



# CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

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Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): September 3, 2025  
Board of County Commissioners (BCC): October 7, 2025

Case No. and Project Name: PZ2025-119, Sorrento Tower

Commissioner District: District 4 – Leslie Campione

Applicant: Jennifer Frost

Owner: ARR Land, LLC and Alesia A Rehfeldt Family Trust

Requested Action: Conditional use permit (CUP) request to allow a 154-foot monopole communications tower on a Planned Industrial (MP) District parcel with the following waivers:

1. Waiver to Land Development Regulations (LDR) Table 3.02.05 to allow the proposed telecommunication tower and associated support structures to be constructed 17.6-feet away from the Right-of-Way along the western property line, in lieu of the required 50-feet from all roads, or Right-of-Way bounding the project area.
2. Waiver to LDR Section 3.13.09(A) to allow the proposed tower's support structure and compound to be 17.6-feet from the western property line and 18.2-feet from the eastern property line, in lieu of the required 25-feet
3. Waiver to LDR Section 3.13.09(B)(1) to allow the proposed monopole communications tower to be constructed off-center.
4. Waiver to LDR Section 3.13.09(B)(2) to allow the proposed tower to be constructed 43.8-feet from the western property line, and 40.8-feet from the eastern property line, in lieu of the required 100-feet.

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

Case Manager: James Frye, Planner II

PZB Recommendation:

**Subject Property Information**

Size: 2,500 +/- square feet compound lease area (2.54 +/- acres parent parcel)

Location: 22435 Sorrento Avenue, in the Sorrento area of unincorporated Lake County

Alternate Key Nos.: 3905352 and 3387236

Future Land Use: Regional Office (Attachment "A")

Current Zoning District: Planned Industrial District (MP) by Ordinance #14-90 (Attachment "B")

Flood Zones: "X"

Joint Planning Area: Mount Dora Joint Planning Area (JPA)

Overlay Districts: Wekiva Study Area and the Mt. Plymouth Special Community (Attachment "C")

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Planned Unit Development	Planned Unit Development (PUD) by Ordinance # 2024-14	Vacant Pasture	Mount Dora North Development Program
South	Regional Office	PUD by Ordinance # 2021-24	Vacant and Residential	PUD Ordinance allows 136,600 square feet of medical, religious, and day care use, and an additional 20,000 square feet of retail, consumer and personal uses; south of State Road 46 (Sorrento Avenue)
East	Planned Unit Development	PUD by Ordinance # 2024-14	Vacant	Mount Dora North Development Program
West	Regional Office	Planned Industrial (MP) by Ordinance # 14-90	Right-of-Way and Water Retention	State Road 453 connection to State Road 46 (Sorrento Avenue)

**- Summary of Analysis -**

The subject 2,500 +/- square feet lease parcel lies within a parent parcel comprised of 2.54 +/- acres, identified by Alternate Key Number 3905352, and located at 22435 Sorrento Avenue, in the Sorrento area of unincorporated Lake County. The parcel is zoned Planned Industrial by Ordinance #14-90; is designated with a Regional Office Future Land Use Category (FLUC); and located within the Wekiva Study Area and the Mt. Plymouth-Sorrento Special Community.

The Applicant seeks conditional approval for a 150-foot monopole communications tower with a 4-foot lightning rod, with maximum structure height of 154-feet within a 2,500 square foot compound area; the tower will provide

infrastructure to support the antennas of Verizon, and three additional wireless telecommunication providers. A Concept Plan was provided by the Applicant (Attachment “D”)

The Applicant is requesting four waivers, as outlined in the Project Narrative, Attachment “E”:

1. A Waiver to Land Development Regulations (LDR) Table 3.02.05 Setback Requirements to allow development of a monopole tower and associated support structures to be constructed 17.6-feet away from the Right-of-Way along the western property line, in lieu of the required 50-feet from all roads, or Right-of-Way bounding the project area.
2. Waiver to LDR Section 3.13.09(A) to allow the proposed tower’s support structure and compound to be 17.6-feet from the western property line and 18.2-feet from the eastern property line, in lieu of the required 25-feet
3. Waiver to LDR Section 3.13.09(B)(1) to allow the proposed monopole communications tower to be constructed off-center.
4. Waiver to LDR Section 3.13.09(B)(2) to allow the proposed tower to be constructed 43.8-feet from the western property line, and 40.8-feet from the eastern property line, in lieu of the required 100-feet.

Staff emphasizes that approval of this conditional use permit request is contingent upon the Board of County Commissioners granting the waivers to the telecommunications location requirements.

The subject parcel is located within the City of Mount Dora JPA and ISBA and the application was provided to the City of Mount Dora for review. The City of Mount Dora did not provide comments for the CUP request. However, the City of Mount Dora provided comments with the preceding pre-submittal application and stated that the height of the proposed tower does not meet their Land Development Code, which limits the height to a maximum of 100 feet. The City also stated that the subject parcels are not eligible for annexation at this time (Attachment “F”).

### – Analysis –

#### LDR Section 3.13.19 (Standards for Review)

- A. The following non-comprehensive list of items shall be considered when reviewing for Aesthetic impacts: the amount of the Tower that can be viewed from surrounding Residential Zones in conjunction with its proximity (distance) to the residential zone, landscaping, existing character of surrounding area and any other visual options proposed by the applicant. The tower may be placed, designed or camouflaged to assist with mitigating the overall aesthetic impact.**

Undue aesthetic impacts from the proposed telecommunications tower to the surrounding parcels are not anticipated. The proposed tower will be located within an existing industrial area. Additionally, the Concept Plan includes the required Type-A Landscaping Buffer. The ten-foot (10) wide buffer will be required to provide every one hundred (100) linear feet two (2) canopy trees, one (1) ornamental tree, and one (1) single row of shrubs per Table 2 under LDR Section 9.01.06, entitled *Landscape Buffer Requirements*. (Attachment “D”).

- B. The degree to which a Tower is designed and located in order to be compatible with the nature and character of Land Uses and/or the environment within which the Tower is proposed to be located. The tower may be placed, designed or camouflaged to assist with compatibility. A camouflaged tower Shall be designed to be compatible with the surrounding Land Uses and the environment.**

The proposed request is consistent with Land Development Regulations (LDR) Section 3.13.19(B) entitled *Conditional Use and Community Facility District (CFD) Criteria*, which conditionally allows telecommunications

towers to be placed, designed or camouflaged in order to be compatible with the nature and character of land used and/or the environment in which the tower is proposed to be located. The Planned Industrial Ordinance #14-90 permits uses listed within both the Light Industrial (LM) and Heavy Industrial (HM) zoning districts; communication towers are listed as a permitted use within both zoning districts per LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*.

- C. The minimum performance standards with respect to separation between Towers, separation between residential uses and Towers, etc., as referenced in Section 3.13.00, Shall be met. The Board of County Commissioners may impose more restrictive Conditions to a Conditional Use Permit or CFD request in order to achieve the desired protection with respect to aesthetic impact and harmony and compatibility with the surrounding community. The determination by the Board of County Commissioners to impose more restrictive conditions Shall be based on substantial competent evidence.**

The proposed request is consistent with LDR Section 3.13.09 Tower Table 1 entitled *Additional Tower Setbacks*, which requires the tower to be located three-hundred and thirty (330) feet from residential or Planned Unit Development (PUD) zoned lands. The proposed tower location is adjacent to parcels that are existing commercial uses within a Planned Industrial zoning district per Ordinance #1990-14. Additionally, the proposed location is approximately three-hundred and thirty-two (332) feet from the nearest PUD zoned parcel directly north and identified by Alternate Key Number 2755547.

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

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 LDR Table 3.01.03 entitled *Schedule of Permitted and Conditional Uses*, which conditionally allows telecommunication towers within the Planned Industrial 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 entitled *Additional Tower Setbacks*, which requires the tower to be located 330-feet from residentially or PUD zoned lands (Attachment "D"); provided however, several waivers to other setback requirements have been requested.

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

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

The proposed request is consistent with Comprehensive Plan Policy I-7.2.6 entitled *Communication Towers within Residential Areas*, which requires the County to adopt siting and design criteria land development regulations to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. The proposed use is consistent with the adopted LDR.

The request is consistent with Comprehensive Plan Policy I-1.3.6 entitled *Regional Office FLUC*, which typically allows civic uses. 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 request is consistent with Comprehensive Plan Policy I-3.4.5 entitled *Development Design Standards* pertaining to the Wekiva Study Area (WSA). The County has adopted specific development design standards



within the WSA. The parent parcel does not contain nor is adjacent to wetlands and is not located within a flood prone area. Furthermore, the proposed development is located within an existing and developed parcel within a Planned Industrial zoning district. There are no anticipated adverse effects to the environment with the proposed communication tower.

## **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 parcels if the requested waivers are granted, and adjacent tower separation distances. To further lessen any potential adverse effects, LDR Section 3.13.03(A), *Structural Design*, requires the tower to collapse within the property lot lines on which the communication tower is located. Should the request be approved, the Applicant will need to demonstrate proof that the tower can self-collapse within the parent parcel boundaries with submittal of the development application.

The Applicant provided a Structural Standards Letter certifying that the proposed tower's design has a forty feet (40) fall radius (Attachment "H").

### **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 existing industrial uses. The proposed communications tower will be located adjacent to an existing storage area within the Planned Industrial zoning district and located on the parcel proposed for access to the tower site.

**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 and be surrounded by a ten feet (10) wide Type "A" landscaping buffer (Attachment "D").

### **3. 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 in order to reduce potential visual impact on the adjacent properties to the north and south. The proposed tower will be located adjacent to an existing developed parcel with industrial uses. The proposed Conditional Use Permit is not anticipated to adversely affect the development of neighboring property.

## **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

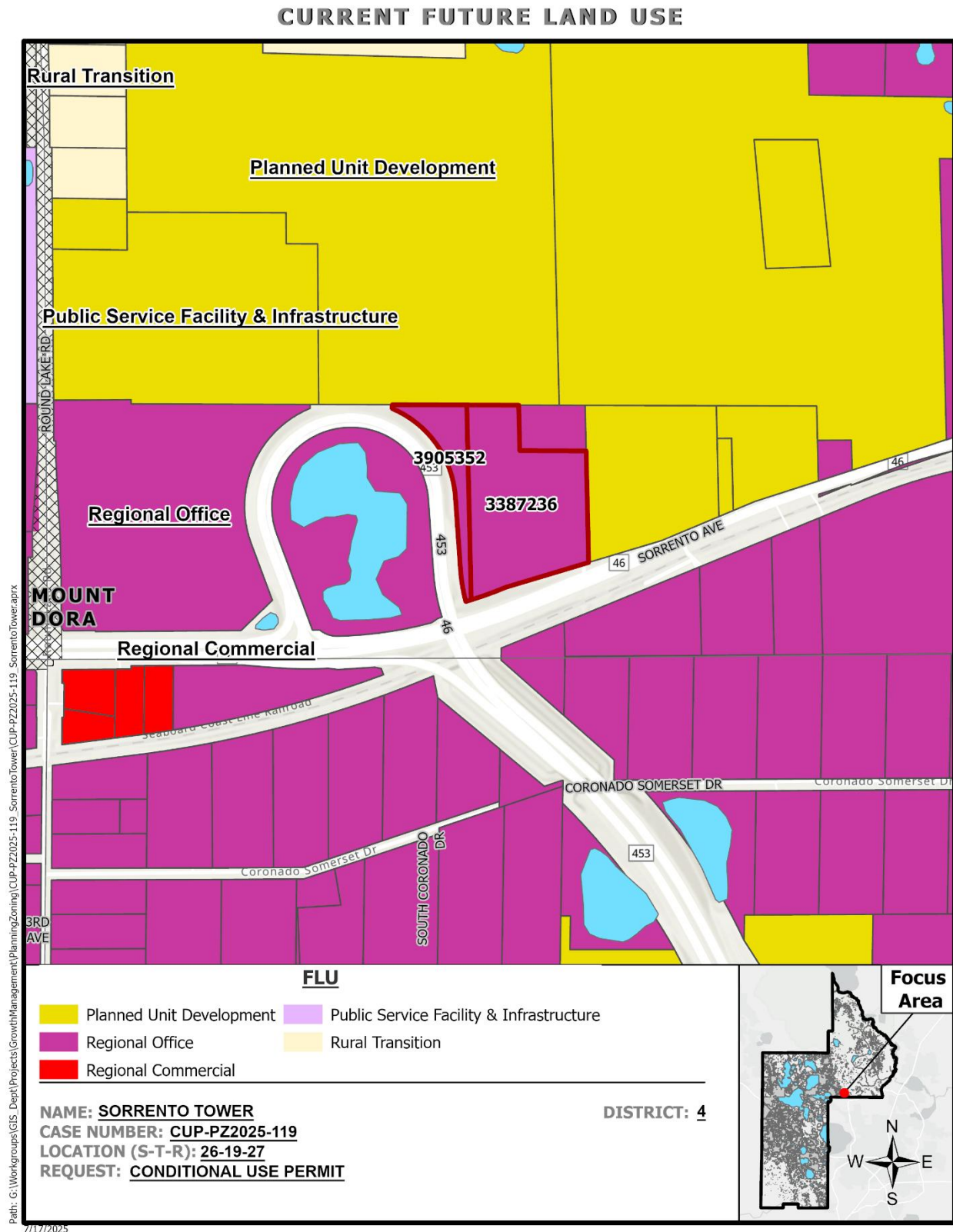
The proposed request is not anticipated to adversely impact transportation levels of service.

**D. Adequacy of Fire Protection.**

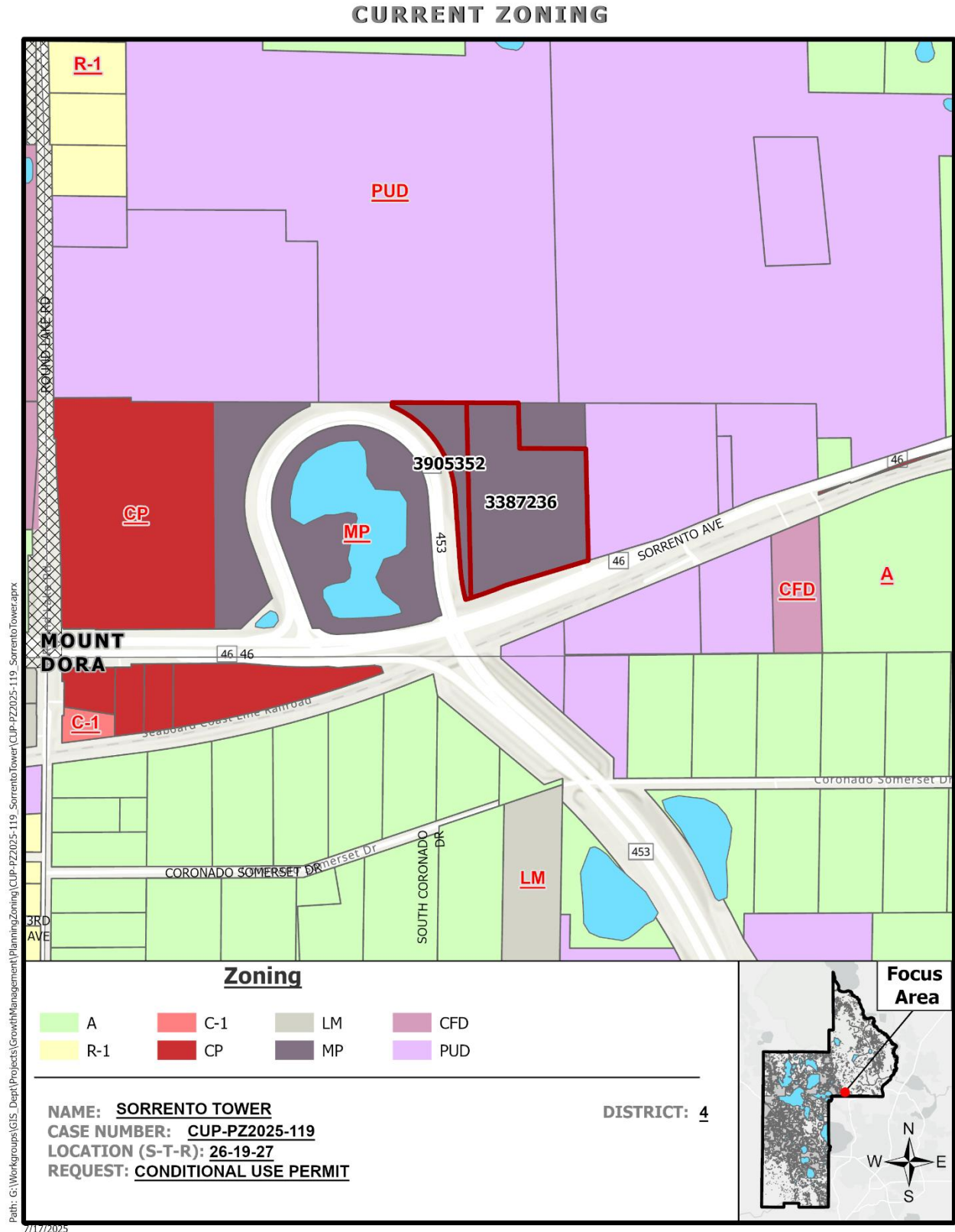
**The applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.**

Lake County Fire Rescue Station 39, located at 24815 Wallick Road, Sorrento, is less than three (3) miles from the subject property. Fire protection, water supply, and emergency access will be addressed during the site plan review process, if the conditional use permit is approved.

# Attachment "A" – Future Land Use Category



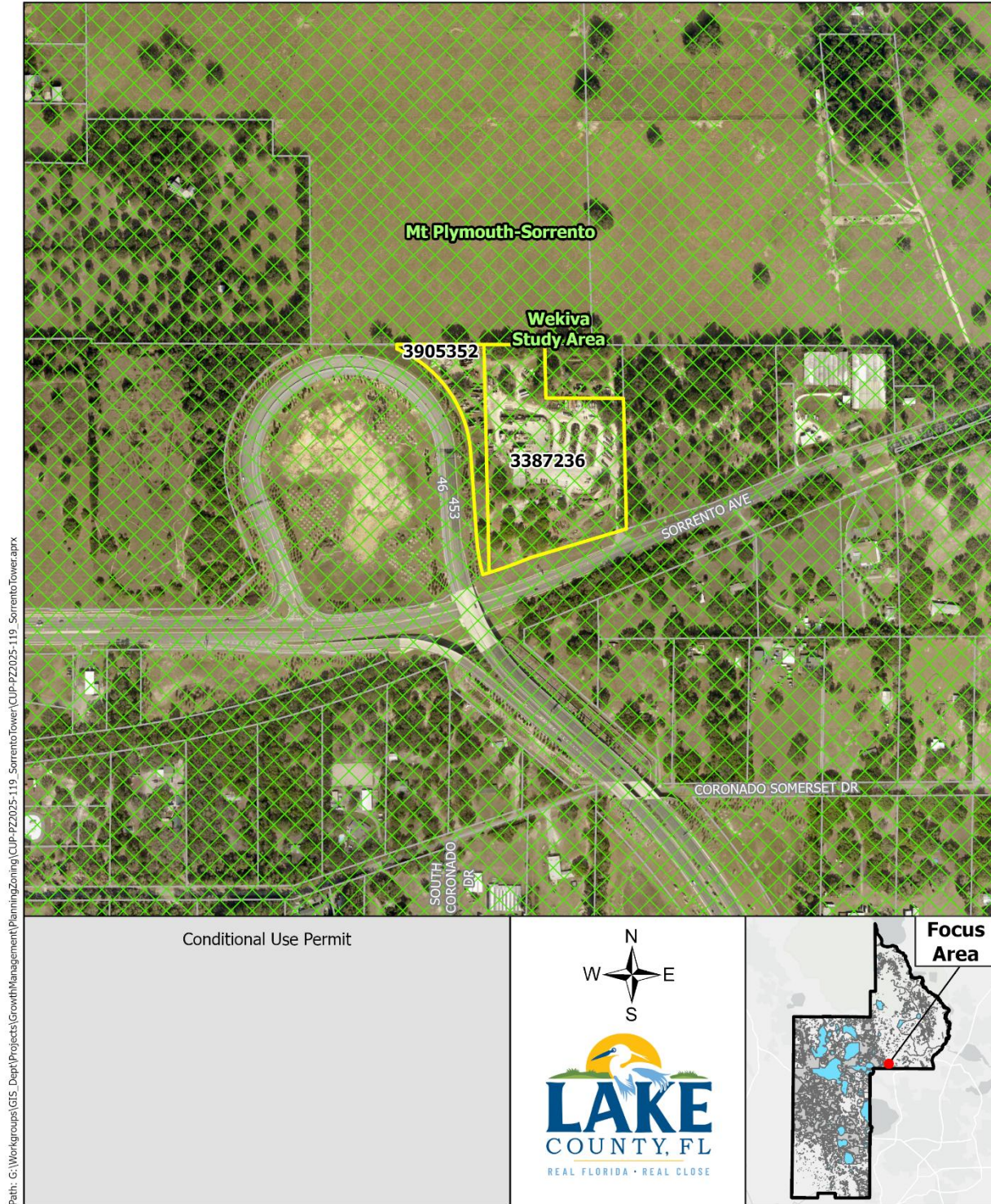
# Attachment "B" – Zoning District Map



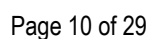


## Attachment “C” – Overlay District

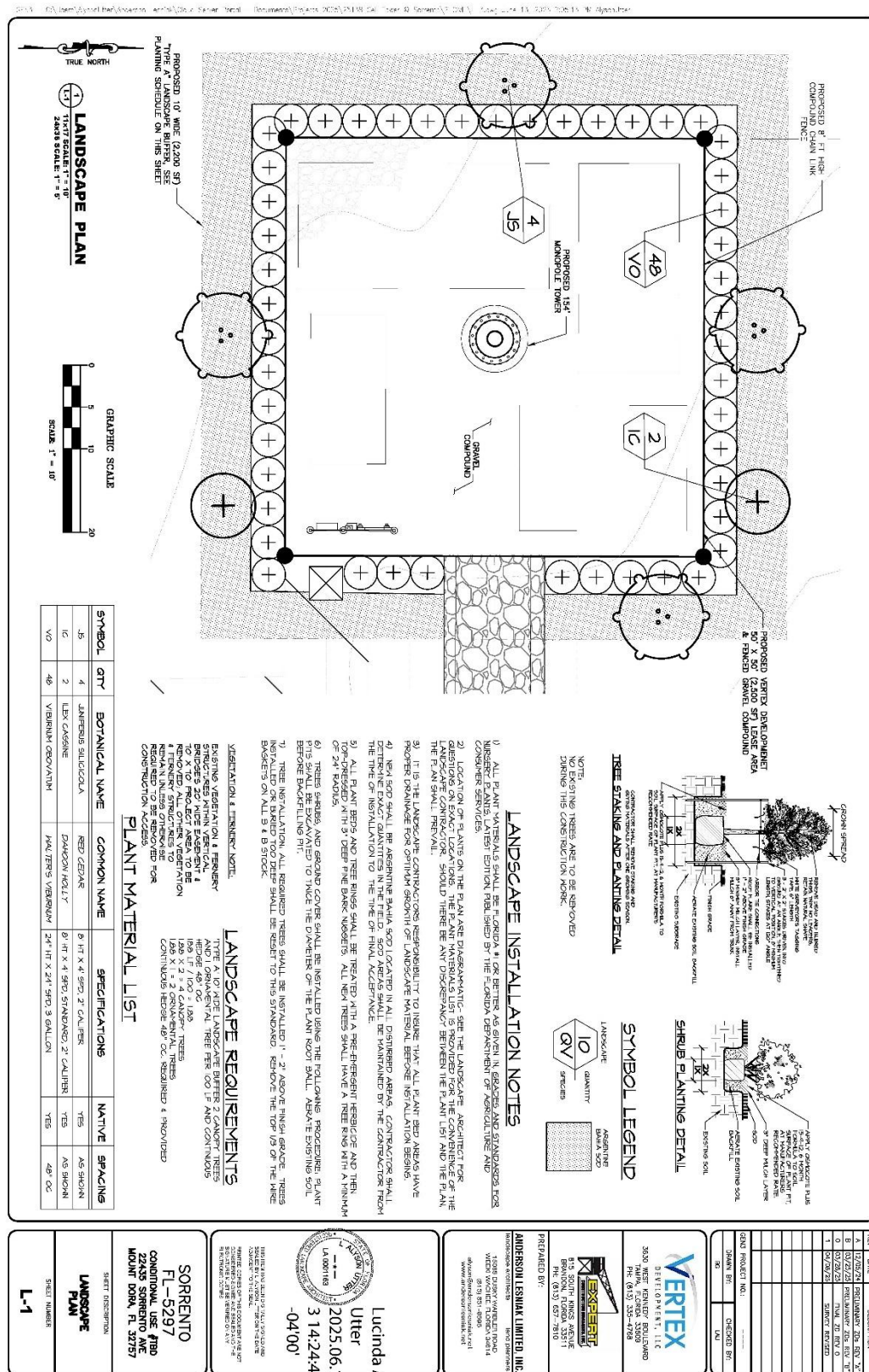
CUP-PZ2025-119  
Sorrento Tower







## Attachment “D” – Concept Plan (2 of 2)





## Attachment “E” – Project Narrative (1 of 9)



Vertex is requesting CUP Approval (with waivers) for a 150' Tower and associated ground equipment to be located on the property adjacent to 22435 Sorrento Avenue, Mount Dora, Florida 32757 (Alternate Key: 3905352) with an easement across the eastern parcel (Alternate Key 3387236). The total parent parcel for the tower is approximately 2.54 acres MOL (according to the Lake County Property Appraiser's Office), and it is vacant industrial land. The parcels are zoned "MP" (Planned Industrial) with a future land use designation of "Regional Office" and are located within the Wekiva Study Area and the Mt. Plymouth-Sorrento Special Community.

The Tower will be designed to accommodate Verizon Wireless and three other wireless telecommunication providers (including T-Mobile, AT&T, and DISH Wireless). The tower compound is 2,500 square feet in addition to any required easements for access, utilities, landscaping, and the fall zone.

Vertex was issued a Staff Comment Letter on December 27, 2024, for Pre-Application PZ2024-271 (AR 5812); however, the location presented has shifted away from the PUD residential to the north.

Please find the narrative below of how Vertex's application meets the criteria of the applicable sections of Lake County LDC.

### Conditional Use Application Supplement

- A. Consistency with the Comprehensive Plan and Local Code. The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of the Comprehensive Plan, the Lake County Code, and is in compliance with all additional standards imposed on it by the particular provisions of these regulations authorizing such use. **The Conditional Use Permit request is consistent with Comprehensive Plan Objective I-2.1, which recognizes the Mount Plymouth-Sorrento Special Community as part of Lake County with unique character and charm. The Policy requires approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection with the community's character. The proposed communications tower within the Regional Office Future Land Use – and adjacent to the State Road 453 and State Road 46 interchange – is consistent with promoting orderly and logical development of land for office complexes and light, clean industrial development. Community Facility Uses are further defined as "A noncommercial and nonresidential use established primarily for the benefit and service of the population of the community in which it is located." Communication towers benefit the population by providing another source for emergency communications, promoting public order and safety.**

**The Conditional Use Permit request is consistent with Comprehensive Plan Objective I-3.4, the Wekiva Study Area, which aims to protect and preserve the function of natural resources within the Wekiva Study Area, including but not limited to springs, springsheds, karst features, most-effective recharge areas, sensitive 6 natural habitats, wetlands, wildlife, and wildlife corridors. The proposed communications tower meets the Open Space requirements and follows the (conservation) Development Design Standards.**

**This use is consistent with LDR Table 3.01.00 and LDR Section 3.01.03, which specifies the allowance of non-camouflage Towers within the (MP) Planned Industrial zoning district**



## Attachment “E” – Project Narrative (2 of 9)



with a conditional use permit. The application seeks to mitigate aesthetic impacts while providing additional communication coverage for the public health, safety, and welfare.

The purpose of the "MP" planned industrial district is to provide for any industrial Land Use currently available in any other industrial district and to provide for any industrial Land Use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "MP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual Development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated Land Use. A communications tower is consistent with this purpose and intent.

LDR Section 3.13.00 establishes standards and requirements for communication towers. The submitted application is requesting waivers to some of these standards; however, the applicant contends the waivers will seek to meet the intent of the Code, given the unique shape of the parcel created by the Order of Taking by Central Florida Expressway in 2015 for the State Road 453 Interchange Ramp.

LDR Section 3.13.10, Tower Table 2, establishes specific separation distances between existing and proposed communication towers. The proposed tower meets those separation distances as shown on Attachment A.

The concept plan provided demonstrates consistency with LDR Section 3.13.12, regarding the provision of a chain link fence around the communications tower and support facilities as shown in Exhibit A of this Ordinance.

### B. Effect on Adjacent Properties.

1. The proposed conditional use will not have an undue adverse effect upon nearby property. **The proposed Tower is located on industrially zoned property adjacent to a highway interchange. Given the recent approval of Ordinance 2025-12 for “Mount Dora North,” which has been approved for 3,746 dwelling units and over 12 million square feet of non-residential uses, the Tower serves as a Community Facility Use that will benefit as a general public service and emergency service (E911) use, thereby supporting the health, welfare and safety of both the existing and the future surrounding communities.**
2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located. **The proposed Tower is located on industrially zoned property adjacent to a highway interchange and is compatible with the existing character of the area.**
3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening. **The concept plan shows the tower lease parcel fenced with an eight-foot (8’) tall chain link fence around the perimeter of the compound area, thus providing relief to the potential aesthetic impact of the tower.**
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. **As the neighboring properties to the east, south and west are**

## Attachment “E” – Project Narrative (3 of 9)



**already developed, and the proposed Tower meets the setbacks to the north, the proposed Tower will not interfere with the development of neighboring properties.**

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.

**Schools** The proposed request is not anticipated to adversely impact schools.

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

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

D. Adequacy of Fire Protection. The applicant Shall obtain from the Lake County Emergency Services Division written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection. **Lake County Fire Rescue Station 39 is located approximately three (3) miles east of the subject property. The gated Tower compound will be fitted with a Knox Fire Department Access System device, and access will have an unobstructed width of at least 20 feet.**

### 3.13.00 - Wireless Antennas, Towers, and Equipment Facilities

...

**3.13.02 Compliance with County, State and Federal Regulations.** All Communications Towers, Antennas, and Equipment Shall comply with:

- A. The Lake County Comprehensive Plan and Land Development Regulations.
- B. All applicable fire safety codes, building codes, and technical codes adopted by Lake County.
- C. All applicable Federal and State Regulations.

**Vertex will comply with all applicable codes, ordinances and building regulations. See Site Plans, Sheet GN-1, Code Compliance.**

### **3.13.03 Structural Design.**

- A. All Communications Towers must be designed so that in the event a Communications Tower falls, it Shall collapse only within the property lines of the Lot on which the Communications Tower is located. No Building Permit Shall be issued unless the applicant provides verification of compliance from an engineer registered by the State of Florida. **See Site Plans, Sheet C-1, and the Fall Zone Letter,**

## Attachment “E” – Project Narrative (4 of 9)



**demonstrating that in the unlikely event of failure, the Tower would fall within the property lines of the parent parcel.**

- B. To ensure the structural integrity of Wireless Communications Towers, the owner of a Wireless Communications Antenna and/or Tower Shall ensure that it is constructed and maintained according to TIA/EIA-Standard 222, as amended from time to time, ASCE-7, as amended from time to time, and all County adopted construction/building codes. No building permit Shall be issued unless the applicant submits site plans sealed and verified by an engineer licensed in the State of Florida that proves compliance with the adopted structural codes in effect at the time of said improvement or addition. **Vertex and its collocators shall comply with this Section. Please see Site Plans, Sheet T-1.**
- C. Applicants for new communication towers are encouraged, but not required, to reserve space to accommodate the placement of any needed emergency communication apparatus and/or device(s) on the structure or the ground compound as requested by the Lake County Public Safety Department. **Vertex reached out to Lake County Office of Public Safety Support on March 28, 2025, and received a response that space is not needed at this location. Please see LCPSS Email.**
- D. Camouflaged Wireless Communications Structures... **Vertex is proposing a 150' Monopole-type Tower in the "MP" zoning district; therefore, we are requesting a Conditional Use approval, per LDC Section 3.01.03, Schedule of Permitted and Conditional Uses Table. The monopole's location is compatible with the surrounding industrial and highway. The siting of a monopole as a general public service and emergency service use (including E911) shall strengthen the wireless service to area and support the health, welfare and safety of the community. Finally, as Vertex is proposing a 150' Tower in order to accommodate the carriers' needs, a monopole will have a much slimmer profile than the recommended flagpole or tree-type camouflage (monopine) Tower.**

**3.13.04 Radiation Emission Standards.** The Communications Tower and Communication Antennae must meet the radiation emission standards set by the FCC. The applicant Shall provide evidence that the Communications Tower and Communication Antennae meet the FCC standards where applicable. **Vertex's is the infrastructure provider and does not transmit any frequencies; however, Vertex's collocators shall comply with this Section. Please see FCC TOWAIR.**

**3.13.05 Towers within the Ferndale Community... Section not applicable.**

**3.13.06 Towers and Antennas within the Pinycastle Military Operation Area... Section not applicable, as the proposed Tower is located well outside this boundary.**

**3.13.07 Amateur Radio Station Operators/Receive Only Towers/Antennas and Wireless (Wi-Fi) Towers... Section not applicable**

**3.13.08 Measurement and Lot Size.**

- A. Measurement. For purposes of measurement, tower setbacks and separation distances Shall be calculated and applied to Facilities located in Lake County regardless of Municipal and County jurisdictional boundaries.



## Attachment “E” – Project Narrative (5 of 9)



- B. Lot Size. For purposes of determining whether the installation of a Tower or Antenna complies with development regulations, including but not limited to Setback Requirements, lot-coverage Requirements, and other such requirements, the dimensions of the entire lot Shall control, even though the antennas or towers may be located on leased parcels within such lot.

### 3.13.09 Setbacks.

- A. Equipment facility and guyed support structures shall meet a setback of twenty-five (25) feet from property lines or the Zoning District setback, whichever is greater. **Please see Site Plans, Sheet A-1, for the compound setbacks. Vertex is requesting a waiver from this requirement. In order to meet the PUD setbacks in Tower Table 1, along with the unique shape of the parcel due to the Order of Taking by Central Florida Expressway in 2015 for the State Road 453 Interchange Ramp, Vertex’s compound cannot meet the 25’ setback on the east and west of the compound.**
- B. Towers Shall be:
1. Centered within the boundaries of the Property recognized as the parent parcel on the official zoning map; **Vertex is requesting a waiver from this section. The proposed Tower is located approximately 51.8 feet from the centroid. Given the unique shape of the parcel created by the Order of Taking by Central Florida Expressway in 2015 for the State Road 453 Interchange Ramp, Vertex has attempted to locate the Tower on the parcel that will also meet Setbacks in Table 1. Please see Site Plans, Sheet A-1 for illustrated setbacks.**
  2. Maintain a minimum setback of one hundred (100) feet from the Property Line; **Vertex is requesting a waiver from this section from the east and west sides of the parcel. Please see Site Plans, Sheet A-1, for illustrated setbacks. In order to comply with the setbacks in Table 1, the Tower had to be shifted southerly on the parcel, where it narrows as a result of the Order of Taking by Central Florida Expressway.**
  3. Be measured and reported using Global Position System coordinates for the center of the Tower; and **Please see FAA 1-A Certification.**
  4. Shall meet the requirements in Table 1:

Tower Table 1—Additional Tower Setbacks		
	From Residential or <b>PUD Zoned Lands</b> in the Urban Low, Urban Medium, Urban High, Mt. Plymouth-Sorrento Main Street, Mt. Plymouth-Sorrento Receiving Area or Green Swamp Ridge Future Land Use Categories, and in similar municipal zonings and land use categories.	From any Single-Family or Duplex Residential Unit
<b>Monopole</b>	<b>330 feet</b>	<b>400% of the tower height</b>

## Attachment “E” – Project Narrative (6 of 9)



**Vertex exceeds the requirements in Table 1. Please see Site Plans, Sheet A-1, for illustration of these setbacks. The closest residential unit is approximately 1,330 feet to the southeast on Alt Key 1510244, which exceeds the 400% (or 600 feet) requirement.**

If the Owner of the Property where the Tower is to be located owns Residential units thereon or on surrounding properties (or if such properties are owned by his or her parents or children and they have consented in writing), those units Shall not be taken into consideration when calculating the Setback requirements of this section. **Subsection not applicable.**

(Ord. No. 2013-20, § 2, 4-23-13)

### 3.13.10 Separation between Towers.

- A. Wireless Communications Tower separation Shall be measured using Global Position System (GPS) coordinates for the center of the Tower. Wireless Communications Towers Shall meet the following separation requirements:

Tower Table 2—Wireless Communications Tower Separation				
Existing Tower Type	Proposed Tower Type			
	Lattice or Self-Supporting	Guyed	Monopole >150	Monopole 150 or less
Monopole 150 or less	2,500 feet	2,500 feet	1,000 feet	500 feet

Exempt from this requirement are Towers that are recognized camouflaged structures and Amateur Radio Station Operators/Receive Only Antennas. **The closest existing FCC-registered Tower (ASR #1238533) is approximately 10,290 feet to the west, thereby exceeding all Tower Separation requirements. Please see Existing Towers Map.**

- B. Wireless Communications Towers designed to accommodate four (4) or more service providers Shall be granted a reduction in the separation distances between Communications Towers as shown below: ... **Vertex is designing the Tower for four (4) providers; however, we are not seeking any reductions in separation distances.**

Prior to issuance of building permit, the owner/operator Shall submit executed co-location agreements for each additional co-location in a form acceptable to the County Manager or designee that Shall provide that each of the additional Users will be utilizing the Tower upon its completion. **Vertex shall provide the recorded Memorandums of Agreement upon written request.**

**3.13.11 Communication Antenna Co-location... Section not applicable. Vertex is proposing a new tower; however, Vertex's future co-locators shall comply with this section.**

**3.13.12 Fencing.** A chain link fence or wall not less than six (6) feet from finished grade Shall be provided around each communications Tower and support facilities. In commercial and

## Attachment “E” – Project Narrative (7 of 9)



industrial Zoning District, barbed wire or other appropriate anti-climbing device Shall be used along the top of the fence or wall. The area to be fenced Shall surround and enclose as a single entity or individually, the tower, all supporting Structures including guyed grounding points, and equipment facilities. Access to the Communications Tower Shall be through a locked gate. **Please see Site Plans, Sheet C-4, for proposed eight-foot fencing.**

### **3.13.13 Landscaping.**

- A. The visual impact of a communications tower Shall be mitigated for nearby viewers through landscaping at the base of the Communications Tower and ancillary structures. Landscaping Shall be installed on the outside of fences or walls except on agricultural zoned lands as follows....: **Please see Site Plans, Sheet L-1 for proposed landscaping, which conforms to Type A Buffer standards.**
- B. At the public hearing at which the CFD zoning or Conditional Use Permit is approved, the Board of County Commissioners may waive all or part of the landscaping requirements if the Board finds it is not necessary to mitigate the visual impact for nearby viewers. **Should the Board of County Commissioners waive all or part of the landscaping requirement, Vertex shall comply.**

### **3.13.14 Modification or Rebuilding...Section not applicable.**

**3.13.15 Illumination.** Communications Towers Shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration. **See Site Plans, Sheet GN-1, Site Notes #4, and the FAA Application. Vertex has applied to the FAA for a Determination of No Hazard to Air Navigation, including no lighting.**

**3.13.16 Finished Color.** Communications Towers not requiring FAA painting/marketing Shall have a galvanized finish or be painted in a neutral color. **The proposed monopole will have a galvanized steel finish. See Site Plans, Sheet C-2.**

### **3.13.17 Signage.**

1. Signage unless otherwise required by law on perimeter fences Shall be limited to:
  - a. Federal Communications Commission (FCC) registration.
  - b. Trespassing, danger/warning, or emergency directions.
  - c. One sign not to exceed four (4) square feet in size providing Tower owner and leasing information.
2. Each User Shall be permitted two (2) square feet of signage on equipment facilities providing ownership information and/or emergency directions.
3. No signage Shall be Permitted on Towers or Antennas.

**See Site Plans, Sheet C-4, for proposed signage on the fence.**

**3.13.18 Removal of Abandoned Antennas and Towers.** Any Antenna or Tower that is not operated (all users cease using the tower) for a continuous period of twelve (12) months Shall be considered abandoned, and the owner of such antenna or tower Shall remove the same within ninety (90) days of receipt of notice from Lake County notifying the owner of such abandonment. Failure to remove an abandoned Antenna or Tower within said ninety (90) days Shall be grounds to

## Attachment “E” – Project Narrative (8 of 9)



remove the Tower or Antenna at the owner's expense. **Vertex will comply with this section, if ever applicable.**

### **3.13.19 Conditional Use and Community Facility District (CFD) Criteria...**

- A. The following non-comprehensive list of items shall be considered when reviewing for Aesthetic impacts: the amount of the Tower that can be viewed from surrounding Residential Zones in conjunction with its proximity (distance) to the residential zone, landscaping, existing character of surrounding area and any other visual options proposed by the applicant. The tower may be placed, designed or camouflaged to assist with mitigating the overall aesthetic impact. **The parcels to the east and west are zone “MP” and the parcels to the north and south are zoned “PUD.” The closest residentially zoned parcel “R-1” is greater than 2,200 feet to the northwest, Alt key 2757159.**
- B. The degree to which a Tower is designed and located in order to be compatible with the nature and character of Land Uses and/or the environment within which the Tower is proposed to be located. The tower may be placed, designed or camouflaged to assist with compatibility. A camouflaged tower Shall be designed to be compatible with the surrounding Land Uses and the environment. **Vertex is proposing a 150’ Tower in order to accommodate all the carriers’ needs, and is placed between existing industrial development and the SR-453 off-ramp to SR-46. A monopole will have a much slimmer profile than the recommended flagpole or tree-type camouflage (monopine) design.**
- C. The minimum performance standards with respect to separation between Towers, separation between residential uses and Towers, etc., as referenced in Section 3.13.00, Shall be met. The Board of County Commissioners may impose more restrictive Conditions to a Conditional Use Permit or CFD request in order to achieve the desired protection with respect to aesthetic impact and harmony and compatibility with the surrounding community. The determination by the Board of County Commissioners to impose more restrictive conditions Shall be based on substantial competent evidence. **The tower exceeds all tower-to-tower and tower-to-tower and residential separation requirements. Please see Existing Towers Map and Site Plans, page C-4, respectively.**



## Attachment “E” – Project Narrative (9 of 9)

### APPENDIX A - PZ2025-119 / AR No. 6013

#### List of Waivers Requested Pursuant to Section 14.03.05(B)

Table 3.02.05 Setback Requirements: “All buildings Shall be setback no less than 50' from all roads, or ROW easements bounding the project area. However, if there is Existing Development, with existing structures on a block, and all right-of-way, which is required by Lake County, is dedicated to the public, then a setback, computed by the average of the structures on the block, Shall be permitted.” **Please see Site Plans, Sheet A-1, for the compound setbacks. Vertex is requesting a waiver from this requirement on two sides. In order to meet the PUD setbacks in Tower Table 1, along with the unique shape of the parcel due to the Order of Taking by Central Florida Expressway in 2015 for the State Road 453 Interchange Ramp, Vertex’s compound cannot meet the 50’ setback on the west side of the compound.**

- From the western ROW property line to the compound: 17.6’ (a waiver of 32.4’)

#### Section 3.13.09 Setbacks

- A. Equipment facility and guyed support structures shall meet a setback of twenty-five (25) feet from property lines or the Zoning District setback, whichever is greater. **Please see Site Plans, Sheet A-1, for the compound setbacks. Vertex is requesting a waiver from this requirement on two sides. In order to meet the PUD setbacks in Tower Table 1, along with the unique shape of the parcel due to the Order of Taking by Central Florida Expressway in 2015 for the State Road 453 Interchange Ramp, Vertex’s compound cannot meet the 25’ setback on the east and west of the compound.**

- From the eastern property line to the compound: 18.2’ (a waiver of 6.8’)
- From the western property line to the compound: 17.6’ (a waiver of 7.4’)

- B. Towers Shall be:

1. Centered within the boundaries of the Property recognized as the parent parcel on the official zoning map; **Vertex is requesting a waiver from this section. The proposed Tower is located approximately 51.8 feet from the centroid. Given the unique shape of the parcel created by the Order of Taking by Central Florida Expressway in 2015 for the State Road 453 Interchange Ramp, Vertex has attempted to locate the Tower on the parcel that will meet Setbacks in Table 1, specifically “330’ from Residential or PUD Zoned Lands...” Please see Site Plans, Sheet A-1 for illustrated setbacks.**

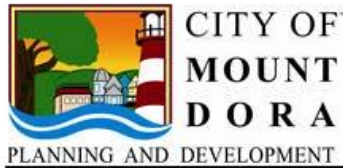
- From the centroid of the parcel to the tower, a waiver of 51.8’

2. Maintain a minimum setback of one hundred (100) feet from the Property Line; **Vertex is requesting a waiver from this section from the east and west sides of the parcel. Please see Site Plans, Sheet A-1, for illustrated setbacks. In order to comply with the setbacks in Table 1, the Tower had to be shifted southerly on the parcel, where it narrows as a result of the Order of Taking by Central Florida Expressway. Additionally, Vertex is proposing a Fall Zone Design with a radius of 40 feet, demonstrating that in the unlikely event of failure, the Tower would fall within the property lines of the parent parcel.**

- From the eastern property line to the tower: 40.8’ (a waiver of 59.2’)
- From the western property line to the tower: 43.8’ (a waiver of 56.2’)



## Attachment “F” – City of Mount Dora (1 of 3)



CITY HALL  
510 North Baker Street  
Mount Dora, Florida 32735  
352-735-7100  
MountDora.gov

### DEVELOPMENT REVIEW COMMITTEE COMMENTS

**DATE:** December 18, 2024  
**FROM:** Ryan Winkler, AICP, Senior Planner *RW*  
**CONTACT:** WinklerR@cityofmountdora.com  
**PROJECT NAME:** Sorrento Tower  
**REVIEW TYPE:** Lake County JPA – Pre-submittal Application

*Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.*

#### Informational Comments

The Divisions or Departments of the City involved with the review process have provided informational comments to inform you of Code requirements and/or processes that will be required as you move forward with the development process. Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application.

#### Planning and Zoning

Comments provided by Michele Janiszewski, MicheleJ@mountdora.gov

1. A pre-submittal application was provided to the City of Mount Dora from the Lake County Planning and Zoning Office for the consideration of a proposed one-hundred and fifty foot (150') monopole tower on property identified by Parcel ID 26-19-27-0003-000-04500 and Alternate Key 3905352. A concept plan (attached) was provided by the Applicant with information pertaining to proposed setbacks, fifty by fifty (50' x 50') compound, twenty-foot (20') wide access easement with a twelve-foot (12') wide gravel driveway to entrance of property along State Road 46.
2. The subject property is located within the Lake County – Mount Dora Joint Planning Area (JPA) but is not eligible for annexation at this time. Development of the site will be required to adhere to the stipulations in the Lake County – Mount Dora JPA.
3. Land Development Code (LDC) Section 3.5.21, provides the standards adopted by the City pertaining to communication towers and is copied below for your use and reference.

## Attachment “F” – City of Mount Dora (2 of 3)

DRC Comments – Sorrento Tower  
Lake County JPA Pre-submittal  
December 18, 2024

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*Communications towers. Notwithstanding subsection 3.5.6, or any other section of these land development regulations, telecommunications towers shall be allowed only within the WP-1 and WP-2 districts and only upon meeting the following standards:*

- 1) Towers shall be limited to a maximum height of 100 feet as measured from the existing natural grade.*
  - 2) No tower shall be located within 3,000 linear feet, as measured in a straight line, from another tower.*
  - 3) Towers shall be set back from any residential zoning district a minimum of four times the height of the installed tower.*
  - 4) A type "C" buffer shall surround the perimeter of the site, regardless of adjoining zoning classifications.*
  - 5) Any tower visible from a residential zoning district shall be disguised so as to not be recognizable as a telecommunications tower when viewed from the residential district.*
  - 6) Towers shall be so situated upon the site upon which they are erected to be no closer than the height of the tower from any boundary of the site. For example, a 100-foot tower must be surrounded by at least 100 feet of property in all directions, as measured from the base of the tower, which property shall be owned by the same owner as the property upon which the tower situated.*
  - 7) Any tower upon which use has been abandoned for more than 180 days shall be removed upon 60 days' notice by the city unless usage resumes within the 60-day period.*
  - 8) No signage of any type shall be allowed upon any tower erected hereunder.*
  - 9) Any lighting must be shielded to fall within the confines of the property, unless otherwise required by the Federal Aviation Administration.*
  - 10) No long-term parking or vehicle or equipment storage shall occur on-site.*
4. As proposed, the tower will be non-conforming to the following provisions when the property is annexed into the City limits due to, but not limited to:
- (1) LDC Section 3.5.21 (1), which limits the height of communication towers to one hundred (100) feet. The proposed tower has a height of one hundred and fifty (150) feet.
  - (2) LDC Section 3.5.21 (6), which requires a 150' setback from all property lines, based on the proposed height of the tower. The concept plan shows that the tower is setback 126' from the northern property line and 100' from the southwestern property line.

## Attachment “F” – City of Mount Dora (3 of 3)

DRC Comments – Sorrento Tower  
Lake County JPA Pre-submittal  
December 18, 2024

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### **Building Services – Flood Review**

**Comments provided by Ryan Morgan, [morganr@mountdora.gov](mailto:morganr@mountdora.gov)**

Property is located within flood zone X which is outside the Special Flood Hazard Area (MJ).

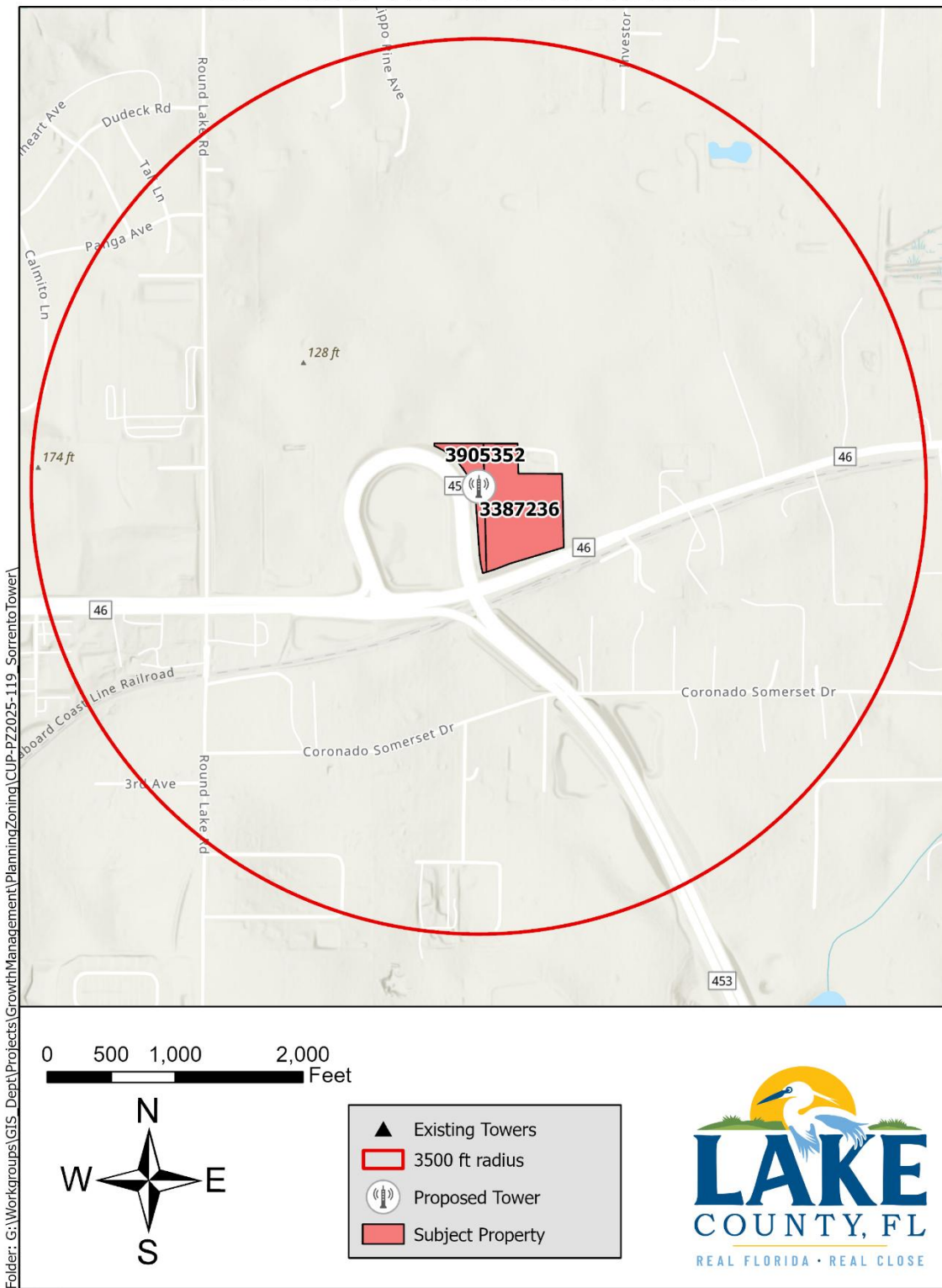
### **Electric Utility**

**Comments provided by Steve Langley, [langleys@mountdora.gov](mailto:langleys@mountdora.gov)**

This property is not within the City’s Electric Utility Service Area (MJ).

## Attachment "G" – Separation Tower Map

### Sorrento Tower 3500 ft radius



## Attachment "H" – Structural Standards Letter



**Report Date:** April 4, 2025

**Client:** Expert Construction Managers, Inc.  
815 S. Kings Ave  
Brandon, FL 33511  
Attn: Ryan Aufiero  
(813) 731-2580  
ryan@expertconstructionmanagersinc.com

**Structure:** Proposed 150-ft Monopole  
**Site Name:** Sorrento  
**Site Number:** FL-5297  
**Site Address:** 22435 Sorrento Ave  
**City, County, State:** Mount Dora, Lake County, FL  
**Latitude, Longitude:** 28.803406°, -81.586161°

**PJF Project:** A62625-0003.001.7102

We understand that there may be some concern on the part of local building officials regarding the reliability of communication poles. Communication structures are designed in accordance with the Telecommunications Industries Association / Electronic Industries Association Standards TIA-222-H, "Structural Standards for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures." This is a nationally recognized standard and is modeled after the American National Standards Institute document ANSI A58.1. The TIA-222-H standard was developed by professional engineers experienced in the design of communication structures. Much of these specific design criteria are often not available in local building codes.

The pole and its foundation will be designed per the 2023 Florida Building Code, 8th Edition (2021 International Building Code with state amendments) and the TIA-222-H standard (exception #5 of Section 1609.1.1) using Load and Resistance Factor Design (LRFD) methodology. This design methodology is also used in building design and is discussed in American Institute of Steel (AISC) and American Concrete Institute (ACI) design standards.

This pole shall be designed with a basic design wind speed of 140 mph for use in the TIA-222-H Standard Exposure Category C, a topographic factor,  $K_{zt} = 1.0$ , and Risk Category II shall be used in this design.

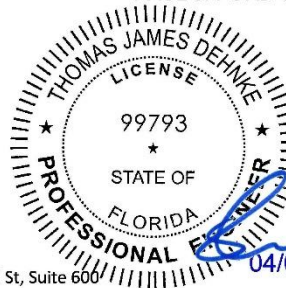
The monopole for this site will be designed as a "bend-over" pole. This means that the bottom of the pole has reserve capacity compared to that of the upper section in an attempt to limit the fall radius of the pole. This pole will be designed with the top 40-ft meeting the design wind criteria near capacity, but the remaining structure will have reserve capacity to remain intact beyond possible failure of the upper section. When steel becomes overstressed, it does not suddenly break, it will locally deform. The upper portion of the pole would then hinge at this level resulting in a fall radius of up to 40-ft. Once the upper portion is no longer upright catching the wind load, the stresses in the lower portion of the pole are reduced.

We at Paul J. Ford and Company appreciate the opportunity of providing our continuing professional services to you and Expert Construction Managers, Inc.. If you have any questions or need further assistance on this or any other projects, please give us a call.

THOMAS J. DEHNKE, PE - LICENSE #0000099793  
PAUL J. FORD & CO. - #EB-0002848

Respectfully Submitted by:  
Paul J. Ford and Company

Thomas J. Dehnke, PE  
Project Manager  
tdehnke@pauljford.com



*This item has been electronically signed and sealed by Thomas J. Dehnke, PE using a digital signature and date.*

*Printed copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.*

250 E Broad St, Suite 600  
Columbus, OH 43215  
Phone 614.221.6679

Founded in 1965

[www.PaulJFord.com](http://www.PaulJFord.com)

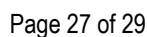
100% Employee Owned



## Aerial Map – 100-Foot Radius

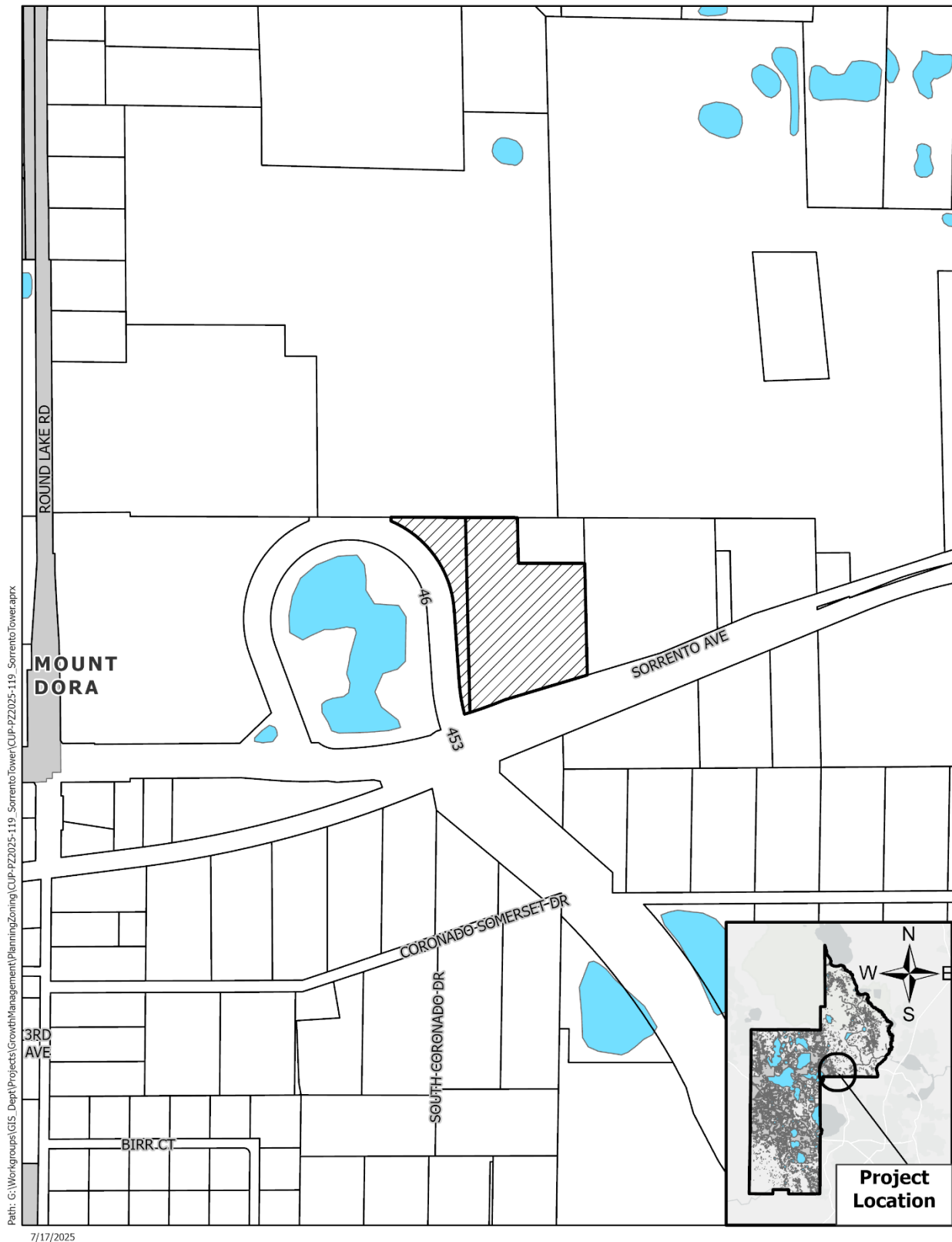
### Sorrento Tower 100 radius







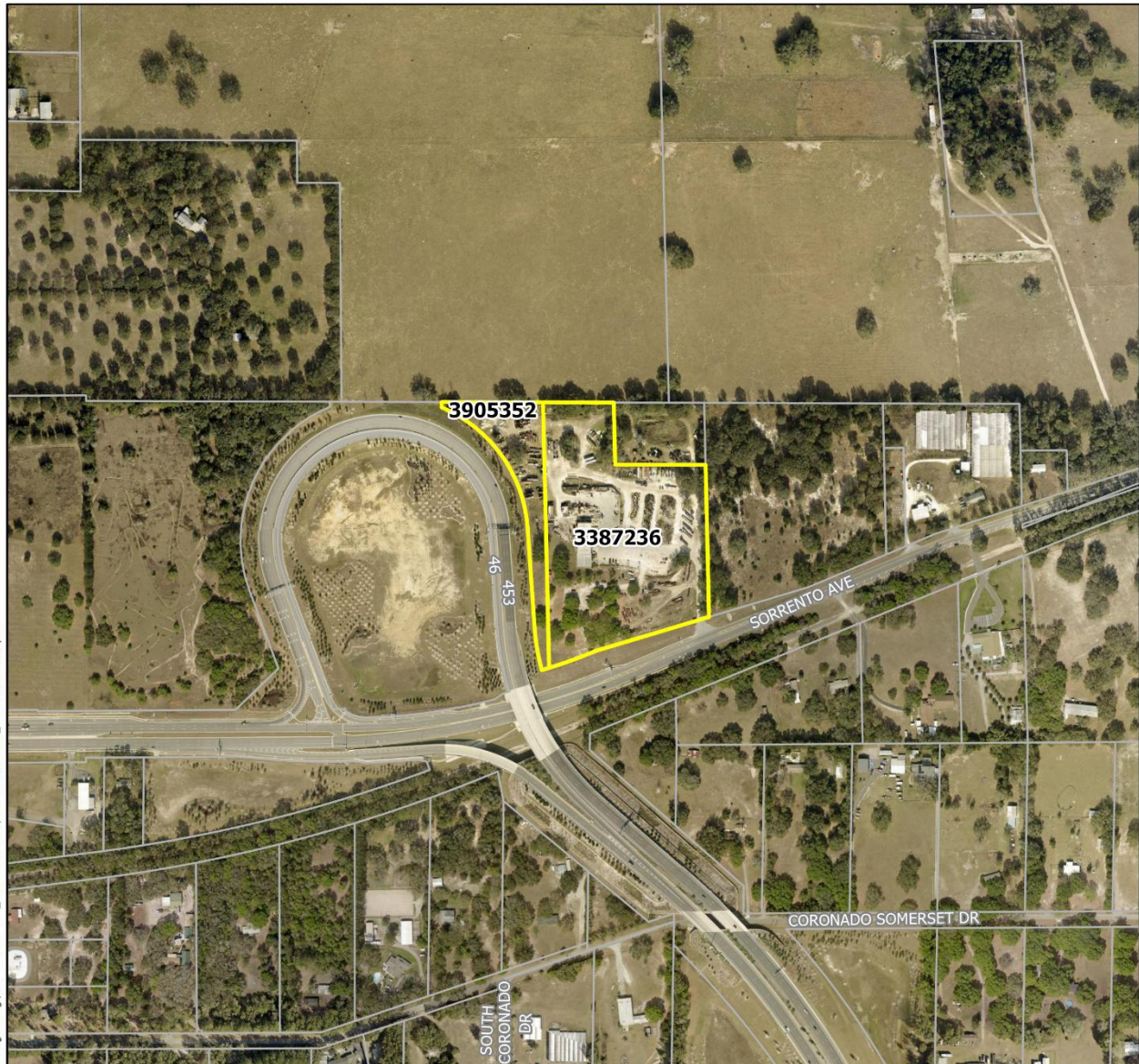
## Map of Subject Property





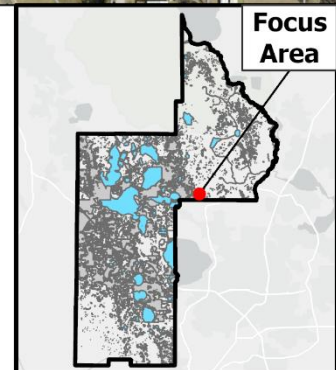
# Aerial of Subject Property

CUP-PZ2025-119  
Sorrento Tower



Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2025-119\_Sorrento Tower\CUP-PZ2025-119\_Sorrento Tower.aprx

Conditional Use Permit



7/17/2025

[illegible]

**WHEREAS**, Jennifer Frost (the “Applicant”) submitted a Conditional Use Permit application on behalf of ARR Land, LLC and Alesia A Rehfeldt Family Trust (the “Owners”) to allow a 154-foot monopole communications tower on Planned Industrial (MP) District parcel with the following waivers:

- WHEREAS**, the subject properties consist of approximately 13.37 +/- acres, north of Sorrento Avenue and east of Round Lake Road in the Sorrento area, situated in Section 26, Township 19 South, Range 27 East, consisting of Alternate Key Numbers 3905352 and 3387236, and more particularly described in Exhibit "A" – Legal Description; and

Page 1 of 8

1           **WHEREAS**, the Lake County Board of County Commissioners deems it necessary and desirable, to  
2 protect the public health, safety, and general welfare of the citizens of Lake County and in accordance with  
3 the purpose and intent of the Land Development Regulations (LDR), to require compliance with the special  
4 conditions set forth in this Conditional Use Permit; and

5           **WHEREAS**, this Conditional Use Permit was reviewed by the Lake County Planning & Zoning Board  
6 on the 3rd day of September 2025, and by the Board of County Commissioners of Lake County, Florida, on  
7 the 7th day of October 2025; and

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

10 **Section 1. Conditional Use Permit.** Permission is hereby granted for the operation of a wireless  
11 communication tower as a Conditional Use within the Planned Industrial District (MP) Zoning District.  
12 All land uses must be generally consistent with the Concept Plan as shown in Exhibit "B" of this  
13 Ordinance. To the extent that there are conflicts between the Conceptual Plan and this Ordinance,  
14 this Ordinance will take precedence.

15 **Section 2. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to show a  
16 Conditional Use Permit to allow uses with conditions as outlined within this Ordinance.

17       **A. Waivers.** The following waivers are hereby granted:

- 18           1. Waiver to Land Development Regulations (LDR) Table 3.02.05 Setback Requirements to  
19           allow development of a monopole tower and associated support structures to be constructed  
20           17.6-feet away from the Right-of-Way along the western property line, in lieu of the required  
21           50-feet from all roads, or Right-of-Way bounding the project area.
- 22           2. Waiver to LDR Section 3.13.09(A) to allow the proposed tower's support structure and  
23           compound to be 17.6-feet from the western property line and 18.2-feet from the eastern  
24           property line, in lieu of the required 25-feet.
- 25           3. Waiver to LDR Section 3.13.09(B)(1) to allow the proposed monopole communications tower  
26           to be constructed off-center.
- 27           4. Waiver to LDR Section 3.13.09(B)(2) to allow the proposed tower to be constructed 43.8-  
28           feet from the western property line, and 40.8-feet from the eastern property line, in lieu of  
29           the required 100-feet.

30       **B. Land Use.** In addition to those uses listed as permitted land uses within the Planned Industrial  
31 District (MP) Ordinance # 1990-14, the uses of the site as described in **Exhibit A – Parent**  
32 **Parcel** will be allowed as specified below and generally consistent with Exhibit "B", the  
33 Conceptual Plan.

- 34           1. Wireless communications tower (monopole), 154-feet maximum to be located on the portion  
35           of the property described in **Exhibit A – Lease Parcel**
- 36           2. Accessory uses directly associated with the above use may be approved by the County  
37           Manager or designee. Any other use of the site will require approval of an amendment of  
38           this Ordinance by the Board of County Commissioners.

**C. Specific Conditions.**

1. Site Plan Required: The developer shall submit a development application for site plan of the communication tower facility.
2. Illumination: The communications tower facility shall not be illuminated except to ensure human safety or as required by the Federal Aviation Administration (FAA) and the LDR, as amended.
3. Parking: Parking surfaces may be grass or other pervious material.
4. Structural Design: The structural design of the tower shall be in accordance with the LDR, as amended.

**D. Tower, and Equipment Safety Facility Setbacks.**

1. The communications tower facility and associated uses shall meet all applicable setbacks as set forth in the LDR, as amended unless stated within Section 2(A) entitled *Waivers*.
2. The communications tower facility must be constructed as a self-collapsing tower. An engineer licensed in the State of Florida must provide a certification and documentation that this requirement has been met. See LDR Section 3.13.03(A), as amended.

**E. Environmental Requirements.**

1. An environmental assessment no more than six (6) months old will be required at the time of the Site Plan submittal. The environmental assessment will need to indicate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence.
2. Environmental resources shall be protected in accordance with the Comprehensive Plan and LDR, as amended.

**F. Fencing and Screening.** A chain-link fence or wall not less than six (6) feet from finished grade shall be provided around each communications tower and support facilities in accordance with the LDR, as amended.

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

**H. Landscaping, Buffering, and Screening.** Landscaping, buffering, and screening shall be in accordance with the LDR, as amended.

**I. Lighting.** Exterior lighting must be in accordance with the Lake County LDR, as amended, and consistent with Dark-Sky Principles.

**J. Noise.** Compliance must be in accordance with the LDR, as amended.

**K. Parking Requirements.** Off-street parking must be provided in accordance with the LDR, as amended.

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

**M. Floodplain and Stormwater Management.**

1. The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements.

**N. Transportation Improvements.** All access management improvements shall be in accordance with the Comprehensive Plan and LLDR, as amended.

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

**P. Development Review and Approval.** Prior to the issuance of any permits, the developer shall be required to submit a development application generally consistent with EXHIBIT "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

**Q. Future Amendments to Statutes, Code, Plans, or Regulations.** The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and LDR will include any future amendments to the Statutes, Code, Plans, or Regulations, as applicable.

**Section 3. Conditions.**

**A.** In the event of any breach in any of the terms or conditions of this permit or any default or failure of the Owner or successor to: Fulfill development in substantial accordance with the conceptual plan as submitted to the Planning & Zoning Board and the Board of County Commissioners; comply with the codes of the governmental agencies having lawful and appropriate jurisdiction; or comply with any of the terms of the Conditional Use Permit; or if this CUP is found to become a nuisance or safety hazard, the permit may be revoked after due Public Hearing before the Planning & Zoning Board and the Board of County Commissioners.

**B.** This CUP will inure to the benefit of and will constitute a covenant running with the land; and the purpose, terms, and conditions contained in this Ordinance will be binding upon the Owner, developer and/or Applicant, or any successor and her interest.

**C.** The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

**D.** This use shall be inspected by the Office of Code Enforcement annually to ensure compliance with the conditions of this CUP and the approved site plan. An annual inspection fee will be assessed. If an emergency inspection is necessary during non-operating hours, a fee shall also be assessed.

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

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

**Section 6. Effective Date.** This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

**ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**FILED with the Secretary of State \_\_\_\_\_, 2025.**

**EFFECTIVE \_\_\_\_\_, 2025.**

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

\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

**ATTEST:**

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

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**





## Exhibit “A” – Legal Description Continued

## Access Parcel

A tract of land lying in the South  $\frac{1}{4}$  of Section 26, Township 19 South, Range 27 East, Lake County, Florida, more particularly described as commencing at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 26, run thence N 89°26'57"W. 208.70 feet along the North line of the South  $\frac{1}{4}$  of said Section 26 to the point of beginning; run thence South 00°56'19"E. 234.90 feet; run thence South 89°26'57"E. 342.20 feet; run thence South 00°56'19"E. 626.63 feet to a point on the North right-of-way line of State Road 46; run thence South 67°37'20"W. 493.82 feet along said North right-of-way line to a point of curvature Concave Northwestwardly and having a curve radius of 2831.72 feet and a delta angle of 03°13'55"; run thence 159.73 feet along said curve and the North right-of-way line of said State Road 46; run thence North 00°56'19"W. 1112.03 feet to a point on the North line of the South  $\frac{1}{4}$  of said Section 26; run thence South 89°26'57"E. 267.91 feet along said North line to the point of beginning; LESS the Southerly 7 feet conveyed to Lake County in Official Records Book 1367, Page 1689, Public Records of Lake County, Florida.





Exhibit “B” – Concept Plan

