



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): May 7, 2025
Board of County Commissioners (BCC): June 3, 2025

Case No. and Project Name: PZ2023-272, Trinity Discovery Farms, Inc

Applicant: Chad R. Downing
Lee G. Schmudde and Mariann V. Schmudde, husband and wife, and Leighanne K. Downing, a married woman, as joint tenant with full rights of survivorship.

Owner:

Requested Action: Conditional Use Permit (CUP) on approximately 10.05 +/- acres to allow a small equine and animal program for children with special needs within the Ranchette District (RA). The CUP request includes a waiver to the road access requirements pursuant to Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Phillips Road, a County-maintained clay road (Attachment "E").

Staff Determination: Staff finds the conditional use permit request consistent with the Land Development Regulations (LDR) and the Comprehensive Plan.

Case Manager: Shari Holt, Planner II

PZB Recommendation:

Subject Property Information

Size: 10.05 +/- acres

Location: South of 11687 Phillips Road, in the Groveland unincorporated area of Lake County.

Alternate Key No.: 3837197

Future Land Use Category: Green Swamp Rural Future Land Use Category (Attachment "A")

Existing Zoning District: Ranchette (RA) (Attachment "B")

Joint Planning Area (JPA) / ISBA: N/A

Overlay Districts: Green Swamp Area of Critical State Concern (GSACSC)

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Green Swamp Rural	Ranchette (RA)	Agriculture and Residential	Agriculture, Undeveloped Large Tracts of Lands with Wetlands and Single-Family Dwelling Units
South	Green Swamp Rural	Ranchette (RA)	Residential	Undeveloped Large Tracts of Lands with Wetlands and Single-Family Dwelling Units
East	Green Swamp Rural	Ranchette (RA)	Agriculture and Residential	Single-Family Dwelling Unit, Agriculture, and Undeveloped Land
West	Green Swamp Rural	Ranchette (RA)	Residential	Undeveloped Large Tracts of Lands with Wetlands and Single-Family Dwelling Units

– Summary of Analysis –

The subject 10.05 +/- acre parcel, identified by Alternate Key Number 3837197, is zoned Ranchette (RA), designated with a Green Swamp Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan, and is located within the Green Swamp Area of Critical State Concern (GSACSC). The subject parcel is bisected by Phillips Road, and is located south of 11687 Phillips Road, in the unincorporated Groveland area. The parcel is currently utilized for equine grazing pastures and currently developed with a storage shed for tool and hay storage (no water/electricity).

The application seeks approval for a small equine and animal program for children with special needs. In support of the application, the Applicants have provided a Project Narrative (Attachment “D”) and a Concept Plan (Attachment “C”). The Applicants have proposed associated improvements to the property, to include a 3,840 square foot barn for purposes of housing up to four horses and small barn animals including goats and chickens. The proposed barn will consist of six (6) stalls, a classroom, office, and wash bay. The center aisle, classroom, and office will be finished concrete for ease of access. Stalls will have dirt floors with turnout doors to paddocks. All pastures and barnyard animal areas will be fenced in, and access to these areas will only be permitted under program administrators' supervision. The proposed operating hours are Tuesday through Saturday 8:00 AM to 5:00 PM.

The CUP request was sent to the Public Works Department for review for a determination of consistency with their regulations. The Public Works Department provided the following comments:

“Phillips Road is a county clay road. The requirement for commercial activity is for paved access. The applicant could request the board to waive this but must include in the application narrative and provide the reasoning. Please be advised that this is something the applicant must be able to answer to the board the reasoning during the public hearing for the rezoning.”

The CUP request includes a waiver request to road access requirements pursuant to Lake County Code, Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Phillips Road, a county-maintained clay road (Attachment “E”). The waiver request is in accordance with LDR Section 14.03.05, which states that applicants seeking to obtain a CUP may also seek a waiver to other provisions of the LDR without the need to submit a separate application for a variance.

The subject parcel is located within the Green Swamp Area of Critical State Concern (GSACSC). On March 12, 2024, the application was provided to the Florida Department of Commerce for a determination of consistency with GSACSC regulations. The Florida Department of Commerce did not provide any comments but reserves the right to appeal pursuant to Section 380.05, Florida Statutes.

- Analysis -

Land Development Regulations Section 14.05.03 Standards for Review.

The Applicant provided a Project Narrative as justification for the proposed conditional use permit request (Attachment "D").

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

The application seeks conditional use approval for a small equine and animal program for children with special needs within the Ranchette (RA) zoning district. The proposed use is consistent with Comprehensive Plan Policy I-4.2.3 *Green Swamp Rural Future Land Use Category (FLUC)*, which allows outdoor small scale-recreational camps as a conditional use and equestrian related uses as a typical use.

The proposed CUP request is consistent with LDR Section 3.01.02 and LDR Table 3.01.03, which specifies the allowance of a Riding Stable or Academy use within the Ranchette District (RA) with approval of a CUP.

The subject parcel is located within the Green Swamp Area of Critical State Concern (GSACSC). Pursuant to LDR Section 8.01.01 entitled *Development Permits*, a Master Land Use Plan shall be required. The Applicant provided a Master Land Use Plan for the CUP request as shown on Attachment "F". The Master Land Use Plan is consistent with LDR Section 8.01.01 entitled *Development Permits*.

Pursuant to LDR Section 8.01.03, entitled, *Development Review Criteria*, development shall be in compliance with the Principles for Guiding Development within the GSACSC. The Applicant has provided a statement on the proposed development for the Conditional Use Permit request as shown on Attachment "F". The proposed CUP request is consistent with LDR Section 8.01.03 as the proposed development is not anticipated to have an adverse effect on existing wetlands or other environmentally sensitive areas.

Pursuant to LDR Section 8.01.06 entitled *Small-Scale Sporting and Recreational Camps*, the proposed CUP request is consistent with Chapter II and LDR Section 8.01.06, *Small-Scale Sporting and Recreational Camps*, which defines small-scale sporting and recreational camp activities (applicable in Green Swamp Area of Critical State Concern only), as recreational and physical activities that generally do not require a developed site, that generally rely on the natural environment and takes place outdoors on an area not to exceed 20-developed acres. LDR Section 3.01.02 defines a Riding Stable or Academy as a stable, other than a private stable, used for the care of horses, ponies or other livestock to be used for instruction, recreation, renting or hiring or for Boarding such animals.

Additionally, LDR Section 8.01.06 requires that the applicant shall submit an impact statement demonstrating how the proposed development is consistent with each of the Principles for Guiding Development. The Applicant has provided an impact statement for the Conditional Use Permit request as shown on Attachment "F". The impact statement is consistent with LDR Section 8.01.06 entitled *Small-Scale Sporting and Recreational Camps*.

Pursuant to Comprehensive Plan Policy I-1.2.8 entitled *Agricultural and Equestrian Uses* such uses shall be recognized as a suitable use of property within all Future Land Use Categories.

Pursuant to Comprehensive Plan Policy I-4.1.4 entitled *Principles for Guiding Development within the Green Swamp Area of Critical State Concern*, the following shall apply to the GSACSC, in order to effectively and equitably conserve and protect its environmental and economic resources; provide a land and water management system to protect resources; and facilitate orderly and well-planned growth. Any review and approval mechanism shall not become effective, amended or modified, and no action taken under such mechanism shall be effective, until first reviewed and approved by the Department of Commerce, pursuant to Chapter 380, F.S. On March 12, 2024, the application was provided to the Florida Department of Commerce for a determination of consistency with GSACSC regulations.

B. Effect on Adjacent Properties.

1. The proposed conditional use will not have an undue adverse effect upon nearby property.

To minimize any undue adverse effect to the adjacent parcels, structures housing or otherwise containing livestock will be located a minimum of two hundred (200) feet from the property lines, consistent with the setback required under LDR Section 3.01.04(1).

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

The surrounding properties are zoned Ranchette District (RA) and consist of vacant parcels, agricultural activities, and single-family residences on large tracts of land.

Pursuant to LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, the proposed use of small-scale sporting and recreational camp activities (applicable in Green Swamp Area of Critical State Concern only) defined as recreational and physical activities that generally do not require a developed site, that generally rely on the natural environment and take place outdoors and the proposed Riding Stable or Academy defined as a stable, other than a private stable, used for the care of horses, ponies or other livestock to be used for instruction, recreation, renting or hiring or for boarding such animals, are allowed in the Ranchette (RA) zoning district with a CUP.

3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.

Should the CUP request be approved, all sensitive resources will be addressed through the development application review and approval process. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended, for natural resource protection and mitigation. The required Environmental Assessment (EA) must 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.

4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.

To further mitigate any adverse impacts to surrounding properties, the proposed ordinance includes conditions that require the submission of a noise assessment in accordance with LDR Section 9.09.00 at the time of development application review. Additionally, any structures which will house (or otherwise contain) livestock will be located a minimum of two hundred (200) feet from the property lines.

Should the CUP request be approved, a subsequent development application for site plan review must be submitted prior to commencement of construction or related camp activities; the site plan shall be substantially similar to the Concept Plan (Attachment "C").

C. Adequacy of Public Facilities. The proposed conditional use will be served by adequate public facilities including but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities. Levels of service established by the Comprehensive Plan Shall be considered.

Water and Sewer

Water will be provided via private well and shall be in accordance with the requirements of the Florida Department of Health, Florida Department of Environmental Protection (DEP), Comprehensive Plan and LDR, as amended. A septic system is not proposed, and the Applicant states that portable restrooms will be provided on-site. The portable restrooms shall be in accordance with the standards set by the Florida Department of Health, Florida Department of

Environmental Protection (DEP), as amended, for such uses.

Parks

The proposed request is not anticipated to adversely impact parks.

Solid Waste

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

Transportation

This project will be generating approximately six (6) pm peak hour trips, in which four (4) trips will impact the peak hour direction.

Application approved as project is *de minimis*.

- D. Adequacy of Fire Protection. The applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.**

Lake County Fire Station (LCFS) #109 is located less than 4 miles from the subject property, at 11630 Lakeshore Drive, Clermont 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, if the conditional use permit is granted.

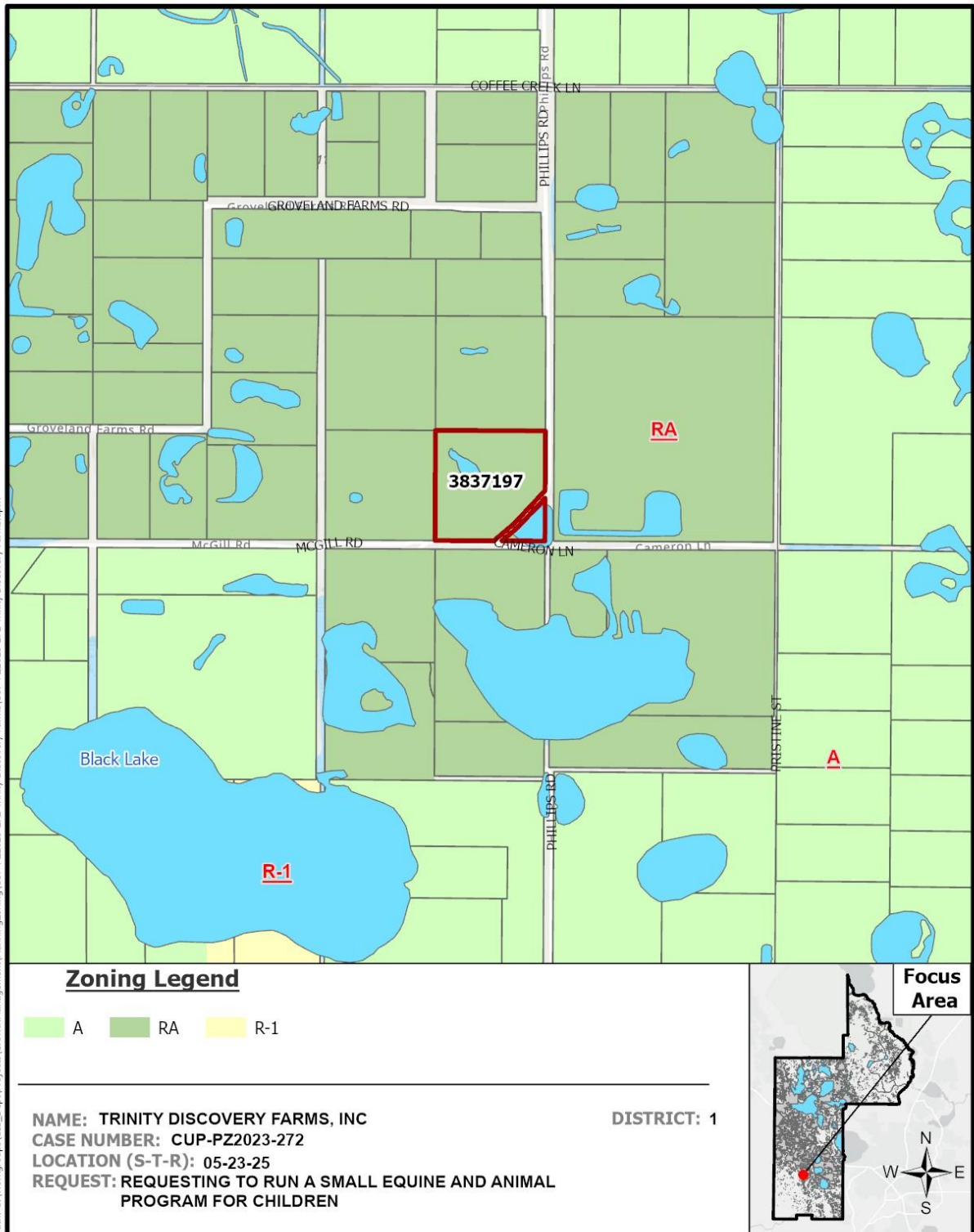
Attachment "A"- Future Land Use Category

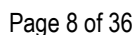
CURRENT FUTURE LAND USE



Attachment "B"- Zoning District

CURRENT ZONING





Attachment "D"- Project Narrative (Page 1 of 2)

Page 1 of Conditional Use Permit Application

9. List proposed uses and structure and depict the proposed use and structure on the concept plan.

- Trinity Discovery Farms' mission is to offer educational experiences with farm animals, therapeutic riding lessons, gardening, and craft classes on a mini working farm for students of all abilities. We aim to provide an inclusive environment for students with all abilities and are happy to accommodate the special needs of our guests to enhance their quality of life. We are proposing to build a barn (size 60X64) to accommodate our programs. The therapeutic and educational aspects of the program will be conducted by trained volunteers, instructors, and education specialists.
- The barn will house animals including horses, goats, and chickens. Our programs will operate on a small scale serving between 5 and 30 students per week. Students will be divided into classes over the course of the week. Classes will be by appointment only limiting traffic to the property to less than 20 people at a time including students, staff, and volunteers. The programs will be inclusive but access to the property will be designed as a privately-owned facility with a secured gate at the point of ingress/egress.
- Attached is a project layout for the proposed barn and pasture areas. The barn will consist of 6 stalls, a classroom, office, and wash bay. The center aisle, classroom, and office will be finished concrete for ease of access. Stalls will have dirt floors with turnout doors to paddocks. All pastures and barnyard animal areas will be fenced in and access to these areas will only be permitted under program administrators' supervision. Interior and exterior lighting will be installed for improved visibility. There is no presence of threatened and endangered species either burrowing or nesting on site that would interfere with the proposed plan of development. The proposed location of the barn meets the required setbacks from wetland lines.
- The property was designed and will be built to stall up to four horses and small barn animals, which will be housed on site. Fencing will define several small pastures/paddocks.
- Board meetings are not planned to be held on-site. Fundraisers could potentially be scheduled and held on site. Prior to holding such an event, permits will be obtained and factors will be evaluated such as, but not limited to, parking, security, and additional insurance. Should Trinity Discovery Farms be approached for events unrelated to its programs, a policy will be developed to accommodate. However, until a policy is in place, we do not plan on holding any events unrelated to Trinity Discovery Farms. We will periodically (no more than annually) hold an "open barn" event inviting the general public to visit for educational purposes. This would be styled as a "reception-style" in an attempt to avoid everyone arriving and departing at the same time. These events will only be scheduled when Trinity Discovery Farms programs are not occurring.

Attachment “D”- Project Narrative (Page 2 of 2)

- A manure management plan will be implemented. Most manure will be naturally deposited and distributed throughout the pastures. At this time, manure will not be stored on site. However, should manure begin to accumulate, it will be collected and removed. A collection point will be determined based on factors such as distance from the wetland lines, property lines, visibility, and access to removal by equipment.

10. Facility Days and hours of Operation and Weekends

Monday: Closed

Tuesday: 8:00 AM to 5:00 PM

Wednesday: 8:00 AM to 5:00 PM

Thursday: 8:00 AM to 5:00 PM

Friday: 8:00 AM to 5:00 PM

Saturday: 8:00 AM to 5:00 PM

Sunday: Closed

Operations will be by appointment only.

Attachment “E”- Waiver Request

At this time, we would like to request that the Board waives the requirement for paved access. Given the proposed use of the subject property is to provide educational experiences to small, private groups of children by appointment only, the additional vehicular traffic on Phillips Road will be minimal on a dead-end road. The primary users of Phillips Road beyond the subject property consists of five neighbors with one operating a commercial nursery that uses the clay road for access and deliveries. The nature of the proposed program is a nonprofit 501(C)(3) primarily run out of a pole barn.

Attachment “F”- Master Land Use Plan (1 of 23)



MASTER LAND USE DEVELOPMENT PLAN

TRINITY DISCOVERY FARMS, INC.

PARCEL ID: 01-22-24-5700-027-00000

PHILLIPS ROAD

GROVELAND, FL 34736

PZ2023-272 / AR 5447



Lake County Office of
Planning and Zoning
320 West Main Street
Tavares, Florida 32778

September 2024

Attachment “F”- Master Land Use Plan (2 of 23)

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1. GREEN SWAMP DEVELOPMENT

2. PROPOSED DEVELOPMENT

8.01.03 DEVELOPMENT REVIEW CRITERIA

8.03.06 SMALL SCALE RECREATIONAL CAMP

IMPACT STATEMENT

ATTACHMENTS

- A. Site Development Plot Plan
- B. Pole Barn Engineering Plan
- C. USGS Topographic Map
- D. GSACSC Checklist/Answers

Attachment “F”- Master Land Use Plan (3 of 23)

TRINITY DISCOVERY FARMS, INC.

PZ2023-272 / AR 5447

8.01.00 GREEN SWAMP DEVELOPMENT

Pursuant to Article II, Section 7 of the Florida Constitution and F.S. § 380.0551, the Green Swamp Area of Critical State Concern (GSACSC) is an area of statewide environmental value. To preserve and protect the integrity of the Green Swamp as an intact ecosystem of statewide significance by protecting its natural resources, Lake County implements criteria and regulations in conjunction with the Comprehensive Plan. The information presented herein on behalf of Trinity Discovery Farms, Inc. is to show the proposed development successfully meets those development criteria and regulations to protect the GSACSC.

8.01.01 PROPOSED DEVELOPMENT

Trinity Discovery Farms' primary mission is to offer inclusive educational experiences for students with special needs with farm animals, therapeutic riding lessons, gardening, and craft classes on a small-scale. We propose to provide an environment for students with all abilities with the hope of enhancing our guests' quality of life. The program will be operated as a Professional Association of Therapeutic Horsemanship (PATH) certified center by Leighanne Downing, who also holds undergraduate and graduate degrees in special education. We are proposing to build a pole barn (size 60X64) to accommodate the program. A copy of the site development plot plan is provided in **Attachment A** and the engineering plan for the pole barn is provided in **Attachment B**.

The barn will consist of 6 stalls, a classroom, office, and wash bay. The center aisle, classroom, and office will be finished concrete for ease of access. Stalls will have dirt floors with turnout doors to paddocks. All pastures and barnyard animal areas will be fenced in and access to these areas will only be permitted under program administrators' supervision. Access to the property will be permitted by appointment only.

The subject property is not on City water or sewer. Water will be provided to the subject property via private well. The pole barn will have portable restrooms on site with regularly-scheduled servicing. Currently, there is no plan for installing a septic system. A topographic map was acquired from the USGS and is provided in **Attachment C**. A soil map was acquired by Lake County Zoning and Planning. The 100-year flood plain is depicted on the site development plot plan provided in **Attachment A** as stated above. A statement by a registered professional engineer or geologists indicating expected changes in the quality and quantity of ground water discharge and artisan aquifer recharge of the site before, during, and after development and specifying any measure necessary to approximate existing quality and quantity in surface and ground waters is provided in **Attachment D**. A statement or assessment by a registered professional engineer that drainage facilities shall release water in a manner approximating the natural local surface flow regime, through a spreader pond of performance equivalent structure or system, either on-site or to a natural retention or natural filtration and flow area is provided in **Attachment D**.

Attachment “F”- Master Land Use Plan (4 of 23)

TRINITY DISCOVERY FARMS, INC.

PZ2023-272 / AR 5447

8.01.03 DEVELOPMENT REVIEW CRITERIA

The proposed construction of the pole barn and parking area will not change the grade to existing contours, and there are no wetland impacts. There are no paved roadways or other impervious areas, other than the pole barn roof top. The proposed program location and layout was designed to fit within the existing site conditions. The pole barn will be constructed to meet all the required jurisdictional wetland setbacks, avoid all existing trees and associated root systems, and avoid the 100-year flood plain. There is a pre-existing stormwater management network consisting of drainage ditches and pond which traverses the subject property. The natural flow regime of this drainage network will not be impacted by the proposed construction and program operation activities.

8.03.06 SMALL SCALE RECREATIONAL CAMP

The proposed development will be clustered in one area of the subject property, which will preserve connections to existing environmentally sensitive resources. Proposed road improvements will consist of adding compacted pervious aggregate base for the ingress and egress points, and parking area. Wetland boundaries will be marked and no vehicle or development will be permitted within the wetlands or the 50-foot wide wetland buffers.

The subject property fronts on a publicly-maintained road. Phillips Road is a hard-packed gravel road maintained by Lake County and is currently utilized for daily two-way vehicular traffic patterns. The subject property is located near the dead end of Phillips Road so there will be minimal impacts to the current traffic activity. The proposed ingress/egress points from Phillips Road are currently culverted and will not require any improvements. There is sufficient sightline approaching these points from the west. A compacted aggregate base will be installed in the upland pasture area, per the development plan detail, to provide secure access for guests and emergency response vehicles. This pervious area will not have adverse effects on stormwater surface flow or groundwater recharge.

Trinity Discovery Farms will operate on a appointment-only schedule for students with a proposed average of 20 daily vehicle trips per week. This results in an annual average daily trip rate of 2.85 which is well below the maximum allowable average of 9.57. On-site vehicular traffic as an integral part of the program's activities will consist of a compact utility tractor, commercial lawn mower, and ATV.

Attachment “F”- Master Land Use Plan (5 of 23)

TRINITY DISCOVERY FARMS, INC.

PZ2023-272 / AR 5447

IMPACT STATEMENT

All of the services needed to support the proposed development are currently in place and will be concurrent with the impacts of the development, including but not limited to roads, fire, police and schools. Wetland systems present on site were confirmed by Chad Downing who is the author of this document and is currently a senior environmental scientist/operations manager with 16+ years of experience in natural resources. The upland extent of the existing wetland systems are accurately depicted on the site development plan, which was prepared by Blackburn Surveying, Inc., a PLS. Additionally, these wetland extents align with the National Wetland Inventory and Lake County public GIS databases. The proposed construction and program operation activities will not impact the wetland systems.

The subject property was also studied for threatened and endangered species. An Information for Planning and Consultation (IPaC) report was acquired from the United States Fish & Wildlife Service (USFWS) as part of the study. None of the endangered species listed in the IPaC have been observed on site. The Florida sandhill crane (*G. c. pratensis*) has been observed foraging in the area but no nests have been observed on the subject property. Currently, the subject property is utilized for upland equine pasture grazing with primarily Bahia grass. There is no swimmable sand on site that could be utilized by sand skinks. As a certified gopher tortoise agent (Permit #: GTA-15-00075C) for Florida Fish and Wildlife Conservation Commission (FWC), Mr. Downing also confirmed there are no gopher tortoises present on the subject property. Mr. Downing will serve as a biomonitor to ensure no harm is brought to any wildlife during construction and program operation activities.

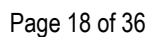
Based on Trinity Discovery Farms' proposed schedule of operation, dark skies will be preserved during construction and program operation activities. The roadside boundary of the subject property currently has a natural vegetative buffer consisting of thick groundcover vegetation and trees. The proposed use of the subject property aligns with the surrounding properties, which consist of large-acreage equine and agricultural use so noise pollution will not be a concern with this proposed plan.

Attachment “F”- Master Land Use Plan (6 of 23)

TRINITY DISCOVERY FARMS, INC.

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ATTACHMENT A



Attachment “F”- Master Land Use Plan (8 of 23)

TRINITY DISCOVERY FARMS, INC.

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ATTACHMENT B

MASTER LAND USE DEVELOPMENT PLAN

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Attachment “F”- Master Land Use Plan (9 of 23)

<p>Zone 1</p> <p>Zone 2</p> <p>Zone 3</p>	<p>Zone 1</p> <p>Zone 2</p> <p>Zone 3</p>
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WIND PRESSURE ON COMPONENTS AND CLADDING

PROFESSIONAL SERVICES BY:
ENCLER ENGINEERING, INC.
 P.O. BOX 35777
 GAITHERSBURG, MD 20878
 TEL: 410-286-1600
 FAX: 410-286-1601
 C.A. 0090

DATE AND REVISIONS:

The above wind engineering analysis was prepared by the registered professional engineer and licensee above named. If construction does follow the design parameters provided herein, it will conform to the minimum requirements of ASCE 7-16 and ASCE 7-10. The Engineer's responsibility is limited to the design parameters provided herein and does not extend to the construction of the building or the performance of the building under actual conditions. The Engineer's responsibility is limited to the design parameters provided herein and does not extend to the construction of the building or the performance of the building under actual conditions. The Engineer's responsibility is limited to the design parameters provided herein and does not extend to the construction of the building or the performance of the building under actual conditions.

CONCRETE MIX DESIGN:

The concrete mix design shall conform to ACI 308R-11. The concrete mix design shall be submitted to the Engineer for review and approval prior to construction. The concrete mix design shall be submitted to the Engineer for review and approval prior to construction. The concrete mix design shall be submitted to the Engineer for review and approval prior to construction.

REINFORCEMENT:

The reinforcement shall conform to ASTM A615, Grade 60. The reinforcement shall be submitted to the Engineer for review and approval prior to construction. The reinforcement shall be submitted to the Engineer for review and approval prior to construction. The reinforcement shall be submitted to the Engineer for review and approval prior to construction.

WELDING:

The welding shall conform to AWS D1.1, Structural Steel Welding. The welding shall be submitted to the Engineer for review and approval prior to construction. The welding shall be submitted to the Engineer for review and approval prior to construction. The welding shall be submitted to the Engineer for review and approval prior to construction.

INSTALLATION:

The installation shall conform to the manufacturer's instructions. The installation shall be submitted to the Engineer for review and approval prior to construction. The installation shall be submitted to the Engineer for review and approval prior to construction. The installation shall be submitted to the Engineer for review and approval prior to construction.

Zone 1

Zone 2

Zone 3

1-A All construction shall comply with Florida Building Code 7th edition 2020.

ULTIMATE WIND SPEED: 130
NOMINAL WIND SPEED: 101
WIND EXPOSURE CATEGORY: B
RISK CATEGORY II
INTERNAL PRESSURE COEFFICIENT GCe = +/- 0.0
DESIGN PRESSURE PER FBC CHAPTER 16:
INCLUDING ASCE 7-16 LOAD CALCULATIONS
ROOF LIVE LOAD = 20.0 PSF
ROOF DEAD LOAD = 7.5 PSF
MIN SOIL BEARING 2000 PSF
TRUSS UPLIFT @ POST 3600 LB
TRUSS UPLIFT @ POST 3600 LB

- Wood framing and fasteners to meet NDS-2018 requirements.
- Fastener requirements: (1) All nails are Common galvanized; (2) all bolts are to be galvanized steel and include nuts and washers; and (3) all other hardware (Shimpo, etc.) is to be installed according to manufacturer's specifications and recommendations. Nailing (size and number) shall satisfy Tables 2306.2.1(1), 2306.3.1(1) and 2306.3.4(1) FBC unless otherwise indicated. Note: fasteners exposed to the weather are to be treated for weather resistance and compatible with the type of pressure treated wood used (connectors, nails, bolts, nuts and washers).

Concrete Construction Notes

- Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI-318) and "Specification for Structural Concrete" (ACI-308).
- Complete steel shall conform to the following specifications. All concrete prices shall contain a water-reducing admixture conforming to ASTM C-494. Air-entraining admixture shall conform to ASTM C-260.

CONCRETE MIX A

Ultimate Compressive Strength @ 28 days	3,000 PSI
Slump Range	4" +/- 1"
Maximum Aggregate Size	1"
Entrained Air	None
Dry Weight per Cubic Foot	150 #

- Reinforce may
- All concrete shall be cured for a minimum of 28 days. If forms for vertical surfaces are removed prior to the end of the curing period, spray surfaces with liquid membrane during compound.
- Reinforcing steel shall conform to ASTM A615, Grade 40 (Fy=40 ksi). Lap continuous bars for tension lap splice per ACI-318, unless otherwise noted. Provide corner bars of same size and spacing as horizontal wall reinforcement. Cover for concrete reinforcing steel shall be in accordance with ACI-318, Paragraph 7.7.
- Welded wire fabric (WWF) shall conform to ASTM A185. Lap sheets two mesh spaces and wire the adjacent sheets together securely. Call alternate reinforcement at control joints.
- All slabs on grade shall have construction or control joints not to exceed 10'-0" spacing, unless otherwise noted.
- Electrical conduit and other pipes to be embedded in structural concrete floor slabs or walls shall be placed in accordance with the requirements of ACI-318, Paragraph 6.3.

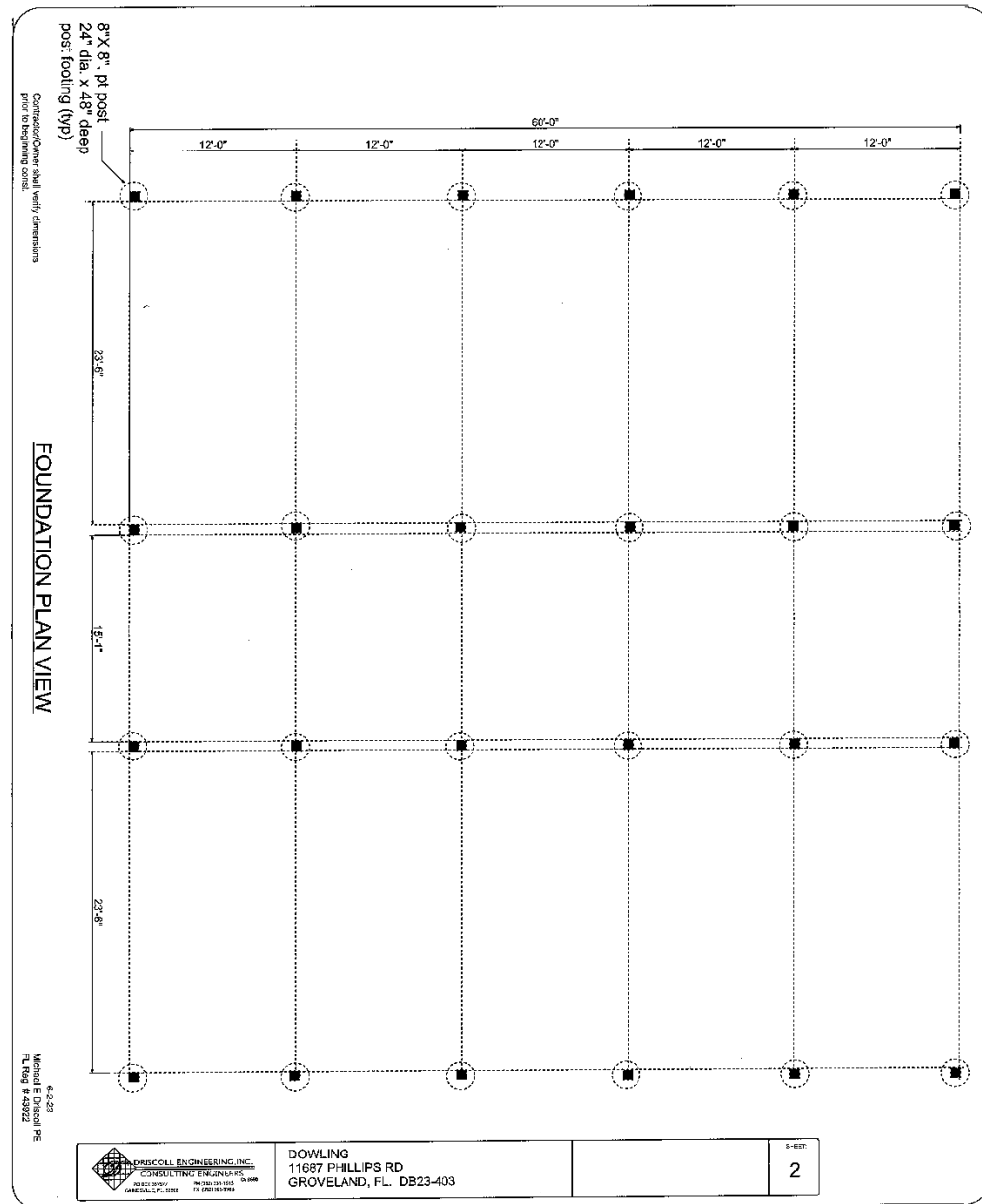
64' x 60' POLE STRUCTURE

6-2-23
Michael E. Discoli PE
FL Reg # 43922

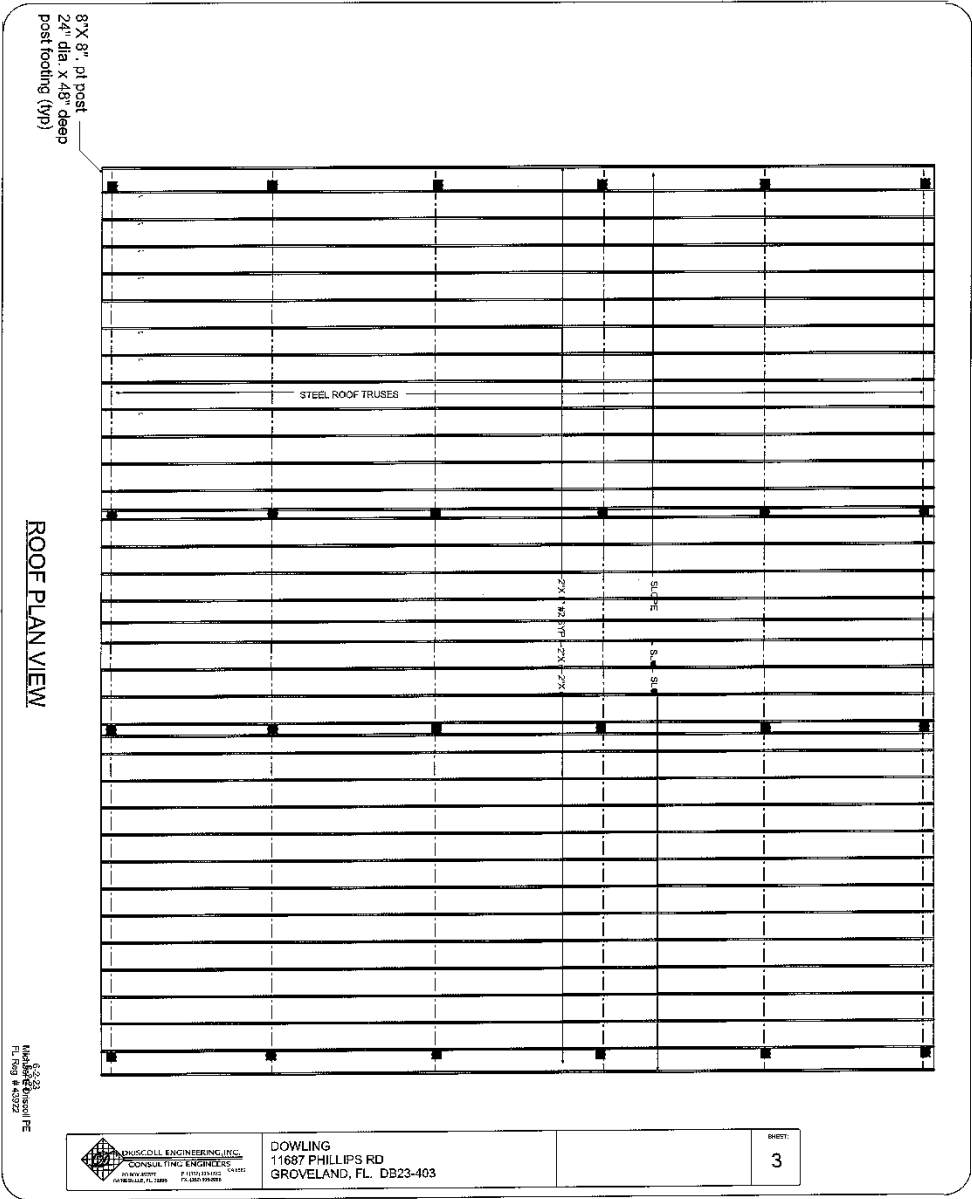
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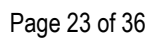
DOWLING
11667 PHILLIPS RD
GROVELAND, FL 32643-403

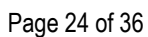
Attachment “F”- Master Land Use Plan (10 of 23)



Attachment “F”- Master Land Use Plan (11 of 23)







Attachment “F”- Master Land Use Plan (14 of 23)

TRINITY DISCOVERY FARMS, INC.

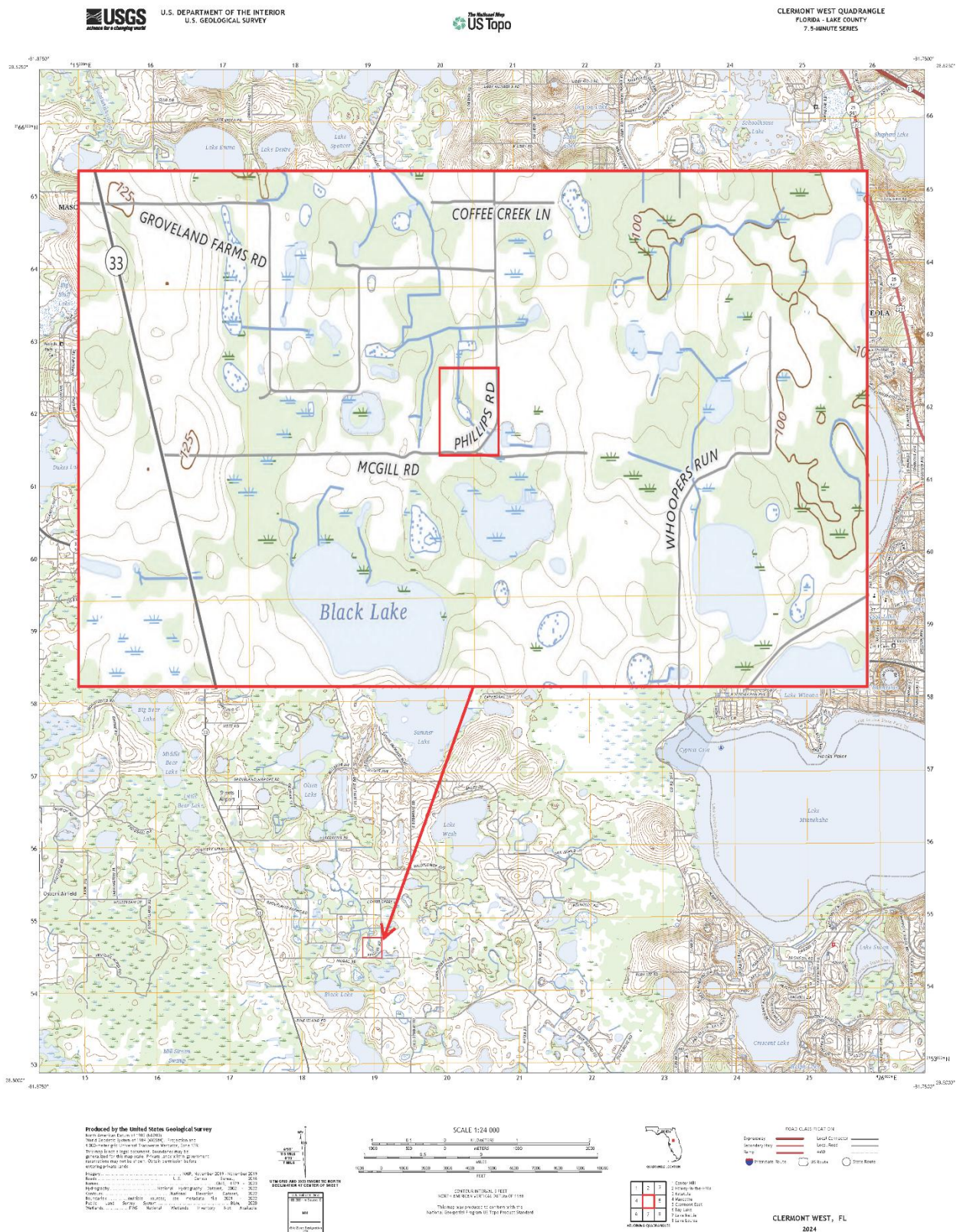
PZ2023-272 / AR 5447

ATTACHMENT C

MASTER LAND USE DEVELOPMENT PLAN

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Attachment "F"- Master Land Use Plan (15 of 23)



Attachment “F”- Master Land Use Plan (16 of 23)

TRINITY DISCOVERY FARMS, INC.

PZ2023-272 / AR 5447

ATTACHMENT D

MASTER LAND USE DEVELOPMENT PLAN

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VIA Email

Shari.Holt@lakecountyfl.gov

February 13, 2025

Shari Holt
Office of Planning and Zoning
315 West Main Street, 5th Floor
Tavares, Florida 32778

RE: **Trinity Discovery Farms**
Halff # 060224.001
Request for Additional Information

Dear Mrs. Holt:

Please see response below for the RAI for the above reference project:

1.
 - c. A statement by a registered professional engineer or geologist indicating expected changes in the quality and quantity of ground water discharge and artisan aquifer recharge of the site before, during, and after development and specifying any measure necessary to approximate existing quality and quantity in surface and ground water

Response: There is no change to the quality or quantity to the ground water discharge.

- d. A statement by a registered professional engineer that drainage facilities shall release water in a manner approximating the natural local surface flow regime, through a spreader pond of performance equivalent structure or system, either on-site or to a natural retention or natural filtration and flow area.

Response: A small spreader swale is being proposed to handle the runoff from the proposed structure and parking area.

Should you have any additional questions or concerns regarding this information, please do not hesitate to contact our office.

Sincerely,

Halff

A handwritten signature in blue ink that reads "CCH".

Charles C Hiott, P.E.
Director of Land Development, VP
chiott@halff.com

CCH/tc
Enclosures

Attachment “F”- Master Land Use Plan (18 of 23)

8.01.01	Development Permits	
A		
1a	A description of the scope of the proposed development	
	<p>Trinity Discovery Farms' mission is to offer inclusive educational experiences for students with special needs with farm animals, therapeutic riding lessons, gardening, and craft classes on a small scale. We aim to provide an environment for students with all abilities with the hope of enhancing our guests' quality of life. We are proposing to build a pole barn (size 60X64) to accommodate our programs. A copy of the site development plot plan is provided in Attachment A and the engineering plan for the pole barn is provided in Attachment B. The barn will consist of 6 stalls, a classroom, office, and wash bay. The center aisle, classroom, and office will be finished concrete for ease of access. Stalls will have dirt floors with turnout doors to paddocks. All pastures and barnyard animal areas will be fenced in and access to these areas will only be permitted under program administrators' supervision. Access to the property will be permitted by appointment only.</p> <p>The subject property is not on City water or sewer. Water will be provided to the subject property via private well. The pole barn will have portable restrooms on site with regularly-scheduled servicing. Currently, there is no plan for installing a septic system. A topographic map was acquired from the USGS and is provided in Attachment C. A soil map was acquired by Lake County Zoning and Planning. The 100-year flood plain is depicted on the site development plot plan provided in Attachment A as stated above. A statement by a registered professional engineer or geologists indicating expected changes in the quality and quantity of ground water discharge and artisan aquifer recharge of the site before, during, and after development and specifying any measure necessary to approximate existing quality and quantity in surface and ground waters is provided in Attachment D. A statement or assessment by a registered professional engineer that drainage facilities shall release water in a manner approximating the natural local surface flow regime, through a spreader pond of performance equivalent structure or system, either on-site or to a natural retention or natural filtration and flow area is provided in Attachment D.</p>	
1b	Maps of the site	
	(1) Soil Survey	
	<p>Lake County Zoning and Planning provided a statement via electronic mail they had acquired a soil survey and Trinity Discovery Farms would not be required to provide one with this submittal.</p>	
	(2) Topographical Map	
	<p>A topographic map was acquired from the USGS and is provided in Attachment C.</p>	
	(3) 100-year Flood Plain	
	<p>The 100-year floodplain is depicted on the site development plot plan in Attachment A.</p>	
1c	A statement by a registered professional engineer or geologists indicating expected changes in the quality and quantity of ground water discharge and artisan aquifer recharge of the site before, during, and after development and specifying any measure necessary to approximate existing quality and quantity in surface and ground waters.	

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A statement is provided in Attachment D.	
1d	A statement or assessment by a registered professional engineer that drainage facilities shall release water in a manner approximating the natural local surface flow regime, through a spreader pond of performance equivalent structure or system, either on-site or to a natural retention or natural filtration and flow area.
A statement is provided in Attachment D.	
8.01.03	Development Review Criteria
A	Principles for Guiding Development within the GSACSC
1	Floridan Aquifer, wetlands and flood detention areas;
No impacts.	
2	Normal quantity, quality and flow of groundwater and surface water;
No impacts.	
3	Water available for aquifer recharge;
No impacts.	
4	Functions of the Green Swamp Potentiometric High of the Floridan Aquifer;
No impacts.	
5	Normal supply of ground and surface water.
No impacts.	
6	Existing ground and surface water quality.
No impacts.	
8	Water-retention capabilities of wetlands.
No impacts.	

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9	Biological-filtering capabilities of wetlands.
	No impacts.
10	Natural flow regime of drainage basins.
	No impacts.
11	Design capacity of flood detention areas and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.
	No impacts.
B.	Review Criteria.
1a	Maintain or improve the natural surface water flow regime;
	Natural surface water flow regime will not be impacted by proposed plan.
1b	Maintain or improve the natural recharge capabilities of the site;
	Natural recharge capabilities of the site will not be impacted by proposed plan.
1c	Prevent the siltation of wetlands, maintain or improve the natural retention and filtering capabilities of wetlands.
	No impacts.
(1)	Provide for water retention consistent with the requirements provided in the Land Development Regulations.
	No impacts will occur to pre-existing water retention network.
(2)	Stormwater management systems shall be designed according to Low Impact Development principles and practices over conventional systems.
	No impacts will occur to pre-existing stormwater management network.

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(a) Soils.	
	Should any soils be disturbed, vegetative stabilization will be completed and best management practices (BMP's) will be utilized to prevent any erosion if deemed necessary.
(b) Groundwater.	
	Groundwater withdrawal is not proposed at this time, as water will be supplied by neighboring property permitted well owned by applicant.
(c) Stormwater.	
	Stormwater runoff shall be released in the same manner in which it did pre-pole barn.
(d) Industrial and Sewage Waste.	
	There will be no industrial waste produced on site. Human-induced wastes will be fully contained within regularly-serviced portable restroom units.
(e) Structure Placement.	
	The proposed pole barn structure location was selected in order to avoid the floodplain.
(f) Site Disturbance.	
	The proposed layout of this project was designed specifically to fit within the subject property's current condition thereby minimizing site disturbance.
8.01.06 Small-Scale Sporting and Recreational Camps.	
A.	To the extent feasible, the development shall be clustered in one area. Cluster development shall be configured to preserve connections to existing environmentally sensitive lands to the greatest extent practical.
	The proposed development is clustered in one area of the subject property. The proposed layout was intentionally designed in order to preserve the existing environmentally sensitive areas on the subject property.

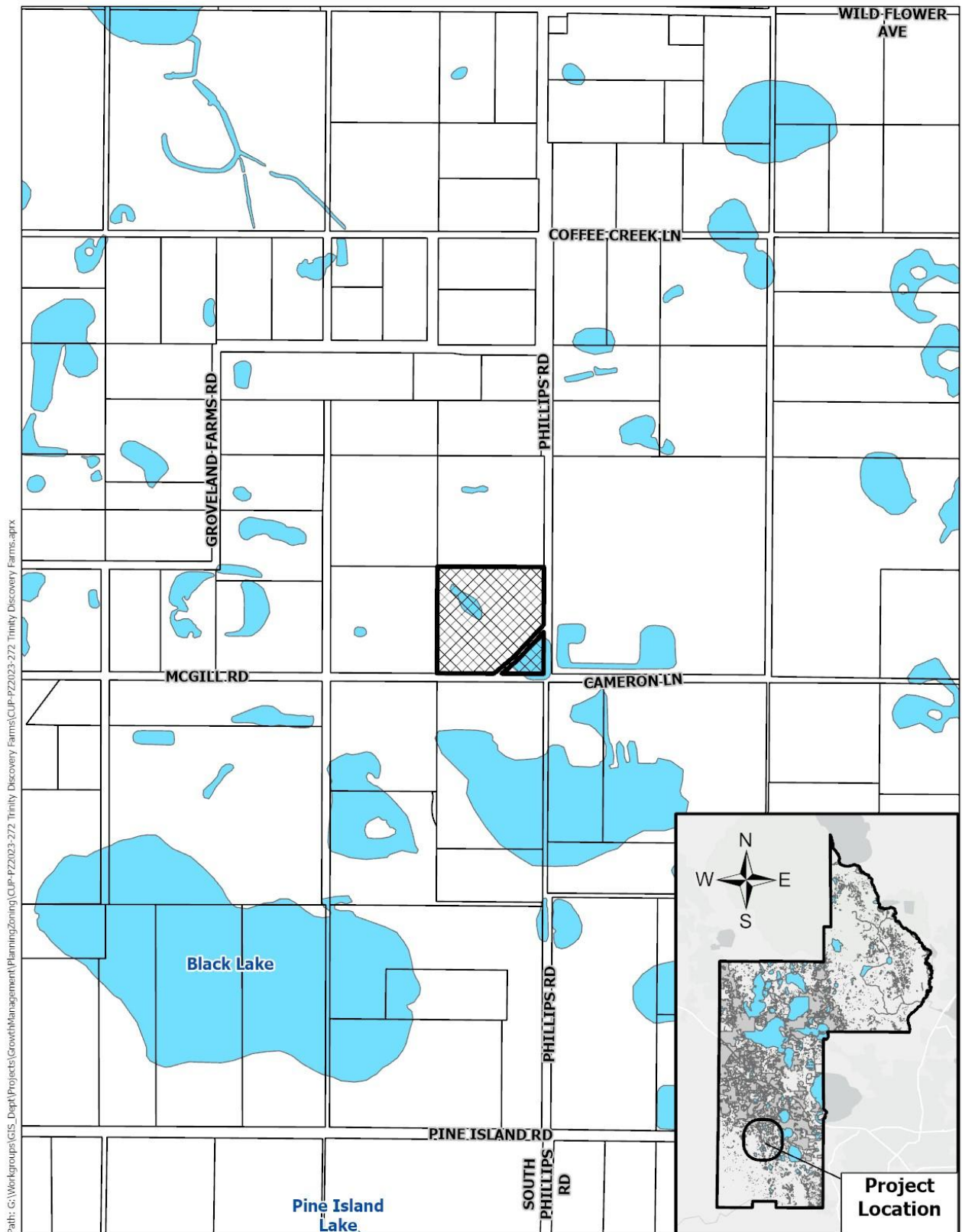
Attachment “F”- Master Land Use Plan (22 of 23)

B.	Improved roads on the property that are used to access the Small-scale Sporting and Recreational Camp area shall only be used for ingress or egress to the site.
	The only proposed improved roads on the property will be for ingress/egress to the site located at pre-existing culverted entrance points off Phillips Road.
C.	The undisturbed areas of the site that are maintained in their natural state shall be used for passive recreation, conservation, and agricultural uses only.
	The undisturbed areas of the site will be utilized for farm animal grazing.
D.	All development requirements, development review criteria and principles for developing within the GSACSC shall apply.
	Trinity Discovery Farms will follow the requirements for building within the GSACSC that apply.
E.	The applicant shall submit an impact statement demonstrating how the proposed development is consistent with each of the Principles for Guiding Development.
	An impact statement is included in the master land use development plan on page 3.
F.	Outdoor uses involving lakes or surface waters shall only use approved points of entry.
	The therapy program will not be incorporating the use of surface waters into daily activities.
G.	Wetlands shall be flagged with signage and no vehicle or development shall be allowed within wetlands or the 50-foot wide upland buffer surrounding the wetlands.
	The proposed layout was intentionally designed in order not to impact wetlands on site and to employ at least 50-foot upland buffers.
H.	The parcel must either front on a publicly-maintained road or an easement that is within 1320 feet of a publicly-maintained road. If the parcel fronts on an easement, it shall be a public easement and accessible by emergency vehicles.
	The subject property fronts on Phillips Road, which is a Lake County maintained public road and is accessible to emergency vehicles.
I.	Parking shall be located on site and to the greatest extent possible the parking area shall be grassed or pervious surface.
	The proposed parking area will be located on site and will be constructed with a pervious aggregate to allow for percolation.

Attachment “F”- Master Land Use Plan (23 of 23)

J.	Development, excluding approved special events, shall not exceed the annual average daily vehicle trip generation that would occur under the maximum residential dwelling units allowed for the subject land use category, the average daily trip rate per dwelling unit is 9.57.
	Trinity Discovery Farms anticipates 20 daily vehicle trips per week. This would equate to: (20 trips/week x 52 weeks) + 365 days = 2.85 average daily trips which is less than the max of 9.57.
K.	The number and type of any vehicles used as an integral part of camp activities shall be specified in the zoning ordinance, along with any other restrictions on usage of the vehicles.
	Trinity Discovery Farms intends on using one compact utility tractor, ne commercial lawn mower, and one ATV.

Map of Subject Property

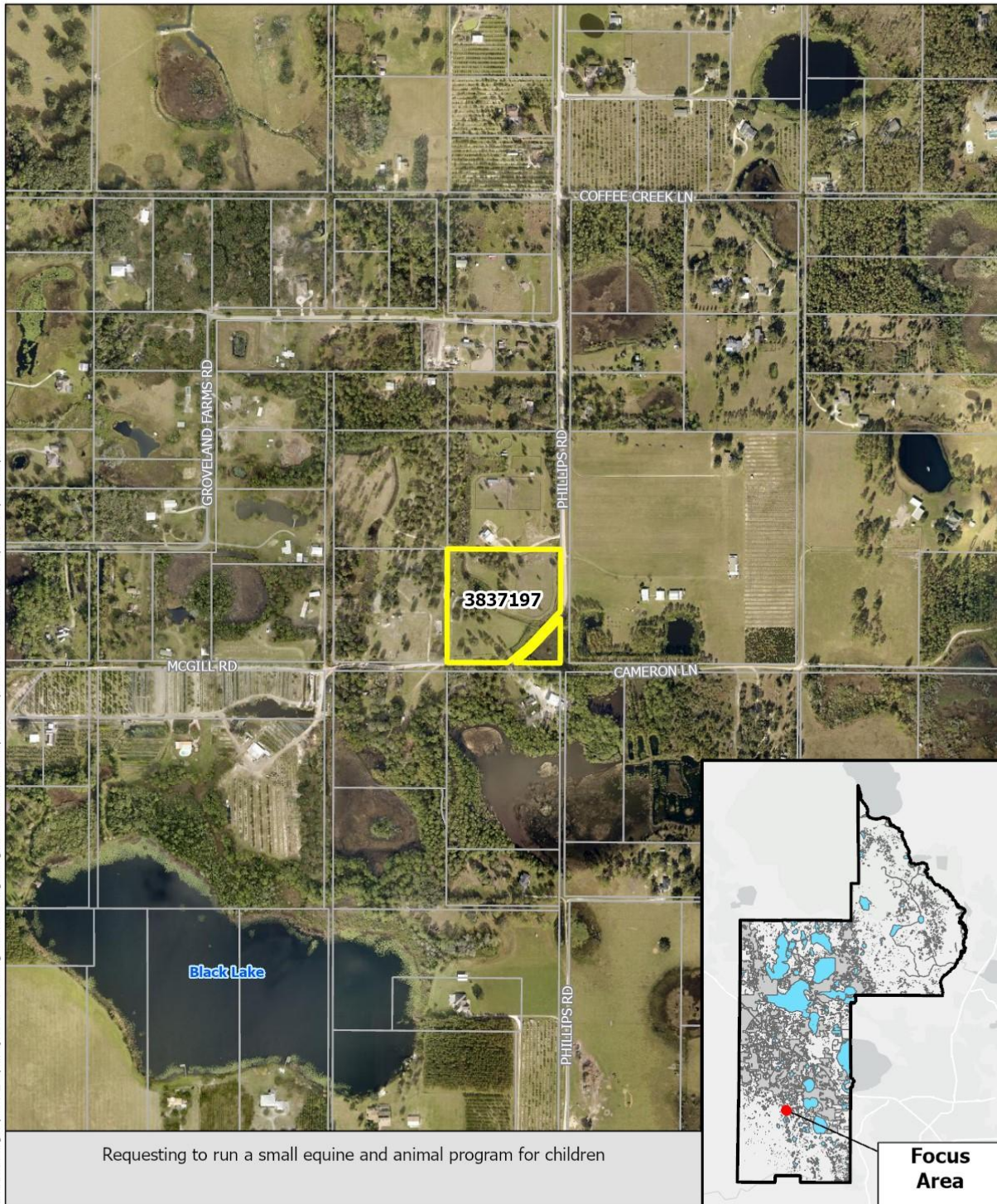


3/21/2024

Aerial of Subject Property



CUP-PZ2023-272
Trinity Discovery Farms Inc.



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Requesting to run a small equine and animal program for children

3/21/2024

ORDINANCE #2025-_____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REQUESTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A SMALL EQUINE AND ANIMAL PROGRAM FOR CHILDREN WITH SPECIAL NEEDS WITHIN THE RANCHETTE DISTRICT (RA) AND REQUESTING A WAIVER TO THE ROAD ACCESS REQUIREMENTS PURSUANT TO APPENDIX A, LAKE COUNTY TRANSPORTATION PLANNING, DESIGN, AND CONSTRUCTION STANDARDS, TO ALLOW THE PROPOSED DEVELOPMENT TO ACCESS THE PROPERTY FROM PHILLIPS ROAD, A COUNTY-MAINTAINED CLAY ROAD FOR PROPERTY IDENTIFIED BY ALTERNATE KEY NUMBER 3837197, LOCATED IN SECTION 05, TOWNSHIP 23 SOUTH, RANGE 25 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chad R. Downing (the "Applicant") submitted a conditional use application on behalf of Lee G. Schmudde and Mariann V. Schmudde, husband and wife, and Leighanne K. Downing, a married woman, as joint tenant with full rights of survivorship (collective the "Owners") on approximately 10.05 +/- acres to allow a small equine and animal program for children with special needs within the Ranchette District (RA) and requesting a waiver to the road access requirements pursuant to Appendix A, Lake County Transportation Planning, Design, and Construction Standards, to allow the proposed development to access the property from Phillips Road; and

WHEREAS, the subject property consists of approximately 10.05 +/- acres, south of 11687 Phillips Road in the Groveland area of unincorporated Lake County, is in Section 05, Township 23 South, Range 25 East, more particularly described as Alternate Key 3837197, and more particularly described as below:

Tract 27, in Section 5, Township 23 South, Range 25 East, Groveland Farms, According to Map or Plat Thereof as Recorded in Plat Book 2, Pages 10 and 11, of the Public Records of Lake County, Florida.

WHEREAS, the property subject to the request is located within the Green Swamp Rural Future Land Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Planning and Zoning Board did review Petition PZ2023-272 on the 2nd day of April 2025, after giving notice of a hearing for change in the use of land, including notice that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 6th day of May 2025; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Board, the 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.

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

Section 1. Conditional Use Permit. A Conditional Use Permit is hereby granted for the uses identified below. All land uses must be generally consistent with Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent that there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance will take precedence.

Section 2. Terms: The County Manager or designee shall amend the Lake County Zoning Map to show a Conditional Use Permit to allow uses with conditions as outlined within this Ordinance.

A. Transportation Planning, Design and Construction Standards Waiver. The provisions within Appendix A, Lake County Transportation Planning, Design, and Construction Standards, are hereby waived so that the proposed development may access the property from Phillips Road, a county-maintained clay road.

B. Land Use. In addition to those uses listed as permitted land uses within the Ranchette (RA) Zoning District, the following uses shall be allowed as specified below and generally consistent with Exhibit "B", the Conceptual Plan.

1. Small equine and animal program for children with special needs.
2. Barn consisting of 6 stalls, a classroom, office, and wash bay.
3. Accessory uses directly associated with the above use may be approved by the County Manager or designee. Any other use of the site will require approval of an amendment of this Ordinance by the Board of County Commissioners.

C. Specific Conditions.

1. The maximum number of students shall be limited to thirty (30) per week.
2. Hours of Operation: Tuesday through Saturday, from 8:00 AM to 5:00 PM.

D. Building/Signage Height, Open Space, Impervious Surface Ratio, Floor Area Ratio, and Setbacks. Building/signage height, open space, impervious surface ratio, floor area ratio, and setbacks shall be in accordance with the Comprehensive Plan and LDR, as amended.

E. Landscaping, Buffering, and Screening. Landscaping, buffering, and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.

F. Fire Protection and Emergency Services Access. Access and fire safety requirements of the property shall be provided in accordance with the Florida Fire Prevention Code and LDR, as amended.

G. Transportation Improvements and Access Management. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

H. Stormwater/Floodplain Management.

1. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.
2. Development in Most Effective Recharge Areas must retain the first three (3) inches of runoff in accordance with the Comprehensive Plan and LDR, as amended.

3. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan, and LDR, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

I. Environmental Requirements.

1. An environmental assessment dated within six (6) months of the development application submittal date will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site. State permitting or mitigation, if needed, will be required before development can commence.
2. Environmental consideration shall be in accordance with the Comprehensive Plan and LDR, as amended.

J. Parking. All parking will be provided in accordance with the LDR, as amended.

K. Lighting. Exterior lighting shall be consistent with Dark-Sky Principles and in accordance with the LDR, as amended.

L. Noise. A noise assessment must be submitted for review and acceptance prior to commencement of the operations of the new uses identified in this Ordinance. Compliance must be in accordance with the LDR, as amended.

M. Signage. All signage must be in accordance with the LDR, as amended.

N. Utilities. Individual well and septic tank shall be utilized in accordance with the requirements of the Florida Department of Health, the Comprehensive Plan and LDR, as amended.

O. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

P. Development Review and Approval. Prior to the issuance of any permits, the Operator shall be required to submit a development application generally consistent with Exhibit "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

Q. Future Amendments to Statutes, Code, Plans, and/or Regulations. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and LDR will include any future amendments to the Statutes, Code, Plans, and/or Regulations.

R. Other Proposed Uses. After establishment of the facilities as provided in this Ordinance, the property must 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.

Section 3. Conditions.

- A.** In the event of any breach in any of the terms or conditions of this permit or any default or failure of the Permittee or his successor to: Fulfill development in substantial accordance with the conceptual plan as submitted to the Planning & Zoning Board and the Board of County Commissioners; comply with the codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or comply with any of the terms of the Conditional Use Permit; or if this CUP is found to become a nuisance or safety hazard, the permit may be

revoked after due Public Hearing before the Planning & Zoning Board and the Board of County Commissioners.

B. This Conditional Use Permit 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 the Permittee or any successor and his interest hereto.

C. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

D. This use shall be inspected by the Code Enforcement Division annually to ensure compliance with the conditions of this Conditional Use Permit and the approved site plan. An annual inspection fee will be assessed. If an emergency inspection is necessary during non-operating hours, a fee shall also be assessed.

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

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

Section 6. Effective Date. This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

ENACTED this _____ day of _____, 2025.

FILED with the Secretary of State _____, 2025.

EFFECTIVE _____, 2025.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

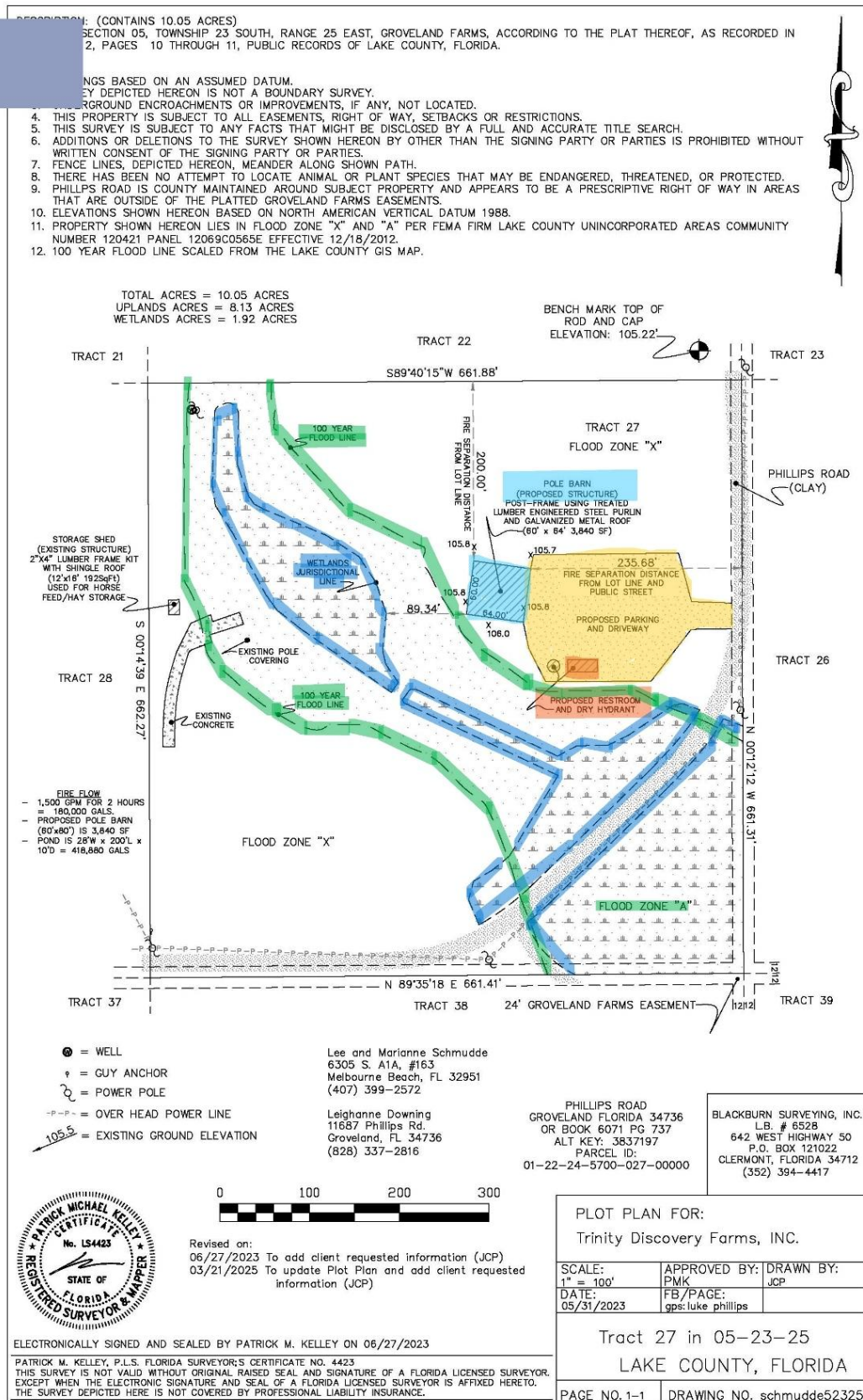
GARY COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

1

Attachment "B"- Concept Plan



2