

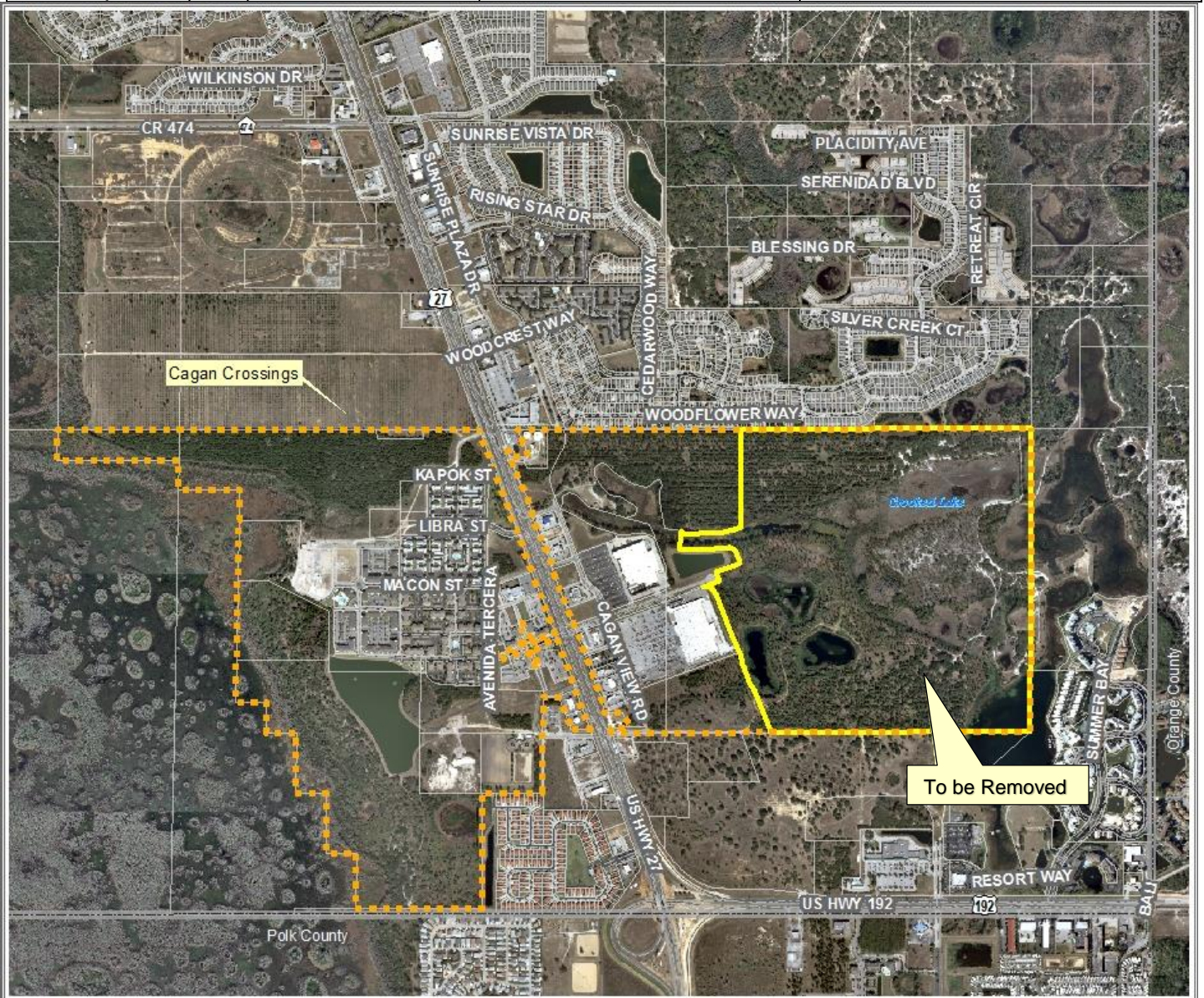
**LAKE COUNTY PLANNING AND ZONING DIVISION
REZONING STAFF REPORT**

**Planning & Zoning Board
February 1, 2017**



**Board of County Commissioners
February 21, 2017**

<p>RZ-16-21-1 Cagan Crossings Florida Quality Development (FQD) PUD Amendment</p>	<p>Commission District 1 Sullivan</p>	<p>Agenda Item #5</p>
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Requested Action: Amend the text of the Cagan Crossings FQD-DRI Planned Unit Development (PUD) by rescinding Ordinances 62-90, 2003-94, and 2009-14 and establishing a new PUD ordinance which reflects the changes made in the Sixth Amended and Restated Development Order for the Cagan Crossings Florida Quality Development (FQD).

Owner: Cagan Crossings, Ltd., a Florida limited liability company (Jeffrey Cagan as the registered agent)

Applicant: Alexandra L. Deas, ESQ

- Site Location & Information -

Size	Approximately 486 +/- acres
Location	North of U.S. Highway 192 and Summer Bay Resort, straddling U.S. Highway 27
Future Land Use	Cagan Crossings
Zoning District	PUD by Ordinance 2009-14 (Third Amended & Restated Planned Unit Development Order for the Cagan Crossings Florida Quality Development (FQD))
Joint Planning Area/ ISBA	NA
Overlay Districts	US 27 Major Commercial Corridor

- Land Use Table -

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Green Swamp Ridge and Urban Low	Planned Unit Development (PUD), Neighborhood Commercial (C-1) and Community Commercial (C-2)	Commercial and residential land uses	Woodridge and Clear Creek Subdivisions
South	Urban Medium, Regional Commercial, and Green Swamp Ridge	Planned Unit Development (PUD), Neighborhood Commercial (C-1) and Community Facility District (CFD)	Commercial Development along US HWY 192, vacant land, and residential uses	Summer Bay Resort
East	Urban Medium	Planned Unit Development (PUD)	Residential uses	Summer Bay Resort
West	Green Swamp Ridge and Green Swamp Rural Conservation	Community Facility District (CFD) and Agriculture (A)	Wetlands	Green Swamp Area of Critical State Concern

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** to amend the text of the Cagan Crossings Planned Unit Development (PUD) by rescinding Ordinances 62-90, 2003-94, and 2009-14 and establishing a new PUD ordinance which reflects the changes made in the Sixth Amended and Restated Development Order for the Cagan Crossings Florida Quality Development (FQD).

PLANNING AND ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The subject development is situated along the east and west side of U.S. Highway 27 in south Lake County, north of US Highway 192. The Development Order (DO) designating Southlake Development, now known as Cagan Crossings, as a Florida Quality Development (FQD) was issued by the Department of Community Affairs on June 27, 1991. The current DO allows for 8,000 dwelling units, 200,000 gross square feet of retail, and 71 acres of civic and cultural uses to be developed utilizing the principles of Traditional Neighborhood Development.

The DO has been amended five times since its approval:

1. The first amendment to the DO was approved on November 1, 1992 and incorporated special requirements of the Florida Housing Finance Agency.
2. The second amended DO was approved on July 23, 1997; the DO consisted of minor revisions and extended the

expiration date of the DO until 2016.

3. The third amended DO was approved on April 20, 1998 to include an additional 111.14 acres of land for storm water retention, passive recreation, and open space.
4. The fourth amended DO was approved on December 9, 2003 (Ordinance 2003-93) and created a commercial district along east of U.S. Highway 27; added 500,000 square feet of commercial development; altered transportation requirements; and changed the name from 'Southlake' to 'Cagan Crossings.'
5. The fifth amended DO, approved on February 14, 2008, extended the expiration date to July 9, 2019, reduced the commercial district by 20 acres, and rearranged the concept plan.

Since its approval, the Cagan Crossings FQD has been developing in accordance with the approved Development Order. In August, the Applicant submitted a Notice of Proposed Change (NOPC) application, which proposed non-substantial changes to the approved Cagan Crossings Florida Quality Development (FQD) Development Order (DO). The NOPC application proposed the following changes:

- Remove 242.5 undeveloped acres from the eastern portion of the development. The 242.5 acres consist of a portion of the Commercial Neighborhood Center, Neighborhood General, Neighborhood Edge, and Open Space, Recreation, and Stormwater Management Districts on Map H (master concept plan).
- Reduce the residential units from 8,000 to 3,892 residential units.
- Revise Map H (Master Conceptual Plan) to reflect the removed acreage.
- Revise the Phasing Table to reflect the reduced number of residential units.

The applicant submitted applications for a Notice of Proposed Change (NOPC) pursuant to FQD legislation, a Comprehensive Plan Amendment, and a Planned Unit Development (PUD) amendment. The Comprehensive Plan amendment will amend the 2030 Comprehensive Plan to provide consistency between the proposed DO and the Cagan Crossings Future Land Use, and amend the Future Land Use Map to designate the removed 242.5 acres as Urban Medium Future Land Use.

The PUD amendment will revise the legal description of the Cagan Crossings property and reflect the changes to the DO. The proposed ordinance will supersede and replace all previous PUD ordinances for the Cagan Crossings development.

– Analysis –

LDR Section 14.03.03 (Standards for Review)

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;

Land Development Regulation (LDR) Section 4.03.00.A.2, states that the PUD zoning district is created to allow a diversification of uses, Structures, and Open Space in a manner compatible with both the surrounding, existing and approved Development of Land surrounding and abutting the PUD Site. The proposed changes to reduce the development's acreage and associated residential units is consistent with the previously approved use.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

The proposed rezoning is consistent with Comprehensive Plan Policy I-1.3.5 *Cagan Crossings Future Land Use Category*, which has been updated to reflect the latest Amended and Restated Development Order.

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

The proposed amendment will provide consistency between the Comprehensive Plan, the Cagan Crossings FQD Development Order, and the development plans for the subject property.

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

The property owner's intention to remove 242 +/- acres and 4,108 dwelling units from the Cagan Crossings Florida Quality Development (FQD) causes the need to amend the existing PUD ordinance. The affected acreage is governed by the Cagan Crossings FQD DO, Cagan Crossings Future Land Use Category, and Planned Unit Development.

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;

Water and Sewage – The Cagan Crossings Development is currently serviced by Southlake Utilities, Inc. The rezoning amendment would result in a reduced number of dwelling units by acreage reduction so there are no additional utility demands resulting from this application

Transportation – The rezoning amendment would result in a reduced number of dwelling units by acreage reduction so there are no anticipated adverse impacts to the transportation network resulting from this application.

Solid Waste – Lake County Solid Waste Division has indicated there is sufficient capacity to support this project.

Schools - Impacts on levels of service have been addressed in the previously approved Cagan Crossings DO. This application results in a significant decrease in residential units so no adverse impacts are anticipated on the schools. School impacts will be reevaluated upon receipt of future development applications.

Fire and Emergency Services - Lake County Fire Station 112, located at 16240 County Road 474, approximately 1.4 miles north of the Cagan Crossings development for fire-emergency services, including advanced life support.

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

There is no indication that the uses proposed by the PUD amendment would result in a significant impact on the natural environment. Any new development will be required to meet all Comprehensive Plan and Land Development Regulations requirements to protect the environment.

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

The application does not contain any information regarding the effect on 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 PUD amendment will affect the current Cagan Crossings boundaries and the proposed changes will follow the pre-established development pattern in the area.

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

The changes proposed by the NOPC application are consistent with the public interest and these regulations.

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.

Not at this time.

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

1. The changes are consistent with the Notice of Proposed Changes filed by the property owner with the Department of Economic Opportunity; and
2. The proposed changes are consistent with Comprehensive Plan Policy I-1.3.5 *Cagan Crossings Future Land Use Category*; and
3. The proposed rezoning application is consistent with LDR Section 4.03.00.A.2 regarding the establishment of Planned Unit Developments (PUD).

Based on these findings of fact, staff recommends **Approval** to amend the text of the Cagan Crossings Planned Unit Development (PUD) by rescinding Ordinances 62-90, 2003-94, and 2009-14 and establishing a new PUD ordinance which reflects the changes made in the Sixth Amended and Restated Development Order for the Cagan Crossings Florida Quality Development (FQD).

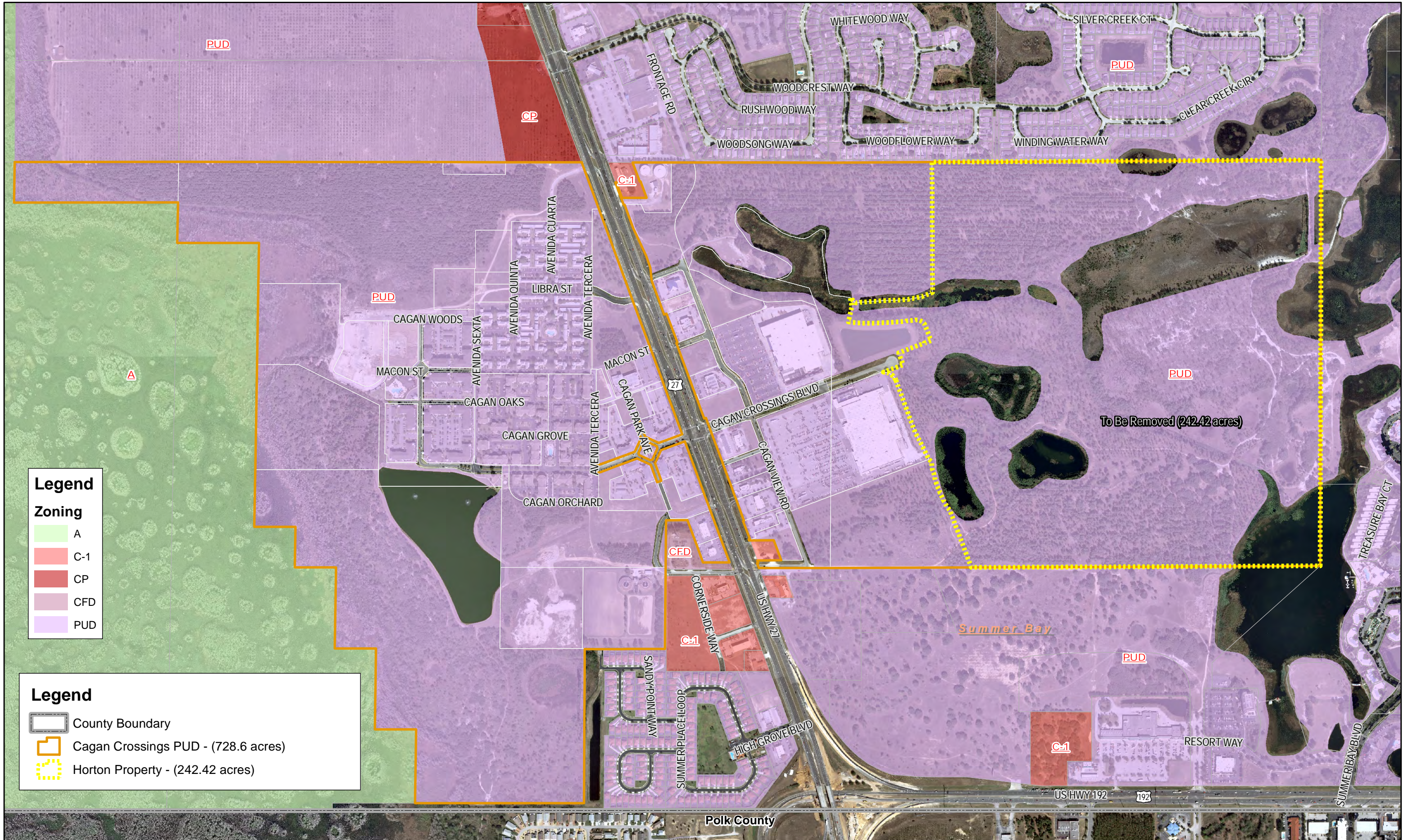
Case Manager: Michele Janiszewski, Chief Planner

WRITTEN COMMENTS FILED:

Support: -0-

Questions: -0-

Opposition: -0-



Legend

Zoning

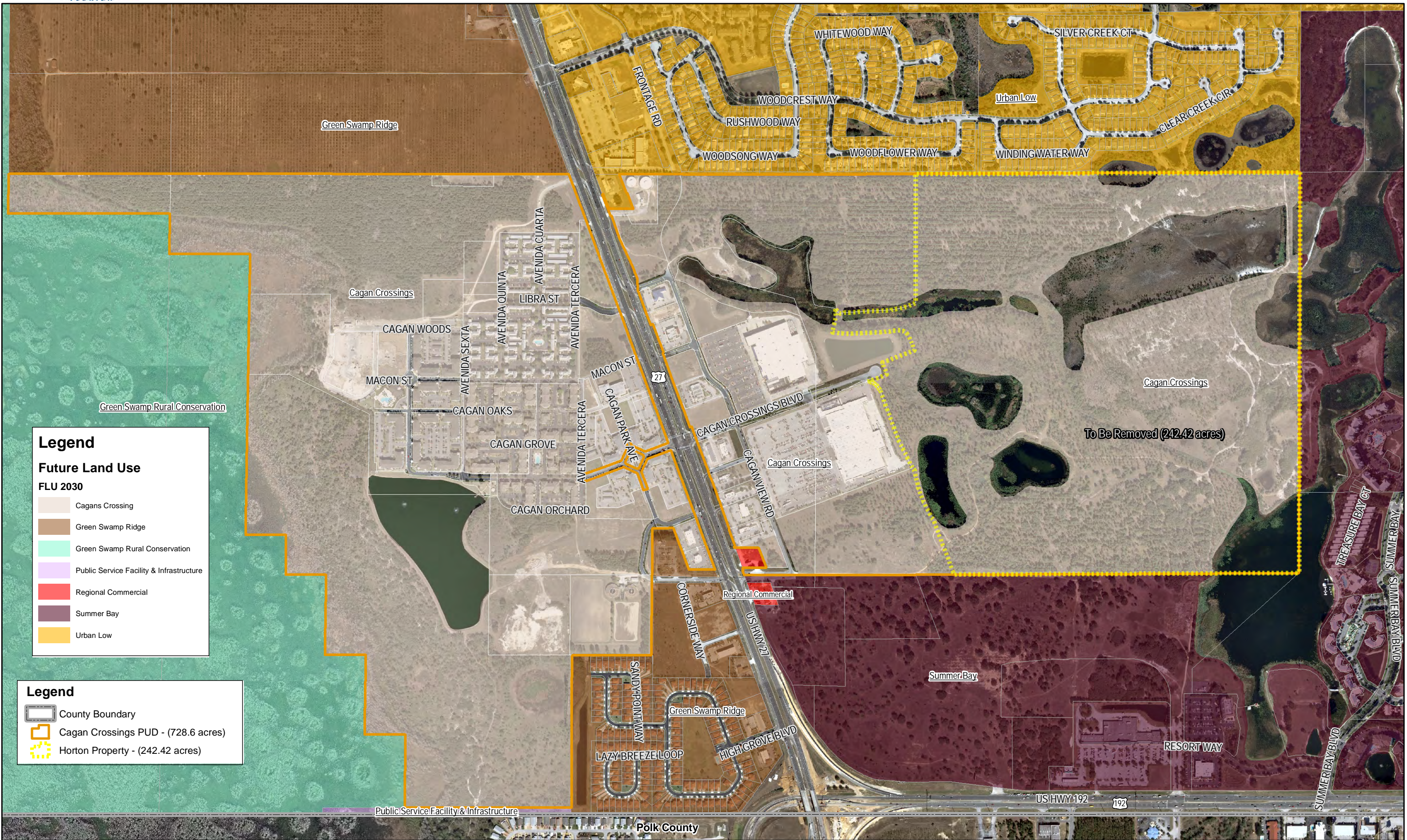
- A
- C-1
- CP
- CFD
- PUD

Legend

- County Boundary
- Cagan Crossings PUD - (728.6 acres)
- Horton Property - (242.42 acres)

To Be Removed (242.42 acres)

Summer Bay



Legend

Future Land Use
FLU 2030

- Cagans Crossing
- Green Swamp Ridge
- Green Swamp Rural Conservation
- Public Service Facility & Infrastructure
- Regional Commercial
- Summer Bay
- Urban Low

Legend

- County Boundary
- Cagan Crossings PUD - (728.6 acres)
- Horton Property - (242.42 acres)

Public Service Facility & Infrastructure

Polk County

US HWY 192

SUMMER BAY BLVD

TREASURE BAY CT
SUMMER BAY BLVD

RESORT WAY

Summer Bay

HIGH GROVE BLVD

LAZY BREEZE LOOP

Green Swamp Ridge

SANDY POINT WAY

US HWY 27

CORNERSIDE WAY

Regional Commercial

CAGAN VIEW RD

CAGAN CROSSINGS BLVD

CAGAN PARK AVE

MACON ST

27

CAGAN ORCHARD

CAGAN GROVE

CAGAN OAKS

MACON ST

AVENIDA SEXTA

LIBRA ST

AVENIDA CUARTA

AVENIDA QUINTA

AVENIDA TERCERA

Green Swamp Ridge

Cagan Crossings

CAGAN WOODS

WHITEWOOD WAY

SILVER CREEK CT

Urban Low

WOODCREST WAY

WOODSONG WAY

WOODFLOWER WAY

WINDING WATER WAY

FRONTAGE RD

RUSHWOOD WAY

CLEAR CREEK CIR

Polk County

**ORDINANCE 2017-XX
FOURTH AMENDMENT TO THE CAGAN CROSSINGS PUD
RZ-16-21-1**

1 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE**
2 **LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**
3

4 **WHEREAS**, Alexandra L. Deas (the "Applicant"), on behalf of Cagan Crossings, Ltd., (the "Owner")
5 has made a request to amend the Cagan Crossings Unit Development (PUD) by amending PUD Ordinance
6 2009-14; and

7 **WHEREAS**, on November 25, 2003 the Lake County Board of County Commissioners approved the
8 second amendment to PUD Ordinance #62-90 by Ordinance #2003-94; and

9 **WHEREAS**, on March 24, 2009, the Lake County Board of County Commissioners approved the
10 third amendment to PUD Ordinance #62-90 by Ordinance #2009-14; and

11 **WHEREAS**, The Sixth Amendment to the Development Order for the Cagan Crossings Florida
12 Quality Development (FQD) eliminated 4,000 dwelling units and removed 242.42 undeveloped property east
13 of US Highway 27 from the existing Cagan Crossings FQD; and

14 **WHEREAS**, this petition will reflect the changes made in the sixth amended development order for
15 the Cagan Crossings FQD/DRI by amending the legal description, eliminating 4,000 dwelling units, and
16 proving a new Master Conceptual Plan for the development; and

17 **WHEREAS**, this ordinance will rescind and replace all previously approved PUD Ordinances
18 including Ordinance #62-90, #2003-94, and #2009-14; and

19 **WHEREAS**, the subject property consists of 486 +/- acres and is located east and west of U.S.
20 Highway 27, south of the City of Clermont, in Sections 35 & 36, Township 24 South, Range 26 East, and
21 more particularly described as in Exhibit A; and

22 **WHEREAS**, the subject property is located within the Cagan Crossings Future Land Use Category
23 as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

24 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-16-21-1 on February
25 1, 2016, after giving Notice of Hearing on petition for a change in zoning, including notice that said petition
26 would be presented to the Board of County Commissioners of Lake County, Florida, on February 21, 2016;
27 and

28 **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of
29 the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from
30 the public and surrounding property owners at a public hearing duly advertised; and

31 **WHEREAS**, upon review, certain terms pertaining to the development of the above described
32 property have been duly approved; and

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

1 **Section 1.** Terms: The County Manager or designee shall amend the Official Lake County Zoning Map to
2 rezone the property described in Exhibit "A" to Planned Unit Development (PUD) zoning. All land
3 uses shall be generally consistent with the Concept Plan as shown in Exhibit "B", of this
4 Ordinance. To the extent that there are conflicts between the Conceptual Plan and this
5 Ordinance, this Ordinance shall take precedence. This Ordinance shall rescind and replace PUD
6 Ordinance 62-90, 2003-94, and 2009-14.

7 **A. Permitted Land Uses.**

8 1. Residential: The development may contain a maximum of 3,892 dwelling units.

9 2. Civic and Cultural Uses: 71 acres can be utilized for Civic and Cultural Uses.

10 3. Commercial.

11 a. A total of 700,000 square feet of gross leasable Commercial Space, to include major
12 Commercial uses within a designated Commercial District (as shown on Exhibit B),
13 Community Commercial, Neighborhood Commercial, or special commercial and institutional
14 space, and a cultural activity center not to exceed 25,000 square feet in the remainder of the
15 development.

16 b. Development in the designated Commercial District shall not be subject to the Traditional
17 Neighborhood Development regulations in the Amended DO, but shall have its own
18 architectural and landscaping requirements as are also set forth in the Amended DO.

19 4. Farmer's Market

20 a. A farmer's market is to be defined as an open-air marketplace for farm products. Farm
21 products are to be defined as plants, produce, and animal by-products.

22 b. A farmer's market is considered a temporary use which will require the issuance of an open
23 air vendor permit for operation.

24 c. An open air vendor permit for the farmer's market shall be valid for a period not to exceed
25 180 days. Upon expiration, the applicant may apply for a second permit, not to exceed 180
26 days, within the same calendar year.

27 d. An open-air vendor permit shall apply to the farmer's market as a whole and not to the
28 individual vendors within the market.

29 e. Any other use, not defined as a farmer's market, shall adhere to standard open-air vendor
30 regulations, as defined in the Land Development Regulations.

31 f. The farmer's market is permitted to operate two (2) days a week, for each week of each
32 month within the permit period. Additional times in excess of the once-weekly timeframe
33 shall apply for the proper permits.

34 g. The farmer's market shall be restricted to the west side of US 27 within the "Town Center".
35 The Town Center is defined as the commercial structures and associated parking lots on

1 the west side of US 27.

2 h. The farmer's market shall not be permitted to operate within areas characterized by
3 residential structures and associated parking lots. Areas where residential units are placed
4 above commercial units are exempt from this restriction.

5 i. The farmer's market may be conducted in parking lots associated with the Town Center
6 provided that activities do not intrude upon buffers and/or required landscape areas.

7 j. Temporary structures shall not exceed two hundred (200) square feet each.

8 k. For events reoccurring within thirty (30) days, signs may be placed two (2) days prior to the
9 event and shall be removed within one (1) day after the event.

10 5. Other. All other uses contemplated within the Florida Quality Development (FQD) Development
11 Order are herein incorporated into this Ordinance.

12 Accessory uses directly associated with the above uses may be approved by the County
13 Manager or designee. Any other use of the site not specified above shall require approval of an
14 amendment to this Ordinance by the Board of County Commissioners.

15 The Development shall be generally consistent with the Master Plan, attached as Exhibit B.

16 **B. Recreation and Open Space.**

17 1. The recreation facilities contemplated by the Amended DO will be provided.

18 2. No gasoline powered boats will be allowed in the lakes.

19 3. To the extent legally permitted, outdoor active recreation facilities, such as multi-purpose play
20 fields, a sandy beach for swimming and a small boat basin will be provided.

21 4. A 50' wide linear park, upland of the landward extent of the waters of the state, shall provide a
22 suitable buffer for significant natural water bodies. A reverse swale within the buffer will be
23 constructed to intercept and store stormwater runoff from the developed portions of the
24 Development. Native vegetation will be established and maintained within the buffer to restrict
25 access and protect the margins of these areas.

26 **C. Setbacks.**

27 1. All residential and commercial structures shall maintain a setback of fifty (50) feet from the right-
28 of-way of U.S. Highway 27.

29 2. All dwelling units and commercial structures shall maintain a setback of fifty (50) feet from the
30 normal high water line or jurisdictional wetland line of all natural water bodies, whichever is
31 further landward.

32 3. All other setbacks shall be as established in the LDR, as amended.

33 **D. Development Requirements.**

34 Open Space, Impervious Surface Ratio, Building Height, and other Development Requirements shall
35 be in accordance with the Cagan Crossings FQD Development Order, as amended.

1 All other development requirements shall be in accordance with the Comprehensive Plan and LDR,
2 as amended.

3 **E. Landscaping, Buffering, and Screening:** All landscaping will be consistent with the Land
4 Development Regulations, as amended.

5 **F. Environmental and Floodplain Requirements.**

6 1. Development related activities shall not result in the harming, pursuit or harassment of wildlife
7 species classified as endangered, threatened or a species of special concern by either the state
8 or federal government in contravention of applicable state or federal laws. Cagan Crossings and
9 its successors and assigns shall take appropriate actions to ensure the survivability of viable
10 populations of such species in accordance with and subject to the terms and conditions of the
11 Amended DO.

12 2. Development construction personnel shall be notified, through posted advisories or other
13 methods, of the potential for artifact discoveries on the site and to report suspected findings to
14 the project manager. In the event of discovery of artifacts or historical or archaeological
15 significance during project construction, Cagan Crossings shall stop construction at the site of
16 discovery and notify Lake County and the Division of Historic Resources of the Florida
17 Department of State. From the date of notification, construction shall be suspended within a 100
18 foot radius of the site of discovery for a period of up to 120 days to allow evaluation of the site.

19 3. Unavoidable losses of viable wetland shall be mitigated through restoration of wetlands, creation
20 of wetlands or preservation of functional wetlands within the same watershed and in accordance
21 with adopted rules and policies of Lake County and the St. John's River Water Management
22 District. Littoral zones created around detention ponds and lakes will qualify as newly created
23 wetlands for mitigation purposes.

24 4. A buffer area with a minimum width of 25 feet shall be provided around all regionally significant
25 wetlands and where native upland vegetation currently exists within the buffer, it shall be
26 retained. Upland buffers containing significant native upland vegetation shall be delineated with
27 temporary construction fencing prior to construction to allow these areas to be maintained with
28 existing native vegetation or be replanted with native, transitional zone or upland vegetation.
29 Within this buffer area environmental swales or berms can be utilized. With the exception of
30 environmental swales and berms and stormwater conveyance facilities, components of the
31 stormwater management system, within these buffers, are limited to twenty percent (20%) of the
32 area of each wetlands. The use of pesticides, herbicides or fertilizers shall be prohibited in these
33 buffers and the wetlands they protect.

34 5. The Development retained wetlands systems and mitigation areas shall be regarded as
35 conservation areas for the purpose of protecting, enhancing, or restoring their natural attributes
36 and or fresh water ecology.

37 6. All of the Development's retained wetlands shall be incorporated into the storm water
38 management system in such a manner that a natural hydro period is maintained, enhanced, or
39 restored.

40 7. Any shoreline banks created along on-site stormwater wet detention lakes greater than five acres
41 in area shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to
42 vertical ratio and shall be planted in, or allowed to be colonized by, native emergent and
43 submergent vegetation. Cagan Crossings shall ensure, by supplemental replanting If necessary,

- 1 that at least 50 percent (50%) cover by native aquatic vegetation is established within the littoral
2 zone (to include at a minimum the area between ordinary high water and ordinary low water) for
3 the duration of the Development.
- 4 8. Swales and berm systems, retention depressions, landscaped areas and other suitable
5 mechanisms will be employed to the greatest practicable extent in order to provide for treatment
6 and storage of stormwater runoff prior to its discharge into the detention lakes. The provisions
7 of this Section shall not apply to any existing natural lakes.
- 8 9. The proposed surface water management system shall be designed, constructed, and operated
9 so as to ensure that the natural functions and hydro periods of the on-site and off-site wetlands
10 will not be adversely impacted or diminished. All of the foregoing, including any use of swales,
11 must be consistent with good TND design standards as applied to the Development but in no
12 event to be less than the County's and St. John's River Water Management District
13 ("SJRWMD")'s minimum standards for pre-treatment.
- 14 10. Floodplain impact compensatory storage sites shall be provided for the 1 DO-year Hood in order
15 to ensure that no adverse impact, defined by SJRWMD as a rise of more than one-tenth of a
16 foot in Crooked Lake water surface elevation attributable to net loss of storage capacity within
17 the Development, to provide for effective storage volume within the floodplain.
- 18 11. In order to effectively monitor the Development's effects on surface water conditions, Cagan
19 Crossings or its successors shall provide for the establishment and operation of a surface water
20 monitoring program consistent with the terms and conditions of the Amended Development
21 Order.
- 22 12. Cagan Crossings will incorporate additional water quality treatment and/or water management
23 methods into the Development's surface drainage system to correct or mitigate any degradation
24 if the measures implemented by Cagan Crossings are found to adversely impact water quality
25 and/or conditions on and downstream of the Development.
- 26 13. Stormwater runoff from the roadway crossings through the on-site wetlands will receive
27 treatment to the same standard as other stormwater runoff on the project site.
- 28 14. When development encroachment into the 100-year floodplain takes place, then compensatory
29 storage will be provided within the Development, adjacent to the floodplain and of sufficient area
30 to compensate for the volume lost to the floodplain as a direct result of the encroachment.

31 **G. Noise:** Compliance shall be in accordance with the LDR, as amended.

32 **H. Transportation Improvements & Access Management.**

- 33 1. Transportation conditions as found within the Amended DO are hereby adopted herein.
- 34 2. Any deceleration lanes and left turn lanes specified in the Amended DO shall be constructed
35 according to FDOT Green Book Standards.
- 36 3. Internal streets may be privately owned but shall be constructed to County Standards, except as
37 modified herein.
- 38 4. Cagan Crossings shall make provisions for street connections to the adjoining properties to the
39 North, South, and East to the extent possible; but shall not be required to take any affirmative

1 steps to make such connections beyond its property line, unless such may be otherwise required
2 in the Amended DO.

3 **I. Stormwater Management.**

- 4 1. Stormwater pond/embankment slopes will be no steeper than 4 horizontal to 1 vertical (4:1).
5 2. The system will be designed to:
6 a. Provide retention or detention with filtration of the run-off from one inch of rainfall.
7 b. Limit post development peak rates of discharge to not exceed pre-development peak rates
8 for the 25-year/24 hour storm.
9 c. Limit post development 100-year flood elevations to not exceed pre-development levels.
10 d. Ensure that flows through the interconnected canal system will not be altered so as to
11 create adverse impacts.
12 3. System will consist of a combination of retention ponds, detention ponds with filtration and
13 perimeter swales to manage and treat runoff from the developed areas of the Development.
14 4. Perimeter swale system will have several interspersed discharge points around each waterbody.
15 5. Drainage system will be operated and maintained by Cagan Crossings until the responsibility is
16 transferred to a homeowner's association, CDD, MSTU, or MSBU.
17 6. The Storm Water Management System shall be designed to meet all applicable County and
18 SJRWMD requirements using percolation and retention concepts, unless an alternate concept
19 is authorized by the County or SJRWMD.
20 7. Any reservoirs with steep side slopes that are created in the Southeastern portion of the
21 Development shall utilize side slopes that will be shaped to maintain stability and provide for
22 safety. Additional information regarding these reservoirs should be submitted in order to
23 establish slope requirements.
24 8. The western portion of the Development is located in the Green Swamp Area of Critical State
25 Concern. The following are major concerns, which should be considered when designing the
26 storm water management system as to the affected portion of the Development:
27 a. Protect the water available for aquifer recharge.
28 b. Protect the quality and quantity of the flow of groundwater and surface water.
29 c. Prevent salt-water intrusion into the Floridian Aquifer.
30 d. Protect the water-retention capabilities and biological filtering capabilities of wetlands.
31 e. Protect the natural flow regime of drainage basins.
32 9. The following are recommended general guidelines to be implemented in the storm water design
33 for the Development:
34 a. Storm water run-off shall be treated prior to discharge to natural or artificially created lakes
35 or wetlands. Rear lots swales landward from wetlands or surface water bodies adequate to
36 capture at least ½ inch of the run-off from the contributing drainage areas are required. The
37 use of skimmers at all discharge outlets is also required.

- 1 b. Systems discharging to land-locked lakes shall not cause an increase in total
2 predevelopment flood-stage.
- 3 c. Filling in the 1 DO-year floodplain is discouraged. If fill is to be approved within the 100-
4 year floodplain, then compensatory storage will be required.
- 5 d. Erosion and sediment control measures shall be employed during construction to prevent
6 sediment migration to wetlands/lakes. Best management practices shall be employed.
7 Reference may be made to the Department of Environmental Protections. The Florida Land
8 Development Manual: A Guide to Sound Land and Water Management for information on
9 acceptable practices. The erosion and sediment control measures shall be indicated on the
10 construction plans and approved by Lake County.
- 11 e. The drainage plan shall demonstrate that each phase is able to exist as an independent
12 stable unit. The natural pre-development drainage pattern should be maintained to the
13 extent reasonably practical.
- 14 f. Storm water runoff from roofs, and other impervious surfaces shall be diverted into
15 stormwater treatment areas or other drainage facilities to minimize direct overland flow to
16 watercourses. The overflow from the storm water treatment areas or other drainage
17 facilities shall be diverted to retention ponds sized to meet County requirements.
- 18 g. Soils exposed during site alteration shall be stabilized. Vegetation and restoration of
19 exposed areas shall be made at each phase of construction. Vegetative growth shall be
20 accomplished within 180 days on soils exposed during site alteration.
- 21 **J. Schools.** School Concurrency shall be met before final plat approval in accordance with the
22 Comprehensive Plan and LDR, as amended.
- 23 **K. Lighting:** Exterior lighting shall be in accordance with the LDR, as amended, and consistent with
24 Dark-Sky Principles.
- 25 **L. Signage.**
- 26 1. Applicability. Signage shall be consistent with the Land Development Regulations, as amended,
27 unless specified otherwise within the approved PUD Ordinance and/or the Development Order,
28 as amended.
- 29 2. Wall Signage, West of US 27
- 30 a. Signage may be placed on the rear of the four (4) garages located west of US 27 and east
31 of Aveinda Tercera Road.
- 32 b. Signage shall not exceed two thousand seven hundred thirty-six (2,736) square feet and
33 shall be confined within an area of nine (9) feet by seventy-six (76) feet on the rear garage
34 wall, facing US 27.
- 35 c. Each existing commercial tenant may be allotted one (1) sign with a maximum of thirty-five
36 (35) square feet per tenant.
- 37 d. No tenant may place a sign on more than one garage.
- 38 e. All signage applications must show the location of existing signage, if applicable on all four
39 garages.
- 40 3. Wall Signage, North-South Access Road

- 1 a. The "North-South Access Road" is defined as the road within the Cagan Crossings
- 2 development that runs east of and parallel to US 27, which also runs between outparcels
- 3 to the west and larger anchor stores to the east.
- 4 b. In addition to the primary facade, signage may be placed along the secondary facade which
- 5 faces the north-south access road, provided that the same or similar facade treatment is
- 6 used on both front and side and there is an entrance to the general public on such sides.
- 7 c. Secondary facades which qualify for additional signage shall be allowed a signage
- 8 allotment

9 4. Signage, Along US 27

- 10 a. Gateway entrance signage shall be defined as a landmark sign which designates the
- 11 beginning and the end of the Cagan Crossings development.
- 12 b. A maximum of four (4) gateway entrance signage may be placed along US 27.
- 13 c. Gateway entrance signs are to be located within the development property at the north and
- 14 south end, on either side of US 27, and within five hundred (500) feet of the northern and
- 15 southern property lines.
- 16 d. The sign surface area, per sign, shall not exceed sixty (60) square feet.
- 17 e. Gateway entrance signage design and material shall be compatible with that of existing
- 18 structures and signage.

19 **M. Fire Protection and Emergency Services Access.** Access and fire safety requirements of the

20 development shall be provided in accordance with the Florida Fire Prevention Code and LDR, as

21 amended.

- 22 1. All water mains will be looped and sized to insure required pressures and flows are met during
- 23 peak hour demand. All applicable Lake County Fire Protection Standards will be met.
- 24 2. All Commercial and Residential Buildings must meet all applicable water supply and Fire Code
- 25 requirements in accordance with recognized County, State, and National Standards.

26 **N. Concurrency Management Requirements.** Any development shall comply with the Lake County

27 Concurrency Management System, as amended.

28 **O. Waivers & Variances from County Code.** The indicated provisions of the listed County Code of

29 Regulations are hereby varies or waived as noted:

Code / Regulation	Variance / Waivers
9.04.03	Feeder Distributor - Minor Arterial (Thoroughfare) Street Right-Of- Way width shall be 60 feet.
9.03.06	Parking Requirements for all residential use shall be 1.24 spaces per Dwelling Unit except for 1 bedroom Dwelling Units which shall be 1.00 spaces.
9.03.06	Parking requirements for all Commercial Use shall be 2 Spaces per 1,000 square feet of gross leasable space.

Ordinance 2017-XX, RZ-16-21-1 Fourth Amendment to the Cagan Crossings PUD

4.03.04 (B)	Maximum height of any residential structure shall be seventy-five feet (75').
3.02.05	No set back requirements apply to residential use. No set back requirements apply to commercial use.
3.02.09	The minimum size of a multifamily Dwelling Unit shall be 480 square feet.
9.04.01 (A.2.E)	Alleys are permitted without any requirements for turn-around space.
9.04.02 (e)	Cul-de-sacs may be permitted up to a maximum length of 1,200 feet.
9.04.01 (2)	Any requirements for curvilinear alignment of streets and discontinuation in the Street system are waived.
Appendix A § II C.6.b	Any maximum or minimum grade requirements for streets are waived.
9.04.01 (B) (1)	Any requirement for access to a public road are waived.
3.02.05	Any requirements for minimum size of corner Lots or frontage on a public street are waived.
9.02.06	Any requirements for off-street parking area are waived. Except within the Commercial District.
9.04.00 (A.3.a)	<ol style="list-style-type: none"> 1. Any requirements or recommendations for maximum or minimum lengths of blocks and streets are waived. 2. Any requirements for the minimum width of utility easements are waived. 3. Any requirements for the minimum width of drainage easements are waived.
9.04.03	Any requirements for the minimum width of alleys to exceed 12 feet is waived so as to permit 12 feet wide alleys.
Appendix A § II E. I.	Any requirements for street marker specifications are waived.
4.03.02	Any requirements for separate land uses are waived; and mixed land use is expressly permitted
Appendix A § II DJ.	Any requirements for utility and drainage Easements alongside and rear lot lines are waived.
9.01.04 (A) (4)	Any requirement that the location of street trees be approved by the County are waived.
9.04.03 (3)	Minimum widths of 50 feet for right of-way, 20 feet for pavement and 7 feet for parallel parking on street will be allowed for Feeder I Distributor Local Roads,
9.04.03 (3)	Minimum widths of 38 feet for right of-way and 16 feet for pavement will be allowed for Neighborhood Collector! Local streets.
3.11.02	Minimum stall width for regulation size parking stalls shall be 9' x 18'.
9.03.04 (A-C)	Shared parking is allowed to satisfy all applicable local requirements.

11.02.03	Wall signs with a total of 2 square feet of copy area for signage shall be allowed for each lineal foot of building frontage, with such variance to apply only to any single user building in excess of 125,000 square feet.
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P. Development Review and Approval.

1. In the event Cagan Crossings, its successors, grantees or assigns, violates any of the conditions of either the Amended DO or this Amended PUD Ordinance, or otherwise fails to act in substantial compliance with either, then the effectiveness of this Amended PUD Ordinance shall be stayed on as to the Development and all further development permits, approvals, and services for the Development shall be withheld.
2. Within thirty (30) days of the effective date of this Amended PUD Ordinance, Cagan Crossings shall record a certified copy of it with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida. This Amended PUD Ordinance with the title to the Development and is binding upon Cagan Crossings, its successors, grantees, and assigns, jointly or severally. Cagan Crossings shall provide a copy of this Amended PUD Ordinance to any person or entity that acquires an interest in the Development.
3. This Development will not be subject to down zoning, unit density reduction or intensity reduction for a period of five years from the effective date of this Amended PUD Ordinance unless it is demonstrated that substantial changes in the conditions underlying the approval of this Amended PUD Ordinance have occurred, or that this Amended PUD Ordinance was based on substantially inaccurate information provided by Cagan Crossings, or that the change is clearly established by Lake County to be essential to the public health, safety, or welfare.
4. The requirements and provisions contained herein shall be applicable only to the Development and the burden of providing the necessary information and documentation stipulated herein is upon Cagan Crossings, its successors, grantees, or assigns, unless otherwise stipulated, and Lake County does not assume that responsibility.
5. Cagan Crossings, its Successors, grantees, or assigns, shall comply with all applicable provisions of the Lake County Code of Ordinances, the Lake County Development Code and other Lake County regulations, State law and regulations and Federal law and regulations, except as otherwise allowed hereunder or under the Amended DO.
6. Recognizing that all problems and solutions to those problems cannot be identified for the foreseeable future, and due to the time frame for the build-out of the project by Cagan Crossings, Lake County reserves the right to impose conditions and requirements adopted by ordinance, resolution, or formal action of the Board of County Commissioners of Lake County, above and beyond those specifically stated within this Amended PUD Ordinance, provided, however, those conditions and requirements are part of general conditions and requirements imposed throughout Lake County.

Q. 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 Land Development Regulations shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

1 **R. Annual Report.**

2 Cagan Crossings, its successors, grantees or assigns shall submit a report to Lake County annually
3 on the anniversary of the effective date of issuance of the Amended and Restated Development
4 Order for the Cagan Crossings FQD by DEO. Cagan Crossings may utilize, for purposes of
5 complying with this requirement, the similar annual report which it must file under the Amended DO.
6 The report shall include the information required under the conditions of approval and the information
7 enumerated below and in the form specified by the DEO. The report to Lake County shall also include
8 a statement that all persons/agencies required to be provided with a copy of the annual report under
9 this Amended DO have been sent copies of the annual report. The annual report shall address the
10 following:

- 11 1. A statement regarding the status of private and publicly funded facilities and services needed to
12 meet the needs of the proposed development for the upcoming year;
- 13 2. Any changes in the plan of development or in the representation contained in the application for
14 development designation or in the phasing for the reporting year and for the next year;
- 15 3. A summary of development activity proposed and actually conducted for the year;
- 16 4. Undeveloped tracts of land other than individual single-family lots or multi-family single units that
17 have been sold to a separate entity uncollected with Cagan Crossings;
- 18 5. Identification and intended use of any lands purchased, leased, or optioned to purchase by
19 Cagan Crossings which are physically proximate, as defined under Paragraph 9J-2.0275(2)(a),
20 Florida Administrative Code, to the Development since the Original DO was issued;
- 21 6. An assessment of Cagan Crossings' and Lake County's compliance with any applicable
22 conditions of approval contained in the Amended DO and the commitments which are contained
23 in the ADD and which have been identified by Lake County, the Regional Planning Council, or
24 DEO as being significant;
- 25 7. Any known incremental Florida Quality Development ("FQD") or Development of Regional
26 Impact ("DRI") applications for development designation/approval or requests for a substantial
27 deviation determination that were filed during the reporting year, or to be filed during the next
28 year, relating to the Development;
- 29 8. An indication of a change, if any, in local government jurisdiction for any portion of the
30 Development since the Amended DO was issued;
- 31 9. A list of significant local, state, and federal permits which have been obtained or which are
32 pending by agency;
- 33 10. A statement that all person/entities have been sent copies of the annual report in conformance
34 with Rule 9J-28.023, FAC;
- 35 11. A statement confirming maintenance of conservation easements and maintenance and
36 continuance of the restrictive covenants, if appropriate; and
- 37 12. The final annual report shall include a statement indicating that all development authorized by
38 the Amended DO has been completed and all conditions of approval have been satisfied.

1 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

- 2 **A.** In the event of any breach in any of the terms or conditions of this permit or any default or failure of
3 the Permittee or his successor to: Fulfill development in substantial accordance with the conceptual
4 plan as submitted to the Planning & Zoning Board and the Board of County Commissioners; comply
5 with the codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or
6 comply with any of the terms of the Conditional Use Permit; or if this CUP is found to become a
7 nuisance or safety hazard, the permit may be revoked after due Public Hearing before the Planning
8 & Zoning Board and the Board of County Commissioners.
- 9 **B.** After establishment of the facilities as provided herein, the Development shall only be used for the
10 purposes named in this Amended PUD Ordinance. Any other proposed use must be specifically
11 authorized by the Lake County Planning and Zoning Commission and the Commission.
- 12 **C.** No person, firm or corporation shall erect, construct, enlarge, alter, repair, removed, improve, move,
13 convert, or demolish any building structure, or alter the land in any manner within the boundaries of
14 the Development without first submitting the necessary plans in accordance with Section 70.31 of
15 the Zoning Ordinance of Lake County, and obtaining approval from the Director of Current Planning
16 upon obtaining the permits required from the other appropriate governmental agencies.
- 17 **D.** This Amended PUD Ordinance shall inure to the benefit of, and shall constitute a covenant ruling
18 with the title to the Development and the terms, conditions, and provisions hereof, and shall be
19 binding upon the present owner and any Successor, and shall be subject to each and every condition
20 herein set out.
- 21 **E.** This Amended PUD Ordinance shall inure to the benefit of, and shall constitute a covenant running
22 with the land; and the purpose, terms, and conditions contained herein shall be binding upon the
23 Permittee or any successor and his interest hereto.
- 24 **F.** Construction and operation of the proposed use shall at all times comply with the regulations of this
25 and other governmental agencies.
- 26 **G.** The transfer of ownership or long term lease of any or all of the Development shall include in the
27 transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of
28 the conditions pertaining to the Amended Ordinance, and agrees to be bound by these conditions.
29 The purchaser or lessee may request a change from the existing plans and conditions by following
30 procedures contained in Section 691, Paragraph 691.12, Lake County Zoning Regulations, as
31 amended.
- 32 **H.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
33 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance
34 and to recommend that the ordinance be revoked.
- 35 **I.** Inspection. This use shall be inspected by the Code Enforcement Division annually to ensure
36 compliance with the conditions of this Conditional Use Permit and the approved site plan. An annual
37 inspection fee will be assessed. If an emergency inspection is necessary during non-operating hours,
38 a fee shall also be assessed.

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

1 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send
2 a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with
3 Section 125.66, Florida Statutes.

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

5 ENACTED this _____ day of _____, 2017.

6 FILED with the Secretary of State _____, 2017.

7 EFFECTIVE _____, 2017.

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

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TIMOTHY I. SULLIVAN, CHAIRMAN

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ATTEST:

**NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

APPROVED AS TO FORM AND LEGALITY

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MELANIE MARSH, COUNTY ATTORNEY

Exhibit A. Legal Description (4 Pages).

That part of Sections 34 and 35, Township 24 South, Range 26 East, in Lake County, Florida, lying West of U. S. Highway 27 bounded and described as follows:

BEGIN at the Northwest corner of the Northeast 1/4 of Section 35, Township 24 South, Range 26 East, Lake County, Florida; thence N89°42'18"E along the North boundary line of said Northeast 1/4, a distance of 616.52 feet to the Westerly right-of-way line of U.S. Highway No. 27; thence run S20°35'59"E along said Westerly right-of-way line of U.S. Highway 27 for a distance of 3459.13 feet to a point that is N89°37'11"E, a distance of 0.69 feet more or less from an existing concrete monument on the boundary line of lands described in Official Records Book 509, Page 68, of said Public Records; thence departing said Westerly right-of-way line run S89°37'11"W along said West boundary line for a distance of 214.28 feet to an existing concrete monument; thence N20°35'59"W parallel with said Westerly right-of-way line 359.72 feet; thence S89°37'11"W, 167.35 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 35; thence S00°01'10"E along said line 1036.27 feet to the Southeast corner of said Northwest 1/4 of the Southeast 1/4; thence S89°33'32"W along the South line of said Northwest 1/4 of the Southeast 1/4 for a distance of 661.31 feet; thence run S00°01'57"E along the East line of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 35 for a distance of 1257.55 feet; thence run S89°27'33"W along the North line of the South 60.00 feet of the Southeast 1/4 of said Section 35 for a distance of 661.03 feet to a point on the East line of the Southwest 1/4 of said Section 35, said point lying N00°02'45"W along said East line a distance of 60.00 feet from a 1" diameter iron rod at the South 1/4 corner of said Section 35; thence run S89°49'50"W along the North line of the South 60.00 feet of said Southwest 1/4 for a distance of 666.60 feet; thence run N00°00'34"E along the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 598.85 feet; thence run S89°47'16"W along the South line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 333.01 feet; thence run N00°02'14"E along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 for a distance of 658.61 feet; thence run S89°44'41"W along the South line of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 332.70 feet; thence run N00°03'53"E along the West line of said South 1/2 of the Northeast 1/4 of the Southwest 1/4 for a distance of 658.36 feet; thence run S89°42'06"W along the South line of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35 for a distance of 332.38 feet; thence run N00°05'33"E along the West line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 for a distance of 329.06 feet; thence run S89°40'49"W along the South line of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35 for a distance of 332.22 feet; thence run N00°07'13"E along the West line of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 for a distance of 328.93 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence run N00°06'33"E along the West line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4, the West line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the West line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35 for a distance of 1971.46 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35; thence S89°39'47"W along the South line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 for a distance of 662.35 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4; thence N00°09'39"E along the West line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 for a distance of 328.58 feet to the Southeast corner of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 24, South, Range 26

1 East; thence S89°40'34"W, along the South line of said North 1/2 of the North 1/2 of the Northeast 1/4 of the
2 Northeast 1/4, a distance of 1325.81 feet to the Southwest corner of said North 1/2 of the North 1/2 of the
3 Northeast 1/4 of the Northeast 1/4; thence N00°11'33"E, along the West line of the said North 1/2 of the
4 North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 328.61 feet to the Northwest corner of said
5 North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence N89°40'37"E, along the North
6 line of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 1325.63 feet to
7 the Northwest corner of aforesaid Section 35; thence N89°39'53"E along the North line of the Northwest 1/4
8 of said Section 35 for a distance of 2647.01 feet to the POINT OF BEGINNING.

9
10 [WEST OF U.S. HIGHWAY NO. 27]

11 AND

12
13 That part of Sections 35 and 36, Township 24 South, Range 26 East, Lake County, Florida, lying East of
14 U.S. Highway No. 27 bounded and described as follows:

15
16 BEGIN at the Northwest corner of Section 36, Township 24 South, Range 26 East, Lake County, Florida;
17 thence N89°27'38"E along the North line of the Northwest 1/4 of said Section 36 for a distance of 2640.02
18 feet to the Northeast corner of said Northwest 1/4; thence N89°15'11"E along the North line of the Northeast
19 1/4 of said Section 36 for a distance of 1321.85 feet to the Northeast corner of the West 1/2 of said Northeast
20 1/4; thence S00°14'11"E along the East line of said West 1/2 of the Northeast 1/4 for a distance of 2625.67
21 feet to the Southeast corner of said West 1/2 of the Northeast 1/4; thence S00°09'58"E along the East line
22 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 36 for a distance of 661.38 feet to
23 the Southeast corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°27'02"W along
24 the South line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 for a distance of 1326.41 feet to
25 the Southwest corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°26'46"W along
26 the South line of the North 1/4 of the Southwest 1/4 of said Section 36 for a distance of 2650.77 feet to the
27 Southwest corner of said North 1/4 of the Southwest 1/4, said point also being the Southeast corner of said
28 Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 24 South, Range 26 East;
29 thence S89°36'27"W along the South line of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 for
30 a distance of 579.12 feet to the Easterly right-of-way line of U.S. Highway No. 27; thence N20°35'59"W along
31 said Easterly right-of-way line for a distance of 55.53 feet to a 3/4" iron pipe; thence departing said Easterly
32 right-of-way line, run N89°36'27"E for a distance of 200.00 feet to a 1" iron pipe; thence N20°35'59"W for a
33 distance of 175.00 feet; thence S89°36'27"W for a distance of 200.00 feet to a point on said Easterly right-
34 of-way line; thence N20°35'59"W along said Easterly right-of-way line 9.57 feet; thence N69°24'01"E along
35 said Easterly right-of-way line 10.00 feet; thence N20°35'59"W along said Easterly right-of-way line 600.00
36 feet; thence N69°24'01"E along said Easterly right-of-way line 10.00 feet; thence N20°35'59"W along said
37 Easterly right-of-way line 650.00 feet; thence S69°24'01"W along said Easterly right-of-way line 15.00 feet;
38 thence N20°35'59"W along said Easterly right-of-way line 800.00 feet; thence S69°24'01"W along said
39 Easterly right-of-way line 12.00 feet; thence N20°35'59"W along said Easterly right-of-way line 400.00 feet;
40 thence N05°29'25"W along said Easterly right-of-way line 103.58 feet; thence N20°35'59"W along said
41 Easterly right-of-way line 100.00 feet; thence N25°10'26"W along said Easterly right-of-way line 250.80 feet;
42 thence N20°35'59"W along said Easterly right-of-way line 54.17 feet to a 1" iron pipe; thence departing said
43 Easterly right-of-way line, run N89°47'11"E along the South line of lands described in Official Records Book
44 1350, Page 176, of said Public Records for a distance of 200.00 feet to a 1" iron pipe; thence N20°35'59"W
45 along the East line of said lands for a distance of 141.56 feet to a 1" iron pipe; thence S89°47'11"W along

1 said East line for a distance of 7.47 feet to a 1" iron pipe; thence N20°35'59"W along said East line for a
2 distance of 158.44 feet to a point on the North line of said lands; thence run S89°47'11"W along said North
3 line for a distance of 200.00 feet to the Easterly right-of-way line of U.S. Highway No. 27; thence run
4 N20°35'59"W along said right-of-way line for a distance of 7.53 feet to the North line of the Northeast 1/4 of
5 said Section 35; thence run N89°42'18"E along said North line for a distance of 1821.27 feet to the POINT
6 OF BEGINNING.

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[EAST OF U.S. HIGHWAY NO. 27]

10 Containing 341.755 acres more or less West of U.S. Highway No. 27 and 386.834 acres more or less East
11 of U.S. Highway No. 27 (total 728.589 acres) and being subject to any rights-of-way, restrictions and
12 easements of record.

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LESS AND EXCEPT – see the following page.

1 DESCRIPTION:

2
3 That part of Section 36, Township 24 South, Range 26 East, Lake County, Florida, described as follows:

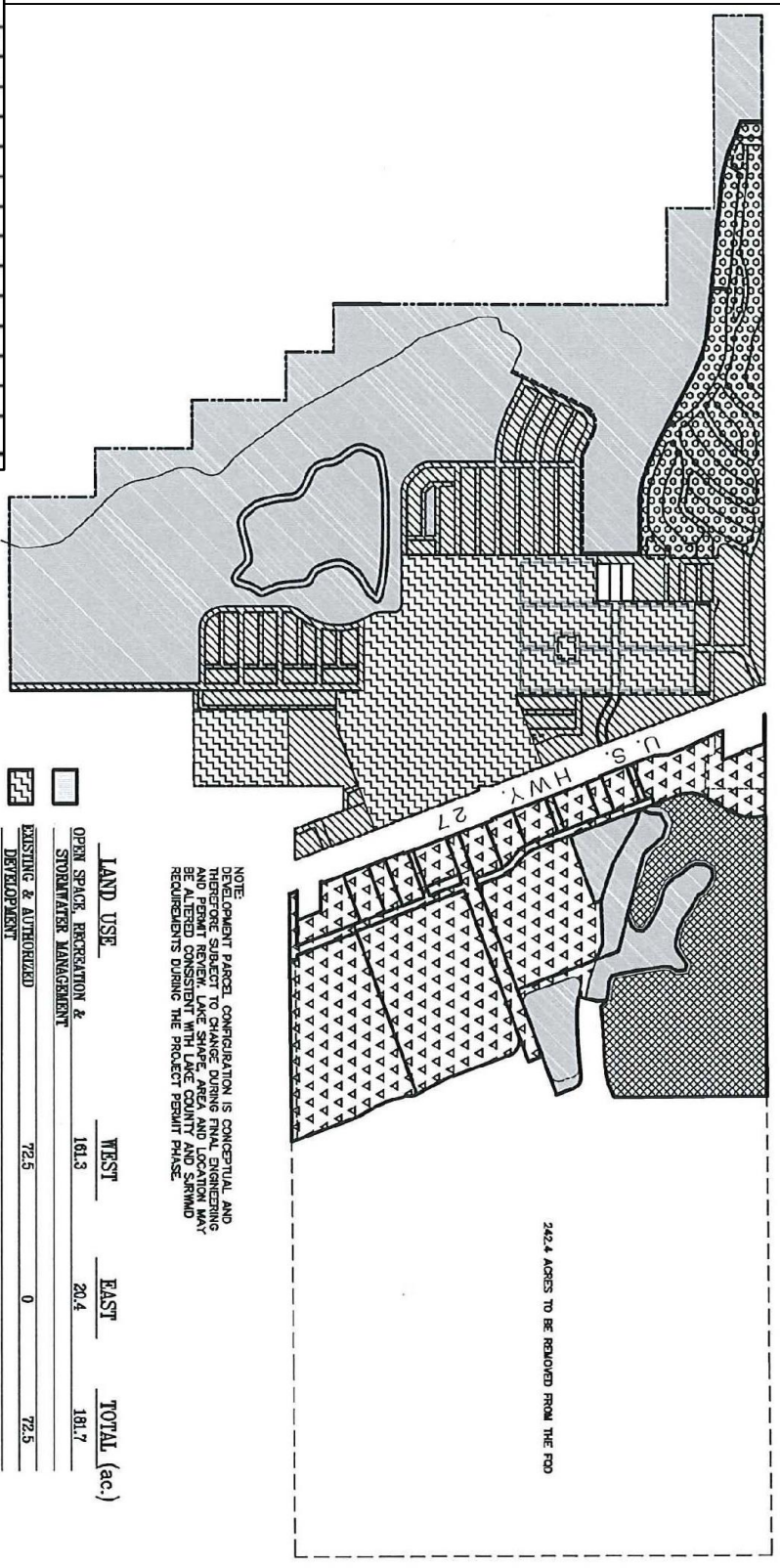
4
5 Commence at the Northwest corner of Section 36, Township 24 South, Range 26 East, Lake County, Florida;
6 thence N89°27'38"E along the North line of the Northwest 1/4 of said Section 36 for a distance of 805.00 feet
7 to the POINT OF BEGINNING; thence continue N89°27'38"E along said North line for a distance of 1835.02
8 feet to the Northeast corner of said Northwest 1/4; thence N89°15'11"E along the North line of the Northeast
9 1/4 of said Section 36 for a distance of 1321.85 feet to the Northeast corner of the West 1/2 of said Northeast
10 1/4; thence S00°14'11"E along the East line of said West 1/2 of the Northeast 1/4 for a distance of 2625.67
11 feet to the Southeast corner of said West 1/2 of the Northeast 1/4; thence S00°09'58"E along the East line
12 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 36 for a distance of 661.38 feet to
13 the Southeast corner of said North 1/2 of Northwest 1/4 of the Southeast 1/4; thence S89°27'02"W along the
14 South line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 for a distance of 1326.41 feet to the
15 Southwest corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°26'46"W along the
16 South line of the North 1/4 of the Southwest 1/4 of said Section 36 for a distance of 1526.37 feet; thence
17 N20°38'12"W, 486.03 feet; thence N39°46'43"W, 26.76 feet; thence N29°14'20"W, 75.14 feet; thence
18 N23°26'46"W, 53.72 feet; thence N23°51'49"W, 70.15 feet; thence N17°09'49"W, 52.30 feet; thence
19 N12°06'30"W, 48.91 feet; thence N19°27'19"W, 41.57 feet; thence N05°43'27"W, 59.36 feet to a point on
20 the Southeasterly prolongation of the Easterly line of a parcel of land described in Official Records Book
21 2485, Page 1937, of the Public Records of Lake County, Florida; thence run N26°55'19"W along said
22 Southeasterly prolongation and the Easterly line of said lands 274.93 feet; thence N20°09'55"W along said
23 Easterly line 436.17 feet to a point on a non-tangent curve concave Southwesterly having a radius of 106.00
24 feet and a chord bearing of N65°35'59"W; thence Northwesterly along the arc of said curve and said Easterly
25 line through a central angle of 90°00'00" for a distance of 166.50 feet to a point of cusp; thence N69°24'01"E,
26 193.29 feet; thence N20°35'59"W, 103.93 feet; thence N69°23'01"E, 280.53 feet; thence N20°35'59"W,
27 126.87 feet to the point of curvature of a curve concave Southwesterly having a radius of 75.00 feet and a
28 chord bearing of N58°49'21"W; thence Northwesterly along the arc of said curve through a central angle of
29 76°26'45" for a distance of 100.07 feet to the point of reverse curvature of a curve concave Northerly having
30 a radius of 3454.10 feet and a chord bearing of S86°12'25"W; thence Westerly along the arc of said curve
31 through a central angle of 06°30'17" for a distance of 392.14 feet to the point of compound curvature of a
32 curve concave Northerly having a radius of 1000.00 feet and a chord bearing of N86°05'56"W; thence
33 Westerly along the arc of said curve through a central angle of 08°53'02" for a distance of 155.05 feet to a
34 non-tangent line; thence N12°29'01"E, 128.83 feet; thence N04°50'50"W, 69.95 feet to the Southerly line of
35 lands described in Official Records Book 4661, Page 1174 of said Public Records; thence run the following
36 ten (10) courses along said Southerly line: S44°46'21"E, 59.47 feet; N83°15'56"E, 40.14 feet; N85°15'04"E,
37 117.45 feet; N85°46'42"E, 89.17 feet; N88°22'15"E, 106.56 feet; N85°49'30"E, 66.84 feet; N78°35'59"E,
38 44.89 feet; N77°31'19"E, 75.94 feet; N68°15'37"E, 87.40 feet; N68°36'16"E, 5.79 feet; thence run
39 N00°32'22"W along the East line of said lands described in Official Records Book 4661, Page 1174, for a
40 distance of 1055.67 feet to the POINT OF BEGINNING.

41
42 Containing 242.4215 acres more or less and being subject to any rights-of-way, restrictions and easements
43 of record.

Exhibit B. Amended Master Development Plan.

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LAND USE	
	OPEN SPACE, RECREATION & STORMWATER MANAGEMENT
	EXISTING & AUTHORIZED DEVELOPMENT
	PUBLIC (SCHOOL SITE)
	NEIGHBORHOOD GENERAL
	NEIGHBORHOOD EDGE
	NEIGHBORHOOD CENTER
	COMMERCIAL DISTRICT



LAND USE	WEST	EAST	TOTAL (ac.)
OPEN SPACE, RECREATION & STORMWATER MANAGEMENT	161.3	20.4	181.7
EXISTING & AUTHORIZED DEVELOPMENT	72.5	0	72.5
PUBLIC (SCHOOL SITE)	0	37.9	37.9
NEIGHBORHOOD GENERAL	72.2	0	72.2
NEIGHBORHOOD EDGE	34.2	0	34.2
NEIGHBORHOOD CENTER	1.5	0	1.5
COMMERCIAL DISTRICT	0	88.0	88.0
	341.7 ac.	144.3 ac.	486.0 ac.