

# LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

PLANNING AND ZONING BOARD  
May 2, 2012



BOARD OF COUNTY COMMISSIONERS  
May 22, 2012

<b>PH # 14-12-4</b> Mount Plymouth Lake Bottom Rezoning	<b>Case Manager:</b> Rick Hartenstein, AICP, CPM Senior Planner	<b>Agenda Item # 7</b>
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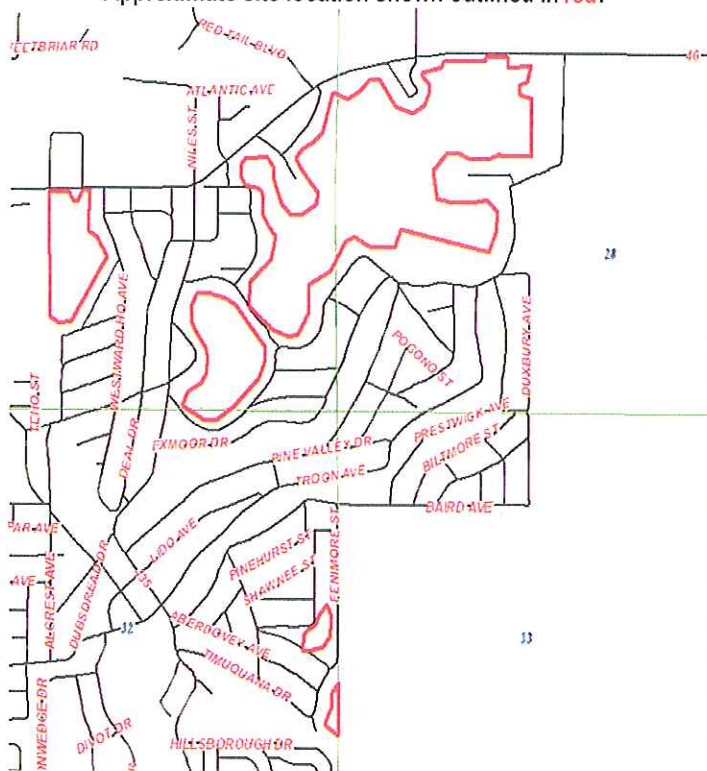
**Owner:** Lake County Board of County Commissioners (the "Owner")

**Applicant:** Lake County Board of County Commissioners/Wendy Breeden (the "Applicant")

**Requested Action:** Rezone 60.62 +/- acres from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses.

### - Site Location & Information -

Approximate site location shown outlined in red.



Size	60.62 +/- acres	
Location	Mt. Plymouth area between SR 46, Sandwich Place, Lochmore Circle, Eufala Way, & Vero Street	
Alternate Key #	1476577	
Future Land Use	Conservation	
	<b>Existing</b>	<b>Proposed</b>
Zoning District/Density	R-3 & R-6	CFD – N/A
Floor Area Ratio (FAR)	0.40 (max.) LDR	N/A – Comp Plan
Impervious Surface Ratio (ISR)	0.35 & 0.55 (max.) LDR	N/A - Comp Plan
Joint Planning Area	None	
Utility Area:	None	
Site Utilities	None Proposed	
Road Classification	SR 46 - Arterial Sandwich Place, Lochmore Circle, Eufala Way, & Vero Street – Local	
Flood Zone/ FIRM Panel	X/AE – 12069C0395D Effective Date July 3, 2002	
Commissioner District	4-Campione	

**Site Visit:** April 18, 2012

**Sign Posted:** April 18, 2012 (6 Signs Posted)

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	(Wekiva River Protection Area - WRPA) WRPA - Mt Plymouth-Sorrento Main Street and WRPA - Mt Plymouth-Sorrento Receiving Area  (Non-Wekiva) Mt Plymouth-Sorrento Neighborhood	A, R-6, R-7, RP, C-1, CP, CFD, PUD	Residential, Golf Course, Commercial, Community Facility, and vacant land	None
South	(Wekiva River Protection Area - WRPA) Mt Plymouth-Sorrento Receiving Area and Conservation  (Non-Wekiva) Mt Plymouth-Sorrento Neighborhood	AR, R-1, R- 3, R-6, PUD, RMRP	Residential, Golf Course, Mobile Home Rental Park, Conservation, and vacant land	None
East	(Wekiva River Protection Area - WRPA) Mt Plymouth-Sorrento Receiving Area and Conservation	R-1, R-3, R-6, and CFD	Residential, Community Facility, Conservation, and vacant land	None
West	Wekiva River Protection Area - WRPA) WRPA - Mt Plymouth-Sorrento Main Street and WRPA - Mt Plymouth-Sorrento Receiving Area  (Non-Wekiva) Mt Plymouth-Sorrento Main Street Mt Plymouth-Sorrento Neighborhood	A, R-6, C-1, CP, CFD, PUD	Agriculture, Residential, Golf Course, Commercial, Community Facility, and vacant land	None

– Summary of Staff Determination –

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the application to rezone 60.62 +/- acres from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses, with conditions, as specified in the attached ordinance.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

– Summary of Analysis –

The Applicant is requesting to rezone the property to Community Facility District (CFD) to establish a conservation area of passive recreational uses as shown on Exhibit "A" (Conceptual Plan) contained in the proposed CFD Ordinance. The CFD Zoning District is permitted in the Conservation Future Land Category (FLUC) in accordance with the Comprehensive Plan (the "Plan") and Land Development Regulations (LDR).



– Analysis –  
LDR Section 14.03.03 (Standards for Review)

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

The Applicant seeks to establish a trail system for public access within the confines of 60.62 acres of property in the Mount Plymouth area. Section 3.00.03, Land Development Regulation (LDR) permits conservation and passive recreational uses as a Community Facility use. Parks are recognized as a Civic Use which is permitted in the Conservation Future Land Use Category. The proposed use of the property is consistent with the CFD definition specified by Section 3.00.02.Y, LDR, as the use promotes the general welfare of community needs for county residents. The proposed conservation area and passive recreational uses on the property are similar to and consistent with the Classification of Uses specified by Section 3.01.02.F.4, LDR (Parks and Recreation).

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

This request is consistent with the land use provisions of the Public Benefit Future Land Use Series specified by Objective I-1.5, as the property is held by a government entity and serves a public benefit by providing natural resource protection for environmentally sensitive land. The proposed use is consistent with Plan Policy I-1.5.1 as the use is not adverse to the character of the area and promotes preservation of native habitat. Furthermore, the proposed use will provide limited community needs to the residents of this area consistent with this policy. Additionally, the application for CFD zoning is consistent with Plan Policy I-1.5.1 which specifies the application of a conditional use permit or other land use regulatory instrument for civic uses. Goal III-1, of the Plan states the County shall strive to preserve, properly manage and, where possible, enhance the quantity, quality and function of its natural resources and natural environment for existing and future generations. Through the dedication of this conservation area, the Goals, Objectives, and Policies of the Conservation Element of the Comprehensive Plan are being advanced.

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

The establishment of this new CFD Zoning District is consistent with the existing land uses in the area and is consistent and similar in scale and character with the uses being conducted in the area as demonstrated by the Neighborhood Lakes conservation area to the east.

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

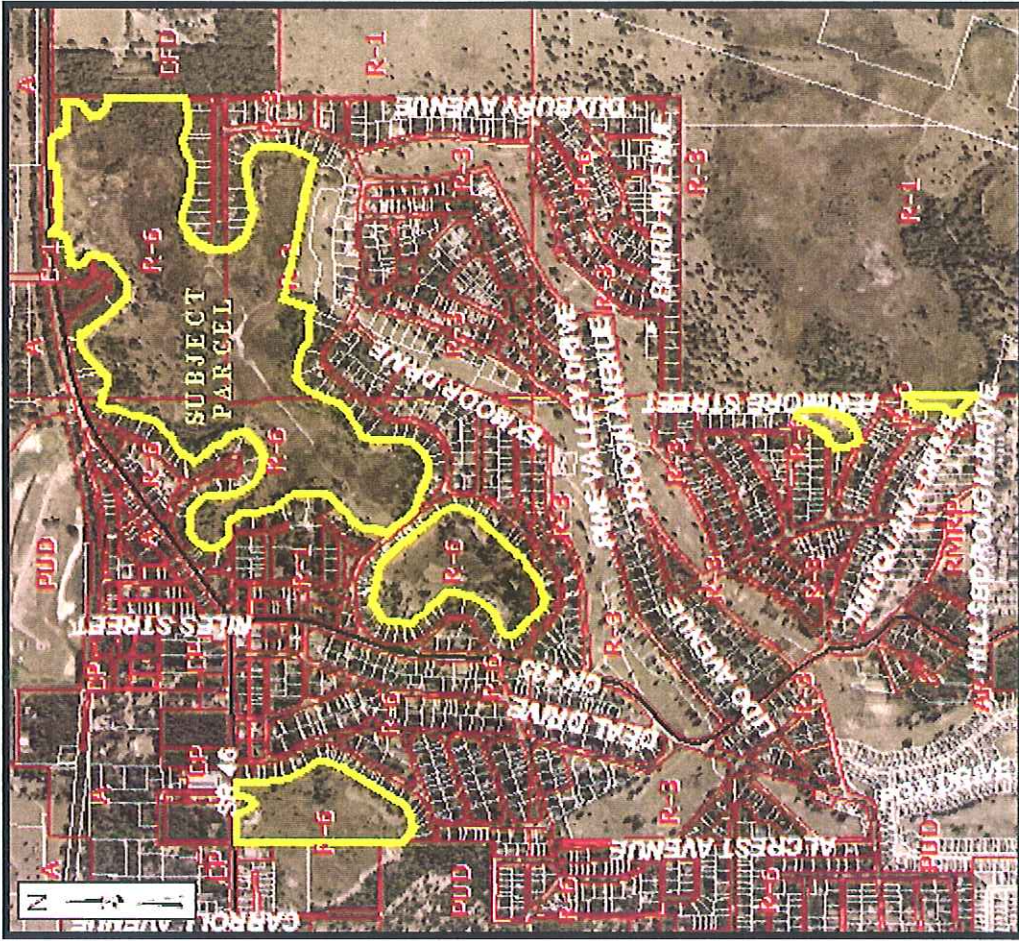
The Applicant seeks to develop passive recreational uses such as trails on conservation land that is under public land management by the County. The establishment of a new CFD Zoning District would accommodate the need of a community park providing hiking trails for the citizens in the area and the continuation of natural resource protection.

**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;**

**Transportation** - Public Works has indicated this project will have no negative impact on the surrounding roads that support the proposed park.

**Water and Sewage** – No services (water or sewer) are proposed for this project.

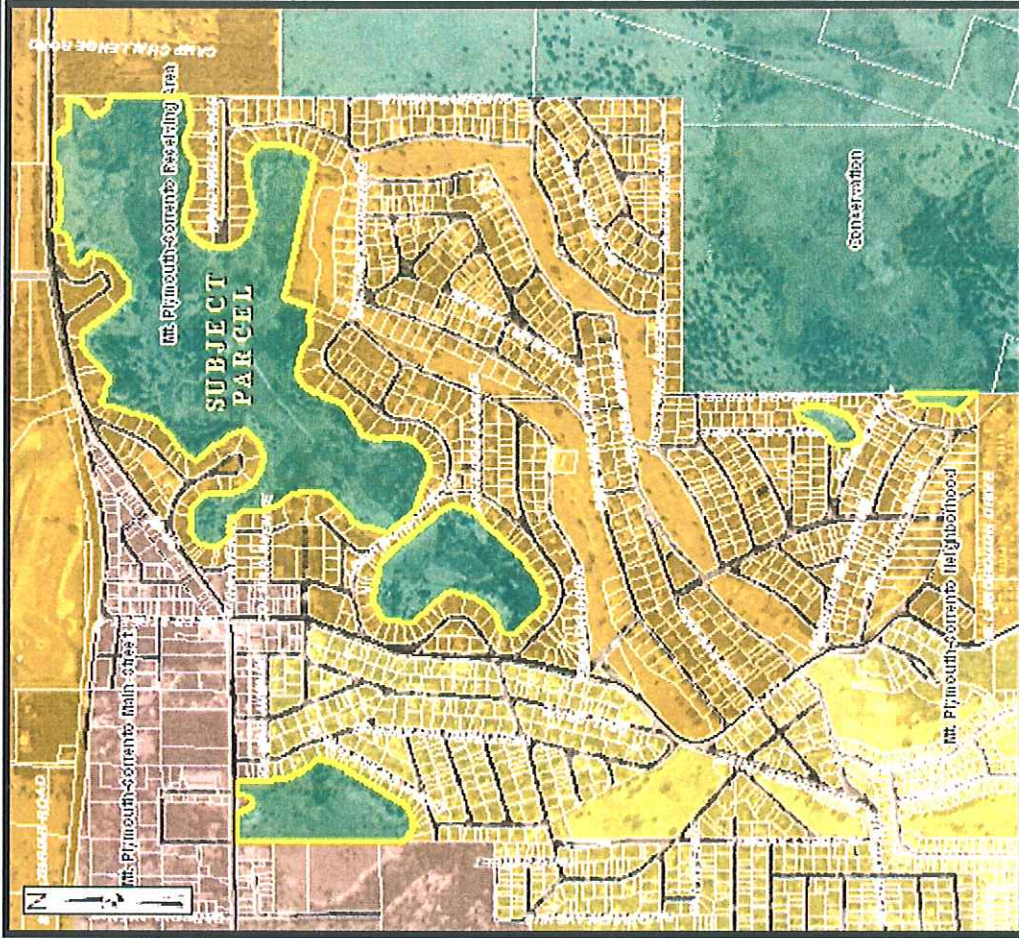




**CURRENT ZONING**

**MEDIUM RESIDENTIAL (R-3) & URBAN RESIDENTIAL (R-6)**

**MT. PLYMOUTH LAKE  
BOTTOM REZONING**



**2030 FUTURE LAND USE  
PUBLIC RESOURCE LAND**

Case No.  Date of Public Hearing

**ZONING**

**LAND USE**

**SUBJECT PARCEL**

CASE NO. PH# 14-12-4  
CASE LOCATION: 28/29/32/33-19 S-28 E  
REQUESTING: Rezone 170 acres to CFD for conservation and passive recreation uses.

**PLUM LAKE**



**Fire & Emergency Services** –Lake County Fire Station # 39, located at 31431 Walton Heath, Sorrento off SR 46, will provide services to the property.

**Solid Waste** –The proposed rezoning and new use will not cause any adverse impact to the current solid waste capacity or level of service.

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

Additional adverse impacts are not anticipated, however, any additional development intensity shall cause the need for an Environmental Assessment pursuant to LDR site development requirements.

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

The application did not contain any information regarding the effect the proposed rezoning would have on property values in the area.

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

The proposed rezoning will result in a continuation of the existing development pattern in the area and will not cause an adverse effect on the area consistent with Plan Policy I-1.5.1. The proposed conservation and passive recreational uses are compatible with the existing land uses in the area.

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

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

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

The County has received several phone calls from area residents expressing a concern that motor vehicles, especially all terrain vehicles, dune buggies, and motorcycles, would have access to the area. The Lake County Codification addresses motorized vehicles and public land access in several areas, specifically in Sections 16-63, 16-65, and 16-71, which place prohibitions on unauthorized motor vehicle access and provides for enforcement action.

**FINDINGS OF FACT:** The proposed CFD rezoning and the proposed use is consistent with the intent and purpose of Comp Plan Objective I-1-5, by identifying lands that benefit the public or general welfare such as conservation, recreation, and public facilities and infrastructure.

1. The proposed rezoning application and use is consistent with Plan Policy I-1.5.1 regarding permissible uses within the Conservation Future Land Use Category.
2. The proposed use in the rezoning request is consistent with the Community Facilities District specified by LDR Section 3.00.002.Y.
3. The use proposed by the rezoning request is consistent with LDR Section 3.01.02.F.1.

Based on these findings of fact, staff recommends **approval** of the rezoning application, with conditions, as specified in the

**WRITTEN COMMENTS FILED: Supportive: -0-**

**Concern: -0-**

**Opposition: -0-**

ORDINANCE #2012 -  
PH # 14-12-4

Lake County Board of County Commissioners/Wendy Breeden  
(Mount Plymouth Lake Bottoms Conservation Area)

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

WHEREAS, the Lake County Public Resources Department (the "Applicant") submitted an application on behalf of the Lake County Board of County Commissioners (the "Owners") to establish a Community Facilities District (CFD) Zoning District for a conservation/preservation area with passive recreational uses; and

WHEREAS, the subject property consists of approximately 60.62 +/- acres located in the Mount Plymouth area, in Sections 28, 29, 32, & 33, Township 19 South, Range 28 East, Alternate Key # 1476577 and more particularly described as:

**LEGAL DESCRIPTION**

All land included within the boundaries of any lakes and all lake bottoms and lakes as shown upon the plat of Mt. Plymouth, Section "A" as recorded in Plat Book 8, pages 85 to 85D, both inclusive, Public Records of Lake County, Florida.

LESS:

From the Southwest corner of Fairway #9, Course #1, run North 19°50'51" East 314.32 feet for a Point of Beginning, continue North 19°50'51" East 260.68 feet to a point in Lake Plymouth, thence Southeasterly in a straight line to the Northwest corner of Lot 5, Block 74 on the Easterly shore of said lake, thence follow shore line southerly and westerly to the point of beginning.

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

WHEREAS, Lake County Planning and Zoning Board did review petition PH# 18-12-4 on the 2<sup>nd</sup> day of May, 2012, after giving Notice of Hearing for a change in the use of land, including a notice that said petition will be presented to the Board of County Commissioners of Lake County, Florida, on the 22<sup>nd</sup> day of May, 2012; and

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

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

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land, subject to the following terms:

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to show the Community Facility District (CFD) in accordance with this Ordinance. All uses shall be generally



- 1 consistent with the Concept Plan as shown in Exhibit "A", attached. To the extent where there are  
2 conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence.
- 3 A. Land Use: The permitted uses listed below are specifically limited to the land area described in  
4 this Ordinance.
- 5 1. Preservation and Management of natural resources as stipulated in the Mount Plymouth  
6 Land Management Plan approved by the Board of County Commissioners on October 19,  
7 2010.  
8 2. Hiking Trails
- 9 Accessory uses directly associated with the above uses may be approved by the County  
10 Manager or designee. Any other use of the site not identified above shall require an  
11 amendment to this Ordinance as approved by the Board of County Commissioners.
- 12 B. Open Space, Setbacks, Buffers, Landscaping, and Parking shall be in accordance with the  
13 Comprehensive Plan and LDR, as amended.
- 14 C. Transportation Improvements/Access Management: All access management shall be in  
15 accordance with the LDR, as amended.
- 16 D. Signage: Signs shall be accordance with the LDR, as amended.
- 17 E. Concurrency Management Requirements: Any development shall comply with the Lake County  
18 Concurrency Management System, as amended.
- 19 F. Development Review and Approval: Prior to the issuance of permits, the Applicant shall be  
20 required to submit a site plan application generally consistent with Exhibit "A" Conceptual Plan,  
21 attached, for review and approval in accordance with the Comprehensive Plan and LDR, as  
22 amended.
- 23 G. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in  
24 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County  
25 Comprehensive Plan, and Lake County Land Development Regulations shall include any  
26 future amendments to the Statutes, Code, Plans, and/or Regulations.
- 27 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:
- 28 A. After establishment of the facilities as provided herein, the aforementioned property shall only  
29 be used for the purposes named in this Ordinance. Any other proposed use must be  
30 specifically authorized by the Board of County Commissioners.
- 31 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,  
32 move, convert, or demolish any building structure, add other uses, or alter the land in any  
33 manner within the boundaries of the above described land without first obtaining the necessary  
34 approvals in accordance with the Lake County Code, as amended, and obtaining the permits  
35 required from the other appropriate governmental agencies.
- 36 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the  
37 land and the terms, conditions, and provisions hereof, and shall be binding upon the present  
38 Owner and any successor, and shall be subject to each and every condition herein set out.

1 D. Construction and operation of the proposed use shall at all times comply with the regulations of  
2 this and other governmental permitting agencies.

3 E. The transfer of ownership or lease of any or all of the property described in this Ordinance  
4 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is  
5 made good and aware of the conditions established by this Ordinance and agrees to be bound  
6 by these conditions. The purchaser or lessee may request a change from the existing plans  
7 and conditions by following procedures contained in the Land Development Regulations, as  
8 amended.

9 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code  
10 Enforcement Special Master shall have authority to enforce the terms and conditions set forth  
11 in this ordinance and to recommend that the ordinance be revoked.

12 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid  
13 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way  
14 affect the validity of the remaining portions of this Ordinance.

15 **Section 4. Effective Date.** This Ordinance shall become effective as provided by law.

16  
17 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

18  
19 FILED with the Secretary of State \_\_\_\_\_, 2012.

20  
21 EFFECTIVE \_\_\_\_\_, 2012.

22 BOARD OF COUNTY COMMISSIONERS  
23 LAKE COUNTY, FLORIDA

24  
25  
26  
27 \_\_\_\_\_  
28 LESLIE CAMPIONE, CHAIRMAN

29  
30 ATTEST:

31 \_\_\_\_\_  
32 NEIL KELLY, CLERK OF THE  
33 BOARD OF COUNTY COMMISSIONERS  
34 LAKE COUNTY, FLORIDA

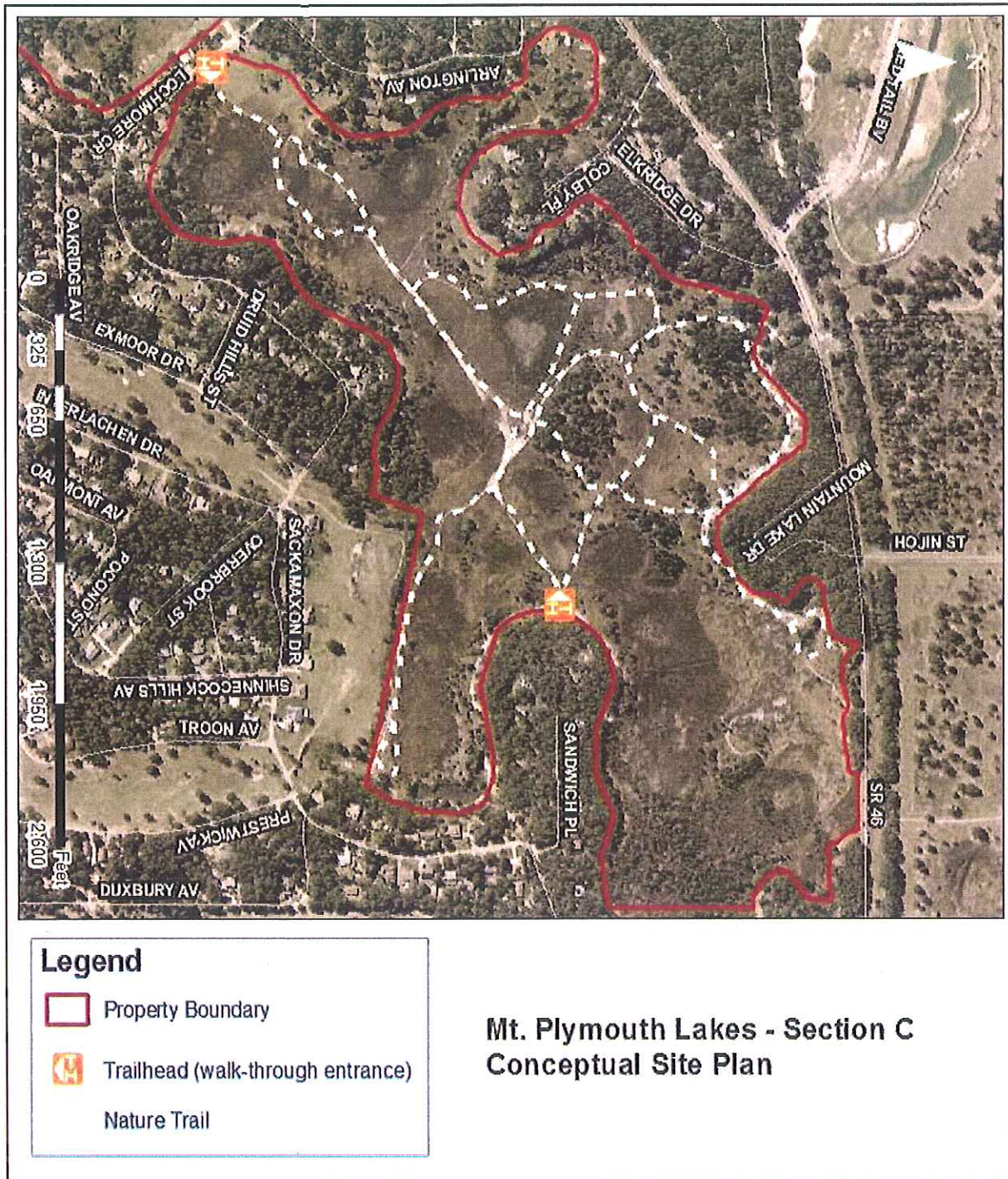
35 APPROVED AS TO FORM AND LEGALITY

36  
37 \_\_\_\_\_  
38 SANFORD A. MINKOFF, COUNTY ATTORNEY  
39  
40  
41



1  
2  
3

Exhibit "A"  
Concept Plan



4



Attachment 1.

FILED

Ordinance #42-88

AUG 5 9 01 AM '88

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

WHEREAS, the Lake County Planning and Zoning Commission on the 25th day of May, 1988, review petition #71-88-33, a request to approve the preliminary site plan to Revoke R-1-7 (Urban Residential) + CUP#162-3 and rezoning to PFD (Public Facilities District) zoning district to bring existing church into compliance and add Fellowship Hall on property generally located in the South Clermont area. Property lying at end of Cemetary Rd. (DR3-0740) just E of its intersection with Lakeshore Dr. (DR3-1040). The property is more particularly described as:

LEGAL DESCRIPTION: S 1/2 of SW 1/4 of NW 1/4 of NW 1/4 of Sec. 13, Twp. 23S, Rge. 25E.

AND, after giving Notice of Hearing on petition for site plan approval, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 14th day of June, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and



WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms and conditions:

1. Terms: The PFD (Public Facilities District) facility shall mean and include the total of the following:
  - A. Land Use

Use of the property is limited to a church, parsonage, caretaker's residence and cemetery. Other accessory uses are subject to approval of the Director of Development Coordination. Other uses will require an amendment of this PFD.
  - B. Permitting

Prior to the issuance of any permits, the applicant shall submit final site plan, approved by the Lake County Site Plan Advisory Committee. The site plan shall meet all submittal requirements and conform to all County codes and ordinances.
2. Conditions as altered and amended which pertain to the above tract of land shall mean:
  - A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and the Board of County Commissioners.



- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with Section 70.31 of the Zoning Ordinance of Lake County, and obtaining approval from the Director of Development. Coordination upon obtaining the permits required from the other appropriate governmental agencies.
- C. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
- E. The transfer of ownership or lease of any or all of the property described in Ordinance #42-88 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the PFD (Public Facilities District) established by Ordinance #42-88, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in Section 691, Paragraph 691.13, Lake County Zoning Regulations, as amended.

DONE AND RESOLVED by the Lake County Board of County Commissioners on  
the 14th day of June, 1988, A.D.

STATE OF FLORIDA )

:

COUNTY OF LAKE )

  
GLENN C. BURHANS, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY that the above and foregoing is a true copy of an  
Ordinance adopted by the Board of County Commissioners in regular  
session on June 14, 1988 as the same appears on record of  
County Commissioners Minute Book 36 Page 274.

JAMES C. WATKINS  
Clerk of the Circuit Court  
and Ex-Official Clerk of the  
Board of County Commissioners  
Lake County, Florida

BY: 

CLERK



Attachment 2

DOCUMENT #2012026400  
4136 PG 1020 - 1021 (2 PGS)  
3/14/2012 9:02:27 AM  
KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$18.50

Final Development Order  
Liberty Baptist Church INC. / SCI Towers, LLC  
BOA # 6-12-2

A VARIANCE OF THE LAKE COUNTY BOARD OF ADJUSTMENT AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Liberty Baptist Church, Inc. (the "Owners") made a request to allow a camouflage communications tower to be located off center on the parent parcel with a maximum height of 175 feet; and

WHEREAS, the subject property consists of 4.77 acres +/- and is generally located south of Clermont in Section 3, Township 23 South, Range 25 East, being composed of Alternate Key Number 1405335, and more particularly described as:

SOUTH 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF  
NORTHWEST 1/4--LESS SOUTH 33 FEET OF WEST 300 FEET  
FOR CEMETERY ROAD 2-0740 SECTION 13, TOWNSHIP 23  
SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND, after giving Notice of Hearing on petition for a variance to the Lake County Land Development Regulations, including notice that said variance would be presented to the Board of Adjustment of Lake County, Florida, on March 8, 2012; and

WHEREAS, the Board of Adjustment reviewed said petition, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, on March 8, 2012, the Lake County Board of Adjustment approved the variance for the above property; and

NOW THEREFORE, BE IT ORDAINED by the Board of Adjustment of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject property subject to the following terms:

Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to reflect the approval of BOA# 6-12-2 to allow the placement of a camouflage communications tower with the following conditions:

1. The communications tower shall be placed as indicated on Exhibit "A".
2. The tower shall be a monopole communications tower, not to exceed 175 feet in height.
3. The tower shall be a camouflage monopole design with a flag.
4. All Federal requirements for flag displays must be met.
5. A generator shall be required to provide emergency power to the communications tower.

PLANNING AND COMMUNITY DESIGN  
315 WEST MAIN STREET  
TAVARES FL 32778

Section 2. **Severability:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. **Effective Date.** This Ordinance shall become effective as provided by law.

ENACTED this 8<sup>th</sup> day of March, 2012.

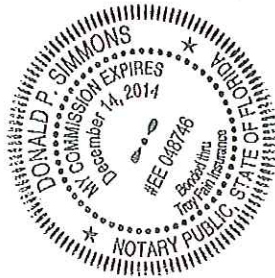
EFFECTIVE March 8, 2012.

BOARD OF ADJUSTMENT  
LAKE COUNTY, FLORIDA

  
Donald Schreiner, Chairman

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this March 8, 2012 by DONALD SCHREINER, who is personally known to me.  
(SEAL)



  
Signature of Acknowledger

Serial Number: EE 048746  
My Commission Expires: DEC. 14, 2014





Attachment 3



**CITY OF CLERMONT**

Office of the Planning & Zoning Director

December 14, 2011

Brian Sheahan, AICP, Manager  
Division of Planning & Community Design  
Lake County Department of Growth Management  
P.O. Box 7800  
Tavares, FL 32778-7800

Re: Liberty Baptist Church – Request for 175-foot Communications Tower  
Lake County Project Number: 2011040009, AR# 1808

Dear Mr. Sheahan:

On December 13, 2011, the Clermont City Council reviewed the request by Liberty Baptist Church and Site Concepts to increase the height of their proposed communications tower from 140 feet to 175 feet. The Council voted to recommend approval to Lake County, with the recommendation that the tower be the single mono-pole (flagpole) design, and that there be a back-up generator.

On Wednesday after the meeting, the applicant did provide information regarding this generator request. Florida requirements for mobile communications already cover backup power for these uses, so those requirements are already in effect.

We appreciate the opportunity to review and comment on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Hitt', written over a white rectangular area.

James K. Hitt  
Planning & Zoning Director