



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): March 3, 2021
Board of County Commissioners (BCC): March 23, 2021

Case No. and Project Name: RZ-20-38-3, Gaston Tree Debris Facility

Owner: Long and Scott Farms Family Limited Partnership

Applicant: Levin Gaston

Requested Action: Amend Planned Unit Development Ordinance #2018-53 to allow an organic processing and tree recycling facility on 10.128 +/- acres.

Staff Determination: Staff finds the rezoning application consistent with the Land Development Regulations (LDR) and the Comprehensive Plan.

Case Manager: Janie Barrón, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 10.128 +/- acres of the overall PUD Development (53 +/- acres)

Location: East of CR 448A and southeast of the CR 48 and CR 448A intersection, in the Mount Dora area

Alternate Key No.: Portion of Alternate Key #3874568

Future Land Use Category: Rural

Existing Zoning District: Planned Unit Development (PUD) Ordinance #2018-53

Proposed Zoning District: Planned Unit Development (PUD)

Joint Planning Area / ISBA: N/A

Overlay Districts: Lake Apopka Basin

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture	Right-of-Way and Residential	Keen Ranch Road and Large Agriculture Tracts with Single-Family Residences North of R-O-W
South	Rural and Conservation	Agriculture (A), Community Facility District (CFD)	Residential	Large Tract of Land with Single-Family Residence
East	Rural	Rural Residential (R-1)	Agriculture and Vacant	Large Agriculture Tracts of Land and Large Tracts of Vacant Land East of the Orange County Boundary
West	Rural and Conservation	Agriculture (A)	Right-of-Way and Agriculture	CR 448A, Large Tract of Agriculture Land with Single-Family Dwelling Units

- Summary of Analysis -

The Application seeks to amend Planned Unit Development Ordinance #2018-53 to allow an organic processing and tree recycling facility on 10.128 +/- acres of the 53-acre PUD until development of the property for the previously approved RV park and campsite uses (Attachment "A").

The subject 10.128 +/- acres are identified as a portion of Alternate Key #3874568; is zoned Planned Unit Development (PUD) by Ordinance #2018-53; and is part of the Rural Future Land Use Category (FLUC). The subject parcel is generally located east of CR 448A and southeast of the CR 48 and CR 448A intersection, in the Mount Dora area.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The application proposes to add Agriculture as an accessory use to accommodate a tree debris collection and recycling facility on the property as a temporary use of approximately six (6) years. The proposed use is similarly defined within the Land Development Regulations (LDR) as a mill operation, which is conditionally permitted within the Agriculture (A) zoning district. A mill is defined as milling of natural resources, together with structures, machinery, equipment, and facilities incidental to the development thereof, including, but not limited to mills and sawmills, wood fiber mills, wood processing mills, turpentine stills. Utilizing the PUD zoning, which is a planned zoning district, fulfills the conditional permit requirement.

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

The property is designated with a Rural FLUC, which allows agriculture uses. Currently, the proposed use is not permitted by the PUD Ordinance #2018-53. The application proposes to amend the ordinance to include an organic processing and tree recycling facility within the PUD boundaries. As previously stated, the planned zoning district will satisfy and fulfill the conditional use permit requirement for the organic processing and tree recycling facility.

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

The adjacent southern property includes a 54 +/- acre parcel zoned Community Facility District (CFD) that has entitlements to be used as a fire station and service center for the Lake Apopka restoration project. There are large Agriculture (A) tracts developed as low density residential and agricultural uses, also nearby. The proposed tree debris collection and recycling facility is not inconsistent with the existing surrounding agriculture uses.

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

Besides the approval of PUD Ordinance 2018-53, there does not appear to be a commercial rezoning trend within the immediate surrounding area over the last five years. However, the adjacent southern property was rezoned to Community Facility District (CFD) in 2004 pursuant to Ordinance #2004-46 in order to facilitate the future development of a fire station.

The subject property is currently being operated as a sod farm and the proposed use is consistent with the current use of the subject parcel and surrounding low density residential and agriculture.

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;

Water and Sewer

The subject property will be served by a private well and septic tank which will be permitted through the Florida Department of Health (DOH).

Parks and Recreation

The request is not anticipated to adversely impact park capacity or levels of service.

Public Safety

Fire Station #78, located within about five (5) miles of the subject property at 16345 County Road 448, Mount Dora, and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning request be approved by the Board.

Solid Waste

The request is not anticipated to adversely impact solid waste capacities or levels of service.

Transportation Concurrency

The request is not anticipated to adversely impact transportation levels of service.

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

Should the rezoning be approved, all sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended. An environmental survey shall be conducted in accordance with the LDRs, as amended. The EA shall identify the presence of natural resources and specify protection and necessary mitigation of any endangered or threatened wildlife, flora and/or fauna, to include those that are species of special concern.

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

There is no information within the application that specifies impacts on property values.

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

The surrounding development pattern is indicative of low density residential and agricultural uses. In order to increase compatibility between the proposed use and surrounding uses and to reduce impacts, the ordinance includes screening conditions. The concept plan includes vegetative screening to parcels owned by others. To further lessen any adverse effects to adjoining parcels, a noise study that assesses the impacts of the proposed use will be required at the time of development application submittal.

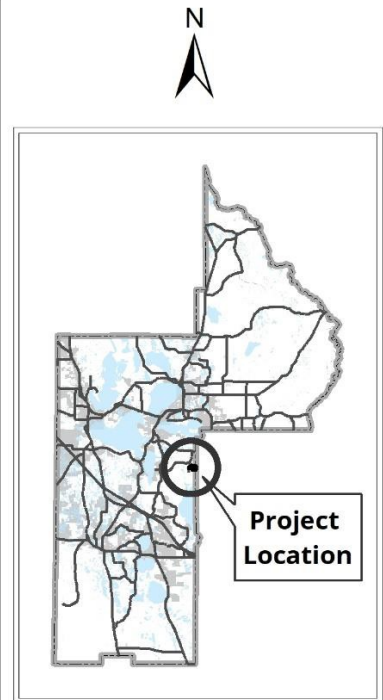
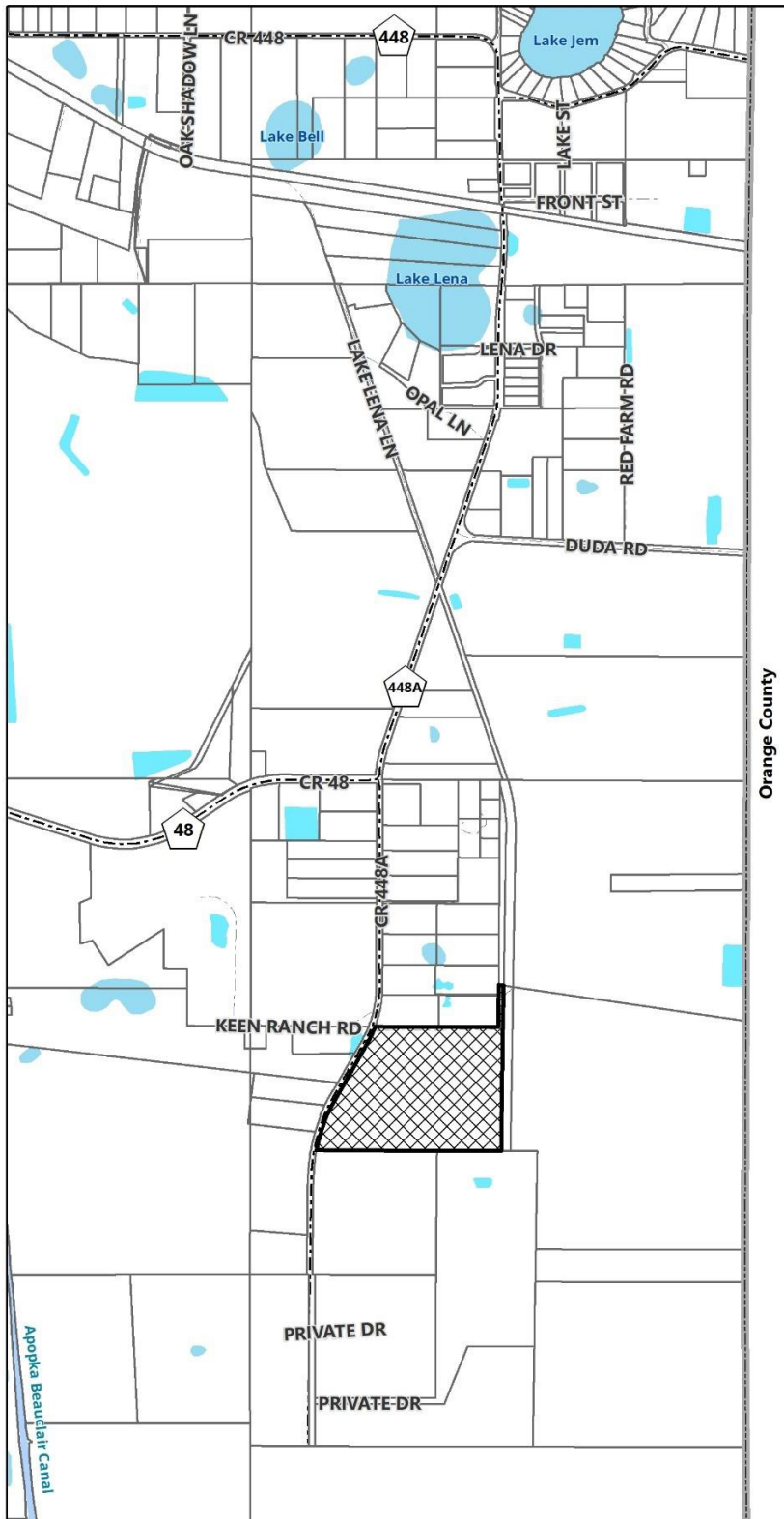
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

The request is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

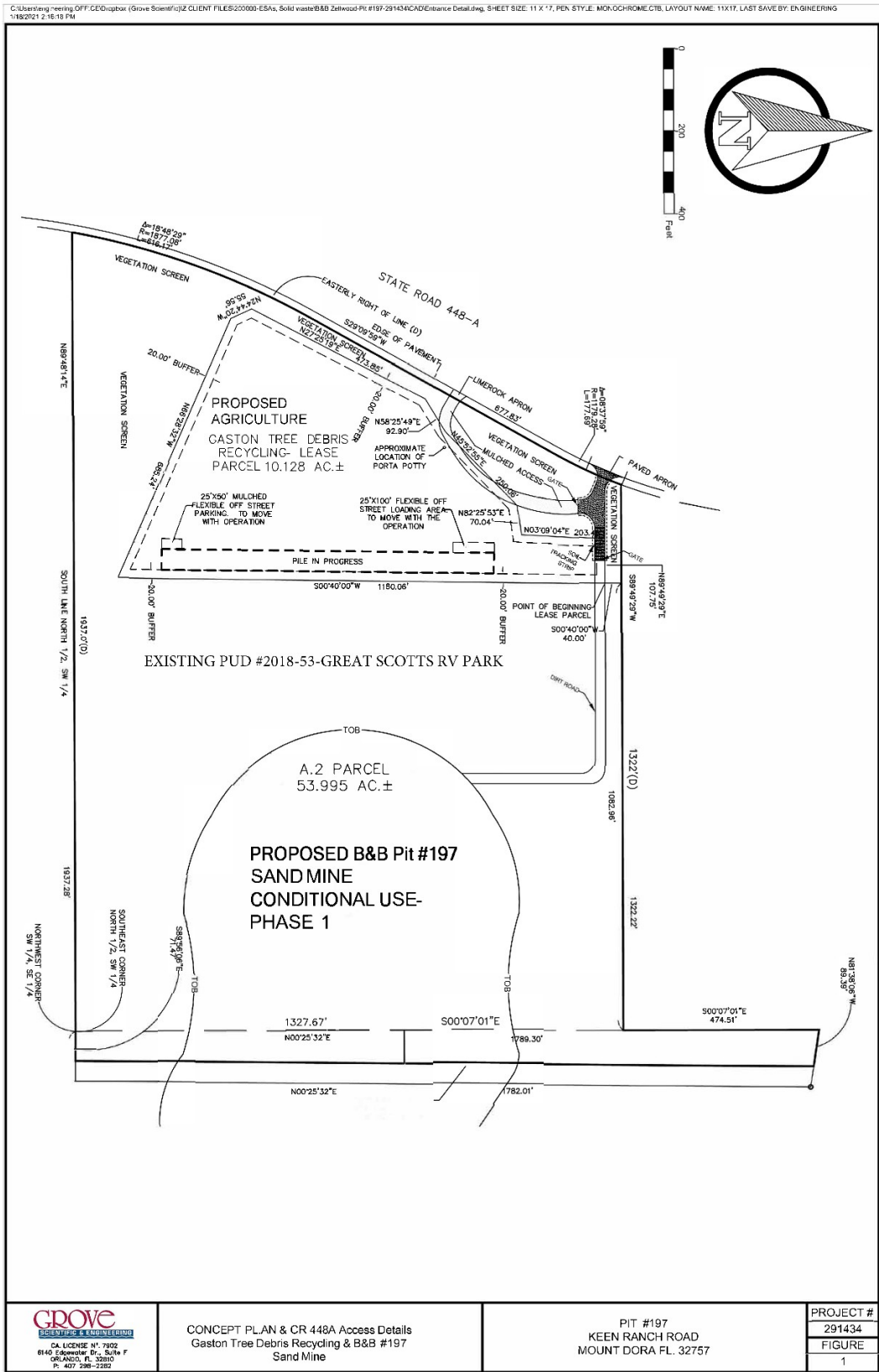
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

None.

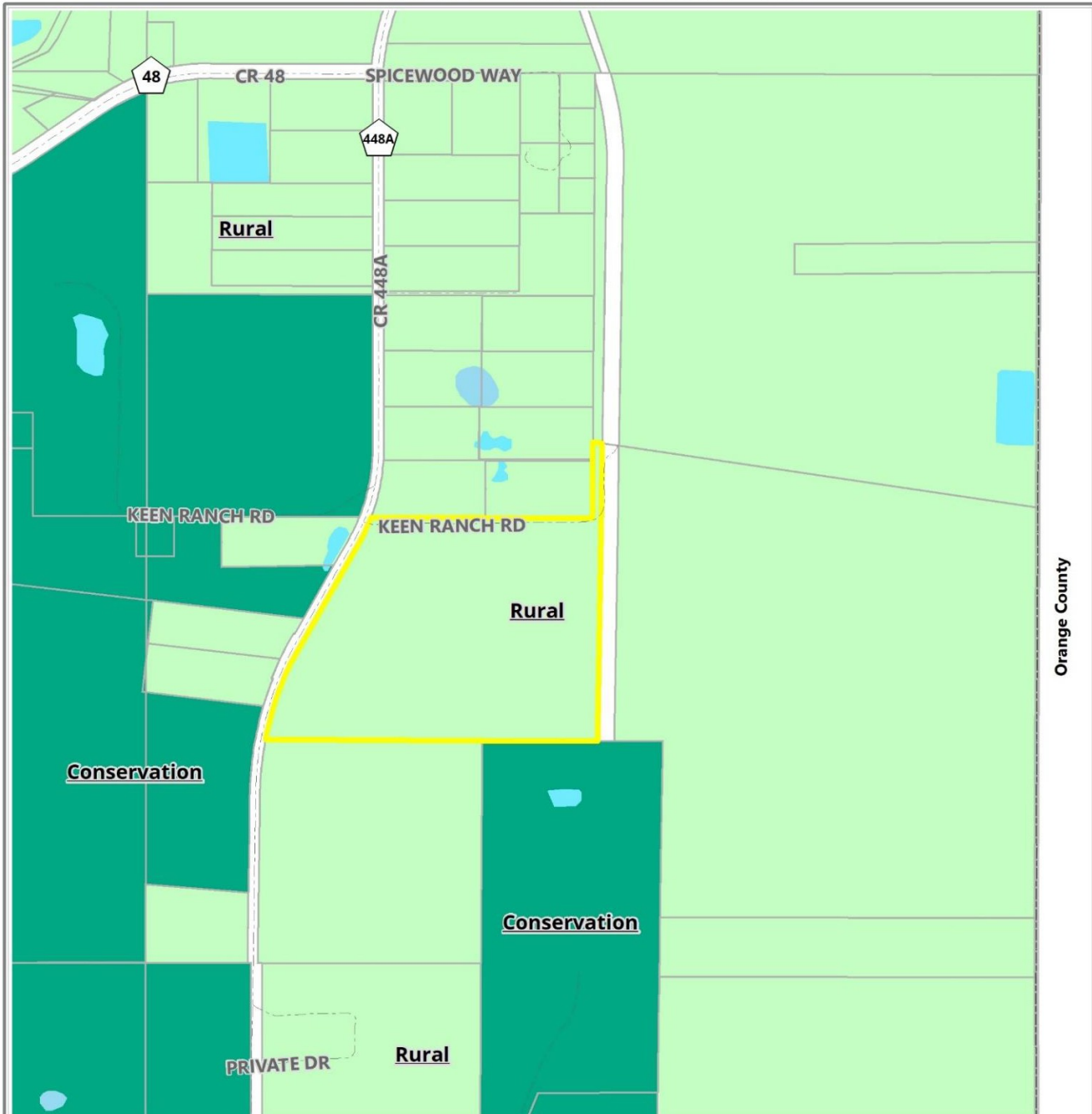
Map of Subject Property



Attachment "A" – Concept Plan



CURRENT FUTURE LAND USE



Orange County

FUTURE LAND USE LEGEND

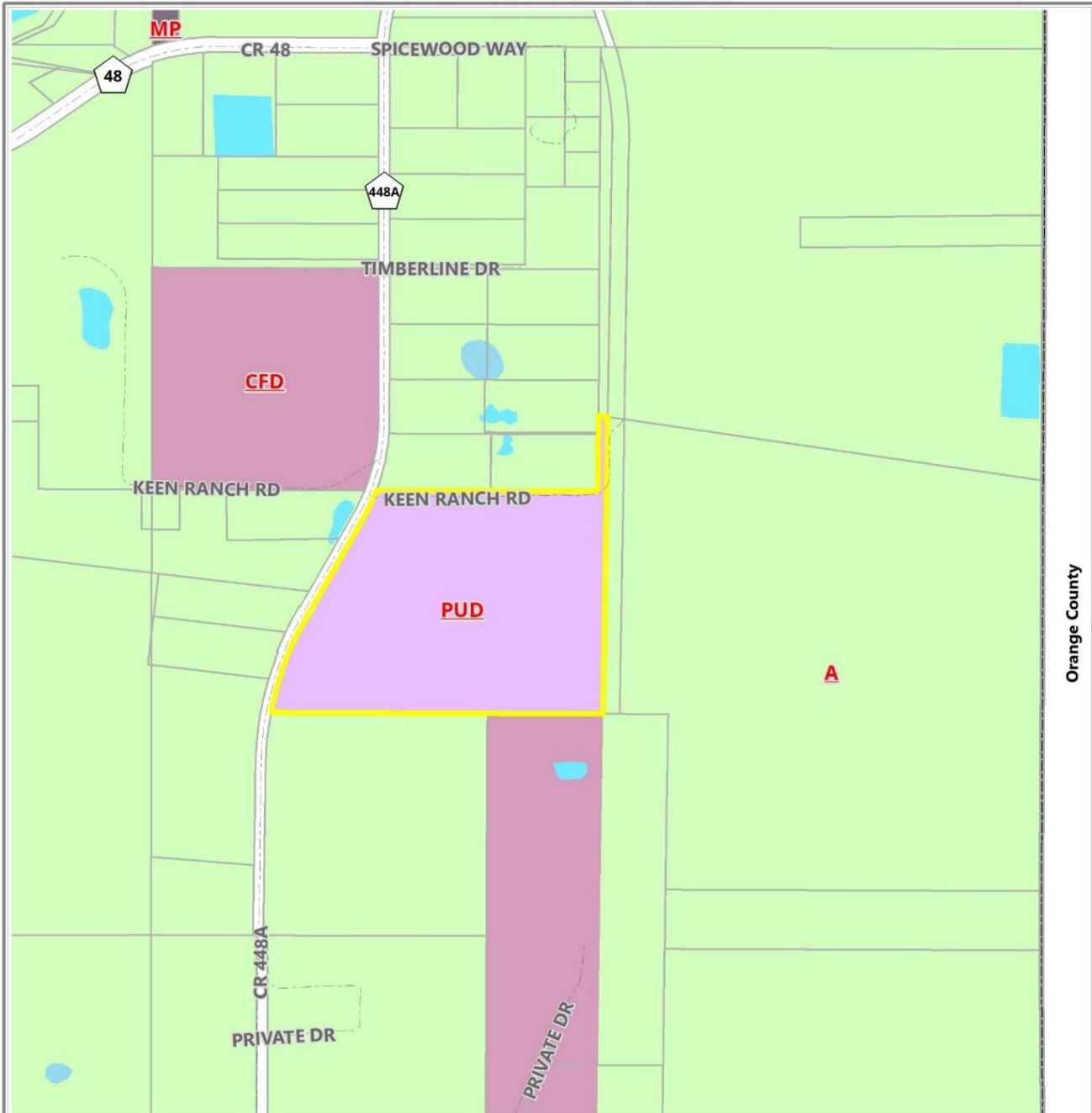
Light Green Rural Dark Green Conservation

NAME: GASTON TREE DEBRIS RECYCLING PROPERTY
CASE NUMBER: RZ-20-38-3
LOCATION (S-T-R): 25-20-26
REQUEST: PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT

DISTRICT: 3



CURRENT ZONING



ZONING LEGEND

A MP CFD PUD

NAME: **GASTON TREE DEBRIS RECYCLING PROPERTY**
CASE NUMBER: **RZ-20-38-3**
LOCATION (S-T-R): **25-20-26**
REQUEST: **PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT**

DISTRICT: **3**



**ORDINANCE #2021-XX
LONG AND SCOTT FARMS
GASTON TREE DEBRIS RECYCLING
RZ-20-37-5**

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

3 **WHEREAS** Levin Gaston (the “Applicant”), on behalf of Long and Scott Farms Family Limited
4 Partnership (the “Owner”) has submitted an application to amend Planned Unit Development (PUD)
5 Ordinance #2018-53 to allow an organic processing and tree recycling facility; and

6 **WHEREAS**, the subject property consists of approximately 10.128 +/- acres (a portion of Alternate
7 Key Number 3874568), is located east of CR 448 and south of Keen Ranch Road, in the south Lake County
8 area, situated in Section 25, Township 20 South, Range 26 East, and more particularly described as:

9 LEGAL DESCRIPTION - EXHIBIT “A”

10 **WHEREAS**, the subject property is located within the Rural Future Land Use Category as shown on
11 the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

12 **WHEREAS**, the overall PUD development 53 +/- acres, a portion of Alternate Key Number 3874568
13 (197.31 total acres) were rezoned to Planned Unit Development (PUD) in accordance with the Lake County
14 Zoning Regulations; and

15 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-20-37-5 on 3rd day of
16 March 2021, after giving notice of the hearing on the petition for a change in zoning, including notice that the
17 petition would be presented to the Board of County Commissioners of Lake County, Florida, on 23rd day of
18 March 2021; and

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

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

24 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
25 Florida, that:

26 **Section 1. Terms.** The County Manager or designee shall amend the Official Zoning Map to show the
27 Planned Unit Development (PUD) in accordance with Exhibit “B” and Exhibit “C” of this
28 Ordinance. To the extent where there are conflicts between the Conceptual Plan and this
29 Ordinance, this Ordinance will take precedence.

30 **A. Land Use:** The uses/structures listed below are limited to the land area described in Exhibit “B”
31 and Exhibit “C” of this Ordinance.

32 **1. Proposed Uses:** The uses/structures listed below are limited to the land area described
33 in Exhibit “A” of this Ordinance.

34 a. 250 total sites consisting of the following percentages of uses:

35 i. 55% Recreational Vehicle (RV) sites

36 a. RV Parking spaces must be a minimum of 2,400 square feet in size
37 consistent with the Land Development Regulations, as amended

- 1 ii. 22% Cabin Sites
- 2 a. Typical site dimension of 3,500 SF (minimum)
- 3 iii. 23% Primitive Camp Sites
- 4 a. Primitive camping is defined as “camping without electrical and
- 5 gas-powered equipment and apparatus”
- 6 b. Typical site dimension of 2,100 SF (minimum)
- 7 b. Maximum occupancy of two tents per site
- 8 b. Bathhouse (Maximum of 3)
- 9 c. Pool (1) and recreational area to include facilities for tennis, racketball, volleyball,
- 10 pickleball, shuffleboard, basketball, and playground equipment
- 11 d. Administrative building (1) and Entrance Guard House (1)
- 12 e. Package sewage treatment plant
- 13 f. Caretaker’s Residence (1)
- 14 2. Limited Agriculture Use – Organic Processing and Tree Recycling Facility as depicted
- 15 in Exhibit “C” (10.128 +/- acres).
- 16 3. The uses/structures listed below are limited to the land area described in Exhibit “B” and
- 17 Exhibit “C” of this Ordinance.
- 18 Accessory uses directly associated with the above uses may be approved by the County
- 19 Manager or designee. Any other use of the site will require an amendment to this
- 20 Ordinance as approved by the Board of County Commissioners.

21 B. Specific Conditions:

- 22 1. Organic Processing and Tree Recycling Facility (agriculture use) is limited to a period of
- 23 six (6) years from the site plan approval date of this proposed use.
- 24 2. Organic Processing and Tree Recycling Facility hours of operating are from 7:30 a.m. to
- 25 5:30 p.m.
- 26 3. Organic Processing and Recycling Facility shall be screened along the sides of parcels
- 27 owned by others.

28 C. Setbacks:

- 29 1. Recreational Vehicles:
- 30 a. All recreational vehicles (RV) must maintain a 10-foot setback from other RVs and
- 31 open adjacent spaces.
- 32 b. All recreational vehicles (RV) must maintain a 10-foot setback from interior
- 33 surface roads.
- 34 c. Property adjacent to federal, state or County highways must maintain a minimum
- 35 setback of fifty (50) feet from the highway right-of-way for any recreational vehicle
- 36 space.
- 37

1 2. Cabin Sites:

2 a. Cabins (structures) must be located 10-feet from internal roadways.

3 3. Commercial and Accessory Buildings:

4 a. Commercial buildings and accessory buildings must be setback 150-feet from any
5 perimeter paved surface public road or highway.

6 b. Commercial buildings and accessory buildings must be setback 10-feet from
7 interior surface roads.

8 4. Unless otherwise specified, all setbacks must be consistent with the Land Development
9 Regulations, as amended.

10 **D. Open Space and Parking:** Open Space and Parking must be in accordance with the
11 Comprehensive Plan and Land Development Regulations, as amended.

12 **E. Floor Area (FAR), Impervious Surface Ratio (ISR), and Height of Structures:** Floor Area
13 Ratio/Intensity, Impervious Surface Ratio and Height of Structures must be in accordance with
14 the Land Development Regulations and Comprehensive Plan, as amended.

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

17 1. Type B landscape buffer, to include 6-foot fence, along perimeter property boundary.

18 **G. Environmental Requirements:**

19 1. An environmental assessment dated within six (6) months of the development application
20 submittal date must specify the presence of vegetation, soils, threatened and endangered
21 species that may exist on the site. Any State permitting or mitigation will be required before
22 development can commence to ensure compliance with the Comprehensive Plan and
23 LDR, as amended.

24 2. Please provide copies of all jurisdictional agency permits (SJRWD, FFWCC, DEP, ACOE,
25 etc.) prior to the commencement of construction.

26 3. Protection of endangered, threatened or listed species of special concern shall be in
27 accordance with all jurisdictional agency protection guidelines.

28 4. All wetlands must be placed into a conservation easement that will run in favor of, and be
29 enforceable by a homeowners' association, a public agency acceptable to Lake County,
30 or Lake County, at Lake County's discretion. The conservation easement must require
31 that all wetlands and wetland buffers be maintained in their natural and unaltered state.
32 Any such easement must allow access to water dependent structures such as docks and
33 walkways.

34 **H. Transportation Improvements/Access Management:**

35 1. All access management must be in accordance with the Comprehensive Plan and Land
36 Development Regulations, as amended.

37 2. The access to the site must be designed to meet County standards including the internal
38 site access.

39

- 1 **I. Stormwater Management:**
- 2 1. The stormwater management system shall be designed in accordance with all applicable
- 3 Lake County and St. Johns River Water Management District (SJRWMD) requirements;
- 4 as amended.
- 5 2. The developer shall be responsible for any flood studies required for developing the site
- 6 and comply with FEMA, Comprehensive Plan and LDR, as amended. Any development
- 7 within the floodplain as identified on the FEMA maps will required compensating storage.
- 8 **J. Signage:** All signage must be in accordance with the Comprehensive Plan and LDR, as
- 9 amended.
- 10 **K. Lighting:** Exterior lighting must be cut-off type and in accordance with the LDR, as amended,
- 11 and consistent with Dark-Sky principles. A photometric for all exterior lighting must be provided
- 12 with the site plan application.
- 13 **L. Fire Protection:** Fire Protection must be in accordance with all applicable federal, state, and
- 14 local codes and/or regulations, as amended.
- 15 **M. Noise:** A noise assessment will be required at the time of development application submittal
- 16 pursuant to LDR Section 9.09.00, as amended.
- 17 **N. Utilities:**
- 18 1. The provision of potable water, as applicable, must be permitted in accordance with
- 19 Florida Department of Health, Florida Department of Environmental Protection, the
- 20 Comprehensive Plan and LDR, as amended.
- 21 2. Septic and sewage service, as applicable, must be permitted in accordance with the
- 22 Florida Department of Health, Florida Department of Environmental Protection, the
- 23 Comprehensive Plan and LDR, as amended.
- 24 3. Any portion of an on-site septic system must be setback one hundred (100) feet from the
- 25 wetland jurisdictional line in accordance with the Comprehensive Plan, as amended.
- 26 **O. Concurrency Management Requirements:** Any development must comply with the Lake
- 27 County Concurrency Management System, as amended.
- 28 **P. Development Review and Approval:** Prior to the issuance of any permits, the Applicant will
- 29 be required to submit a development application for site plan approval generally consistent with
- 30 Exhibit B and Exhibit "C", attached, for review and approval in accordance with the
- 31 Comprehensive Plan and LDR, as amended. The site plan submittal for the development
- 32 application shall include typical construction detail of RV sites, cabin sites, and primitive camp
- 33 sites.
- 34 **Q. Annual Review:** An annual inspection of the Tree Debris Recycling Facility shall be required
- 35 annually for six (6) years to coincide with Section B.1 of this ordinance or until the Recreational
- 36 Vehicle and Campsite use commences operations.
- 37 **R. Future Amendments to Statutes, Code, Plans, or Regulations:** The specific references in
- 38 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
- 39 Comprehensive Plan, and Lake County LDR will include any future amendments to the
- 40 Statutes, Codes, Plans or Regulations.

1 **Section 2. Conditions.**

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

23 **Section 4. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
24 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity
25 of the remaining portions of this Ordinance.

26 **Section 5. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of
27 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
28 125.66, Florida Statutes.

29

1 **Section 6. Effective Date. This Ordinance will become effective as provided by law.**

2 **ENACTED** this _____ day of _____, 2021.

3
4 **FILED** with the Secretary of State _____, 2021.

5
6 **EFFECTIVE** _____, 2021.

7
8 **BOARD OF COUNTY COMMISSIONERS**
9 **LAKE COUNTY, FLORIDA**

10
11
12 _____
13 **SEAN M. PARKS, CHAIRMAN**

14
15 **ATTEST:**

16
17 _____
18 **GARY J. COONEY, CLERK OF THE**
19 **BOARD OF COUNTY COMMISSIONERS**
20 **LAKE COUNTY, FLORIDA**

21
22 **APPROVED AS TO FORM AND LEGALITY:**
23
24 _____
25 **MELANIE MARSH, COUNTY ATTORNEY**

1 **EXHBIT "A" – LEGAL DESCRIPTION**

2 **PUD DEVELOPMENT AREA (53.995 +/- ACRES)**

THAT PART OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 25 AND RUN N0°14'57"W ALONG THE EAST LINE OF SECTION 25 A DISTANCE OF 75.52 FEET; THENCE N81°38'06"W 2598.65 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N81°38'06"W, A DISTANCE OF 89.39 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 25; THENCE S0°07'01"E ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 25 FOR 474.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE S89°49'29"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25 FOR 1322.22 FEET, MORE OR LESS, TO THE EASTERLY R/W OF STATE ROAD NO. 448-A TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1179.28 FEET; THENCE FROM A RADIAL BEARING OF N69°28'00"W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'59", AN ARC DISTANCE OF 177.69 FEET, HAVING A CHORD BEARING OF S24°51'00"W AND A CHORD DISTANCE OF 177.52 FEET; THENCE S29°09'59"W ALONG THE EASTERLY R/W OF STATE ROAD NO. 448-A, A DISTANCE OF 677.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1877.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°48'29", AN ARC DISTANCE OF 616.17 FEET, HAVING A CHORD BEARING OF S19°45'45"W AND A CHORD DISTANCE OF 613.41 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, THENCE N89°48'14"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 2008.75 FEET, THENCE RUN N00°25'32"E, A DISTANCE OF 1789.30 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN, 53.995 ACRES, MORE OR LESS.

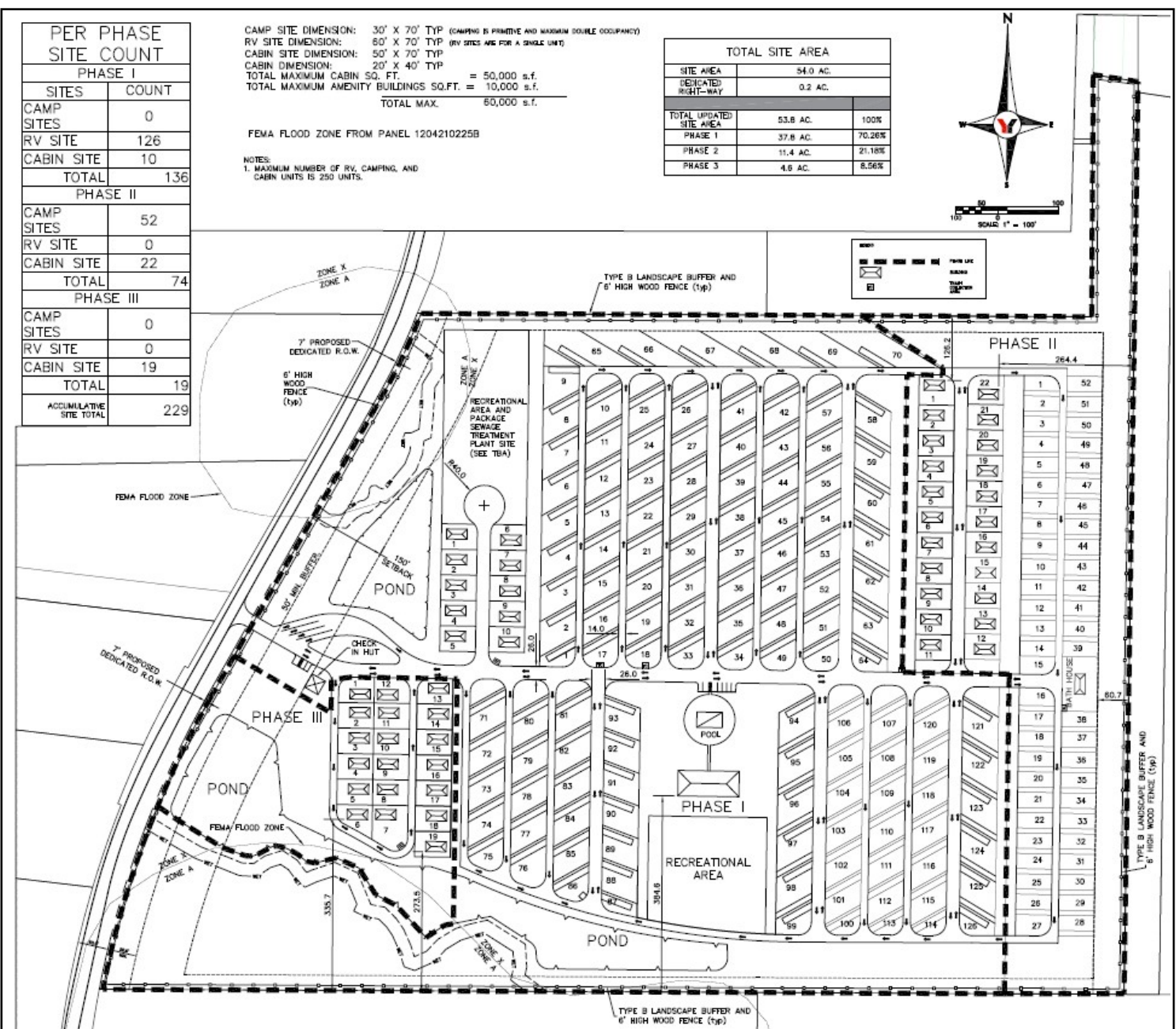
3
4 **LIMITED AGRICULTURE USE AREA (10.128 +/- ACRES)**

THAT PART OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 25 AND RUN N0°14'57"W ALONG THE EAST LINE OF SECTION 25 A DISTANCE OF 75.52 FEET; THENCE N81°38'06"W 2688.03 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 25; THENCE S0°07'01"E ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 25 FOR 474.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE S89°49'29"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25 FOR 1082.96 FEET; THENCE RUN S00°40'00"W, A DISTANCE OF 40.00 FEET FOR THE POINT OF BEGINNING; THENCE RUN S00°40'00"W, A DISTANCE OF 1180.06 FEET; THENCE RUN N66°28'32"W, A DISTANCE OF 685.24 FEET; THENCE RUN N24°44'20"W, A DISTANCE OF 55.56 FEET; THENCE RUN N58°25'49"E, A DISTANCE OF 92.90 FEET; THENCE RUN N45°52'55"E, A DISTANCE OF 250.06 FEET; THENCE RUN N82°25'53"E, A DISTANCE OF 70.04 FEET; THENCE RUN N03°09'04"E, A DISTANCE OF 203.45 FEET; THENCE RUN N89°49'29"E, A DISTANCE OF 107.75 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN, 10.128 ACRES, MORE OR LESS.

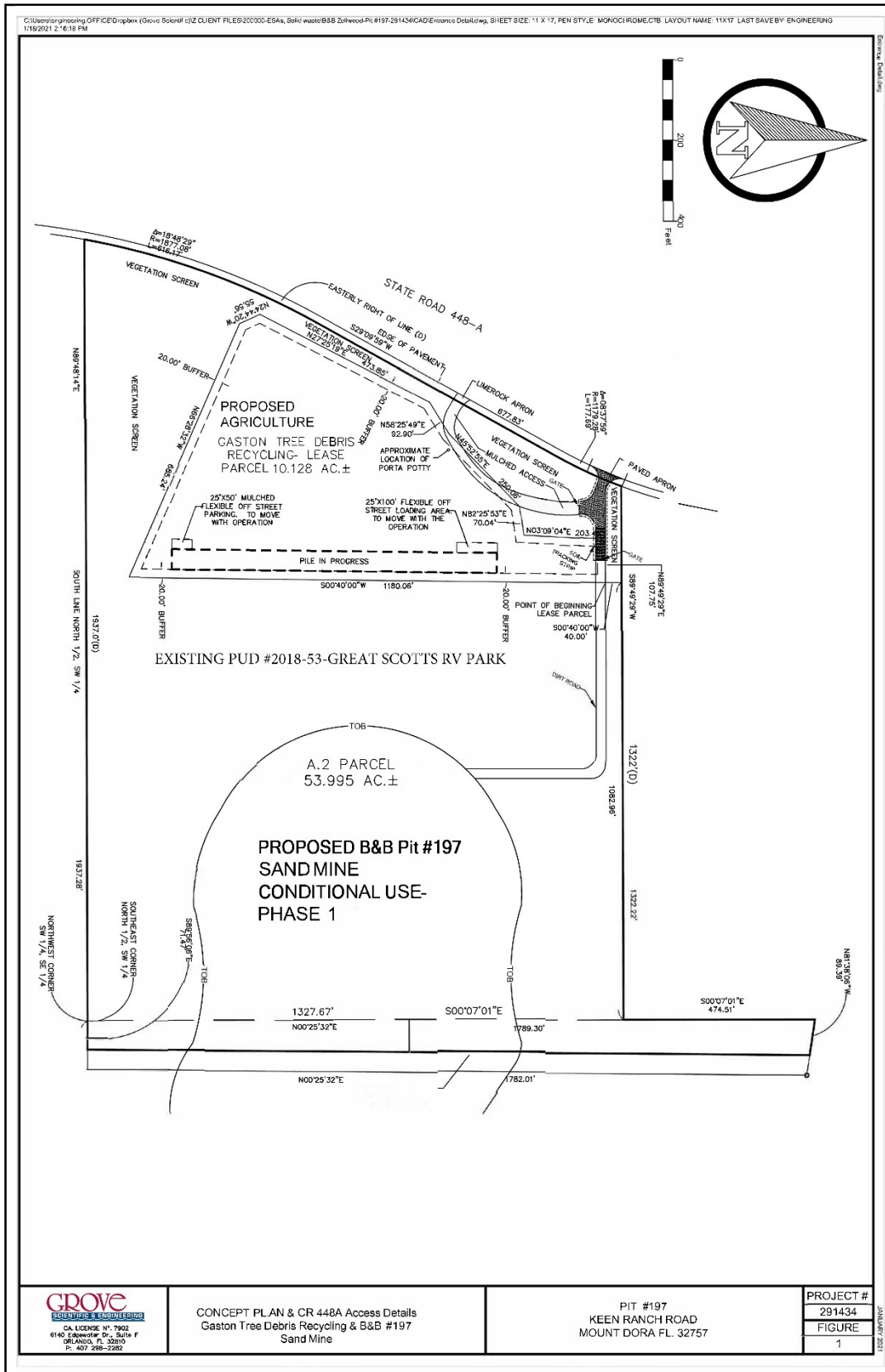
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EXHIBIT "B" - GREAT SCOTT'S RV PARK CONCEPTUAL PLAN



1

EXHIBIT "C" - GASTON TREE DEBRIS RECYCLING CONCEPTUAL PLAN



2