

# LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

**PLANNING and ZONING BOARD**  
February 6, 2013



**BOARD OF COUNTY COMMISSIONERS**  
February 26, 2013

<b>PH #3-13-1</b> Rubin Groves of Clermont PUD	<b>Case Manager:</b> Rick Hartenstein, AICP, CPM, Senior Planner	<b>Agenda Item # 2</b>
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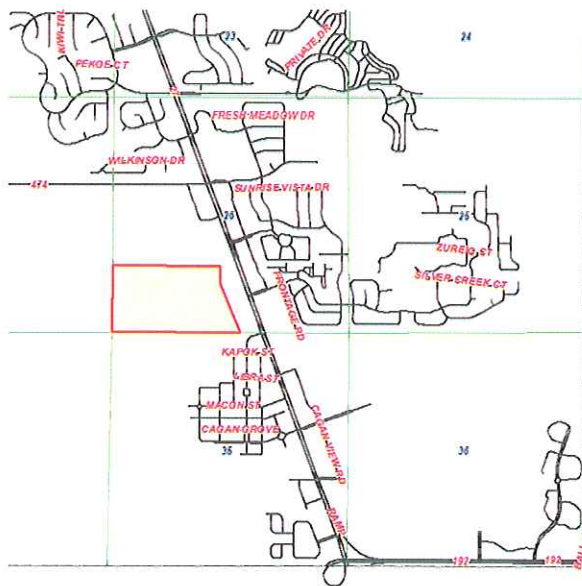
**Owner:** Rubin Groves of Clermont, LLC / Sheldon Rubin (the "Owner")

**Applicant:** Rubin Groves of Clermont, LLC / Sheldon Rubin (the "Applicant")

**Requested Action:** The Applicant is requesting to rezone 131 +/- acres of Agriculture (A) Zoned Property to Planned Unit Development (PUD) Zoning District, to permit the development of a Mixed-Use PUD consisting of 490 Single-Family Residential Units (Maximum) and 96,594 SF (Maximum) of Commercial uses (such as retail, professional office, and medical services).

### - Site Location and Information -

Approximate site location shown in red



<b>Size</b>	131 +/- Acres	
<b>Location</b>	Sections 26 & 27 / Township 24S / Range 26E, Four Corners area south of Clermont – west and southwest of the intersection of Woodcrest Way and US 27.	
<b>Alt. Key Number(s)</b>	1595240, 2510480, 1071011, & 1595169	
<b>Future Land Use (FLU)</b>	Green Swamp Ridge	
<b>Zoning District</b>	<b>Existing</b>	<b>Proposed</b>
	Agriculture (A)	Planned Unit Development (PUD)
<b>Impervious Surface Ratio (ISR)</b>	10% Max.	45% Max.
<b>Floor Area Ratio (FAR)</b>	10% Max.	25% Max 35% Max. (Civic)
<b>Open Space</b>	90%	40% Net Buildable Area
<b>Joint Planning Area</b>	None	
<b>Utility Area</b>	Lake Utilities, Inc.	
<b>Site Utilities</b>	Central Water & Sewer (proposed)	
<b>Road District</b>	US Hwy 27 - Arterial Woodcrest Way - Local	
<b>Flood Zone / FIRM Panel</b>	Zone X – Panel #12069C0725D Effective July 3, 2002	
<b>Commissioner's District</b>	1 – Sullivan	

**Site Visit(s):** January 22, 2013

**Sign(s) Posted:** January 22, 2013 - (3 Signs)

**Land Use Table**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
<b>North</b>	Green Swamp Ridge	PUD & C-1	Undeveloped PUD, Restaurant, & Cafe	None
<b>South</b>	Cagan Crossings	DRI/PUD	Mixture of Single-Family, Multi-Family, and Commercial Uses	Cagan Crossings PUD
<b>East</b>	Urban Low	PUD	Mixture of Single-Family, Multi-Family, and Commercial Uses	Sunrise Lakes PUD Woodridge PUD Cagan Crossing PUD
<b>West</b>	Green Swamp Rural Conservation	A	Citrus Grove and Wetland	None

**STAFF RECOMMENDATION:** The proposed rezoning request is consistent with the Comprehensive Plan and Land Development Regulation as stated in the Findings of Fact. Therefore, staff recommends **APPROVAL** for the rezoning request, with conditions as specified in the proposed ordinance.

**PLANNING and ZONING BOARD RECOMMENDATION:**

**- Summary of Analysis -**

The Applicant is requesting to rezone 131 +/- acres from Agriculture (A) to Planned Unit Development (PUD) Zoning District to allow the construction of a mixed-use development (commercial and single-family residential uses).

The property is located within the Green Swamp Ridge Future Land Use Category (FLUC). Within this land use category a mixed use PUD is limited to four (4) dwelling units to the net acre (maximum), with 20% of the net buildable area for commercial use. Specific development details regarding this project are discussed in Subsection "B" of the analysis.

**- Standards of Review and Analysis -  
(Section 14.03.03, LDR)**

**A. Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;**

The requested zoning district (mixed use PUD) is permitted consistent with Table 3.00.03, Land Development Regulations (LDR), Land Use – Zoning District Matrix, and Policy I-4.2.2, Lake County Comprehensive Plan, which permits PUD zoning in the Green Swamp Ridge FLUC.

The application is consistent with the various development regulations contained in Section 4.03.00, LDR by providing a conceptual plan, demonstrating open space requirements, providing a preliminary traffic analysis, and proposing the clustering of units within the project.

**B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan (“the Plan”);**

The 131.82 +/- acre property is located within the Green Swamp Ridge FLUC on the Future Land Use Map. Approximately 9.14 acres of wetlands exist on the subject property, resulting in 122.68 net buildable acres. Potential development within this FLUC must comply with the established development standards as outlined in *Policy I-4.2.2* of the Comprehensive Plan (Plan). These development standards address density, intensity, open space, impervious surface ratio (ISR), floor area ratio (FAR), building square footage, and building height.

The Applicant is proposing a development mix of 91% single-family residential and 9% non-residential uses. The following table demonstrates the breakdown of the land use mix consistent with the policy stated above:

<b>Comprehensive Plan Policy I-4.2.2</b>	<b>Project Proposal</b>
<b>Density</b> - 4 dwelling units (du)/net buildable acre (122.68 net buildable acres X 4 = 490 du Maximum)	<b>Density</b> – 4 du/net buildable acre (122.68 net buildable acres X 4 = 490 du Maximum)
<b>Intensity</b> – 20% of net buildable area for commercial use = 24.54 acres (Maximum)	<b>Intensity</b> – 7.23% of net buildable area = 8.87 acres
<b>Open Space</b> - 40% of net buildable area = 49.07 acres	<b>Open Space</b> – 49.1 acres provided
<b>ISR</b> – 45% of development site (Maximum)	<b>ISR</b> – 45% of development site (Maximum)
<b>FAR</b> – 25% of non-residential development site <b>FAR</b> – 35% of civic use site	<b>FAR</b> – 25% of non-residential development site No Civic uses have been proposed
<b>Building Square Footage</b> – 5,000 SF; may increase to max. ISR & FAR if building meets or exceeds sustainable building rating & certification system and retains the first 3 inches of stormwater runoff on the property.	<b>Building Square Footage</b> – 5,000 SF; may increase to max. ISR & FAR if building meets or exceeds sustainable building rating & certification system and retains the first 3 inches of stormwater runoff on the property. This will be determined at development plan submittal.
<b>Building Height</b> - 40 Feet (Maximum)	<b>Building Height</b> – 40 Feet (Maximum)

An agriculture buffer 50-foot wide is required along the western property boundary pursuant to Comprehensive Plan Policy I-7.7.5. The proposed ordinance contains provisions for this buffer and language for the continuation of agriculture uses to coincide with development build-out. Additionally, the proposed ordinance contains a condition for the expiration of the PUD rezoning after three (3) years of approval should the development fail to commence construction within that period pursuant to Comprehensive Plan Policy I-7.8.2.

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

The application is consistent with the existing land uses of the surrounding area. The land uses within the immediate area consist of general and convenience retail, restaurants, auto repair facilities, together with single and multi-family residential uses ranging from seventeen (17) dwelling units (DU) to the net acre on the south side, six (6) DU to the gross acres on the east side, three (3) DU to the gross acre on the north side, and undeveloped on the west side (Green Swamp Rural Conservation FLUC/1 DU to 10 net acres)..

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

There have been five (5) rezoning cases in this area over the past 6-years related to PUDs. The Applicant seeks to rezone in order to develop the subject property as a Mixed-Use PUD.

- 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;

**TRANSPORTATION**

The standard level of service (LOS) for the impacted roadway (US Hwy 27 is "C" with a capacity of 2,590 average daily trips (ADT). The segment of US Hwy 27 between CR 474 to US Hwy 192 is currently operating at seventy nine percent (79%) of its capacity during the peak hour in the peak direction.

This project will be generating six hundred and nine (609) peak hour trips; with three hundred and forty nine (349) directional pm peak hour trips increasing the volume to capacity (v/c) ratio to ninety two percent (92%). Applicant has submitted a draft traffic impact analysis and will be required to submit a full operational analysis at time of site plan/preliminary plat. Currently there are no State funded improvements scheduled for this roadway segment

**UTILITIES**

Southlake Utilities has been identified as the probable utility service provider for the development central water and sewer. It will be necessary for the Applicant to obtain a Utility Service Agreement from Southlake Utilities and provide a copy of this agreement in conjunction with any development application approval. The ordinance requires connection to central utilities.

**FIRE**

Lake County Fire and Rescue Station (LCFR #112) is located at the intersection of CR 474 and US Hwy 27 area approximately 0.5 mile from the property. LCFR #112 is manned 24/7 with an approximate response time of 3 to 5 minutes providing fire protection and advanced life support for this area.

**SCHOOLS**

The Lake County School Board has provided the following information regarding school capacity for the schools impacted by the proposed development. The School Impact Analysis provided states the proposed development will adversely impact Lake County Schools. This information is based on the Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2013 - 2017. The proposed development will be required to meet school concurrency prior to construction plan approval in accordance with Section 5.03.02 (B) (1), LDR. A condition has been placed in the attached Ordinance addressing this.

Affected Schools	Projected Enrollment 2016/2017	Permanent Student Capacity	Projected Five-Year Capacity %	Student Enrollment with Impact	% of Permanent Capacity with Impact	Planned Capacity on Site
Sawgrass Bay Elementary	1,112	1,420	78%	1,203	85%	No
Windy Hill Middle	1,192	1,199	99%	1,241	104%	No
East Ridge High	1,947	2,166	90%	2,008	93%	No

**Concurrency Service Area (CSA 14)**

<b>Affected Schools</b>	<b>Student Enrollment 2016-2017</b>	<b>Permanent Student Capacity</b>	<b>% of Permanent Capacity</b>
Elementary	1,112	1,420	78%
Middle	1,192	1,199	99%
High	0	0	0%

**SOLID WASTE**

The Lake County Solid Waste Division has indicated that adequate capacity is available to address the solid waste needs of the project. The ordinance has been conditioned to require sufficiently designed access ways to accommodate solid waste collection vehicles.

**PARKS**

The Applicant is providing 49.1 acres of common open space within the proposed development which may possibly be used for hiking trails, picnicking, and other passive recreational uses. Further evaluation of recreational needs will be considered during the development review process for development application (site plan/preliminary plat) submittal

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

No information has been submitted to indicate that the proposed rezoning would result in significant adverse impacts on the natural environment. The property is in an area that has the potential to contain sand skinks and gopher tortoise. A detailed Environmental Assessment, no older than 6-months addressing flora, fauna, and natural habitat, will be required prior to any development application approval. The submittal of an Environmental Assessment will be a condition in the attached ordinance. Wetlands on the site will be required to be placed in a conservation easement and will be required to have a fifty (50)-foot wetland buffer. These requirements will be addressed in detail during the development review process if this rezoning is approved.

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

No evidence has been presented that would indicate the proposed rezoning would adversely affect the property values in the area.

**H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such patterns;**

The development pattern for the area surrounding the property is predominately commercial development along US Hwy 27. A mix of residential types (Single-Family and Multi-Family) together with assorted commercial uses (general and convenience retail, general and fast food restaurants, auto repair, and medical services) are situated west of the highway. The Comprehensive Plan has designated this area as the Green Swamp Ridge FLUC to promote a balanced mix of land uses. The proposed project will result in an orderly and logical development pattern within this FLUC.

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

The proposed rezoning is in harmony with the general intent of the Lake County Comprehensive Plan and Land Development Regulations. The proposed development is in keeping with the surrounding character and development pattern.

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

N/A

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

1. The application is consistent with Comprehensive Plan *Policy I-4.2.2, Green Swamp Ridge Future Land Use Category.*
2. The application is consistent with Comprehensive Plan Policy I-7.7.5, by providing a buffer between agriculture and residential uses.
3. The application is consistent with Comprehensive Plan Policy I-7.8.2 by providing a sunset condition in the PUD Ordinance.
4. The application is consistent with Table 3.00.03, Land Development Regulations (LDR), Land Use – Zoning District Matrix which permits PUD zoning in the Green Swamp Ridge FLUC.
5. The application is consistent with Section 4.03.00, LDR, by meeting or exceeding the various development standards for a PUD.

Based on these findings of fact, staff recommends **Approval** for this rezoning subject to the conditions contained in the attached Ordinance.

**WRITTEN COMMENTS FILED:**

**Support: -0-**

**Concern: -0-**

**Opposition: -0-**



**CURRENT ZONING**  
**AGRICULTURE**

**RUBIN GROVES OF CLERMONT PUD REZONING**

**CASE NO.**  
PH= 3-13-1

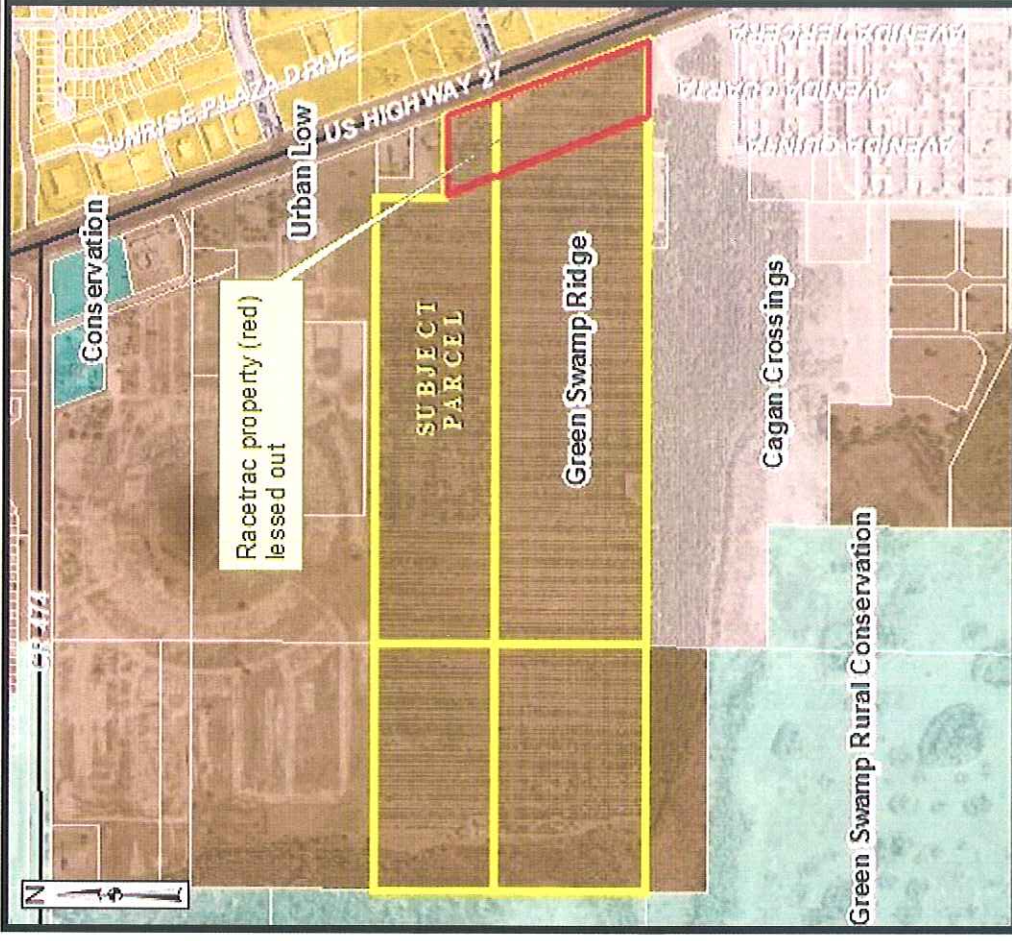
**CASE LOCATION:**  
28.2° - 24S - 26E

**REQUESTING:**  
Reszone 131 - acres from Agriculture to Planned Unit Development (PUD)

**ZONING**

**LAND USE**

**SUBJECT PARCEL**



**2030 FUTURE LAND USE**  
**GREEN SWAMP RIDGE**

**MAP COMPOSITION:**  
JANUARY, 2013

**FOCUS AREA**

**LAKELAND COUNTY**





- 1                                   2. Commercial:
- 2                                   a. Commercial development area shall not exceed twenty-four (24.54) acres
- 3    maximum and as limited by the maximum floor area ratio of 0.25.
- 4                                   b. Commercial uses shall be permitted in accordance with the Comprehensive
- 5    Plan and Land Development Regulations (LDR), as amended.

6                                    Accessory uses directly associated with the above principal uses may be  
 7                                    approved by the County Manager or designee. Any other use of the site not  
 8                                    specified in this Ordinance shall require approval of an amendment to this  
 9                                    Ordinance by the Board of County Commissioners.

- 10                                B. Environmental, Open Space and Conservation:
- 11                                1. An environmental assessment consistent with the Comprehensive Plan and LDR,
- 12    as amended shall be required with site plan or preliminary plat.
- 13                                2. The development is providing 49.1 acres of open space, which meets the
- 14    minimum required open space of 49.07 acres (40% of the net buildable area). The
- 15    development shall maintain the minimum open space on the site, consistent with
- 16    the Comprehensive Plan and LDR, as amended.
- 17                                3. All wetlands within the property shall be placed into a conservation easement or
- 18    similar recorded and legally binding instrument, as allowed by law, pursuant to
- 19    Lake County Comprehensive Plan Policy I-4.1.5. The conservation easement or
- 20    similar instrument shall require that all wetlands and wetland buffers be maintained
- 21    in their natural and unaltered state.

22                                C. Development Requirements:

Impervious Surface Ratio (ISR)	45% of the development site
Floor Area Ratio (FAR)	25% of the non-residential development site
Building Square Footage	5,000 SF; may increase to max. ISR & FAR if building meets or exceeds sustainable building rating & certification system and retains the first 3 inches of stormwater runoff on the property.
Building Height	Forty (40) Feet

23                                All development shall meet the development requirements within the Green Swamp  
 24                                Area of Critical State Concern in accordance with the Comprehensive Plan and LDR,  
 25                                as amended.

- 26                                D. Utilities:
- 27                                1. Central water and sewer shall be provided to the development prior to construction
- 28    plan and/or site plan approval.
- 29                                2. A copy of the Utility Service Agreement between the developer and utility service
- 30    provider shall be provided to the County prior to the approval of a site plan and/or
- 31    construction plans.
- 32                                3. The Developer or Property Owner shall demonstrate that all accessways are
- 33    designed to accommodate solid waste collection vehicles to Lake County
- 34    standards, as amended.

- 1 E. Parking: All parking for the development shall be consistent with the Comprehensive  
2 Plan and LDR, as amended.
- 3 F. Buffers, Landscaping, and Setbacks:
  - 4 1. Landscaping and screening shall be in accordance with the Comprehensive Plan  
5 and LDR, as amended.
  - 6 2. Landscape buffers, fences or walls, shall not be required between commercial or  
7 mixed (residential/commercial) uses within this planned unit development except  
8 to visually screen parking, loading or storage areas.
  - 9 3. Best Management Practices for native landscaping and "right plant-right place"  
10 landscaping techniques shall be used for the landscape design to minimize the  
11 use of chemicals, pesticides, and water for irrigation. Invasive and exotic plant  
12 species are prohibited.
  - 13 4. A fifty (50) foot wide buffer shall be along the western perimeter property line,  
14 adjacent to agricultural land areas and any agriculture zoned properties. The  
15 buffer will be assessed during the review of the required preliminary plat and/or  
16 site plan and may consist of existing non-invasive vegetation or Florida Friendly  
17 vegetation.
- 18 G. Transportation:
  - 19 1. Access management shall be consistent with the Comprehensive Plan, LDR, and  
20 Florida Department of Transportation (FDOT) Regulations, as amended.
  - 21 2. A full operational traffic impact analysis shall be submitted for review and approval  
22 with a site plan and/or preliminary plat application.
- 23 H. Lighting: Exterior lighting shall not illuminate adjacent properties and rights-of-way.  
24 Outdoor lighting shall be full-cutoff lighting. Lighting shall be designed so as to prevent  
25 direct glare, light spillage, and hazardous interference consistent with Dark Sky  
26 Principles and be in accordance with the Comprehensive Plan and Land Development  
27 Regulations, as amended.
- 28 I. Noise: A noise assessment shall be required with the preliminary plat and/or site plan  
29 submittal to demonstrate mitigation for any noise impacts the proposed project may  
30 have on the neighboring uses pursuant to the LDR, as amended.
- 31 J. Signage: Signage shall be consistent with the Comprehensive Plan and LDR, as  
32 amended.
- 33 K. Concurrency: The development shall be subject to all applicable Concurrency  
34 Management requirements in accordance with the Comprehensive Plan and LDR, as  
35 amended.
- 36 L. Future Amendments to Statutes, Code, Plan, and/or Regulations: The specific  
37 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake  
38 County Comprehensive Plan, and Lake County Land Development Regulations,  
39 include any future amendment to the Statutes, Code, Plan, and/or Regulations.
- 40 M. PUD Term Limits: Physical development shall commence within three (3) years from  
41 the date of this Ordinance approval.
  - 42 1. Failure to construct either infrastructure for 100 dwelling units, infrastructure for  
43 5,000 square feet of commercial use, or the necessary extension of Woodcrest

- 1 Way to support the proposed development within three (3) years of approval of  
2 this Ordinance, shall cause the revocation of this ordinance in accordance with the  
3 Comprehensive Plan or superseding documents amended. Clearing and grading  
4 alone shall not be construed as sufficient to meet this requirement.
- 5 2. Prior to expiration of the three-year time frame, the Board of County  
6 Commissioners may grant, via a Public Hearing, a one (1) extension of the time  
7 frame for a maximum of two (2) years upon a showing that reasonable efforts have  
8 been made towards securing the required approvals and commencement of work.
- 9 N. After establishment of the facilities as provided herein, the aforementioned property  
10 shall only be used for the uses named in this Ordinance.
- 11 O. This Ordinance shall inure to the benefit of, and shall constitute a covenant running  
12 with the land and the terms, conditions, and provisions hereof, and shall be binding  
13 upon the present owner and any successor, and shall be subject to each and every  
14 condition herein set out.
- 15 P. The transfer of ownership or lease of any or all of the property described in this  
16 Ordinance shall include in the transfer or lease agreement, a provision that the  
17 purchaser or lessee is made good and aware of the conditions pertaining to this  
18 Ordinance, and agrees to be bound by these conditions. The purchaser or lessee may  
19 request a change from the existing plans and conditions by following procedures  
20 contained in the Lake County Land Development Regulations, as amended.
- 21 Q. Action by the Lake County Code Enforcement Special Master. The Lake County Code  
22 Enforcement Special Master shall have the authority to enforce the terms and  
23 conditions set forth in this ordinance and to recommend that the Ordinance be  
24 revoked.

25 **Section 2. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be  
26 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in  
27 no way affect the validity of the remaining portions of this Ordinance.

28 **Section 3. Development Review and Approval:** Prior to the issuance of any permits, the Owner  
29 shall obtain development order approvals from Lake County. The applications for final  
30 orders shall meet all submittal requirements and comply with all County codes and  
31 ordinances, as amended.

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33  
34  
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1 **Section 4. Effective Date. This Ordinance shall become effective as provided by law.**

2  
3 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

4  
5 **FILED** with the Secretary of State \_\_\_\_\_, 2013.

6  
7 **EFFECTIVE** \_\_\_\_\_, 2013.

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

10 \_\_\_\_\_  
11 **LESLIE CAMPIONE, Chairman**

12 **ATTEST:**

13 \_\_\_\_\_  
14 **NEIL KELLY, Clerk of the**  
15 **Board of County Commissioners**  
16 **Lake County, Florida**

17 **APPROVED AS TO FORM AND LEGALITY**

18 \_\_\_\_\_  
19 **SANFORD A. MINKOFF, County Attorney**

EXHIBIT "A" – LEGAL DESCRIPTION

Parcel No.1:

The North 661 feet of the South 1485 feet of the East 1/2 of the Southeast 1/4 of Section 27, Township 24 South, Range 26 East, Lake County, Florida.

Parcel No.2:

The North 661 feet of the South 1485 feet of Section 26, Township 24 South, Range 26 East, Lake County, Florida, lying West of the right of way of U.S. Highway No. 27.

LESS and EXCEPT the following described parcels:

From the Southwest corner of Section 26, Township 24 South, Range 26 East, Lake County, Florida, run South 89°41'50" East, along the South line of said Section 26, 3386.26 feet to a point on the centerline of U.S. Highway #27, run thence along said centerline, North 20°05'20" West, 1384.28 feet; run thence North 89°41'50" West, 119.49 feet to the Point of Beginning; said Point of Beginning being on the Westerly right-of-way line of U.S. Highway # 27; continue thence North 89°41'50" West, 269.69 feet; run thence North 00°18'10" East, 187.47 feet; run thence South 89°41'50" East, 200.0 feet to the aforesaid Westerly right-of-way line of U.S. Highway #27; run thence South 20°05'20" East, 200.0 feet to the Point of Beginning.

AND

From the Southwest corner of Section 26, Township 24 South, Range 26 East, Lake County, Florida, run South 89°41'50" East, along the South line of said Section 26, 3386.26 feet to a point on the centerline of U.S. Highway #27, run thence along the said centerline of U.S. Highway # 27, North 20°05'20" West 1384.28 feet; thence North 89°41'50" West 119.49 feet for a Point of Beginning, said Point of Beginning being on the Westerly right-of-way line of the aforesaid U.S. Highway #27; run thence along said Westerly right-of-way line South 20°05'20" East 200.0 feet; thence North 89°41'50" West 439.38 feet; thence North 00°18'10" East 374.93 feet; thence South 89°41'50" East 100.00 feet; thence South 00°18'10" West 187.47 feet; thence South 89°41'50" East 269.69 feet to the Point of Beginning.

Parcel No.3:

That part of the South 1/4 of the Southwest 1/4 of the Southeast 1/4 lying West of the right of way of U.S. Highway No. 27; The South 1/4 of the Southeast 1/4 of the Southwest 1/4; and the South 1/4 of the Southwest 1/4 of the Southwest 1/4; Section 26, Township 24 South, Range 26 East, Lake County, Florida;

The South 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 24 South, Range 26 East, Lake County, Florida.

Parcel No. 4:

The North 494 feet of the South 824 feet of Section 26, Township 24 South, Range 26 East, Lake County, Florida, lying West of the right of way of U.S. Highway No. 27, and the North 494 feet of the South 824 feet of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 24 South, Range 26 East, Lake County, Florida.

**ALSO LESS THE FOLLOWING DESCRIBED PARCEL (Racetrac)**

LEGAL DESCRIPTION: (Racetrac Parcel)

A part of Section 28, Township 24 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 26; thence along the South line of said Section 26, North 89°59'11" West, a distance of 2034.49 feet, to the westerly right-of-way line of

1 U.S. Highway 27 (State Road 25) per Florida Department of Transportation Right-of-Way Map  
2 Section 11200, for a point of beginning. Thence continue along said South line, North 89°59'11"  
3 West, a distance of 469.14 feet; thence leaving said South line. North 20°17'17" West. a  
4 distance of 1184.20 feet; thence South 89° 53'15" East, a distance of 469.45 feet, to a point on  
5 the westerly right-of-way line of said U.S. Highway 27; thence along said westerly right-of-way  
6 line, South 20°17'17" East, a distance of 1183.34 feet, to the point of beginning. Containing  
7 11.95 acres, more or less.

8 **Subject to:**

9 Legal description: ingress/egress easement

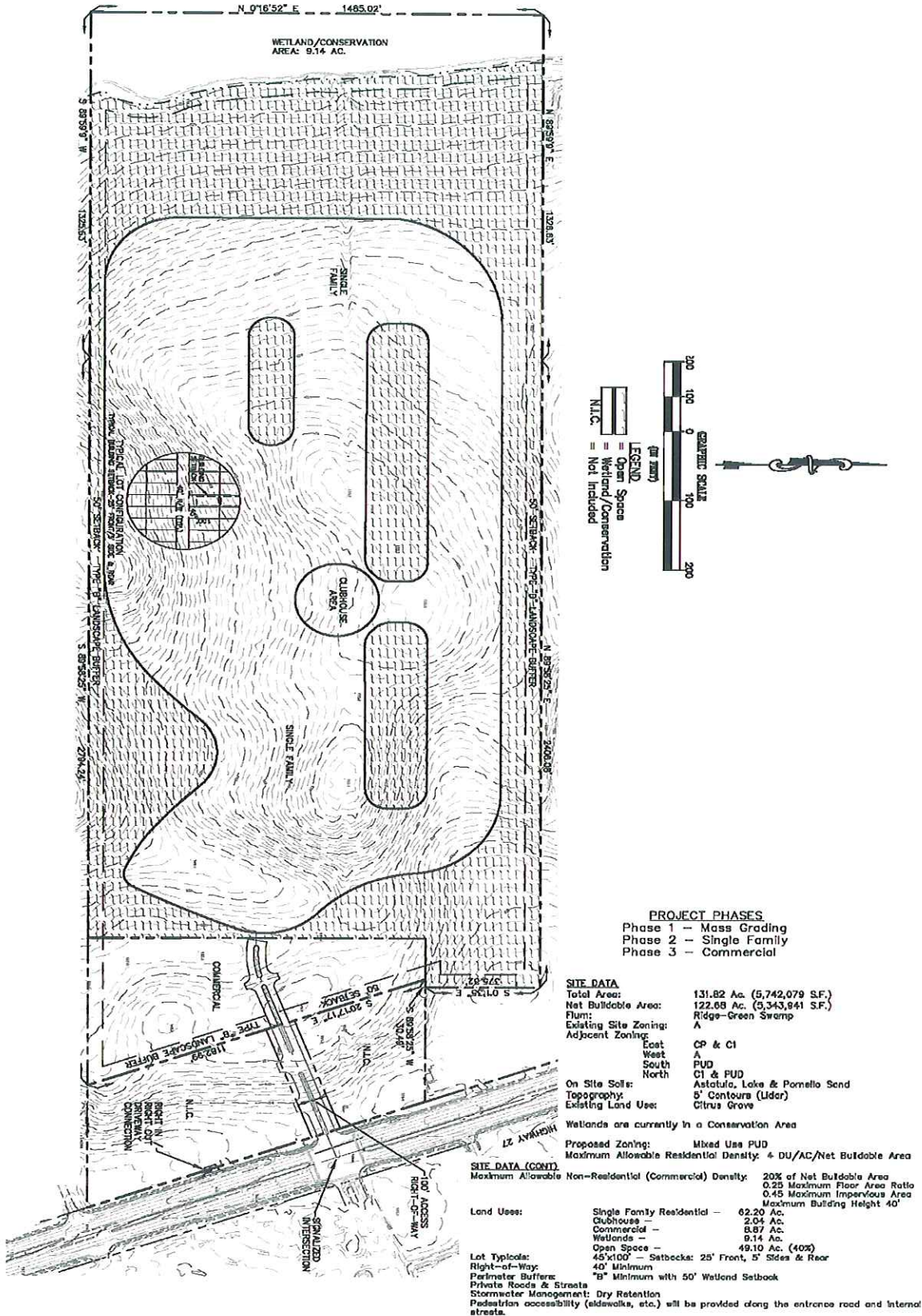
10 A part of Section 26, Township 24 South, Range 26 East, Lake County, Florida, being more  
11 particularly described as follows:

12 Commence at the Southeast corner of said Section 26; thence along the South line of said  
13 Section 26, North 89°59'11" West, a distance of 2503.63 feet; thence leaving said South line,  
14 North 20°17'17" West, a distance of 635.57 feet, for a Point of Beginning; thence continue North  
15 20°17'17" west, a distance of 75.00 feet; thence North 69°43'18" East, a distance of 440.00 feet,  
16 to the westerly right-of-way line of U.S. Highway 27 (State Road 25) per Florida Department of  
17 Transportation Right-of-Way Map Section 11200; thence along said westerly right-of-way line.  
18 South 20°17'17" East, a distance of 75.00 feet; thence leaving said westerly right-of-way line,  
19 South 69°43'18" West, a distance of 440.00 feet, to the Point of Beginning.  
20 Containing 0.75 acres, more or less.

21

1

EXHIBIT "B" – CONCEPT PLAN



2