



CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 11

Public Hearings: Planning & Zoning Board (PZB): October 7, 2026
Board of County Commissioners (BCC): November 3, 2026

Case No. and Project Name: PZ2024-079, The Wicked Arsenal Range

Commissioner District: District 1 – Anthony Sabatini

Applicant(s): Luiz Frediani, PE

Owner(s): The Wicked Arsenal LLC

Requested Action: Conditional Use Permit (CUP) approval on approximately 54.56 +/- acres to allow an outdoor firearms training range within the Agriculture (A) District.

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

Case Manager: Leslie Regan, Senior Planner
James Frye, Planner II (Former Case Manager)

PZB Recommendation:

Subject Property Information

Size: 54.56 +/- acres

Location: East of Chatham Road and South of Crawford Road, in the unincorporated Groveland area

Alternate Key No.: 1299667 and 1089476

Future Land Use: Green Swamp Rural Conservation (Attachment “A”)

Zoning District: Agriculture (A) District (Attachment “B”)

JPA/ISBA: South Lake ISBA for Alternate Key No.: 1299667

Overlay/Rural Protection Area: Green Swamp Area of Critical State Concern (GSACSC) (Attachment “C”)

Flood Zone(s): “A” and “X”

BMAP Location: N/A

Wildlife Corridor: Yes

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Green Swamp Rural Conservation	Agriculture (A) District	Agriculture and Right-of-Way	Large parcel of vacant land containing flood and wetlands, and granted Agriculture Classification by the Lake County Property Appraiser, north of Crawford Road
South	Green Swamp Rural Conservation	Agriculture (A) District	Agriculture	Large parcel of vacant land containing flood and wetlands, and granted Agriculture Classification by the Lake County Property Appraiser
East	Green Swamp Rural Conservation	Agriculture (A) District	Residential and Agriculture	Parcel with single family residential and granted Agriculture Classification by the Lake County Property Appraiser and a large parcel of vacant land containing flood and wetlands, and granted Agriculture Classification by the Lake County Property Appraiser
West	Green Swamp Rural Conservation	Agriculture (A) District	Residential	Five recognized parcels, four of the parcels contain residential structures. Flood and wetlands are present. One parcel identified by Alternate Key Number 1089514 is granted Agriculture Classification by the Lake County Property Appraiser.

- Summary of Analysis -

The Conditional Use Permit (CUP) application seeks approval of an outdoor firearms training range on the subject +/- 54.56 acres, identified by Alternate Key Numbers 1299667 and 1089476, and generally located east of Chatham Road and south of Crawford Road in the unincorporated Groveland area of Lake County. The subject parcel is zoned Agriculture (A) District; is designated with a Green Swamp Rural Conservation Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Green Swamp Area of Critical State Concern (GSACSC). The subject parcel is developed with a two-story barn, walkway, and three gazebos as shown on the Concept Plan (Attachment “D”).

The Concept Plan (Attachment “D”) depicts the two-story barn with associated parking area. The firearms range includes three gazebos, with a pathway, and back-stop berm encompassing the shooting range. Proposed target locations are included on the site plan indicating that firearms will be discharged in a westerly direction, although

this is in the direction of residential areas, there is a nine (9) foot back stop berm and 500+ feet from the property line to the target area. A fifty (50) foot buffer area is shown along the property line between the subject parcel identified by Alternate Key Number 1299667 and the adjacent parcel 1299721. Additionally, the Concept Plan indicates a minimum fifty (50) foot buffer encompassing the range as required per LDR Section 6.01.04(A), entitled *Development near Wetlands and Waterbodies*.

The subject parcels are located within the Green Swamp Area of Critical State Concern, and the request is consistent with Comprehensive Plan Policy I-4.2.4, entitled *Green Swamp Rural/Conservation Future Land Use Category*, which conditionally allows outdoor small-scale sporting and recreational camps. Additionally, the request is consistent with LDR Section 8.01.06, entitled *Small-Scale Sporting and Recreational Camps*, which includes development requirements and preservation of wetlands.

The Applicant provided a Project Narrative (Attachment “E”) to further illustrate compliance with Lake County Land Development Regulations and the Comprehensive Plan, and as justification for the CUP request.

The subject parcel is located within the Green Swamp Area of Critical State Concern (GSACSC). On June 13, 2024, the application was provided to Florida Commerce for a determination of consistency with Green Swamp Area of Critical State Concern regulations. Florida Commerce had no comments. Florida Commerce retains the ability to appeal any development order or permit pursuant to Chapter 380, Florida Statutes.

The subject parcel identified by Alternate Key Number 1299667 is located within the South Lake Interlocal Service Boundary Agreement (ISBA), specifically within the ISBA boundaries of the City of Mascotte, and the application was provided to the City of Mascotte to review for a determination of consistency with their regulations. The City of Mascotte provided comments (Attachment “F”), including the following:

- *From Mascotte’s perspective, similar zoning districts like Green Swamp Conservation Agricultural (GS-CAG) and Green Swamp Rural Agricultural (GS-RAG) limit non-agricultural, non-residential uses to passive parks, passive recreation, and non-commercial equestrian activities. A shooting range, as an active use, doesn’t seem to align with these passive standards or the Green Swamp’s conservation focus. Our Table 3-2 doesn’t specifically address shooting ranges in these districts, and while Section 3.6 of the city’s code allows a compatible use determination, the active nature of this proposal could conflict with existing restrictions.*
- *In addition, Florida Statute 823.16, which protects established ranges from noise-related nuisance claims if they meet initial standards. This could limit future mitigation options, so noise and compatibility near Mascotte’s boundaries might warrant early consideration.*
- *The City of Mascotte sees potential inconsistency with Green Swamp conservation goals and suggests Lake County evaluate noise, environmental impacts, and alignment with passive use standards during its review.*

GIS maps indicate that the subject parcel is located within flood zones “X” and “AE” and there is indication that wetlands exist on the site. All future development is proposed to be a minimum of fifty (50) feet from the Jurisdictional Wetland Line (JWL); should the CUP be approved, additional review will occur during site plan review. On March 5, 2025, the requested action was sent to the Floodplain Management staff for a determination of consistency with applicable regulations. The following comment was provided: *It appears from the proposed plans that all development will take place outside the Special Flood Hazard Area (SFHA). Based on the current submittal, Floodplain Management does not have any objection to this proposal.*

For background purposes, the subject parcels have open code cases for work without a building permit and for the use as a gun range without the proper zoning and corresponding approved site plan.

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

A. Consistency with the Comprehensive Plan and Local Code (Land Development Regulations).

The application seeks a CUP for a firearms training range in Agriculture (A) zoning. The proposed use is consistent with the Lake County Comprehensive Plan and Land Development Regulations.

Pursuant to Comprehensive Plan Policy I-4.2.4, entitled *Green Swamp Rural/Conservation Future Land Use Category (FLUC)*, outdoor small-scale sporting and recreational camps are a conditionally allowed use. The Comprehensive Plan defines small-scale outdoor sport and recreation camps as outdoor sports and recreation clubs that are comprised of 20-developed acres or less (excluding areas maintained in their natural state).

Per LDR Section 8.01.06, entitled *Small-Scale Sporting and Recreational Camps*, small-scale sporting and recreational camps shall be comprised of an area not to exceed 20-developed acres (excluding areas maintained in their natural state). The Comprehensive Plan defines “Outdoor Sporting and Recreational Clubs” to mean establishments primarily engaged in operating sporting and recreational camps, such as boys’ and girls’ camps, and fishing *and hunting camps*. The use of the term “hunting camps” supports a finding that a facility developed for purposes of firearm use would be a similar use and compatible with a CUP.

New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended.

B. Effect on Adjacent Properties.

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

The proposed Concept Plan includes a fifty (50) foot wide natural buffer along the subject parcels and all adjacent parcels. Additional assessments will occur at site plan including the submittal of a Noise Study to determine if any additional buffering will be required to mitigate adverse effects.

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

The parcel directly adjacent, to the east, of the subject parcel and located on Crawford Road contains a single-family residence. The Concept Plan provides for a fifty (50) foot wide buffer between the two (2) parcels to be maintained in perpetuity by the Owner of the property subject to the CUP.

Additionally, the other parcels to the west and south are vacant agricultural parcels containing wetlands and flood zones.

The four (4) parcels to the west and fronting on Chatham Road contain residential structures on each parcel. However, as shown on the Concept Plan the proposed firearms training range will be located within the top northeast portion of the parcel and separated by wetlands on the subject parcel as well as a minimum fifty (50) foot buffer.

Although the proposed use as a firearms training range is not like the existing surrounding uses, potential impacts are not anticipated due to the proposed location of the range and the buffering between adjacent parcels.

Additionally, the Applicant provided an Impact Statement within the Project Narrative (Attachment “E”) demonstrating consistency with each of the Principles for Guiding Development and LDR Section 8.01.06, entitled *Small-Scale Sporting and Recreational Camps* [within the Green Swamp Area of Critical State Concern].

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.

The proposed location of the firearms training range will ensure development remains outside of the flood areas located on the subject parcel, as well as maintain a minimum fifty (50) foot setback from all wetlands consistent with LDR Section 6.01.04(A)(1). Additionally, all 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 pursuant to LDR Section 8.01.06(G).

The proposed fifty (50) foot wide natural buffer surrounding the parcel, and clustered development within the northeastern portion of the parcel will provide screening to the adjacent parcels.

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.

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 “D”).

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.

Future development will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact on the County’s adopted levels of service to public facilities and services.

Water and Sewer

The City of Mascotte has provided documentation (Attachment “G”) indicating that connection to central sewer is not within 1,000 feet of the parcel identified by Alternate Key Number 1299667, and that central water is not within 300 feet of the parcel identified by Alternate Key Number 1299667.

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

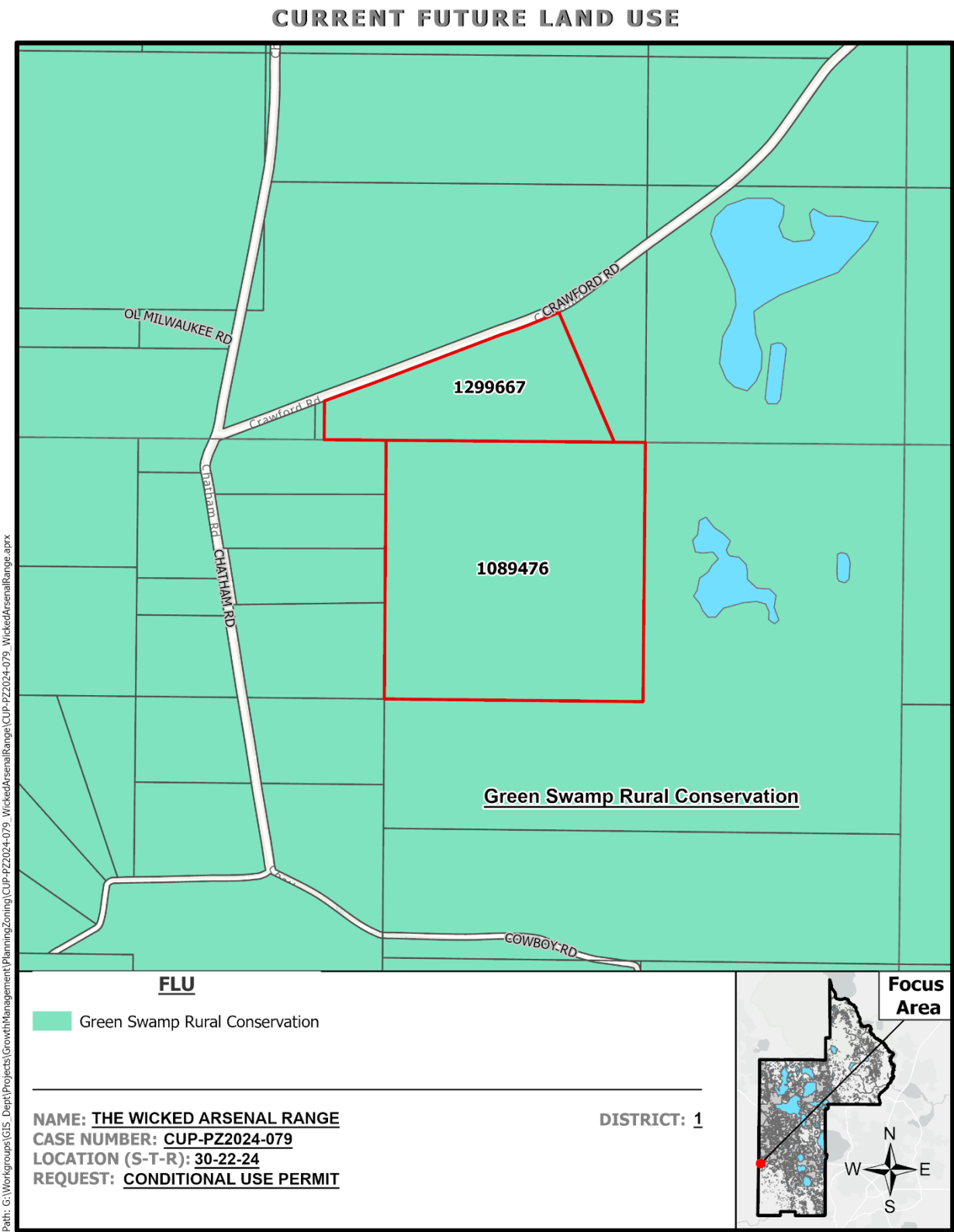
The proposed request is not anticipated to adversely impact transportation levels of service. Transportation has reviewed the proposed project and has determined the traffic impact is *de minimis*.

D. Adequacy of Fire Protection.

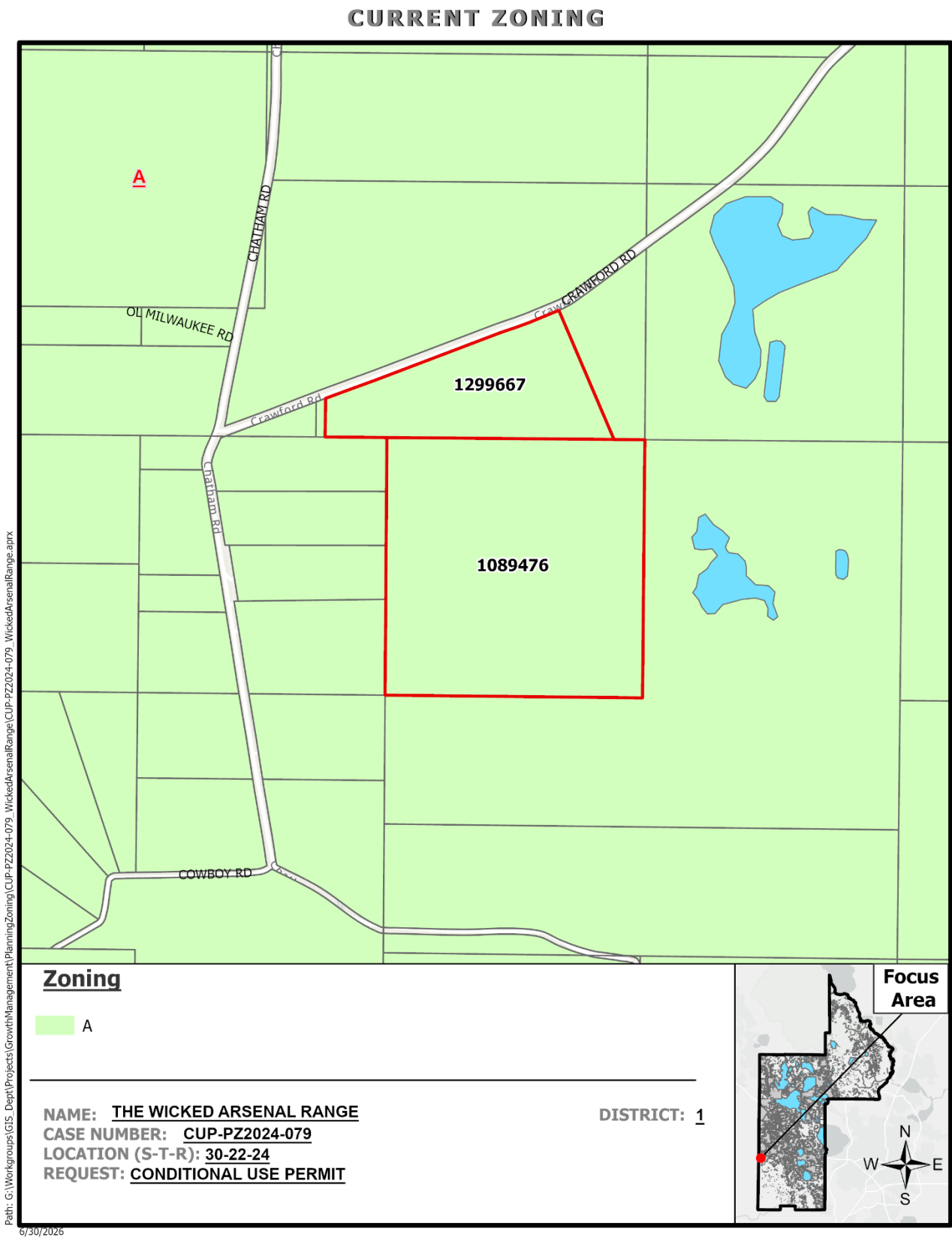
The Applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

Lake County Fire Station #91 is located approximately 4.14 miles from the subject property at 746 Albrook Street, Mascotte. Fire protection water supply and emergency access will be addressed during the site plan review process, should the CUP be approved by the Board.

Attachment “A” – Future Land Use Map

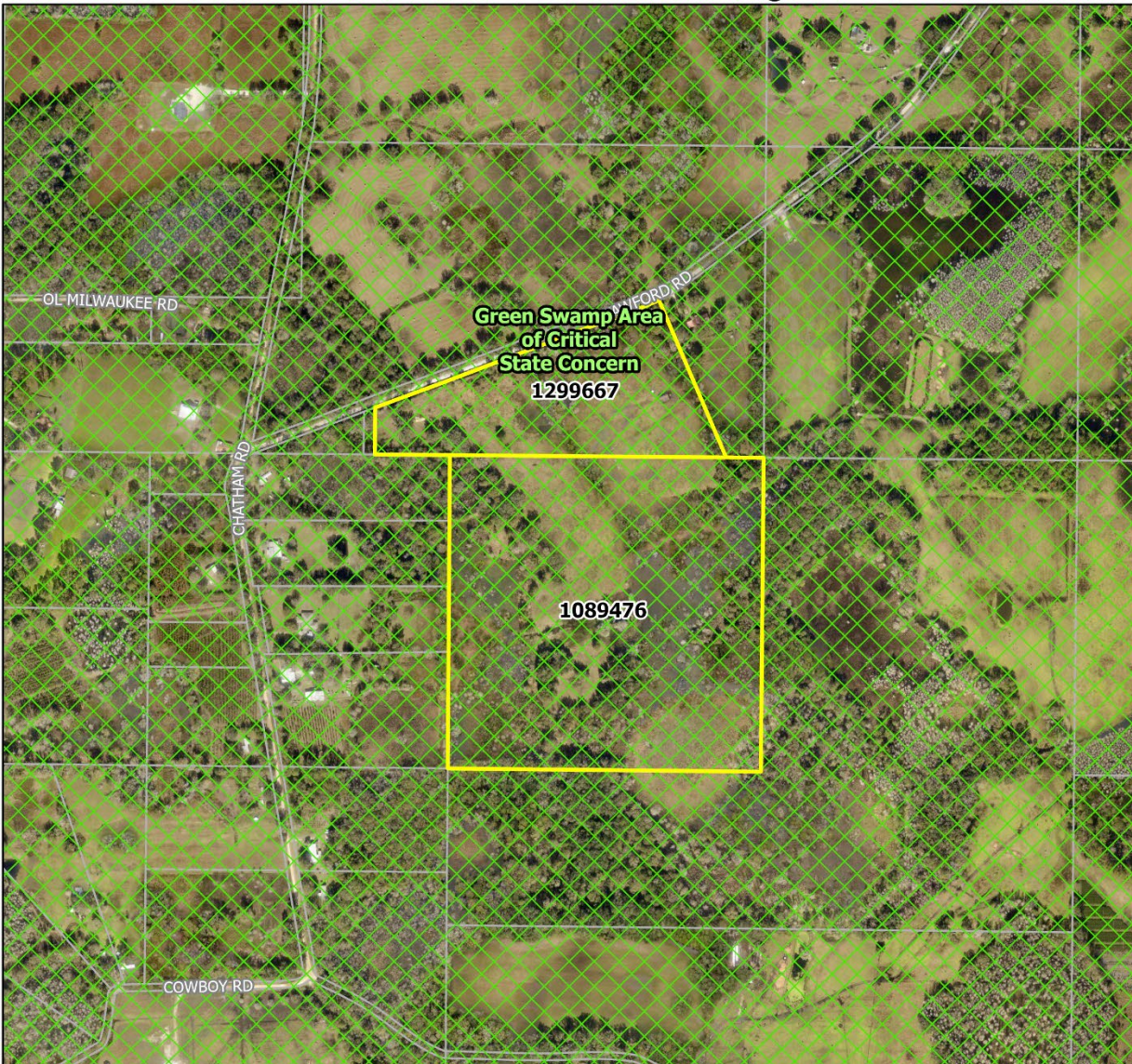


Attachment “B” – Zoning District Map



Attachment “C” – Overlay District

CUP-PZ2024-079 The Wicked Arsenal Range

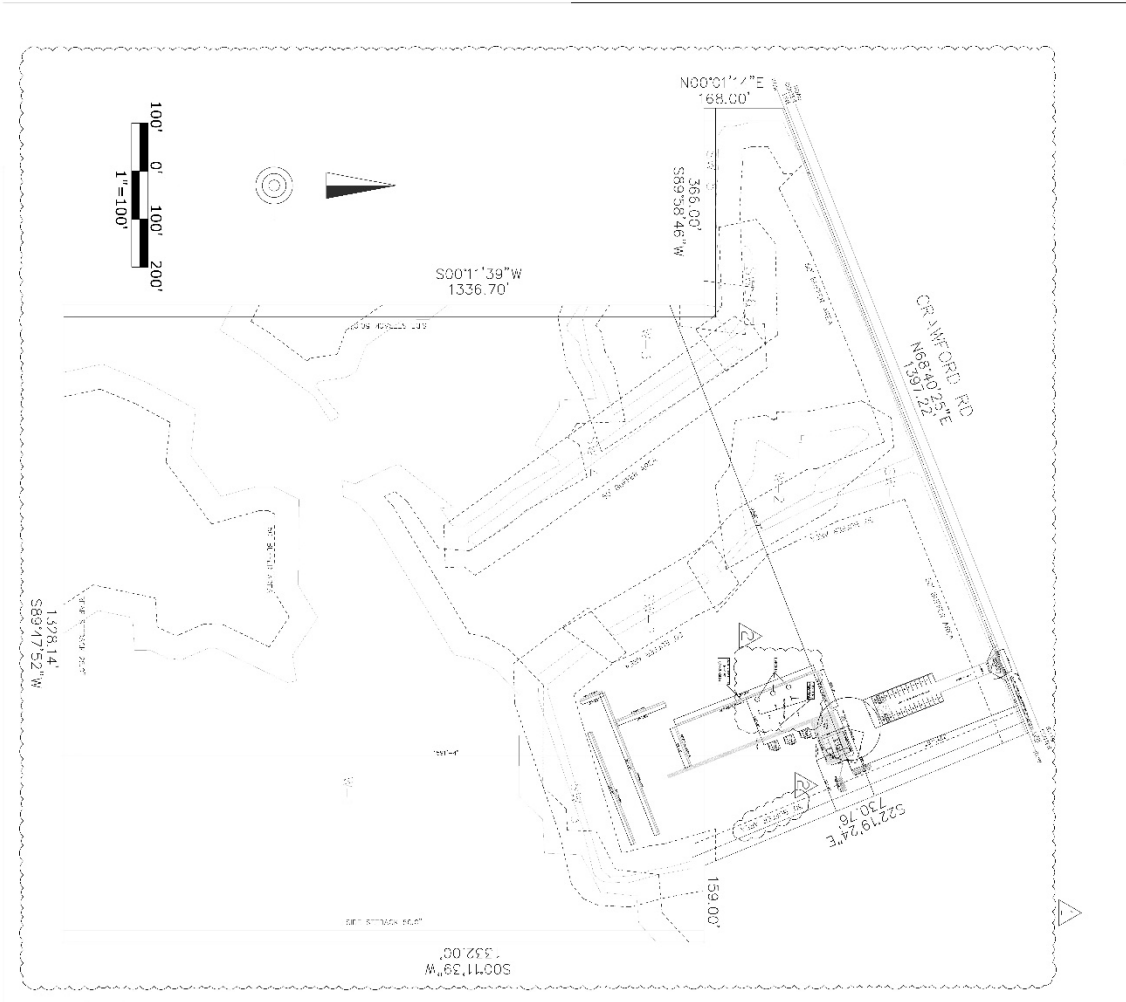


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Conditional Use Permit		
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6/30/2026

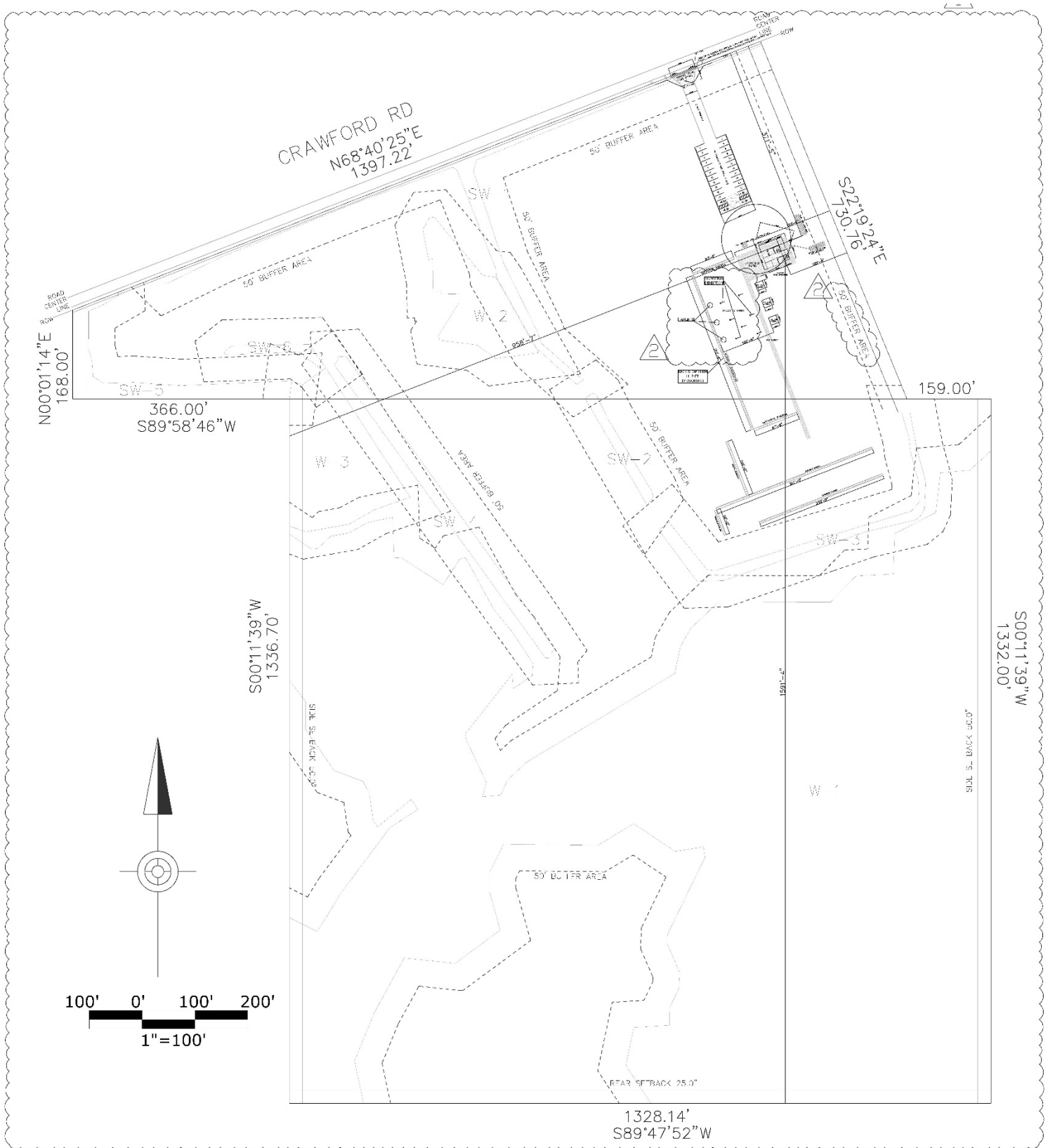
Attachment “D” – Concept Plan (1 of 5)



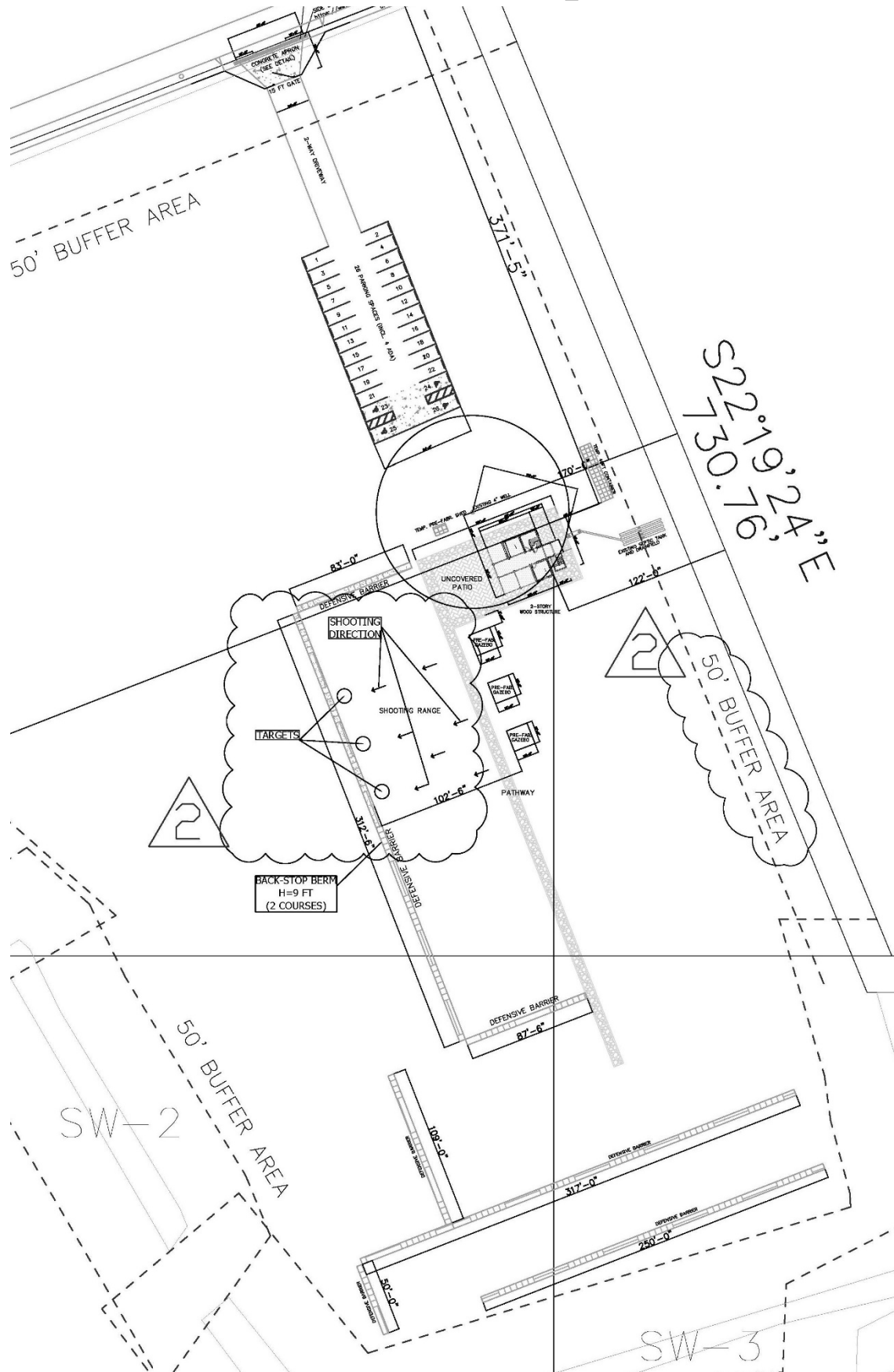
- 1. ISR:
IMPERVIOUS AREA: 1,971 SF
TOTAL LOT AREA: 2,412,788
ISR: 0.0008
- 2. PRE AND POST BASIN WILL BE THE SAME
THEREFORE THERE IS NO CHANGE IN THE
ACTUAL DRAINAGE SYSTEM.
- 3. NO WETLAND TO BE IMPACTED
- 4. PROPERTY LOCATED IN THE ST JOHNS RIVER
WATER MANAGEMENT DISTRICT (SJRWMD). IF
REQUIRED TO BE SELF-CERTIFIED BY "10-2"
PERMIT (FS403.814(12))
- 5. PER LDR SECTION 3.02.06, AGRICULTURALLY
ZONED PARCELS ARE LIMITED TO A ISR MAX OF
10%. ISR PROPOSED IN THIS PROJECT IS 0.08%.

Table 8.01.04 Future Land Use Categories					
FUTURE LAND USE CATEGORY	F.A.R.	I.S.R.	OPEN SPACE	BUILDING HEIGH	
Green Swamp	NS	Max. 0.20	Min. 80%	40 ft	REQUIRED
Rural Conservation	0.00054	0.0008	93%	25 ft	PROPOSED

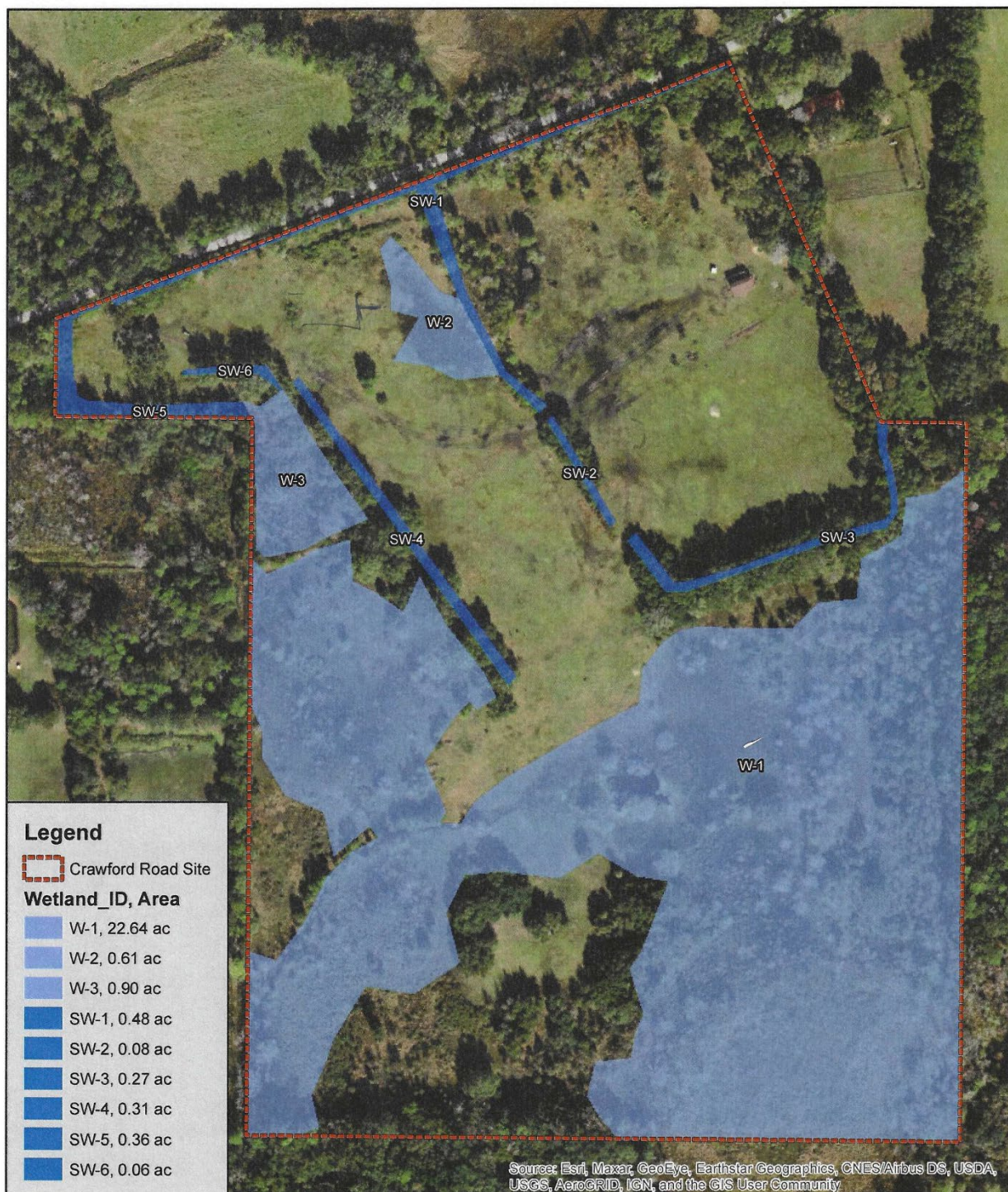
Attachment "D" – Concept Plan (2 of 5)



Attachment “D” – Concept Plan (3 of 5)

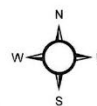


Attachment “D” – Concept Plan (4 of 5)



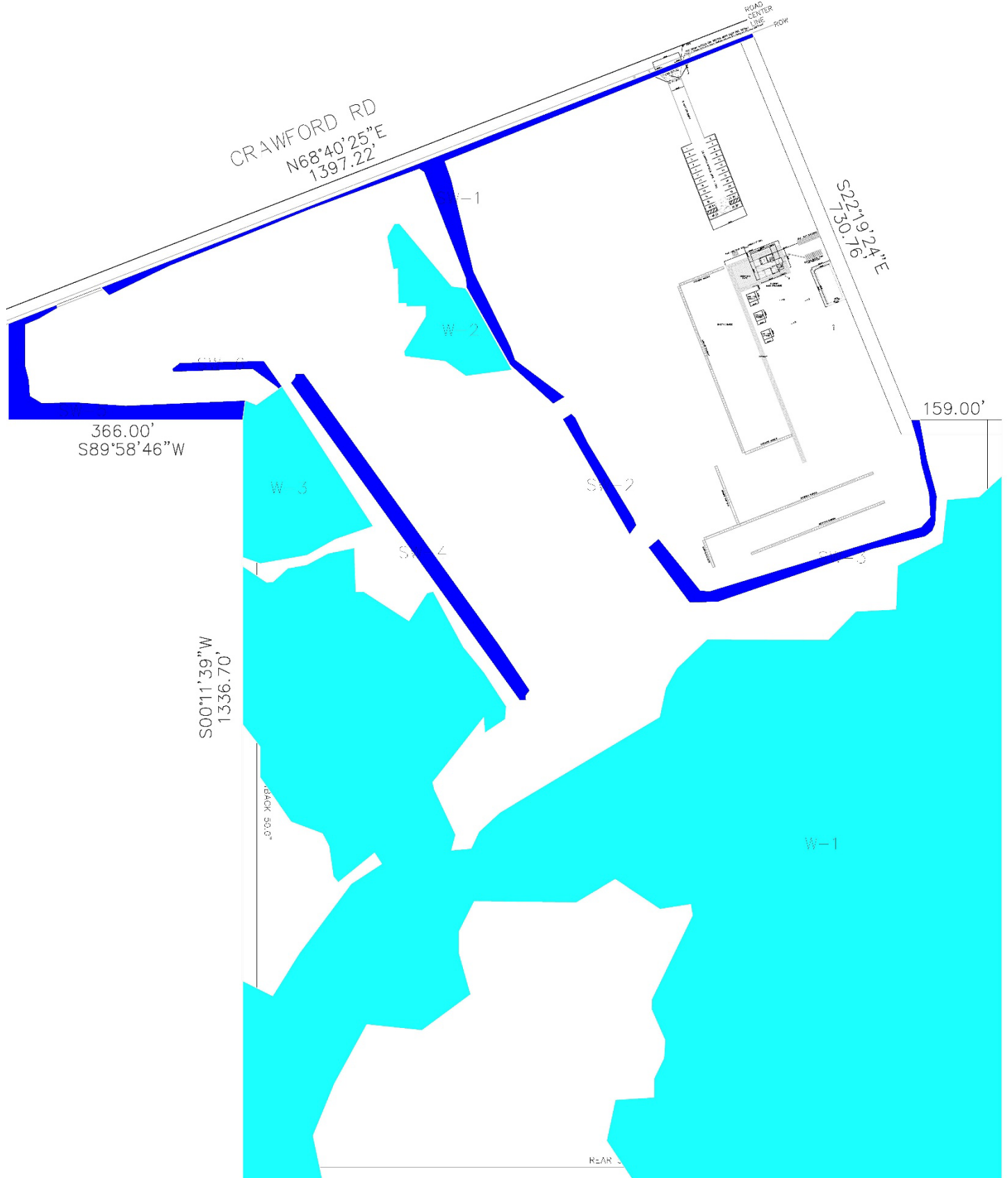
Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Crawford Road Site
Lake County, Florida
Figure 8
Approximate Wetlands & Surface Waters



250 Feet
Project #: 544-27
Produced By: NTJ
Date: 3/29/2023

Attachment “D” – Concept Plan (5 of 5)



Attachment “E” – Project Narrative (1 of 4)

Narrative

The subject property is zoned Agriculture (A) and designated with a Green Swamp Rural Conservation Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. This proposal is consistent with the requirements of Comprehensive Plan Policy I-4.2.4 Green Swamp Rural/Conservation Future Land Use Category and County Land Development Regulations (LDR). The proposal leaves the existing footprint as it is and simply changes the use to allow a new recreational use on site.

The Land Development Regulations (LDR) are silent regarding “shooting range” facilities. However, Policy I-4.2.4 Green Swamp Rural/Conservation Future Land Use Category allows for Outdoor Small-scale sporting and recreational camps as a conditional use. Small-scale sporting and recreational camps definition in the LDR states that “Small-scale sporting and recreational camps shall be comprised of an area not to exceed 20-developed acres (excluding areas maintained in their natural state) and shall meet all the requirements in LDR Section 8.01.06 Small-Scale Sporting and Recreational Camps” and applicable regulations.

Below is an analysis of the requirements of LDR Section 8.01.06 Small-Scale Sporting and Recreational Camps:

8.01.06 Small-Scale and Recreational Camps. Small-scale sporting and recreational camps shall be comprised of an area not to exceed 20-developed acres (excluding areas maintained in their natural state) and shall meet all of the following requirements:

The plan meets and exceeds these requirements. The full area of the property (including Parcel 1 and Parcel 2) is 55.39 acres. The property will be maintained at 93% of its natural state. The proposal includes upgrades to a barn which has been on the property for a long time and barriers. The FAR is 0.054%.

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 development is clustered in one area, with a total impervious area is less than 0. of 1,971 sf out of a total lot area of 2,412,788 sf.

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.

Yes, the proposal meets this requirement. Current access will be enhanced and will meet LDC requirements.

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.

Yes, this site will be used for recreation, as a shooting range, and conservation.

Attachment “E” – Project Narrative (2 of 4)

D. All development requirements, development review criteria and principles for developing within the GSACSC shall apply.

Yes.

E. The applicant shall submit an impact statement demonstrating how the proposed development is consistent with each of the Principles for Guiding Development.

Section 8.01.03(A) provides as Principles for Guiding Development within the GSACSC that the following shall be protected, improved, or adverse impacts shall be minimized: 1. Floridan Aquifer, wetlands and flood detention areas; 2. Normal quantity, quality and flow of groundwater and surface water; 3. Water available for aquifer recharge; 4. Functions of the Green Swamp Potentiometric High of the Floridan Aquifer; 5. Normal supply of ground and surface water. 6. Existing ground and surface water quality. 8. Water-retention capabilities of wetlands. 9. Biological-filtering capabilities of wetlands. 10. Natural flow regime of drainage basins. 11. Design capacity of flood detention areas and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

Impact Statement: This proposal does not impact wetlands on site and is not subject to any grading change. There is no change in the drainage system. Pre and post basin runoff are exactly the same. The impervious surface area is 1,971 sf out of the total lot area of 2,412,788 sf. The property will be maintained at 93% of its natural state. No trees will be removed. The existing septic tank will be maintained. This property will be used as a small-scale sporting camp which will not require any strain on water supplies. The only construction is a remodel of an existing barn and the placement of barriers for safety on site. The plan provides an Erosion Control Plan. The proposed area is not in a flood zone.

F. Outdoor uses involving lakes or surface waters shall only use approved points of entry.

The proposal does not include any outdoor use involving lakes or surface waters.

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.

Yes.

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.

Yes, it fronts Crawford Road.

I. Parking shall be located on site and to the greatest extent possible the parking area shall be grassed or pervious surface.

Yes, plan complies with this requirement and will be ADA compliant.

Attachment “E” – Project Narrative (3 of 4)

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.

This proposal will be under the daily trip generation.

This proposal also meets the following Standards for Review under Section 14.05.03 of the LDC:

A. Consistency with the Comprehensive Plan and Local Code. The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of the Comprehensive Plan, the Lake County Code, and is in compliance with all additional standards imposed on it by the particular provisions of these regulations authorizing such use.

The proposed use is in compliance with the Comprehensive Plan and LDC. See analysis above.

B. Effect on Adjacent Properties.

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

The proposal is for a recreational use in an area rural area where recreational uses such as hunting is currently occurring. It is compatible with the outdoor recreational use and does not pose a threat to the rural character and environmental protection in the surrounding area.

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

The proposal is compatible with the rural character of the neighborhood, as it leaves 93% of the property open space and allows a recreational use on site. The shooting range will have minimal impacts on the surrounding neighbors due to mitigation through barriers, hours of operation, and site plan layout.

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.

The proposal includes military grade defensive barriers to attenuate the noise impact and protect the adjacent properties from loose bullets. The design clusters the use into a small footprint and preserves the balance of the acreage for open space.

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.

The proposal is not changing anything in the footprint or site plan. Applicant is just asking for change of use.

Attachment “E” – Project Narrative (4 of 4)

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.

The property makes no change in the current supply of power, water, or septic.

D. Adequacy of Fire Protection. The applicant Shall obtain from the Lake County Emergency Services Division 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.

Applicant has reached out to Lake County Emergency Services and will supplement this application upon receipt of written confirmation.

Attachment “F” – City of Mascotte



City of Mascotte

100 East Myers Blvd. * Mascotte, Florida 34753 * Phone (352) 429-3341 * Fax (352) 429-3345

March 18, 2025

Re: Conditional Use Permit – Wicked Arsenal Range – Alt Key 1089476 & 1299667

Dear Mr. Frye,

The City of Mascotte was asked if we had any comments to provide to the county regarding the Conditional Use Permit for the Wicked Arsenal Range project.

The information provided by the county was taken to the City Council and the following were comments and concerns addressed by them.

- From Mascotte’s perspective, similar zoning districts like Green Swamp Conservation Agricultural (GS-CAG) and Green Swamp Rural Agricultural (GS-RAG) limit non-agricultural, non-residential uses to passive parks, passive recreation, and non-commercial equestrian activities. A shooting range, as an active use, doesn’t seem to align with these passive standards or the Green Swamp’s conservation focus. Our Table 3-2 doesn’t specifically address shooting ranges in these districts, and while Section 3.6 of the city’s code allows a compatible use determination, the active nature of this proposal could conflict with existing restrictions.
- In addition, Florida Statute 823.16, which protects established ranges from noise-related nuisance claims if they meet initial standards. This could limit future mitigation options, so noise and compatibility near Mascotte’s boundaries might warrant early consideration.
- The City of Mascotte sees potential inconsistency with Green Swamp conservation goals and suggests Lake County evaluate noise, environmental impacts, and alignment with passive use standards during its review.

Thank you for bringing this project to the city’s attention. If there is any further information we can provide to the county with reference to this project, please contact me at your convenience.

Respectfully,

Annamarie Reno

Annamarie Reno

City Manager

City of Mascotte, FL

Annamarie.Reno@cityofmascotte.com

352-557-8808

Attachment “G” – Utility Notification



Office of Planning and Zoning

Utility Notification

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

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial X

Administrative Lot Split _____ Commercial Project CUP Rezoning _____

Legal description: Section 19 Township 22 Range 26 Alt Key # 1299667

Subdivision 0004 Lot 01900 Block 000 Additional Legal attached _____

Hook up to Central Sewage IS NOT within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water IS NOT within 300 feet of the above described property.
(is or is not)

The City of MASCOTTE, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No X Central Water: Yes _____ No X
Will the connection to the central sewage system be via a N/A gravity line or a N/A force main/pump?

Wellfield Protection:

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

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

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

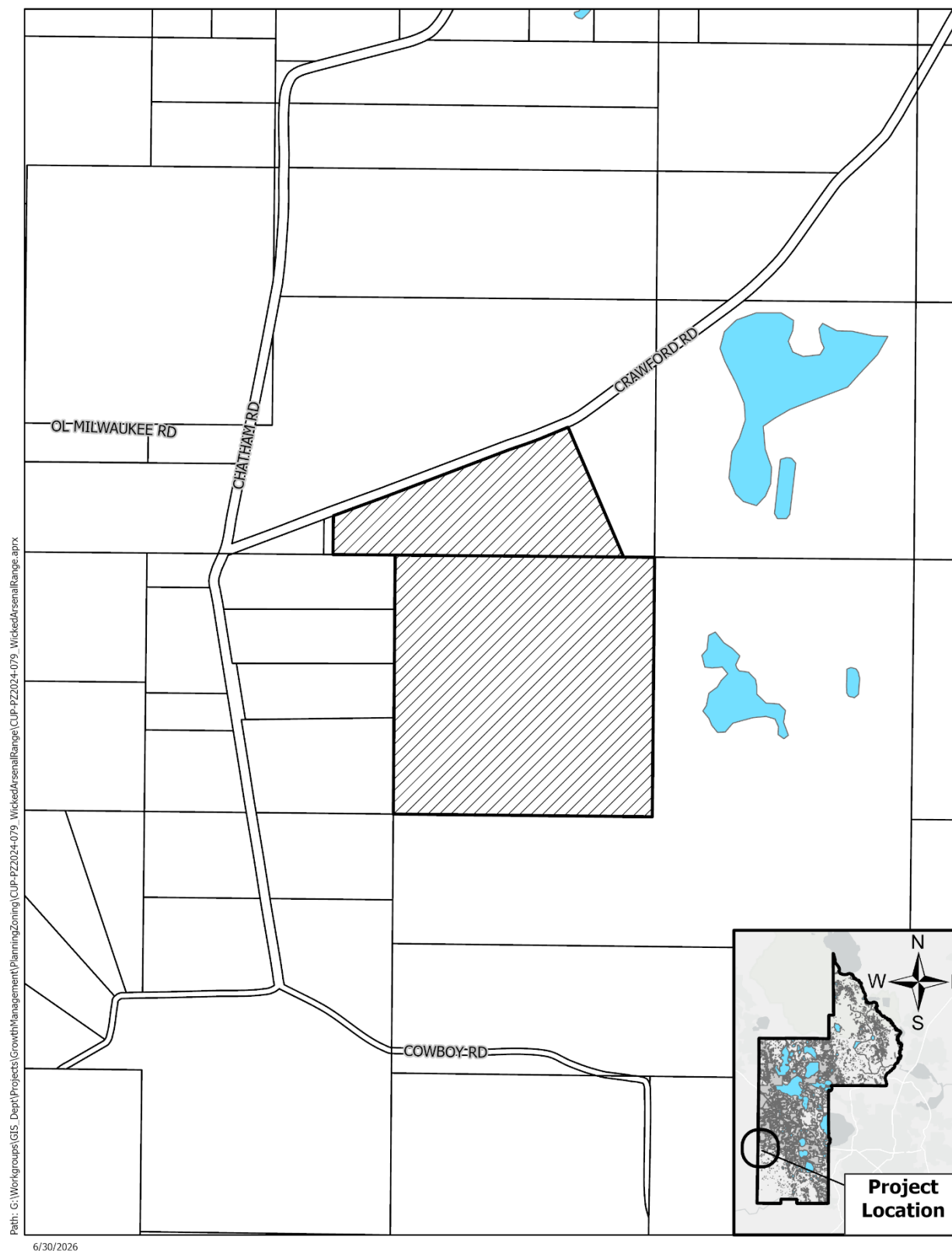
City Official or Private Provider Signature Larry Walker Digitally signed by Larry Walker
Date: 2025.10.01 12:05:36 -04'00'

Print Name, Title and Entity: Larry Walker, Public Services Director, City of Mascotte Date 10/01/2025

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

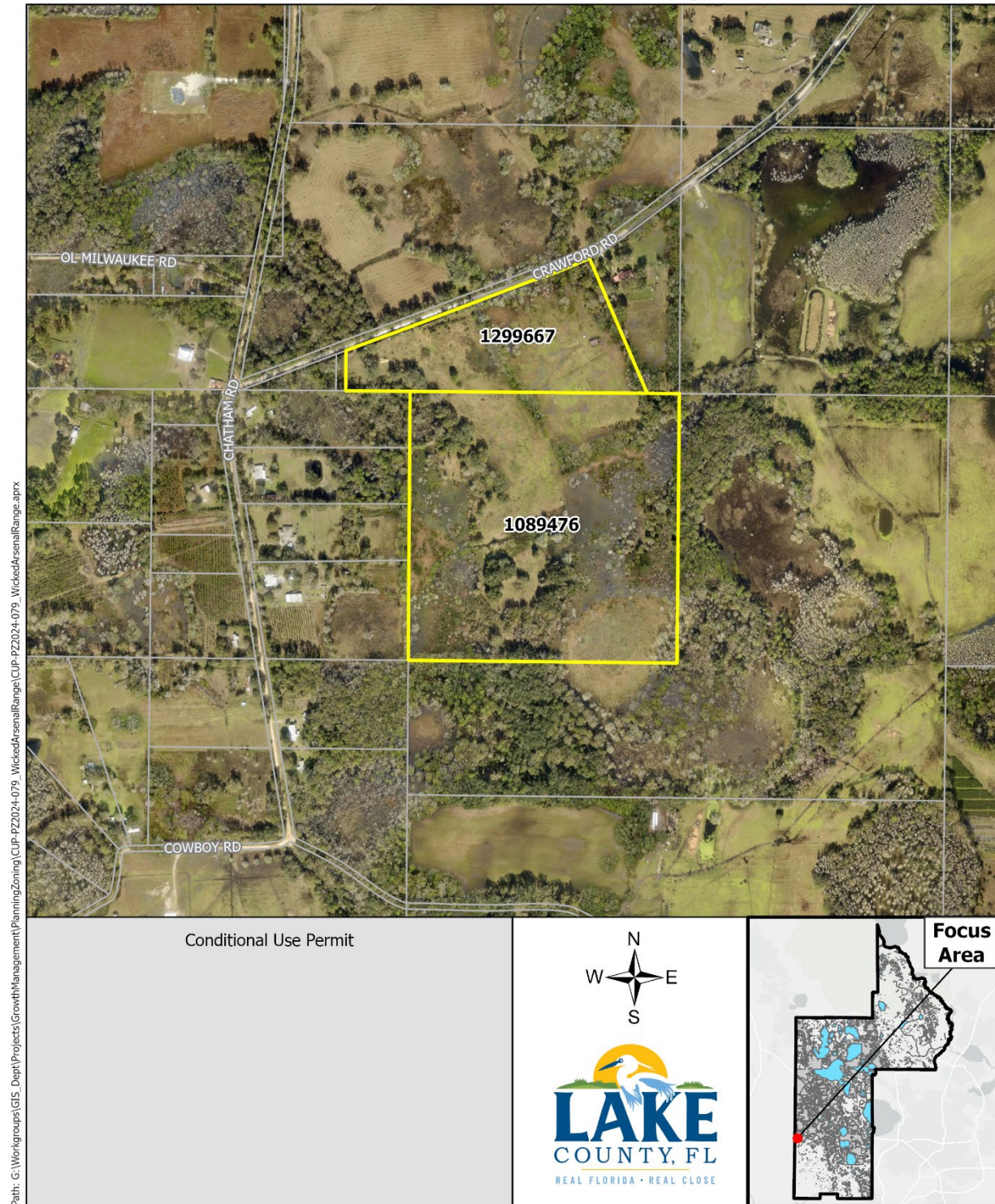
To be completed by County staff:	Staff Name: James Frye		
Date Received: <u>10/01/2025</u>	Address #: _____	Project Name: The Wicked Arsenal Range CUP	

Map of Subject Property



Aerial Map of Subject Property

CUP-PZ2024-079
The Wicked Arsenal Range



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. Land Use.

1. Residential uses as permitted.
2. Agriculture uses as permitted.
3. Outdoor Firearms Training Range.
4. Barn with restroom facilities.
5. Accessory uses directly associated with the above use may be approved by the County Manager or designee.
6. Any other use of the site will require approval of an amendment of this Ordinance by the Board of County Commissioners.

B. Specific Conditions.

1. Live Range Hours of Operation:
 - a. Monday: 12:00 PM to 6:00 PM
 - b. Tuesday through Friday: 10:00 AM to 6:00 PM
 - c. Saturday and Sunday: 9:00 AM to 6:00 PM
2. There shall be no storage of materials, equipment, or vehicles within the building setbacks, wetland setbacks, or landscape buffers.
3. Site shall be developed in accordance with LDR Section 8.01.06, entitled *Small-Scale Sporting and Recreational Camps*; and all other applicable provisions within the Comprehensive Plan and LDR.
4. ATVs will be used by Owner/Staff only for purposes of maintaining the outdoor firearms range and property. All other vehicles will be kept and parked within the designated parking area.
5. Firing from military and para-military vehicles, such as helicopters, armored tanks and vehicles with mounted weapons, shall be prohibited.
6. Alcohol sales and/or consumption on the subject property shall be prohibited during range operating hours.
7. The Owner shall ensure that range safety staff have been trained regarding the conditions of this CUP.

8. Development cannot exceed twenty (20) acres, the site plan must show a minimum of thirteen (13) acres remaining in its natural undeveloped state.

C. Building Height, and Open Space. Building Height shall be a maximum of twenty-five (25) feet and Open Space shall be a minimum of ninety-three percent (93%). The Impervious Surface Ratio shall be .0008. with a Floor Area Ratio of .00054.

D. Setbacks. The minimum setback for all new non-residential development will be as follows:

1. All buildings shall be setback no less than fifty (50) feet from all roads.
2. All setbacks must be measured from the property line.
3. The minimum wetland setback is fifty (50) feet from jurisdictional wetland line.
4. Any setback not specified must be in accordance with the LDR, as amended for the Agriculture (A) District.

E. Green Swamp Area of Critical State Concern. Development shall be consistent with the principles for guiding development and development design standards for the Green Swamp Area of Critical State Concern, in accordance with Goal I-4 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended. Lake County shall have the right, but not the obligation, to enforce such provisions.

F. Landscaping, Buffering, Fencing and Screening.

1. A fifty (50) foot wide natural buffer surrounding the range facility and parcels to be maintained in perpetuity. This will be measured from all property lines.
2. Wetlands shall be flagged with signage, and no vehicle or development shall be allowed within wetlands or the fifty (50)foot-wide upland buffer surrounding the wetlands.
3. Removal of Heritage Trees is prohibited unless it poses a danger to persons or property. Any new development on the property after the Effective Date of this Ordinance must be designed around existing Heritage Trees unless a waiver or variance has been granted by the Board of County Commissioners.
4. All other landscaping, buffering, and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.

G. 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.

H. Transportation Improvements and Access Management.

1. The driveway access off Crawford Road shall be permitted with Lake County Public Works Department and constructed to meet commercial driveway apron standards.
2. Pursuant to LDR 8.01.06.J, the annual average daily vehicle trip generation 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.
3. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

I. Floodplain and Stormwater 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. 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.

J. Environmental Considerations.

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 at site plan.
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. No off-site parking shall be permitted. Stacking or staging vehicles along Crawford Road is prohibited.

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

L. Noise. A noise study shall be required at the time of site plan submittal and Owner shall be required to undertake any necessary remediation measures identified in the noise study. No amplified sound is permitted outside of a fully enclosed structure after 10:00 p.m. All amplified sound during an event, whether indoor or outdoor, must comply with the following:

1. A violation of this section occurs when amplified sound is plainly audible at a distance of twenty-five (25) feet or more from the property line. Violations of this section constitute a violation of the Conditional Use Permit and may be enforced through any legally available means, including the issuance of civil citations, notices of violation to appear before the Code Enforcement Special Master, or

proceedings to revoke this Conditional Use Permit. The method of enforcement is at the sole discretion of the County.

2. *Amplified Sound* shall mean sound and sound volume that is increased by any electric, electronic, mechanical, or motor-powered means, to include sound that is produced by a radio, tape player, compact disc player, portable music or video player, cellular telephone, tablet computer, laptop computer, stereo, television, musical instrument, speaker, or other mechanical or electronic sound-making device, instrument, or other machine or device, used for the production, reproduction, or emission of sound which disturbs the peace, quiet, and comfort of other residents.

3. *Plainly Audible* means any electronically amplified sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device. Where distance measurements are required by this section to determine whether sound is plainly audible, measurements shall be taken in accordance with the following requirements:

a. A law enforcement or code enforcement officer must have a direct line of site to the location of the noise (i.e., the event venue, barn, or the speaker), so that the officer can readily identify the distance involved.

b. The law enforcement or code enforcement officer need not determine the particular words or phrases being produced or the name of any song or artist producing the sound. The detection of a rhythmic bass reverberating type sound is sufficient to constitute a plainly audible sound.

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

N. Utilities.

1. The development will be serviced by Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR_OSTDS) or Distributed Wastewater Treatment Units or Systems (DWTU-DWTS), in accordance with the Comprehensive Plan and LDR, as amended. These systems shall be permitted through the Florida Department of Health (DOH) and/or Florida Department of Environmental Protection (DEP), as appropriate.

2. The development will be serviced by well.

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.

Section 3. Conditions:

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

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

C. 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, and will be binding upon the present Owner and any successor, and will be subject to each and every condition set out in this Ordinance.

D. Construction and operation of the proposed use must comply with the regulations of this and other governmental permitting agencies.

E. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the LDR, as amended.

F. 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.

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. No Estoppel: Approval of this ordinance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable Land Development Regulations. The Owner is solely responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

1 **Section 6.** **Filing with the Department of State:** The clerk is hereby directed forthwith to
2 send a copy of this Ordinance to the Secretary of State for the State of Florida in
3 accordance with Section 125.66, Florida Statutes.

Section 7. 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 _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

**GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

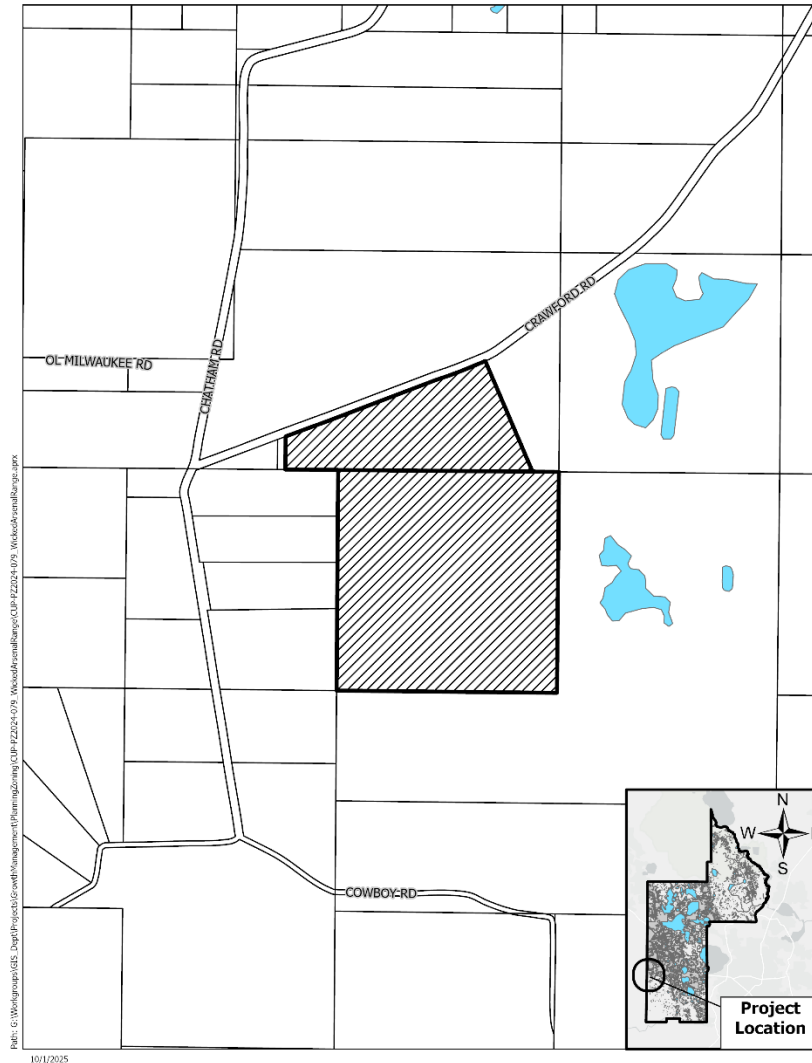
APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

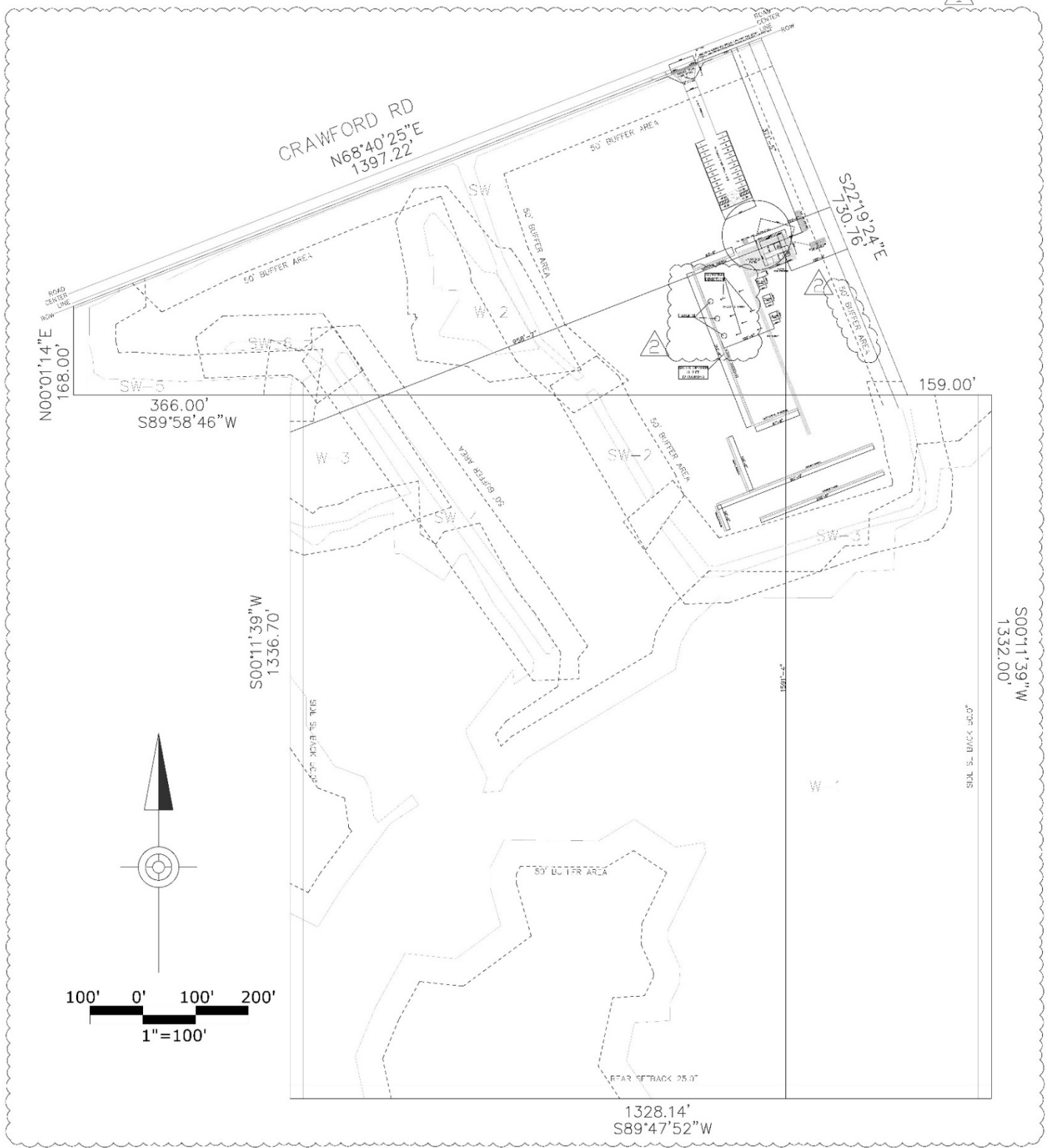
Attachment “A” – Legal Description

PARCEL 1: THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FL.

PARCEL 2: BEGIN 159 FEET WEST OF SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH SECTION LINE TO A POINT 168 FEET SOUTH OF THE ROAD, THENCE NORTH 168 FEET TO THE SOUTHERLY ROAD RIGHT OF WAY, THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY TO A POINT 540 FEET SOUTHWESTERLY OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 WHEN MEASURED ALONG THE SOUTHERLY ROAD RIGHT OF WAY, THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING. LESS AND EXCEPT THE WEST 47.80 FEET THEREOF.



Attachment "B"- Concept Plan (1 of 2)



[illegible]