

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

PETITION TO REZONE PROPERTY

PLANNING & ZONING BOARD
May 2, 2012



BOARD OF COUNTY COMMISSIONERS
May 22, 2012

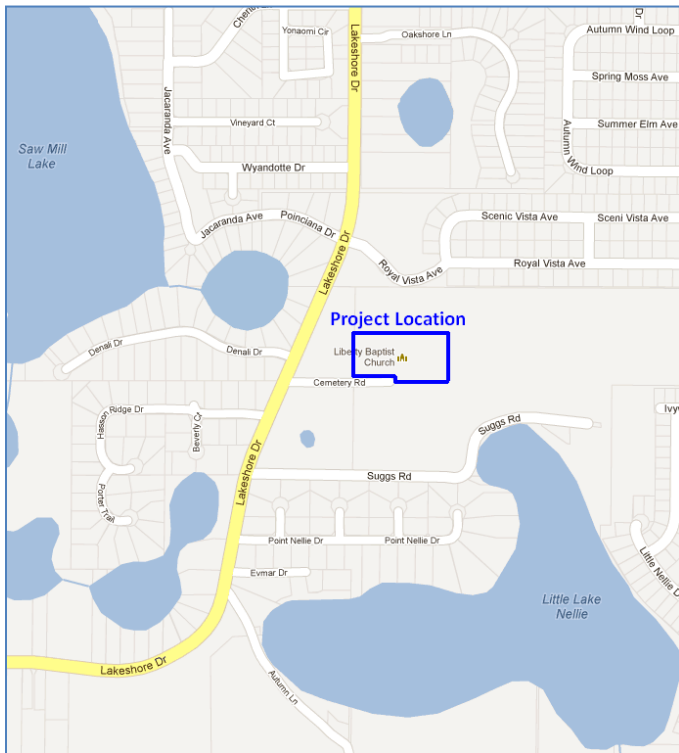
PH #19-12-2 Liberty Baptist Church	Case Manager: Melving Isaac, Planner	Agenda Item #1
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Owner: Liberty Baptist Church, Inc. (the "Owner")

Applicant: Lee Chapman (the "Applicant")

Requested Action: Amend the Community Facility District (CFD) Ordinance #42-88 to add the use of a communications tower. Ordinance #42-88 will be superseded and replaced by the proposed ordinance.

- Site Location & Information -



Size	4.8 +/- acres	
Location	Clermont area, East of Lakeshore Drive	
Alternate Key #	1405335	
Future Land Use	Rural Transition	
	Existing	Proposed
Zoning District	CFD	CFD
Impervious Surface Ratio	.80 max	.50 max (Policy I-1.4.5)
Floor Area Ratio	1.0 max	1.0 max (LDR Section 3.02.06)
Joint Planning Area	Clermont	
Utility Area:	Clermont	
Site Utilities	N/A for the proposed communications tower	
Road Classification	Lakeshore Drive - Urban Collector	
Flood Zone/ FIRM Panel	X/625	
Commissioner District	2 (Parks)	

Approximate site location outlined in Blue

Site Visit April 19, 2012
Sign Posted April 19, 2012 (2 posted)

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural Transition	Urban Residential (R-6)	Citrus Grove	
South	Rural Transition	Urban Residential (R-6)	Citrus Grove	
East	Rural Transition	Urban Residential (R-6)	Citrus Grove	
West	Rural Transition	Urban Residential (R-6)	Citrus Grove	Property surrounded by Lakeshore Drive at the west

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL with conditions** of the proposed rezoning request, as set forth in the attached Ordinance.

PLANNING & ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to amend the Community Facility District (CFD) Ordinance #42-88 to add the use of a 175-foot tall communications tower constructed as a monopole (flagpole) design. Ordinance #42-88 will be superseded and replaced by the proposed ordinance. The property currently has an existing church and cemetery. The subject property consists of 4.8 +/- acres and is located in the Clermont area, East of Lakeshore Drive.

This parcel lies within the City of Clermont Joint Planning Area (JPA). The City Council reviewed the request on December 13, 2011 and recommended approval with the conditions of the tower being constructed as a monopole (flagpole) design and the requirement of a backup generator.

On March 8, 2012, the Lake County Board of Adjustment (BOA) approved a variance (BOA #3-11-3) from the LDR Section 3.13.07(B) *Setbacks* and Clermont JPA 15.02.04(J) *Architectural Standards* to allow a camouflage communications tower to be located off center on the parent parcel with a maximum height of 175 feet.

The proposed amendment is consistent with the Comprehensive Plan and the Land Development Regulations (LDR), which permit utilities (communications tower) uses in the Rural Transition Future Land Use Category (FLUC) and in the CFD Zoning District, as established in LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The proposed rezoning is consistent with the LDR as seen in LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits communications tower, church and cemetery uses in the CFD Zoning District.

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

The proposed rezoning request is consistent with the Comprehensive Plan Policy I-1.4.5 *Rural Transition Future Land Use Category*, which allows utilities (communications towers) with the issuance of a Conditional Use Permit (CUP) in the Rural Transition Future Land Use Category (FLUC). The CFD rezoning will satisfy the requirements of a CUP for the proposed use. The request is also consistent with Comprehensive Plan Policy I-7.12.1 *Provision of Utilities*, which permits private or public utilities needed to support adopted Future Land Use and zoning in all land use designations, except as expressly prohibited or restricted.

The existing church (religious organizations) and cemetery uses (civic - community facility uses) are also consistent with Comprehensive Plan Policy I-1.4.5 and are an allowable use in the Rural Transition FLUC.

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

The subject property is entirely surrounded by citrus groves which separate the property from the existing residential uses located at the north, south and west by a minimum distance of approximately 300 feet. The proposed rezoning is generally consistent with the land use patterns in the area.

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

The Applicant seeks to establish the use of a communications tower on the property in addition to the existing uses. The current CFD zoning ordinance does not contain the use of a communications tower, therefore requiring the CFD ordinance to be amended.

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;

This amendment will not create any additional demands on public facilities and services beyond those previously proposed. The full extent of the impacts will be evaluated as part of the site plan review process for the proposed communications tower.

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

The property is currently developed with an existing church and cemetery. Therefore, this amendment is not expected to have any adverse impacts on the natural environment.

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

The application does not contain any evidence that the proposed rezoning would adversely affect 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 would not be adverse to the orderly and logical development pattern of the area that currently exists.

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 would be in harmony with the general intent of the Comprehensive Plan and LDR.

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.

N/A.

FINDINGS OF FACT: Staff has reviewed the application for the proposed rezoning and found:

1. The request is consistent with the Comprehensive Plan as seen in Policy I-1.4.5 *Rural Transition Future Land Use Category* as communications tower (utilities), church (religious organizations) and cemetery uses (civic - community facility uses) are allowable and conforms to the general land use criteria and activities of the Rural Transition Future Land Use Category.
2. The request is also consistent with Comprehensive Plan Policy I-7.12.1 *Provision of Utilities*, which permits private or public utilities needed to support adopted Future Land Use and zoning in all land use designations, except as expressly prohibited or restricted.
3. The request is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits communications tower, church and cemetery uses in the CFD Zoning District.

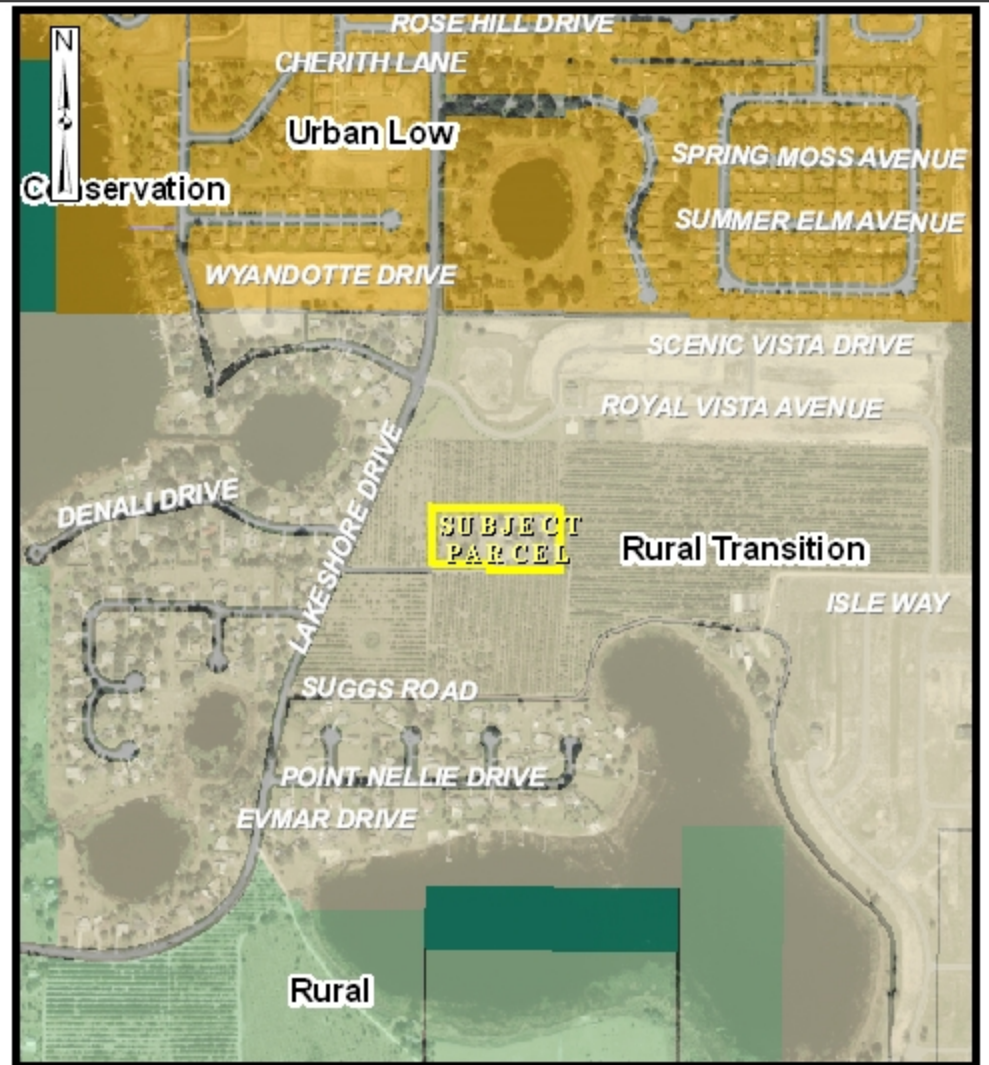
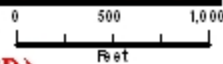
Therefore, based on these findings of fact, staff recommends **APPROVAL with conditions**, subject to the conditions as set forth in the attached Ordinance.

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-



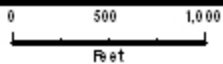
CURRENT ZONING

COMMUNITY FACILITY DISTRICT (CFD)



ADOPTED FUTURE LAND USE

RURAL TRANSITION



**LIBERTY BAPTIST CHURCH
COMMUNICATION TOWER**

CASE NO.
PH #19-12-2

CASE LOCATION:
S13, T23 S, R25E

REQUESTING:
Amend the CFD Ordinance to add
the use of a communication tower.

ZONING

LAND USE

SUBJECT PARCEL

REFERENCES:
Lake County GIS Department, Planning, 2008 Aerial Image;
Data Completion and Map production compliments of the
County Management Department, Planning and Community Design.

MAP COMPOSITION:
JANUARY, 2018

FOCUS AREA

**LAKE COUNTY
PLANNING**

The map product was prepared from a Geographic Information System established by the Lake County Board of County Commissioners, its employees, agents and personnel, made no warranty as to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features shown. The Lake County Board of County Commissioners, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT. Independent verification of all data is required on the map product obtained by the user of this map.

- 1 A. Land Uses:
- 2 1. House of Worship.
- 3 2. Parsonage.
- 4 3. Caretaker's residence.
- 5 4. Cemetary as defined and in accordance with Chapter 497 of the Florida Statutes.
- 6 5. Communications tower with ancillary equipment and support facilities.

7 Accessory uses directly associated with the above uses may be approved by the County
8 Manager or designee. Any other use of the site shall require an amendment to this Ordinance
9 as approved by the Board of County Commissioners.

- 10 B. Development Standards:
- 11 1. Site plan approval is required for review and approval for any future development.
- 12 2. The uses on the property shall be in conformance with all Federal, State and Local
13 Regulations at all times. The Applicant shall secure all applicable required Federal, State
14 and Local permits and licenses.
- 15 3. Parking: Parking surfaces may be grass or other pervious material, except as required for
16 handicapped accessibility.
- 17 4. Setbacks, Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height
18 shall be in accordance with the Comprehensive Plan and LDR, as amended.
- 19 5. Landscaping, Buffering, and Screening shall comply with the LDR, as amended.
- 20 6. Transportation Improvements/Access Management: Access management shall be in
21 accordance with the LDR, as amended.
- 22 7. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and
23 consistent with Dark-Sky Principles.
- 24 8. Signage: Signs shall be in accordance with the LDR, as amended.
- 25 9. Clermont Joint Planning Area: All requirements of the Clermont Joint Planning Area Land
26 Development Regualtions shall apply, unless otherwise specified herein.
- 27 10. Communications Tower:
- 28 a. Site plan approval is required for the communications tower. The Applicant shall submit
29 a site plan application for review and approval prior to the initiation of the operation of
30 the communications tower generally consistent with the concept plan depicted on
31 Exhibit "A".
- 32 b. Setbacks: Setbacks shall be in accordance with the Comprehensive Plan and LDR, as
33 amended, except as adjusted by the Lake County Board of Adjustment (BOA) through
34 variance BOA #6-12-2. The communications tower shall be placed as indicated on
35 Exhibit "A".
- 36 c. The tower shall be a monopole communications tower, not to exceed 175 feet in height.

- 1 d. The tower shall be a camouflage monopole design with a flag. The flag may be a U.S.
2 Flag or other flag at the discretion of the applicant.
- 3 e. All Federal requirements for U.S. flag displays must be met if flown.
- 4 f. A generator shall be required to provide emergency power to the communications
5 tower.
- 6 g. The tower must be designed so that in the event it falls, it shall collapse only within the
7 property lines of the lot on which it is located in accordance with the LDR, as amended.
8 The engineer shall demonstrate compliance with this requirement at site plan submittal.
- 9 h. Lighting: All lighting shall be in accordance with Federal Aviation Administration (FAA)
10 regulations and the Land Development Regulations, as amended. Dual mode lighting is
11 required if lighting is installed.

12 C. Concurrency Management Requirements: Any development shall comply with the Lake County
13 Concurrency Management System.

14 D. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall be
15 required to submit a site plan generally consistent with EXHIBIT "A" – CONCEPTUAL PLAN
16 for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

17 E. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in
18 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
19 Comprehensive Plan, and Lake County Land Development Regulations shall include any
20 future amendments to the Statutes, Code, Plans, and/or Regulations.

21 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

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

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

30 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the
31 land and the terms, conditions, and provisions hereof, and shall be binding upon the present
32 Owner and any successor, and shall be subject to each and every condition herein set out.

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

35 E. The transfer of ownership or lease of any or all of the property described in this Ordinance
36 shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is
37 made good and aware of the conditions established by this Ordinance and agrees to be bound
38 by these conditions. The purchaser or lessee may request a change from the existing plans
39 and conditions by following procedures contained in the Land Development Regulations, as
40 amended.

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

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

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

8
9 ENACTED this _____ day of _____, 2012.

10 FILED with the Secretary of State _____, 2012.

11 EFFECTIVE _____, 2012.

12 BOARD OF COUNTY COMMISSIONERS
13 LAKE COUNTY, FLORIDA

14 _____
15 LESLIE CAMPIONE, Chairman

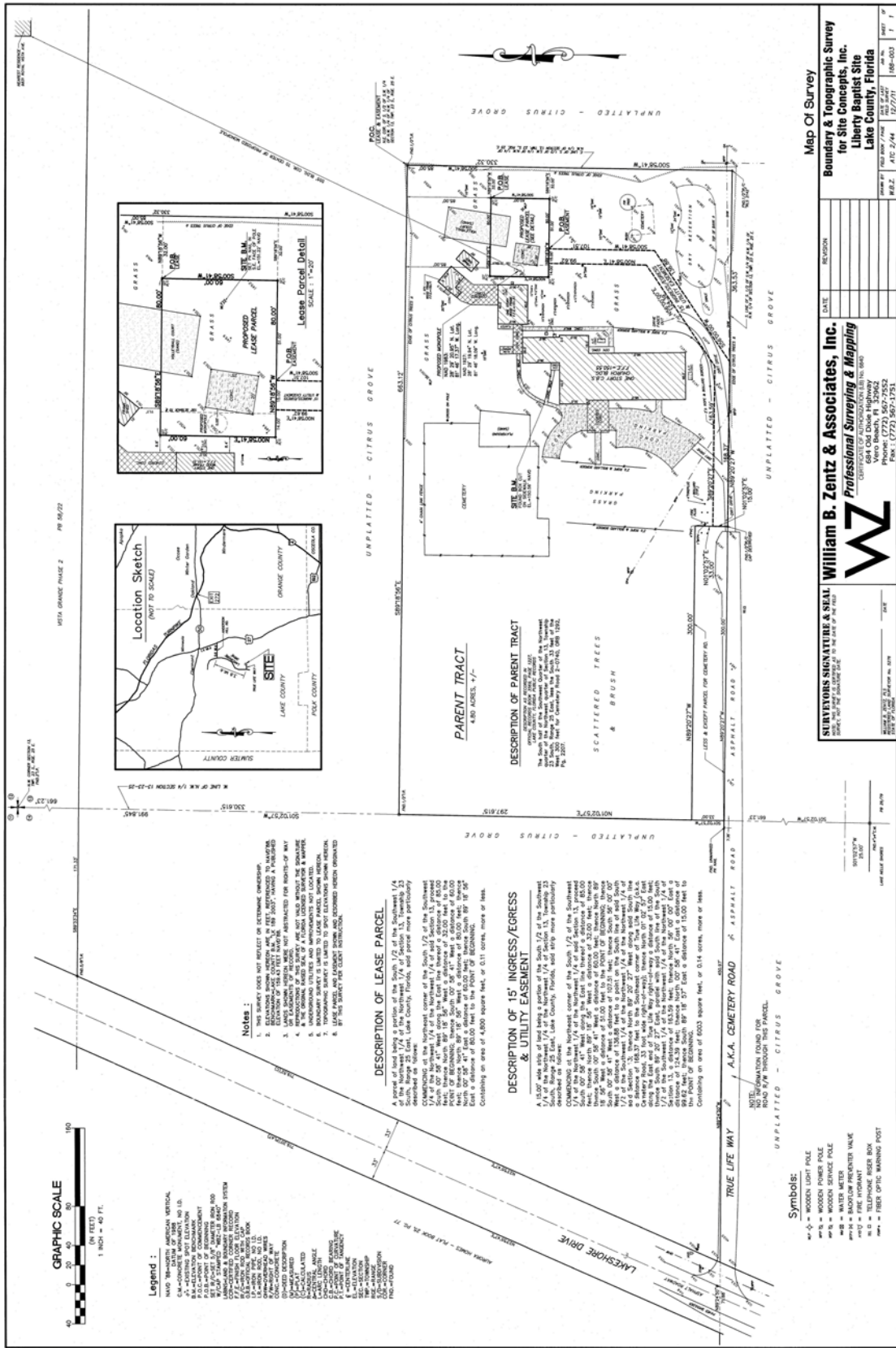
16 ATTEST:
17

18 _____
19 NEIL KELLY, Clerk of the
20 Board of County Commissioners
21 Lake County, Florida

22 APPROVED AS TO FORM AND LEGALITY

23 _____
24 SANFORD A. MINKOFF, County Attorney
25

EXHIBIT "A" - CONCEPTUAL PLAN



Attachment 1

FILED

Ordinance #42-88

AUG 5 9 03 AM '88

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

WHEREAS, the Lake County Planning and Zoning Commission did 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 8th day of March, 2012.

EFFECTIVE March 8, 2012.

BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA


Donald Schreiner, Chairman

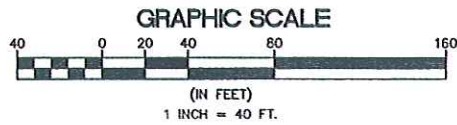
STATE OF FLORIDA
COUNTY OF LAKE

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



Legend :

- NAVD '88-NORTH AMERICAN VERTICAL DATUM OF 1988
- C.M.=CONCRETE MONUMENT, NO I.D.
- ⊕=EXISTING SPOT ELEVATION
- B.M.=ELEVATION BENCHMARK
- P.O.C.=POINT OF COMMENCEMENT
- P.O.B.=POINT OF BEGINNING
- SET IR/C=SET 5/8" DIAMETER IRON ROD W/CAP STAMPED "WBZ-LB 6840"
- LABNS=LAND & BOUNDARY INFORMATION SYSTEM
- COR=CERTIFIED CORNER RECORD
- F.F.E.=FINISH FLOOR ELEVATION
- IR/C=IRON ROD WITH CAP
- O.R.B.=OFFICIAL RECORDS BOOK
- I.P.=IRON PIPE, NO I.D.
- LR=IRON ROD, NO I.D.
- OHW=OVERHEAD WIRES
- R/W=RIGHT OF WAY
- CONC.=CONCRETE
- (D)=DEED DESCRIPTION
- (M)=MEASURED
- (P)=PLAT
- (C)=CALCULATED
- R=RADIUS
- ∠=CENTRAL ANGLE
- L=ARC LENGTH
- CHD=CHORD
- C.B.=CHORD BEARING
- P.C.=POINT OF CURVATURE
- P.T.=POINT OF TANGENCY
- ε=CENTERLINE
- EL=ELEVATION
- SEC=SECTION
- TWP=TOWNSHIP
- RGE=RANGE
- S/D=SUBDIVISION
- COR=CORNER
- FND=FOUND

Notes :

1. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
2. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD'88. BENCHMARK=LAKE COUNTY B.M. "LK 189 2003", HAVING A PUBLISHED ELEVATION OF 159.43 FEET NAVD'88.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF WAY OR EASEMENTS OF RECORD.
4. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
5. UNDERGROUND UTILITIES AND IMPROVEMENTS NOT LOCATED.
6. BOUNDARY SURVEY IS LIMITED TO LEASE PARCEL SHOWN HEREON.
7. TOPOGRAPHIC SURVEY IS LIMITED TO SPOT ELEVATIONS SHOWN HEREON.
8. LEASE PARCEL AND EASEMENT SHOWN AND DESCRIBED HEREON ORIGINATED BY THIS SURVEY PER CLIENT INSTRUCTION.

DESCRIPTION OF LEASE PARCEL

A parcel of land being a portion of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 23 South, Range 25 East, Lake County, Florida, said parcel more particularly described as follows:

COMMENCING at the Northeast corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 13, proceed South 00° 58' 41" West along the East line thereof a distance of 85.00 feet; thence North 89° 18' 56" West a distance of 32.00 feet to the POINT OF BEGINNING; thence South 00° 58' 41" West a distance of 60.00 feet; thence North 89° 18' 56" West a distance of 60.00 feet; thence North 00° 58' 41" East a distance of 60.00 feet; thence South 89° 18' 56" East a distance of 30.00 feet to the POINT OF BEGINNING.

Containing an area of 4,800 square feet, or 0.11 acres, more or less.

DESCRIPTION OF 15' INGRESS/EGRESS & UTILITY EASEMENT

A 15.00' wide strip of land being a portion of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 23 South, Range 25 East, Lake County, Florida, said strip more particularly described as follows:

COMMENCING at the Northeast corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 13, proceed South 00° 58' 41" West along the East line thereof a distance of 85.00 feet; thence North 89° 18' 56" West a distance of 32.00 feet; thence South 00° 58' 41" West a distance of 60.00 feet; thence North 89° 18' 56" West a distance of 51.00 feet to the POINT OF BEGINNING; thence South 00° 58' 41" West a distance of 107.51 feet; thence South 56° 00' 00" West a distance of 136.88 feet to a point on the South line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 13; thence North 89° 20' 27" West along said South line a distance of 168.37 feet to the Southeast corner of True Life Way (a.k.a. Cemetery Road, 33 foot wide right-of-way); thence North 01° 02' 57" East along the East end of True Life Way right-of-way a distance of 15.00 feet; thence South 89° 20' 27" East, parallel with said South line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 13, a distance of 163.59 feet; thence North 56° 00' 00" East a distance of 124.29 feet; thence North 00° 58' 41" East a distance of 99.62 feet; thence South 89° 18' 57" East a distance of 15.00 feet to the POINT OF BEGINNING.

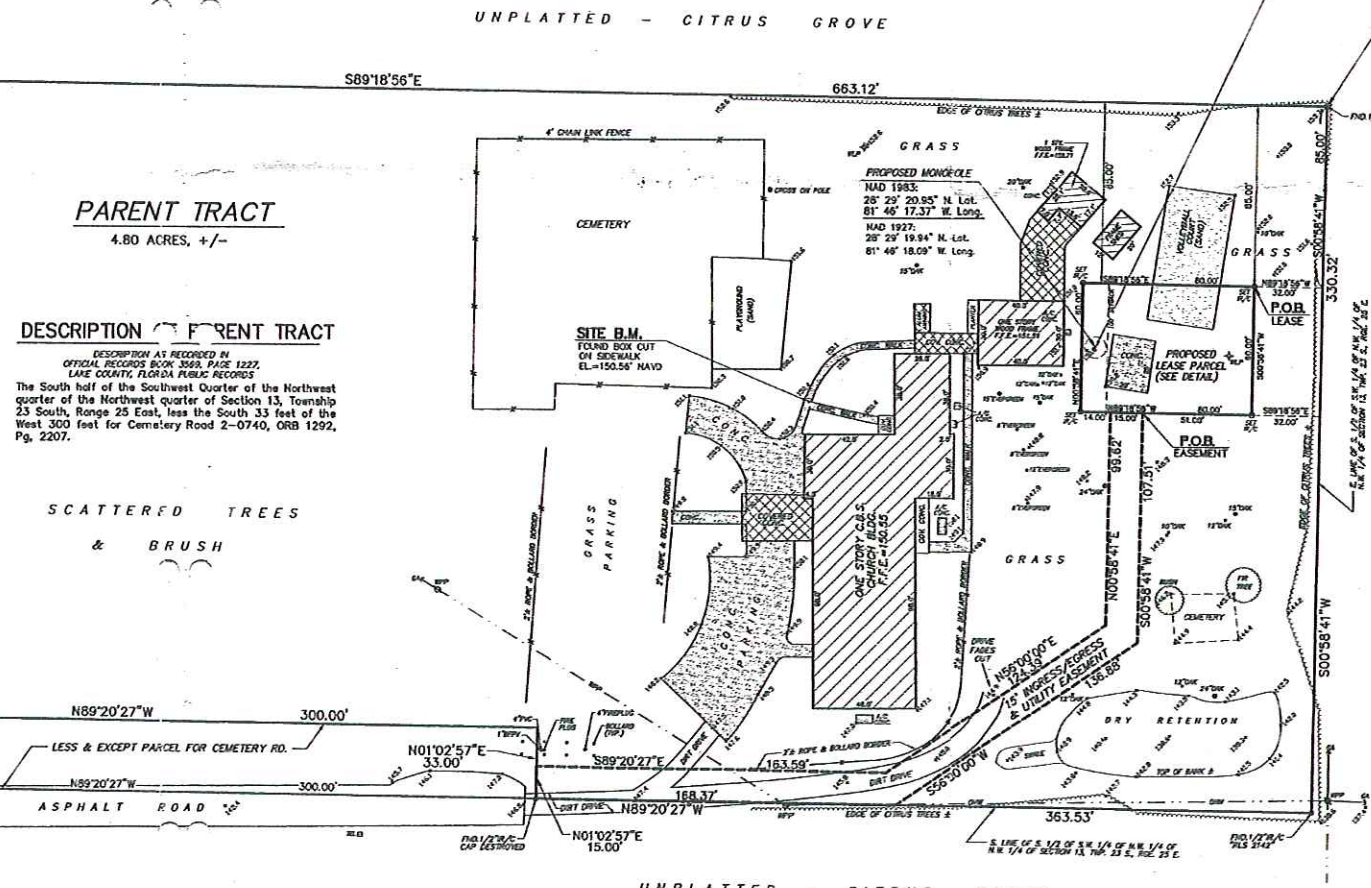
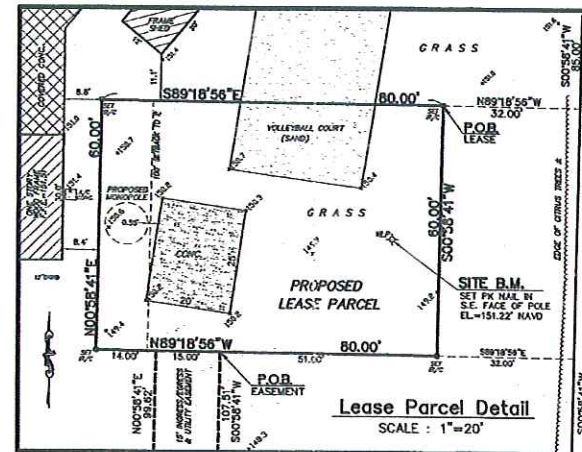
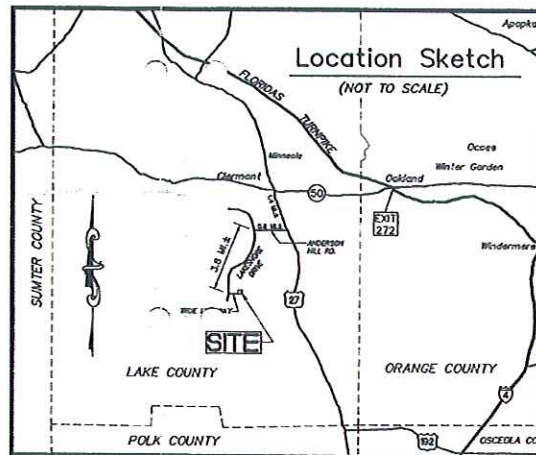
Containing an area of 6003 square feet, or 0.14 acres, more or less.

NOTE: NO INFORMATION FOUND FOR ROAD R/W THROUGH THIS PARCEL.

UNPLATTED - CITRUS GROVE

Symbols:

- ⊕ = WOODEN LIGHT POLE
- ⊕ = WOODEN POWER POLE
- ⊕ = WOODEN SERVICE POLE
- ⊕ = WATER METER
- ⊕ = BACKFLOW PREVENTER VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = TELEPHONE RISER BOX
- ⊕ = FIBER OPTIC WARNING POST



SURVEYORS SIGNATURE & SEAL
 NOTE: THIS SURVEY IS CERTIFIED AS TO THE DATE OF THE FIELD SURVEY, NOT THE SIGNATURE DATE.
 WILLIAM B. ZENTZ PLS
 REGISTERED LAND SURVEYOR No. 5278
 STATE OF FLORIDA

William B. Zentz & Associates, Inc.
Professional Surveying & Mapping
 CERTIFICATE OF AUTHORIZATION (LB) No. 6840
 684 Old Dixie Highway
 Vero Beach, FL 32962
 Phone: (772) 567-7552
 Fax: (772) 567-1751

DATE	REVISION

Map Of Survey
Boundary & Topographic Survey
for Site Concepts, Inc.
Liberty Baptist Site
Lake County, Florida
 DRAWN BY: W.B.Z. FIELD BOOK / PAGE: ATC 2/44 DATE OF LAST FIELD SURVEY: 12/7/11 Job No.: 188-003 SHEET OF: 1 1

BOA# 6-12-2
EXHIBIT "A"

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,

James K. Hitt
Planning & Zoning Director