

LAKE COUNTY PLANNING AND ZONING DIVISION
VARIANCE STAFF REPORT

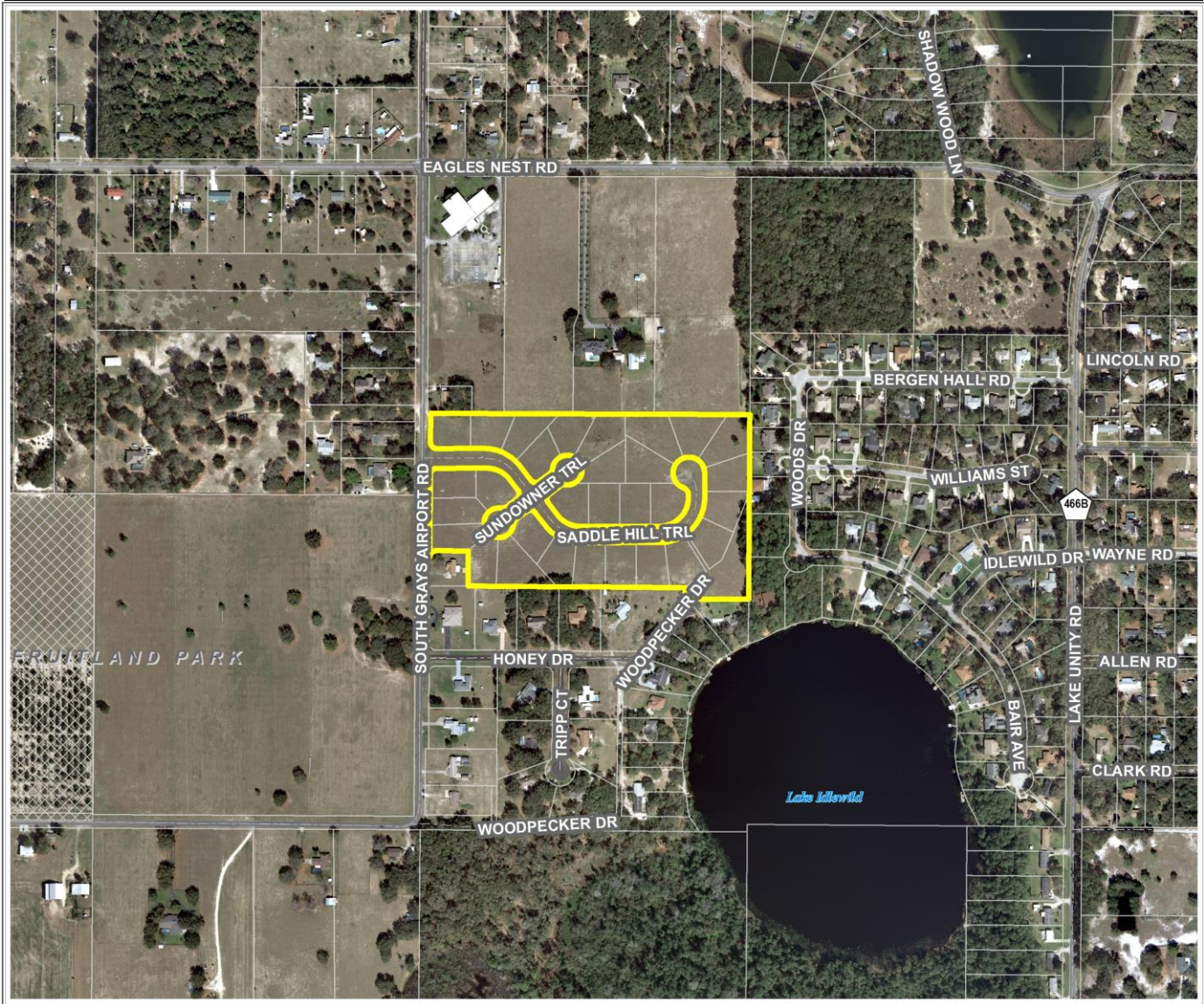


Board of Adjustment

April 13, 2017

LAKE COUNTY
FLORIDA

VAR-17-12-5 Saddle Hill Subdivision	Commission District 5	Agenda Item #2
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Requested Action: A variance to Land Development Regulation (LDR) Section 14.08.00.B.2. to allow an additional three (3) year extension from the expiration date (April 30, 2017) of the Developer's Agreement for Construction of Improvements for the Saddle Hill Subdivision, with conditions as set forth in the attached Final Development Order.

Owner: Joyce F. Buchanan, Trustee of the Joyce F. Buchanan Trust dated August 18, 1999 ("Owner" and "Developer")

Applicant: Greg Beliveau, LPG Urban & Regional Planners, Inc. ("Applicant")

- Site Location & Information -

Size	21+/- acres
Location	East of U.S. Highway 27/441 off of Gray's Airport Road in the Fruitland Park area
Alternate Key No.	3865969, 3865970, 3865971, 3865972, 3865973, 3865974, 3865975, 3865976, 3865977, 3865978, 3865979, 3865980, 3865981, 3865982, 3865983, 3865984, 3865985, 3865986, 3865987, 3865988, 3865989, 3865990, 3865991, 3865992, 3865993, 3865994, 3865995, 3865996, 3865997, 3865998, 3865999
Future Land Use	Rural Transition
Zoning District	Estate Residential (R-2)
Overlay Districts	NA
Joint Planning Area/ISBA Area	Fruitland Park ISBA

-Land Use Table-

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural Transition	Rural Residential (R-1) and Medium Residential District (R-3)	Residential	Single Family Residences
South	Rural Transition	Rural Residential (R-1)	Residential	Single Family Residences
East	Rural Transition	Medium Residential District (R-3)	Residential	Single Family Residences on lots less than an acre
West	Rural Transition	Rural Residential (R-1)	Residential and Vacant	Adjacent to South Grays Airport Road

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance from Lake County Land Development Regulations Section 14.08.00.B.2. to allow for an additional two (2) year extension from the expiration date (April 30, 2017) of the Developer's Agreement for the Saddle Hill Subdivision, with conditions as set forth in the attached Final Development Order.

-Staff Analysis-

The subject property is comprised of 21 +/- acres and is located east of U.S. Highway 27/441 off of Gray's Airport Road in the Fruitland Park area. The property is zoned Estate Residential (R-2) and is part of the Rural Transition Future Land Use Category. The subject property is platted as a 30 lot subdivision which is undeveloped and vacant.

The Saddle Hill Subdivision (formally known as Landsdome Reserve) obtained construction plan approval on August 6, 2007. The final plat was approved by the Board of County Commissioners of Lake County on September 4, 2007. As part of the subdivision process, the developer is required to submit improvement plans to be approved by the County for certain roads, street, storm water management and drainage facilities, and other improvements for the Saddle Hill Subdivision. In accordance with LDR Section 14.08.00.B., the approval of any final plat prior to the completion of the infrastructure is subject to the developer providing assurance that all required improvements, including, but not limited to, storm drainage facilities, streets and highways, water and sewer lines, wetlands mitigation, uplands mitigation, landscape requirements, and replacement trees, will be satisfactorily constructed according to the approved construction plans.

On September 4, 2007 the developer and Lake County entered into a Developer's Agreement to ensure the installation of the required improvements would be complete within two (2) years of recording the final plat for the Saddle Hill Subdivision. The developer provided a surety bond in the amount of \$353,705.00 (110% of the cost of the improvements) to guarantee that the required improvements would be installed. The final plat for the Saddle Hill Subdivision was recorded on October 4, 2007 in Plat Book 62, Page 64.

On October 20, 2009, Lake County and the Owner entered into a First Amendment to the Developer's Agreement pursuant to Senate Bill 360, which provided for a two (2) year extension for any local government-issued development order or building permit which gave the Owner until September 4, 2011 to complete all required improvements. In accordance with Senate Bill 1752, which provided for an additional two (2) year extension for any local government-issued development order or building permit, the Developer's Agreement was amended a second time and extended the agreement until September 4, 2013.

On December 18, 2015, the Lake County Economic Growth Department issued a letter to extend the Developer's Agreement to August 31, 2016, pursuant to Section 252.363, Florida Statutes, and the Governor's Executive Order Number 15-173, declaring a state of emergency due to Tropical Storm Erika. On October 10, 2016, the Lake County Economic Growth Department issued a letter to extend the Developer's Agreement to April 30, 2017, pursuant to Section 252.363, Florida Statutes and the Governor's Executive Order Number 16-136, declaring a state of emergency due to Tropical Storm Colin.

The applicant is requesting a variance to LDR Section 14.08.00.B, to allow a three (3) year extension of the Developer's Agreement from its current expiration date. LDR Section 14.08.00.B requires the required improvements to be completed within two (2) years of recording final plat.

The **intent of the Code**, [LDR Section 14.08.00.B.] is to obtain assurance that the developer will complete the required improvements after the subdivision receives final plat approval. This is done by completing a Developer's Agreement between Lake County and the Developer. LDR Section 14.08.00.B.2 requires the term of the agreement to not exceed two (2) years from the recording of the plat.

The applicant has submitted the following reasons as proof of **meeting the intent of the Code**:

"The letter of credit which is in place guarantees the development of the subdivision and improvements. Due to the continuing sluggish economy it is not financial feasible to complete the improvements at this time."

The applicant has submitted the following reasons as proof that the application of the Land Development Regulation would create a **substantial hardship or would violate principles of fairness**:

"Financial. Growth within Lake County has occurred in South Lake County and within retirement communities; however, new home building within other parts of Lake County has not recovered. Please see attached." Referenced attachment is provided as Attachment A.

The Lake County Land Development Regulations, Section 14.15.02 states that variances shall be granted when the person subject to a Land Development Regulation demonstrates that the purpose of the Land Development Regulation will be or has been achieved by other means, and when application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness. For purposes of this Section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance.

The applicant is claiming that the Land Development Regulations impose an economic/financial hardship for the Owner/Developer due to the cost associated with installing the infrastructure. The applicant has provided documentation (Attachment A) alleging that North Lake County is experiencing slow growth and has not recovered from the recession experienced in the United States from 2007 until 2009.

The intent of the code is to provide a mechanism to delay the installation of infrastructure by guaranteeing that the infrastructure will be installed. The applicant is proposing to meet the intent of the code by updating the developer's agreement to only delay the infrastructure. The proposed conditions contained within the draft Development Order require the Owner/Developer to provide annual cost estimates associated with the infrastructure and to provide an updated surety bond, if necessary, for 110% of the costs to ensure performance. Executing a new Developer's Agreement with updated cost estimates would meet the intent of the code and provide the Owner/Developer with additional time to accumulate the finances to complete the infrastructure.

LDR Section 14.08.00.B.2 requires the term of the developer's agreement to not exceed two (2) years from the recording of the plat. The intent of the two (2) year extension is to allow the developer to delay the construction improvements within a reasonable time frame to ensure the property is developed in conformance with the current regulations. The final plat was approved in 2007 and the applicant has had almost a decade to provide the necessary improvements. Although the applicant requested a three (3) year extension, staff is only supporting a two (2) year extension to the Saddle Hill Developer's Agreement.

FINDINGS OF FACT: Staff has reviewed the application for this variance request and found:

1. The request is consistent with the LDR Section 14.08.00 Guarantees and Sureties, which indicates it is acceptable to delay the construction of infrastructure, landscaping, or the construction of other required improvements which includes the required sidewalk, while at the same time providing a guarantee to Lake County that such other improvements will be provided; and
2. The applicant wishes to extend the Developer's Agreement an additional three (3) years from the current expiration date; and
3. The Developer will be required to execute a new Developer's Agreement after the approval of this variance request; and
4. The Developer will be required to provide cost estimates for the installation of the infrastructure on an annual basis; and
5. The Developer will be required to renew the surety bond for 110% of the cost of the infrastructure on an annual basis; and
6. The Applicant has provided evidence of a substantial hardship; and
7. Executing a new Developer's Agreement with updated cost estimates would meet the intent of the code and provide the Owner/Developer with additional time to accumulate the finances to complete the infrastructure.

The owner and applicant have submitted proof of meeting the intent of the Code and have shown proof of a substantial hardship or that the application of the Code would violate principles of fairness. Based on the Findings of Fact and Analysis stated above, Staff recommends **Approval** of the variance request to allow for a two (2) year extension from the expiration date (April 30, 2017) of the Developer's Agreement for the Saddle Hill Subdivision, with conditions as set forth in the attached Final Development Order.

WRITTEN COMMENTS FILED:

Support: -0-

Questions: -0-

Opposition: -0-

Case Manager: Michele Janiszewski, Chief Planner

Attachment A. Proof of Hardship Provided by Applicant (3 Pages).

SADDLE HILL EXPENSES

Lake Co. subdivision application fee	1960.00
McGlohorn Surveyor	7000.00
Walling Engineering	17352.90
Stillwater Environmental	1600.00
McLin/Burnsed(Gary Fuchs)	1883.75
Steve Richey	5590.29
Seckmen Fire Sprinklers	100.00
Plat Review Fee	100.00
Andreyev Engineering	2705.00
Lake County board - Plat review	1030.00
Letter of credit - 8/29/07	899.05
Lake County recording fee	259.00
Lake County Clerk-record pages	119.50
Lake County Commission-construction plan review	4605.00
Lake County Commission-traffic impact	20250.00
Suntrust Bank - Letter of credit - 500 yearly x 5 (08-12)	2500.00
Citizens Bank - letter of credit (13)	1800.00
Citizens Bank - letter of credit (14)	1800.00
Citizens Bank - letter of credit (15) until 8/31/16	1780.00
HOA Corporate filing fee – 2008 – 2016	551.25
LPG Urban Planners & Citizens 1 st Bank – letter of credit to 4/30/17	<u>2329.89</u>
Total	\$ 76,215.63

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LOCAL BOOT CO.
KICKS @5\$!**

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BIZ BEGINS WITH
COMMUNICATION**

**ALL IN THE FAMILY
NEPOTISM IN THE
BUSINESS WORLD**

LAKE

BUSINESS

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LAKE COUNTY
FLORIDA



GROWTH TREND

**Commercial construction
is shifting into high gear!**

BUILDING UP SPEED

STATE OF THE INDUSTRY

Like worker bees in a hive, construction activity is abuzz — a clear sign the recession is over. The state of the commercial construction industry as defined by non-residential areas is improving, and labor statistics show that we've reached pre-recession norms.

But if you ask those in the industry, growth still isn't quite where they want it to be. What they want is an explosion of growth, which may not replicate itself for a very long time. And perhaps that's for the best, Chandler claims, because

once that level is reached, it becomes unsustainable and can lead toward collapse.

"I think [construction] is at a very healthy place right now, that we aren't over-building," says Chandler. "I foresee that within the next three years, our commercial construction will grow on the industrial side... because demand will increase."

In Lake County, there are three different levels of development based on geography, the highest of which is South Lake since it's in the direct path of the metro Orlando expansion. According to Lake County

Economic Development coordinator Adam Sumner, South Lake is out of industrial space but has a great deal of commercial construction options.

The South Lake city most affected by this is, of course, Clermont. It's roughly five to 10 times ahead of the rest of the county and has seen a great deal of growth over the past five years. However, the Golden Triangle — Mount Dora in particular — could surpass Clermont once the Wekiva Parkway opens.

The parkway will create job opportunities for those who want to work in Orlando but don't want a

long commute. Many professionals who can't afford to live in the Orlando urban core may opt to live in places like Mount Dora and commute, lowering the town's median age. Completion of the Parkway is expected in 2019, one year ahead of schedule.

"You see the true driver of growth in Clermont is Mount Dora," Chandler says. "You can look at the map and see the growth pattern. Clermont has expanded coming from Orlando through Winter Garden while Mount Dora's corridor runs from Apopka through as far as Sanford."

The slowest-growing portion of the county is North Lake, outside The Villages, particularly in Leesburg and Fruitland Park. Leesburg lacks the middle or top tier franchise needed for further development. The question is: what has Leesburg done, or what *can* it do, to capitalize on the growth seen in The Villages?

"[Leesburg] is in the process of rekindling the growth it once knew with new leadership, displaying a how-do-we-make-it-happen approach," says Michael Rankin, assistant city manager for the City of Leesburg.

Current developments in Leesburg are targeted toward industrial commercial growth. "Recently, the city

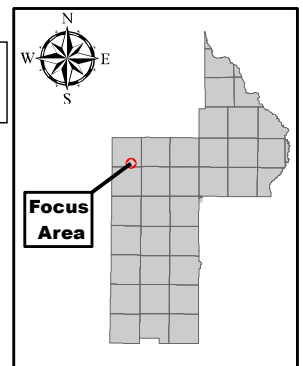




ZONING LEGEND

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

NAME: SADDLE HILL SUBDIVISION
CASE NUMBER: VAR-17-12-5
LOCATION (S-T-R): 34-18-24
REQUEST: DEVELOPER'S AGREEMENT - IMPROVEMENTS

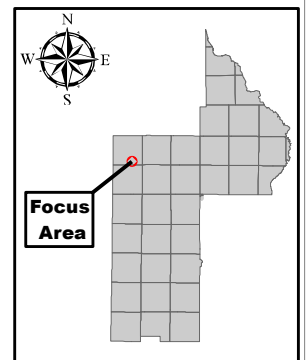




FUTURE LAND USE LEGEND

- | | | | |
|--------------------------------|--|---------------------|----------------------|
| Bella Collina | Heavy Industrial | Recreation | Urban High Density |
| Cagan Crossings | Mt Plymouth-Sorrento Main Street District | Regional Commercial | Urban Low Density |
| Conservation | Mt Plymouth-Sorrento Neighborhood | Rural | Urban Medium Density |
| Green Swamp Core Conservation | Mt Plymouth-Sorrento Receiving Area | Rural Transition | |
| Green Swamp Ridge | Regional Office | Sending Area A-1-20 | |
| Green Swamp Rural | Public Service Facility and Infrastructure | Sending Area A-1-40 | |
| Green Swamp Rural Conservation | Receiving Area A-1-20 | Summer Bay | |

NAME: SADDLE HILL SUBDIVISION
CASE NUMBER: VAR-17-12-5
LOCATION (S-T-R): 34-18-24
REQUEST: DEVELOPER'S AGREEMENT - IMPROVEMENTS



**Final Development Order
Saddle Hill Subdivision
VAR-17-12-5**

A VARIANCE OF THE LAKE COUNTY BOARD OF ADJUSTMENT AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Greg Beliveau of LPG Urban & Regional Planners, Inc. (“Applicant”), on behalf of Joyce F. Buchanan, Trustee of the Joyce F. Buchanan Trust dated August 18, 1999 (“Owner” and “Developer”), requested a variance to Land Development Regulation (LDR) Section 14.08.00.B.2. to allow for an additional two (2) year extension from the expiration date (April 30, 2017) of the Developer’s Agreement for the Baywood Village Final Plat; and

WHEREAS, the subject properties consist of 21.00+/- acres and are located East of U.S. Highway 27/441, off of Gray’s Airport Road in the Fruitland Park area, in Section 34, Township 18 South, Range 24 East, Alternate Key Numbers 3865969, 3865970, 3865971, 3865972, 3865973, 3865974, 3865975, 3865976, 3865977, 3865978, 3865979, 3865980, 3865981, 3865982, 3865983, 3865984, 3865985, 3865986, 3865987, 3865988, 3865989, 3865990, 3865991, 3865992, 3865993, 3865994, 3865995, 3865996, 3865997, 3865998, and 3865999 and are more particularly described in Exhibit A, attached hereto and incorporated herein (hereinafter referred to as the “Property”); and

WHEREAS, on September 4, 2007, the Saddle Hill Plat was approved by the Lake County Board of County Commissioners and recorded in Plat Book 62, Page 64, Lake County Public Records; and

WHEREAS, on September 4, 2007, a Developer’s Agreement for Construction of Improvements for the Saddle Hill Plat, hereinafter referred to as “Developer’s Agreement”, was approved by the Lake County Board of County Commissioners; and

WHEREAS, the Developer’s Agreement required the Developer to post a bond and to complete all required improvements within two years of recordation of the Plat making the expiration date September 4, 2009; and

WHEREAS, On October 20, 2009, Lake County and the Owner entered into a First Amendment to the Developer’s Agreement pursuant to Senate Bill 360, which provided for a two (2) year extension for any government-issued development order or building permit, was signed into law by Governor Crist on June 1, 2009, and the developer was given an additional two years to complete the required infrastructure improvements making the expiration date September 2, 2011; and

WHEREAS, in accordance with Senate Bill 1752, which provided for an additional two (2) year extension for any local government-issued development order or building permit, the Developer’s Agreement was amended a second time and extended the agreement until September 4, 2013; and

WHEREAS, Ordinance 2013-17, which provided for a two (2) year extension for any development order or building permit, was approved by the Board of County Commissioners, on July 1, 2013, Lake County Growth Management Department issued a letter to extend Developer’s Agreement expiration date to December 31, 2015; and

WHEREAS, Section 252.363 Florida Statutes and the Governor’s Executive Order #15-173 which provided for an eight (8) month extension, on December 18, 2015, Lake County Economic Growth Department issued a letter to extend Developer’s Agreement expiration date to August 31, 2016; and

WHEREAS, Section 252.363 Florida Statutes and the Governor's Executive Order #16-136 which provided for an eight (8) month extension, on October 10, 2016, Lake County Economic Growth Department issued a letter to extend the Developer's Agreement expiration date to April 30, 2017; and

WHEREAS, after giving Notice of Hearing on petition for a variance to the Lake County Land Development Regulations, including notice that said variance would be presented to the Board of Adjustment of Lake County, Florida, on April 13, 2017; and

WHEREAS, the Board of Adjustment reviewed said petition, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, after giving Notice of Hearing on petition for a variance to the Lake County Land Development Regulations, including notice that said variance would be presented to the Board of Adjustment of Lake County, Florida, on April 13, 2017; and

WHEREAS, the Board of Adjustment reviewed said petition, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, on April 13, 2017, the Lake County Board of Adjustment approved the variance for the above property.

NOW THEREFORE, BE IT ORDAINED by the Board of Adjustment of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject property, subject to the following terms:

Section 1. Recitals: The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Terms: The County Manager or designee shall amend the Official Zoning Map to reflect the approval of VAR-17-12-5 from Land Development Regulations Section 14.08.00.B.2 *Developer's Agreements Required Where a Plat is Recorded Prior to Completion of Infrastructure*, to allow for a two (2) year extension from the expiration date (April 30, 2017) of the Developer's Agreement, with the following conditions:

- a. Other than allowing an extension to the term of the Developer's Agreement, this variance does not modify the conditions or requirements of the Developer's Agreement.
- b. Subject to approval of an amendment to the Developer's Agreement for the extension requested, the Developer's Agreement shall be amended for the additional two (2) year extension period. If Developer fails to acquire an amendment to the Developer's Agreement for the two (2) year extension within one (1) year of the approval of this variance request, this variance becomes null and void.
- c. This variance becomes null and void if the installation of the improvements, as described in Exhibit A of the Developer's Agreement, are not completed within the additional two (2) year extension period.
- d. No single family dwelling shall be given a certificate of occupancy until and unless all infrastructure improvements as described within the Developer's Agreement have been installed and approved by Lake County.

- e. The Developer hereby agrees to maintain, throughout the term of the extension granted by this variance, a bond from an insurance company or other surety approved by the County, letter of credit, or cash escrow in the amount of 110% of the cost of the improvements required and described in Exhibit A of the Developer's Agreement, to be determined by a sealed, State of Florida registered engineer's estimate or actual contract bid prices as indicated in the existing Developer's Agreement to guarantee the construction/installation of the improvements required for the Saddle Hill Plat.
- f. Failure of the Owner/Developer to install the improvements within the two (2) year extension period shall give the County authority to enforce and utilize the security provided in connection with the terms of the Developer's Agreement to make the sidewalks improvements.

Section 3. Severability: If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 13th day of April, 2017.

EFFECTIVE April 13, 2017.

**BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA**

Catherine Hanson, Chairman

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, who is personally known to me or who has produced _____, as identification and who did _____ or did not _____ take an oath.

(SEAL)

Signature of Acknowledger

EXHIBIT A

THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 00°21'15" WEST, SAID BEARING RELATED TO THE FLORIDA GRID SYSTEM EAST ZONE, ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 250.42 FEET; DEPARTING SAID WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, RUN THENCE SOUTH 89°38'10" EAST 33.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2121, PAGE 1084, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A CURVE HAVING A RADIAL BEARING OF NORTH 89°38'45" WEST; SAID CURVE BEING CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE NORTHEASTERLY ALONG SAID DESCRIBED PROPERTY AND CURVE THROUGH A CENTRAL ANGLE OF 90°00'35" AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°38'10" EAST 131.17 FEET ALONG SAID DESCRIBED PROPERTY; THENCE SOUTH 00°21'15" WEST 141.62 FEET ALONG SAID DESCRIBED PROPERTY TO A POINT ON THE NORTH BOUNDARY OF HONEYCUTT SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 29, PAGE 29, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DEPARTING SAID DESCRIBED PROPERTY, RUN THENCE SOUTH 89°37'10" EAST 881.18 FEET ALONG THE NORTH BOUNDARY OF SAID HONEYCUTT SUBDIVISION TO A POINT ON THE EAST BOUNDARY OF SAID HONEYCUTT SUBDIVISION, FROM SAID POINT; RUN THENCE SOUTH 00°06'28" WEST 40.54 FEET ALONG THE EAST BOUNDARY OF SAID HONEYCUTT SUBDIVISION TO A POINT ON THE NORTHWESTERLY BOUNDARY OF A 20.00 FEET WIDE UN-NAMED STREET AS SHOWN ON THE PLAT OF LAKE IDLEWILD, A SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FROM SAID POINT, DEPARTING SAID HONEYCUTT SUBDIVISION, RUN THENCE NORTH 37°29'09" EAST 4.38 FEET ALONG THE NORTHWESTERLY BOUNDARY OF THE 20.00 FEET WIDE UN-NAMED STREET AS SHOWN ON THE SAID PLAT OF LAKE IDLEWILD TO A POINT ON THE NORTH BOUNDARY OF THE 20.00 FEET WIDE UN-NAMED STREET AS SHOWN ON THE SAID PLAT OF LAKE IDLEWILD; FROM SAID POINT, RUN THENCE SOUTH 89°36'33" EAST 59.83 FEET ALONG THE NORTH BOUNDARY OF SAID 20.00 FEET WIDE UN-NAMED STREET TO A POINT ON THE WEST BOUNDARY OF THE VACATED PORTION OF SAID 20.00 FEET WIDE UN-NAMED STREET TO A POINT THAT IS 194.20 FEET WEST OF THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, FROM SAID POINT, RUN THENCE SOUTH 00°23'00" WEST 10.00 FEET ALONG THE WEST BOUNDARY OF THE VACATED PORTION OF SAID 20.00 FEET WIDE UN-NAMED STREET TO THE CENTERLINE OF SAID 20.00 FEET WIDE UN-NAMED STREET; THENCE SOUTH 89°36'33" EAST ALONG THE CENTERLINE OF SAID VACATED PORTION OF THE 20.00 FEET WIDE UN-NAMED STREET A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE VACATED PORTION OF THE 44.20 FEET WIDE UN-NAMED STREET AS SHOWN ON THE SAID PLAT OF LAKE IDLEWILD; DEPARTING SAID 20.00 FEET WIDE UN-NAMED STREET, CONTINUE SOUTH 89°36'33" EAST 44.20 FEET ALONG THE SOUTH BOUNDARY OF THE VACATED PORTION OF TH 44.20 FEET WIDE UN-NAMED STREET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, SAID EAST BOUNDARY BEING THE WEST BOUNDARY OF LAKE IDLEWILD ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 26, PAGE 35, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ALSO THE WEST BOUNDARY OF LAKE IDLEWILD ESTATES, FIRST ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 36, PAGES 40 AND 41, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FROM SAID POINT, RUN THENCE NORTH 00°23'00" EAST 416.05 FEET ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 TO THE SOUTHEAST CORNER OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, THENCE CONTINUE NORTH 00°23'00" EAST ALONG THE EAST BOUNDARY OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 AND THE WEST BOUNDARY OF SAID LAKE IDLEWILD ESTATES, FIRST ADDITION, A DISTANCE OF 332.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 89°43'54" WEST 1327.58 FEET ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 00°21'15" WEST 331.73 FEET ALONG THE WEST BOUNDARY OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 TO THE POINT OF BEGINNING.