



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 6

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

Case No. and Project Name: PZ2025-16 Deep Woods

Applicant(s)/Owner: Tara Tedrow / John K. Schmale

Requested Action: Rezone approximately 118.69 +/- acres from Agriculture (A) District to Community Facility District (CFD) District to facilitate the use of an aviation training facility; revocation of Conditional Use Permit 2006-61; and grant a waiver to Section 9.04.00 to allow access to the site to remain unpaved.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

### **Subject Property Information**

Size: 118.69 +/- acres

Location: Deep Woods Road, east of Deerhaven Road, in unincorporated Lake County

Alternate Key No.: 1598699 and 3859087

Future Land Use: Rural (Attachment "A")

Current Zoning District: Agriculture (A) District (Attachment "B")

JPA/ISBA: NA

Overlay/Rural Protection Area: Wekiva-Ocala RPA

### **Adjacent Future Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Conservation	Agriculture (A)	Vacant Land	Includes some wetlands
South	Rural and Conservation	Agriculture (A)	Residential and Agriculture	Agriculture Timber
East	Conservation	Agriculture (A)	Vacant	Government/Federal
West	Conservation	Agriculture (A)	Vacant	Government/Federal

### - Summary of Analysis -

The subject parcels are identified by Alternate Key Numbers 1598699 and 3859087 and contain approximately 118.69 +/- acres. The subject property is generally located on Deep Woods Road, east of Deerhaven Road in unincorporated Lake County. The +/- 118.69-acre property is currently zoned Agriculture (A) District; is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Wekiva-Ocala Rural Protection Area. The subject property contains a house, maintenance shed/hangar, miscellaneous structures, and currently operates as a private airstrip facility with an unpaved airstrip.

The Applicant seeks approval to rezone the subject property from Agriculture (A) to Community Facility District (CFD) District to facilitate future development of an aviation training facility owned and operated by Embry-Riddle Aeronautical University. The proposed Ordinance shall explicitly permit only this specified use and accessory uses of the Aviation training facility. The Applicant intends to construct the development in phases. The first phase will only include a paved airstrip. Future development may include but not be limited to a classroom, restrooms, covered break and vending area, aviation maintenance hangars, unmanned aerial vehicle center of excellence and autonomous vehicle and AI test facility. All future development will require a site plan application and must be compliant with the LDR and Comprehensive Plan. Any other uses, besides the aforementioned, must be specifically authorized by the Board of County Commissioners.

For background purposes, on August 18, 1987, a Conditional Use Permit was issued to the subject property for a private airstrip and supporting structures. On June 20, 2006, the Board of County Commissioners approved an amendment to the Conditional Use Permit to expand who was allowed to use the airstrip and to allow the use of a private airstrip facility. (Attachment "C"). As part of this request, the Conditional Use Permit 2006-61 should be revoked and replaced with the Community Facility District Zoning.

### - Staff Analysis -

#### LDR Section 14.05.03 (Standards for Review)

#### **A. Whether the rezoning conflicts with any applicable provisions of the Code (Land Development Regulations).**

The rezoning request is consistent with LDR Section 3.00.02, which outlines the Purpose and Intent of the CFD District. The purpose of the CFD District is to allow for the creation of community facility districts in areas where special or substantial community interest uses and activities are necessary and desirable. It is further the intent to establish the districts individually under site plans and conditions necessary to promote general welfare and secure economic and coordinated land use. The proposed rezoning would allow for construction of an aviation training facility and will further economic opportunities and education for individuals.

The rezoning request is consistent with LDR Section 3.00.03 entitled Consistency of Zoning District with Land Use Classifications, and Table 3.00.03 entitled Land Use – Zoning District Matrix, which identifies the CFD District as an allowed zoning district within the Rural Future Land Use Plan.

New development will be required to meet all criteria specified in the LDR, as amended.

#### **B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The application seeks to rezone the property from Agriculture to Community Facility District. The current Future Land Use category for the property is Rural. This category allows residential and some commercial, civic and office uses at an appropriate scale to serve the needs of rural areas.

The request is consistent with Comprehensive Plan Policy I-1.4.1, Elements of Rural Character. The parcel is larger than five (5) acres in size. There is a limited number of principal and accessory structures, and they are surrounded by substantial areas of undeveloped land.

The subject property is also within the Wekiva-Ocala Rural Protection Area. The site is accessed by utilizing a U.S. Forestry Service Road that would remain unpaved, if the requested waiver to the standards set forth in LDR 9.04.00 is granted, protecting and maintaining a rural aesthetic in the area.

The request is consistent with Comprehensive Plan Policy IV-4.1, Higher Education, which recognizes the importance of higher education and workforce training in economic development. Comprehensive Plan Objective IV-2.4, Target Industry Sectors, states that the County should diversify the tax base aimed at targeted industries.

New development will be required to meet all criteria specified in the Comprehensive Plan.

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

The proposed rezoning request is consistent with adjacent neighboring properties. The proposed project intends to meet all regulations set forth in the LDR while creating a low intensity development that will not require significant infrastructure to accommodate. Most of the subject property will remain undeveloped similar to some of the adjacent properties.

The Applicant states that *"There will not be any adverse impacts associated with the proposed rezoning."*

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

The subject property has been operating as a private airstrip in manner approved in 1987 and 2006. The Applicant wishes to rezone the property to expand the use to include an improved air strip and educational facilities operated by a renowned aeronautical university. The current airstrip is permitted by FAA.

**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.**

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewage

The proposed development will utilize well and septic or an approved equivalent.

Schools

The proposed request is not anticipated to adversely impact school capacity of levels of service.

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #13 is located +/-5.79 miles from the subject property 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 any future site plan review process, should the rezoning be approved by the Board.

Transportation

Transportation concurrency cannot be determined at this time. All access management shall be in accordance with the Florida Forest Service, Comprehensive Plan, and Land Development Regulations, as amended.

Economic Development

The location of this facility in Lake County supports the County's economic action plan by fostering a diverse local economy with a wide range of career options. LDR Section 7-1, Purpose, states it is the intent of the Lake County Board

of County Commissioners to create and broaden a sound business and industrial tax base which shall benefit all residents. This is accomplished by attracting targeted industries. LDR Section 7-2, Definitions, defines Targeted Industry to include businesses such as aviation and aerospace technologies.

Public Works

The Applicant is requesting a waiver to Appendix A, Section 9.04.00, Transportation Systems. Access to the site will be on Clay Lake Road, which is not a County Road. The Applicant is requesting a waiver to the requirement of paved access to the site. The roads are owned and maintained by the U.S. Forestry Service. The US Forestry Service provided a letter of no objections to the project with the roads remaining unpaved. A concrete apron will be provided off County Road 42.

Future Development will require a flood study by an engineer to determine the base flood elevation for the zone, to ensure development and construction does not adversely affect the surrounding properties as it relates to flooding and stormwater drainage.

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

An environmental assessment will be required to be submitted with any future site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting or mitigation will be obtained before development can commence. 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.

Furthermore, the Applicant states that *"the proposed project will not impact any quality wetlands on site."*

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

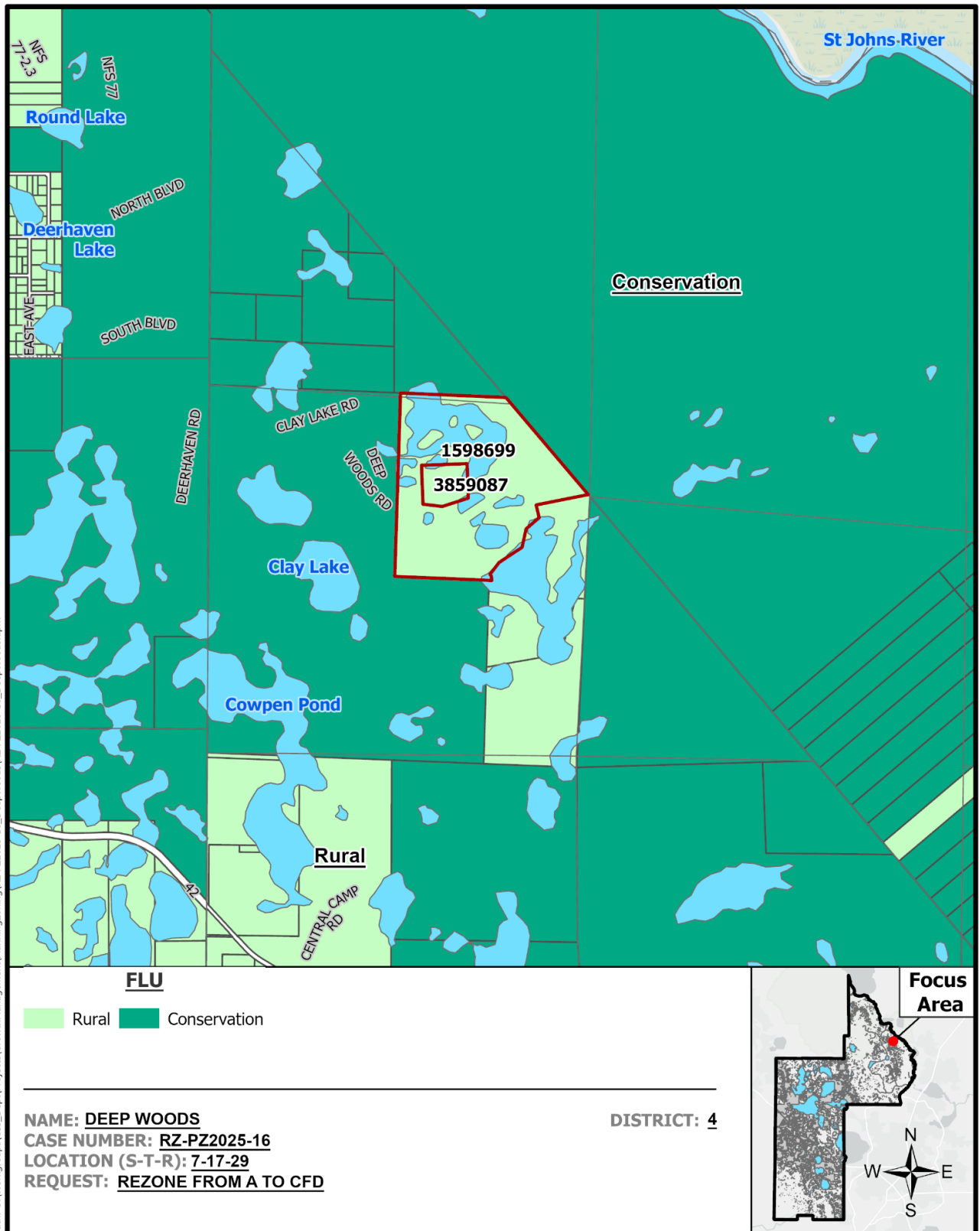
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

**H. 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.**

N/A.

# Attachment "A" – Future Land Use Map

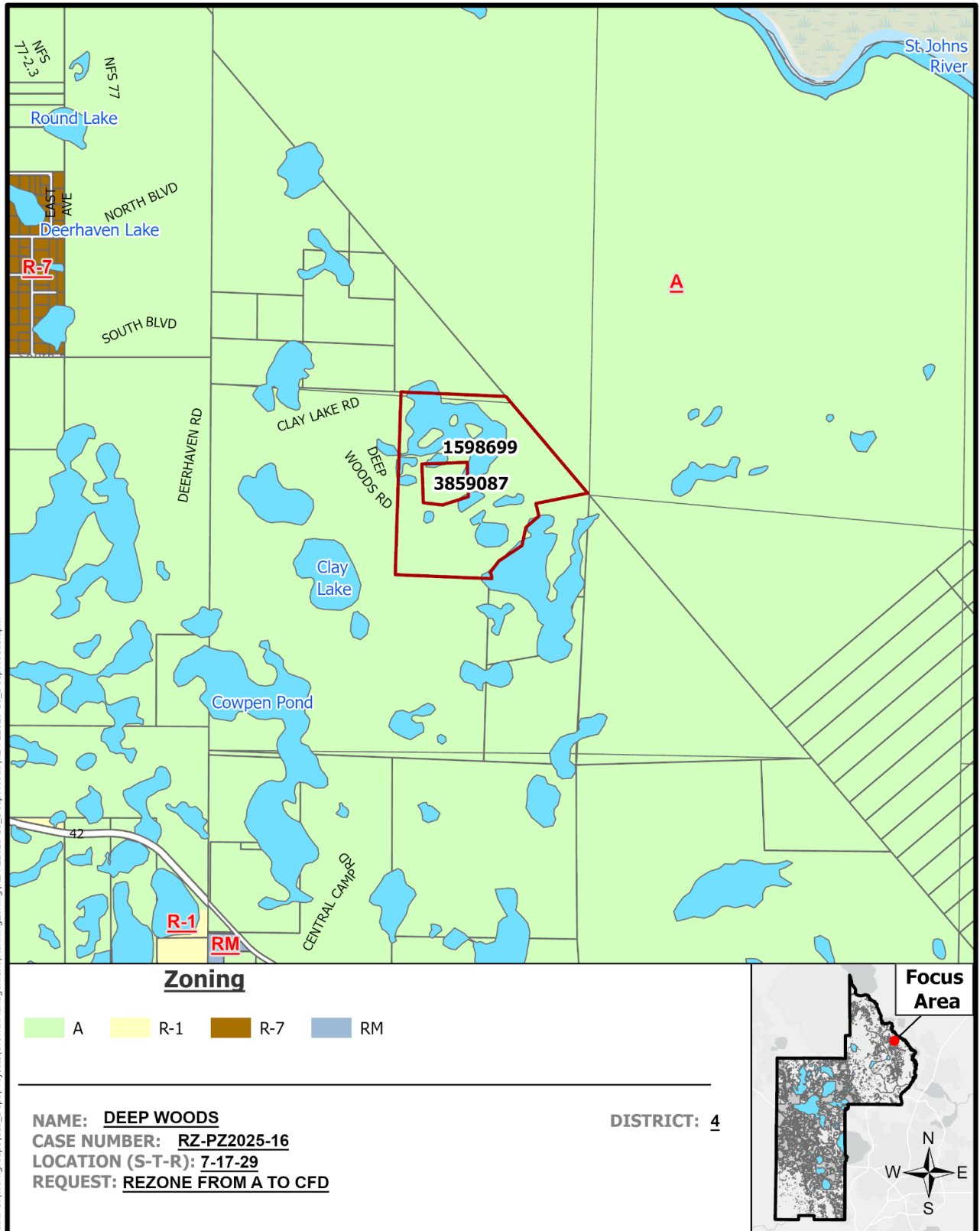
## CURRENT FUTURE LAND USE



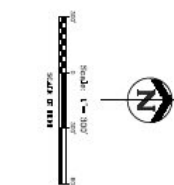
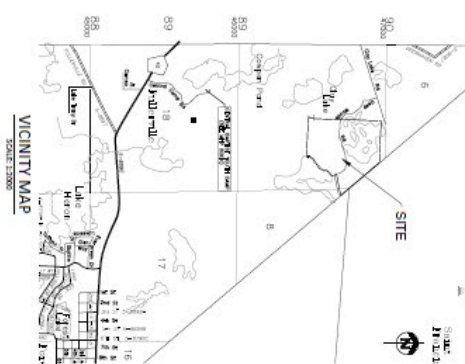
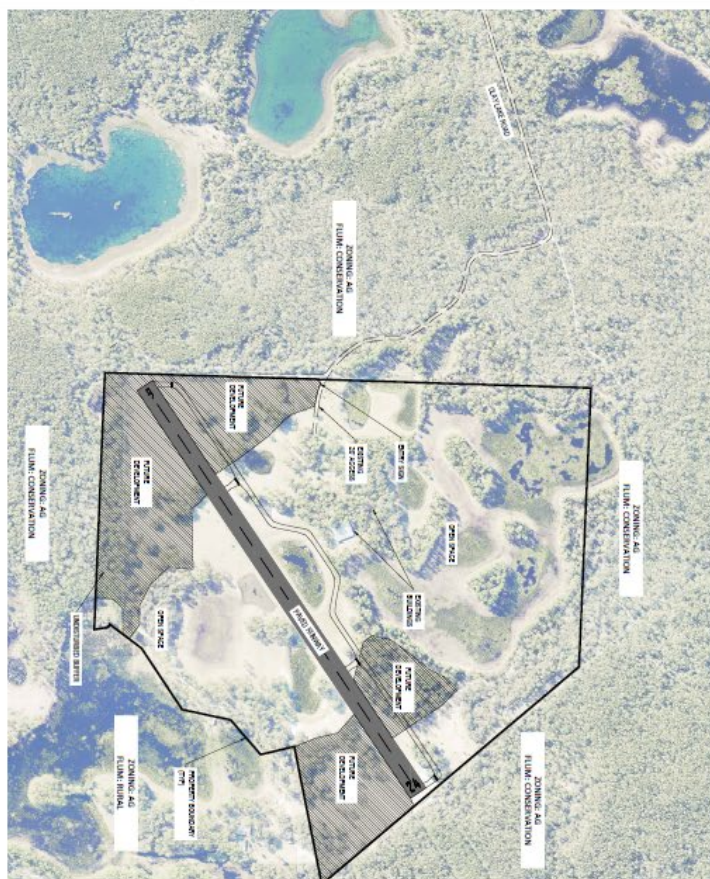
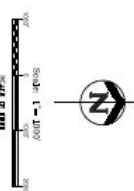
Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-16\_DeepWoods.aprx 2/24/2025

# Attachment “B” – Zoning District Map

## CURRENT ZONING







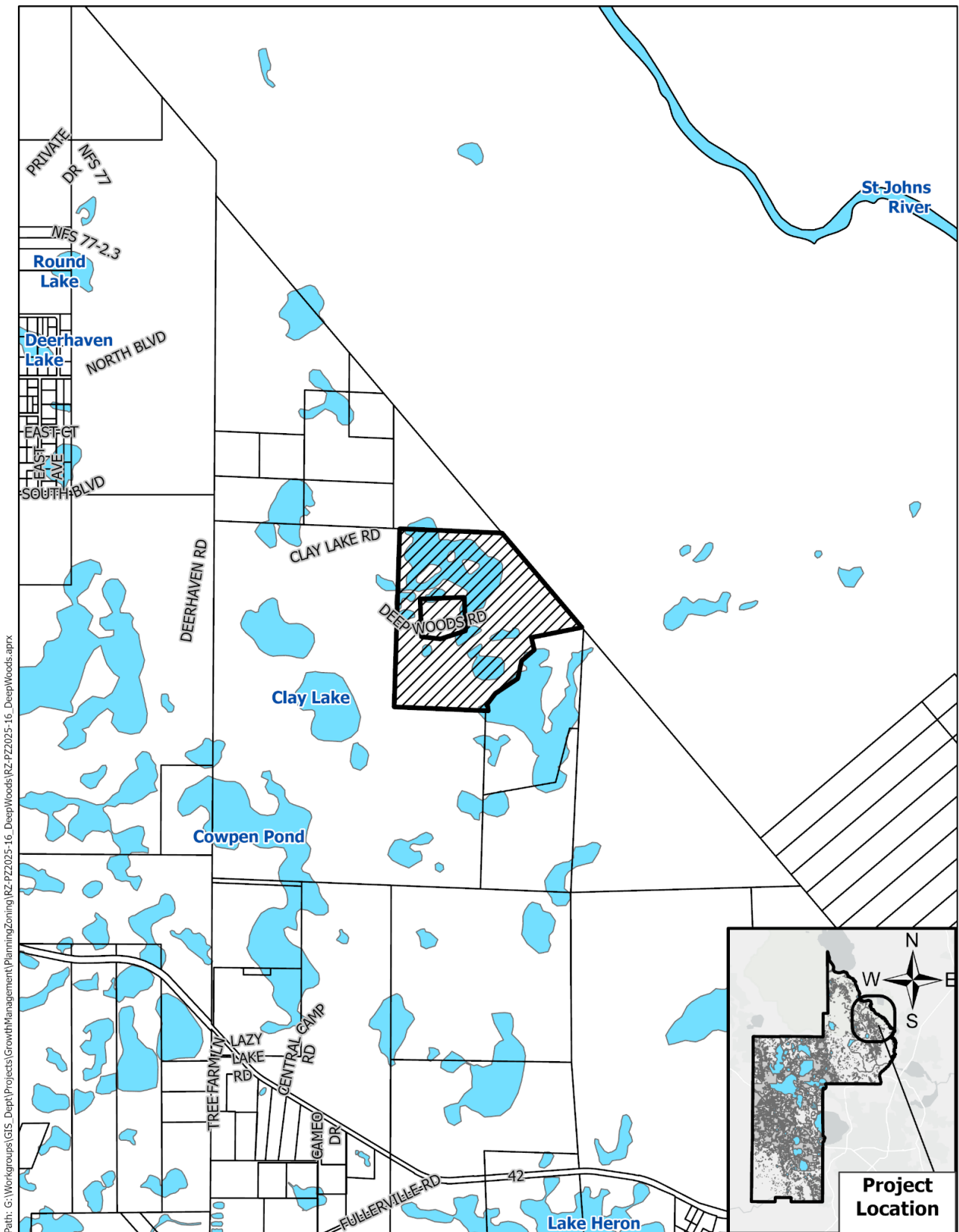
THE FUTURE DEVELOPMENT OF BUILDINGS WILL MAXIMIZE THE CONSTRUCTION OUTSIDE OF THE 200 YEAR AND FEMA. AALMA WILL PROJECT IN ZEE B. A FLOOD STUDY IS PERFORMED AND ACCEPTED BY THE COUNTY AND FEMA.

EXITING RUNWAY TO BE PAVED

[illegible]

1. The organization shall meet organization management requirements including the land development regulations, comprehensive plan, appendix c organization management design standards.

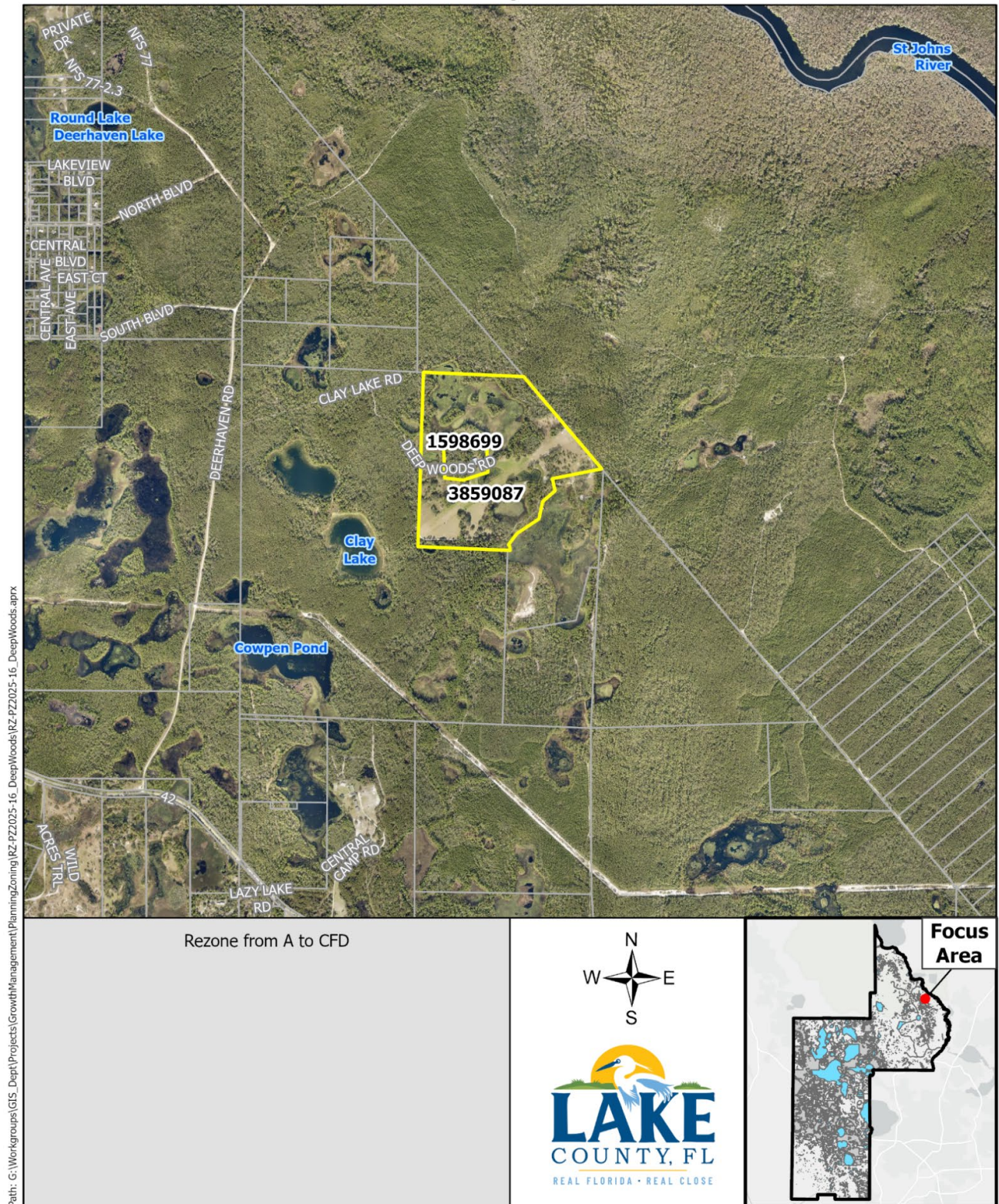
# Map of Subject Property





# Aerial Map of Subject Property

RZ-PZ2025-16  
Deep Woods





# Letter of Support and Waiver Request



United States  
Department of  
Agriculture

Forest  
Service

National Forests in Florida

325 John Knox Road, Suite F-210  
Tallahassee, FL 32303  
850-523-8500

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**File Code:** 2709.11

**Date:** April 14, 2025

To: Lake County Board of County Commissioners:

Reference: Rezoning of Alt Keys 1598699 and 3859087 (the "Property")/ Pending Case PZ2025-16.

Thank you for contacting the USDA Forest Service, National Forests in Florida regarding the rezoning request and variance for parcel number 07-17-29-0001-000-00500 Deep Woods Ranch, LLC, to allow Embry-Riddle Aeronautical University to construct a code compliant aviation training campus with a single-use private use paved airstrip. The USDA Forest Service has no legal authority over the management of private property; therefore, neither objects nor support the rezoning of the subject private property to Community Facilities District.

Access to private property is by National Forest System Road (Clay Lake Road) under the jurisdiction of the Forest Service. Any proposed road improvements and occupancy and use of National Forest System lands requires submittal of a proposal (SF-299) to the Forest Service for evaluation.

Please contact Danela Head at (850) 523-8588 or by email to [danela.head@usda.gov](mailto:danela.head@usda.gov) to setup a meeting to discuss the special uses process.

Sincerely,

Ivan Green

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Date: 2025.04.15  
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Ivan Green  
Forest Supervisor  
National Forests in Florida



**TARA L. TEDROW**

tara.tedrow@lowndes-law.com  
215 North Eola Drive, Orlando, Florida 32801-2028  
T: (407) 418-6361 | F: 407-843-4444  
MAIN NUMBER: 407-843-4600



March 26, 2025

Lake County Board of County Commissioners  
315 W. Main Street  
Tavares, FL 32778

**Re: Variance related to Alt Keys 1598699 and 3859087 (the "Property")/ Pending Case PZ2025-16**

Dear Chairman Campione and Commissioners:

The "Property" is currently undergoing a rezoning request to modify the Property's zoning to Community Facilities District ("CFD") to allow Embry-Riddle Aeronautical University ("ERAU") to construct a code compliant aviation training campus with a single-use private use paved airstrip. The proposed use under the CFD zoning would advance the public interest and be in harmony with the County's stated goals for expanding opportunities for higher education, workforce training and economic development. As part of the staff review of the rezoning request, Seth Lynch provided the following comment:

*The access to the site is off Clay Lake Road which is not a county road. The road from which Clay Lake Road comes off is Deerhaven Rd which is a county maintained paved road. Per the county requirements for developments to have paved access, this development appears to not meet the requirement. Clay Lake Road does not appear to have public right-of-way based on a preliminary review of the right-of-way. Based on the application the road is outside of the two parcels identified with this rezoning application. Please provide additional information on the right-of-way or easement for the access road to the site. The paved road access would require a waiver request with the community facility district rezoning. Please provide a description of the use and if there is a waiver request to paved access that the county has for site plans/developments.*

Thus, pursuant to Section 14.15.00 we are requesting a variance from the requirement that the access road into the Property be paved. The existing roads which average 40' in width into the Property are US Forestry roads; the property owners adjacent to these roads have legal access to their parcels from such roads. We have spoken to the Forestry Department and they will not allow these roads to be paved. However, the roads themselves are still suitable for access into the Property.



March 26, 2025

Page 2

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Please note that the access to the Property will almost entirely be by airplane via the paved runway that would be constructed as part of the future development. There will be a de minimis number of vehicles that would ever need to access the property over the existing roadway network and such roads are suitable for safe and efficient ingress/egress to the Property. The access meets the intent of providing safe vehicular access to properties and we are requesting approval of this variance in connection with ERAU's exciting new expansion into Lake County.

Please don't hesitate to contact me with any questions.

Regards,



Tara L. Tedrow

TLT/rrm

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**WHEREAS**, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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

3 **Section 1. Waiver Granted.** A waiver to Section 9.04.00, Land Development Regulations (LDR),  
4 is hereby granted which will allow the site to be accessed by the existing unpaved  
5 roadway owned and maintained by the US Forestry Service. However, a concrete  
6 apron will be provided off County Road 42.

7 **Section 2. Terms.** The County Manager or designee shall amend the Lake County Zoning Map  
8 to rezone the subject property from Agriculture (A) District to Community Facility  
9 (CFD) District. The uses of the property will be limited to those uses specified in this  
10 Ordinance and generally consistent with the Conceptual Plan attached as Exhibit "B".  
11 To the extent there are conflicts between Exhibit "B" and this Ordinance, this  
12 Ordinance will take precedence.

13 **A. Permitted Land Uses.**

- 14           1. Aviation training facility
- 15           2. Paved airstrip
- 16           3. Classrooms
- 17           4. Hangars
- 18           5. AI test facility
- 19           6. Associated accessory uses

20 **B. Other Uses.** After establishment of the facilities as provided in this Ordinance, the  
21 property identified herein may only be used for the identified purposes. Any other  
22 proposed use must be specifically authorized by the Board of County  
23 Commissioners.

24 **C. Previous Ordinances.** All other previous zoning ordinances pertaining to the  
25 property identified in Exhibit "A", including Conditional Use Permit 2006-61, are  
26 hereby superseded and repealed upon adoption of this Ordinance.

27 **D. Development Standards.**

- 28           1. All other provisions of the Comprehensive Plan, Lake County Code and Land  
29           Development Regulations shall be complied with as applicable to the extent  
30           not addressed in this Ordinance.
- 31           2. No person, firm, or corporation may erect, construct, enlarge, alter, repair,  
32           remove, improve, move, convert, or demolish any building or structure, add  
33           other uses, or alter the land in any manner within the boundaries of the  
34           property identified in Exhibit "A" without first obtaining the necessary approvals  
35           in accordance with the Lake County Code or Land Development Regulations,  
36           as amended, and obtaining the permits required from other appropriate



government agencies.

3. This Ordinance will inure to the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, will be binding upon the present owner and any successor and will be subject to each condition contained herein. The transfer of ownership or lease of any of the property described in Exhibit "A" must include in the transfer or lease a provision that the purchaser or lessee is made aware of the conditions established by the Ordinance and agrees to be bound by these conditions.

4. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this Ordinance and to recommend that the Ordinance be revoked for noncompliance.

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

**Section 3. Development Review and Approval.** Prior to the issuance of permits for future development, the owner shall submit a site plan application and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations, as amended.

**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 forthwith 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 5. 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

## EXHIBIT "A" – LEGAL DESCRIPTION

That part of Government Lot 2 in Section 7, Township 17 South, Range 29 East, in Lake County, Florida, bounded and described as follows: From the Southwest corner of said Government Lot 2 run thence North  $0^{\circ} 11' 45''$  West along the West line of said Government Lot 2 a distance of 1113 feet; thence South  $70^{\circ} 59' 35''$  East 171.95 feet; thence South  $85^{\circ} 39' 15''$  East 203.50 feet to the point of beginning, of this description. From said point of beginning run thence South  $35^{\circ} 39' 15''$  East 278 feet; thence North  $70^{\circ} 03' 25''$  East 389.59 feet; thence North  $04^{\circ} 17' 35''$  West 403.50 feet; thence South  $85^{\circ} 42' 25''$  West 650 feet; thence South  $04^{\circ} 17' 35''$  East 556.85 feet to the point of beginning.

2

BEGIN AT A 6" CONCRETE MONUMENT AT THE CENTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 29 EAST IN LAKE COUNTY, FLORIDA; THENCE N  $00^{\circ} 08' 37''$  E ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 7 A DISTANCE OF 1118.60 FEET; THENCE CONTINUE N  $00^{\circ} 08' 37''$  E A DISTANCE OF 1504.22 FEET TO THE NORTH QUARTER CORNER OF SECTION 7-17-29, A RECOVERED 6X6 CONCRETE MONUMENT; THENCE S  $89^{\circ} 13' 27''$  E ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 7 A DISTANCE OF 1467.56 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SECTION 7 AND THE DOMINGO FERNANDEZ GRANT LINE, A RECOVERED 6X6 CONCRETE MONUMENT; THENCE S  $40^{\circ} 37' 47''$  E ALONG SAID GRANT LINE A DISTANCE OF 1800.35 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 7 AND THE DOMINGO FERNANDEZ GRANT LINE, A RECOVERED 6X6 CONCRETE MONUMENT; THENCE S  $77^{\circ} 05' 18''$  W ALONG THE A DISTANCE OF 700.08 FEET; THENCE S  $14^{\circ} 51' 49''$  E A DISTANCE OF 187.18 FEET; THENCE S  $47^{\circ} 36' 12''$  W A DISTANCE OF 246.05 FEET; THENCE S  $10^{\circ} 31' 36''$  W A DISTANCE OF 268.58 FEET; THENCE S  $54^{\circ} 49' 29''$  W A DISTANCE OF 395.32 FEET; THENCE S  $35^{\circ} 34' 41''$  W A DISTANCE OF 214.91 FEET; THENCE WITH A CURVE CONCAVE TO THE SOUTH WEST WITH A RADIUS OF 30.00', WITH AN ARC LENGTH OF 31.75', WITH A DELTA ANGLE OF  $60^{\circ} 38' 51''$ , WITH A CHORD BEARING OF S  $40^{\circ} 23' 24''$  E, WITH A CHORD LENGTH OF 30.29', THENCE S  $10^{\circ} 03' 59''$  E A DISTANCE OF 61.49 FEET; THENCE N  $89^{\circ} 17' 30''$  W A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 7, A RECOVERED 6X6 CONCRETE MONUMENT; THENCE N  $89^{\circ} 17' 30''$  W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION 7 A DISTANCE OF 1323.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION,

### LESS AND EXCEPT:

OUT PARCEL (PER DEED: ORB 909, PAGE 2195, NEW DESCRIPTION PREPARED WITH BEARING ROTATED TO GRID NORTH TO MATCH CURRENT SURVEY); COMMENCE AT A 6" CONCRETE

3

MONUMENT AT THE CENTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 29 EAST IN LAKE COUNTY, FLORIDA; THENCE RUN N 00°08'37" E ALONG THE WEST LINE OF THE NW ¼ OF SAID SECTION 7 A DISTANCE OF 1118.60 FEET; THENCE RUN S 70°26'42" E A DISTANCE OF 171.89 FEET; THENCE S 85°06'22" E A DISTANCE OF 208.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 85°06'22" E A DISTANCE OF 278.00 FEET; THENCE N 70°36'18" E A DISTANCE OF 389.59 FEET; THENCE N 03°44'42" W A DISTANCE OF 493.50 FEET; THENCE S 86°15'18" W A DISTANCE OF 649.99 FEET; THENCE S 03°44'42" E A DISTANCE OF 556.84 FEET; TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

*(GROSS AREA OF PARCEL 3: AREA: 5,051,354.08 SQ. FT. 115.9631 ACRES*

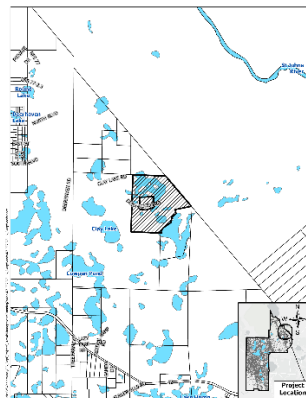
*LESS OUT PARCEL: AREA: 363,631.47 SQ. FT. 8.3478 ACRES)*

**TOTAL NET AREA OF PARCEL 3: AREA: 4,687,722.61 SQ. FT. 107.6153 ACRES**

**PARCELS 1, 2 AND 3 ARE SUBJECT TO AND BENEFIT FROM THE FOLLOWING NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS:**

BEGIN AT A 6" CONCRETE MONUMENT AT THE CENTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 29 EAST IN LAKE COUNTY, FLORIDA; THENCE N 00°08'37" E ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 7 A DISTANCE OF 1102.70 FEET; THENCE S 70°26'42" E A DISTANCE OF 67.38 FEET; THENCE S 28°23'37" W A DISTANCE OF 49.76 FEET; THENCE S 00°08'37" W A DISTANCE OF 922.60 FEET; THENCE WITH A CURVE CONCAVE TO THE NORTH EAST WITH A RADIUS OF 75.00', WITH AN ARC LENGTH OF 117.07', WITH A DELTA ANGLE OF 89°26'08", WITH A CHORD BEARING OF S 44°34'26" E, WITH A CHORD LENGTH OF 105.54', THENCE S 89°17'30" E A DISTANCE OF 1163.67 FEET; THENCE WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 15.00', WITH AN ARC LENGTH OF 23.49', WITH A DELTA ANGLE OF 89°44'38", WITH A CHORD BEARING OF N 45°50'11" E, WITH A CHORD LENGTH OF 21.17', THENCE WITH A CURVE CONCAVE TO THE SOUTH EAST WITH A RADIUS OF 30.00', WITH AN ARC LENGTH OF 56.72', WITH A DELTA ANGLE OF 108°19'19", WITH A CHORD BEARING OF N 55°07'31" E, WITH A CHORD LENGTH OF 48.64', THENCE WITH A CURVE CONCAVE TO THE SOUTH WEST WITH A RADIUS OF 30.00', WITH AN ARC LENGTH OF 31.75', WITH A DELTA ANGLE OF 60°38'51", WITH A CHORD BEARING OF S 40°23'24" E, WITH A CHORD LENGTH OF 30.29', THENCE S 10°03'59" E A DISTANCE OF 61.49 FEET; THENCE S 00°01'11" W A DISTANCE OF 1231.77 FEET; THENCE S 00°01'11" W A DISTANCE OF 208.31 FEET; THENCE N 89°58'49" W A DISTANCE OF 40.00; THENCE N 00°01'11" E A DISTANCE OF 200.00 FEET; THENCE N 00°01'11" E A DISTANCE OF 1240.56 FEET; THENCE N 89°17'30" W A DISTANCE OF 1323.51 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 7, A RECOVERED 6X6 CONCRETE MONUMENT AND THE POINT OF BEGINNING, CONTAINING 158416.21 SQUARE FEET, 3.6367 ACRES MORE OR LESS.

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2

**LEGEND**

- FUTURE DEVELOPMENT TO ALLOW FOR PAVED RUNWAY, AVIATION HANGARS, CLASSROOMS, RESEARCH FACILITIES (E.G. UNMANNED AERIAL VEHICLE CENTER OF EXCELLENCE, AUTONOMOUS VEHICLE AND AI TESTING FACILITY), ANGLUARY GUN, AND (S) CORDET DEPARTMENT FACILITY.
- THE FUTURE DEVELOPMENT OF BUILDINGS WILL MAXIMIZE THE CONSTRUCTION OUTSIDE OF THE 100-YEAR FLOOD. THIS AREA MAY INCREASE IN SIZE IF A FLOOD STUDY IS PERFORMED AND ACCEPTED BY THE COUNTY AND FEMA.
- EXISTING RUNWAY TO BE PAVED

**CURRENT LAND USE: AGRICULTURE, TIMBER & AVIATION**  
 THESE ARE STRUCTURES ON THE PROPERTY (INCLUDE MAINTENANCE SHED/HANGAR, AND MISCELLANEOUS STRUCTURES)

OWNER: 158669	OWNER: 158667
JOHN F. DONAGE	DEEP WOODS HANGER LLC
488X USEP WOODS RD	488X USEP WOODS RD
PARCELS 15-267	PARCELS 15-267
ALT KEY #	3800667 & 158669
ACREAGE	138.69 AC (137.01 AC SF)
WETLAND AREA	37.15 AC (35.47 AC)
EXISTING ZONING	AG
FUTURE LAND USE	MIXED
CORRECTION	MIXED
PROPOSED ZONING	AG
PROPOSED LAND USE	AG
PAVEMENT / CONCRETE	625,799 SF (14.34 AC)
BUILDING HEIGHT	96.38 SF (1.5 AC)
TOTAL IMPERVIOUS	625,799 SF (14.34 AC)
MAXIMUM ALLOWED	200
BUILDING HEIGHT	97 MAX
PROPOSED USE	0.180
OPEN SPACE REQUIRED	81.34 AC * 0.18 = 14.64 AC
OPEN SPACE PROVIDED	45.86 AC (38.01 AC) (ENCLOSURE DRA)
FLOOD ZONE	ZONE X AND A PER FEMA MAP # 1506000000, EFFECTIVE 12/18/2015
EXISTING ZONING	NORTH: AG SOUTH: AG EAST: AG WEST: AG
EXISTING FUTURE LAND USE	NORTH: CONSERVATION SOUTH: CONSERVATION / FUTURE EAST: CONSERVATION WEST: CONSERVATION
LANDSCAPE BUFFERS	MEET COUNTY LDRS
WATER & FIRE PROTECTION	WATER & FIRE PROTECTION
SEWER	SEWER
NO KNOWN HAZARDOUS MATERIALS	NO KNOWN HAZARDOUS MATERIALS
NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS ON SITE	NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS ON SITE

**VICINITY MAP**  
 SCALE: 1:5000

**NOTES:**  
 1. THE INFORMATION SHALL BE USED AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND DEPARTMENTS.