

MINUTES  
LAKE COUNTY PLANNING AND ZONING BOARD  
August 5, 2020

The Lake County Planning and Zoning Board met on Wednesday, August 5, 2020, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, August 25, 2020 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

**Members Present:**

Sandy Gamble, Chairman	School Board Representative
Kathryn McKeeby, Secretary	District 1
Laura Jones Smith	District 2
Rick Gonzalez	District 4
Jim Hamilton	At-Large Representative

**Members Not Present:**

Tim Morris, Vice-Chairman	District 3
Cori Todd	District 5
Donald Heaton	Ex-Officio Non-Voting Military

**Staff Present:**

Tim McClendon, AICP, Director, Office of Planning & Zoning  
Steve Greene, Chief Planner, Office of Planning and Zoning  
Melanie Marsh, County Attorney  
Ruth Mitchell, Associate Planner, Office of Planning and Zoning  
Josh Pearson, Deputy Clerk, Board Support

Chairman Sandy Gamble called the meeting to order at 9:00 a.m. and noted that a quorum was present. He led the Pledge of Allegiance and then called for a moment of silence. He remarked that the Lake County Planning and Zoning Board was an advisory board to the Board of County Commissioners (BCC) and that this Board was responsible for reviewing proposed changes to the Lake County Comprehensive Plan (Comp Plan), zoning, conditional uses, mining site plans, and making recommendations on these applications to the BCC. He stated that the Board's recommendations would be transmitted to the BCC for their consideration at a scheduled public hearing, and that the cases presented today were scheduled for the August 25, 2020 BCC meeting at 9:00 a.m.

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Tab 1	ORD 2020-XX	LDR Amendment Medical Service Use
Tab 2	RZ-20-20-1	Lake County Fleet Property Rezoning
Tab 3	RZ-20-19-5	Goralnick Property Rezoning
Tab 4	CUP-20-03-4	Southern Oaks Training Center
Tab 5	CUP-19-16-1	SaveaFox Sanctuary

Other Business

Adjournment

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning, said that these cases had been advertised in accordance with the law. He stated that there was only one change to the agenda and that they had a request from one of the Board members to pull Tab 5 to the regular agenda.

Ms. Laura Jones Smith relayed her understanding that Tab 2, which was a rezoning to Community Facility District (CFD) for a fire station, was within the City of Groveland interlocal service boundary agreement (ISBA). She said that she did not see anything in the packet showing that the City was aware of this or had responded.

Mr. Greene clarified that the City had been in communication with staff and that there were no issues.

Ms. Melanie Marsh, County Attorney, explained that the County was doing the rezoning for the City of Groveland and that the City would be putting their fire station on the County's property.

**MOTION by Laura Jones Smith, SECONDED by Jim Hamilton to APPROVE pulling Tab 5 to the regular agenda.**

**FOR: Gamble, McKeeby, Jones Smith, Gonzalez and Hamilton**

**AGAINST: None**

**MOTION CARRIED: 5-0**

**MINUTES**

**MOTION by Rick Gonzalez, SECONDED by Jim Hamilton to APPROVE the Minutes of July 1, 2020 of the Lake County Planning and Zoning Board meeting, as submitted.**

**FOR: Gamble, McKeeby, Jones Smith, Gonzalez and Hamilton**

**AGAINST: None**

**MOTION CARRIED: 5-0**

**PUBLIC COMMENT**

No one wished to address the Board at this time.

Mr. Gamble stated that the Board had comment cards for Tab 5 and that residents could speak at that time.

**CONSENT AGENDA**

<b><u>TAB NO:</u></b>	<b><u>CASE NO:</u></b>	<b><u>OWNER/APPLICANT/PROJECT</u></b>
<b>Tab 1</b>	<b>ORD 2020-XX</b>	<b>LDR Amendment Medical Service Use</b>
<b>Tab 2</b>	<b>RZ-20-20-1</b>	<b>Lake County Fleet Property Rezoning</b>
<b>Tab 3</b>	<b>RZ-20-19-5</b>	<b>Goralnick Property Rezoning</b>
<b>Tab 4</b>	<b>CUP-20-03-4</b>	<b>Southern Oaks Training Center</b>

**MOTION** by Rick Gonzalez, **SECONDED** by Kathryn McKeeby to **APPROVE** the Consent Agenda, Tabs 1 through 4, as presented.

**FOR:** Gamble, McKeeby, Jones Smith, Gonzalez and Hamilton

**AGAINST:** None

**MOTION CARRIED:** 5-0

### **REGULAR AGENDA**

#### **Tab 5 – SAVEAFOX SANCTUARY**

Mr. Greene presented Tab 5. He said that this case was within Commission District 1, and had been brought before the Board in March 2020; furthermore, at that time, the Board made a motion to continue the matter to a later date. He noted that the applicant was here to answer any questions, and he explained that the property was located in the City of Groveland area, along County Road (CR) 33, and was approximately 9.65 acres in size. He elaborated that the property was currently zoned Agriculture and had a Rural future land use (FLU). He mentioned that the conditional use permit (CUP) was to establish a sanctuary for exotic animals, particularly foxes, and it had been submitted in accordance with state law regarding class one and class two wildlife with a permit; additionally, County code allowed those wildlife sanctuaries or preserves with a CUP. He remarked that the applicant intended to operate the facility with a maximum capacity of 40 animals, and enclosures were designed such that they would not escape or burrow underneath the fences. He related that the application also sought three special events, and the applicant had requested to reduce the number of patrons attending those events to no more than 250. He said that the ordinance contained conditions with regards to these revised conditions, and he recalled that some questions were raised in the March 2020 meeting that the applicant's representative was unable to answer; therefore, they felt the need to continue the matter so that they could perform research and address concerns raised at that time. He concluded that staff had recommended approval of the case and that it had been on the consent agenda.

Ms. Mikayla Raines, the applicant and founder of SaveAFox Rescue, presented information about her organization. She explained that they were a nonprofit organization that focused on rescuing captive wildlife bred as exotic pets that were given up if the owners could not care for them, along with rescuing animals from fur farms. She said that she had been involved with wildlife from a young age until she was able to obtain a wildlife rehabilitation license. She commented that in the State of Minnesota, she had a captive wildlife license and exhibitor license from the Minnesota Department of Natural Resources (DNR), along with a United States Department of Agriculture (USDA) license and a CUP in her current county. She commented that they conducted educational events regarding exotic animals and the fur trade, along with other events, noting that their largest event had 30 people. She remarked that they worked with the animals to get them comfortable with people, and she

opined that the foxes were pet friendly. She displayed an image of their fencing and noted that it had a lean-in at the top, adding that they put the foxes away at night in enclosures and that they had supervised yard time during the day.

Ms. Sandi Raines, Ms. Mikayla Raines' mother, relayed her understanding that one of the neighbors was concerned about people sharing their driveway, and she suggested that she had spoken to Mr. Seth Lynch, with the Lake County Public Works Department, who had indicated that there would be no issue for them to bring their driveway straight down as shown in the displayed drawing.

Mr. Gamble asked if the circled area was where they were removing this portion of driveway.

Ms. Sandi Raines confirmed this and commented that the yellow section would be added and that between the purple and the yellow sections, there was a circle representing what they would be taking away. She stated that the entrance to the applicant's property would not cross the neighbors' property, though they would be giving the neighbor on the left side access to their property. She summarized that there would be two properties accessed through the applicant's driveway, and only one driveway from the property on the right side.

Ms. Jones Smith asked to confirm that the blue driveway section that currently connected to the neighbors Mr. Stephen Brauer and Ms. Lisa Brauer would be going away, but the other property owner adjacent to the subject property would now use the new yellow section of driveway, along with the remaining segment of blue driveway to access their property.

Ms. Sandi Raines said this was correct and indicated that the applicant was amicable to this.

Mr. Gamble commented that he did not see where the yellow section connected to another road to reach that driveway, and Ms. Sandi Raines clarified that the blue line went to the neighbor's property on the left.

The Chairman opened the public hearing.

Ms. Brauer suggested that she had 23 signatures on a petition from surrounding neighbors who did not want this sanctuary there. She commented that she had no objection to what the applicant was doing, but felt that this was not the property for it. She mentioned that she had moved to the country for peace and quiet, and she expressed a concern for noise and added attraction to the neighborhood. She felt that 250 people per special event was too many for the area, and she relayed her understanding that the 50 feet to the marsh on the map was to her driveway. She opined that if the applicant placed a driveway there, it would be less than 50 feet from the marsh and they would have to cut down a pine tree. She relayed her understanding that the proposed parking was a less than 40 foot area, and she questioned where they would park. She indicated an understanding that the property would be permitted for class one and class two animals, but that foxes were class three. She also expressed concerns for if adopting out the foxes was considered selling, and for signage. She did not want to have fencing in the area, and she opined that the applicant had wanted to put the

fencing on her side. She then expressed a concern for neighbors firing guns and upsetting the animals.

Mr. Gamble asked who was shooting the guns, and Ms. Brauer implied that it was the neighbors.

Mr. Brauer said that he owned part of the land there, and relayed his understanding that the driveway had to be 50 feet from a marsh. He thought that it could flood there and that the applicant could not place a driveway there. He commented that he maintained the driveway and expressed a concern for having to use his equipment due to a fox sanctuary.

Mr. Gamble indicated an understanding that the applicant would be maintaining the driveway that they would put in.

Mr. Brauer confirmed this but thought that it would be within 50 feet of a marsh; furthermore, he opined that in Lake County, it could not be within 50 feet of a marsh.

Mr. Gamble asked if his driveway was the blue or purple line from the applicant's image.

Mr. Brauer stated that they were on the right.

Ms. Jones Smith commented that the applicant would not use their driveway.

Mr. Brauer suggested that the applicant would not have enough room due to having to cut across his property.

Ms. Jones Smith asked to clarify that he would not be maintaining the new driveway that would be installed.

Mr. Brauer confirmed this; however, he expressed a concern for the vehicles using his driveway due to having to make a wide turn there. He felt that this was not the proper location for this use and that the applicant needed around 20 acres.

Ms. Christina Shroud, a neighbor of the subject property, said that the subject property was between her property and the Brauers' property. She expressed concern for attention coming to the area and for the safety of her animals. She was also worried about noise and felt that this was not the place for this type of business. She opined that the area was residential and quiet, and that the business could bring strangers and crime.

Ms. Kathryn McKeeby asked if her property was zoned Agriculture and if she had animals, and Ms. Shroud confirmed this, noting that she had farm animals.

Mr. Rick Gonzalez inquired if she was the neighbor who the applicant had stated that they could drive across their property to reach her property.

Ms. ShROUT clarified that she typically used the Brauers' driveway and that she had the blue driveway. She opined that the facility did not need to be there and that it would disturb the neighborhood.

Ms. Diane Culkin, a resident of Land O' Lakes, expressed support for Ms. Mikayla Raines and relayed her understanding that the State of Florida allowed exotic animals. She suggested that when someone could not keep an animal, they could call her or someone else who could take a fox. She opined that the foxes in the State of Minnesota were different than those in the State of Florida, and she believed that what Ms. Mikayla Raines did was needed in the state. She commented that the applicant found approximately 10 acres and that it was zoned Agriculture, and she hoped that the Board would approve the request.

Ms. Robyn Pelszynski, a resident of Pasco County with a small fox rescue, praised the applicant and felt that the foxes vocalized similar to a farm animal; additionally, she opined that her other animals and livestock did not have issues with the foxes. She stated that she had fencing to keep the foxes in, similar to SaveAFox. She felt that there was not a threat to people or other animals, and that foxes were not aggressive or predators. She implied that these were not wild animals but rather were bred by breeders or people involved with fur farms. She did not think that it would become a problem if an area was zoned Agriculture.

Mr. Gonzalez asked how large her property was.

Ms. Pelszynski responded that she had four acres with three foxes; furthermore, she had a class three exhibition license to keep these animals. She mentioned that the enclosures were specific due to the animals digging and climbing, and she opined that foxes could not go across lean-ins on fences.

Ms. Tatyana Viveros, a resident of Broward County, stated that she would be living on the subject property if the request was approved to help run the property. She commented that she came from management experience and had worked with animals, and she praised the applicant. She opined that there was a large need for this due to the foxes in the State of Florida not being able to be kept in the State of Minnesota, and she relayed an understanding that they had been searching for a property for about a year and a half. She elaborated that they could not find a property in southern Florida, and she hoped that they could do this.

Mr. Gonzalez asked if the price point was what made them come to the subject property.

Ms. Viveros replied that it was acreage and price point.

Ms. Alda Bradnick, who lived with the Brauers, relayed her understanding that they shared the property driving in, though she thought that there was no space for parking without building in further. She believed that the applicant needed a place for the animals but thought that it was too close to the neighbors. She opined that there was property on County Road (CR) 33 north and south, and in Polk County. She expressed a concern for sharing her

property with trucks and parking; additionally, she indicated an understanding that the applicant would have to use her property for access.

There being no one else who wished to address the Board regarding this matter, the Chairman closed the public hearing.

Ms. Jennifer Swanson, Chairman of the Board for SaveAFox Rescue, suggested that they had talked with the County and an individual who specialized in driveways; furthermore, she opined they had verified that it would work, that it would meet the limits of the County, and that the tree would not have to be taken down. She noted that the special events could have up to 250 people; however, she opined that they did not have these types of events. She relayed her understanding that tours were generally from five to ten people, and felt that parking would not be an issue with these numbers of people. She indicated an understanding that there was a Rottweiler breeder which operated across the street from the subject property, along with another cat and dog rescue down the street. She said that they had spoken with local rescues including the new Lake County animal shelter, and she implied they verified that this type of rescue was needed. She mentioned that foxes made noises but felt that this had not been an issue. She relayed that they had spent time working to find a property, and that they had certain requirements for price point and acreage; additionally, she opined that this property fit with those requirements.

Mr. Jim Hamilton asked if this would be a County permitted driveway.

Mr. Greene explained that one of the CUP conditions was that before they could commence the operation of the sanctuary, they would have to submit a development application for site plan approval. He added that through that process, they would provide the County with a design of what the driveway would look like, and the Lake County Public Works Department would require a driveway connection permit.

Mr. Hamilton inquired if any issues with the marshland, property line easements, etc. would be addressed at that time, and Mr. Greene said this was correct.

Mr. Gamble asked if Ms. Shroul would be going through the subject property to reach her property.

Ms. Swanson relayed her understanding of this and displayed it on a map. She showed a slide and suggested that the blue line on the left, which was Ms. Shroul's current path, was already there. She indicated an understanding that Ms. Shroul currently pulled into the purple line and took a left down the blue line. She commented that the purple line would remain, because it was the Brauers' driveway, though the applicant would add the bottom yellow part in the circle so that they could pull into the yellow line and follow it into the subject property; furthermore, she implied that Ms. Shroul would not have to go on the purple line but would rather come in on the yellow line, take a left, and continue to use the blue line. She suggested that no one except the Brauers would be using their purple line driveway.



Mr. Gonzalez asked if they had discussed this with Ms. Shroul, and Ms. Swanson relayed her understanding that someone else had done this.

Ms. Jones Smith inquired if Ms. Shroul was amicable with using the yellow line, or did she want them to leave the blue line intact for her.

Mr. Gonzalez recalled Ms. Shroul had testified that she did not want this to change.

Mr. Gamble commented that Ms. Shroul's access could be left alone and that only the applicant could use the yellow line.

Ms. Sandi Raines commented that this would be fine, and she relayed her understanding that Ms. Shroul had another access to her property. She opined that Ms. Shroul had a concern about there being bushes around the subject property, for the applicant possibly cutting the bushes down, and for privacy. She suggested that she had indicated to Ms. Shroul that if she was agreeable to the request, then the applicant would give her the property where the bushes were and that they would put the fence on their side. She indicated an understanding that Ms. Shroul had been agreeable to this.

Mr. Gonzalez asked if they had a veterinarian involved.

Ms. Sandi Raines confirmed that they had a veterinarian about 30 minutes from the subject property who was taking care of other foxes that the applicant had adopted out.

Mr. Gonzalez inquired if they were bringing foxes from around the country into the State of Florida.

Ms. Sandi Raines confirmed this but implied that most of them came from the State of Minnesota due to the weather.

Ms. Mikayla Raines explained that some of the foxes were adopted to homes and sanctuaries in the State of Florida because they were rejected from a fur farm; furthermore, they could not stay in the State of Minnesota due to missing protection to keep them warm in the winter.

Ms. McKeeby asked if they would be a rehabber that the Florida Fish and Wildlife Conservation Commission (FWC) would bring foxes to.

Ms. Mikayla Raines denied this and said that in the State of Minnesota, she had chosen to work with captive wildlife rather than performing wildlife rehabilitation.

Mr. Gonzalez inquired how they came to choose this property.

Ms. Mikayla Raines opined that there was privacy and shading, that there were many trees, and that other properties either did not have this or were out of their price range.

Mr. Gonzalez then asked if they were in contract to buy this property or if they had purchased it.

Ms. Sandi Raines explained that they had searched for six or seven months and talked to many sellers and realtors. She commented that the subject property had an irrigation system, a fire hydrant, and a mobile home which they planned on remodeling. She elaborated that there was a separate restroom building which could be used by volunteers.

Ms. Jones Smith asked if there were easements or entitlements that established the driveways for joint use.

Ms. Sandi Raines suggested that because there were three homes, Mr. Lynch had expressed interest in making the neighbors happy and granting permission to install another leg of the driveway.

Ms. Jones Smith inquired that for the existing blue driveway used by Ms. Shroul, was there a recorded document stating that she had access through there, or was this how she had always accessed the property.

Ms. Sandi Raines relayed her understanding that it was how she had always accessed the property. She commented that they would have surveyors visit the site and that they had fencing and driveway bids in already.

Ms. Jones Smith questioned who maintained the blue driveway.

Ms. Sandi Raines suggested that it was just gravel, though indicated an understanding that the Brauers' driveway was paved.

Ms. Jones Smith recalled a comment implying that foxes were not technically a class one or class two wildlife, and she said that she had looked this up and that they were class three according to the FWC. She noted that the ordinance would permit exotic animals to include both class one and class two captive wildlife, per the Florida Administrative Code (FAC). She asked if the FAC rule differed from the FWC classifications, and Mr. Greene was unsure. Ms. Jones Smith then expressed interest in ensuring that if the Board recommended approval of an ordinance allowing class one and class two wildlife, but foxes were class three wildlife, that this would be covered within the ordinance.

Ms. Marsh commented that she did not know offhand what was in class one and class two; however, if the Board chose to approve this today, staff could adjust this and verify it before it went before the BCC. She added that it could be changed to class three.

Ms. Jones Smith thought that class one and class two included animals such as lions and giraffes, and she expressed interest in being clear in what would be done. She relayed her understanding that the applicant's organization was specific to foxes.

Mr. Greene read into the record from Rule 68A-6.0022, FAC, that a permit was required for personal possession, exhibition, or sale of class three wildlife; furthermore, class three wildlife were all species not listed in class one or class two, and not among those species that were specifically listed as not requiring a permit for personal possession. He added that there was no formal list of class three species, and that the list of class one and two species must be checked, along with species not requiring a permit, to determine if an animal was a class three species. He continued that State of Florida residents age 16 or older may apply for a permit to possess, exhibit or sell a class three wildlife species.

Ms. Jones Smith noted that according to the FWC, they broke out what constituted class one and two, and they had the same statement in class three; however, there was a note indicating that foxes, skunks, bats, raccoons or whitetail deer taken from the wild shall not be possessed as personal use wildlife, and shall be possessed only if in accordance with permits under the FAC rule. She added that a license was still required if it was not for personal use, and that a permit was required for personal possession, exhibit or sale of class three wildlife. She added that there was no formal list of class three wildlife, though it included but was not limited to species such as parrots, finches, skunks, foxes, geckos, snakes and frogs. She expressed interest in the Board covering the list correctly and not overpromising the applicant a type of animal that would be under class one or two.

Ms. Marsh commented that if the Board chose to approve the request, they could add to the motion that it was for foxes only and that the classification needed to accurately reflect that.

Ms. Jones Smith thought that it would be anything that fell under the classification with the foxes. She expressed a concern for the land or CUP being vested for something more intensive than what was originally contemplated.

Mr. Gamble noted that the applicant's display showed skunks.

Ms. Jones Smith clarified that she did not want to specify foxes only; rather, she wanted to specify the classification that foxes fell within, such as class three. She questioned which animals would be there.

Ms. Sandi Raines said that Ms. Mikayla Raines had spoken to the FWC to explain what she had and what she was doing, and they had indicated that they would provide a full license.

Ms. Mikayla Raines elaborated that her plan was to have all of the class licenses to cover the animals, noting that she did not intend to have animals such as tigers. She mentioned that she was licensed currently to have bobcats, lynx, minks, foxes and coyotes. She said that they worked primarily with foxes because she felt the need was highest for this, though they had situations where people needed to surrender other species.

Ms. McKeeby questioned what happened long term if they took something else in, such as a mink.

Ms. Mikayla Raines replied that any of the animals they took in could be adopted to qualified homes, and she suggested that they did not exceed their capacity in their State of Minnesota sanctuary. She relayed her understanding that everyone knew the animals within class one and class two.

Ms. Sandi Raines indicated interest in distinguishing that they would not take a wild animal. She expressed interest in being able to take animals that were given away, indicating an understanding that the animals could otherwise be released into the wild.

Ms. McKeeby inquired about which animals they would take, and Ms. Sandi Raines indicated that they had met with staff to discuss the different animals.

Ms. Jones Smith asked about the fencing design and how this regarded other animals on the property.

Ms. Mikayla Raines suggested that their DNR and USDA licenses had strict qualifications for specific species; therefore, she would be unable to take a certain type of animal if she did not meet federal and state standards.

Ms. McKeeby questioned if this was a wildlife sanctuary rather than just a fox sanctuary, and Ms. Mikayla Raines confirmed this.

Ms. Jones Smith noted that they were asking for a conditional use on the property which required additional review by the County. She relayed her understanding that the CUP would run with the property and that a later owner could purchase the property and put other animals there. She felt that it was important for the Board to understand exactly what animals would be there.

Ms. Sandi Raines thought that the CUP could follow only SaveAFox, and that the CUP would cease once SaveAFox left the property.

Ms. Jones Smith noted that if the Board did this and if it was approved by the BCC, the applicant would still have the rights to have a wildlife sanctuary with any animals they wanted. She commented that SaveAFox could change direction; therefore, she felt that it was important to understand exactly what the applicant would be doing there. She did not feel that it was adequately represented in the depiction of what they were doing to have any type of wildlife that the State of Florida allowed.

Ms. Mikayla Raines recalled that when they first applied, they had written everything out. She relayed her understanding that they had requested up to 40 fur bearing animals at any given time, and that under the FWC, fur bearing animals species included muskrat, mink, raccoon, otter, civet cat, skunk, red and gray fox, and opossum. She added that they had requested up to twelve other types of captive fox such as fennec, pale, bat eared, swift, kit, and arctic, along with up to two domestic members of the feline family, specifically only lynx or bobcat with nothing larger. She said that additional requests included up to two canines at

any given time, specifically coyote, coydog and jackal, and up to 15 of what Lake County considered to be domestic pets and farm animals.

Ms. Jones Smith asked if this was their full list of all the animals that they could potentially have on the property, and Ms. Sandi Raines confirmed this and displayed the document.

Ms. Jones Smith mentioned that bobcats were class two under the FWC.

Mr. Tim McClendon, Director, Office of Planning and Zoning, added that coyotes were also class two.

Ms. Jones Smith thought that these were the only two species called out, and that the others would fall under class three due to not being listed.

Mr. McClendon stated that staff would agree.

Ms. Jones Smith asked if the applicant would be willing to go to just class three, and she relayed her understanding that this was what the Board was considering.

Ms. Marsh added that they had also listed up to two members of the bear family, and bears were class one.

Ms. Jones Smith felt that the bears would also need to come off the list. She asked if this was consistent with what the Board was contemplating.

Ms. McKeeby thought that it would only be foxes. She inquired if the Board could restrict this to only class three.

Ms. Marsh confirmed this and added that the Board could condition this however they wanted, including limiting it to just foxes, to class three, to class two or class three, or to all of the classes.

Mr. Greene said that the Board could permit class three, excluding a list of animals.

Ms. Jones Smith relayed an understanding that class three was mostly smaller animals, birds and non-venomous snakes. She felt that if class three animals were what most people could have in their home or on their property as a pet, then this could possibly be the proper category to restrict this to; however, she asked that if the applicant wanted to have bobcats, coyotes and bears, which were class one and two, then would the Board want to include them. She expressed a concern that because this case was noticed to people in the surrounding area, they may have thought that it was only foxes and possibly would not have attended the current meeting.

Mr. McClendon clarified that it was advertised as an exotic animal sanctuary and that everyone was properly noticed.

Mr. Gamble indicated a concern for the apron off CR 33.

Mr. Greene said that the applicant had discussions to obtain guidance for what would be required if this CUP was approved; additionally, the apron had not been approved yet.

Ms. Jones Smith asked if they would still have to have a site plan, and Mr. Greene confirmed this. Ms. Jones Smith also thought that an environmental assessment needed to be done.

Mr. Greene said this was correct and that it would be a standard site development application before they could operate.

Ms. Jones Smith expressed support for approving the request with class three captive wildlife only. She added that if the applicant wanted to later amend the CUP to add species from class two or class one, this could be revisited at a future date. She felt that given how the case was presented before the Board, it would largely be captured within the class three grouping as opposed to the higher levels of exotic animals.

Mr. Gonzalez opined that this was the wrong site for this use.

Ms. McKeeby agreed with Ms. Jones Smith.

Ms. Jones Smith thought that the site was zoned Agriculture, and she questioned where else the use would go.

Mr. Gamble shared that his thought process was how many steers they could put on that property if they wanted to; additionally, there could be travel in and out with trailers and similar vehicles.

Ms. Jones Smith mentioned that there could be any farming activity.

Ms. McKeeby noted that the land could not be designated for certain farm animals.

**MOTION by Laura Jones Smith, SECONDED by Kathryn McKeeby to APPROVE Tab 5, SaveaFox Sanctuary, with the modification that the exotic animals permitted on the property would be limited to those captured only within the class three captive wildlife standard.**

**FOR: Gamble, McKeeby, Jones Smith and Hamilton**

**AGAINST: Gonzalez**

**MOTION CARRIED: 4-1**

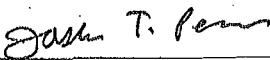
OTHER BUSINESS


Mr. Greene said that there was no further business.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:24 a.m.

Respectfully submitted,

  
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Josh Pearson  
Deputy Clerk, Board Support

  
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Sandy Gamble  
Chairman