



CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): October 1, 2025
Board of County Commissioners (BCC): November 4, 2025

Case No. and Project Name: PZ2025-141, FL-1878 Leesburg Tower CUP

Commissioner District: District 3 – Kirby Smith

Applicant: Mattaniah S. Jahn, Esq.

Owner: Seguin Management Services, LLC

Requested Action: Conditional use permit (CUP) approval on approximately 12.62 +/- acres for a 154' monopine communication tower with a waiver to Land Development Regulation (LDR) Section 3.13.09(B)(1) to allow the proposed tower to be constructed off-center within the boundaries of the parent parcel within the Urban Residential District (R-6).

Approval of this conditional use permit request is contingent upon the BCC approving the waiver to the communication tower location requirements.

Staff Determination: Staff finds the conditional use permit application consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Eddie Montanez, Planner I

PZB Recommendation:

Subject Property Information

Size: 12.62 +/- acre parent parcel (6,400 square foot lease area)

Location: Southwest of the Forrest Lake Road and Eagle Point Court intersection, in the unincorporated Leesburg area.

Alternate Key No.: 3957871

Future Land Use: Urban Low Density (Attachment "A")

Existing Zoning District: Urban Residential (R-6) District (Attachment "B")

Flood Zones: "AE" and "X"

JPA/ISBA: N/A

Overlay/Rural Protection Area: N/A

Located within BMAP: Yes, Upper Ocklawaha River Basin

Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|-----------|-------------------|--|-----------------|--|
| North | Urban Low Density | Planned Unit Development (PUD); Urban Residential (R-6) District | Vacant; Utility | Goose Creek PUD approved by Ordinance #2023-36 that allows 145 Single-Family Residences maximum and Shangri La by the Lake Wastewater Plant located north of Eagle Point Court |
| South | Urban Low Density | Urban Residential (R-6) District | Residential | Large Tract of Land with Single-Family Residence and Wetlands |
| East | Urban Low Density | Urban Residential (R-6) District | Residential | Eagles Point & Eagles Point Phase II Residential Subdivision, including Buffer Tracts B and D |
| West | Conservation | Urban Residential (R-6) District | Vacant | Conservation/Wetland Tract owned by the Lake County Water Authority |

- Summary of Analysis -

The subject 6,400 +/- square feet lease parcel lies within the boundaries of a 12.62 +/- acre parcel, identified by Alternate Key Number 3957871. The subject parcel is zoned Urban Residential District (R-6), is designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The GIS map indicates that the subject parcel is located within a flood prone area but there is no indication that wetlands exist on site. The parcel is undeveloped. The subject parcel is generally located southwest of the Forrest Lake Road and Eagle Point Court intersection, in the unincorporated Leesburg area.

The Applicant seeks conditional approval for a 154-foot monopine communication tower within a 6,400 square foot compound area. The Applicant seeks a waiver request to Land Development Regulation (LDR) Section 3.13.09(B)(1) to allow the proposed monopine communications to be constructed off-center of the parent parcel boundaries, Attachment “C” Project Narrative (2 of 14).

The Concept Plan (Attachment “D”) depicts the placement of the lease area compound to be located approximately 59-feet from the western boundary line, with the tower itself to be a minimum of 100-feet from the western boundary line.

The Concept Plan (Attachment “D”) depicts the proposed placement of the tower within a 6,400 square foot lease area with an access and utility easement, a 20-foot-wide gravel access drive, existing edge of pond with 50’ riparian buffer, vegetation clearing limits, 100’ engineered fall zone radius, required and provided setbacks for the tower and compound, and the geometric center of the parcel. The proposed development is outside of the floodplain and will be accessed from the north via Eagle Point Court.

The requested action was sent to the Public Works Department and the Chief Fire Plans Examiner to determine if the request is consistent with applicable regulations.

Public Works provided the following comments:

“1) The access will need an easement from the parent parcel as discussed with the owner of the parent parcel eastward to the intersection of Eagle Point and Carnegie Street (the entrance to Goose Creek residential development). The Goose Creek development is only improving the road to their entrance. 2) The unimproved right-of-way is shown as paved on the plan provided with the application, this is an unimproved right-of-way.”

“The Applicant’s proposed construction will all be sited outside the Special Flood Hazard Area (SFHA). At this point, Floodplain

Management has no comments or objections to this request.”

The Chief Fire Plans Examiner provided the following comment:

“Fire has no objection to CUP; site plan must indicate Fire Department Access in compliance with NFPA 1 CH 18. Access road shall have an unobstructed width of no less than 20; and unobstructed height of 13ft 6in. Any dead ends greater than 150’ will require an approved turn-a-round. Any structures (buildings, generators etc. will require building permits) if applicable.”

The Applicant provided a Project Narrative as justification for the request as shown on Attachment “C”.

– Staff 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 tower to the surrounding residential zones are not anticipated. Per LDR Section 3.13.03.D(2) entitled *Structural Design*, the tower is considered camouflaged and blends into the surrounding trees located on the parent parcel.

The Applicant provided Photo Simulations (Attachment “E”) to demonstrate that the proposed monopine communications tower will not cause any visual impacts to the neighboring parcels and that the proposed monopine communications tower blends with the existing environment.

The proposed request is consistent with LDR Section 3.13.12, entitled *Fencing*, which requires a chain link fence no less than six (6) feet from finished grade and the Concept Plan (Attachment “D”) depicts a six (6) foot chain-link fence around the tower compound area with barbed wire along the top.

- 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 LDR Section 3.13.19(B) entitled *Conditional use and Community Facility District (CFD) Criteria*, which conditionally allows telecommunication towers to be placed, designed or camouflaged to be compatible with the nature and character of land used and/or the environment in which the tower is proposed to be located, as shown in the Photo Simulations (Attachment “E”).

- 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 100 feet from any single-family dwelling unit.

The proposed request is consistent with 3.13.10 entitled *Separation between Towers*, which establishes setbacks for communication towers. A Tower Separation Map with a 3,500-foot radius around the proposed tower has been included in Attachment “F”.

LDR Section 14.05.03 (Standards for Review)

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

The Application seeks conditional use approval for a monopine tower in the Urban Residential District (R-6).

The proposed use is consistent with Comprehensive Plan Policy I-1.3.2 entitled *Urban Low Density Future Land Use Category (FLUC)*, which allows for civic uses. The 2030 Comprehensive plan defines “civic use” as a county, municipal, state or federal use or service, and community facility uses, excluding K-12 schools. Wireless antennas, towers, and equipment are listed as Community Facility Uses pursuant to LDR Table 3.01.03.

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 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 proposed use is consistent with LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which conditionally allows telecommunication towers within the R-6 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 entitled *Additional Tower Setbacks*, which requires the tower to be located 100 feet from any single-family dwelling unit.

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. To further lessen any potential adverse effects, LDR Section 3.13.03(A) entitled *Structural Design*, requires the tower to collapse within the property lines on which the communication tower is located. The Applicant provided a Structural Standards Letter certifying that the proposed tower’s design has fall radius of 60% of the tower height or less at ground level (Attachment “G”). Based on the Structural Standards Letter, the tower could fall within 92.4 feet of its proposed location. Pursuant to the Concept Plan, the tower itself is proposed to be 100-feet from the western property line.

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

Pursuant to LDR Table 3.01.03 entitled *Schedule of Permitted and Conditional Uses*, Camouflaged Wireless Antennas, Towers, and equipment uses are permitted within the Urban Residential (R-6) District, however a CUP is required if waivers are proposed.

The subject parcel abuts a conservation area owned by the Lake County Water Authority to the west and is undeveloped and wooded. The proposed communication tower will be camouflaged and surrounded by trees. The Applicant has provided Simulation Photos (Attachment “E”).

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.

Per LDR Section 3.13.03 (D) entitled *Structural Design*, Camouflaged Wireless Communication Structures designed to blend in with existing built or natural environment are exempt from fencing and landscaping requirements of this Section.

The Applicant proposes to preserve the existing vegetation immediately around the compound and will install a six (6) foot high chain link fence around the compound to minimize adverse effects; the tower will also be setback 150 feet from the Eagle Pointe Court right-of way.

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 Applicant is requesting a waiver to the requirement that the tower be centered on the property in part to maximize separation from Lake Eustis, Haynes Creek, and existing residential uses to the east. The proposed compound placement is consistent with LDR 3.13.09 entitled *Setbacks* and exceeds the required 25-feet from property lines.

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.

Future development will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewer

The request is not anticipated to adversely impact water and sewer facilities as no connections are proposed.

Parks

The proposed request is not anticipated to adversely impact parks

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities.

Transportation

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

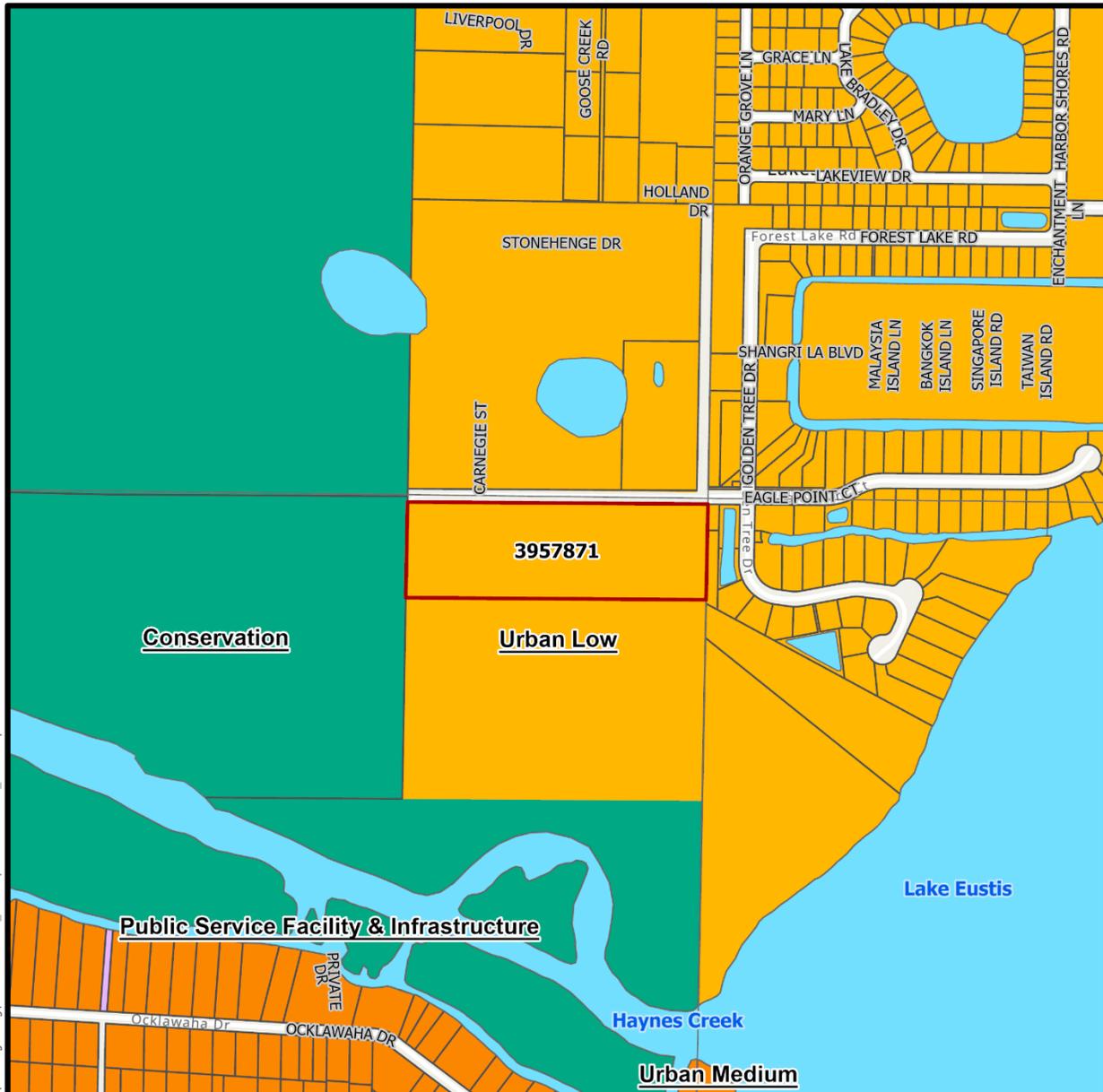
D. Adequacy of Fire Protection.

The applicant shall obtain written confirmation from the Lake County Office of Fire Rescue 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 Station # 72 is located 1.17 miles from the subject property at 12340 CR 44, Leesburg. Fire protection water supply and emergency access will be addressed during the site plan review process should the conditional use permit be approved by the Board.

Attachment "A" – Future Land Use Map

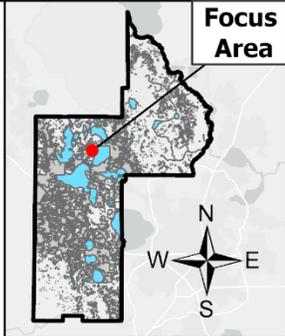
CURRENT FUTURE LAND USE



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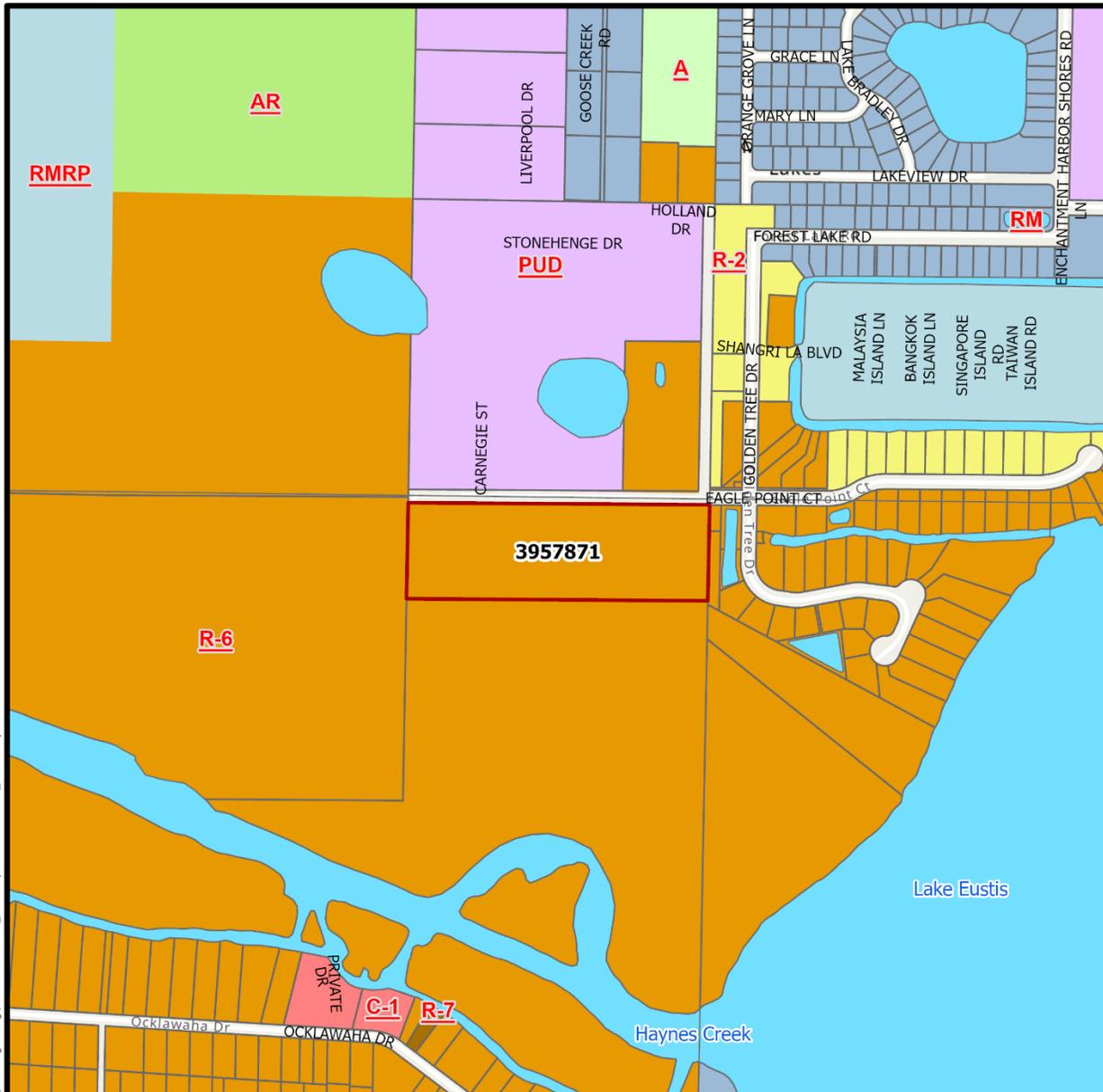
| FLU | |
|--|--|
|  Urban Low |  Public Service Facility & Infrastructure |
|  Urban Medium |  Conservation |

NAME: FL-1878 LEESBURG TOWER **DISTRICT:** 3
CASE NUMBER: CUP-PZ2025-141
LOCATION (S-T-R): 12-19-25
REQUEST: CONDITIONAL USE PERMIT TO ALLOW A 154' MONOPINE COMMUNICATION TOWER AND RELATED SUPPORT FACILITY.



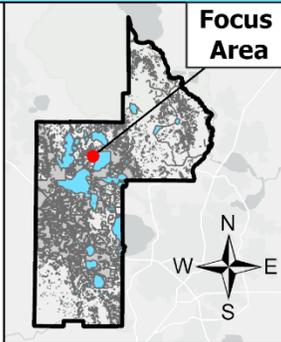
Attachment "B" – Zoning District Map

CURRENT ZONING



Zoning

| | | | | |
|---|--|---|--|--|
| A | R-2 | R-7 | RM | PUD |
| AR | R-6 | RMRP | C-1 | |



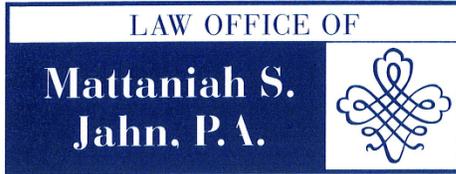
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DISTRICT: 3

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6/26/2025

Attachment "C", Project Narrative (1 of 14)



935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT BY EMAIL DELIVERY WITH SHARE LINK

May 15, 2025

Bobby Howell
Lake County Planning and Zoning
315 W. Main Street, Suite 510
Tavares, FL 32778
developmentapplications@lakecountyfl.gov

**RE: APC Towers IV, LLC – FL-1878 Leesburg
Parcel ID #12-19-25-0001-000-47500
Conditional Use Request for
154' AGL Monopine Style Communication Tower**

Dear Mr. Howell:

On behalf of my client, APC Towers IV, LLC ("APC") please find the included Conditional Use application to allow a 154' AGL monopine style communication tower and related support facility upon Parcel #12-19-25-0001-000-47500 in Lake County.

1. Cover Letter / Narrative
2. Copy of Conditional Use Application Fee Check #1312 – we understand we will get a link to pay once the application is setup on your end
3. Conditional Use Application
4. Owner Affidavit
5. Applicant Affidavit
6. AORs
 - o Deborah Brazill to Mattaniah S. Jahn, P.A. – MSJPA Form
 - o APC Towers to Mattaniah S. Jahn, P.A. – MSJPA Form
7. Deed
8. Land Lease Agreement Redacted
9. Legal Descriptions
10. Property Card
11. Property Card Aerial
12. Orange County 911 Calls
13. APC SunBiz Report
14. RF Package
 - o T-Mobile Letter of Intent

Attachment “C”, Project Narrative (2 of 14)

- T-Mobile Search Ring
 - T-Mobile Propagation Maps
 - T-Mobile Frequency Allocation
15. Colocation Affidavit
 16. Photo Simulations
 17. Fall Zone Letter
 18. TOWAIR Determination Results
 19. Certificate of AM Regulatory Compliance
 20. NEPA Report/CRS Report
 21. Boundary Survey
 22. Site Plan Set

Summary of Request

APC respectfully requests a Conditional Use approval for Parcel #12-19-25-0001-000-47500 to allow a 154’ AGL Monopine Style Communication Tower and related support facility (“Monopine”). The Monopine will be able to support T-Mobile’s equipment and up to 3 other carriers for colocation. The Monopine will be placed in the northwest corner of the parent parcel adjacent to a 66 acre parcel owned by the Lake County Water Authority. The siting will maximize separation from Lake Eustis, Haynes Creek, and existing residential uses to the East, while providing the Land Development Regulations’ (LDR’s) required separation from planned residential uses to the North. The siting will also maximize the available buffering on the property provided by the mature existing trees to the East and South on the parent parcel.

APC respectfully requests waiver relief from section 3.13.09 of the LDR, requiring that the Monopine be located on the center of the parent parcel, to maximize separations from Lake Eustis, Haynes Creek, and existing residential uses to the East. The shift 59’ North and 556’ West will also avoid impacting existing mature trees on the parent parcel. APC is requesting no other waivers or variances from the LDRs. The parent parcel is approximately 12.62 Ac. of Residential 6 (R6) zoned land with a future land use designation of Urban Low.

Applicable Land Development Regulations (LDR) Sections

3.13.00 Wireless Antennas, Towers, and Equipment Facilities.

3.13.01 Purpose and Intent. The purpose and intent of these regulations is to:

- A. Adapt to the growing need for wireless communication antennas and towers by being able to act upon requests to place, construct and modify any Wireless Communications Antenna and/or Tower within a reasonable amount of time.
- B. Reasonably accommodate amateur Communications, and to represent the minimum practicable Regulation thereof.
- C. Protect existing Land Uses from potential adverse visual impacts through sound planning, careful review of applications, proper permitting and adherence to appropriate Regulations.
- D. Allow for Wireless Communications competition following the adoption of the Federal Telecommunications Act of 1996.

Attachment "C", Project Narrative (3 of 14)

- E. Preserve and enhance radio communications throughout Lake County in times of emergencies that threaten the life, safety and welfare of Lake County residents, businesses and properties to include the establishment of easements, covenants and agreements necessary to address issues, such as fiber-optic cabling, associated with the provisions of emergency communication(s).

These Regulations are intended to accomplish this goal through careful design, Siting, Landscape Screening and the encouragement of innovative camouflaging techniques.

APC respectfully requests a Conditional Use, with included waiver, approval to allow a 154' AGL monopine style communication tower and support facilities on parcel # 12-19-25-0001-000-47500 to resolve a significant gap in T-Mobile's commercial services to Lake County. Please see the enclosed RF package.

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.

Noted.

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.

The Monopine will be designed with fall zone technology. In the unlikely event of a structural failure the Monopine will not collapse. Rather, it will fold over upon itself at a pre-engineered breakpoint and be completely contained within a 100' radius on the parent parcel. Please see Sheet Z-1 and the enclosed Fall Zone Letter.

- 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.

The Monopine will be designed to the 7th edition of the Florida Building Code as well as the ANSI/TIA -222-H. Please see Sheet Z-0.

Attachment “C”, Project Narrative (4 of 14)

- 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.

The Monopine will be designed to collocate up to 4 users. Please see Sheet, Z-3, as well as the enclosed Colocation Affidavit.

- D. Camouflaged Wireless Communications Structures.
 - 1. Camouflaged Wireless Communications Structures designed to blend in with the existing built or Natural Environment are exempt from the Fencing and Landscaping requirements of this Section.

APC respectfully proposes a monopine style communication tower, which helps it blend into the natural environment as a pine tree located near and around wooded lands. Please see the enclosed Sheets Z-2 and Z-3.

- 2. Camouflaged Wireless Communications Structures Shall comply with all other Regulations and standards. In making the determination that a Wireless Communications Structure is considered to be camouflaged, the County Manager or designee Shall consider:
 - a. Logic of design.
 - b. Height in relationship to the height of nearby Structures.
 - c. Scale in relationship to the size and proportions of nearby Structures.
 - d. Structure materials and color selection.
 - e. Compatibility with surrounding Uses.

The proposed WCS will be camouflaged as a monopine located near and around wooded lands. Please see the enclosed Photo-simulations as well as Sheet Z-2 off the enclosed Site Plan.

Attachment "C", Project Narrative (5 of 14)

Choice of Design

3. There are numerous ways to camouflage a wireless communication tower. [These] are two (2) examples:



APC respectfully proposes to employ monopine style camouflage techniques. Please see Sheet Z-3 as well as the enclosed Photo Simulations.

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.

Noted.

3.13.05 Towers within the Ferndale Community. Communication towers within the Ferndale Community shall be camouflaged or housed within traditional structures, such as church steeple or flag poles, or otherwise disguised to protect viewscapes, where possible, as determined by the County Manager or designee.

N/A.

3.13.06 Towers and Antennas within the Pinecastle Military Operation Area. The U.S. Navy Pinecastle Range Complex (Range) Military Operations Area (MOA) is the special use airspace designated by the Federal Aviation Administration and utilized by the U.S. Military for training and exercises overlying parts of northern Lake County and administered by the United States Navy. A map showing the location of the MOA is located at the end of this section (Tower Map - Pinecastle Military Operation Area). The following shall apply within the MOA:

- A. Towers within the Pinecastle Operation Area shall be limited to self-supporting towers; and

Attachment “C”, Project Narrative (6 of 14)

- B. The County shall coordinate with the Navy when an application to place a tower or antenna within the MOA is submitted; and
- C. Written evidence from the Range that the location, height and operation of the tower or antenna does not adversely affect the operations and mission of the Range will be required; and
- D. A tower or antenna shall not be approved by the County if the Range certifies that the tower or antenna would constitute an unacceptable encroachment or interference with safe operations related to the mission of the facility.

N/A. The Monopine will not be located within the Pinecastle Operation Area.

3.13.07 Amateur Radio Station Operators/Receive Only Towers/Antennas and Wireless (Wi-Fi) Towers.

...

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.

Noted.

- 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.

Noted.

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.
- 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.

The nearest tower to the Monopine, regardless of jurisdiction, is located approximately 1.78 miles to the West. Please see sheet Z-1 of the enclosed Site Plan.

3.13.09 Setbacks.

Attachment “C”, Project Narrative (7 of 14)

- 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.

The compound shall be setback as follows:

| | Required: | Provided: |
|---------------|------------------|------------------|
| North: | 50' | 110' |
| South: | 25' | 228' |
| East: | 50' | 1,173' |
| West: | 50' | 60' |

Therefore, the Monopine’s compound will exceed the required yard setbacks for R6 zoning. Please see Sheet Z-1.

- B. Towers Shall be:

1. Centered within the boundaries of the Property recognized as the parent parcel on the official zoning map;

APC respectfully requests waiver relief from section 3.13.09 of the LDR’s, requiring that the Monopine be located on the center of the parent parcel. The shift 59’ North and 556’ West will maximize separation from Lake Eustis, Haynes Creek, and existing residential uses to the East, while providing the Land Development Regulations’ (LDR’s) required separation from planned residential uses to the north. The siting will also maximize the available buffering on the property provided by the mature existing trees to the East and South on the parent parcel.

2. Maintain a minimum setback of one hundred (100) feet from the Property Line;

The Monopine’s shall be setback as follows:

| | Required: | Provided: |
|---------------|------------------|------------------|
| North: | 100' | 150' |
| South: | 100' | 268' |
| East: | 100' | 1,212' |
| West: | 100' | 100' |

Therefore, the Monopine and its compound exceed the required yard setbacks for R6 zoning. Please see the enclosed Sheet Z-1.

3. Be measured and reported using Global Position System coordinates for the center of the Tower; and

The Monopine’s GPS coordinates are shown on Sheet T-1.

Attachment “C”, Project Narrative (8 of 14)

4. Shall meet the requirements in Table 1:

| Tower Table 1—Additional Tower Setbacks | | |
|---|--|---|
| | From Residential or PUD Zoned Lands 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 |
| Lattice | 1320 feet | 1320 feet |
| Guyed | 1320 feet | 1320 feet |
| Monopole | 330 feet | 400% of the tower height |
| Camouflage | 100 feet | 100 feet |

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.

The Monopole’s residential separation requirement is 100’. All residential properties exceed the required separations. Please see the enclosed Sheet Z-1.

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 |
| Lattice or Self-Supporting | 5,000 feet | 5,000 feet | 3,500 feet | 500 feet |
| Guyed | 5,000 feet | 5,000 feet | 3,500 feet | 500 feet |
| Monopole >150 | 3,500 feet | 3,500 feet | 1,500 feet | 500 feet |
| Monopole 150 or less | 2,500 feet | 2,500 feet | 1,000 feet | 500 feet |

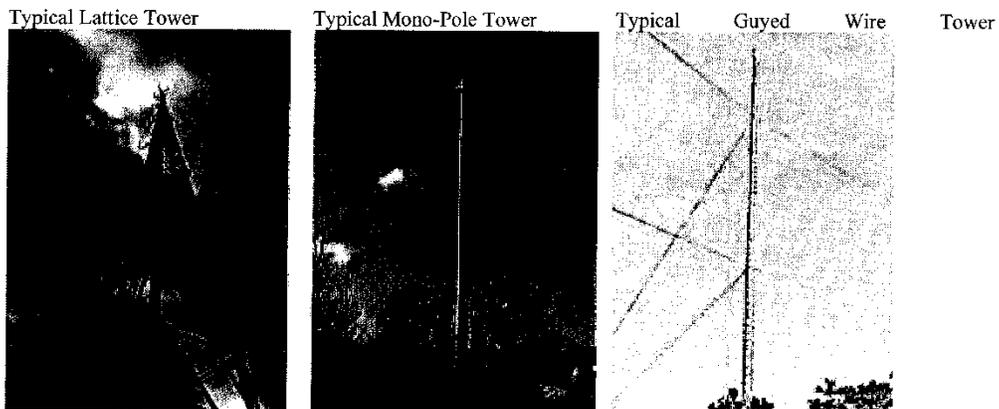
Attachment “C”, Project Narrative (9 of 14)

Exempt from this requirement are Towers that are recognized camouflaged structures and Amateur Radio Station Operators/Receive Only Antennas.

APC is proposing a 154’ AGL Monopine style communication tower. The separation requirements are as follows:

| | Required: | Provided: |
|----------------|-----------|-----------|
| From Lattice: | 3,500’ | 9,398’ |
| From Guyed: | 3,500’ | 9,398’ |
| From MP >150’: | 1,500’ | 9,398’ |
| From MP <150’: | 1,000’ | 9,398’ |

Therefore, the Monopine exceed the LDR required separation. Please see the enclosed Sheet Z-1.



- 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:

| Tower Table 3—Co-Location Reduction | |
|--------------------------------------|--------------------------------------|
| Number of Service Providers on Tower | Reduction in Separation Requirements |
| Four (4) | Fifteen (15) percent |
| Five (5) | Twenty-five (25) percent |
| Six (6) | Thirty-five (35) percent |

Attachment “C”, Project Narrative (10 of 14)

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.

The Monopine will be designed to collocate up to 4 users. Please see Sheets Z-2 and Z-3, as well as the enclosed Colocation Affidavit.

3.13.11 Communication Antenna Co-location.

- A. Use of Existing Conforming Structures. Wireless Communication Antenna placement is Permitted with Site Plan Review and approval by the County Manager or designee on any existing conforming non-residential Structure other than Communication Towers if the Communication Antenna does not cause the combined height of the Structure and Antenna to exceed one hundred fifty (150) percent of the height of the Structure. A CUP is not required for this type of placement.

N/A. There are no existing towers within T-Mobile’s search ring that are capable of meeting its RF objectives. Please see the enclosed RF Packet.

- B. Use of Existing Towers. Lake County encourages the use of existing Towers for the location of additional antennas. Additional Antennas, including emergency communication(s) antennas, may be placed on existing conforming towers, excluding Amateur Radio Towers and Receive Only Antennas, without Site Plan Review provided there is not an increase in height. Applications for co-location Shall include written permission from the Tower owner accompanied by sealed and verified testimony by an engineer licensed in the State of Florida that the Tower can hold the additional equipment and maintain compliance with the adopted Structural codes in effect at the time of said improvement or addition. Additional Antennas placed on camouflaged towers shall be placed so as to match with the existing camouflaged structure.

N/A. There are no existing towers within T-Mobile’s search ring that are capable of meeting its RF objectives. Please see the enclosed RF Packet.

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 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.

The Monopine will be enclosed by a 6’ chain link fence with 3 strands of barbed wire on top. Please see Sheet Z-4.

3.13.13 Landscaping.

Attachment “C”, Project Narrative (11 of 14)

- 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:
 - 1. A Type A Buffer (Section 9.01.06.B, Table 2) shall be used: the existing vegetation Shall be preserved to the maximum extent practicable and may be used as a substitute of or in supplement toward meeting the Type A Buffer requirements.
- 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.

APC respectfully proposes to preserve the existing vegetation immediately around the compound in order to meet the LDR buffering requirement. Please see the enclosed Sheet Z-1A.

3.13.14 Modification or Rebuilding. Existing conforming Communications Towers, excluding Amateur Radio Towers and Receive Only Antennas, may be modified or rebuilt to accommodate co-location of additional communications Antennas without a public hearing provided there is not an increase in height. The modified or rebuilt tower must be the same type as the previously existing tower and there must be an executed written agreement showing there will be at least one (1) additional user utilizing the Tower upon rebuild or modification.

N/A.

3.13.15 Illumination. Communications Towers Shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration.

The Monopine shall be completely dark at night. Please see the enclosed Sheet Z-3.

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 Monopine will have a brown trunk with green foliated canopy. All cabling will be contained with the Monopine itself. Please see Sheet Z-3 of the enclosed Site Plan.

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.

Attachment “C”, Project Narrative (12 of 14)

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.

APC will comply. Please see the enclosed Sheet Z-5.

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 remove the Tower or Antenna at the owner's expense.

APC will comply. Please see the enclosed Sheet N-2, Abandonment Note.

3.13.19 Conditional Use and Community Facility District (CFD) Criteria. In determining a Conditional Use or CFD request for a Communication Tower in addition to those criteria set forth in Lake County Code, the Board of County Commissioners Shall take into consideration whether or not the proposed Tower will have a substantial adverse aesthetic impact on neighboring Residential lands and compatibility of a camouflaged Tower in a given area. The Board of County Commissioners' determination Shall be based on relevant and competent evidence, documentation, and testimony received at the public hearing from the staff, the applicant and any party in support or opposition, or their respective representatives. The Board of County Commissioners Shall utilize the following 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 Monopine's design, with foliated canopy that conceals the antennas and all cabling located within the Monopine itself, will assist in achieving compatibility as it will make the Monopine look as if it is a part or an extension of the natural tree line in most areas. The Monopine will be completely dark at night. Further, the Monopine's location, in the Northwest corner of the parent parcel next to Lake County Water Authority owned lands, achieves the sound planning objective of the LDR's by providing separation between the Monopine and neighboring uses, Lake Eustis, and Haynes Creek, while avoiding impacts to mature trees. Finally, the Monopine's siting itself places the structure behind as many of the mature trees on the parent parcel as possible, that will provide buffering and visual context to the Monopine's camouflaging technique. Please see Sheets Z-1, Z-1A, and Z-3 as well as the enclosed Photo-Simulations.

Attachment “C”, Project Narrative (13 of 14)

- 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.

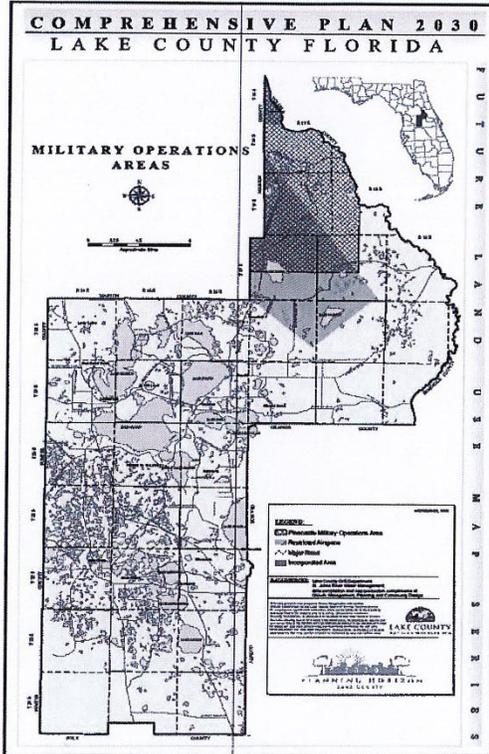
The Monopine’s design, with foliated canopy that conceals the antennas and all cabling located within the Monopine itself, will assist in achieving compatibility as it will make the Monopine look as if it is a part or an extension of the natural tree line in most areas. The Monopine will be completely dark at night. Further, the Monopine’s location, in the Northwest corner of the parent parcel next to Lake County Water Authority owned lands, achieves the sound planning objective of the LDR’s by providing separation between the Monopine and neighboring uses, Lake Eustis, and Haynes Creek, while avoiding impacts to mature trees. Finally, the Monopine’s siting itself places the structure behind as many of the mature trees on the parent parcel as possible, that will provide buffering and visual context to the Monopine’s camouflaging technique. Please see Sheets Z-1, Z-1A, and Z-3, as well as the enclosed Photo-Simulations.

- 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.

As discussed above, the Monopine exceeds the performance standards for property line setbacks, separations from neighboring uses, and separations from other towers in the area. APC respectfully requests relief from the Tower Code’s lot centering requirement to maximize separation between the Monopine and neighboring residential development, Lake Eustis, and Haynes Creek, while avoiding impacts to mature trees. Please see Sheets Z-1, Z-1A, and Z-2, as well as the enclosed RF Package.

Attachment "C", Project Narrative (14 of 14)

Tower Map — Pinecastle Military Operation Area



Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

Mattaniah S. Jahn, Esq.
MSJ/vlc
Enclosures

Attachment "E", Simulation Photo (1 of 5)

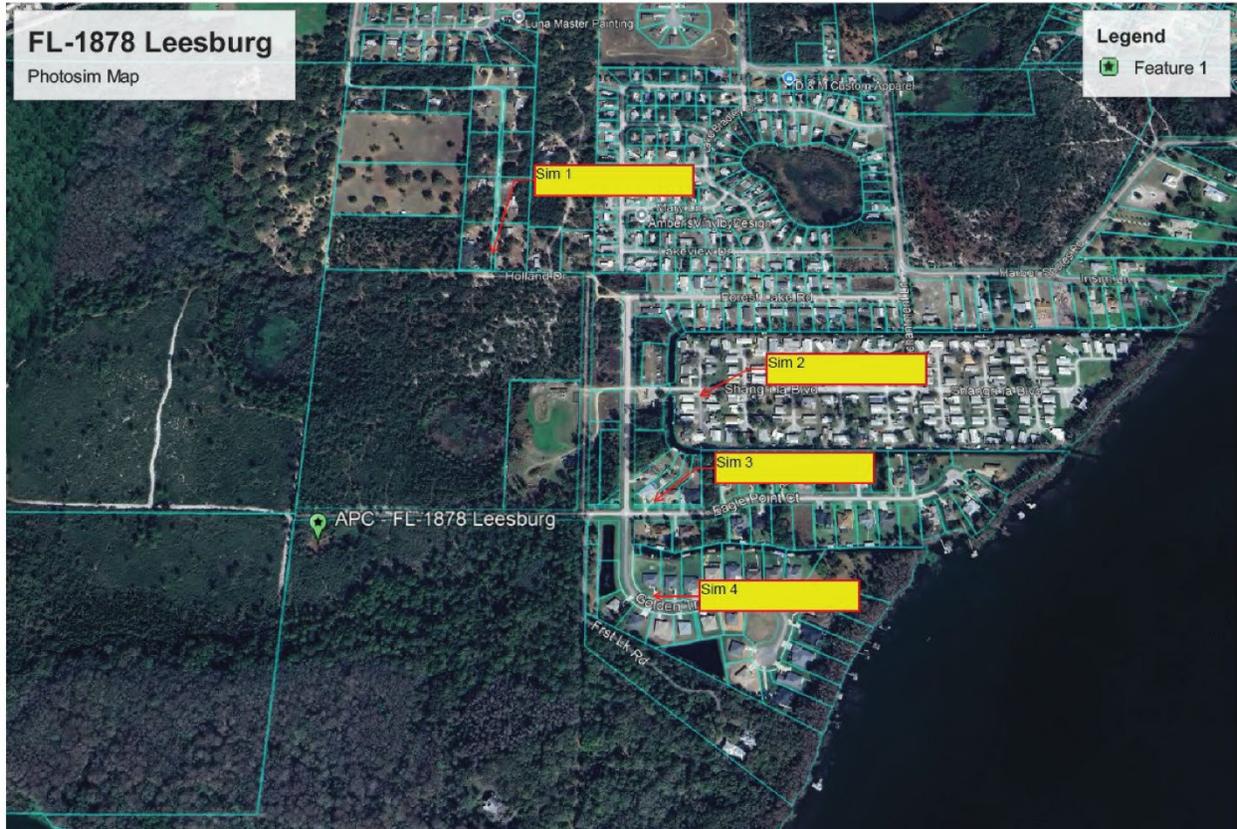


Photo Locations

FL-1878
34731 Forest Lake RD
Leesburg, FL 34788

Attachment "E", Simulation Photo (2 of 5)



Monopine Tower Simulation
155-ft AGL
Photo #1 - approx. 1,687' NNE of site

FL-1878
34731 Forest Lake RD
Leesburg, FL 34788

Attachment "E", Simulation Photo (3 of 5)



Monopine Tower Simulation
155-ft AGL
Photo #2 - approx. 1,916' NE of site

FL-1878
34731 Forest Lake RD
Leesburg, FL 34788

Attachment "E", Simulation Photo (4 of 5)



Monopine Tower Simulation
155-ft AGL
Photo #3 - approx. 1,484' E of site

FL-1878
34731 Forest Lake RD
Leesburg, FL 34788

Attachment "E", Simulation Photo (5 of 5)



Monopine Tower Simulation
155-ft AGL
Photo #3 - approx. 1,568' E of site

FL-1878
34731 Forest Lake RD
Leesburg, FL 34788

Attachment "F", Tower Separation Map



Attachment "G", Fall Letter



August 1, 2025

Mike Hitchcock
APC Towers
8601 Six Forks Road, Suite 250
Raleigh, NC 27615

RE: Proposed 150' Sabre Monopole for FL-1878 Leesburg, FL

Dear Mr. Hitchcock,

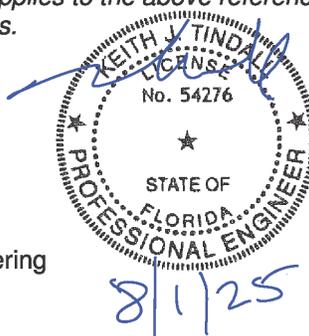
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 132 mph without ice, Risk Category II, Exposure Category D, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius of 60% of the tower height or less at ground level. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

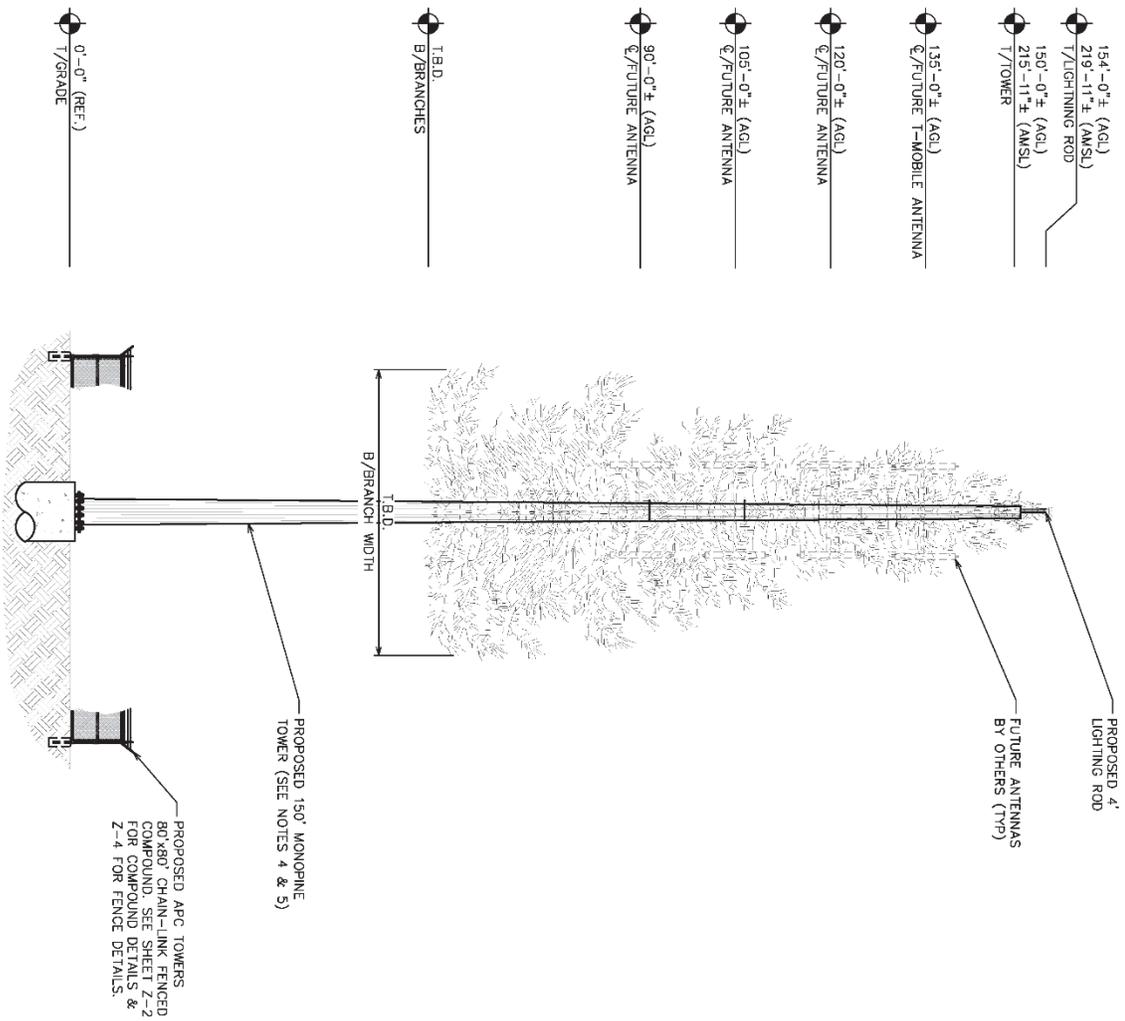
Keith J. Tindall, P.E., S.E.
Vice President, Telecom Engineering



Tower Elevation

NOTES:

1. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
2. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
3. LIGHTNING ROD AND CLIMBING LADDER TO BE PROVIDED BY TOWER MANUFACTURER.
4. PROPOSED TOWER SHALL NOT BE ILLUMINATED DUE TO FCC GUIDELINES NOT REQUIRING TOWERS UNDER 200' AGL TO HAVE TOWER LIGHTING.
5. PROPOSED MONOPINE TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL, PAINTED BROWN IN COLOR. ANTENNAS AND FOLIAGE BRANCHES SHALL BE PAINTED GREEN TO MATCH FAUX PINE FOLIAGE.



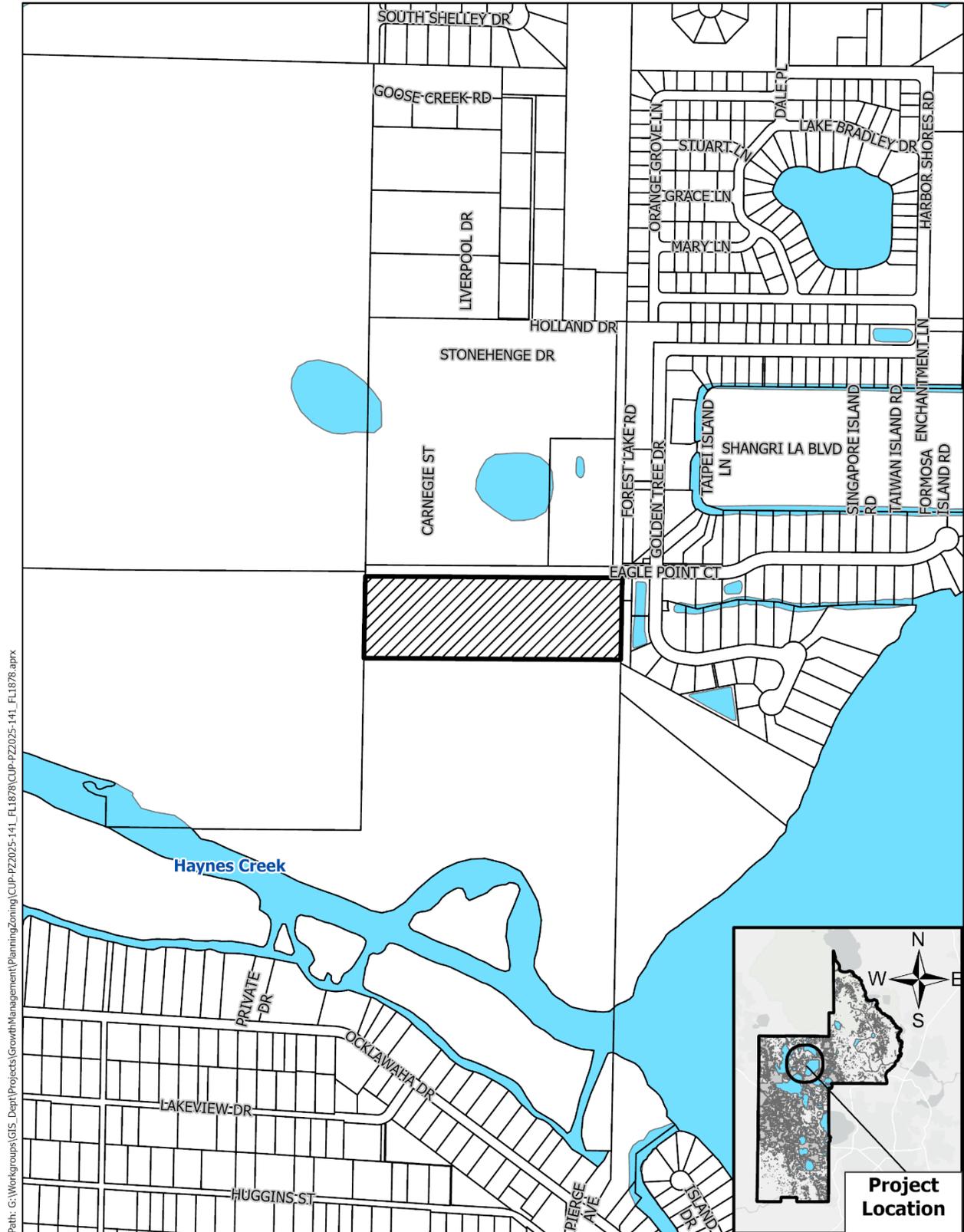
TOWER ELEVATION

SCALE: 1" = 20'

FULL SCALE: 1" = 10" (22'X34")
 HALF SCALE: 1" = 20" (11'X17")



Map of Subject Property

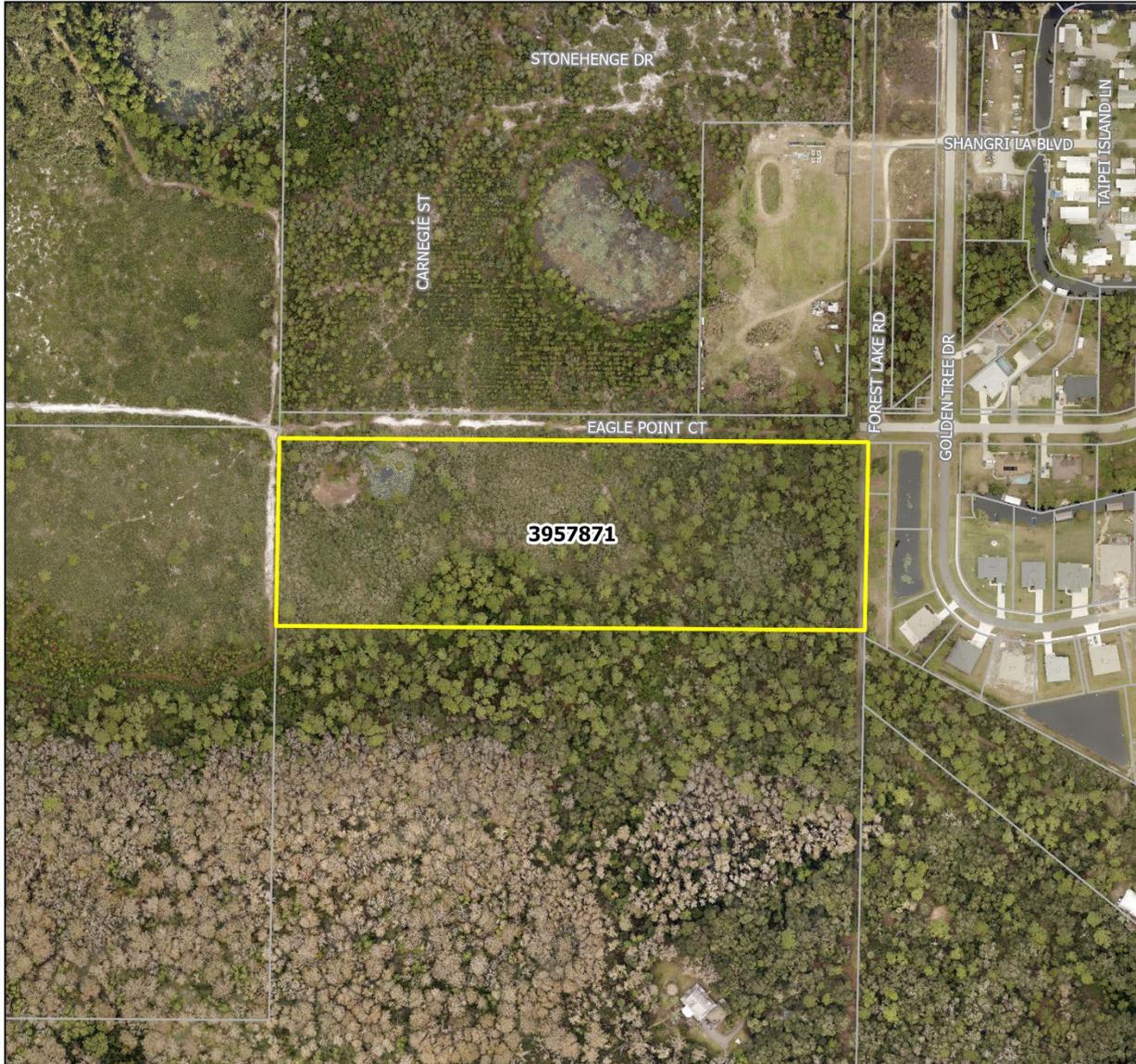


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6/26/2025

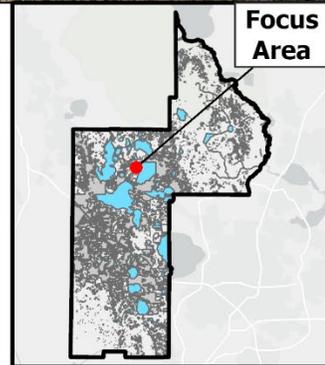
Aerial Map of Subject Property

CUP-PZ2025-141
FL-1878 Leesburg Tower



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Conditional Use Permit to allow a 154' monopine communication tower and related support facility.



6/26/2025

ORDINANCE 2025 - _____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REQUESTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A 154' MONOPINE COMMUNICATIONS TOWER WITH A WAIVER TO LAND DEVELOPMENT REGULATIONS (LDR) SECTION 3.13.09(B)(1) TO ALLOW THE PROPOSED TOWER TO BE CONSTRUCTED OFF-CENTER WITHIN THE BOUNDARIES OF THE PARENT PARCEL WITHIN THE URBAN RESIDENTIAL DISTRICT (R-6); IDENTIFIED AS ALTERNATE KEY NUMBER 3957871, LOCATED IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 25 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mattaniah S. Jahn, Esq. (the "Applicant") submitted a Conditional Use Permit application on behalf of Seguin Management Services, LLC (the "Owner"), to allow a 154-foot monopine communications tower on Urban Residential District (R-6) zoned property; and

WHEREAS, the subject property consists of approximately 12.62 +/- acres located southwest of the Forrest Lake Road and Eagle Point Court intersection, in the unincorporated Leesburg area, situated in Section 12, Township 19 South, Range 25 East, known as Alternate Key Number 3957871, and more particularly described in Exhibit "A" – Legal Description; and

WHEREAS, the property is located within the Urban Low Density Future Land Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

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

WHEREAS, this Conditional Use Permit was reviewed by the Lake County Planning and Zoning Board on the 1st day of October 2025, and by the Board of County Commissioners of Lake County, Florida, on the 4th day of November 2025; and

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

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

Section 1. Conditional Use Permit: Permission is hereby granted for operation of a monopine communications tower facility as a Conditional Use within the Urban Residential (R-6) Zoning District. All land uses must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent that there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance will take precedence.

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

- 1 **A. Waiver.** A waiver to Land Development Regulations (LDR) Section 3.13.09(B)(1) to allow the
2 proposed monopine communications tower to be constructed off-center is hereby granted.
- 3 **B. Land Uses:** Uses of the site described above shall allow the following:
- 4 1. Monopine communications tower, 154-feet maximum, to be located on the portion of the
5 property described in **Exhibit A – Lease Parcel**.
- 6 2. Urban Residential District (R-6) uses as permitted.
- 7 3. Accessory uses directly associated with the above use may be approved by the County
8 Manager or designee.
- 9 4. Any other use of the site will require the approval of an amendment to this Ordinance by
10 the Board of County Commissioners.
- 11 **C. Specific Conditions:**
- 12 1. Site Plan Required: A development application for site plan approval of the
13 communications tower facility shall be submitted.
- 14 2. Parking: Parking surfaces may be grass or other pervious material.
- 15 3. Structural Design: The structural design of the tower shall be in accordance with the
16 LDR, as amended.
- 17 4. Camouflaging of the Tower: The Tower camouflage shall be maintained throughout the
18 life of the tower, including any installed antenna and supporting equipment.
- 19 **D. Building Setbacks.** Setbacks shall be in accordance with the LDR, as amended.
- 20 1. The communications tower facility and associated uses shall meet all applicable
21 setbacks as set forth in the LDR, as amended unless stated within the above waivers.
- 22 2. The future development application must demonstrate self-collapsing capabilities in
23 accordance with LDR Section 3.13.03.A, as amended.
- 24 3. The tower structure must maintain a minimum setback of 100 feet from all property lines
25 to ensure the structure remains on property if it collapses.
- 26 **E. Fencing/Screening.** Fencing and Screening shall be in accordance with the LDR, as amended.
- 27 **F. 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 **G. 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).

1 4. Environmental resources shall be protected in accordance with the Comprehensive Plan
2 and LDR, as amended.

3 **H. Transportation Improvements.** All access management shall be in accordance with the
4 Comprehensive Plan and LDR, as amended.

5 **I. Floodplain and Stormwater Management.**

6 1. The stormwater management system shall be designed in accordance with all
7 applicable Lake County and St. Johns River Water Management District (SJRWMD)
8 requirements, as amended.

9 2. The developer shall be responsible for any flood studies required for developing the site
10 and comply with FEMA, Comprehensive Plan and LDR, as amended. Any development
11 within the floodplain as identified on the FEMA maps will require compensating storage.

12 **J. Signage.** Signs shall be in accordance with the LDR, as amended.

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

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

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

23 **Section 3. Conditions:**

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

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

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

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

38 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance must
39 include in the transfer or lease agreement, a provision that the purchaser or lessee is made
40 aware of the conditions established by this Ordinance and agrees to be bound by these

conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the LDR, as amended.

F. 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.

G. The approval granted through this Ordinance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable LDR, as amended. The Developer or Owner, as applicable, is solely responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

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 forthwith 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 will become effective as provided by law.

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.

1
2

PARENT TRACT DESCRIPTION (PER REFERENCED TITLE COMMITMENT)
SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTH 418.41 FEET OF THE FOLLOWING DESCRIBED LAND:
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE NORTH 25 FEET THEREOF, ALL LYING
AND BEING IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

3
4

APC TOWERS LEASE PARCEL DESCRIPTION

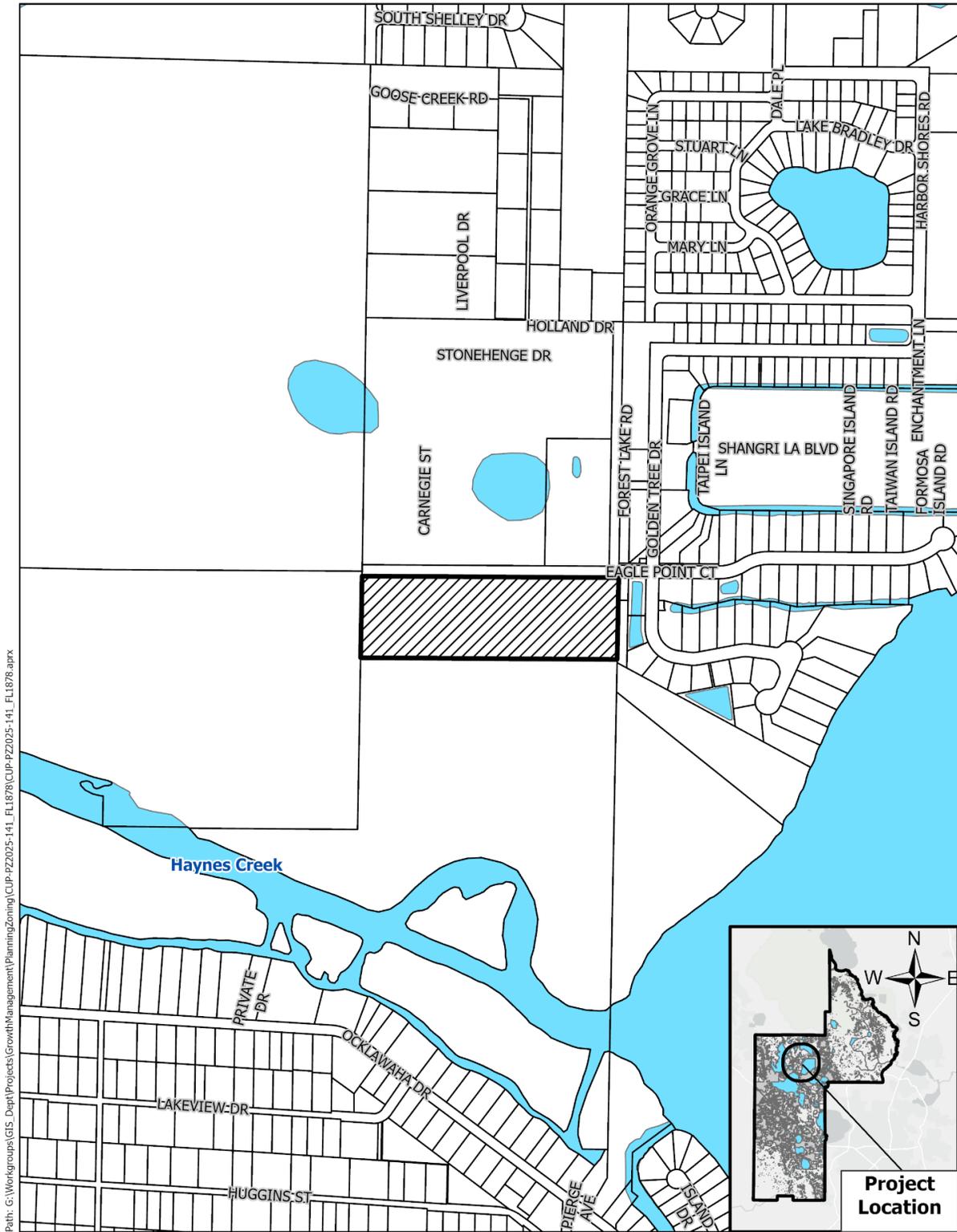
A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE S01° 09' 48"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER FOR 25.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF EAGLE POINT COURT (A 50' PUBLIC RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 482, PAGES 446-447 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE S89° 38' 00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 101.17 FEET; THENCE S00° 22' 00"W FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S89° 38' 00"E FOR 80.00 FEET; THENCE S00° 22' 00"W FOR 80.00 FEET; THENCE N89° 38' 00"W FOR 80.00 FEET; THENCE N00° 22' 00"E FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN LAKE COUNTY, FLORIDA CONTAINING 6,400 SQUARE FEET MORE OR LESS.

5
6

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EXHIBIT "A", LEGAL DESCRIPTION - CONTINUED.



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6/26/2025

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