

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS**  
**PETITION TO REZONE PROPERTY**

PLANNING AND ZONING BOARD  
 September 5, 2012



BOARD OF COUNTY COMMISSIONERS  
 September 25, 2012

<b>PH #31-12-5</b> Grand Oaks Holding Rezoning	<b>Case Manager:</b> Rick Hartenstein, AICP, CPM Senior Planner	<b>Agenda Item # 5</b>
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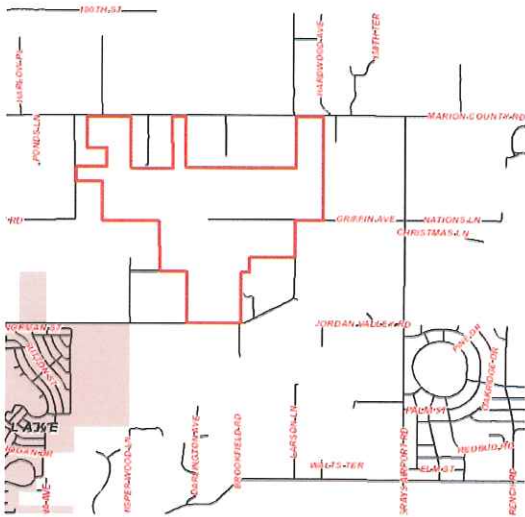
**Owner:** Grand Oaks Holding LLC – Thomas Warriner, Manager (the “Owner”)

**Applicant:** Greg Beliveau – LPG Urban & Regional Planners, Inc. (the “Applicant”)

**Requested Action:** Rezone 349 +/- acres from Agriculture (A) and Rural Residential (R-1) to Community Facilities District (CFD) Zoning District for an existing equestrian museum and equestrian training & educational facility and support facilities allowed under Conditional Use Permit (CUP#17/3-5) to include a 50,000 SF equine arena, amphitheater, 24-room lodge, 19-guest cabins, and private heliport.

- Site Location & Information -

Approximate site location shown with a red dot.



<b>Size</b>	349 +/- acres	
<b>Location</b>	N. Lady Lake area - take US 441 N to US 27 N to left on CR 25, right on Marion County Rd to 3000 Marion County Rd on right.	
<b>Alternate Key #</b>	1698324, 1237092, 1237343, 2945788, 1584833, 2540966, 1584744, 1237335, 1237459, 2919116, 2941359, 1584752, 3817439, 1278503, 1584761, 1809045, 1739527, & 2540958	
<b>Future Land Use (FLU)</b>	Rural & Public Service Facilities and Infrastructure	
	<b>Existing</b>	<b>Proposed</b>
<b>Zoning District &amp; Density</b>	Agriculture (1 du per 5 net acres) and R-1 (1 du per 1 net acre)	CFD – N/A
<b>Floor Area Ratio (FAR)</b>	0.10 max Ag (LDR)	0.30 max – Rural
<b>Impervious Surface Ratio (ISR)</b>	0.30 max – Rural	0.30 max – Rural
<b>Joint Planning Area</b>	Lady Lake	
<b>Utility Notification Area:</b>	Lady Lake	
<b>Site Utilities</b>	Well and Septic Tanks	
<b>Road Classification</b>	Marion County Rd. (#5-8010) – Collector	
<b>Flood Zone/ FIRM Panel</b>	X/A – 12069C0160D Effective Date July 3, 2002	
<b>Commissioner District</b>	5 - Cadwell	

**Site Visit:** August 24, 2012

**Posting:** August 24, 2012 (6 Sign Posted)

**Land Use Table**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
<b>North</b>	Rural	A, AR, RA, & R-2	Mix of low density single-family residential and agriculture	None
<b>South</b>	Rural Transition	A, RA, & R-1	Mix of low density single-family residential and agriculture	None
<b>East</b>	Rural & Rural Transition	A, RA, & R-1	Mix of low density single-family residential and agriculture	None
<b>West</b>	Rural & Rural Transition	A, RA, & R-1	Mix of low density single-family residential and agriculture	None

**- Summary of Staff Determination -**

**STAFF RECOMMENDATION:** Staff recommends **Approval** of the application to rezone 349+/- acres from Agriculture (A) with a CUP and Rural Residential (R-1) to Community Facility District (CFD) Zoning District for the principal uses of an equestrian museum and equestrian training facility together with associated accessory uses as specified and conditioned in the attached ordinance.

**PLANNING AND ZONING BOARD RECOMMENDATION:** The recommendation was 5-0 for **Approval** as submitted with a change to the parking duration requirement contained in Section 1, A, 1, d, iii from thirty (30) days to ninety (90) days.

**- Summary of Analysis -**

The Applicant is requesting establishment of a Community Facility District (CFD) Zoning District on 349 +/- acres to accommodate an equestrian museum, equestrian training, educational, and breeding facility, together with associated accessory support and recreational facilities, including a 24-room lodge. The museum and equestrian facilities exist and will be enhanced and expanded. New uses include a 50,000 SF arena, an outdoor amphitheater capable of holding approximately 200 people maximum, a 24-room lodge, 19-guest cabins, and associated facilities.

The property is located at 3000 Marion County Road in the northwest area of Lake County. The property is currently zoned as Agriculture with a CUP and Rural Residential (R-1) within both the Public Service Facilities and Infrastructure and Rural Future Land Use Categories (FLUC). The majority of the property was placed in the Public Service Facilities and Infrastructure FLUC at the owners request during the development of the 2030 Comprehensive Plan.

The Comprehensive Plan recognizes agricultural and equestrian uses as suitable uses of property within all FLUC. Civic uses and active/passive recreation facilities are permitted within both the Rural and Public Service Facilities and Infrastructure FLUC as a conditional use and as the CFD Zoning District is a planned district, conditions can be placed in the associated Ordinance conditioning these uses.

In 2001 a Conditional Use Permit (CUP#117/3-5) was approved to permit an equestrian breeding, equestrian educational, and equestrian training facility on approximately 90 of the 349 +/- acres contained in this rezoning

application. Approved uses within the CUP included an equestrian carriage museum, education center and multi-purpose room, stables including such accessory structures as a blacksmith shop, coffee shop, library, and gift shop, a 50-bed dormitory for student and staff housing to include a main hall, cafeteria, and kitchen, office building, and horse training track, five (5) park models for staff housing, and five (5) RV spaces. Over the years, additional unpermitted buildings and uses have been constructed on the property, which were not covered under the CUP. The buildings include the expansion of the small café to a full service restaurant and several of the guest cabins. Conditions have been placed in the Ordinance requiring verification of permitting or the exemption from permitting requirements for all structures located on the site; to include obtaining an after-the-fact building permit for all unpermitted structures requiring a building permit.

The property changed ownership in 2011 and the new owner wishes to continue the equestrian museum, equestrian training, and equestrian educational facility. This rezoning application seeks to incorporate all the uses (both existing and proposed) under one zoning district and revoke/rescind the CUP to bring the property into conformance with the Comprehensive Plan and Land Development Regulations in order to proceed with an amendment to the site plan.

**- 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 incorporate additional land area and additional accessory uses such as the equestrian arena, 24-room lodge, 19-guest cabins, private heliport, and various recreational facilities into the existing equestrian museum as a Cultural Institution, equestrian training and educational facility as a Riding Stable/Academy. These uses are permissible within the CFD Zoning District as demonstrated in the Land Development Regulations (LDRs). Section 3.01.03, LDR, Schedule of Permitted and Conditional Uses recognizes cultural institutions and equestrian riding stable or academy as Community Facility uses. These proposed uses for the property are consistent with the CFD definition specified by Section 3.00.02.Y, LDR, as the uses promote the general welfare of community needs for county residents. The equestrian museum and training/education facility uses are similar to and consistent with the Classification of Uses specified by Section 3.01.02.E.5 (Cultural Institution) and 3.01.02.F.2 (Riding Stable or Academy), LDR.

The majority of the accessory uses listed in the attached Ordinance can be associated with the equestrian museum and training/education principal uses for the property. The following additional information was provided by the Applicant to demonstrate and clarify the relationship of specific accessory uses to the facility.

**Lodge and Cabins**

The Applicant is proposing lodging similar to what is provided at federal and state parks (civic uses). Examples of this locally are the 20-cabins within the Lake Louisa State Park, located in South Lake County and the bed and breakfast located at Rock Spring Run Reserve on the Wekiva River. The Edward Ball Wakulla Springs State Park, located in the panhandle/big bend area of the State also provides a 27-room lodge with conference facilities. These facilities are accessory uses to the Civic Uses (State Park) provided at the park. The lodging provides accommodations and benefits for the public using the community facility. The equestrian museum and equestrian training facility are the Civic Uses and the 24-room lodge and 19-guest cabins are the accessory uses providing accommodations and benefits for the public using the community facility. Conditions have been placed in the attached Ordinance governing these accessory uses to ensure it is accessory to the museum and equestrian facilities.

### **Event Parking**

The equestrian community is unique to some of the accessory uses required at training facilities. A majority of the participants travel with their horses. A percentage of the participant's trailers not only provide an area for the horses, but they also provide alternative lodging for the horse owners (horse trailer/recreational vehicle combinations) similar to a recreational camper. The Applicant is requesting the Owner be permitted to provide a maximum of forty-five (45) equestrian event parking spaces. The Applicant has indicated that the event(s) (such as training camps) may last from two (2) weeks to eight (8) weeks or longer and is requesting the time limit per stay be regulated by the duration of the event or events attended by the guest. In review of past requests of this nature, the conditions established by the Board have been from five (5) to 50 recreation vehicles and the duration has been limited consistently to seven (7) days. Transient housing has been consistently recognized as duration of time not exceeding 30 days. In consideration of the type of events and the nature of the facilities, it is recommended the equestrian trailer/recreational vehicles be limited to a maximum of 45 for a duration of no longer than 30 days. Conditions are included in the Ordinance requiring a wastewater pump-out station near this area to protect the health, safety, and welfare of the public, limits to the number of equestrian trailer/recreational vehicles and the time these vehicles can remain onsite.

### **Private Heliport**

The Applicant is requesting a heliport for the private use of the facility. It will not be generating commercial traffic. The heliport will be subject to all applicable federal, state, and local permitting requirements. Conditions have been placed in the attached Ordinance to ensure compliance. An airport is defined as, *"Any runway, landing area, airpark, seaplane base, or other facility designed, used or intended to be used either publicly or privately by any persons for the landing and taking off of aircraft, including all necessary taxiway, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces."* Section 3.01.03, Schedule of Permitted and Conditional Uses, LDR, permits airports in the CFD Zoning District.

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

The Comprehensive Plan (Comp Plan) recognizes equestrian uses as a suitable use of property within all FLUCs as seen in Policy I-1.2.8. In addition, civic uses and active/passive recreation facilities are permitted within the Rural (Policy I-1.4.4) and Public Service Facilities and Infrastructure (Policy I-1.5.3) FLUC as a conditional use and as the CFD Zoning District is a planned zoning district, conditions can be and have been placed in the associated Ordinance regulating the principal as well as the accessory uses.

Objective I-1.5 Public Benefit Future Land Use Series was established to identify lands that benefit the public or general welfare such as conservation, recreation, and public facilities and infrastructure. Lands may be located in rural or urban areas and may be held by government entities or be privately owned if it serves a public benefit such as natural resource protection or community infrastructure. In this case, the equestrian museum and equestrian training facility is the community infrastructure that is privately owned but has been demonstrated throughout this analysis to be a benefit to the public. The preservation of equestrian history by the carriage museum is both a benefit to the community and the public at large consistent with this Objective.

This request is consistent with the land use provisions of the Rural Future Land Use Series specified by Policy I-1.4.3., as the proposed uses are not adverse to the rural character of the area. The proposed uses will provide additional community services to the residents of this area together with the public in general, including not-for-profit as well as civic organizations consistent with this policy.

The Comprehensive Plan states in Objective I-7.7 Retention of Agricultural Lands, Lake County shall become proactive in developing partnerships with the agriculture industry, property owners, and local, regional, and state organizations for the purpose of developing a better understanding of how local government can ensure the continued viability of agriculture as a key component of the local economy. The Applicant has indicated this application incorporates a civic use (museum) and equestrian uses (agricultural industry) while at the same time providing not-for-profit and civic organizations the use of the facilities for events, training, and fund raisers at no expense as an example of a public/private partnership benefiting the public while retaining the agricultural use of the land consistent with this Objective. (Attachment 1)

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

The establishment of this use is consistent with the existing land uses in the area with the conditions proposed in the attached Ordinance to limit the impacts on surrounding uses. The proposed uses are in character with the uses being conducted in the area such as Cotton's Farm, Uncle Donald's Farm; an animal husbandry/educational and animal rehabilitation center, and other equestrian ranches and facilities in the area.

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

The Applicant seeks to expand the scope of the existing equestrian museum and equestrian training/educational facility. The establishment of a new CFD Zoning District would accommodate the expansion of these civic and equestrian uses and allow conditions to be established to regulate the principal and accessory uses consistent with the Comp Plan and LDR.

**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, based on the traffic generation report provided by the Applicant, there is adequate capacity available on area roads to support the project. A Tier 2 Traffic Impact Analysis will be required as part of the site plan application submittal. Any transportation improvements recommended to address any impacts to area roads as a result of the traffic impact analysis for the expansion of the facilities will be addressed as part of the site plan approval. Conditions have been placed in the attached Ordinance addressing transportation.

**Water and Sewage** – The proposed facility including accessory uses will be served by on-site well and septic tank. The Town of Lady Lake has indicated that water and sewer service is not available in this area at this time. The Florida Department of Health as indicated that any existing or proposed water system with greater than 25 on-site users will require review and approval by the Florida Department of Environmental Protection. Additionally, any existing septic tank and/or wells will have to be assessed at the time of site plan for proper permits to accommodate the existing as well as the proposed uses. Conditions have been included in the attached Ordinance to ensure compliance.

**Fire & Emergency Services** – Lake County Fire and Rescue Station #54 located at Harbor Hills will provide services to the property. Station #54 is less than five (5) miles from the property in question and has a response time of five (5) minutes or less.

**Solid Waste** – The proposed rezoning and uses 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;**

Adverse impacts are not anticipated, however, any development intensity will 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. The existing equestrian museum and equestrian training/educational facility is 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 Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

The Town of Lady Lake has indicated that it does not provide water or sewer to the property (Attachment 2).

**FINDINGS OF FACT:**

1. The proposed rezoning is consistent with the Comp Plan as civic uses and active/passive recreation facilities are permitted within the Rural (Policy I-1.4.4) and Public Service Facilities and Infrastructure (Policy I-1.5.3) FLUC as a conditional use.
2. The proposed Lodge and cabins is accessory to the use of the property for the carriage museum and equestrian facilities.
3. The proposed CFD rezoning and the proposed uses are consistent with the intent and purpose of Comp Plan Policy I-1.4.3 as it specifies maintaining the rural character of land within Rural Future Land Use Series.
4. The proposed CFD rezoning recognizes that equestrian uses are a suitable use of property within all Future Land Use Category (FLUC) as seen in Policy I-1.2.8.
5. The proposed use in the rezoning request is consistent with the Community Facilities District specified by Section 3.00.002.Y, LDR.
6. The principal uses proposed by the rezoning request are consistent with Section 3.01.02.E and F, LDR.

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: -0-**







CFN 2001081115  
 BOOK 01992 PAGE 0114 - 0119  
 DATE: 08/23/2001 09:11:16 AM  
 JAMES C. WATKINS, CLERK OF COURT  
 LAKE COUNTY  
 RECORDING FEES 25.00  
 TRUST FUND 3.50

**ORDINANCE #2001-107**  
**CUP#01/7/3-5**  
 Tracking No.: #103-01-CUP  
 Gloria Austin  
 Continental Acres Equine Resort

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

This Conditional Use Permit is granted by the Board of County Commissioners of Lake County, Florida, this 24<sup>th</sup> day of July, 2001, to **Gloria Austin** "Permittee(s)", for the purpose, terms, and the conditions as set out herein pursuant to authority contained in Chapter XIV of the Lake County Land Development Regulations, Ordinance #1992-6, as amended.

**Background:** The applicant is requesting a CUP in A (Agriculture) to allow for an equestrian and educational training facility, including staff housing, classrooms, gathering room, kitchen and storage space. (90+/acres)

1. Permission is hereby granted to **Gloria Austin** for operation of a horse boarding and educational training facility in and on real property in Lake County. The property is located South of Marion County, E of CR 25 and S of Marion County Road. Property is more particularly described as:

LEGAL DESCRIPTION EXHIBIT ATTACHED

2. **Terms:** This Ordinance shall mean and include the following land uses. The County Manager or designee shall amend the Lake County Zoning Maps to reflect a CUP in Agriculture in accordance with the ordinance.

A. Land Uses:

1. Use of the site shall include:
  - a. Those uses allowed in the Agriculture Zoning District;
  - b. A 4,000 square foot building for staff housing;
  - c. Five (5) Park Model Trailers with pitched, shingled roofs, and skirting, may be used in place of the above staff housing building;
  - d. Equestrian training, horse breeding and equestrian education clinics; including workshops and events;

FILED  
 2001 AUG 20 AM 9:00  
 DEPARTMENT OF STATE  
 TALLAHASSEE, FLORIDA

*R. Board Support*



ORDINANCE NO. #2001-107

(Tracking No. #103-01-CUP) (CUP#017/3-5) (Gloria Austin/ Continental Acres Equine Resort)

- e. No more than two (2) festival activities per year. Said festivals shall occur during daylight hours only, P.A. systems shall only be used during daylight hours not to extend beyond 8:00 p.m.
- f. A dormitory quadraplex or duplex would replace the existing doublewide mobile home. Dormitories /quad-duplex unit for staff and student housing including kitchen and bathroom facilities. The dormitory facility to house a maximum of fifty (50) students and staff, with classrooms, main hall, cafeteria and kitchen.
- g. Three (3) existing offices; Museum office, Equine Resort office, and Continental Acres Equine Resort office, all housed in the same structure.
- h. Workshop/trailer storage and maintenance.
- i. Carriage storage and viewing museum
- j. Education Center and Multipurpose room.
- k. Stables are available to board the horses of guests. Support and accessory structures such as a blacksmith shop, office, a coffee shop, a library and small gift shop may be permitted.
- l. Layout of this facility shall be reviewed at site plan approval.
- m. The operation of the horse training facility shall not be utilized as a commercial racetrack.
- n. Any other use of the site shall require approval of an amendment by the Board of County Commissioners.
- o. The applicant may be permitted five (5) recreational vehicle sites, not to exceed a five (5) day period, for temporary use for festivals and special events.

B. Setbacks/Parking:

- 1. The applicant shall be required to provide setbacks in accordance with zoning district as established by the Lake County Land Development Regulations, as amended.

ORDINANCE NO. #2001-107  
(Tracking No. #103-01-CUP) (CUP#01773-5) (Gloria Austin/ Continental Acres Equine Resort)

2. Parking shall be provided in accordance with the Lake County Land Development Regulations parking requirements, as amended.
  - a. Dormitories and staff housing shall be based on number of beds provided divided by 2.
  - b. One parking space shall be provided for each instructor.
  - c. Parking may be unpaved, however parking areas shall be clearly demarcated both on the site plan and on the ground. Cross-ties or timbers may be used to delineate parking.
  - d. Terminal parking ends shall be provided for every 15 spaces. One tree shall be provided in each end bed. Terminal end beds may be constructed of cross-ties or timbers providing adequate protection of the trees.

C Inspections:

1. The Lake County Code Compliance Division shall perform inspections for compliance with the Conditional Use Permit on an annual basis. An annual inspection fee shall be paid yearly on the anniversary date of the adoption of the Ordinance. The County inspectors shall attempt to notify the Conditional Use Permit holder prior to the inspections.
2. Inspections may be conducted following complaints by the adjacent property owners regarding the facility and operational practices. If an inspection is necessary during non-working hours, an emergency inspection fee shall be assessed.

D. Future Development Orders:

Any requested development order must comply with the Lake County Land Development Regulations, as amended, and Lake County Comprehensive Plan, as amended.

E. Future Amendments to Statutes, Code, Plan, and/or Regulations:

The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations, include any future amendments to the Statutes, Code, Plan, and/or Regulations.

- F. The "Permittee" shall submit complete building plans, site development plans and operational plans, and have them approved by the County Manager or designee prior to the issuance of building permits for any construction authorized by this permit.

ORDINANCE NO. #2001-107  
(Tracking No. #103-01-CUP) (CUP#01773-5) (Gloria Austin/ Continental Acres Equine Resort)

- G After establishment of the facilities, as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance, unless a proposed use meets every requirement of the zoning district in which the property is located. Any other proposed use must be specifically authorized by the Board of County Commissioners.
3. Conditions of this permit shall mean:
- A. In the event of failure of the Permittee to: Fulfill development in substantial accordance with the plans as submitted to the Planning and Zoning Commission and the Board of County Commissioners; comply with the codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or violate any of the terms of this Ordinance, the permit may be revoked after due Public Hearing before the Planning and Zoning Commission and the Board of County Commissioners.
  - B. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land, and the purpose, terms, and conditions contained herein shall be binding upon any successor and his interest hereto.
  - C. In addition to any other remedy by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or his successor in interest, shall be deemed a material breach hereof and this Ordinance for a Conditional Use Permit may be canceled or revoked. Cancellation or revocation of this Permit may be instituted by the County or Planning and Zoning Commission. The County Manager or designee shall set this matter for Public Hearing before the Planning and Zoning Commission giving the same notice as provided in Chapter XIV of the Lake County Land Development Regulations, as amended.
  - D. Construction and/or operation shall have begun within TWELVE (12) months, otherwise, this permit shall be null and void and the Permittee shall reapply for Public Hearing before the Planning and Zoning Commission and the Board of County Commissioners. Provided the operation has begun within the period specified, this permit shall be inspected by the Code Compliance Department at the end of the TWELVE (12) month period to ensure compliance with the conditions of this Ordinance.

ORDINANCE NO. #2001-107  
(Tracking No. #103-01-CUP) (CUP#017/3-5) (Gloria Austin/ Continental Acres Equine Resort)

Section 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 31<sup>st</sup> day of July 2001.

FILED with the Secretary of State August 20 2001.

EFFECTIVE August 20 2001.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

Catherine C. Hanson  
CATHERINE HANSON, CHAIRMAN

ATTEST

[Signature]  
James C. Jenkins, Clerk of the  
Board of County Commissioners  
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY:

[Signature]  
SANFORD A. MINKOFF, County Attorney



EXHIBIT "A" - LEGAL DESCRIPTION

ORDINANCE NO. #2001-107  
TRACKING NO. #103-01-CUP

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

PUBLIC HEARING NO.: CUP#01/7/3-5 (Gloria Austin / Continental Acres Equine Resort)

LEGAL DESCRIPTION: SE 1/4 of SE 1/4, E 1/4 of SW 1/4 of SE 1/4 (4-18-24); SW 1/4 of SW 1/4  
(3-18-24)



Memo to; Greg Beliveau  
LPG Urban and Regional Planners  
Mount Dora, Fl

From; Tom Warriner  
The Grand Oaks Resort

Please find the addition to our list of proposed non-profits that we are presently engaged with the development of new fund raising programs or are intended participants. Also an example of the times of use based on the chosen venue;

It should be noted that the ownership change to this property is recent. Further the ownership has a history of philanthropy, profound embrace of his communities with a special focus on children, health care and identification of special needs. That means we have a proven history of participation with non-profits. Also you will find our "Mission Statement" attached that was created as we anticipated this acquisition.

As part of our civic responsibility and in understanding what infrastructure is needed to enhance our economic impact to the county the arena and accommodations such as the RV/event parking are an absolute requirement. We live in the tropics, we need to protect both animals and participants from the elements and more so, insure that their calendars are not interrupted by inclement weather. Our visitors are transient in nature, travel great distances to get here and often, as a part of their chosen sport, travel in RV's to insure available accommodations.

Finally, we are also an equine training facility as much as or more than an event facility. We hope that our visitors will stay for long periods and our events will produce “heads in beds” and other financial impacts to our community.

Not-for-profit Categories and ongoing discussions;

- Kids Central, represented by a five county area that are looking at Grand Oaks as both retreat and fundraising venues.
- Children’s equine organizations such as Regional and State wide High School Rodeos
- Future Farmers
- Children’s Home Society
- Therapy horses
- Companion Horse
- All horse breed competitions
- All horse discipline competitions
- Handicapped and special needs organizations
- Hospice
- Area Hospitals
- Military families and Veterans
- Civil and Historic reenactments
- Holiday events with an identified nonprofit recipient(s)
- Area colleges and universities who have been invited to use space

in our museum to promote their collections and enhance their own recognition

- Reading and education programs for area schools
- Tours and educational events for children, schools and the elderly
- Free concerts for kids
- Lake County Sheriff's Department

#### Event durations;

- Arena, one day to three weeks in duration, average 3 to 4 days. Available for equine events, concerts, educational programs and training.
- Museum, one day to six months. Available for fundraising dinners, tours, and exhibit exchange with not for profit educational and existing or traveling museums.
- Outdoor arenas, one day to three months. Available for fundraising events such as marathon and trail rides, horse shows and polo events.
- Chapel, one day to three days. Available for retreats and religious celebrations.
- Outfitters and Orvis, one day to three days. Used for disadvantaged kids to learn how to fly fish with equipment provided by The Grand Oaks.
- Carriages and Horses, available for nonprofits during events and fundraisers
- Stalls and paddocks, available at no charge for qualified



nonprofits.

Attachments;



UTILITY AVAILABILITY LETTER

TO: Town of Lady Lake  
(Utility Service Provider)

FAX: \_\_\_\_\_

FROM: Sherie Lindh, LP&URP

PHONE: 385-1940

FAX: 383-4824

Subject: Development Order – Utility Service Area

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per the Land Development Regulations Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

Please acknowledge the availability to serve the following property with central utility systems and return this form with the application. Thank you.

Legal Description: Section 3, 4, 9, 10 Township 18 Range 24 Alternate Key No. See attached

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Additional Legal attached \_\_\_\_\_

Central Sewer Not within 1,000 feet of the above described property.

(IS OR IS NOT)

Central Water Not within 300 feet of the above described property.

(IS OR IS NOT)

The City/Town of N/A at this time will provide service to this property for:

Central Sewer: Yes \_\_\_\_\_ No \_\_\_\_\_

Central Water: Yes \_\_\_\_\_ No \_\_\_\_\_

**Wellfield Protection:**

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is \_\_\_\_\_ or is not  within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official, Signature [Signature]

5-22-12  
Date

City Official, Title Utilities Supervisor



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 revoke/rescind CUP#1/7/3-5. All uses shall be generally consistent with the  
 4 Concept Plan as shown in Exhibit "B", of this Ordinance. To the extent where there are conflicts  
 5 between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence.

6 **A. Land Use:** The uses listed below are specifically limited to the land area described in Exhibit  
 7 "A" of this Ordinance.

<b>Principal Uses</b>
Equestrian Museum
Equestrian Training and Educational Facility
Equestrian Event Facilities
Special Events

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 9 **1. Accessory Uses Terms and Conditions:** The following terms and conditions shall apply  
 10 to the accessory uses listed in the table below.

<b>Accessory Uses, including but not limited to:</b>
Stables (for Guests Only)
Educational/Multi-purpose Building
Fifty (50) Bed Dormitory (Student and Staff Housing)
Storage Buildings
Blacksmith/Ferrier Shop
Restaurant/Café (for Guests Only)
Gift Shop
Workshop/Maintenance Building(s)
Equestrian Performance Arena (Open Air)
Covered Equine Arena (51,500 SF Maximum)
Lodge with accessory Health Spa/Salon
Office Building
Chapel/Church
Self-Service Laundry (for Guest Only)
Nineteen (19) Guest Cabins (Maximum)
Private Heliport (One Landing Pad)
Outdoor Cooking/Barbeque Area
Amphitheater
Golf Driving Range (for Guests Only)
Skeet Shooting Range (for Guests Only)
Public Swimming Pool (for Guests Only)
Any use determined by the County Manager or designee to be similar in nature to the above uses.

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- 1                    **a. Lodge:**  
2                    i. The lodge shall be limited to twenty-four (24) rooms.  
3                    ii. A health spa/salon not to exceed nine hundred (900) square feet within the Lodge.
- 4                    **b. Cabins:**  
5                    i. A maximum of 19 guest cabins shall be permitted.  
6                    ii. The Owner shall demonstrate at site plan submittal that all cabins have been  
7                    properly permitted by Lake County. Any cabin constructed without a building  
8                    permit shall obtain after-the-fact building permits for each unpermitted cabin.
- 9                    **c. Private Heliport:**  
10                    i. The private heliport shall be limited to one (1) landing pad for the Owner's use  
11                    only.  
12                    ii. The heliport shall be subject to all federal, state, and local permitting requirements  
13                    prior to development.
- 14                    **d. Equestrian Event Parking:**  
15                    i. Event Parking shall be limited to forty-five (45) spaces for self-contained  
16                    equestrian trailer/recreational vehicle units.  
17                    ii. Electric and potable water hook-ups/services are permitted.  
18                    iii. The equestrian trailer/recreational vehicle units may remain onsite no more than  
19                    ninety (90) consecutive days.  
20                    iv. A wastewater pump-out station shall be provided near the event parking area.  
21                    v. A fifty (50) foot Type "C" landscape buffer shall be required between the event  
22                    parking area and adjacent residential use property.
- 23                    **2.** Any other use of the site not identified above shall require an amendment to this  
24                    Ordinance as approved by the Board of County Commissioners.
- 25                    **B. Events:** Events shall be classified as advertised events expected to draw less than 500  
26                    persons to that advertised event.

Events
Equestrian Summer Day Camp
Equestrian Training Programs
Equestrian Shows (Breed & Discipline Competitions)
Riding and Educational Programs for Area Schools, the Elderly, and Civic Groups or Organizations
Polo Training Camp/Retreat

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**C. Special Events:** Special events shall be classified as advertised events expected to draw more than 500 persons to the advertised event and shall be subject to the following conditions:

Special Events
Music Festivals/Concerts
Equine Discipline Events such as but not limited to Amateur Rodeo, Barrel Racing, Team Roping, and Polo Matches
Civil and Historic Reenactments

1. **Number:** There shall be no more than twelve (12) special events per calendar year
  - i. A maximum of three (3) of the special events may be music festivals
  - ii. Only three special events may exceed 3,000 people.
2. **Duration:** Special events shall not exceed 72 consecutive hours per event.
3. **Setbacks:**
  - i. Special Event activities shall not be located closer than 100 feet from the property line of any residentially used property.
  - ii. Any obstacles, or other points of congregation of 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.
  - iii. The arena, barns, tracks, fields and parking shall comply with the requirements of the Comprehensive Plan and Land Development Regulations, as may be amended, if not otherwise specified herein. In no case shall the setback for these structures and uses be less than 50-feet.
4. **Music Festivals/Concerts:**
  - i. **Stage Setback:** The stage(s) associated with any music event must be a minimum of 500 feet from the property line of any property used for residential purposes.
  - ii. **Hours of Operation:** 7:00 a.m. to Midnight, Friday or Saturday for one (1) day only. Hours of Operation shall mean hours that such events are open to the public.
5. **Hours of Operation for Special Events other than Music Festivals/Concerts:** 7:00 a.m. to 9:00 p.m., Monday through Saturday. Hours of Operation shall mean hours that such events are open to the public.
6. **Emergency Personal:** Any events which could possibly injure spectators or participants shall have medical standby consisting of one (1) paramedic and one (1) emergency medical technician.
7. **Notification:** The Applicant shall notify Lake County of any Special Events in writing at least thirty (30) days in advance of the special event. Such notice shall be provided to the attention of the Department of Growth Management.
8. **Application:** For Special Events drawing, or expected to draw more than 500 people a day, a completed Special Event Application shall be required. The Special Event Application shall be approved by Lake County Emergency Management prior to the event and may require conditions to ensure the Public Health, Safety and Welfare not included in this ordinance.

1 For Public Health, Safety and Welfare conditions not addressed in the Special Events  
2 Application, Lake County Emergency Management will coordinate with the applicant to  
3 ensure all conditions of concern are satisfactorily addressed and ensure that emergency  
4 medical access for any adjacent properties is provided. Depending on the complexity of  
5 the Special Event, Lake County Emergency Management may require the implementation  
6 of an Incident Action Plan (IAP). The Lake County Emergency Management shall have the  
7 authority to deny the request if found adverse to the health, safety, and welfare of the  
8 public.

9 **9. Solid Waste:** A solid waste management plan shall be required with each Special Event  
10 permit, as approved by the Lake County Solid Waste Division.

11 **D. Open Space, Setbacks, and Parking:** Open Space, Setbacks, and Parking shall be in  
12 accordance with the Comprehensive Plan and LDR, as amended.

13 **E. Floor Area (FAR), Impervious Surface (ISR), and Height of Structures:**

Future Land Use Category	FAR	ISR	Height of Structure
Rural	0.10 (LDR)	0.10	50-Feet

14 **F. Landscaping, Buffering, and Screening:** Landscaping, Buffering, and Screening shall be in  
15 accordance with the Comprehensive Plan and Land Development Regulations, as amended.

16 **G. Transportation Improvements/Access Management:**

17 **1. Access Management:** All access management shall be in accordance with the  
18 Comprehensive Plan and Land Development Regulations, as amended.

19 **2. Traffic Analysis:** A Tier 2 Traffic Impact Analysis will be required with the site plan  
20 submittal. Any transportation improvements recommended as a result of the traffic impact  
21 analysis will be addressed as part of the site plan approval.

22 **H. Signage:** All signage shall be accordance with the Comprehensive Plan and Land  
23 Development Regulations, as amended.

24 **I. Lighting:** Exterior lighting shall be cut-off type and in accordance with the Land Development  
25 Regulations, as amended, and consistent with Dark-Sky principles. A photometric plan for all  
26 exterior lighting shall be provided with the site plan application.

27 **J. Fire Protection:** Fire Protection shall be in accordance with the all applicable federal, state,  
28 and local codes and/or regulations, as amended.

29 **K. Utilities:**

30 **1.** The provision of potable water, as applicable, shall be permitted in accordance with Florida  
31 Department of Health, Florida Department of Environmental Protection, the  
32 Comprehensive Plan, and Land Development Regulations, as amended.

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

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

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

4           **M. Concurrency Management Requirements:** Any development shall comply with the Lake  
5           County Concurrency Management System, as amended.

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

10          **O. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references  
11          in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County  
12          Comprehensive Plan, and Lake County Land Development Regulations shall include any  
13          future amendments to the Statutes, Code, Plans, and/or Regulations.

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

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

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

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

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

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

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

38          **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid  
39          or unconstitutional by any court of competent jurisdiction, then said holding shall in no way  
40          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 \_\_\_\_\_, 2012.

**FILED** with the Secretary of State \_\_\_\_\_, 2012.

**EFFECTIVE** \_\_\_\_\_, 2012.

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

\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY**

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**SANFORD A. MINKOFF, COUNTY ATTORNEY**

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**Exhibit "A"**  
**Boundary Legal Description**

**LEGAL DESCRIPTION  
ALSO DESCRIBED AS**

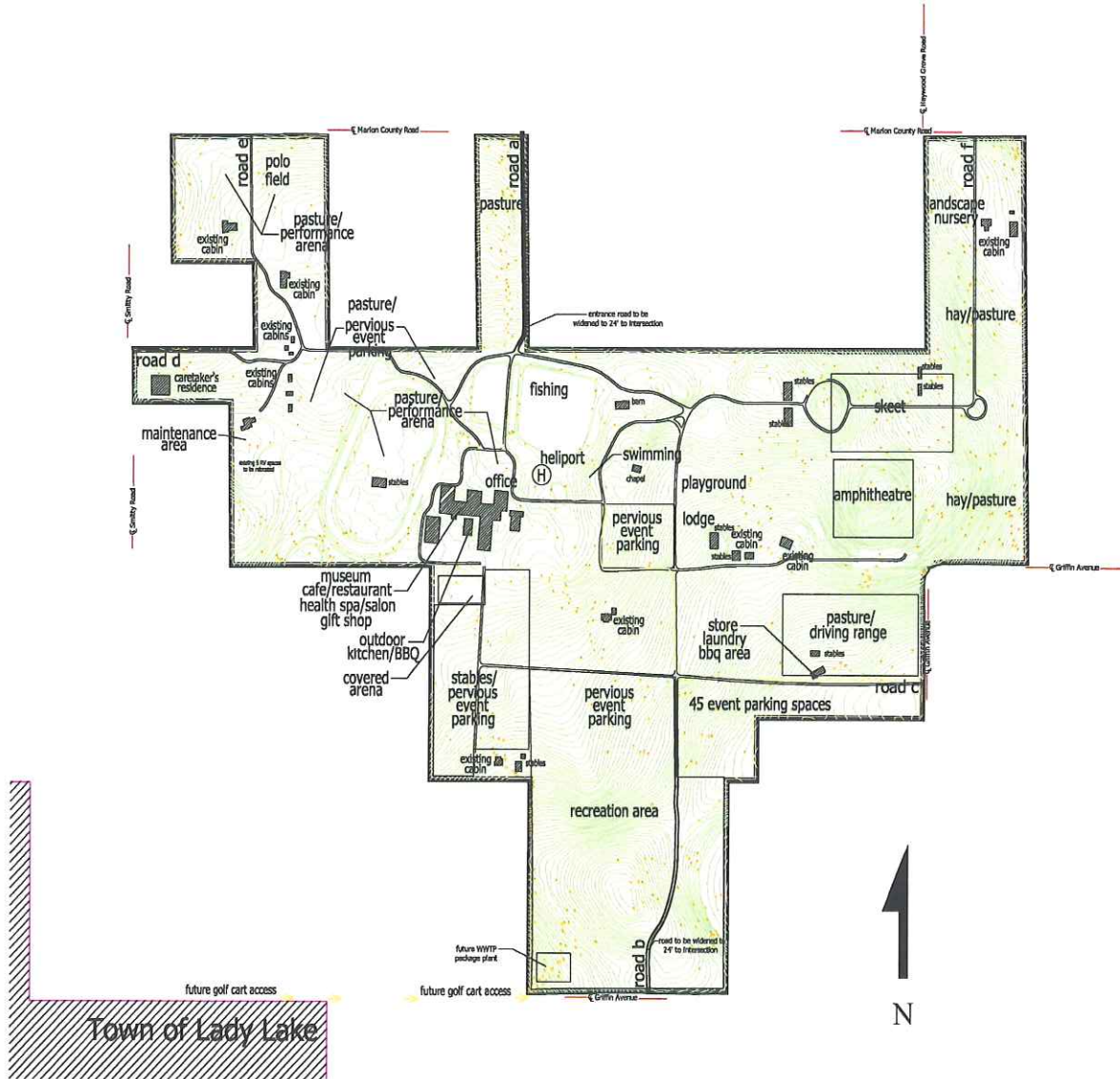
THAT PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 18  
SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS  
FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4 AND RUN  
SOUTH 89°55'21" WEST A DISTANCE OF 664.09 FEET TO POINT  
OF BEGINNING. THENCE SOUTH 89°56'28" WEST FOR 1,328.19  
FEET; THENCE NORTH 00°28'42" WEST FOR 1,000.03  
FEET; THENCE SOUTH 89°53'28" WEST FOR 661.57 FEET; THENCE  
NORTH 00°20'03" WEST FOR 333.07 FEET; THENCE NORTH  
89°52'05" EAST FOR 828.45 FEET; THENCE NORTH 00°37'21"  
WEST FOR 525.43 FEET; THENCE SOUTH 89°52'05" WEST FOR  
539.82 FEET; THENCE NORTH 00°37'21" WEST FOR 803.35 FEET;  
THENCE NORTH 89°34'35" EAST FOR 1,032.81 FEET; THENCE  
SOUTH 00°37'20" EAST FOR 1,334.03 FEET; THENCE NORTH  
89°52'05" EAST FOR 991.10 FEET; THENCE NORTH 00°20'17"  
WEST FOR 1,335.36 FEET; THENCE NORTH 89°47'38" EAST FOR  
328.69 FEET; THENCE SOUTH 00°52'17" EAST FOR 1,335.32 FEET;  
THENCE SOUTH 89°52'02" EAST FOR 2,650.16 FEET; THENCE  
NORTH 00°36'06" WEST FOR 1,331.95 FEET; THENCE SOUTH  
89°47'48" EAST FOR 664.48 FEET; THENCE SOUTH 00°31'00"  
EAST FOR 2,661.98 FEET; THENCE NORTH 89°57'31" WEST FOR  
660.51 FEET; THENCE SOUTH 00°14'14" WEST FOR 929.56 FEET;  
THENCE NORTH 89°58'25" WEST FOR 1,125.90 FEET; THENCE  
SOUTH 00°14'59" WEST FOR 386.40 FEET; THENCE NORTH  
89°58'25" WEST FOR 193.31 FEET; THENCE SOUTH 00°09'45"  
WEST FOR 1,316.30 FEET; THENCE NORTH 89°59'18" WEST FOR  
1,320.42 FEET; THENCE NORTH 00°08'58" EAST FOR 1,316.64  
FEET; THENCE NORTH 89°56'21" WEST FOR 663.82; THENCE  
NORTH 00°08'16" EAST FOR 1,315.04 FEET TO POINT OF  
BEGINNING.

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### Exhibit "B" Concept Plan



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**CASE NO:** PH# 31-12-5 **TAB NO.** 7  
**OWNER:** Grand Oaks Holding LLC – Thomas Warriner, Manager  
**APPLICANT:** Greg Beliveau-LPG Urban & Regional Planners, Inc.  
**PROJECT NAME:** Grand Oaks Holding

Mr. Rick Hartenstein, Sr. Planner, presented Rezoning Case PH#31-12-5, stating that Greg Beliveau and LPG Urban & Regional Planners are the applicants, and the owner is Grand Oaks Holding LLC, with Mr. Thomas Warriner as the manager. He specified that the property was located in the north Lady Lake area off of Marion County Road and was within the Rural and Public Services Facilities and Infrastructure Future Land Use categories. The property is zoned Agriculture, with a portion of it with CUP and Rural Residential, consists of 349 acres, and is within the Lady Lake JPA and notification area. He reported that the applicant is requesting to rezone 349 acres from Agriculture with the CUP and R-1 zoning to Community Facilities District (CFD) to accommodate an existing equestrian museum and equestrian training and educational facility together with the associated accessory support and recreational facilities that were approved under the CUP; the existing museum and equestrian facilities will be enhanced and expanded, including a 51,000 square foot arena and an outdoor amphitheater to hold about 200 people. He added that there will be a private helicopter landing pad for the owner's use and not for commercial traffic. He explained that this rezoning request seeks to incorporate all the uses under one zoning district and revoke and rescind the CUP to bring the property in conformance with the Comp Plan and LDR's in order to proceed with an amendment to their site plan. He stated that the applicant is proposing that the lodge and cabins would be similar to those provided at federal and state parks, which were considered ancillary uses to the civic uses of the museum and equestrian facilities, and there was also a request for special event parking, including 45 spaces which would allow recreational vehicles to park there. He stated that the length of stay is still being discussed, but staff recommended 30 days for the maximum duration of stay, although these facilities are not for the general public. He mentioned that the Health Department has confirmed that the facility would be required to have electric and water supplied for more than 5 RV's. He also mentioned that although staff believed that there was adequate capacity on the roads to support the project, a Tier 2 traffic analysis will be required at the site plan application submittal for further review to see if any further road improvements would be necessary. He stated the proposed facility will be served by onsite well and septic tank, since the Town of Lady Lake has indicated that at this time water and sewer services are not available in that area. He went over some last minute changes to the ordinance regarding the setbacks, hours of operations, and unpermitted structures. Based on those changes and the findings of fact, he related that staff recommends approval of the rezoning application with the conditions as specified in the attached ordinance and up to and including the latest ones that were just presented. He noted that they received no letters of either support or opposition of this, but received several phone calls from area residents asking about the project.

Mr. Greg Beliveau, the applicant, noted that he concurred with Mr. Hartenstein and complimented staff for their efforts during this process. He explained that Grand Oaks has taken over an ongoing operation of a CUP for the equestrian and museum operation that has been in operation since 2001. He stated that although staff has recommended a maximum of 30 days for special event parking, they were asking for 90 days for the special training that is offered on the site which was there under the existing CUP and was part of the operation of the facility.

Ms. Beth Morris, an adjoining property owner, voiced a few concerns with the changes that are being proposed on this property, including water runoff, since the dirt arena is only about 30 feet from her property line, and she requested that the arena be moved further from the property line and that there be more buffering. She also voiced a concern about the large septic system and well that



would be needed as well as the noise that the large helicopter pad would bring, which she believed would spook the horses and other animals.

Ms. Cecile Dunn, another adjacent property owner, concurred with Ms. Morris' concerns and requested to be shown on a map where all the new proposed facilities would be located on the property.

Mr. Lazzlo Lipovics, a nearby property owner, related that he had a concern regarding the water situation, stating that they have been draining off water on that property for a long time, resulting in lower water levels in nearby property owners' wells, as well as a concern regarding impacts to traffic in the area. He pointed out that an event during Bike Fest that involved 50 RV's created noise throughout the weekend. He requested that the Planning & Zoning Board vote "no" to this request.

Mr. Beliveau addressed the concerns that were brought up and gave assurances that the event Mr. Lipovics referred to was a one-time deal during Bike Fest and would not happen again. He also indicated that they have done upgrades to the water system from the previous ownership that meets code and all requirements to be utilized for the purposes of their new operations. He noted that all of their operations and improvements other than the existing arena will be covered in a meeting with County staff, and they were meeting the new 50-foot setbacks. He added that the requirements for stormwater and other impacts would be addressed for the covered arena in the site plan review, and the lights would be going inside of the arena rather than externally as they currently are, which would mitigate that problem. He also noted that the lodge location was internalized to the center of the project and was only 24 rooms, with 19 cabins already on the site. He assured everyone that this is not a high-intensity operation. He commented that they were trying to address the equine industry, which the County Commission has put forward as one of the pillars of economic development in this county.

Mr. Bryan asked where the heliport is located on the property.

Mr. Beliveau responded that it was in the center of the property and pointed out that the owner has the right by ownership to land there even without having it in the CUP, but they wanted to formalize it and put the location in there. He elaborated that the County put a condition in for the owner's use only.

**MOTION by Rick Gonzalez, SECONDED by Kasey Kesselring to APPROVE Case No. PH#31-12-5, Grand Oaks Holding based on staff's amended recommendation and includes the special event parking up to 90 days for the 45 spaces for RV parking.**

**FOR: Gonzalez, Kesselring, DeWitt, Ameri, Bryan**

**ABSENT: Miller, Morris**

**MOTION CARRIED: 5-0**