



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 7

Public Hearing Date: Planning and Zoning Board (PZB): March 4, 2026
Board of County Commissioners (BCC): April 7, 2026

Case No. and Project Name: PZ2026-16, Orange Mountain Public Safety Tower

Commissioner District: District 1 – Anthony Sabatini

Applicant(s): Michelle Wilkinson and Greg Holcomb

Owner(s): Lake County BCC

Requested Action: 1. Rezone approximately 7.33 +/- acres from Agriculture (A) District to Community Facility District (CFD) to allow a three hundred and twenty (320) foot communications tower.
2. Remove parcel identified by Alternate Key Number 3960771 from Mining Conditional Use Permit (MCUP) Ordinance #2017-61.
3. Waivers to LDR Sections 3.13.09(B)(1), 3.13.09(B)(2), 3.13.09(B)(4), and 3.13.13(A), to 1) allow the proposed tower to be off-centered on the parcel, in lieu of being centered within the boundaries of the property, to 2) allow the proposed tower to be less than one hundred (100) feet from the property lines, in lieu of the required one hundred (100) foot minimum setback, to 3) allow a lattice design communications tower to be located closer than one thousand three hundred and twenty (1,320) feet from residential units located on adjacent parcels, and to 4) allow the proposed telecommunications tower to be developed without landscaping the site, in lieu of the required Type A Buffer installation around the outside of the fenced compound.

Staff Determination: If all requested waivers are approved, the rezoning request would be consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 7.33 +/- gross acres

Location: East of US Highway 27 on Schofield Road, in the unincorporated Clermont area

Alternate Key No.: 3960771

Future Land Use: Neighborhood (Attachment “A”)

Current Zoning District: Agriculture (A) subject to Mining Conditional Use Permit (MCUP) #17-03-2 by Ordinance #2017-61 (Attachment “B”)

Proposed Zoning District: Community Facility District (CFD) (Attachment “C”)
 JPA/ISBA: Clermont Interlocal Service Boundary Agreement (ISBA) Area
 Overlay/Rural Protection Area: Wellness Way Overlay Area
 Flood Zone(s): “X” and “AE”
 BMAP Location: Lake Okeechobee

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Neighborhood	Agriculture (A) District	Sand Mine	Cemex Sand Mine; MCUP 2017-61
South	Neighborhood	Planned Unit Development (PUD) District	Vacant Residential	Future Site of Lake Haven Estates Subdivision
East	Neighborhood	Agriculture (A) District	Sand Mine	Cemex Sand Mine; MCUP 2017-61
West	US 27	Planned Unit Development (PUD) District	Lake	Trout Lake

– Summary of Request –

The subject parcel is identified by Alternate Key Number 3960771 and contains approximately 7.33 +/- acres. The subject parcel is zoned Agriculture (A) District, subject to Mining Conditional Use Permit (MCUP) #17-03-2 by Ordinance #2017-61 and is designated with a Neighborhood Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is currently vacant.

The Applicant seeks rezoning approval to facilitate construction of a 320-foot telecommunications tower. The tower is designed to significantly enhance wireless service coverage and network capacity for public safety communications in the surrounding region, directly responding to the growing demand for public safety and emergency services. The structure has been engineered to allow for future co-location to reduce infrastructure redundancy and minimize the need for additional towers in the area. A Concept Plan was provided by the Applicant (Attachment “D”).

The Applicant is requesting the following waivers:

- 1) LDR Section 3.13.09(B)(1), to allow the proposed telecommunications tower to be constructed off-center on the parcel, in lieu of being centered within the boundaries of the property; and
- 2) LDR Section 3.13.09(B)(2), to allow the proposed telecommunications tower to be less than one hundred (100) feet from the property lines, in lieu of the required one hundred (100) foot minimum setback; and
- 3) LDR Section 3.13.09(B)(4), to allow the telecommunications tower to be located closer than one thousand three hundred and twenty (1,320) feet from residential units located on adjacent parcels; and
- 4) LDR Section 3.13.13(A), to allow the proposed telecommunications tower to be developed without landscaping the site, in lieu of the required Type A Buffer installation around the outside of the fenced compound.

The Concept Plan (Attachment “D”) depicts a proposed 100’X100’ fenced tower compound, including multiple future

equipment areas, generator, equipment shelter and waveguide bridge, propane tank, and a 320’ self-supported tower. The proposed compound is located forty-nine (49) feet from the right-of-way of Schofield Road and twenty-five (25) feet from the southern property line, adjacent to an unnamed clay road.

Table 1. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Maximum Floor Area Ratio	Minimum Open Space	Building Height
Existing	Agriculture (A) District	1 DU/5AC and Sand Mine	N/A	0.10		N/A	40-FT
Proposed	Community Facility District (CFD)	N/A	Communications Tower	0.80	1.0 FAR	0.30	50-FT

The subject parcel is located within the Wellness Way Overlay Area as defined in Comprehensive Plan Goal I-8, entitled Wellness Way Area Plan. The intent of the Wellness Way Area Plan, which is an Urban Service Area as defined under Section 163.3164(53), Florida Statutes, is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources.

The subject parcel is located within the City of Clermont Interlocal Service Boundary Agreement (ISBA) area, and the application was provided to the City of Clermont to review for a determination of consistency with their regulations. The City of Clermont had no comments regarding the proposed rezoning.

For background purposes, Lake County has received an American Rescue Plan Act (ARPA) Grant for the Orange Mountain/Wellness Way Public Safety Communication Tower; however, all work must be completed and all funds expended by December 31, 2026.

The Applicant provided a Project Narrative shown on Attachment “E”.

– Staff Analysis –

LDR Section 14.03.03 (Standards for Review)

A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).

The application seeks rezoning approval for a 320-foot telecommunications tower in a Community Facility District (CFD) zoning. The proposed use is consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits telecommunication towers within the Community Facility District (CFD).

Consistencies:

The request is consistent with LDR Section 3.13.03(A), *Structural Design*, which requires all Communications Towers to be designed to collapse only within the property lines of the Lot on which the Communications Tower is located if there is a structural failure or catastrophic event. The Applicant has provided a Fall Radius Determination letter signed and sealed by a licensed professional engineer for the proposed telecommunications tower (Attachment “F”) attesting that the design meets this requirement.

The request is consistent with LDR Section 3.13.09(A), *Setbacks*, which states that equipment facilities 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 request is consistent with LDR Section 3.13.10, Tower Table 2, *Separation between Towers*, which establishes setbacks for communication towers as shown in the Separation Tower Map (Attachment "G").

The proposed development will be consistent with LDR Section 3.13.02(B), *Compliance with County, State and Federal Regulations*, which states that new development will be required to meet all applicable fire safety codes, building codes, and technical codes adopted by Lake County, as amended.

The proposed development will be consistent with LDR Section 3.13.02(C), *Compliance with County, State and Federal Regulations*, which states that new development will be required to meet all applicable Federal and State Regulations.

Inconsistencies:

The request is inconsistent with LDR Section 3.13.09(B)(1), *Setbacks*, which requires telecommunications towers to be centered on the parcel. The Applicant is seeking a waiver to the requirement that the tower be centered on the property due to the topography. In lieu of the center, the Applicant is requested to locate the tower as show in the Concept Plan (Attachment "D").

Due to the size and shape of the subject parcel, the request is also inconsistent with LDR Section 3.13.09(B)(2), *Setbacks*, which requires telecommunications towers to be a minimum of one hundred (100) feet from the property lines. The Applicant is seeking a waiver, to allow the proposed tower to be less than one hundred (100) feet from the property lines, in lieu of the required one hundred (100) foot minimum setback.

The proposed request is inconsistent with LDR Section 3.13.09, Tower Table 1, *Additional Tower Setbacks*, which requires the proposed telecommunication tower design to be located 1,320 feet from residentially or PUD zoned lands. The Applicant is seeking a waiver to allow the telecommunications tower to be located closer than one-thousand three hundred and twenty (1,320) feet from platted, residential lots located on adjacent parcels.

The request is inconsistent with LDR Section 3.13.13(A), *Landscaping*, which requires the visual impact of a communications tower to be mitigated for nearby viewers through landscaping at the base of the Communications Tower and ancillary structures. A Type 'A' landscape buffer is required to be installed on the outside of fences or walls. However, LDR Section 3.13.13(B), *Landscaping*, states that 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. The Applicant is seeking a waiver to all landscape requirements on the grounds that there is no source of water by which landscaping may be effectively maintained.

New development will be required to meet all other criteria specified in the LDR, as amended.

B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

Consistencies:

The application seeks rezoning approval for a 320-foot telecommunications tower in the Wellness Way Neighborhood FLUC. The proposed use is consistent with Comprehensive Plan Policy I-8.2.1(C), *Future Land Use Categories*, which states that the Neighborhood FLUC is intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments. The proposed telecommunications tower will aid in facilitating the

infrastructure enhancement of wireless service coverage and network capacity in the developing area surrounding the subject parcel, directly responding to the growing demand for high-speed, reliable connectivity that supports public safety communications. The flexibility in design of the area surrounding the subject parcel is showcased by the contingent land uses including a large-scale sand mine, nearby working blueberry farm, and the adjacent Planned Unit Development (PUD) for up to 1,566 new dwelling units, currently in development.

The request is consistent with Comprehensive Plan Policy I-8.1.3, *Technology Infrastructure*, which states that the key to the success of the Wellness Way Urban Service Area (WWUSA) will be the application of an advanced technology infrastructure network. PUDs within the WWUSA shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a strategy for ensuring the long-term viability of the technology infrastructure network.

Inconsistencies:

The proposed request is inconsistent with Comprehensive Plan Policy I-7.2.6, *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 Concept Plan is generally inconsistent with the adopted LDR, however Applicant is seeking waivers to the required centering, setbacks, and distancing from residential development.

New development will be required to meet all criteria specified in the Comprehensive Plan.

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

The proposed use is consistent with the varying existing land uses in the area surrounding the subject parcel. Comprehensive Plan Policy I-8.2.1(C), *Future Land Use Categories*, states that the Wellness Way Neighborhood FLUC is intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments. The flexibility in design of the area surrounding the subject parcel is showcased by the surrounding land uses including a large-scale sand mine to the North, nearby working blueberry farm to the East, and the adjacent Planned Unit Development (PUD) for up to 1,566 new dwelling units, currently in development, to the South.

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

The Applicant is proposing to rezone the subject parcel after purchasing the property last year for the purpose of developing a carefully considered relocation and infrastructure improvement effort that balances the need for enhanced public safety telecommunications services with the County's land use policies, environmental considerations, and commitment to serving both the public and private sectors efficiently.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities.

Any future development of this property 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 Sewage

The proposed rezoning is not anticipated to adversely impact public water and sewage capacities or levels of service.

Schools

The proposed rezoning is not anticipated to adversely impact Lake County Schools capacities or levels of service.

Parks

The proposed rezoning is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

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

Public Safety

Lake County Fire Station #90 is located approximately (10.8) miles from the subject property at 2150 Ray Goodgame Parkway and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning be approved by the Board.

Transportation Concurrency

The proposed rezoning is not anticipated to adversely impact transportation capacity or levels of service.

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

An environmental assessment will be submitted with site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR), as amended.

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

There is no indication that the rezoning application will affect property values in the area.

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

The proposed use, designated for critical infrastructure, is generally consistent with the current surrounding planned development including a large-scale commercial sand mine (MCUP 2017-61) to the North/East and the adjacent residential Planned Unit Development (PUD 2026-6) to the South.

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

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

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

The Applicant is requesting approval of the following waivers:

- 1) LDR Section 3.13.09(B)(1), to allow the proposed tower to be uncentered on the parcel, in lieu of being centered within the boundaries of the property; and
- 2) LDR Section 3.13.09(B)(2), to allow the proposed tower to be less than one hundred (100) feet from the property lines, in lieu of the required one hundred (100) foot minimum setback; and
- 3) LDR Section 3.13.09(B)(4), to allow the communications tower to be located closer than one-thousand three hundred and twenty (1,320) feet from residential units located on adjacent parcels; and
- 4) LDR Section 3.13.13(A), to allow the proposed telecommunications tower to be developed without landscaping the site, in lieu of the required Type A Buffer installation around the outside of the fenced compound.

Attachment "A" – Future Land Use Map

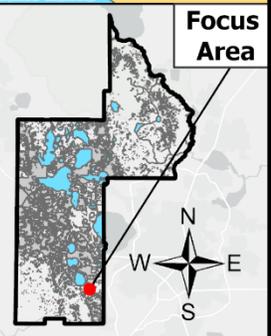
CURRENT FUTURE LAND USE



FLU
 Neighborhood US 27

NAME: ORANGE MOUNTAIN PUBLIC SAFETY TOWER
CASE NUMBER: RZ-PZ2026-16
LOCATION (S-T-R): 27-23-26
REQUEST: REZONE FROM MCUP/AG TO CFD

DISTRICT: 1



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Attachment "B" – Zoning District Map

CURRENT ZONING



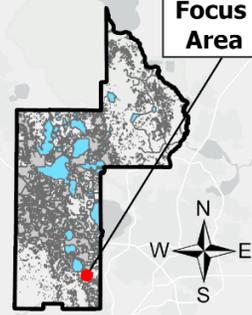
Zoning

- A
- PUD

NAME: ORANGE MOUNTAIN PUBLIC SAFETY TOWER
CASE NUMBER: RZ-PZ2026-16
LOCATION (S-T-R): 27-23-26
REQUEST: REZONE FROM MCUP/AG TO CFD

DISTRICT: 1

Focus Area

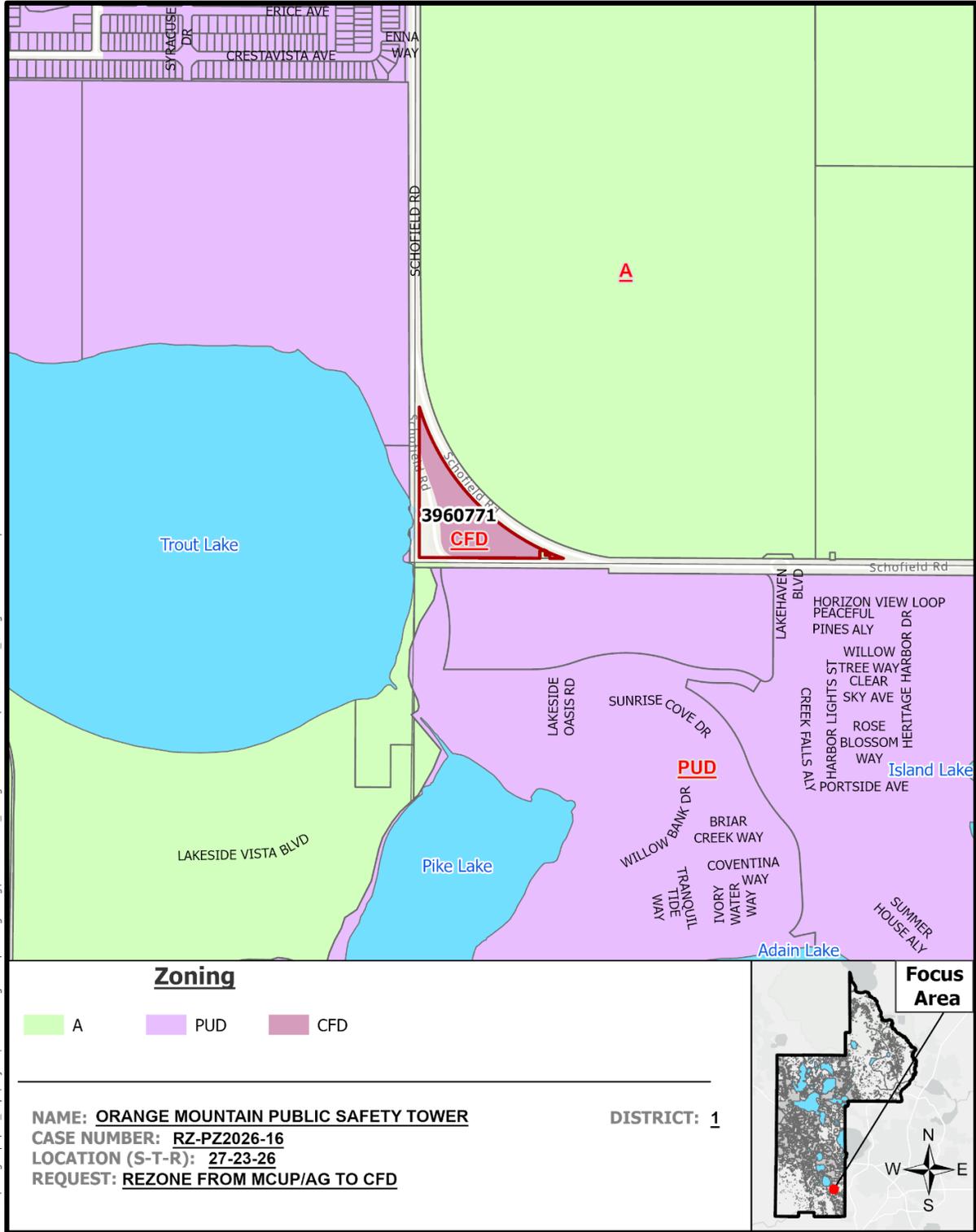


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Attachment "C" – Proposed Zoning District Map

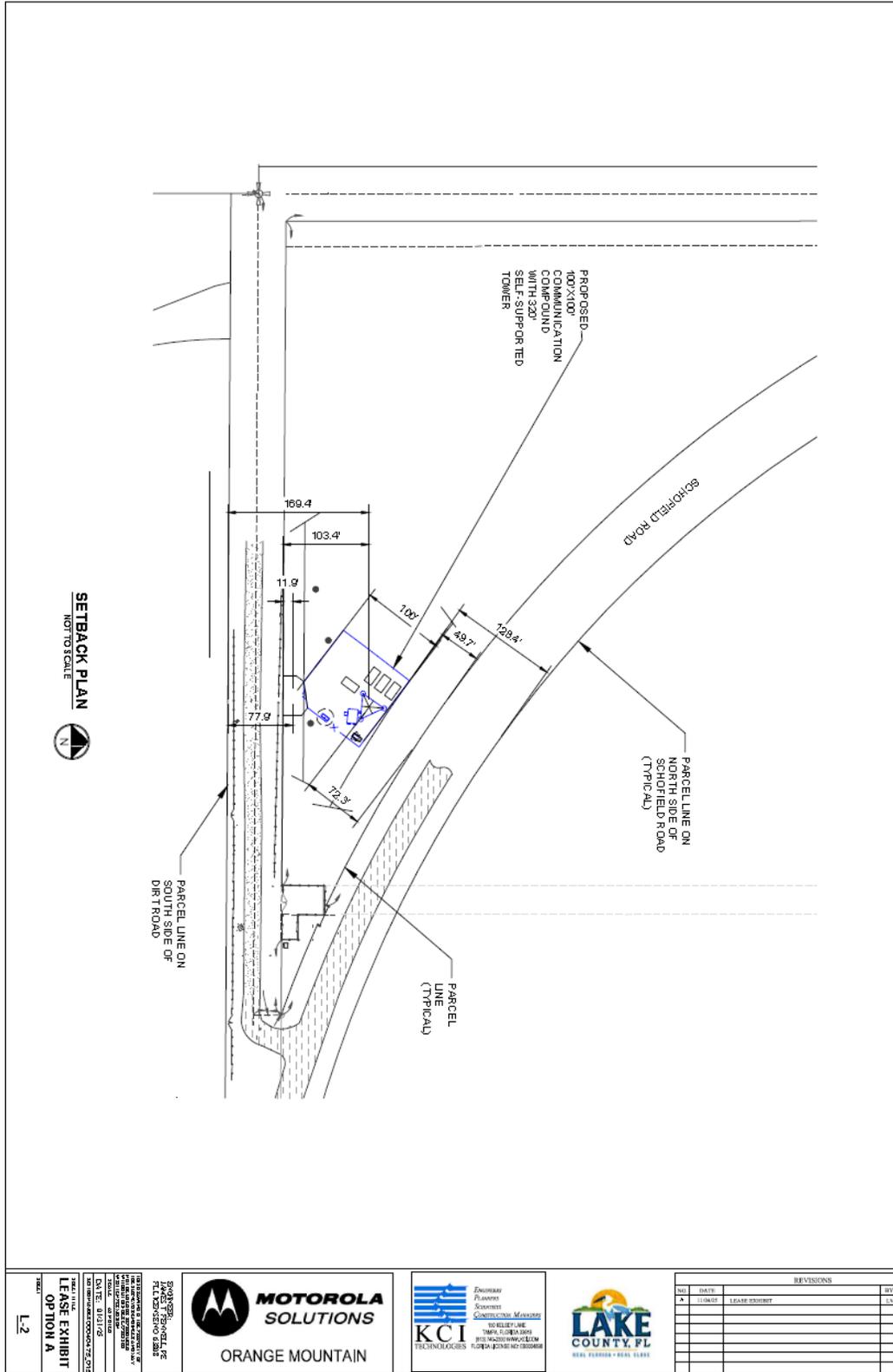
PROPOSED ZONING



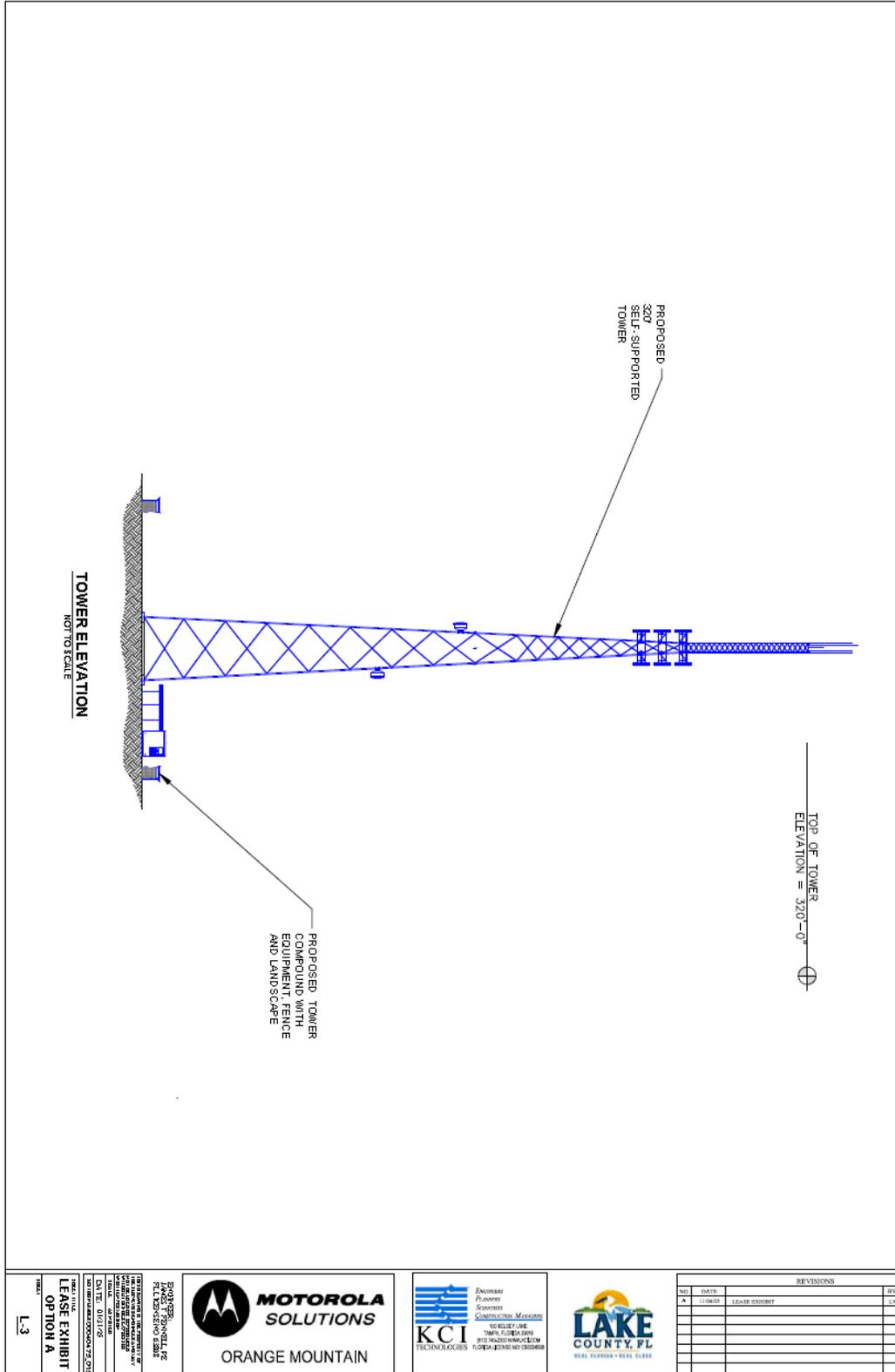
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Attachment "D" – Concept Plan (Page 2 of 4)

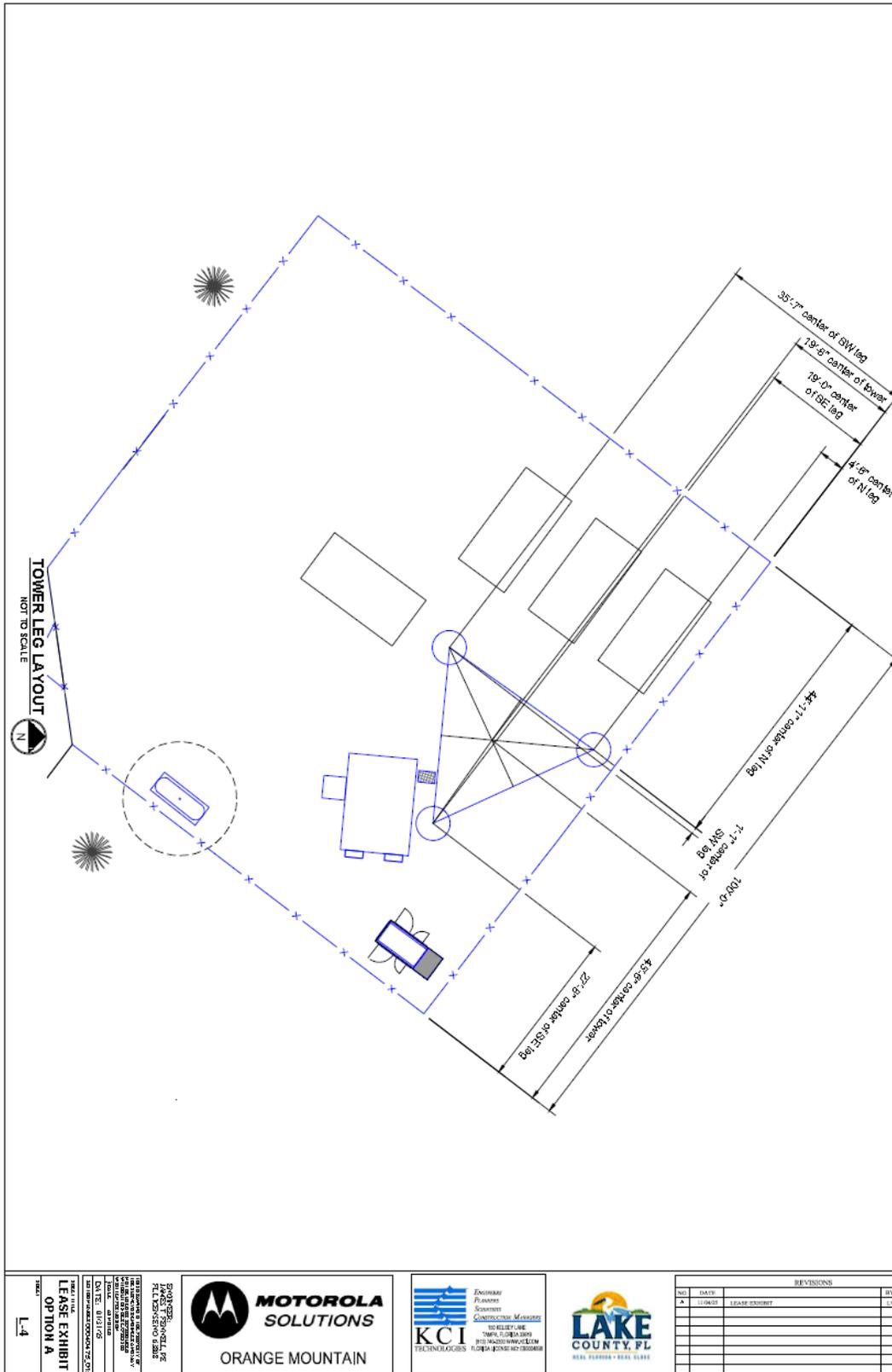


Attachment "D" – Concept Plan (Page 3 of 4)



<p>DATE: 07/17/16 SCALE: AS SHOWN PROJECT: ORANGE MOUNTAIN CLIENT: ORANGE COUNTY DESIGNER: KCI TECHNOLOGIES APPROVED: [Signature] DATE: 07/17/16</p>	 MOTOROLA SOLUTIONS ORANGE MOUNTAIN	 KCI TECHNOLOGIES ENGINEERING PLANNING SURVEYING CONSTRUCTION MANAGEMENT 100 BELLE GLADE TAMPA, FLORIDA 33610 813.242.1100 WWW.KCI-TECH.COM	 LAKE COUNTY, FL REAL PROGRESS • REAL VALUE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/17/16</td> <td>LEASER EXHIBIT</td> <td>1.0</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS				NO.	DATE	BY	REV.	1	07/17/16	LEASER EXHIBIT	1.0																				
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Attachment "D" – Concept Plan (Page 4 of 4)



Attachment “E” – Project Narrative



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

150 Kelsey Lane • Tampa, FL 33619 • Phone 813-740-2300

Lake County

Office of Planning and Zoning

P. O. Box 7800

Tavares, FL 32778

This project proposes the construction of a 320-foot self-supporting telecommunications tower at 15155 Schofield Road in Clermont, Florida (Lake County). The scope of work includes the installation of a new 320-foot self-supported tower, the development of an approximately 100-foot by 100-foot communication compound, and the relocation of existing telecommunications infrastructure, including a propane tank, generator, and shelter equipment, from a nearby site. The proposed tower is designed to significantly enhance wireless service coverage and network capacity in the surrounding region, directly responding to the growing demand for high-speed, reliable connectivity that supports public safety communications, commercial operations, and personal use. The structure will be capable of accommodating antennas and related equipment from multiple wireless service providers and has been engineered for future co-location to reduce infrastructure redundancy and minimize the need for additional towers in the area. This tower is owned and operated by Lake County and represents the relocation and upgrade of an existing County-owned telecommunications site, which further demonstrates the County’s commitment to improving essential communication services while managing land use responsibly.

The project site is located within a zoning designation of Pasture (AG) and is situated in a largely undeveloped area with limited nearby residential or commercial development. As such, the proposed use of the property for a self-supporting tower is compatible with the surrounding land use and is not expected to have any adverse impacts on nearby properties or neighborhood character. The rural setting, along with planned vegetative screening and landscaping buffers, will help minimize visual impacts, especially at the base of the tower where equipment will be enclosed within a secured compound. These design elements are intended to preserve the existing vegetation while supporting critical infrastructure improvements. The parent parcel on which the tower is to be constructed is owned by Lake County (previously Lake Louisa, LLC), and the County has ownership rights to develop the property. Overall, this project reflects a carefully considered relocation and infrastructure improvement effort that balances the need for enhanced Public Safety telecommunications services with the County’s land use policies, environmental considerations, and commitment to serving both the public and private sectors efficiently.

The proposed conditional use is served by adequate public facilities for the unmanned communications structure. Water supply and emergency access are satisfactory to provide adequate fire protection.

Attachment “F” – Fall Radius Determination Letter



Date: 10/10/2025

Motorola

SUBJECT: Project Number: 629270
Site Name: Lake County Orange Mountain, FL
Structure: 320-ft Self-Supporting Tower
Designed within a Theoretical Zero Fall Zone Radius

Communication structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer or the governing jurisdiction. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures since the late 1950s. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication structures have proven to be very reliable products. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we continue providing high quality structures.

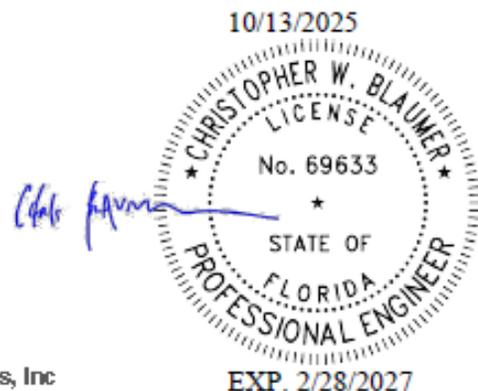
This structure is designed to the following criteria:

- Exposure Category C
- Topographical Category 1
- Risk Category III
- Site Elevation 132 feet
- 144 MPH Ultimate Wind Speed (no ice) per ASCE 7-22
- TIA-222-H

The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the tower legs at or above the midpoint with the upper tower legs folding over onto the intact lower tower legs.

I hope these comments address any questions or concerns relative to the anticipated performance of this structure; please reach out directly should you have any questions or comments.

Sincerely,
Ilza Nelly Salinas | Project Engineer
Valmont Industries, Inc |
Ilza.Salinas@valmont.com



Valmont Telecommunications, Inc
Plymouth, IN; Salem, OR; Valley, NE
www.valmonttelecom.com

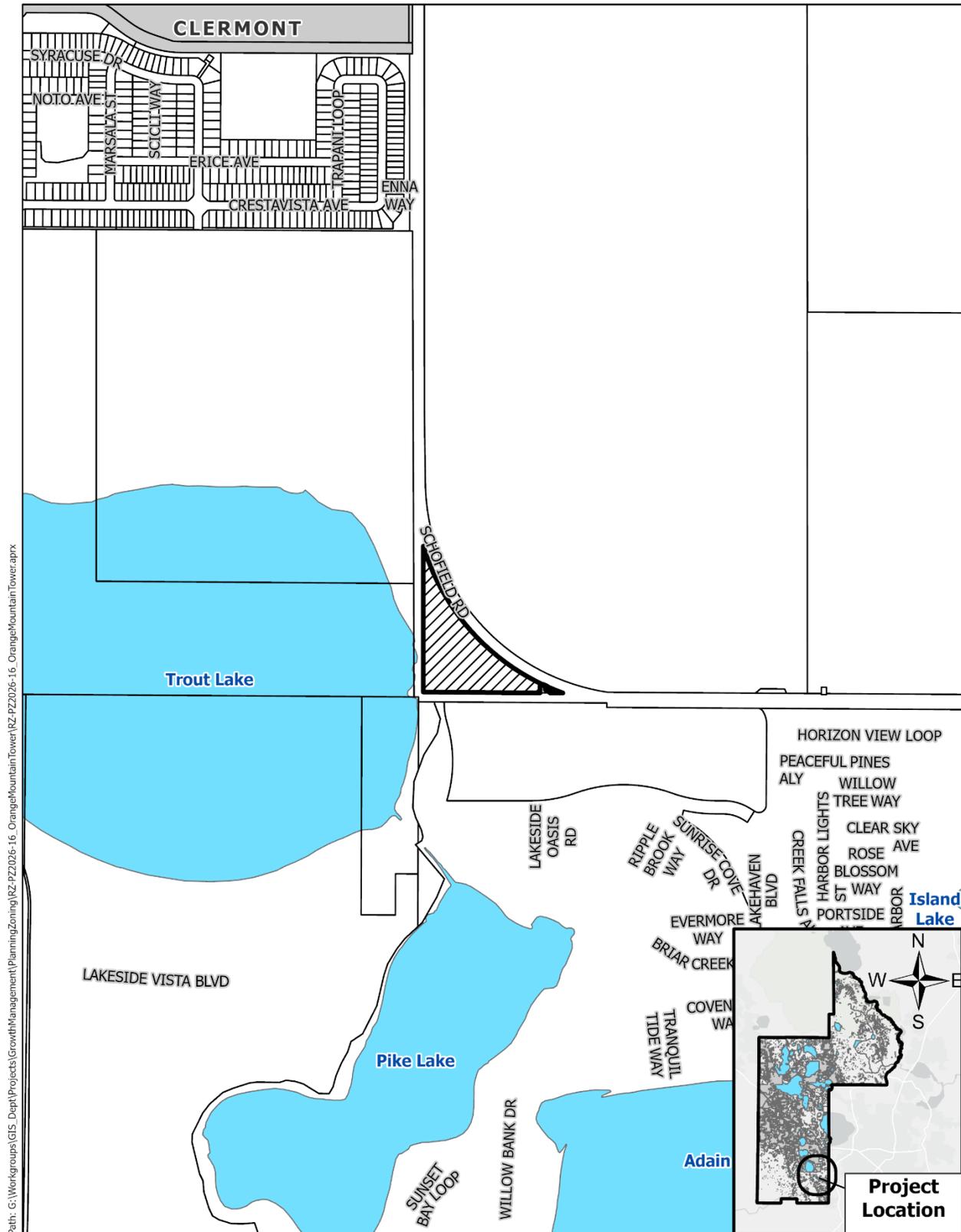
EXP. 2/28/2027

Attachment "G" – Separation Towers Map

ADJACENT TOWERS



Map of Subject Property



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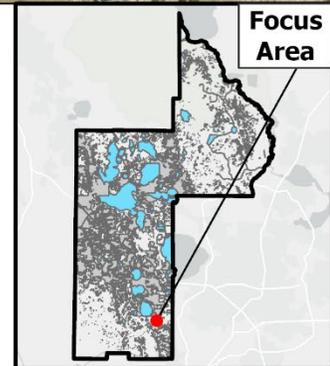
Aerial Map of Subject Property

RZ-PZ2026-16
Orange Mountain Public Safety Tower



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Rezone from MCUP/AG to CFD



1 **WHEREAS**, all remaining conditions of MCUP Ordinance #2017-61, approved by the Board
2 of County Commissioners on November 21, 2017, to allow a sand mind for the processing of
3 construction aggregate material shall remain in full force and effect for properties not removed; and

4 **WHEREAS**, the Lake County Planning and Zoning Board did on the 4th day of March 2026,
5 review Petition PZ2026-16; after giving Notice of Hearing on petition for a change in the use of land,
6 including notice that the Ordinance would be presented to the Board of County Commissioners of
7 Lake County, Florida, on the 7th day of April 2026; and

8 **WHEREAS**, the Board of County Commissioners reviewed the petition, the
9 recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or
10 unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised;
11 and

12 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described
13 property have been duly approved.

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

16 **Section 1. Waivers.** The following waivers are hereby granted:

- 17 1. Waiver to LDR Section 3.13.09(B)(1) to allow the proposed monopole
18 communications tower to be constructed off-center.
- 19 2. Waiver to LDR Section 3.13.09(B)(2) to allow the proposed tower to be
20 constructed less than 100-feet from the property lines, in lieu of the required 100-
21 feet.
- 22 3. Waiver to LDR Section 3.13.09(B)(4), to allow the telecommunications tower to
23 be located closer than 1,320-feet from residential units located on adjacent parcels.
- 24 4. Waiver to LDR Section 3.13.13(A), to allow the proposed telecommunications
25 tower to be developed without landscaping the site, in lieu of the required Type A
26 Buffer installation around the outside of the fenced compound.

27 **Section 2. Removal from Mining Conditional Use Permit Ordinance #2017-61:** The property
28 identified in Exhibit “A” shall be removed from the Mining Conditional Use Permit
29 Ordinance #2017-61, recorded in Official Record Book 5032, Pages 568-702, in the
30 public records of Lake County, Florida. The Mining Conditional Use Permit
31 Ordinance #2017-61 shall remain in full force and effect for all other property
32 identified therein.

33 **Section 3. Terms:** The County Manager or designee shall amend the Zoning District for the
34 property described in Exhibit “A”. The uses of the property will be limited to those
35 uses specified in this Ordinance and generally consistent with the Conceptual Plan
36 attached as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this
37 Ordinance, this Ordinance will take precedence.

38 **A. Permitted Land Uses.**

- 39 1. Telecommunications tower, 320-feet maximum height.

- 1 2. General governmental uses.
- 2 3. Accessory uses directly associated with the above uses may be approved by
- 3 the County Manager or designee.
- 4 4. Any other use of the site not specified above will require approval of an
- 5 amendment to this Ordinance by the Board of County Commissioners.

6 **B. Specific Conditions.**

- 7 1. Site Plan Required: A development application for a Site Plan for the
- 8 telecommunication tower facility and associated uses shall be submitted and
- 9 approvals obtained prior to construction.
- 10 2. Illumination: The telecommunications tower facility shall not be illuminated
- 11 except to ensure human safety or as required by the Federal Aviation
- 12 Administration (FAA) and the LDR, as amended.
- 13 3. Parking: Parking surfaces may be grass or other pervious material.
- 14 4. Structural Design: The structural design of the tower shall be in accordance
- 15 with the LDR, as amended.

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

- 17 1. The telecommunications tower facility and associated uses shall meet all
- 18 applicable setbacks as set forth in the LDR, as amended unless otherwise
- 19 waived as stated within Section (1) entitled *Waivers*.
- 20 2. The telecommunications tower facility must be constructed as a self-collapsing
- 21 tower. An engineer licensed in the State of Florida must provide a certification
- 22 and documentation that this requirement has been met. See LDR Section
- 23 3.13.03(A), as amended.

24 **D. Environmental Requirements.**

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

32 **E. Fencing and Screening.** A chain-link fence or wall not less than six (6) feet from

33 finished grade shall be provided around each communications tower and support

34 facilities in accordance with the LDR, as amended.

35 **F. Open Space, Impervious Surface Ratio, Floor Area Ratio and Building**

36 **Height.** Open space, impervious surface ratio, floor area ratio, and building height

37 shall be in accordance with the Comprehensive Plan, and LDR, as amended.

38 **G. Landscaping, Buffering, and Screening.** Landscaping, buffering, and screening

39 shall be in accordance with the LDR, as amended, unless otherwise waived as set

1 forth within Section (1) entitled *Waivers*.

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

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

5 **J. 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
8 (SJRWMD) requirements, as amended.

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

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

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

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

18 **N. Development Review and Approval.** Prior to the issuance of any permits, the
19 Owner shall submit a site plan development application generally consistent with
20 EXHIBIT “B” – Conceptual Plan for review and approval in accordance with the
21 Comprehensive Plan and LDR, as amended.

22 **O. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
23 references in this Ordinance to the Florida Statutes, Florida Administrative Code,
24 Lake County Comprehensive Plan, and Lake County LDR shall include any future
25 amendments to the Statutes, Code, Plans, and/or Regulations.

26 **Section 4. Conditions.**

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

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

37 **C.** This Ordinance will ensure the benefit of and will constitute a covenant running
38 with the land and the terms, conditions, and provisions of this Ordinance, and will

1 be binding upon the present Owner and any successor and will be subject to each
2 condition in this Ordinance.

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

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

12 **Section 5. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be
13 invalid or unconstitutional by any court of competent jurisdiction, the holding will in
14 no way affect the validity of the remaining portions of this Ordinance.

15 **Section 6. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of
16 estoppel against the County if the property identified herein cannot be developed due
17 to the inability to meet other requirements under the applicable Land Development
18 Regulations. The Owner is solely responsible for performing any necessary due
19 diligence to ensure the property will appropriately support future development.

20 **Section 7. Filing with the Department of State.** The clerk is hereby directed to send a copy of
21 this Ordinance to the Secretary of State for the State of Florida in accordance with
22 Section 125.66, Florida Statutes.

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39 *REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK*

1 **Section 8. Effective Date.** This Ordinance shall become effective upon recordation in the public
2 records of Lake County, Florida. The Applicant shall be responsible for all recording
3 fees.

4
5 **ENACTED** this _____ day of _____, 2026.

6
7 **FILED** with the Secretary of State _____, 2026.

8
9 **EFFECTIVE** _____, 2026.

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

15
16 _____
17 **LESLIE CAMPIONE, CHAIRMAN**

18
19 **ATTEST:**

20
21 _____
22 **GARY J. COONEY, CLERK OF THE**
23 **BOARD OF COUNTY COMMISSIONERS**
24 **LAKE COUNTY, FLORIDA**

25
26 **APPROVED AS TO FORM AND LEGALITY:**

27 _____
28 **MELANIE MARSH, COUNTY ATTORNEY**

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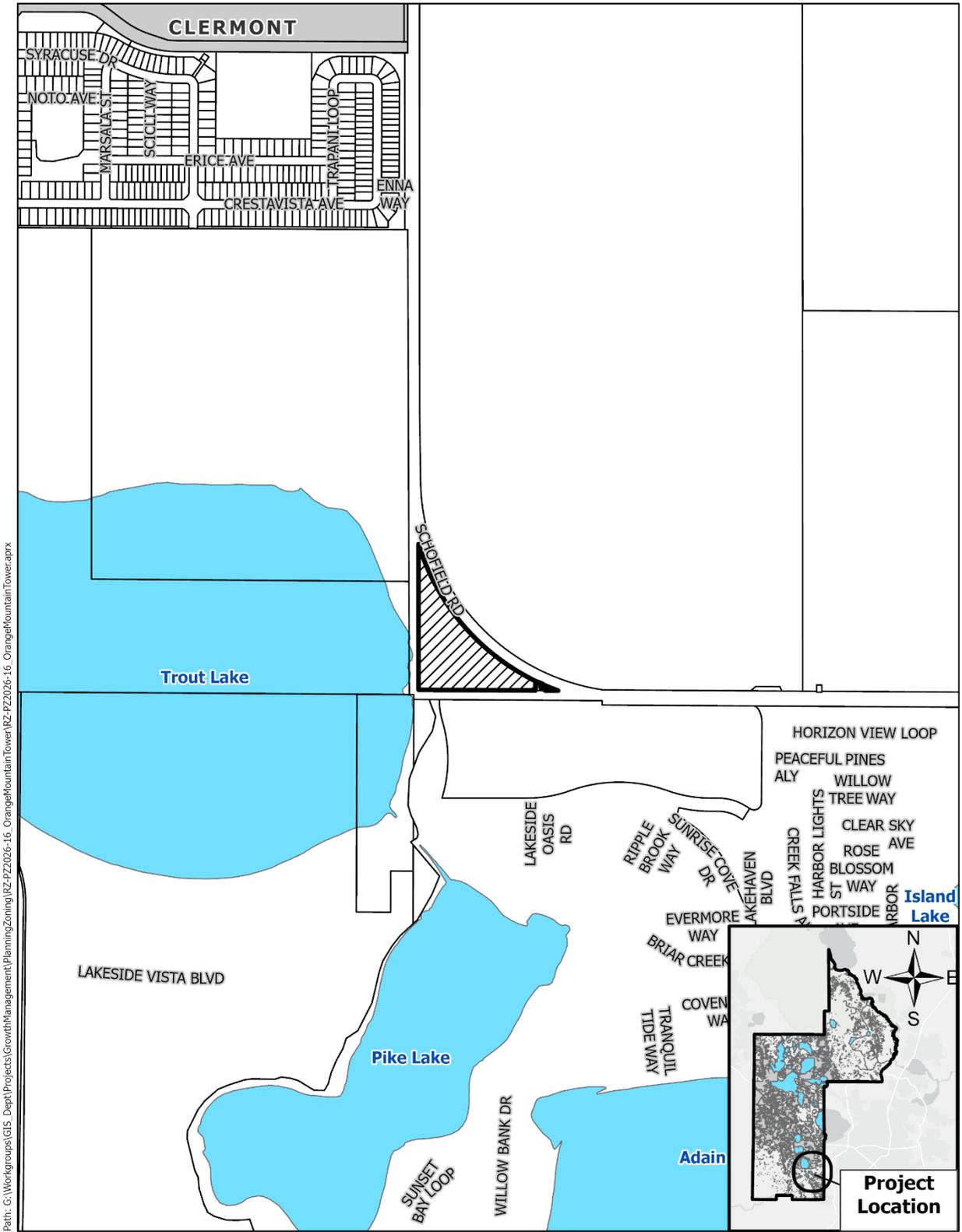
EXHIBIT "A", LEGAL DESCRIPTION.

A PARCEL OF LAND LYING WITHIN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S89°38'51"E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 983.98 FEET; THENCE N00°21'09"E, 33.00 FEET, TO THE NORTH RIGHT-OF-WAY BOUNDARY OF THOSE LANDS DESCRIBED IN DEED BOOK 225, PAGE 520, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N89°38'51"W, ALONG SAID RIGHT-OF-WAY BOUNDARY, 90.08 FEET, TO THE SOUTHEAST CORNER OF PARCEL 117 AS DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567, OF SAID PUBLIC RECORDS; THENCE N00°02'00"W, ALONG THE EAST BOUNDARY OF SAID PARCEL 117, 20.00 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE N89°38'51"W, ALONG THE NORTH BOUNDARY OF SAID PARCEL 117, 30.00 FEET, TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO LYING ON THE EAST BOUNDARY OF PARCEL 116 AS DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567, OF SAID PUBLIC RECORDS; THENCE N00°02'00"W, ALONG SAID EAST BOUNDARY, 30.00 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE N89°38'51"W, ALONG THE NORTH BOUNDARY OF SAID PARCEL 116, 35.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE S00°02'00"E, ALONG THE WEST BOUNDARY OF SAID PARCEL 116, 50.00 FEET, TO THE SOUTHWEST CORNER THEREOF ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY BOUNDARY OF THOSE LANDS DESCRIBED IN DEED BOOK 225, PAGE 520; THENCE N89°38'51"W, ALONG SAID NORTH RIGHT-OF-WAY BOUNDARY, 796.10 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY BOUNDARY OF SAID DEED BOOK 225, PAGE 520; THENCE N00°00'39"W, ALONG SAID EAST RIGHT-OF-WAY BOUNDARY, 995.22 FEET, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SCHOFIELD ROAD AS DESCRIBED AS PARCEL 1001 IN OFFICIAL RECORDS BOOK 5803, PAGE 2329, OF SAID PUBLIC RECORDS, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1540.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AND CURVE, 1289.76 FEET, THROUGH A CENTRAL ANGLE OF 47°59'08", AND HAVING A CHORD BEARING AND DISTANCE OF S40°53'39"E, 1252.39, TO A POINT OF NON-TANGENCY; THENCE N25°06'47"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, 3.00 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1537.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AND CURVE, 25.62 FEET, THROUGH A CENTRAL ANGLE OF 00°57'18", AND HAVING A CHORD BEARING AND DISTANCE OF S65°21'52"E, 25.62, TO A POINT OF NON-TANGENCY; THENCE S24°09'30"W, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, 3.00 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1540.00 FEET; THENCE EASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AND CURVE, 116.65 FEET, THROUGH A CENTRAL ANGLE OF 04°20'23", AND HAVING A CHORD BEARING AND DISTANCE OF S68°00'42"E, 116.62, TO THE POINT OF BEGINNING.

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CONTAINING 7.31970 ACRES (318,846 SQUARE FEET), MORE OR LESS.



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1/30/2026

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EXHIBIT "B" – CONCEPTUAL PLAN.

