



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 8

Public Hearings: Planning & Zoning Board (PZB): June 3, 2026
Board of County Commissioners (BCC): July 14, 2026

Case No. and Project Name: PZ2025-348, Vibes Academy

Commissioner District: District 2 – Sean Parks

Applicant(s): Daniel Meehan

Owner(s): Clermont Baptist Church, Inc

Requested Action: Amend Community Facility District (CFD) Ordinance #2023-16 to facilitate educational uses.

Staff Determination: Staff finds the ordinance amendment consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 16.12 +/- acres

Location: 16115 Old Highway 50, in the unincorporated Clermont area

Alternate Key No.: 3456084, 1029031, 3798781, and 3798636

Future Land Use Category: Urban Low Density (Attachment “A”)

Current Zoning District: Community Facility District (CFD) (Attachment “B”) by Ordinance #2023-16

Proposed Zoning District: Community Facility District (CFD) (Attachment “C”)

JPA/ISBA: Clermont Joint Planning Agreement (JPA); Clermont Interlocal Service Boundary Agreement (ISBA)

Overlay/Rural Protection Area: Lake Apopka Basin Overlay District (Attachment “D”)

Flood Zones: “AE” and “X”

BMAP Location: Upper Ocklawaha

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Agriculture (A) District	Residential and Agriculture	Single-Family Residence North of the Florida Turnpike that contains an Agricultural Classification
South	Urban Low Density	Planned Unit Development (PUD)	Residential Subdivision	Arrowhead Subdivision South of Old Highway 50
East	Urban Low Density	Community Facility District (CFD)	Civic Use	Florida Islamic Center
West	Urban Low Density	Agriculture (A) District	Residential	Single-Family Residence

- Summary of Analysis -

The requested amendment seeks approval to add additional permitted uses on the subject 16.12 +/- acres, identified by Alternate Key Numbers 3456084, 1029031, 3798781, and 3798636, located at 16115 Old Highway 50, in the unincorporated Clermont area. The subject parcels are zoned as Community Facility District (CFD) by Ordinance #2023-16 (Attachment “I”); are designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and are located within the Lake Apopka Basin Overly District. The subject parcels are developed with a place of worship, a 175-foot monopole communications tower with compound, multi-purpose building and associated parking (Attachment “E”).

Ordinance #2023-16 permits the following land uses on the property:

- 1) House of Worship
- 2) Specific Accessory Uses:
 - a. Worship Center
 - b. Gymnasium
 - c. Social Hall
 - d. Kitchen
 - e. Administrative Offices
 - f. 175-foot Monopole Communications Tower

The Applicant is requesting to add the following permitted uses to the property:

- 1) Religious Education
- 2) Educational Uses
 - a. Community Educational Outreach and Support
 - b. Training Programs
 - c. Daycare/Preschool/Non-Traditional School (ages K-12)

- i. Operating Hours: Monday-Friday from 7:30 a.m. to 2:30 p.m.
- ii. Total Student enrollment not to exceed forty (40) students
- d. Educational Classrooms
- e. Student Resource Center (Library, Computer Lab)

The Conceptual Plan depicts the site as developed with a place of worship, multi-purpose building, and associated parking. The Applicant is not proposing further development, only additional uses to take place in the existing buildings.

Table 1. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Community Facility District (CFD)	Worship Center with Accessory Uses and 175-foot Monopole Communications Tower	N/A	0.60	0.25	50-FT
Proposed	Community Facility District (CFD)	N/A	Addition of Religious Education and Educational Uses	0.60	0.25	50-FT

GIS maps indicate that the subject property is located within flood zone “X” and “AE” and there is indication that wetlands exist on the site. On December 5, 2025, the requested action was sent to the Public Works Department for review for a determination of consistency with applicable regulations, including flood and stormwater requirements. The subject property has no Special Flood Hazard Areas on it. Floodplain Management Staff had no objections or comments on this application. The Public Works Department had no objections to this application.

Floodplain Management provided the following comment:

After reviewing the proposed site, Lake County GIS, and FEMA FIRMs for this area, the proposed location is completely outside the Special Flood Hazard Area.

Accordingly, Floodplain Management has no comments on or objections to this application.

Public Works Engineering provided the following conditions for the proposed Ordinance:

Transportation:

1. *Impact of the development may generate right-of-way dedication to provide 50ft. from centerline of Old Highway 50.*
2. *The current AADT 2025 is 10363. An eastbound left turn lane from Old Highway 50 to the Site shall be required for safety.*
3. *The westbound right turn lane from Old Highway 50 to the site shall be accommodated for any future expansion.*

Stormwater Management:

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

The subject 16.12+/- acres is located within the Lake Apopka Basin Overlay District and the request is consistent with Comprehensive Plan Policy I-6.3.4, entitled *Permitted Uses within the Lake Apopka Basin Overlay District*, which states that residential, commercial, and office uses are allowed within designated areas provided that development is clustered on the landward portion of the property, and far away from environmentally sensitive features and habitats.

The request is also consistent with LDR 6.15.03, entitled *Permitted Uses within the Lake Apopka Basin*, which states that rezoning of non-residential uses Shall be limited to agricultural, CP (Planned Commercial) utilizing only those uses allowable under C-1 and C-2 zoning districts, MP (Planned Industrial District), and to CFD (Community Facility District) zoning districts.

The subject property is located within the Clermont Joint Planning Area (JPA) and Clermont Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Clermont to review for a determination of consistency with their regulations. The City of Clermont provided the following comments (Attachment "F"):

"The City will not oppose if the Rezoning is approved by Lake County."

For historical purposes, on December 18, 2001, the subject property was rezoned from Agriculture (A) district to Community Facility District (CFD), by Ordinance #2001-154. The Ordinance allowed the primary use of the site to be a church with associated uses including a gymnasium, social hall, kitchen, and administrative offices.

On March 27, 2012, CFD Ordinance #2001-154 was amended by CFD Ordinance #2012-19 to correct a scrivener's error in the legal description of Ordinance #2001-154.

On March 7, 2023, CFD Ordinance #2012-19 was amended by CFD Ordinance #2023-16 to revise the permitted use of the property to include a 175-FT monopole communication tower.

The Applicant provided a Project Narrative as shown on Attachment "G".

– 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 request is consistent with LDR Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which allows community facility uses within the CFD zoning district.

The request is consistent with LDR Section 3.00.02, entitled *Purpose and Intent of Districts*, which establishes lands that benefit the public and general welfare.

The request is consistent with LDR Section 3.00.03, entitled *Consistency of Zoning Districts with Land Use Classifications*, which states that the Community Facility District (CFD) zoning is compatible with the Urban Expansion Maximum Density 4 du/Gross acre land use category (currently referred to as the Urban Low Density FLUC).

The request is consistent with LDR 6.15.03, entitled *Permitted Uses within the Lake Apopka Basin*, which states that rezoning of non-residential uses Shall be limited to agricultural, CP (Planned Commercial) utilizing only those uses allowable under C-1 and C-2 zoning districts, MP (Planned Industrial District), and to CFD (Community Facility District) zoning districts.

Current development meets all criteria specified in LDR Section 3.02.05, entitled *Setbacks*, and Table 3.02.06, entitled *Density, Impervious Surface, Floor Area, and Height Requirements*.

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

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

The request is consistent with Goal I-1, entitled *Purpose of the Future Land Use Element*, as the proposal provides for an appropriate land use transition within this urban residential area and will provide needed services to the surrounding community.

The request is consistent with Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density Future Land Use Category*, which allows religious organizations, day care services, and schools.

The request is consistent with Comprehensive Plan Policy I-6.3.4, entitled *Permitted Uses within the Lake Apopka Basin Overlay District*, which states that residential, commercial, and office uses are allowed within designated areas if development is clustered on the landward portion of the property, and far away from environmentally sensitive features and habitats.

Comprehensive Plan Policy IX-3.1.2, entitled *Mandatory Sewer Connection*, states that at a minimum, Lake County shall require new development within the Urban Future Land Use Series to connect to public sanitary sewer, when available. Where a public sanitary sewer system is not available, a new development exceeding a density of one unit per net acre shall provide a regional/sub-regional sanitary sewer system, unless exempted by the Board of County Commissioners. Central utility service is currently unavailable to the property. The proposed continuation of the current development on the subject parcel does not exceed one (1) unit per net acre. Therefore, the subject property is in compliance with Policy IX-3.1.2 and will continue to be serviced by the existing septic, until such time as (1) the septic system reaches end of life and requires replacement and (2) central or public sewer service becomes available, in accordance with the Comprehensive Plan and LDR, as amended.

Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection*, states that at a minimum, Lake County shall require new development within the Urban Future Land Use Series to connect to public water system, when available. The existing development is served with central water services by the City of Clermont and is consistent with Comprehensive Plan Policy IX-2.2.2.

Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, states that developments within the Urban Future Land Use Series, with an expected flow of at least 100,000 gallons per day (GPD) or a density greater than one (1) unit per net acre must be connected to a regional sewer system. Central utility service is currently unavailable to the property. The proposed continuation of the current development on the subject parcel does not exceed one (1) unit per net acre and is not expected to render a flow of at least 100,000 GPD. Therefore, the subject property is in compliance with Policy IX-3.1.1 and will continue to be serviced by the existing septic, until such time as (1) the septic system reaches end of life and requires replacement and (2) central or public sewer service becomes available, in accordance with the Comprehensive Plan and LDR, as amended.

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.

Place of worship and community assembly uses are establishments primarily for the benefit and service of the community, consistent with the FLUC. The Urban Low Density FLUC allows religious organizations, and LDR Section 3.01.03 allows community facility uses within the CFD zoning district.

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

The Applicant would like to expand their permitted uses to further support, benefit and service the needs of the community.

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 City of Clermont has provided documentation (Attachment "H") indicating that the subject parcel is currently being served central water services by the City.

Schools

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

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #90 is located approximately 1.73 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 conditional use permit be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway Old Hwy 50 is "D" with capacity of 999 trips in the peak direction. Currently the impacted segment from CR 455 to Blackstill Lake Road is operating at seventy-eight percent (78%) of its capacity with a LOS "C", in the PM peak hour direction.

This project will be generating approximately twenty- one (21) PM peak hour trips, in which twelve (12) trips will impact the peak hour direction.

An application for a transportation exemption from conducting a full Tier 1 Traffic Analysis is required prior to site plan. Project impact to roadway is di minimus.

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

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).

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

There is no indication that the application request 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.

On December 18, 2001, the Board approved Ordinance #2001-154, that rezoned the subject property to CFD to accommodate a church and associated uses including a gymnasium, social hall, kitchen, and administrative offices. The proposed CFD amendment is consistent with the rezoning approval. The surrounding area is indicative of existing residential, planned commercial, and community facility uses. CFD zoning districts are permitted within all future land use categories.

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

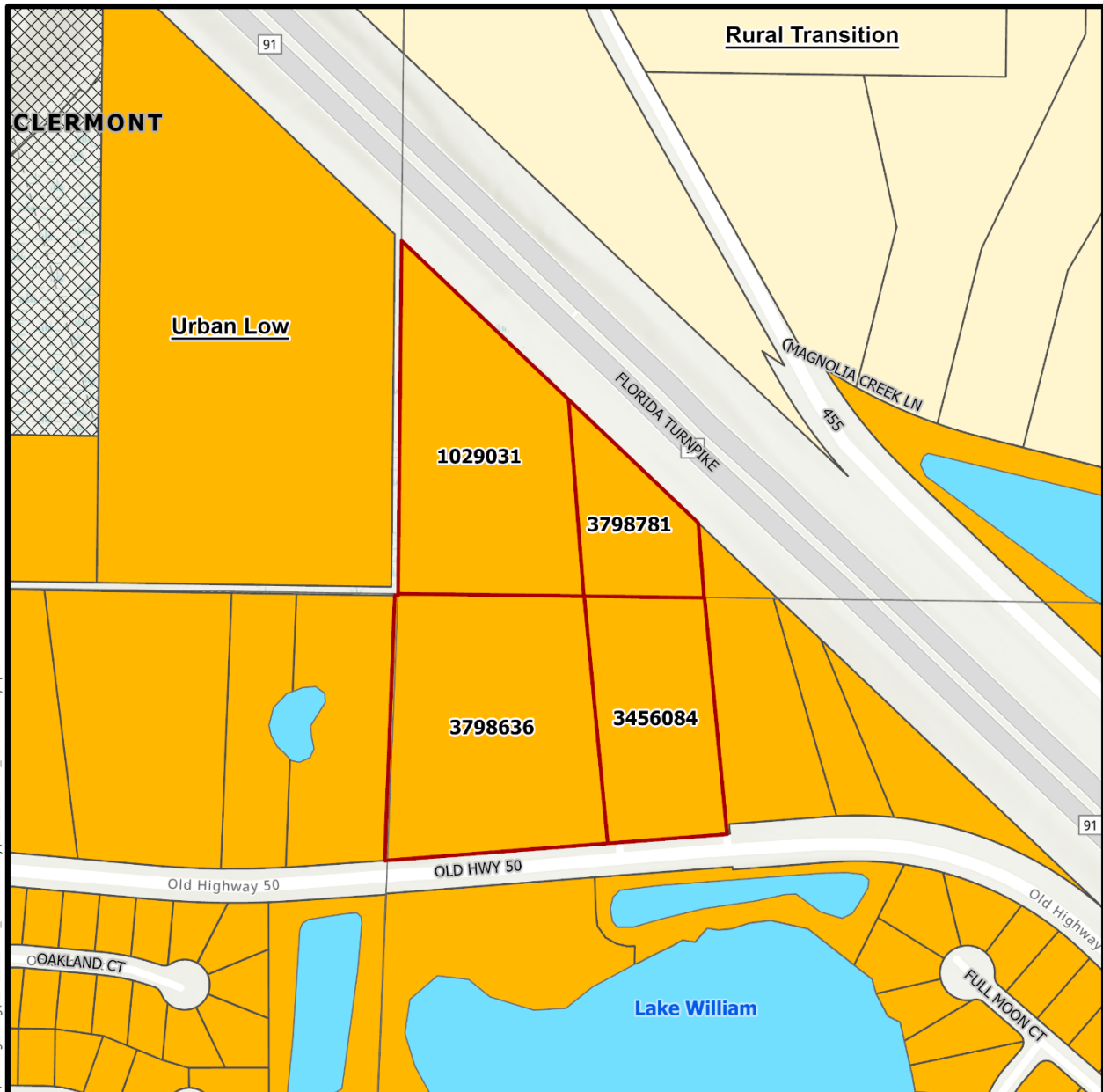
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

N/A

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



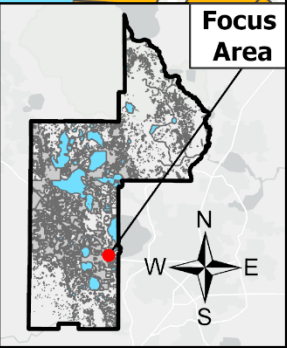
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-348_VibesAcademy.aprx
2/18/2026

FLU

Urban Low Rural Transition

NAME: VIBES ACADEMY
CASE NUMBER: RZ-PZ2025-348
LOCATION (S-T-R): 23-22-26
REQUEST: AMEND CURRENT ORDINANCE 2023-16

DISTRICT: 2



Attachment "B" – Zoning District Map

CURRENT ZONING



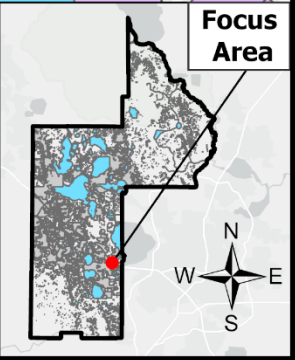
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2/18/2026

Zoning

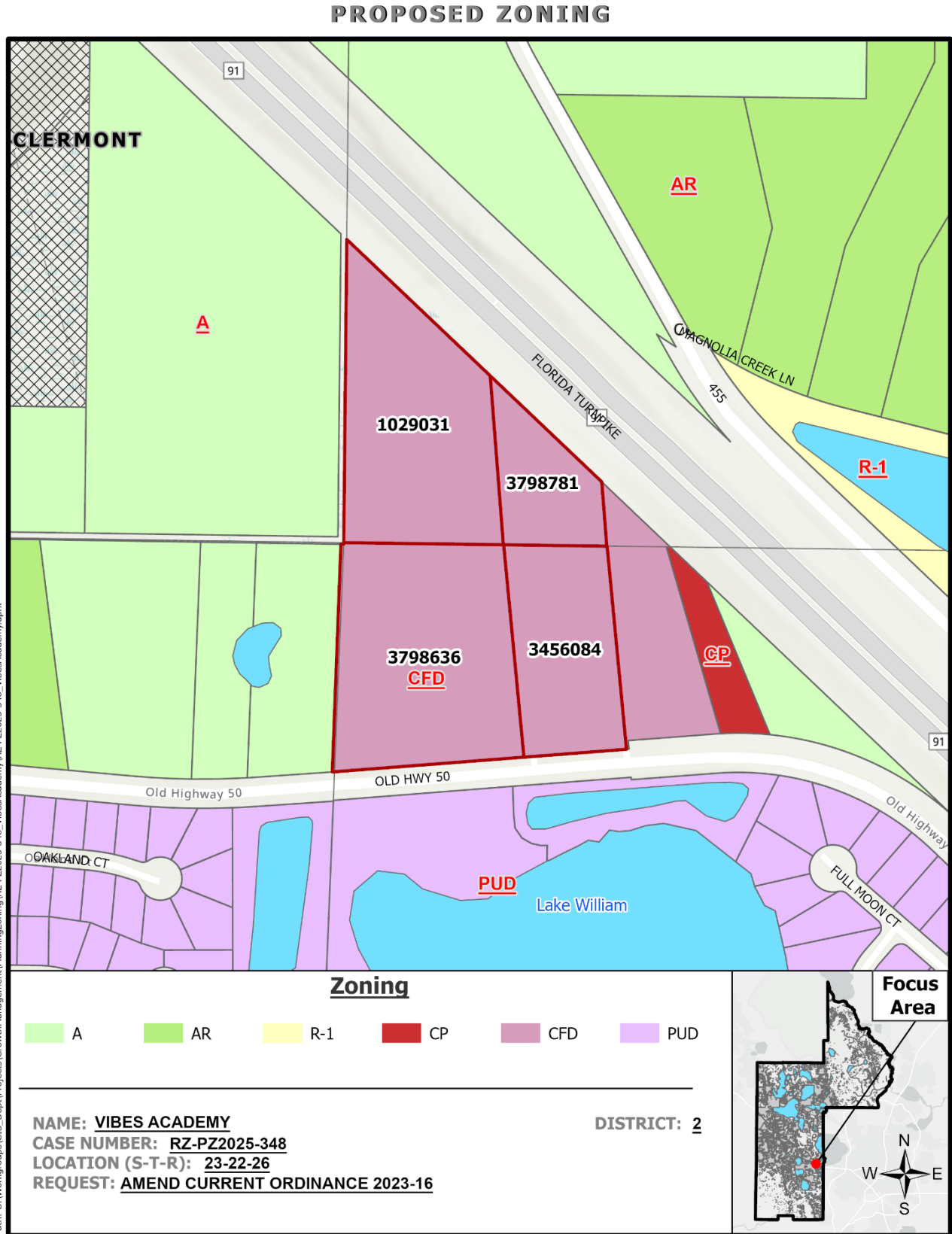
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NAME: VIBES ACADEMY
CASE NUMBER: RZ-PZ2025-348
LOCATION (S-T-R): 23-22-26
REQUEST: AMEND CURRENT ORDINANCE 2023-16

DISTRICT: 2

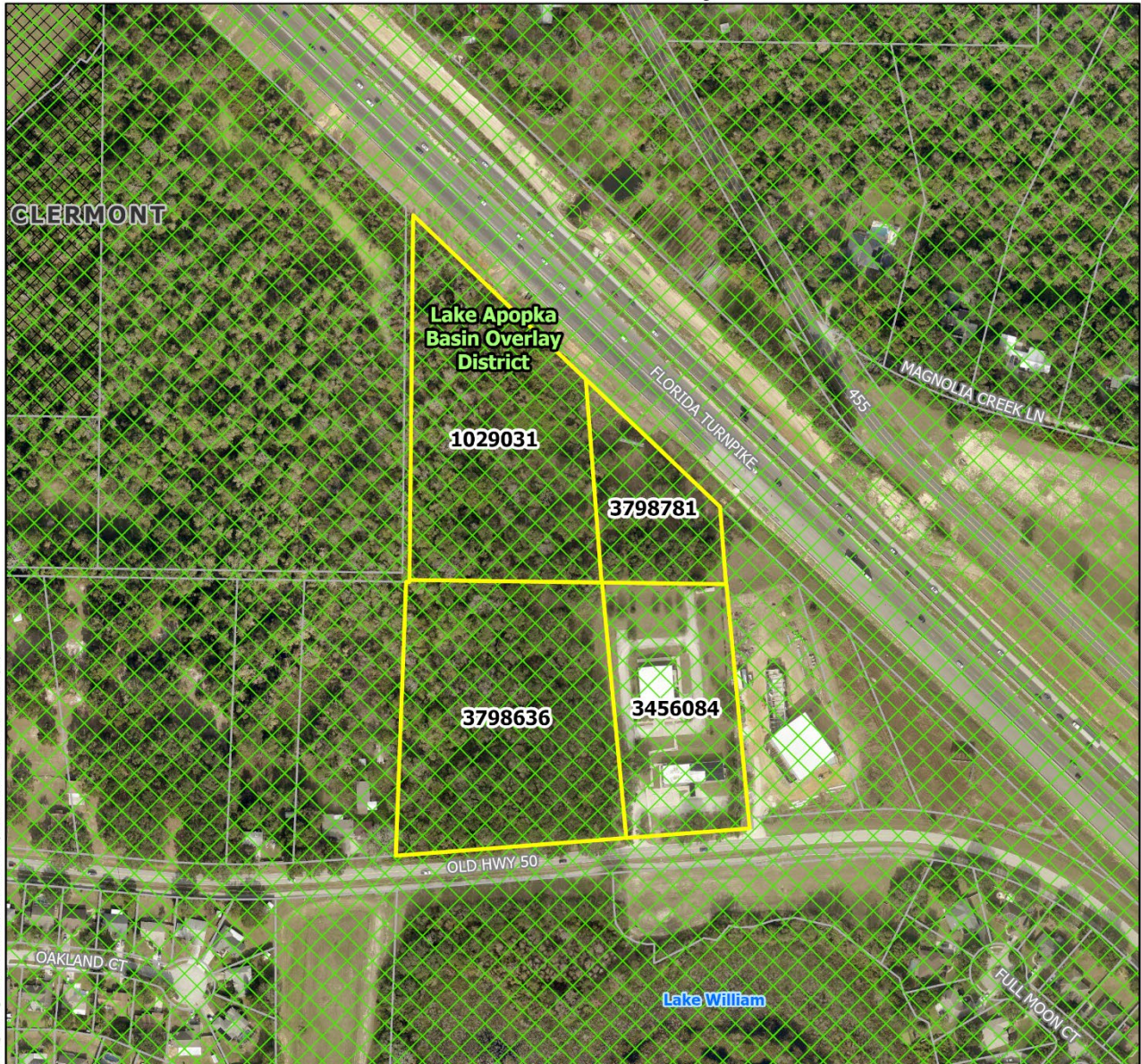


Attachment "C" – Proposed Zoning District Map



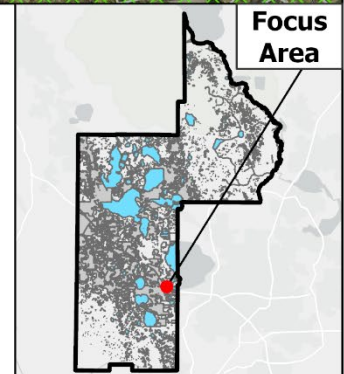
Attachment “D” – Overlay District Map

RZ-PZ2025-348
Vibes Academy



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Amend current ordinance 2023-16



Attachment “F” – City of Clermont Comments

From: [Justine Day](#)
To: [Bracciale, Meagan](#)
Cc: [Kruse, John](#); [Gonzalez, Nick](#); [Henschel, Curt](#)
Subject: RE: Review Request | Vibes Academy | Rezoning | AR 6286 | AK(s) 3456084, 1029031, 3798781, & 3798636 | PZ2025-348
Date: Thursday, February 19, 2026 9:13:09 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Bracciale,

Staff’s comments are listed below regarding Vibes Academy.

The City will not oppose if the Rezoning is approved by Lake County.

Please let me know if you have any additional questions.

Thank you,



Justine Day
Planner I

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7343

JDay@clermontfl.org

www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

Attachment “G” – Project Narrative (Page 1 of 2)



Office of Planning and Zoning

Project Narrative Rezoning

In compliance with LDR Section 14.03.03, please answer the following questions:

1. Whether the rezoning is in conflict with any applicable provisions of the Code.
There will be no changes to the property and people served compared to its current use.

2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.
There will be no changes to the building structure and with the property and its current use.
The current building will be used as is.

3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
Very little is going to change. We want it zoned for educational services.

4. Whether there have been changed conditions that justify a rezoning
No. There has been no changed conditions. Our church will like to have a school in our current
multipurpose building. The building structure will not need to be changed. It will be used as is.

5. 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.
There will be no increased demand on any of the above listed services.

Attachment “G” – Project Narrative (Page 2 of 2)

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

No

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

No

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

No changes will be made.

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

No harm to public interests

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

None. The educational services are for a small number of children.

Attachment “H” – Utility Notification Statement



CITY OF CLERMONT
Development Services
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
352-394-4083
Fax: 352-394-3542

January 21st, 2026

Lake County Office of Planning & Zoning
315 W. Main Street
Tavares, FL 32778
Email: DevelopmentApplications@lakecountyfl.gov
PZInfo@lakecountyfl.gov

Re: Utility Notification Application
Clermont Baptist Church
Location: 16115 Old Hwy 50
Alternate Key Number(s): 3456084

To whom it may concern:

The property addressed at 16115 Old Hwy 50 is currently being served central water services by the City. They have had an account with the City since 2006. The City will continue to provide said water service to the subject parcel unless future expansion of the site requires adjustment to the services being provided as determined by City staff.

Please note that the City of Clermont no longer provides Utility Notification Letters without direction of City Council as determined at a public hearing. If the action item is approved, then City staff will respond appropriately.

Should you have any questions, please feel free to contact me or our Public Services Assistant Director, Mark Griffin, at (352)241-0178 or via email at MGriffin@clermontfl.org

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Kruse'.

John Kruse
(352)241-7309
JEKruse@clermontfl.gov

Attachment "I" – Ordinance 2023-16 (Page 1 of 8)

INSTRUMENT #2023031349
OR BK 6110 PG 889 - 896 (8 PGS)
DATE: 3/20/2023 1:34:54 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$69.50

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ORDINANCE 2023 - 16
Clermont Baptist Church
RZ-22-15-2

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

WHEREAS, Coral Towers LLC c/o Mattaniah S. Jahn, P. A. (the "Applicant"), submitted a rezoning application on behalf of Clermont Baptist Church, Inc (the "Owner"), to amend Community Facility District (CFD) Ordinance #2012-19 to revise the permitted use of the property to include a 175-foot monopole communication tower; and

WHEREAS, the subject property consists of approximately 16.12 +/- gross acres (with a 400-square foot lease area) and is located at 16115 Old Highway 50, in the unincorporated Clermont area, Sections 14 and 09, Township 22, Range 26, having Alternate Key Numbers 1029031, 3798781, 3798636, and 3456084 and more particularly described in Exhibit "A" – Legal Description; and

WHEREAS, the property is located within the Urban Low Density Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM), in accordance with Ordinance #2012-19; and

WHEREAS, the Board of County Commissioners of Lake County, Florida, on the 27th day of March 2012 approved PUD Ordinance #2012-19; and

WHEREAS, the Lake County Planning & Zoning Board did on the 1st day of March 2023 review Petition RZ-22-15-2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of March 2023; and

WHEREAS, the Board of County Commissioners has reviewed the recommended application and ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

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

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to reflect the revision of the permitted use of the property to include a 175-foot monopole communication tower. Ordinance #2012-19 and all previously approved ordinances will be superseded and replace upon the adoption of this new ordinance.

A. Land Uses:

- 1 House of worship.
- 2 Specific Accessory Uses:
 - a. Worship Center

Attachment “I” – Ordinance 2023-16 (Page 2 of 8)

Ordinance #2023-16
Clermont Baptist Church (RZ-22-15-2)

- 1 b. Gymnasium
- 2 c. Social Hall
- 3 d. Kitchen
- 4 e. Administrative Offices
- 5 f. 175-foot Monopole Communications Tower

6 All uses shall be generally consistent with the Conceptual Plan as shown on EXHIBIT “B”. To the extent
7 where there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take
8 precedence.

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

12 **B. Specific Conditions:**

- 13 1. The Board of Adjustment (BOA) approved a Variance request (VAR-22-21-2) to allow for a
14 proposed monopole tower to not be centrally-located on the parent parcel; and to LDR Section
15 15.02.04(J) to allow for a proposed monopole communication tower to exceed 140- feet in
16 height, and to remove the camouflage requirement.
- 17 2. The monopole tower will be located no closer than 191'-5" on the North, 611'-4" on the South,
18 283'-3" on the East, and 469'-6" on the West.
- 19 3. The monopole tower is not to exceed 175-feet in height.

20 **C. Open Space, Impervious Surface Ratio, Floor Area Ratio, Building Height, and Parking.**

- 21 1. Parking: Parking surfaces may be grass or other pervious material, except as required for
22 handicapped accessibility.
- 23 2. Setbacks:
 - 24 a. Front- 50 feet (minimum) from Old Highway 50.
 - 25 b. Rear- 50 feet (minimum), or as required by the Land Development Regulations (LDR),
26 whichever is less (from Florida Turnpike).
 - 27 c. Sides- in accordance with the LDR, as amended.
- 28 3. Open space, ISR, FAR, and Building Height shall be in accordance with the Comprehensive
29 Plan or LDR, as amended.

30 **D. Landscaping, Buffering, and Screening:**

- 31 1. East and South Landscape Buffer shall be consistent with the LDR as amended.
- 32 2. West and North Landscape Buffer: No buffer required.

Attachment “I” – Ordinance 2023-16 (Page 3 of 8)

Ordinance #2023-16
Clermont Baptist Church (RZ-22-15-2)

- 1 3. Existing trees may be used to meet the above tree requirements in accordance with the Land
2 Development Regulations (LDR).
- 3 **E. Transportation Improvements/Access Management:**
- 4 1. Impacts of the development may generate right-of-way dedication to provide 50 feet from the
5 centerline of Old Highway 50.
- 6 2. An additional 25-foot right-of-way dedication is requested for the proposed South Lake Bike
7 Trail.
- 8 3. Access management shall be in accordance with the LDR, as amended.
- 9 **F. Lighting:** All development will adhere to the dark-sky principles set forth in Section 3.09.00, Land
10 Development Regulations, as amended.
- 11 **G. Noise:** Compliance shall be in accordance with the LDR, as amended.
- 12 **H. Signage:** Signs shall be in accordance with the LDR, as amended.
- 13 **I. Clermont Joint Planning Area:** All requirements of the Clermont Joint Planning Area Land
14 Development Regulations shall apply, unless otherwise specified herein.
- 15 **J. Lake Apopka Basin Overlay District:** Development will comply with the requirements of Objective I-
16 6.3, Lake County Comprehensive Plan, and Section 6.15.00, LDR, pertaining to the Lake Apopka Basin
17 Overlay District.
- 18 **K. Concurrency Management Requirements:** Any development shall comply with the Lake County
19 Concurrency Management System.
- 20 **L. Development Review and Approval:** Prior to the issuance of any permits, the Applicant shall be
21 required to submit a site plan generally consistent with EXHIBIT “B”- CONCEPTUAL PLAN for review
22 and approval in accordance with the Comprehensive Plan and LDR, as amended. The applications for
23 final development orders must meet all submittals and comply with all County codes and ordinances, as
24 amended.
- 25 **M. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references in this
26 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
27 Lake County Land Development Regulations shall include any future amendments to the Statutes,
28 Code, Plans, and/or Regulations.
- 29 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:
- 30 **A.** After establishment of the facilities as provided in this Ordinance, the aforementioned property must only
31 be used for the purposes named in this Ordinance. Any other proposed use must be specifically
32 authorized by the Board of County Commissioners.
- 33 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move,
34 convert, or demolish any building structure, add other uses, or alter the land in any manner within the

Attachment “I” – Ordinance 2023-16 (Page 4 of 8)

Ordinance #2023-16
Clermont Baptist Church (RZ-22-15-2)

- 1 boundaries of the above-described land without first obtaining the necessary approvals in accordance
2 with the Lake County Code, as amended, and obtaining the permits required from the other appropriate
3 governmental agencies.
- 4 C. This Ordinance shall inure to the benefit of and will constitute a covenant running with the land and the
5 terms, conditions, and provisions of this Ordinance, and shall be binding upon the present Owner and
6 any successor and will be subject to each and every condition herein set out in this Ordinance.
- 7 D. Construction and operation of the proposed use must comply with the regulations of this and other
8 governmental permitting agencies.
- 9 E. The transfer of ownership or lease of any or all of the property described in this Ordinance must include
10 the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions
11 established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee
12 may request a change from the existing plans and conditions by following procedures contained in the
13 Land Development Regulations, as amended.
- 14 F. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and
15 conditions set forth in this Ordinance and to recommend the Ordinance be revoked.
- 16 **Section 3. Severability:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or
17 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity
18 of the remaining portions of this Ordinance.
- 19 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
20 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
21 Florida Statutes.
22

Attachment "I" – Ordinance 2023-16 (Page 5 of 8)

Ordinance #2023-116
Clermont Baptist Church (RZ-22-15-2)

1 Section 5. Effective Date. This Ordinance shall become effective as provided by law.


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ENACTED this 7th day of March, 2023.


FILED with the Secretary of State March 8th, 2023.

EFFECTIVE March 7th, 2023.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Kirby Smith, Chairman

ATTEST:


Gary J. Cooney, Clerk of the
Board of County Commissioners
Lake County, Florida



APPROVED AS TO FORM AND LEGALITY

 3/7/2023
Melanie Marsh, County Attorney

Attachment "I" – Ordinance 2023-16 (Page 6 of 8)

Ordinance #2023-16
Clermont Baptist Church (RZ-22-15-2)

1

Exhibit "A" – Legal Description

ORDINANCE #2012-19, PH #10-12-2 Clermont Baptist Church

EXHIBIT "A" – LEGAL DESCRIPTION

2
3 LOT 2:
4 THAT PORTION OF THE SOUTH 1155.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
5 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND, THAT PORTION OF TRACTS 7 AND
6 8, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 23, TOWNSHIP 22 SOUTH,
7 RANGE 26 EAST, RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY,
8 FLORIDA, DESCRIBED AS FOLLOWS:
9 FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN
10 N00°26'15"W, ALONG THE WESTERLY BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST
11 1/4, A DISTANCE OF 779.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SUNSHINE
12 STATE PARKWAY; THENCE S47°22'04"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A
13 DISTANCE OF 504.42 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE S47°22'04"E,
14 ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 392.15 FEET; THENCE
15 DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S05°26'42"E, 685.39 FEET TO THE
16 NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 438; THENCE S84°33'18"W, ALONG SAID
17 NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 262.01 FEET; THENCE DEPARTING SAID
18 NORTHERLY RIGHT-OF-WAY LINE, RUN N05°26'42"W, 977.17 FEET TO THE POINT OF BEGINNING.
19 CONTAINING 5.00 ACRES MORE OR LESS.

20 LOT 3:
21 THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22
22 SOUTH, RANGE 26 EAST, AND, TRACT 8, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT
23 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 4, PAGE 11,
24 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
25 BEGIN AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN
26 N00°26'15"W, ALONG THE WESTERLY BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST
27 1/4, A DISTANCE OF 779.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SUNSHINE
28 STATE PARKWAY; THENCE S47°22'04"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A
29 DISTANCE OF 504.42 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN
30 S05°26'42"E, 977.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 438;
31 THENCE S84°33'18"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 473.30
32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AFORESAID TRACT 8, AND THE
33 WESTERLY BOUNDARY OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE
34 N01°18'41"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 587.82 FEET TO THE POINT OF
35 BEGINNING. LESS THE SOUTHERLY 7.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY.
CONTAINING 10.96 ACRES MORE OR LESS.

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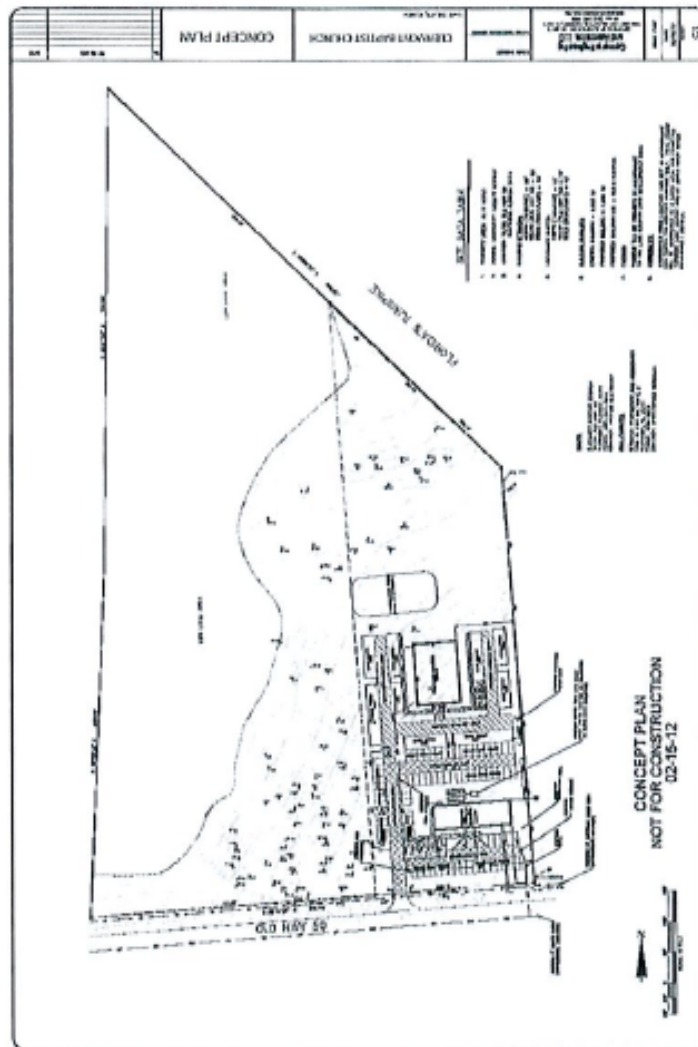
Attachment "I" – Ordinance 2023-16 (Page 8 of 8)

Ordinance #2023-16
Clermont Baptist Church (RZ-22-15-2)

ORDINANCE #2012-19, PH #10-12-2 Clermont Baptist Church

1

EXHIBIT "B" – CONCEPTUAL PLAN



2

Map of Subject Property



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\PRZ-PZ2025-348_VibesAcademy\PRZ-PZ2025-348_VibesAcademy.aprx

2/18/2026

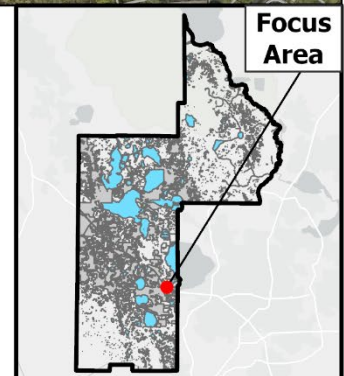
Aerial Map of Subject Property

**RZ-PZ2025-348
Vibes Academy**



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Amend current ordinance 2023-16



1 “B” and this Ordinance, this Ordinance will take precedence. The adoption of this
2 Ordinance shall revoke and replace CFD Ordinance #2023-16.

3 **A. Permitted Land Uses.**

- 4 1. House of Worship
5 2. Religious Education
6 3. Educational Uses
7 a. Community Educational Outreach and Support
8 b. Training Programs
9 c. Daycare/Preschool/Non-Traditional School (ages K-12)
10 i. Operating Hours: Monday-Friday from 7:30 a.m. to 2:30 p.m.
11 ii. Total Student enrollment not to exceed forty (40) students
12 a. Educational Classrooms
13 b. Student Resource Center (Library, Computer Lab)
14 4. Specific Accessory Uses:
15 a. Worship Center
16 b. Gymnasium
17 c. Social Hall
18 d. Kitchen
19 e. Administrative Offices
20 f. 175-foot Monopole Communications Tower
21 5. Accessory uses directly associated with the above uses may be approved by the
22 County Manager or designee.
23 6. Any other use of the site not specified above will require approval of an
24 amendment to this Ordinance by the Board of County Commissioners.

25 **B. Specific Conditions:**

- 26 1. The Board of Adjustment (BOA) approved Variance request (VAR-22-21-2) to
27 allow for a proposed monopole tower not to be centrally located on the parent
28 parcel; and to LDR Section 15.02.04(J) to allow for a proposed monopole
29 communication tower to exceed 140-feet in height, and to remove the camouflage
30 requirement.
31 2. The monopole tower will be located no closer than 191’-5” on the North, 611’-4”
32 on the South, 283’-3” on the East, and 469’-6” on the West.
33 3. The monopole tower is not to exceed 175 feet in height.

34 **C. Open Space, Impervious Surface Ratio (ISR), Floor Area Ratio (FAR) and**
35 **Building Height.** Open space, ISR, FAR, and Building Height must be in accordance
36 with the Comprehensive Plan and Land Development Regulations (LDR), as
37 amended.

38 **D. Setbacks:**

- 39 1. All setbacks must be measured from the property line.
40 a. FRONT – 50 feet (minimum) from Old Highway 50 right-of-way.

- 1 b. REAR – 50 feet (minimum) from the Florida Turnpike right-of-way.
- 2 c. SIDES – 10 feet (minimum).

- 3 2. The minimum wetland setback is 50 feet from jurisdictional wetland line.
- 4 3. Any setback not specified must be in accordance with the LDR, as amended.

5 **E. Landscaping, Buffering, and Screening.** The developed site may continue in its
6 current state of landscaping, buffering, and screening. All future development shall
7 be in accordance with the Comprehensive Plan and LDR, as amended, including but
8 not limited to the provisions below.

- 9 1. Drought tolerant, native trees and drought tolerant, native vegetation shall be
10 utilized for all street trees, landscape buffers, and stormwater retention/detention
11 areas.
- 12 2. Best Management Practices for native landscaping and “right plant-right place”
13 landscaping techniques shall be utilized in the design and installation of invasive
14 exotic plant species in all landscape plantings is prohibited.
- 15 3. Smart Irrigation Best Management Practices shall be utilized for all landscape
16 irrigation and shall incorporate soil moisture and rain sensors into the irrigation
17 design.
- 18 4. Landscaping and screening shall be in accordance with the Comprehensive Plan
19 and LDR, as amended.
- 20 5. East and South Landscape Buffer shall be consistent with Land Development
21 Regulations (LDR) as amended.
- 22 6. West and North Landscape Buffer: No buffer required.
- 23 7. Existing trees may be used to meet the above tree requirements in accordance with
24 the Land Development Regulations (LDR), as amended.

25 **F. Transportation and Access Management:**

- 26 1. The developer shall be required to provide a School Zone Assessment in
27 compliance with Chapter 15 of the Florida Department of Transportation (FDOT)
28 Speed Zoning for Highways, Roads, and Streets in Florida. The developer shall
29 be responsible for the permitting, design, and construction for any road
30 improvements determined on the report and maintenance of any necessary school
31 zone signage and stripping. All signage and striping shall comply with Lake
32 County and FDOT specifications.
- 33 2. The current AADT 2025 is 10363. An eastbound left turn lane from Old Highway
34 50 to the Site shall be required for safety.
- 35 3. Impact of the development may generate right-of-way dedication to provide 50
36 feet from centerline of Old Highway 50.
- 37 4. The westbound right turn lane from Old Highway 50 to the site shall be
38 accommodated for any future expansion.
- 39 5. Access management shall be in accordance with the LDR, as amended.

40 **G. Stormwater Management.**

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

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

H. Parking Requirements. Parking surfaces may be grass or other pervious material, except as required for handicapped accessibility. Stacking of vehicles along Old Highway 50 to await entry to the property is strictly prohibited.

I. Utilities. The subject property will continue to be serviced by the existing septic, until such time as (1) the septic system reaches end of life and requires replacement and (2) central or public sewer service becomes available, in accordance with the Comprehensive Plan and LDR, as amended. If the existing septic is at end of life, and municipal utilities are not available, the septic shall be replaced with a Distributed Wastewater Treatment System (DWTS). The owner or its successors or assigns shall be responsible for the operation and maintenance of the DWTS unless the County voluntarily agrees to assume the same with approval of the Board of County Commissioners.

J. Environmental Requirements.

1. Open space shall be in accordance with the Comprehensive Plan, as amended.
2. An environmental assessment dated within six (6) months of the date the development application is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site.

K. Noise. A noise study shall be required at the time of site plan submittal and Owner shall be required to undertake any necessary remediation measures identified in the noise study. No amplified sound is permitted outside of a fully enclosed structure after 10:00 p.m. All amplified sound during an event, whether indoor or outdoor, must comply with the following:

1. A violation of this section occurs when amplified sound is plainly audible at a distance of twenty-five (25) feet or more from the property line. Violations of this section constitute a violation of the Conditional Use Permit and may be enforced through any legally available means, including the issuance of civil citations, notices of violation to appear before the Code Enforcement Special Master, or proceedings to revoke this Conditional Use Permit. The method of enforcement is at the sole discretion of the County.
2. *Amplified Sound* shall mean sound and sound volume that is increased by any electric, electronic, mechanical, or motor-powered means, to include sound that is produced by a radio, tape player, compact disc player, portable music or video player, cellular telephone, tablet computer, laptop computer, stereo, television, musical instrument, speaker, or other mechanical or electronic sound-making device, instrument, or other machine or device, used for the production, reproduction, or emission of sound which disturbs the peace, quiet, and comfort of other residents.
3. *Plainly Audible* means any electronically amplified sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device. Where distance measurements are required by this section to determine whether sound is plainly audible, measurements shall be taken in accordance with the following requirements:

- a. A law enforcement or code enforcement officer must have a direct line of site to the location of the noise (i.e., the event venue, barn, or the speaker), so that the officer can readily identify the distance involved.
- b. The law enforcement or code enforcement officer need not determine the particular words or phrases being produced or the name of any song or artist producing the sound. The detection of a rhythmic bass reverberating type sound is sufficient to constitute a plainly audible sound.

L. Lighting. All development will adhere to the dark-sky principles set forth in Section 3.09.00, Land Development Regulations, as amended.

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

N. Clermont Joint Planning Area: All requirements of the Clermont Joint Planning Area Land Development Regulations shall apply, unless otherwise specified herein.

O. Lake Apopka Basin Overlay District: Development will comply with the requirements of Objective I-6.3, Lake County Comprehensive Plan, and Section 6.15.00, LDR, as amended, pertaining to the Lake Apopka Basin Overlay District.

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

Q. Development Review and Approval. Prior to the issuance of any permits, the Owner shall apply for the necessary and appropriate development order generally consistent with the Conceptual Plan attached as Exhibit “B” for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

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

Section 2. Conditions.

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

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

C. This Ordinance will ensure the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor and will be subject to each condition in this Ordinance.

D. The transfer of ownership or lease of any or all the property described in this Ordinance must include in the transfer or lease agreement a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may

1 request a change from the existing plans and conditions by following procedures
2 contained in the LDR, as amended.

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

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

9 **Section 4. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of estoppel
10 against the County if the property identified herein cannot be developed due to the inability
11 to meet other requirements under the applicable Land Development Regulations. The
12 Owner is solely responsible for performing any necessary due diligence to ensure the
13 property will appropriately support future development.

14 **Section 5. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
15 Ordinance to the Secretary of State for the State of Florida in accordance with Section
16 125.66, Florida Statutes.

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

20
21 **ENACTED** this _____ day of _____, 2026.

22
23 **FILED** with the Secretary of State _____, 2026.

24
25 **EFFECTIVE** _____, 2026.

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

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31
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33 **LESLIE CAMPIONE, CHAIRMAN**

34 **ATTEST:**

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38 _____
39 **GARY J. COONEY, CLERK OF THE**
40 **BOARD OF COUNTY COMMISSIONERS**
41 **LAKE COUNTY, FLORIDA**

42
43 **APPROVED AS TO FORM AND LEGALITY**

44
45
46
47 _____
MELANIE MARSH, COUNTY ATTORNEY

1

EXHIBIT “A”, LEGAL DESCRIPTION.

LOT 2:

THAT PORTION OF THE SOUTH 1155.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND, THAT PORTION OF TRACTS 7 AND 8, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN N00°26'15"W, ALONG THE WESTERLY BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 779.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE S47°22'04"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 504.42 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE S47°22'04"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 392.15 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S05°26'42"E, 685.39 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 438; THENCE S84°33'18"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 262.01 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N05°26'42"W, 977.17 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES MORE OR LESS.

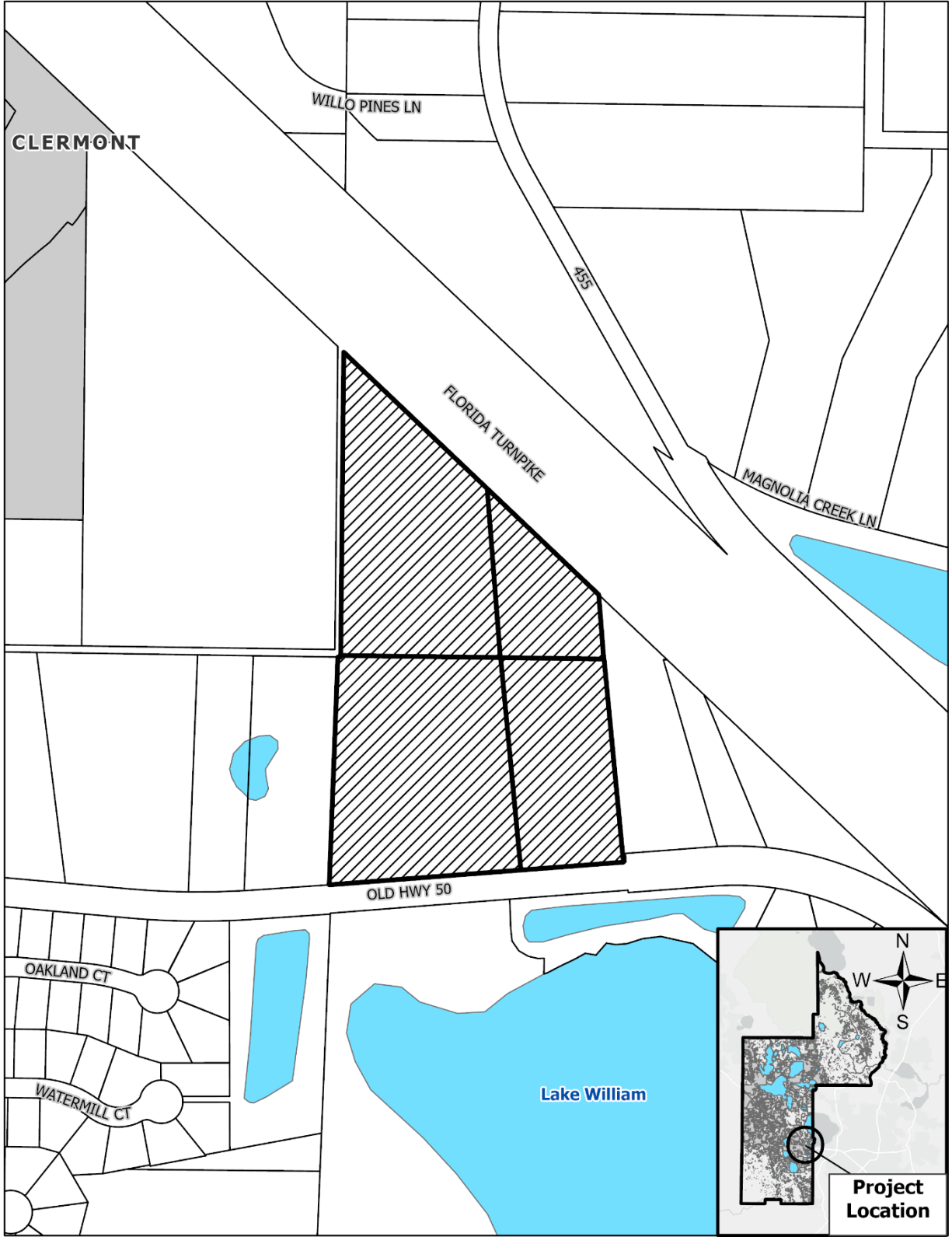
LOT 3:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND, TRACT 8, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN N00°26'15"W, ALONG THE WESTERLY BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 779.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE S47°22'04"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 504.42 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S05°26'42"E, 977.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 438; THENCE S84°33'18"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 473.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AFORESAID TRACT 8, AND THE WESTERLY BOUNDARY OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE N01°18'41"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 587.82 FEET TO THE POINT OF BEGINNING. LESS THE SOUTHERLY 7.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

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CONTAINING 10.96 ACRES MORE OR LESS.

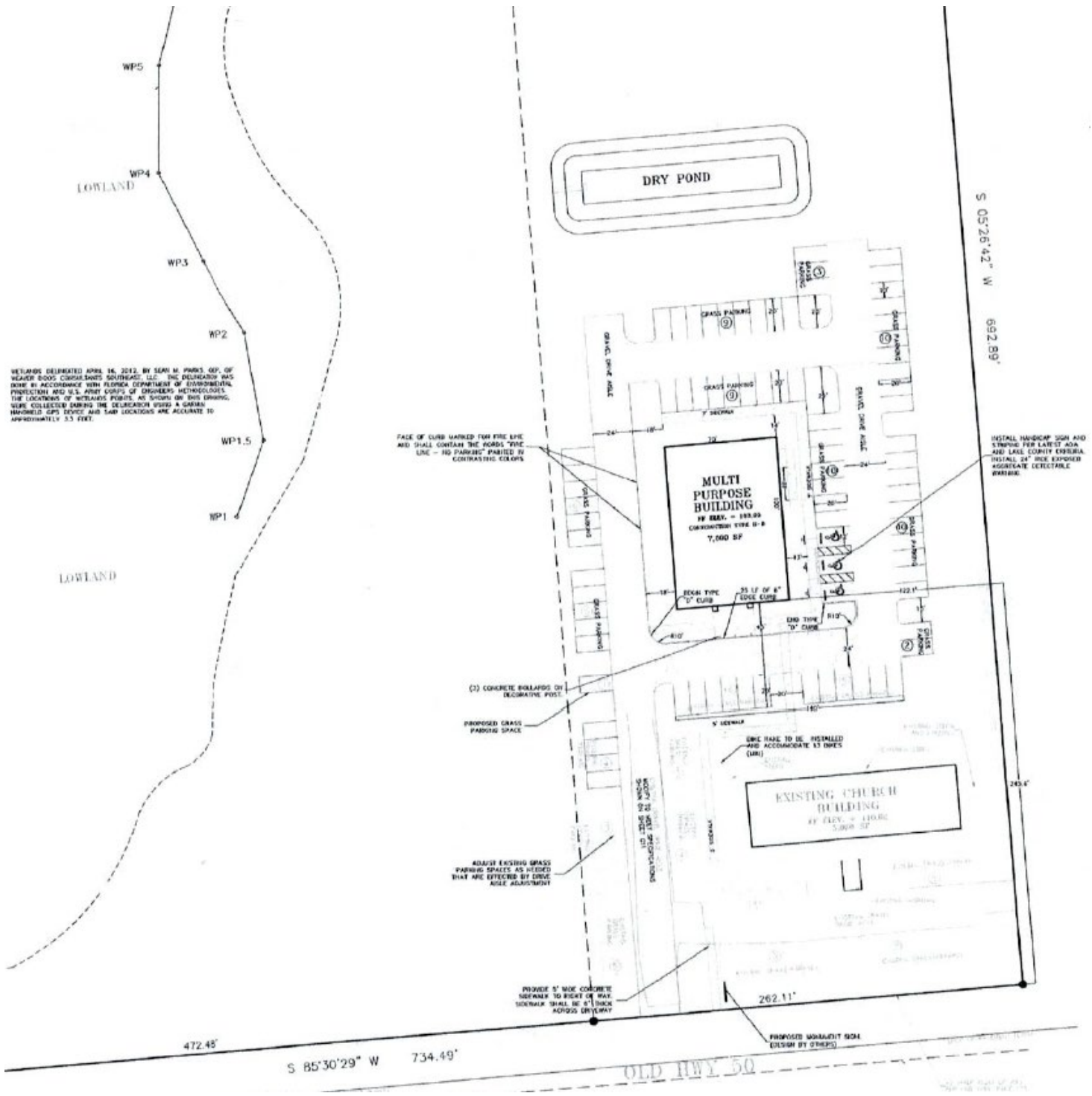


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2/18/2026

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Exhibit "B" – CONCEPTUAL PLAN.



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Exhibit "B" – CONCEPTUAL PLAN CONT.

