



CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 10

Public Hearings: Planning & Zoning Board (PZB): June 3, 2020
Board of County Commissioners (BCC): June 16, 2020

Case No. and Project Name: CUP-19-13-1, FL-186 Groveland CR 565 – Gulfstream Towers, LLC

Applicant: Gulfstream Towers, LLC

Owner: William K. Cox and Jill L. Cox

Requested Action: Conditional use permit (CUP) to allow a 199-foot monopole communications tower on Agriculture (A) zoned property.

Staff Determination: Staff finds the CUP application consistent with the LDR and Comprehensive Plan.

Case Manager: Janie Barrón, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 0.146 +/- acres compound lease area (19.94 +/- acres parent parcel)

Location: East of Bay Lake Road in the Groveland area of unincorporated Lake County.

Alternate Key No.: 3829322

Future Land Use: Green Swamp Rural Conservation

Current Zoning District: Agriculture (A)

Flood Zone: "A" and "X"

Joint Planning Area/ ISBA: N/A

Overlay Districts: Green Swamp Area of Critical State Concern

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Green Swamp Rural Conservation	Agriculture (A)	Agriculture & Residential	Single-family dwelling unit
South	Green Swamp Rural Conservation	Agriculture (A)	Agriculture	Agriculture
East	Green Swamp Rural Conservation	Agriculture (A)	Agriculture & Residential	Single-family dwelling unit
West	Green Swamp Rural Conservation	Agriculture (A)	Agriculture uses	Adjacent to Bay Lake Road, Single-family dwelling unit on large tract of land

- Summary of Analysis -

The subject 0.146 +/- acre lease parcel lies within a parent parcel comprised of 19.94 +/- acres, identified by Alternate Key Number 3829322, and located along the east side of Bay Lake Road in the Groveland area of unincorporated Lake County. The parcel is zoned Agriculture (A) and is designated as Green Swamp Rural Conservation Future Land Use Category (FLUC).

The Applicant seeks conditional approval for a 199-foot monopole communications tower within a 6,400 square foot compound area; the tower will provide infrastructure to mobile communication networks in television, data, and phone services for the residents in the area.

On March 12, 2020, the Board of Adjustment (BOA) approved a variance request (VAR-20-07-1) to Lake County Land Development Regulations (LDR) Section 3.13.09(B)(1), to allow the tower to be in a location other than centered within the boundaries of the parent parcel (Attachment "A").

The CUP application was sent to the Florida Department of Economic Opportunity (DEO) for a courtesy review of consistency with Green Swamp Area of Critical State Concern regulations. DEO did not provide any comments. DEO retains the ability to appeal any development permit, pursuant to Section 380.05, Florida Statutes.

- Analysis -

LDR Section 14.05.03 (Standards for Review)

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

The proposed request is consistent with Land Development Regulations (LDR) Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which conditionally allows telecommunication towers within the zoning district with an appropriate land use regulatory instrument; the proposed CUP satisfies this requirement.

The proposed request is consistent with LDR Section 3.13.09 Tower Table 1, *Additional Tower Setbacks*, which requires the tower to be located four-hundred (400) percent (796 feet) of the tower height from any single-family unit, as shown on the Adjacent Residence Map (Attachment "B").

The proposed request is consistent with LDR Section 3.13.10, *Separation between Towers*, which establishes setbacks for communication towers as shown in the Separation Tower Map (Attachment "C").

The proposed request is consistent with LDR Section 3.13.12, *Fencing*, which requires a six (6) foot wall or chain-link fence around the tower compound area, as shown on the Concept Plan (Attachment "A").

The proposed request is consistent with LDR Section 3.13.13, *Wireless Antennas, Towers and Equipment Facilities*, which states that the visual impacts of a communications tower shall be mitigated through landscaping, as shown in the Landscape Plan (Attachment "A").

The proposed request is consistent with Comprehensive Plan Policy I-7.2.6, *Communication Towers within Residential Areas*, as the proposed use is permitted pursuant to LDR Table 3.01.03.

The request is consistent with Comprehensive Plan Policy I-4.2.4, *Green Swamp Rural Conservation FLUC*, which conditionally allows civic uses with an appropriate regulatory land use instrument; the proposed CUP satisfies this requirement. The 2030 Comprehensive Plan defines "civic uses" as a county, municipal, state, or federal use or service, and community facility uses, excluding schools. Wireless antennas, towers, and equipment are listed as a Community Facility Use pursuant to LDR Section 3.01.03.

The proposed request is consistent with the Board of Adjustment variance (VAR-20-07-1) approval that allowed the tower to be in a location other than centered within the parent parcel boundaries, as illustrated on the Concept Plan (Attachment "A").

B. Effect on Adjacent Properties.

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

Undue adverse effects are not anticipated as the proposed tower will satisfy setbacks to adjacent residences and adjacent tower separation distances. To further lessen any potential adverse effects, LDR Section 3.13.03.A requires the tower to be self-collapsing. Should the request be approved, the Applicant will need to demonstrate proof that the tower has the ability to self-collapse within the parent parcel boundaries with submittal of the development application.

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

The area is characterized by large agriculture tracts of lands; single-family dwelling units and agriculture uses are situated on these lands.

- 3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.**

To minimize potential visual adverse effects, the tower lease area will be fenced with a six (6) foot high chain-link fence, surrounded by a ten (10) foot landscape buffer around the perimeter of the compound area, as shown in the Enlarged Concept Plan (Attachment "A").

- 4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.**

The tower will be located as closely as centered as possible within the parent parcel boundaries as illustrated on the Concept Plan (Attachment "A") and consistent with the Board of Adjustment (VAR-20-07-1) approval.

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate public facilities including but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities. Levels of service established by the Comprehensive Plan Shall be considered.

Parks

The proposed request is not anticipated to adversely impact parks.

Schools

The proposed request is not anticipated to adversely impact schools.

Solid Waste

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

Transportation

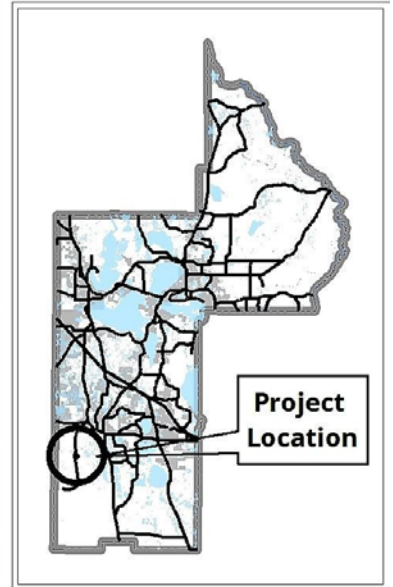
The proposed request is not anticipated to adversely impact transportation levels of service.

D. Adequacy of Fire Protection.

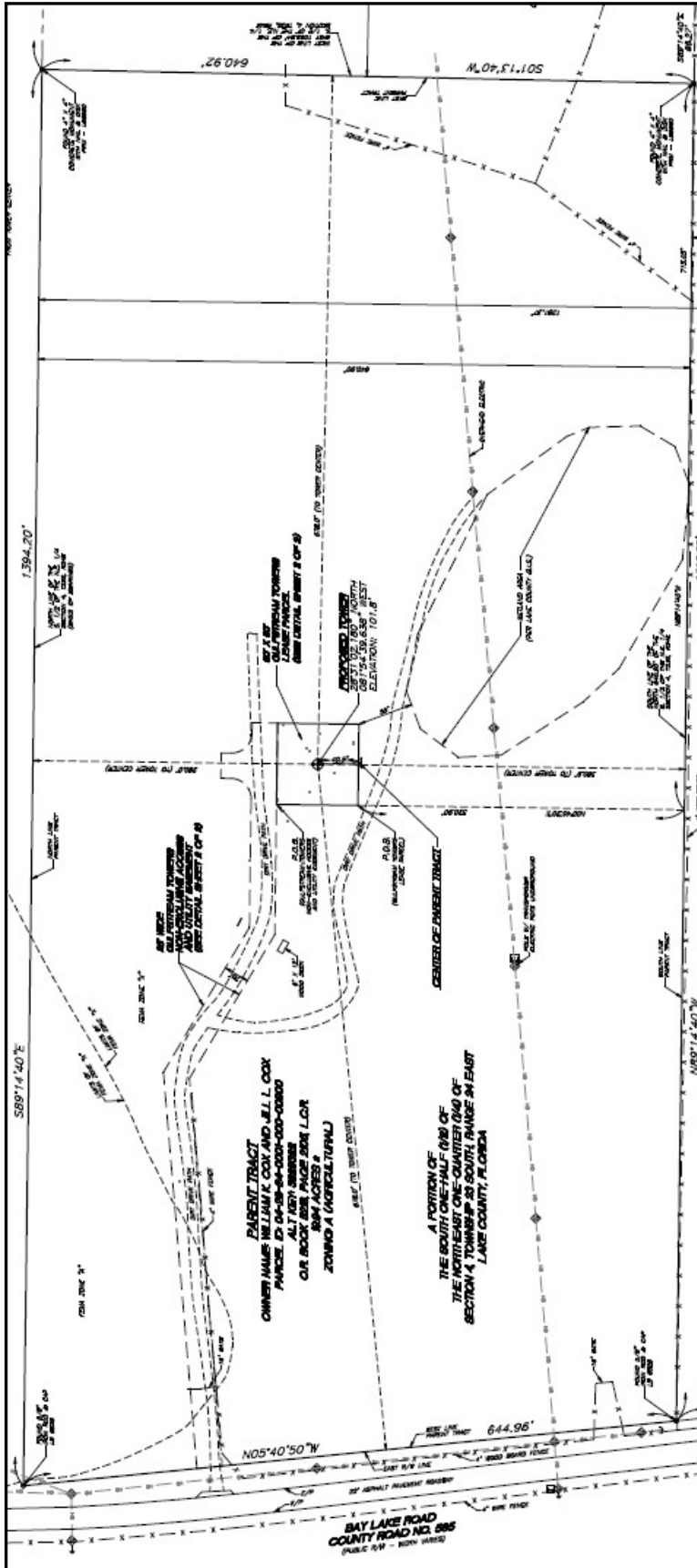
The applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

Lake County Fire Rescue Station #111 is located less than four (4) miles from the subject property at 8805 Bay Lake Road, Groveland, and will provide basic life support should an emergency situation on the property demand this service. Fire protection, water supply, and emergency access will be addressed during the site plan review process, if the conditional use permit is approved.

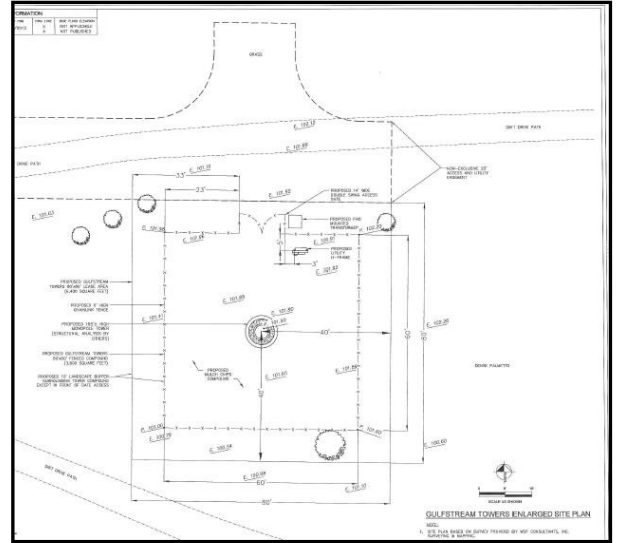
Subject Property.



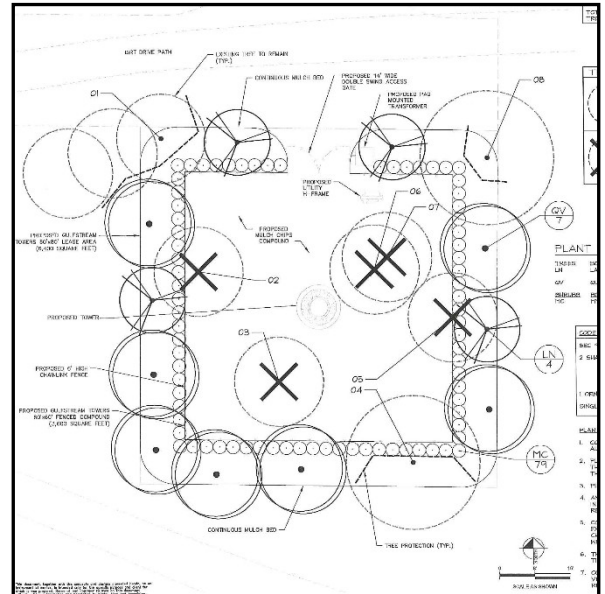
Attachment A, Concept Plan.



Enlarged Tower Compound Area



Landscape Plan



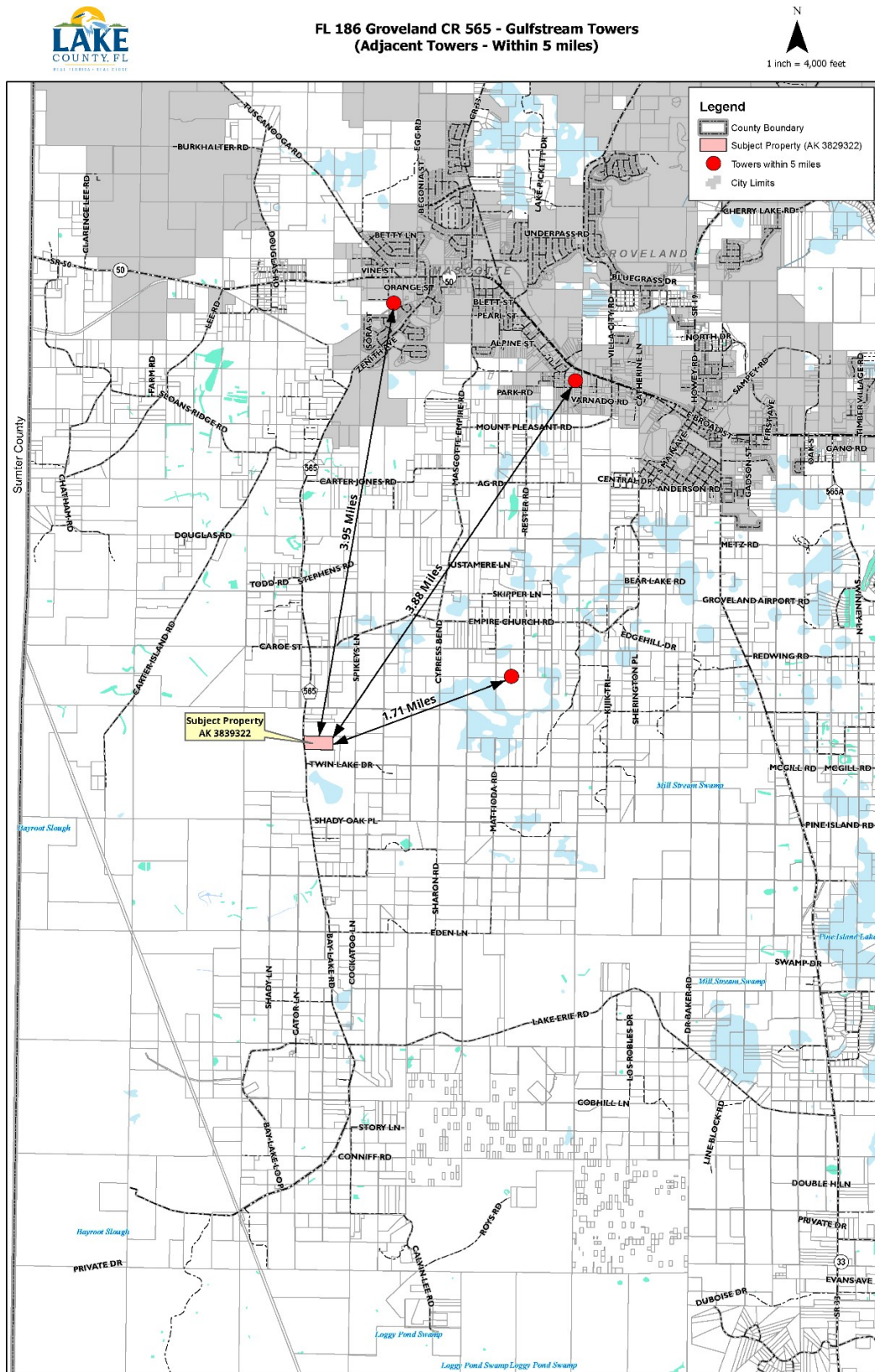
Attachment B, Adjacent Residence Map.

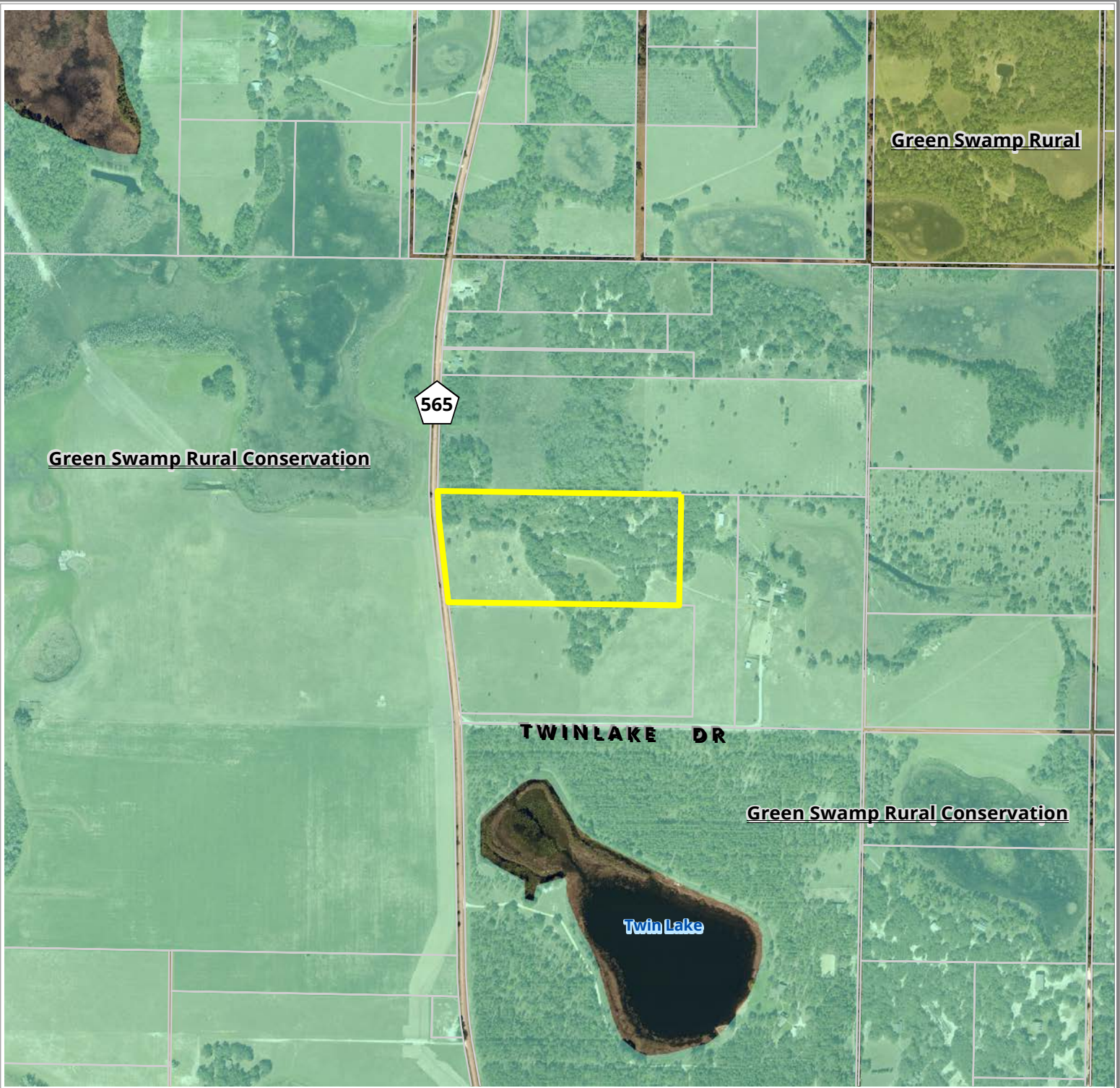


FL 186 Groveland CR 565 - Gulfstream Towers
(Distance to Residence)



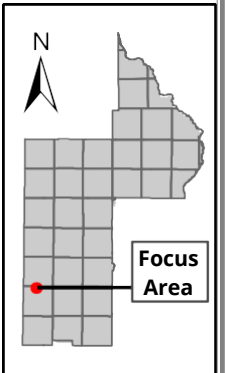
Attachment C, Separation Tower Map.





Bella Collina	Mt Plymouth-Sorrento Main Street District	Recreation	Summer Bay
Cagan Crossings	Mt Plymouth-Sorrento Neighborhood	Regional Commercial	Urban Low Density
Conservation	Mt Plymouth-Sorrento Receiving Area	Rural	Urban Medium Density
Green Swamp Core Conservation	Regional Office	Rural Transition	Urban High Density
Green Swamp Interlachen	Planned Unit Development	Sending Area A-1-20	Wellness Way 1
Green Swamp Ridge	Public Service Facility and Infrastructure	Sending Area A-1-40	Wellness Way 2
Green Swamp Rural	Receiving Area A-1-20	South Lake Regional Park	Wellness Way 3
Green Swamp Rural Conservation			Wellness Way 4
Heavy Industrial			Towncenter

FUTURE LAND USE LEGEND

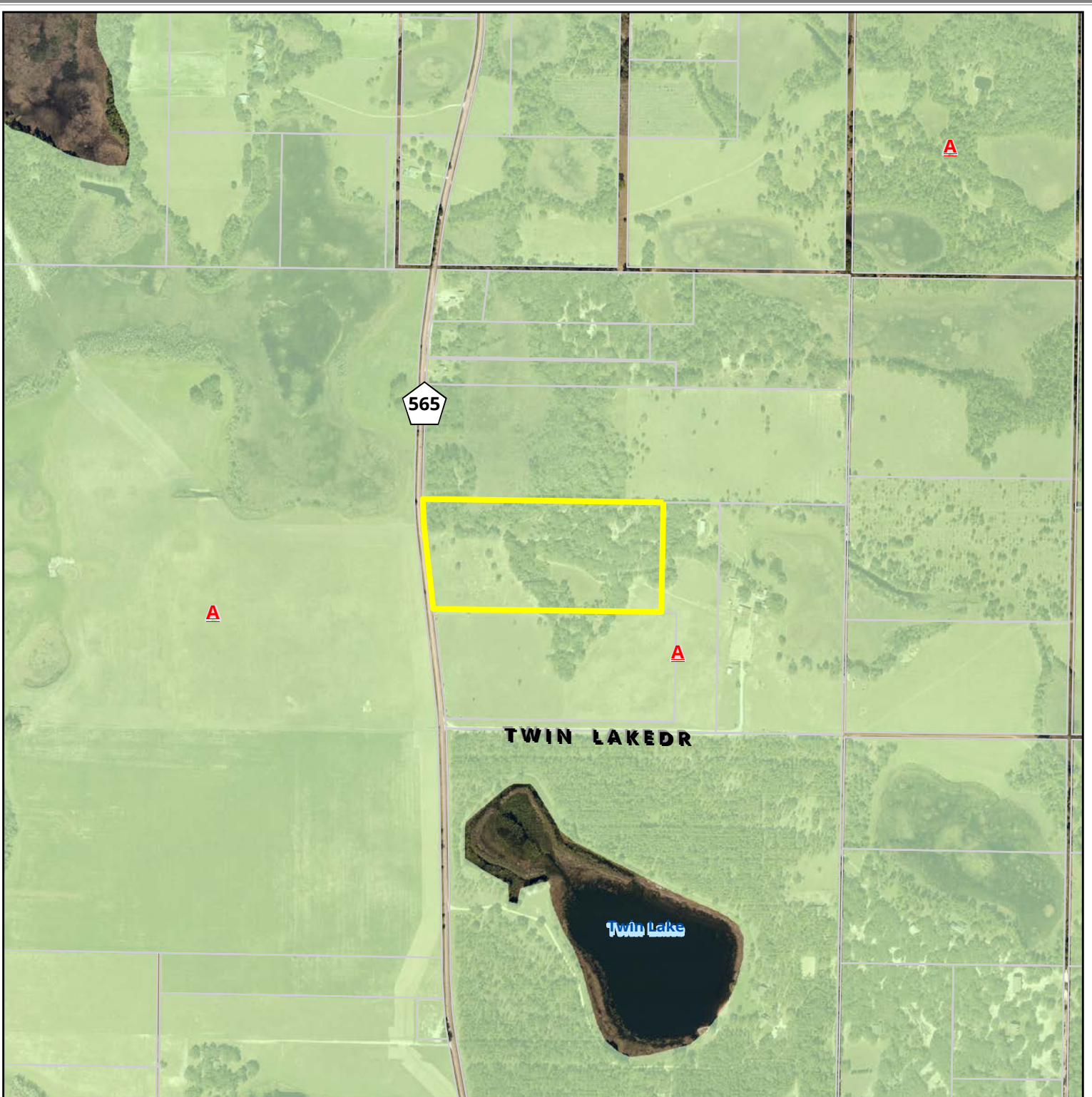


NAME: FL 186 GROVELAND CR 565 - GULFSTREAM TOWERS PROPERTY

CASE NUMBER: CUP-19-13-1

LOCATION (S-T-R): 04-23-24

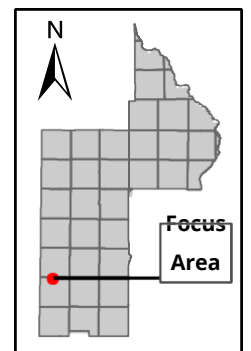
REQUEST: ALLOW 199 FOOT MONOPOLE COMMUNICATIONS FACILITY



ZONING LEGEND

 A	 RA	 R-2	 R-4	 R-7	 RMRP	 RV	 C-2	 LM	 MP	 PUD
 AR	 R-1	 R-3	 R-6	 RP	 RM	 C-1	 CP	 HM	 CFD	

NAME: FL 186 GROVELAND CR 565 - GULFSTREAM TOWERS PROPERTY
CASE NUMBER: CUP-19-13-1
LOCATION (S-T-R): 04-23-24
REQUEST: ALLOW 199 FOOT MONOPOLE COMMUNICATIONS FACILITY



ORDINANCE #2020-XX
Gulfstream Towers, LLC
FL 186 Groveland CR 565
CUP-19-13-1

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

3 **WHEREAS**, Gulfstream Towers, LLC (the "Applicant"), has submitted a conditional use permit
4 application, on behalf of William K. Cox and Jill L. Cox (the "Owners"), to allow a monopole communications
5 tower facility on Agriculture (A) zoned property; and

6 **WHEREAS**, the subject property consists of approximately 19.94 +/- acres, the tower compound
7 area consists of 6,400 square feet, and is generally located east of Bay Lake Road (County Road 565), in
8 the Groveland area of unincorporated Lake County, in Section 04, Township 23 South, Range 24 East, within
9 a parcel identified by Alternate Key Number 3829322, and more particularly described in Exhibit "A"; and

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

13 **WHEREAS**, the Lake County Board of County Commissioners deems it necessary and desirable, in
14 order to protect the public health, safety, and general welfare of the citizens of Lake County and in accordance
15 with the purpose and intent of the Land Development Regulations (LDR), to require compliance with the
16 special conditions set forth in this Ordinance; and

17 **WHEREAS**, Lake County Planning and Zoning Board did review petition, the recommendations of
18 the Lake County Planning and Zoning Board on the 3rd day of June 2020 and by the Board of County
19 Commissioners of Lake County, Florida, on the 16th day of June 2020; and

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

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

25 **Section 1. Conditional Use Permit:** Permission is hereby granted for operation of a monopole
26 communications tower facility as a Conditional Use within the Agriculture (A) Zoning District. All
27 land uses must be generally consistent with the Concept Plan as shown in Exhibit "B" of this
28 Ordinance. To the extent that there are conflicts between the Conceptual Plan and this
29 Ordinance, this Ordinance will take precedence.

30 **Section 2. Terms:** The County Manager or designee shall amend the Official Lake County Zoning Map to
31 show a Conditional Use Permit (CUP) to allow uses with conditions as outlined within this
32 Ordinance.

33 **A. Land Uses:**

34 1. Uses of the site described above shall allow the following:

35 a. Wireless communications tower (monopole), 199-foot maximum.

36 b. Agriculture uses as permitted.

1 Accessory uses directly associated with the above use may be approved by the County
2 Manager or designee. Any other use of the site will require approval of an amendment to
3 this Ordinance by the Board of County Commissioners.

4 **B. Specific Conditions:**

- 5 1. The applicant shall submit a development application for site plan of the communication
6 tower facility.
- 7 2. Illumination: the communications tower facility shall not be illuminated except to ensure
8 human safety or as required by the Federal Aviation Administration (FAA) and the LDR,
9 as amended.
- 10 3. Parking: Parking surfaces may be grass or other pervious material.
- 11 4. Structural Design: The structural design of the tower shall be in accordance with the
12 LDR, as amended.
- 13 5. The Board of Adjustment (BOA) approved a variance request (VAR-20-07-1) to LDR
14 Section 3.13.09(B)(1), to allow non-centering of the tower within the boundaries of the
15 subject parcel.

16 **C. Tower, and Equipment Safety Facility Setbacks.**

- 17 1. The communications tower facility and associated uses shall meet all applicable
18 setbacks as set forth in the LDR, as amended.
- 19 2. The future development application must demonstrate self-collapsing capabilities in
20 accordance with LDR Section 3.13.03.A, as amended.

21 **D. Fencing/Screening.**

- 22 1. Any chain-link fencing that is visible from Bay Lake Road shall be black or green coated.
23 A Type "A" landscape buffer will be installed along the perimeter of the tower compound
24 for additional screening.
- 25 2. A chain-link fence around the communications tower, and support facilities in
26 accordance with the LDR, as amended.

27 **E. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.** Open
28 space, impervious surface ratio, floor area ratio, and building height shall be in accordance with
29 the Comprehensive Plan, and LDR, as amended.

30 **F. Environmental Considerations.**

- 31 1. An environmental assessment will be submitted with the future development application
32 prior to the installation of the tower.
- 33 2. Copies of any state permitting or mitigation will be required before development can
34 commence.
- 35 3. Proposed structures must maintain a minimum setback of fifty (50) feet from the
36 Jurisdictional Wetland Line (JWL).
- 37 4. Environmental resources shall be protected in accordance with the Comprehensive Plan
38 and LDR, as amended.

1 G. Transportation Improvements.

- 2 1. An improved driveway apron off of County Road 565/Bay Lake Road will be required to
3 be permitted through Lake County and constructed by this development.
4 2. All access management shall be in accordance with the Comprehensive Plan and LDR,
5 as amended.

6 H. Floodplain and Stormwater Management.

- 7 1. The stormwater management system shall be designed in accordance with all
8 applicable Lake County and St. Johns River Water Management District (SJRWMD)
9 requirements, as amended.
10 2. The developer shall be responsible for any flood studies required for developing the site
11 and comply with FEMA, Comprehensive Plan and LDR, as amended. Any development
12 within the floodplain as identified on the FEMA maps will require compensating storage.

13 **I. Signage.** Signs shall be in accordance with the LDR, as amended.

14 **J. Concurrency Management Requirements.** Any development must comply with the Lake
15 County Concurrency Management System, as amended.

16 **K. Development Review and Approval.** Prior to the issuance of any permits, the Applicant shall
17 be required to submit a development application generally consistent with Exhibit "B" -
18 Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR,
19 as amended.

20 **L. Future Amendments to Statutes, Code, Plans, or Regulations.** The specific references in
21 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
22 Comprehensive Plan, and Lake County LDR will include any future amendments to the
23 Statutes, Code, Plans, or LDR.

24 Section 3. Conditions:

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

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

33 **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the land
34 and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present
35 Owner and any successor, and will be subject to each and every condition set out in this
36 Ordinance.

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

39 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance must
40 include in the transfer or lease agreement, a provision that the purchaser or lessee is made

1 aware of the conditions established by this Ordinance and agrees to be bound by these
2 conditions. The purchaser or lessee may request a change from the existing plans and
3 conditions by following the procedures contained in the LDR, as amended.

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

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

9 **Section 5. Filing with the Department of State:** The clerk is hereby directed forthwith to send a copy of
10 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
11 125.66, Florida Statutes.

12 **Section 6. Effective Date.** This Ordinance will become effective as provided by law.

13 ENACTED this _____ day of _____, 2020.

14 FILED with the Secretary of State _____, 2020.

15 EFFECTIVE _____, 2020.

16

17

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

18

19

20

LESLIE CAMPIONE, CHAIRMAN

21

22 ATTEST:

23

24

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

25

26

27

28

29 APPROVED AS TO FORM AND LEGALITY:

30

31

32

MELANIE MARSH, COUNTY ATTORNEY

33

EXHIBIT "A", LEGAL DESCRIPTION.

1

PARENT PARCEL LEGAL DESCRIPTION

2
3 THE NORTH 640.90' OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 23
4 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING EASTERLY OF BAY LAKE ROAD (COUNTY
5 ROAD NO. 565) LESS THE EAST 1065.84', CONTAINING 19.94 +/- ACRES.

GULFSTREAM TOWER LEASE PARCEL (TOWER COMPOUND AREA)

6
7 A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-
8 QUARTER (1/4) OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA,
9 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT
10 SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 4 (FOUND 4" X
11 4" CONCRETE MONUMENT - NO I.D.); THENCE ON A GRID BEARING OF N01°13'40"E ALONG THE
12 EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 4, A DISTANCE OF 1337.10
13 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-
14 QUARTER (1/4) OF SAID SECTION 4; THENCE N89°14'40"W ALONG THE NORTH LINE OF THE SOUTH
15 ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 4, A DISTANCE OF
16 1065.68 FEET TO A POINT ON A LINE 1065.84 FEET WEST OF AND PARALLEL WITH THE EAST LINE
17 OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4 (FOUND 4" X 4" CONCRETE MONUMENT
18 WITH NAIL & DISK - PRM LB6980); THENCE S01°13'40"W ALONG SAID PARALLEL LINE, A DISTANCE
19 OF 640.92 FEET TO A POINT ON A LINE 640.90 FEET SOUTH OF AND PARALLEL WITH THE NORTH
20 LINE OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4
21 (FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK - PRM LB6980); THENCE N89°14'40"W
22 ALONG SAID PARALLEL LINE A DISTANCE OF 715.03 FEET (SAID LINE FURTHER REFERENCED BY
23 A FOUND 5/8" IRON ROD & CAP - LB 6528, AT A BEARING OF N89°14'40"W AND DISTANCE OF 1316.62
24 FEET AT THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 565); THENCE N00°45'20"E A
25 DISTANCE OF 320.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°45'20"E A
26 DISTANCE OF 80.00 FEET; THENCE S89°14'40"E A DISTANCE OF 80.00 FEET; THENCE S00°45'20"W
27 A DISTANCE OF 80.00 FEET; THENCE N89°14'40"W A DISTANCE OF 80.00 FEET TO THE POINT OF
28 BEGINNING; SAID PARCEL OF LAND SITUATED WITHIN LAKE COUNTY, FLORIDA, CONTAINING
29 6,400.00 SQUARE FEET MORE OR LESS (0.146 +/- ACRES).

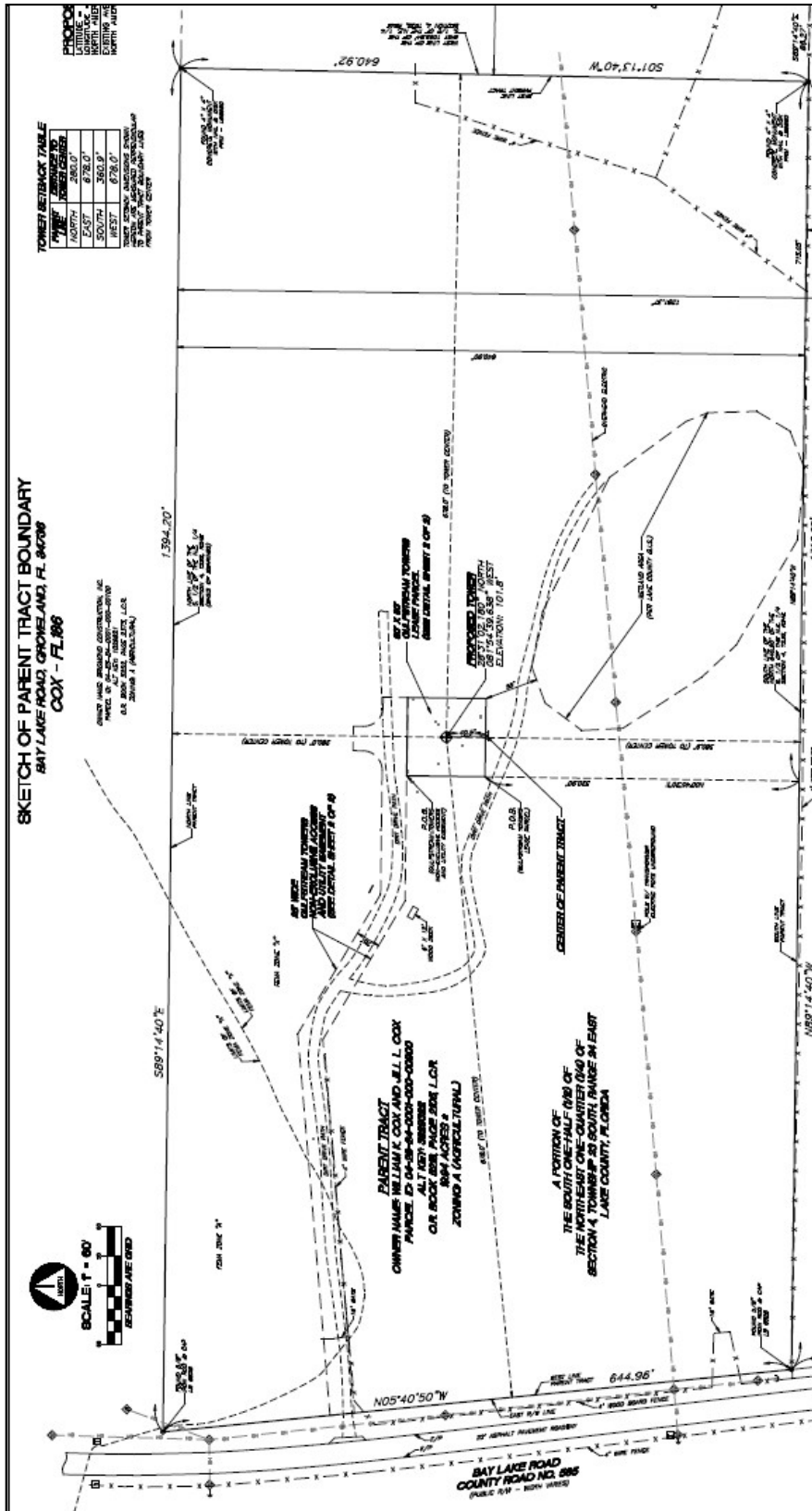
GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

30
31 A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-
32 QUARTER (1/4) OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
33 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
34 COMMENCE AT SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION
35 (FOUND 4" X 4" CONCRETE MONUMENT - NO I.D.);
36 THENCE ON A GRID BEARING OF N01°13'40"E ALONG THE EAST LINE OF THE NORTHEAST ONE-
37 QUARTER (1/4) OF SAID SECTION 4, A DISTANCE OF 1337.10 FEET TO THE NORTHEAST CORNER
38 OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 4;
39 THENCE N89°14'40"W ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF THE
40 NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 4, A DISTANCE OF 1065.68 FEET TO A POINT
41 ON A LINE 1065.84 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-
42 QUARTER OF SAID SECTION 4 (FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK - PRM
43 LB6980);

1 THENCE S01°13'40"W ALONG SAID PARALLEL LINE, A DISTANCE OF 640.92 FEET TO A POINT ON A
2 LINE 640.90 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF
3 (1/2) OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4 (FOUND 4" X 4" CONCRETE
4 MONUMENT WITH NAIL & DISK - PRM LB6980);
5 THENCE N89°14'40"W ALONG SAID PARALLEL LINE A DISTANCE OF 715.03 FEET (SAID LINE
6 FURTHER REFERENCED BY A FOUND 5/8" IRON ROD & CAP - LB 6528, AT A BEARING OF
7 N89°14'40"W AND DISTANCE OF 1316.62 FEET AT THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD
8 NO. 565);
9 THENCE N00°45'20"E A DISTANCE OF 320.90 FEET;
10 THENCE CONTINUE N00°45'20"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
11 THENCE N89°14'40"W A DISTANCE OF 128.07 FEET;
12 THENCE N59°20'00"W A DISTANCE OF 164.50 FEET;
13 THENCE S85°70'00"W A DISTANCE OF 383.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE
14 OF COUNTY ROAD NO. 565 (BAY LAKE ROAD) (PUBLIC RIGHT-OF-WAY - WIDTH VARIES);
15 THENCE N05°40'50"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET;
16 THENCE N85°10'00"E A DISTANCE OF 391.39 FEET;
17 THENCE S59°20'00"E A DISTANCE OF 165.83 FEET;
18 THENCE S89°14'40"E A DISTANCE OF 126.40 FEET TO A POINT OF CURVATURE OF A TANGENT
19 CURVE CONCAVE TO THE NORTHWEST;
20 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL
21 ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 31.42 FEET (CHORD
22 BEARING = N45°45'20"E AND CHORD DISTANCE = 28.28 FEET) TO A POINT OF TANGENCY;
23 THENCE N00°45'20"E A DISTANCE OF 10.00 FEET;
24 THENCE S89°14'40"E A DISTANCE OF 25.00 FEET;
25 THENCE S00°45'20"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A TANGENT
26 CURVE CONCAVE TO THE NORTHEAST;
27 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL
28 ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 31.42 FEET (CHORD
29 BEARING = S44°14'40"E AND CHORD DISTANCE = 28.28 FEET) TO A POINT OF TANGENCY;
30 THENCE S89°14'40"E A DISTANCE OF 10.00 FEET;
31 THENCE S00°45'20"W A DISTANCE OF 25.00 FEET;
32 THENCE N89°14'40"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF
33 LAND SITUATED WITHIN LAKE COUNTY, FLORIDA, CONTAINING 19,849.75 SQUARE FEET MORE OR
34 LESS.
35
36
37
38
39
40
41
42
43
44
45

1

EXHIBIT "B", CONCEPT PLAN.



2