

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
PETITION TO REZONE PROPERTY

PLANNING AND ZONING BOARD
 September 4, 2013



BOARD OF COUNTY COMMISSIONERS
 September 24, 2013

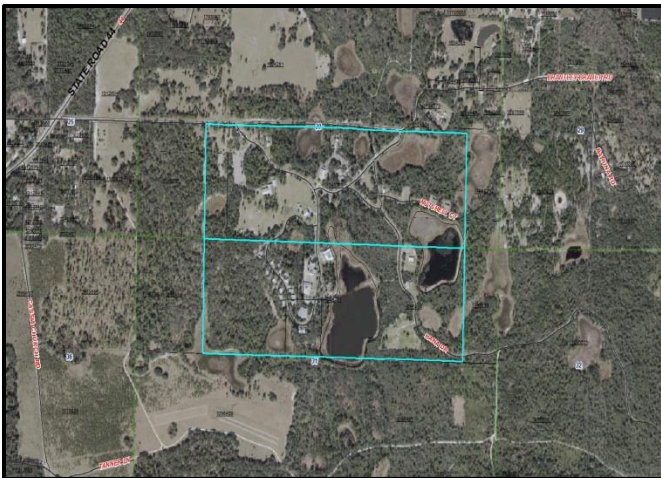
PH #15-13-5 Camp Boggy Creek	Case Manager: Steve K. Greene, AICP, Chief Planner	Agenda Item #4
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Owner: The Boggy Creek Gang, Inc. (the "Owner")
Applicant: G. Thomas Ball, Esq. (the "Applicant")

Requested Action: Rescind and replace Public Facility District Ordinances #49-85 and #28-93 with a new ordinance to clarify and add new uses for Camp Boggy Creek Camp.

- Site Location & Information -

Approximate site location outlined in Aqua



Size	230 +/- acres	
Location	Southside of Brantley Branch Road	
Alternate Key #	1745705 and 1745721	
Future Land Use	Wekiva River Protection Area A-1-20 Sending Area (WRPA A-1-20)	
	Existing	Proposed
Zoning District	PFD (CFD)	CFD
Density	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A
Impervious Surface Ratio (ISR)	0.30 - max. (Comp Plan)	0.30 -max. (Comp Plan)
Joint Planning Area	N/A	
Utility Area:	Wekiva	
Site Utilities	On-site treatment of potable water and sanitary sewer	
Road Classification	Neighborhood collector	
Flood Zone/ FIRM Panel	X (0365D) outside 500-year flood	
Commissioner District	5-Cadwell	

Site Visit: July 26, 2012
Sign Posted: August 19, 2012

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	WRPA A-1-20	Agriculture (A)	Majority undeveloped	Residential dwelling to the northeast
South	Conservation	A	undeveloped	Wetlands, vegetation, cleared lands
East	Conservation	A	undeveloped	Wetlands, vegetation
West	Conservation	CFD	undeveloped	Wetland & woodland areas

– Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **Approval** of the rezoning application to rescind and replace Public Facility District Ordinances #49-85 and #28-93 with a new ordinance to clarify and add new uses for Camp Boggy Creek Camp, with conditions specified in the proposed ordinance.

ZONING BOARD RECOMMENDATION:

– Summary of Analysis –

The rezoning application proposes to amend Public Facility District (CFD) Ordinances #49-85 and #28-93 (Attachment 1 and Attachment 2) by replacing them with a new ordinance to clarify existing uses and adds new uses to the existing outdoor recreational camp for medically-challenged children. The approximately 230-acre Camp Boggy Creek (Camp) is located on the south side of Brantley Branch Road, in the Wekiva area and has been in operation since 1996. The property is situated within the Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category, which allows outdoor recreational camps with a conditional use or similar land use regulatory instrument such as conditional zoning.

The proposed new ordinance will update the Public Facilities Zoning District to the Community Facilities District which replaced this district. Civic uses are permitted within the Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category as they provide for the betterment of the community interests. The new zoning ordinance will facilitate future development improvements that were not contemplated in 1985 when the original ordinances were approved. The Camp comprises 174,146 square feet of building area. Some of existing uses and proposed uses are specified below. Attachment 3 contains a full list of the existing and proposed uses.

Existing

Welcome Center
Equestrian Barn and Riding Arena
Camp Store
Miniature Golf
Medical Center Expansion
Waste water treatment facility
Laundry facility
Medical Clinic
Gymnasium
Boating /Fishing and lake dock
Water treatment facility
Cabins (16), approximately 2,016 square feet, each
Staff housing (cabin-2, trailers-3, and lodges-2)

Proposed

Guest cottages (2-family duplexes)
Recreational Vehicle campground (guests)
Indoor Activity facility
Boat House
Outdoor Activity Pavilions
Primitive “Wilderness” Campsite
Additional parking areas
Fifty (50) room guest lodge
Perimeter access road

– 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 continue the existing camp uses for medically-challenged children, in addition to new uses stated above. The Camp operations and functions are carried out with the use of the existing structures and facilities specified above that total 174,146 square feet. Regarding the proposed Recreational Vehicle (RV)

campground use, the Land Development Regulations (LDR) implements the RV zoning district for private RV parks designed for the placement of RVs for short-term rental occupancy. The RV Zoning District is permitted with zoning approval and master park plan approval. The LDR specifies bulk standards for the RV Zoning District as 10-acres minimum, 8.71 RV spaces per acre (maximum), 2,400 square feet per space (minimum), and ten (10) feet separation between rental spaces. The Applicant has no desire to create an RV zoning district for a private RV space rental. The Applicant desires an RV campground for the sole use by guests, professional/medical/administrative assistants, and visitors to the camp. The Applicant proposes to limit the RV campground to five (5) acres, no more than 43 RV spaces (maximum), 2,400 square feet (minimum) per space and ten (10) foot setback separation between spaces.

In the past, the County has allowed the use of RV parking spaces within CFD zoning districts as an accessory and limited use to the primary CFD use of the property. The RV spaces in these instances are used by visitors and guests to the CFD organizations. The visitors and guests of the CFD organization provide in-kind service assistance, to include educational and religious missionary and community outreach work. The Applicant's RV campground use is similar to what has been allowed in the past.

The application indicates six (6) new guest-family cottages are proposed for future construction that will occupy between eight to ten acres, in addition to a 50-room guest lodge. The application did not contain any information regarding the proposed square footage for the boat house, indoor activity facility, or number of additional parking spaces being needed.

Nevertheless, pursuant to the Schedule of Permitted and Conditional Uses, Table 3.01.03, the recreational camp is a passive recreation use permissible within Community Facility District (CFD) zoning. The proposed use of the property is consistent with the CFD definition specified by LDR Section 3.00.02.Y as the uses promote the general welfare of community needs for County residents. Additionally, the use of this property as a camp for medically-challenged children is consistent with the Classification of Uses specified by LDR Sections 3.01.02.F for recreation uses.

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

This rezoning amendment is consistent with the land use provisions of the Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category specified by Comprehensive Plan (Comp Plan) Policy I-3.2.2., as the existing Camp functions as an outdoor recreational camp. The policy specifies the implementation of a conditional use permit or other land use regulatory instrument or device for the recreation use, the purpose of which is served by this rezoning. Comprehensive Plan Policy I-3.2.2 further stipulates that the land area must satisfy the 50-percent minimum open space requirement. The Camp proposes to set-aside 87.81 upland acres as open space to meet the minimum requirement.

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

The proposed Community Facility District (CFD) Zoning is the appropriate for the use of the property. The new CFD ordinance will replace the current Public Facility District Zoning which is has been superseded by the Community Facility District Zoning in the Land Development Regulations. While the proposed CFD ordinance will replace the current existing PFD zoning ordinance, the existing and proposed uses remain consistent with the surrounding land uses. Additionally, the proposed ordinance contains a condition limiting the use of the Recreational Vehicle camping area to a maximum of five (5) acres and is restricted solely for use by participants of the Camp. Bulk standards for this use are also specified in the proposed ordinance.

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

It was determined through the recent review and approval of the Welcome Center site plan, that rezoning the property to CFD is necessary because the current PFD Zoning Ordinance did not convey the new uses (stated in Summary Analysis above) currently being considered by the Camp administrators for the future use of the property. Additionally, the change allows the County to update the zoning to the adopted classification.

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 – No adverse transportation impacts are anticipated by the proposed rezoning amendment. However, any future development applications will require a transportation study to assess potential impacts and mitigation demanded by the new use.

Water and Sewage – No adverse impacts are anticipated by the new uses as the property has its own potable water and wastewater treatment. The application information specifies new improvements to the existing wastewater treatment system.

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

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

While wetlands exist on the property, no impacts are anticipated. The proposed ordinance contains a condition to require an environmental assessment with all future development applications pursuant to the Wekiva Study Area provisions of the Comp Plan. The environmental survey and assessment will be used as the basis for any necessary conservation easements or similar legally binding instruments, as allowed by law to protect habitat, wetland, surface, groundwater resources.

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

The application does 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 amendment will not disrupt the existing development pattern in the immediate area, which is predominately comprised of undeveloped agriculture zoned acreage.

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 Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

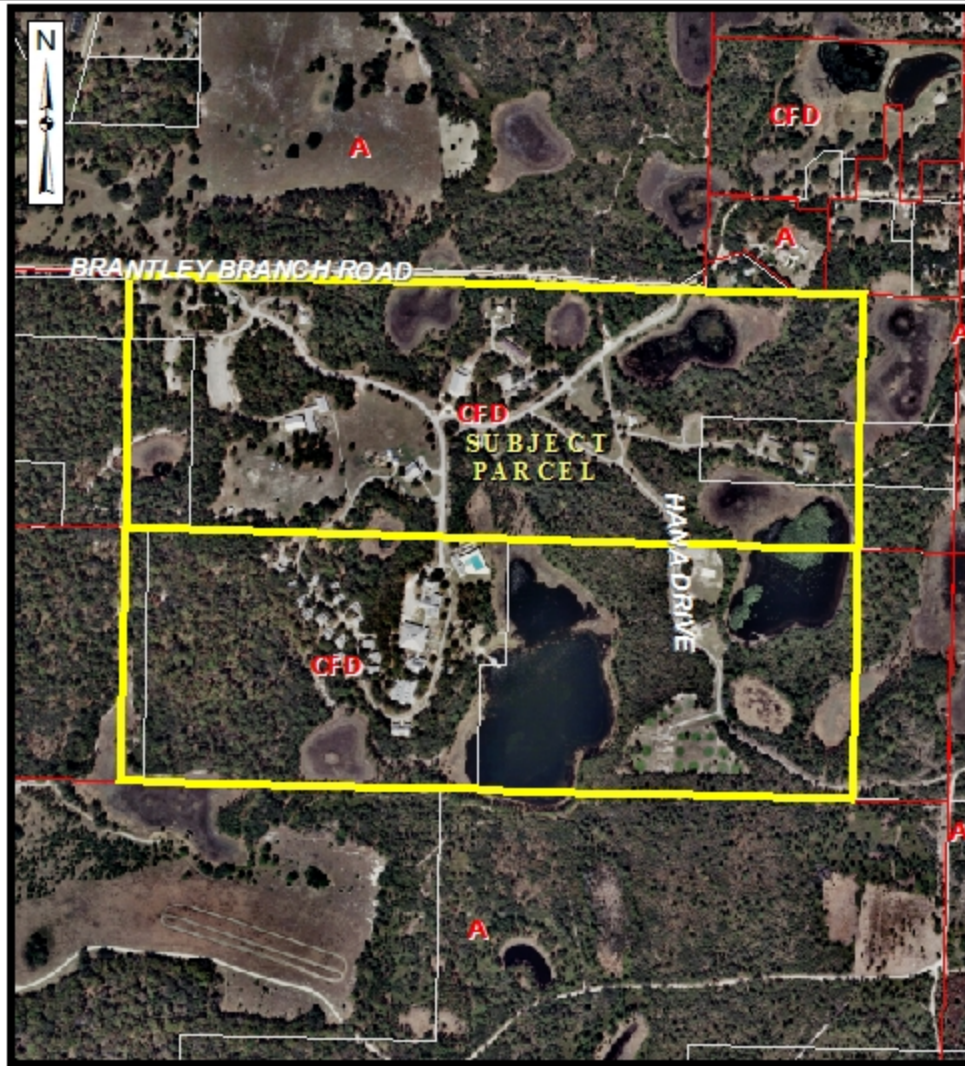
None

FINDINGS OF FACT: Staff has reviewed the application for the proposed rezoning and found:

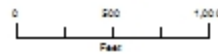
1. The rezoning application is consistent with Comp Plan Policy I-3.2.2, regarding outdoor recreational camp uses within the Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category. The rezoning is also consistent with the open space provision of the Comprehensive Plan.
2. The proposed CFD rezoning and the proposed use is consistent with the Schedule of Permitted and Conditional Uses, Table 3.01.03 within the LDR.
3. The CFD rezoning application is consistent with the definition of LDR Section 3.00.02.Y, as the use promotes the general welfare of community needs for County residents
4. The rezoning application for recreation uses is consistent with recreation definition specified by the LDR Section 3.01.02.F, Classification of Uses.

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

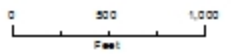
WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-



CURRENT ZONING



CURRENT 2030 FUTURE LAND USE



CAMP BOGGY CREEK

CASE NO.
PH# 15-13-5

CASE LOCATION:
30 & 31-18-29

REQUESTING:
PUBLIC FACILITY DISTRICT TO
COMMUNITY FACILITY DISTRICT

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

DATASOURCES:

Lake County GIS Department Planimetrics, 2009 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



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**ORDINANCE #2013 -
The Boggy Creek Gang, Inc/Camp Boggy Creek
PH #15-13-5**

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

WHEREAS, G. Thomas Ball, Esquire (the "Applicant") submitted an application on behalf of Boggy Creek Gang, Incorporated (the "Owners") to replace Ordinance #28-93 and Ordinance #49-85 with a new zoning ordinance for Camp Boggy Creek as an outdoor recreational camp for medically-challenged children in order to recognize existing and add new uses.

WHEREAS, the subject property consists of approximately 230 +/- acres located at 30212 Brantley Branch Road, in the Wekiva area, in Sections 30 and 31 Township 18 South, Range 29 East, consisting of Alternate Key Numbers 1745705 and 1745721 and more particularly described as:

LEGAL DESCRIPTION – (Exhibit "A")

WHEREAS, the property subject to the request is located within the Wekiva A-1-20 Sending Area Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, Lake County Planning and Zoning Board did review petition PH#15-13-5 on the 5th day of September, 2012, after giving Notice of Hearing for a change in the use of land, including a notice that said petition will be presented to the Board of County Commissioners of Lake County, Florida, on the 25th day of September, 2012; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised, and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

WHEREAS, approval of this current ordinance shall supersede and replace all previous ordinances on the property; and

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

1 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to show
2 the Community Facility District (CFD) in accordance with Exhibit "A" of this Ordinance. This
3 Ordinance shall supersede and replace Ordinance #28-93 and Ordinance #49-85. All uses shall
4 be generally consistent with the Concept Plan as shown in Exhibit "B", of this Ordinance. To the
5 extent where there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance
6 shall take precedence.

7 **A. Land Use:** The uses listed below are specifically limited to the land area described in Exhibit
8 "A" of this Ordinance as an outdoor recreational camp use for medically-challenged children.

9
10 **1. Principal Uses –**

11 a. Outdoor recreational camp uses for children with serious illnesses and their families.
12 The uses on the camp include the following uses:

- 13 i. Medical clinic for first aid, physical therapy, hydrotherapy and dialysis;
- 14 ii. Administrative facilities; Welcome center, dining hall, worship center, meeting
15 rooms, support staff offices and facilities, staff housing (cabins-2, trailers-3,
16 lodges-2)
- 17 iii. Visitor/Guest housing; cabins (16), duplex cottages (6), and 50 room lodge
18 limited to philanthropic guests, parents and guests of children attending the
19 camp
- 20 iv. Active Recreation; gymnasium, golf, climbing tower, indoor activity facility;
- 21 v. Leisure recreation; library, arts and craft center; nature trail, primitive camping
22 (5-acres) and campfire ring, little farm (petting zoo and barn),
23 cultural/multipurpose building;
- 24 vi. Aquatics and boating; bath house, swimming pool, boat and fishing pavilion,
25 dock;
- 26 vii. Amphitheater & theater;
- 27 viii. Equestrian riding center; barn, arena, stable;
- 28 ix. Recreational vehicle (RV) campground; 5-acres (maximum), 43 RV spaces
29 (maximum); each space 2,400 square feet (minimum), and ten (10) foot setback
30 separation between spaces;
- 31 x. Infrastructure-Utilities; water/sewer treatment; laundry, gasoline storage area,
32 security offices, camp store, maintenance buildings

33 b. General Agriculture uses

34 **2. Accessory Uses -** Those uses directly associated with the principal uses may be
35 approved by the County Manager or designee. Any other use of the site not identified
36 above shall require an amendment to this Ordinance as approved by the Board of County
37 Commissioners.
38

- 1 **B. Building Height, Setbacks, and Parking:** Setbacks and Parking shall be in accordance with
2 the Comprehensive Plan and LDR, as amended.
- 3 **C. Floor Area (FAR):** 0.20 Maximum for the entire site.
- 4 **D. Impervious Surface (ISR):** 30% maximum impervious surface for entire site.
- 5 **E. Open Space (OSR):**
- 6 **a.** 50% minimum for entire site
- 7 **b.** 87.0-acres, minimum, to be maintained.
- 8 **c.** Future development applications may require the establishment of conservation
9 easements or other legally binding instruments, as allowed by law, for open space areas
10 within the site affected by proposed development. The conservation easements shall
11 specify maintenance responsibility in perpetuity.
- 12 **F. Landscaping, Buffering, and Screening:** Shall be in accordance with the Comprehensive
13 Plan and Land Development Regulations, as amended.
- 14 **G. Environmental and Open Space Considerations:** All future site plan applications shall
15 include an environmental survey and assessment that encompasses 200 percent of the area
16 proposed for development on the property. The environmental survey and assessment must
17 describe the hydrogeologic, karst, flora, fauna, wetland, surface water, and sensitive natural
18 habitat conditions of that land area pursuant to the Wekiva Study Area provisions of the
19 Comprehensive Plan, as amended.
- 20 **H. Transportation Improvements/Access Management:**
- 21 All access management shall be in accordance with the Comprehensive Plan and Land
22 Development Regulations, as amended.
- 23
- 24 **I. Signage:** All signage shall be accordance with the Comprehensive Plan and Land
25 Development Regulations, as amended.
- 26 **J. Lighting:** Exterior lighting shall be cut-off type and consistent with Dark-Sky principles.
27 Exterior lighting shall not illuminate adjacent properties or rights of way, in accordance with
28 the Land Development Regulation, as amended. A photometric plan for all exterior lighting
29 shall be provided with all site plan applications.
- 30 **K. Floodplain:** Future development shall be subject to the general requirements and
31 construction standards regarding the development within floodplain areas, pursuant to the
32 Land Development Regulations and Comprehensive Plan, as amended.
- 33 **L. Fire Protection:** Fire Protection shall be in accordance with the all applicable federal, state,
34 and local codes and/or regulations, as amended.
- 35 **M. Utilities:**
- 36 **1.** The provision of potable water, as applicable, shall be permitted in accordance with Florida
37 Department of Health, Florida Department of Environmental Protection, the
38 Comprehensive Plan, and Land Development Regulations, as amended.

1 2. Septic and sewage service, as applicable, shall be permitted in accordance with the
2 Florida Department of Health, Florida Department of Environmental Protection, the
3 Comprehensive Plan, and Land Development Regulations, as amended.

4 3. Any portion of an on-site septic system shall be setback 100 feet from the wetland
5 jurisdiction line in accordance with the Comprehensive Plan, as amended.

6 **N. Unpermitted Structures:** Prior to the approval of a site plan, all structures located on the
7 property shall demonstrate compliance with the Florida Building Code and National Fire
8 Protection Code, or shall obtain an after-the-fact building permit following site plan approval.

9 **O. Concurrency Management Requirements:** Any development shall comply with the Lake
10 County Concurrency Management System, as amended.

11 **P. Development Review and Approval:** Prior to the issuance of permits, the Applicant shall be
12 required to submit a site plan application generally consistent with Exhibit "B" - Conceptual
13 Plan, attached, for review and approval in accordance with the Comprehensive Plan and
14 LDR, as amended.

15 **Q. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific
16 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
17 Comprehensive Plan, and Lake County Land Development Regulations shall include any
18 future amendments to the Statutes, Code, Plans, and/or Regulations.

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

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

24 **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,
25 move, convert, or demolish any building structure, add other uses, or alter the land in any
26 manner within the boundaries of the above described land without first obtaining the necessary
27 approvals in accordance with the Lake County Code, as amended, and obtaining the permits
28 required from the other appropriate governmental agencies.

29 **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the
30 land and the terms, conditions, and provisions hereof, and shall be binding upon the present
31 Owner and any successor, and shall be subject to each and every condition herein set out.

32 **D.** Construction and operation of the proposed use shall at all times comply with the regulations of
33 this and other governmental permitting agencies.

34 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance
35 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is
36 made good and aware of the conditions established by this Ordinance and agrees to be bound
37 by these conditions. The purchaser or lessee may request a change from the existing plans
38 and conditions by following procedures contained in the Land Development Regulations, as
39 amended.

1 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code
2 Enforcement Special Master shall have authority to enforce the terms and conditions set forth
3 in this ordinance and to recommend that the ordinance be revoked.

4 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
5 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
6 affect the validity of the remaining portions of this Ordinance.
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Section 4. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2013.

FILED with the Secretary of State _____, 2013.

EFFECTIVE _____, 2013.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

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

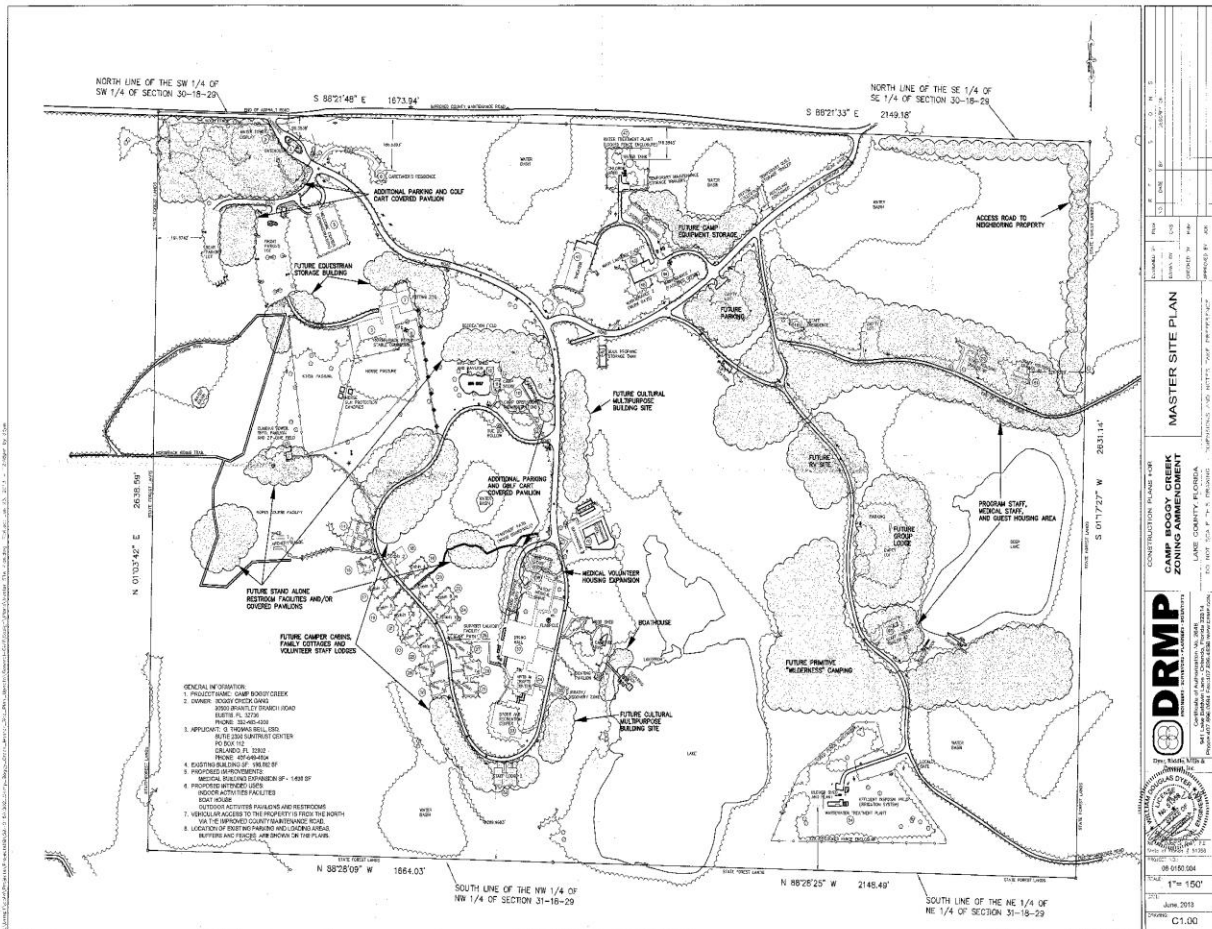
APPROVED AS TO FORM AND LEGALITY

SANFORD A. MINKOFF, COUNTY ATTORNEY

Exhibit "A"
Legal Description

Commence at the southwest corner of Section 30, Township 18 South, Range East; thence N 01 degrees, 00 minutes, 50 seconds E, 1317.49 feet; thence S 88 degrees, 21 minutes, 48 seconds E, 991.00 feet to the point of beginning; thence S 88 degrees, 21 minutes, 48 seconds E, 1673.94 feet; thence S 88 degrees 21 minutes, 33 seconds E, 2149.18 feet; thence S 01 degrees, 17 minutes, 27 seconds W, thence 2631.14 feet; thence N 88 degrees, 28 minutes, 25 seconds W, 2149.49 feet; thence 88 degrees 28 minutes 09 seconds W, 1664.03 feet; thence N 01 degrees, 03 minutes, 42 seconds E, 2638.59 feet to the point of beginning. Containing 230.94 acres more or less.

Exhibit "B"



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Attachment 1

Ordinance #49-85

WHEREAS, the Lake County Planning and Zoning Commission did, on the 28th day of August, 1985, review petition #120-85-4, a request to approve the preliminary site plan for rezoning to PFD (Public Facility District) zoning district on property generally located in the Cassia Area: Begin at the intersection of C-44A & C-44; proceed E on C-44 approx. 1-3/4 miles to Brantley Branch Rd. (4-6797); proceed E on Brantley Branch Rd. approx. 2/10 mile to property located on the S side of the road. The property is more particularly described as:

LEGAL DESCRIPTION: The E 1/2 of the NE 1/4 of the SW 1/4 of the SW 1/4, in Section 30, Twp. 18S, Rge. 29E; and the N 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Sec. 30; Twp. 18S, Rge. 29E, Lake County, Florida; and the N 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4 of Sec. 30, Twp. 18S, Rge. 29E; and the W 1/2 of the NE 1/4 of the SW 1/4 of the SW 1/4, of Sec. 30, Twp. 18S, Rge. 29E; and the SE 1/4 of the SW 1/4; N 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4; the S 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4; the SW 1/4 of the SE 1/4; the S 1/4 of the SE 1/4 of the SE 1/4; the N 1/2 of the SE 1/4 of the SE 1/4, all in Sec. 30, Twp. 18S, Rge. 29E, Lake County, Florida; and the NE 1/4 of the NE 1/4; E 3/4 of the NW 1/4 of the NE 1/4; E 15 ft. of the W 1/2 of the SW 1/4 of the NW 1/4 of the NE 1/4; NW 1/4 of the NW 1/4; S 1/2 of the NE 1/4 of the NW 1/4 less E 210 ft. W 1110 ft. of the N 1/2 of the NE 1/4 of the NW 1/4, all in Sec. 31, Twp. 18S, Rge. 29E, Lake County, Florida; and the SE 1/4 of the SW 1/4 of the SW 1/4, and N 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 and S 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4, all in Sec. 30, Twp. 18S, Rge. 29E, Lake County, Florida; and the E 210 ft. of the SE 1/4 of the NE 1/4 of the NW 1/4 and W 315 ft. of the SW 1/4 of the NW 1/4 of the NE 1/4, all in Sec. 31, Twp. 18S, Rge. 29E, Lake County, Florida; and the E 210 ft. of the NE 1/4 of the NE 1/4 of the NW 1/4 and the W 1/2 of the NW 1/4 of the NW 1/4 of the NE 1/4, all in Sec. 31, Twp. 18S, Rge. 29E, Lake County, Florida.

AND, after giving Notice of Hearing on petition for site plan approval, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 10th day of September, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms and conditions:

1. Terms: The facility shall mean and include the total of the following:

A. The following uses currently permitted by CUP #703-4 shall continue to be permitted by the Public Facilities District:

1. Motel type accommodations for 150 guests.
2. Dining room, kitchen, and lecture rooms.
3. Administration

4. Hydrotherapy - gymnasium.
 5. Maintenance building.
 6. Out-patient clinic.
 7. Chapel auditorium.
 8. Other accessory uses shall be permitted subject to the approval of the Director of Development. Accessory uses include commercial and recreational activities normally incidental to and oriented to user of lifestyle center.
 9. The paving of County road (DR 4-6797) to the end of current County maintenance.
 10. No mobile homes other than for temporary uses which shall be removed upon completion of the construction of the facility.
- B. Prior to the issuance of permits, the permittee shall submit a site plan to the Department of Development for approval.

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

- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and the Board of County Commissioners.
- B. This permit shall be reviewed at the end of one (1) year by the Director of Development and may be recommended for Public Hearing before the Planning and Zoning Commission and the Board of County Commissioners should this review reveal that the facility has become a detriment to the development of the area.
- C. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with Section 70.31 of the Zoning Ordinance of Lake County, and obtaining approval from the Director of Development upon obtaining the permits required from the other appropriate governmental agencies.

- D. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- E. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
- F. The transfer of ownership or lease of any or all of the property described in Ordinance #49-85 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the PFD (Public Facility District) for a lifestyle improvement center established by Ordinance #49-85, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in Section 691, Paragraph 691.13, Lake County Zoning Regulations, as amended.

DONE AND RESOLVED by the Lake County Board of County Commissioners on
the 10th day of September, 1985, A.D.

STATE OF FLORIDA)

:

COUNTY OF LAKE)


GLENN C. BURNANS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY that the above and foregoing is a true copy of an Ordinance adopted by the Board of County Commissioners in regular session on 9/10/85 as the same appears on record of County Commissioners Minute Book 34 Page 83.

JAMES C. WATKINS
Clerk of the Circuit Court
and Ex-Official Clerk of the
Board of County Commissioners
Lake County, Florida

BY: 
CLERK

Attachment 2

FILED

ORDINANCE #28-93

NOV 8 1 49 PM '93

WHEREAS, the Lake County Planning and Zoning Commission did, on the 30th day of June, 1993, review petition #45-93-4 (Adventist Health System/Sunbelt Inc.), to approve a request for an amendment to PFD Ord#49-85 to establish a camp for children with special health care needs on property generally located in the Cassia area - Beginning at the intersection of C-44A & C-44; Proceed E on C-44 approx. 1-3/4 miles to Brantley Branch Rd. (DR4-6793); proceed E on Brantley Branch Rd. approx. 2/10 mile to property located on the S side of road.

LEGAL DESCRIPTION: SE 1/4 of SW 1/4 of SW 1/4, N 1/2 of SW 1/4 of SW 1/4 of SW 1/4, S 1/2 of NW 1/4 of SW 1/4 of SW 1/4 of Sec. 30, Twp. 18S, Rge. 29E, Lake County, Florida; AND N 1/2 of the SE 1/4 of SE 1/4 of SE 1/4 of Sec. 30, Twp. 18S, Rge. 29E; and N 1/2 of SW 1/4 of SE 1/4 of SE 1/4 of Sec. 30, Twp. 18S, Rge. 29E.; AND the W 1/2 of the NE 1/4 of the SW 1/4 of SW 1/4, Sec. 30, Twp. 18S, Rge. 29E; AND the E 1/2 of the NE 1/4 of the SW 1/4 of the SW 1/4, in Sec. 30, Twp. 18S, Rge. 29E, Lake County, Florida; AND SE 1/4 of SW 1/4, N 1/2 of NW 1/4 of SW 1/4 of SW 1/4; S 1/2 of SW 1/4 of SW 1/4 of SW 1/4; SW 1/4 of SE 1/4; S 1/4 of SE 1/4 of SE 1/4; N 1/2 of SE 1/4 of SE 1/4 all in Sec. 30, Twp. 19S, Rge. 29E; NE 1/4 of NE 1/4, E 3/4 of NW 1/4 of NE 1/4; E 15 ft. of W 1/2 of SW 1/4 of NW 1/4 of NE 1/4; NW 1/4 of NW 1/4; S 1/2 of NE 1/4 of NW 1/4; less E 210 ft. W 1110 ft. of N 1/2 of NE 1/4 of NW 1/4 in Sec. 31, Twp. 18S, Rge. 29E, Lake County, Florida; AND E 210 ft. of SE 1/4 of NE 1/4 of NW 1/4, W 315 ft. of SW 1/4 of NW 1/4 of NE 1/4 in Sec. 31, Twp. 18S, Rge. 19E; AND E 210 ft. of NE 1/4 of NE 1/4 of NW 1/4, W 1/2 of NW 1/4 of NW 1/4 of NE 1/4 in Sec. 31, Twp. 18S, Rge. 29E, Lake County, Florida; ALL OF THE FOREGOING IS ALSO DESCRIBED AS: The S 1/4 of Sec. 30, Twp. 18S, Rge. 29E; AND the N 1/4 of Sec. 31, Twp. 18S, Rge. 29E; LESS AND EXCEPT THEREFROM: The N 25 ft. of the S 1/4 of the W 3/4 of Sec. 30, Twp. 18S, Rge. 29E, Lake County, Florida.

AND, after giving Notice of Hearing on petition for site plan approval, including a notice that said would be presented to the Board of County Commissioners of Lake County, Florida, on the 24th day of August, 1993, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms and conditions:

1. Terms: The amendment to PFD Ordinance #49-85 shall mean and include the total of the following:
 - A. Land Uses: Use of the site shall be limited to those outlined on the submitted site plan for the "Hole In The Wall Gang - South". Those uses include an administration building, a camp store, dining hall, gate house, two (2) parent family duplex cottages, 18 campers cabin, one (1) caretakers house, two (2) guest house, one group lodge to house 50 individuals, two (2) staff lodges, one (1) medical clinic, one (1) arts & crafts building, one (1) bath house, one (1) boat house, one (1) cultural/multi-purpose building, two (2) pavilions, a swimming pool, petting zoo, 2-1/2 acre wilderness campsite, laundry facility, storage units and maintenance building and a theater. Recreation uses pertinent to the site shall include a campfire ring, a horse back riding stable compound, recreational fields and similar uses.

Accessory uses incidental to those listed may be approved by the County Manger or designee. Any other use of the site may require approval of an amendment by the Board of County Commissioners.

- B. Public Services: The applicant will be required to provide stabilized surface roadways throughout the facilities to accommodate emergency vehicles access and additional right-of-way dedication requirements. Roadway improvements may be required at the request of Public Services.
 - C. Fire Rescue: The applicant will be required to provide fire hydrants 500 ft. along the main to serve the facility for emergency purposes. The applicant may be required to provide funding for the provisions of emergency vehicles and/or services such as a pumper truck, rescue vehicle to be housed in one of Lake Countys' existing fire stations.
 - D. Water/Wastewater: The applicant will be required to provide a central water facility to serve the potable water needs for the facility. The applicant may be required to provide for a package treatment plant in lieu of septic tanks for this facility.
 - E. Site Plan Review: The applicant will be required to submit a formal site plan for submittal to the Lake County Technical Review Committee. The site plan shall indicate compliance with all applicable County codes and ordinances for development of the site.
2. Conditions as altered and amended which pertain to the above tract of land shall mean:
- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and the Board of County Commissioners.
 - B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with Chapter XIV of the Lake County Land Development Regulations, and obtaining approval from the Director of Land Development Regulation upon obtaining the permits required from the other appropriate governmental agencies.


- C. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
- E. The transfer of ownership or lease of any or all of the property described in Ordinance #28-93 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the PFD (Public Facilities District) zoning established by Ordinance #28-93, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in Chapter XIV of the Lake County Land Development Regulations (LDRs), as amended.

DONE AND RESOLVED by the Lake County Board of County Commissioners on the 24th day of August, 1993, A.D.

STATE OF FLORIDA)


:

COUNTY OF LAKE)


G. RICHARD SWARTZ, JR., CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY that the above and foregoing is a true copy of an Ordinance adopted by the Board of County Commissioners in regular session on August 24, 1993 as the same appears on record of County Commissioners Minute Book 44 Page 356.

BY:


JAMES C. WATKINS
Clerk of the Circuit Court
and Ex-Official Clerk of the
Board of County Commissioners
Lake County, Florida

Attachment 3

CAMP BOGGY CREEK EXISTING AND PROPOSED IMPROVEMENTS

911 DESIGNATOR	BUILDING / LOCATION	S.F.	DESCRIPTION
	EXISTING IMPROVEMENTS (6-20-2013)		
1	Unassigned		
2	Unassigned		
3	Display Water Tower at Entrance	200	Decorative water tower
4	Security Gate House	884	Entry and Security Guard facility consisting of security office, restroom, and keypad-operated access gate
5	Welcome Center	14,400	One building consisting of lobby, reception area, executive offices, kitchen, restrooms, conference and meeting rooms, and paved parking area
6	Facilities Director Cabin	1,600	Two story detached three bedroom, two bath, residence
7	Nature Barn ("Little Farm")	3,996	Petting zoo facility consisting of animal barn and fencing
8	Unassigned (Windmill Feature)		
9	Equestrian Barn & Riding Arena	11,532	Stable Compound consisting of windmill, stable, riding arena, storage area, restrooms, and pasture fencing
10	Camp Operations Center (Administration)	4,650	One administration building - single story building, consisting of reception/lobby area, administrative offices, restrooms, enclosed porch, and paved parking area
11	Camp Store	816	Single story building, consisting of camp store
12	Miniature Golf / Pavilion / Equipment Shed	636	Detached storage and pavilion and 9-hole mini golf course
13	Ropes Course / Archery / Climbing Tower	500	Climbing Tower/Zipline and obstacle course; target range and open storage
14	Staff Lodge 1	4,376	Single story residential building, consisting of four open sleeping rooms, kitchen/common area, and bathroom with adjoining enclosed porch
15	Cabin 1	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
16	Cabin 2	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
17	Cabin 3	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
18	Cabin 4	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
19	Cabin 5	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
20	Cabin 6	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
21	Cabin 7	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
22	Cabin 8	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
23	Cabin 9	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
24	Cabin 10	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
25	Cabin 11	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
26	Little Laundry	204	Single story building
27	Cabin 12	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
28	Cabin 13	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
29	Cabin 14	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
30	Cabin 15	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch
31	Cabin 16	2,016	Single story building, consisting of two open sleeping rooms, bathroom, and enclosed porch



CAMP BOGGY CREEK EXISTING AND PROPOSED IMPROVEMENTS

32	Staff Lodge 2	4,376	Single story residential building, consisting of four open sleeping rooms, common area and bathrooms, with adjoining enclosed porch
33	Sports & Recreation Center ("Gym")	12,121	Single story building consisting of lobby, sport court, game area, and center porch
34	Arts & Crafts Center	6,300	Single story (vaulted ceiling) building consisting of lobby, studio room, and porch
35	Library / Discovery Zone	1,010	Single story building consisting of activity area, restrooms, and porch
36	<i>Unassigned</i>		
37	Dining Hall	16,276	Single story building, consisting of cafeteria, commercial kitchen, bathrooms, storage, delivery dock, food service office, and covered porch
38	Boating & Fishing Pavilion & Lakefront Dock	500	Open pavillion and dock
39	"The Patch" Medical Center & Medical Housing	13,046	Single story building, consisting of lobby, examination rooms, treatment/observaiton rooms, office, pharmacy, bedroom, living room, exterior courtyard, and porch
40	Bath House & Swimming Pool	7,898	Single story building, consisting of hallways, locker/changing rooms, bathrooms and pool filtration equipment room/chemical storage; Outdoor pool area consisting of pool,decking, railings, walkway, warming room, retaining wall, pool house and pavillion
41	Theater	10,600	Two story building with elevator, consisting of lobby, stage,dressing/prop rooms, restrooms, and seating area downstairs and lighting and sound control room upstairs
42	Propane Gas Bulk Storage Tank	25	Tank, concrete slab and fence enclosure with emergency shutoff valves
43	Main Laundry / Housekeeping Building	600	Single story building consisting of office, restrooms and interior commercial laundry equipment
44	Maintenance 1 Building (Facilities Office)	3,651	Single story building consisting of interior work areas, supply storage, restrooms, and offices
45	Maintenance 2 Building (Work Bays)	3,651	Single story building consisting of interior work areas,-and storage
46	Distribution (Storage) Center	6,000	Single story building consisting of air-conditioned and non-air-conditioned storage units/areas
47	Water Treatment Plant	200	Above-ground water tanks, wells, treatment facility/chemical storage, pumps and fence enclosure
48	Camp Director Cabin	1,600	Two story detached three bedroom, two bath, residence
49	<i>Unassigned (Empty Lot)</i>		
50	Temporary Staff Housing Trailer 1	1,795	Mobile home
51	Temporary Staff Housing Trailer 2	1,795	Mobile home
52	<i>Unassigned</i>		
53	Temporary Staff Housing Trailer 3	1,795	Mobile home
54	Waste Water Treatment Plant	4,858	Sewage treatment/processing plant, treatment facility/chemical storage, pumps, 5-acre irrigated effluent disposal field and fence enclosure
55	<i>Unassigned</i>		
56	<i>Unassigned</i>		
	Total Existing Building SF	174,146	
	Existing Outdoor Improvements/Facilities		
	Campfire Ring and Amphitheater		
	Recreational Fields and similar uses		
	Nature Walks		
	PROPOSED IMPROVEMENTS (6-20-2013)		
A	Medical Volunteer Hosuing Expansion		Medical staff housing for medical director and nursing director (will replace one (1) existing mobile home presently being used for this purpose)

CAMP BOGGY CREEK EXISTING AND PROPOSED IMPROVEMENTS

B	Program Staff / Medical Staff housing		Program Staff and Medical Staff housing/group lodge to replace two existing mobile homes presently being used for this purpose and provide additional housing facilities.
C	Staff lodges		Additional lodging for volunteer staff
D	Camper Cabins		Additional cabins for campers
E	Guest and Family Cottages		Lodging for guests and families of campers, including two parent-family duplex cottages.
F	RV campground for visitors		RV campground for visitors
G	Indoor Activity Facilities		Buildings and other facilities for Indoor activities
H	Cultural/multi-purpose buildings		Multi-purpose facilities to house cultural and various other activities
I	Storage		Storage buildings for camp activities and equipment.
J	Equestrian Storage Building		Equestrian Center (existing improvements to be supplemented with addition of new storage building(s) for hay, related supplies, etc.
K	Boat House		Boat House addition to existing Boating and Fishing Pavilion
L	Outdoor Activities Pavilions with restrooms		Covered outdoor activities pavilion(s) with restrooms
M	Stand-alone restroom facilities and / or covered pavillions		Free-standing restroom facilities at various outdoor activity sites
N	"Primitive" Wilderness Campsite		Approximately 2-1/2 - 5 acre "Primitive" Wilderness Campsite(s)
O	Additional parking for all areas		Golf car, vehicle parking areas and covered pavilions in various areas
P	Group Lodge Facility		50 room Group Lodge Facility to accomodate guests
Q	Perimeter Access Road		Perimeter access road easement or conveyance to accommodate ingress/ egress for adjacent landowner and eliminate prescriptive easement claims.