to the residents of this area consistent with this policy. Additionally, the application for CFD zoning is consistent with Plan Policy I-1.5.1 which specifies the application of a conditional use permit or other land use regulatory instrument for civic uses. Goal III-1, of the Plan states the County shall strive to preserve, properly manage and, where possible, enhance the quantity, quality and function of its natural resources and natural environment for existing and future generations. Through the dedication of this conservation area, the Goals, Objectives, and Policies of the Conservation Element of the Comprehensive Plan are being advanced.

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;

The establishment of this new CFD Zoning District is consistent with the existing land uses in the area and is consistent and similar in scale and character with the uses being conducted in the area as demonstrated by the Neighborhood Lakes conservation area to the east.

D. Whether there have been changed conditions that justify a rezoning;

The Applicant seeks to develop passive recreational uses on conservation land that is under public land management by the County. The establishment of a new CFD Zoning District would accommodate the need of the continuation of natural resource protection.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities;

Transportation - Public Works has indicated this project will have no negative impact on the surrounding roads that support the proposed park.

Water and Sewage – No services (water or sewer) are proposed for this project.

Fire & Emergency Services –Lake County Fire Station # 39, located at 31431 Walton Heath, Sorrento off SR 46, will provide services to the property.

Solid Waste –The proposed rezoning and new use will not cause any adverse impact to the current solid waste capacity or level of service.

F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;

Additional adverse impacts are not anticipated, however, any additional development intensity shall cause the need for an Environmental Assessment pursuant to LDR site development requirements.

G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area;

The application did not contain any information regarding the effect the proposed rezoning would have on property values in the area.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern;

The proposed rezoning will result in a continuation of the existing development pattern in the area and will not cause an adverse effect on the area consistent with Plan Policy I-1.5.1. The proposed conservation and passive recreational uses are compatible with the existing land uses in the area.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

J. Any other matters that may be deemed appropriate by the Lake County Planning and Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

The County has received several phone calls from area residents expressing a concern that motor vehicles, especially all terrain vehicles, dune buggies, and motorcycles, would have access to the area. The Lake County Codification addresses motorized vehicles and public land access in several areas, specifically in Sections 16-63, 16-65, and 16-71, which place prohibitions on unauthorized motor vehicle access and provides for enforcement action.

FINDINGS OF FACT: The proposed CFD rezoning and the proposed use is consistent with the intent and purpose of Comp Plan Objective I-1-5, by identifying lands that benefit the public or general welfare such as conservation, recreation, and public facilities and infrastructure.

1. The proposed rezoning application and use is consistent with Plan Policy I-1.5.1 regarding permissible uses within the Conservation Future Land Use Category.
2. The proposed use in the rezoning request is consistent with the Community Facilities District specified by LDR Section 3.00.002.Y.
3. The use proposed by the rezoning request is consistent with LDR Section 3.01.02.F.1.

Based on these findings of fact, staff recommends **approval** of the rezoning application, with conditions, as specified in the attached Ordinance.

WRITTEN COMMENTS FILED: Supportive: -0-

Concern: -0-

Opposition: -7-

Department of Growth Management
Planning & Community Design



PH# 14-12-4

Mount Plymouth Lake Bottom / Lake Co. Public Resources

Rezone 184 +/- acres from R-3 and R-6 to CFD for Conservation Land and Passive Recreation.

(Re-Post - 5/21/2012) - Picture taken from Lochmore Circle.

Department of Growth Management
Planning & Community Design

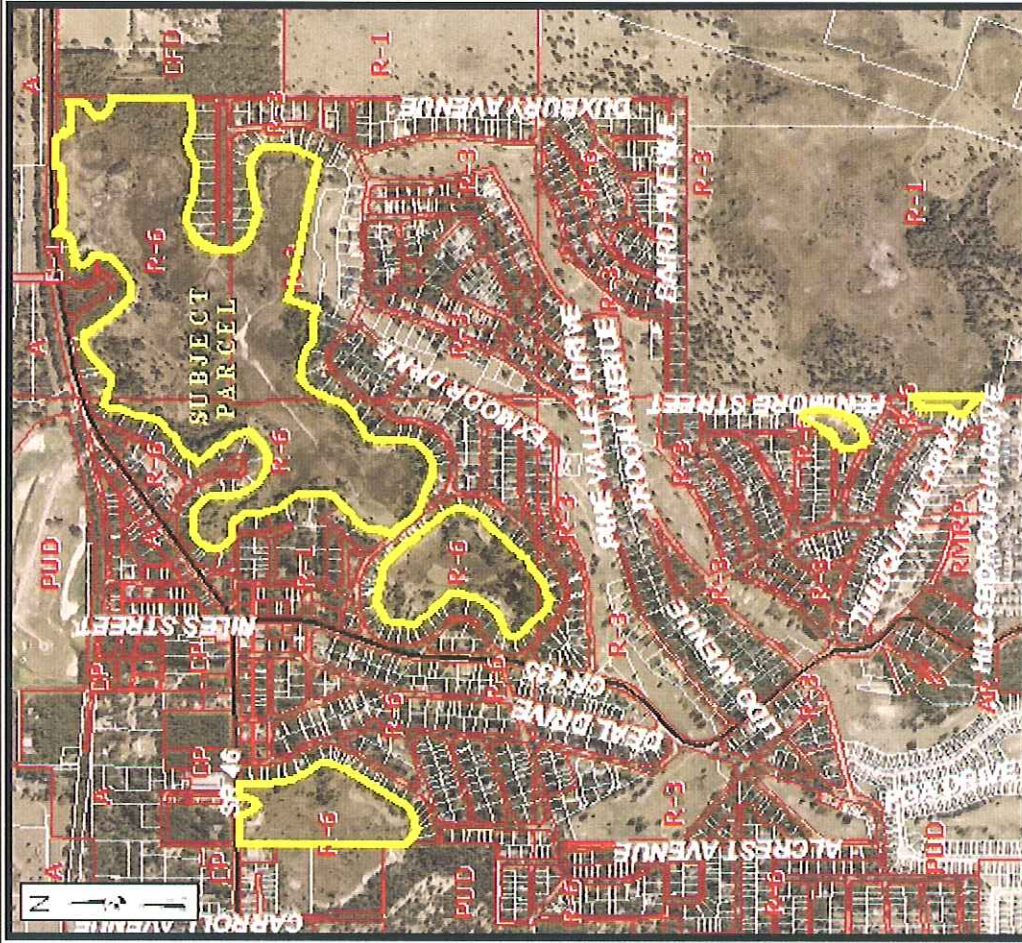


PH# 14-12-4

Mount Plymouth Lake Bottom / Lake Co. Public Resources

Rezone 184 +/- acres from R-3 and R-6 to CFD for Conservation Land and Passive Recreation.

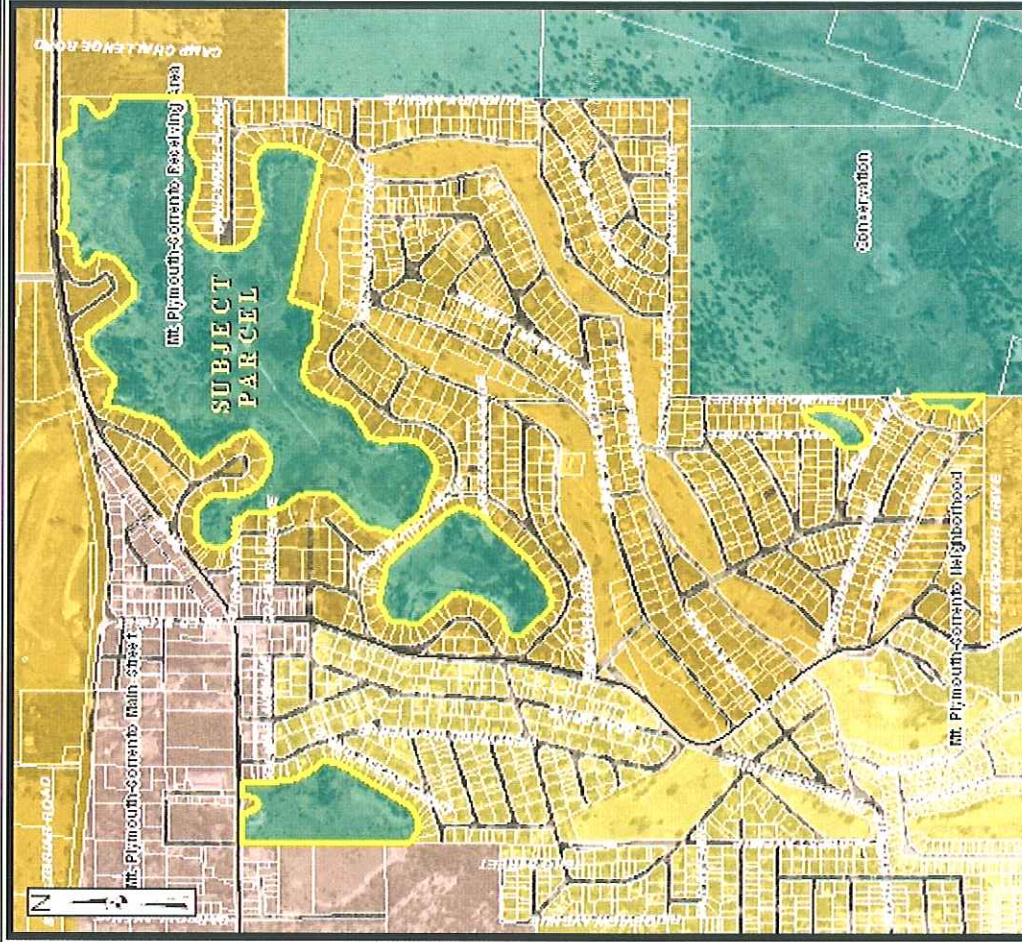
(Re-Post - 5/21/2012) - Picture taken from the intersection of Sackamaxon Drive and Sandwich Place.



CURRENT ZONING

MEDIUM RESIDENTIAL (R-3) & URBAN RESIDENTIAL (R-6)

**MT. PLYMOUTH LAKE
BOTTOM REZONING**



2030 FUTURE LAND USE

PUBLIC RESOURCE LAND

MAP COORDINATES: 43.141, -122.4

 FOCUS AREA

ZONING

LAND USE

SUBJECT PARCEL

CASE NO. PH# 14-12-4

CASE LOCATION: 28/29/33/33-19S-28E

REQUESTING: Rezone 184 +/- acres to CFD for conservation and passive recreation.

1 property have been duly approved; and

2 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
3 Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they
4 pertain to the above tract of land, subject to the following terms:

5 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to show
6 the Community Facility District (CFD) in accordance with this Ordinance. All uses shall be generally
7 consistent with the Concept Plan as shown in Exhibit "A", attached. To the extent where there are
8 conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence.

9 A. Land Use: The permitted uses listed below are specifically limited to the land area described in
10 this Ordinance.

11 1. Preservation and Management of natural resources as stipulated in the Mount Plymouth
12 Land Management Plan approved by the Lake County Board of County Commissioners on
13 October 19, 2010.

14 2. Passive Recreational Uses

15 Accessory uses directly associated with the above uses may be approved by the County
16 Manager or designee. Any other use of the site not identified above shall require an
17 amendment to this Ordinance as approved by the Lake County Board of County
18 Commissioners.

19 B. Open Space, Setbacks, Buffers, Landscaping, and Parking shall be in accordance with the
20 Comprehensive Plan and LDR, as amended.

21 C. Transportation Improvements/Access Management: All access management shall be in
22 accordance with the LDR, as amended.

23 D. Signage: Signs shall be accordance with the LDR, as amended.

24 E. Concurrency Management Requirements: Any development shall comply with the Lake County
25 Concurrency Management System, as amended.

26 F. Development Review and Approval: Prior to the issuance of permits, the Applicant shall be
27 required to submit a site plan application generally consistent with Exhibit "A" Conceptual Plan,
28 attached, for review and approval in accordance with the Comprehensive Plan and LDR, as
29 amended.

30 G. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in
31 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
32 Comprehensive Plan, and Lake County Land Development Regulations shall include any
33 future amendments to the Statutes, Code, Plans, and/or Regulations.

34 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

35 A. After establishment of the facilities as provided herein, the aforementioned property shall only
36 be used for the purposes named in this Ordinance. Any other proposed use must be
37 specifically authorized by the Lake County Board of County Commissioners.

- 1 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,
- 2 move, convert, or demolish any building structure, add other uses, or alter the land in any
- 3 manner within the boundaries of the above described land without first obtaining the necessary
- 4 approvals in accordance with the Lake County Code, as amended, and obtaining the permits
- 5 required from the other appropriate governmental agencies.
- 6 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the
- 7 land and the terms, conditions, and provisions hereof, and shall be binding upon the present
- 8 Owner and any successor, and shall be subject to each and every condition herein set out.
- 9 D. Construction and operation of the proposed use shall at all times comply with the regulations of
- 10 this and other governmental permitting agencies.
- 11 E. The transfer of ownership or lease of any or all of the property described in this Ordinance
- 12 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is
- 13 made good and aware of the conditions established by this Ordinance and agrees to be bound
- 14 by these conditions. The purchaser or lessee may request a change from the existing plans
- 15 and conditions by following procedures contained in the Land Development Regulations, as
- 16 amended.
- 17 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code
- 18 Enforcement Special Master shall have authority to enforce the terms and conditions set forth
- 19 in this ordinance and to recommend that the ordinance be revoked.

20 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
21 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
22 affect the validity of the remaining portions of this Ordinance.

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

24
25 ENACTED this _____ day of _____, 2012.

26
27 FILED with the Secretary of State _____, 2012.

28
29 EFFECTIVE _____, 2012.

30 BOARD OF COUNTY COMMISSIONERS
31 LAKE COUNTY, FLORIDA

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35 LESLIE CAMPIONE, CHAIRMAN
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ATTEST:

**NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

APPROVED AS TO FORM AND LEGALITY

SANFORD A. MINKOFF, COUNTY ATTORNEY

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2
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4

Exhibit "A"
Concept Plan



Mount Plymouth Lakes
Reserve, 184 Acres
Conceptual Site Plan
Passive Park

Legend

 Property Boundary



5
6

Hartenstein, Rick

From: Greene, Steve
Sent: Monday, May 14, 2012 9:04 AM
To: Hartenstein, Rick
Subject: FW: Ordinance #2012, PH #14-12-4

Rick – please place a copy into the folder & include in the P&Z packet for June.

*Steve K. Greene, AICP, Chief Planner
Lake County Planning & Community Design
Department of Growth Management
Lake County Board of County Commissioners
P.O. Box 7800
315 West Main Street
Tavares, FL 32778-7800
Email: sgreene@lakecountyfl.gov
Voice: 352-343-9641
Fax: 352-343-9595*

From: Hanson, Jodine
Sent: Monday, May 14, 2012 8:40 AM
To: Greene, Steve; Corson, Ann
Cc: Sheahan, Brian; Campione, Leslie
Subject: FW: Ordinance #2012, PH #14-12-4

RECEIVED

MAY 14 2012

For the zoning file please.

Planning & Community Design

From: Renita Harbison [mailto:nitamx@AOL.com]
Sent: Sunday, May 13, 2012 6:46 PM
To: Campione, Leslie
Subject: Ordinance #2012, PH #14-12-4

I greatly oppose Ordinance #2012, PH #14-12-4, rezoning of Mount Plymouth Lake Bottoms Conservation area. This project is not needed nor wanted. The trails would need law enforcement monitoring to keep crime and mischief out. If not monitored the trails would invite drugs & crime to our back yards. What will be the effect on the wildlife that live in these areas? This is a waste of Florida's natural habitat and a waste of funds. A new park is being built on Wallick Rd off CR 437 in Sorrento which will offer walking/exercise trails. Please vote "NO" for this ordinance. But, if you vote yes, please have the park not open to the public and guide tours only. Respectfully, Renita Purvee Harbison 31050 Lochmore Cir. Sorrento, FL 32776

Hartenstein, Rick

From: Greene, Steve
Sent: Monday, May 07, 2012 8:52 AM
To: Hartenstein, Rick
Subject: FW: Plymouth Lake Bottom Rezoning

Rick – handle like the others. thanks

*Steve K. Greene, AICP, Chief Planner
Lake County Planning & Community Design
Department of Growth Management
Lake County Board of County Commissioners
P.O. Box 7800
315 West Main Street
Tavares, FL 32778-7800
Email: sgreene@lakecountyfl.gov
Voice: 352-343-9641
Fax: 352-343-9595*

RECEIVED

MAY 7 2012

Planning & Community Design

From: Hanson, Jodine
Sent: Monday, May 07, 2012 8:45 AM
To: Greene, Steve; Corson, Ann
Cc: Sheahan, Brian; Campione, Leslie
Subject: FW: Plymouth Lake Bottom Rezoning

Please place in the zoning file. Thanks!
Jodi

From: Michael Vinglione [mailto:mav1950@embarqmail.com]
Sent: Sunday, May 06, 2012 1:51 PM
To: Campione, Leslie
Subject: Plymouth Lake Bottom Rezoning

Dear Commissioner Campione, I am a resident of Mount Plymouth at 31200 Lochmore Circle. I am writing to express my concern and displeasure with the information I have received about the Lake Bottoms plan. My understanding is that the County wants to install a fence around the dried up lake for recreational uses. My rear property line is approximately 8 feet from the proposed county line. I have maintained a good section of this area for the past 9 and half years that I lived here. I am not apposed to recreational use however I do fell a fence is not necessary for the small lake area behind my property. I voted for you in the last election and even had your campaign sign in my yard. Please do the right thing and prevent the fence from being installed in this area. Sincerely, Michael Vinglione 31200 Lochmore Circle Mount Plymouth, FL 32776 352-383-3249

Hartenstein, Rick

From: Ann Weih [ann.weih@InMarketingServices.com]
Sent: Monday, April 30, 2012 1:34 PM
To: Hartenstein, Rick
Cc: wkd (wkdbud1@yahoo.com)
Subject: Mt. Plymouth Lake Bottom

RECEIVED

APR 30 2012

Importance: High

Planning & Community Design

Rick,

I live on Lochmore Circle in Sorrento and my property borders the Lake property. Since the meeting tomorrow is during business hours I will be unable to attend and I am contacting you with my concerns regarding the proposed hiking trails. These are my concerns:

- Privacy for my property - with increasing both foot and vehicle traffic I am concerned for my privacy and security
- Vehicle traffic through the neighborhood - this is a residential area - children are at play and residents frequently walk their pets
- The possibility of litter - there is wildlife in this area including Coyotes and Bears. We have a Bear that visits the neighborhood regularly (which I have named "Mooch")
- Road maintenance - Lochmore Circle is a one lane dirt road

There are opportunities for entrances to this area from SR46, why create an entrance from a residential street? Will this affect my property taxes? Are sidewalks being proposed for residents? Will streets be widened and paved to handle vehicle traffic?

I am not in favor of this proposed Hiking Trail Project.
I have been told this area is being considered for zoning as a Conservation Area which I am not opposed to.

Thank you for your time.

Sincerely,
Ann Weih



Ann Weih | Junior Account Executive | P: 407.598.1893 | F: 407.884.0809 | INmarketingservices.com

Hartenstein, Rick

From: Donna.Aller@ocfl.net
Sent: Monday, April 30, 2012 10:20 AM
To: Hartenstein, Rick
Subject: Mt. Plymouth Lake Bottoms Rezoning

RECEIVED

APR 30 2012

Rick,

Planning & Community Design

Thanks for all of the information regarding the Mt. Plymouth Lake Bottoms Rezoning and the location of the trails for the new park. We went out to our property in Sorrento on Saturday and viewed the trails that now exist.

We're not sure if we can attend the Zoning meeting, but would like to make a request that the proposed trails be a minimum of 100 ft from actual property lines.

One of our concerns is that we have 346 ft at the back of our property which is going to need to be fenced. We really don't want to fence the land which will hinder wildlife, but we have sincere concerns about hikers wandering off the designated trails and ending up on our property. Does Lake County have any grants that would cover fencing?

Just to clarify the meeting for the Zoning Dept is May 2, at 9:00am

Thank You,

Donna Aller

407-254-7147-Phone

407-254-7151-Fax

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

Hartenstein, Rick

From: jlo31144@comcast.net
Sent: Thursday, April 26, 2012 11:01 AM
To: Hartenstein, Rick
Subject: Proposal #14-12-4

Mr. Hartenstein, As per our conversation, this e-mail is in reference to the rezoning and possible establishment of a hiking trail on the Mt. Plymouth Lake Bottoms property. Nearly all of the people I have talked to are not opposed to the rezoning issue but are opposed to a hiking trail. I personally am opposed to the hiking trail and especially the construction of a trailhead on Lochmore Cir. A trailhead would disrupt the tranquility of the neighborhood on Lochmore Cir. and I see no point in having one. My main concern regarding a hiking trail would be the harassment of the wildlife residing there be it intentional or not. The Bottoms are a breeding ground for many sandhill cranes which I have personally observed, and a home to many other creatures. In closing, I would hope the powers to be will rezone the area a conservation area and leave it as it is. Thank you,
Jerry Lowery, 31144 Lochmore Cir., Mt Plymouth, FL 352-383-1227 jlo31144@comcast.net

RECEIVED

APR 26 2012

Planning & Community Design

Hartenstein, Rick

From: Philip Rawls [philiprawls@embarqmail.com]
Sent: Tuesday, April 24, 2012 2:29 PM
To: Hartenstein, Rick
Subject: Proposal 12-12-4

Hello My Hartenstein, I have been made aware of a trailhead proposal near my home on Lochmore Circle, My Plymouth. I am opposed to a parking area, or traffic thoroughfare down this dirt road/quiet residential area. It is much more plausible to locate a parking/access area off of SR46 or near Camp Challenge. I work days, and can not attend the meeting in May. Please do not disturb this quiet residential area with outsider traffic. thank you for your attention

RECEIVED

APR 24 2012

Planning & Community Design

Hartenstein, Rick

From: Sheahan, Brian
Sent: Monday, May 21, 2012 9:26 AM
To: Hartenstein, Rick
Subject: FW: Mount Plymouth Lake

RECEIVED

MAY 21 2012

Planning & Community Design

-----Original Message-----

From: Hanson, Jodine
Sent: Monday, May 21, 2012 9:16 AM
To: Greene, Steve; Corson, Ann
Cc: Sheahan, Brian; Campione, Leslie
Subject: FW: Mount Plymouth Lake

Zoning file.

-----Original Message-----

From: RAC [mailto:rac1@comcast.net]
Sent: Friday, May 04, 2012 3:25 PM
To: Campione, Leslie
Subject: Mount Plymouth Lake

Ms. Campione,

My name is Robert Christiansen Jr, you spoke with my neighbor Gelinda Backman last night at the cra meeting, and she told me of the plans now for the lake.

I have been concerned with this project from the minute I found out about it, I have spoke almost daily the past week with David Hansen about my concerns. It still seems our voices are not being heard, the plans seemed to have changed again.

The whole concept of developing a lake , does not seem logical. To me Conservation does not include having a bunch of people walking around disturbing the natural vegetation and wildlife, and now there is mountain bikes and fences. I have never heard of any homeowner with lake front property having a fence, of any kind, blocking there yard. To me Conservation means Leaving the lake alone and protecting it. This is a lake, all of us have to pay flood insurance because we live on the lake, and now we are being fenced off.

If possible my wife and I would like to meet with you, so we can express all of our concerns.

Thank you for your time,

Robert Christiansen, Jr

rac1@comcast.net

352-735-2420

Sent from my iPhone