

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD
March 7, 2012



BOARD OF COUNTY COMMISSIONERS
March 27, 2012

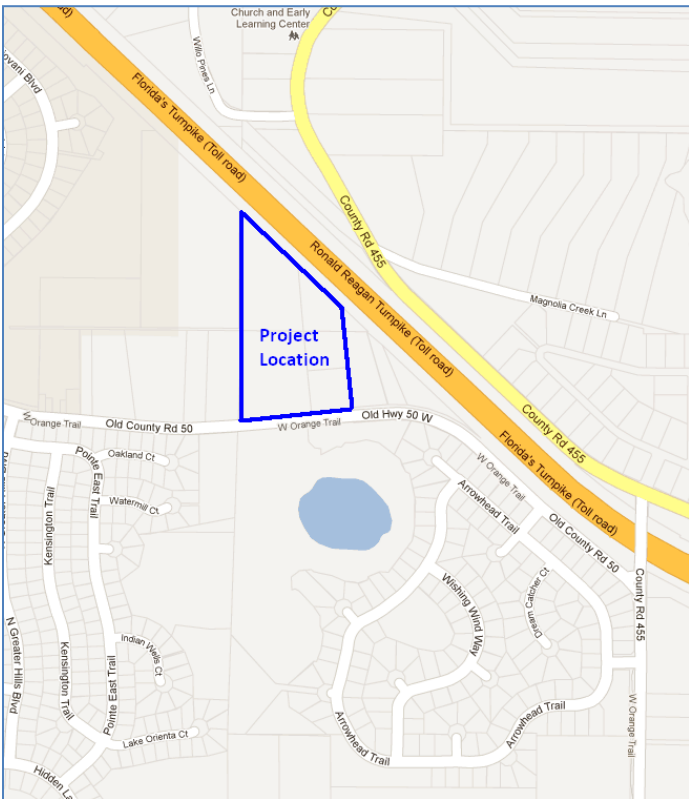
PH #10-12-2 Clermont Baptist Church	Case Manager: Melving Isaac, Planner	Agenda Item #2
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Owner: Clermont Baptist Church, Inc. (the "Owner")

Applicant: Lake County Planning and Community Design (the "Applicant") with concurrence of the Owner.

Requested Action: Correct a scrivener's error in the legal description of Ordinance #2001-154. Ordinance #2001-154 will be superseded and replaced by the proposed ordinance.

- Site Location & Information -



Size	16 +/- acres	
Location	Clermont area, North of Old CR 50, West of Florida Turnpike	
Alternate Key #'s	1029031, 3456084, 3798636 and 3798781	
Future Land Use	Urban Low Density	
	Existing	Proposed
Zoning District	CFD/A	CFD
Impervious Surface Ratio (Policy I-1.3.2)	.60 max	.60 max
Floor Area Ratio (Policy I-1.3.2)	.35 max	.35 max
Joint Planning Area	Clermont	
Utility Area:	Clermont	
Site Utilities	Central water and septic system	
Road Classification	Old CR 50 – Urban Collector	
Flood Zone/ FIRM Panel	X/A(555) Zone X – Area determinate to be outside 500-year floodplain Zone A – No base flood elevations determined	
Commissioner District	2 (Parks)	

Approximate site location outlined in Blue

Site Visit February 17, 2012
Sign Posted February 17, 2012 (2 posted)

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural Transition	Agriculture (A)	Rural Residential	Property surrounded by Florida Turnpike at the north
South	Urban Low Density	PUD	Residential	Property surrounded by Old CR 50 at the south
East	Urban Low Density	Agriculture (A)	Vacant Lands	
West	Urban Low Density	Agriculture (A)	Rural Residential, Wetlands, Wooded Area	

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to Ordinance #2001-154 to correct scrivener's error within the legal description by rescinding and replacing it with a new Ordinance, with conditions.

ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant sought to add additional development to the property and it was discovered that one of the parcels comprising the property had not been included when the property was originally rezoned by CFD Ordinance #2001-154. This rezoning seeks to correct this scrivener's error in the legal description to include the northeast parcel. Ordinance #2001-154 will be replaced with a new ordinance, with conditions, that corrects the scrivener's error.

This application does not propose any new uses to what was approved under Ordinance #2001-154. The amendment will not increase the type or intensity of use and will have no adverse impacts upon the surrounding area development pattern.

The subject property consists of 16+/- acres located, north of Old CR 50 and west of Florida Turnpike, in the Clermont area. The property contains an existing church.

The proposed rezoning request is consistent with the Comprehensive Plan that permits church uses in the Urban Low Density Future Land Use Category (FLUC). Additionally, the request is consistent with Land Development Regulations (LDR) Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which allows church use in the CFD Zoning District.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The text amendment has no bearing on consistency with the Comprehensive Plan and Land Development Regulations. There is no change in use from what was previously approved. Religious uses are permitted in the CFD Zoning District, as established in LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*.

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

The CFD zoning request is consistent with Comprehensive Plan Policy I-1.3.2, as churches (religious organizations) uses are allowable in the Urban Low Density FLUC.

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

The amendment will be consistent with the existing and proposed land uses of the surrounding area as it will continue the same uses as previously permitted by Ordinance #2001-154.

The west side and portion of the north side of the property contains a dense wooded area and the north is surrounded by the Florida Turnpike right of way, therefore no landscape buffer is required.

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

A scrivener's error in the legal description of Ordinance #2001-154 prompts the need for this rezoning amendment.

- 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;**

This amendment will not create any additional demands on public facilities and services beyond those previously proposed. The full extent of the impacts will be evaluated as part of the site plan review process for the proposed building.

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

This amendment will not create any adverse impacts on the natural environment.

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

Not applicable.

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

This amendment will not change the existing 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**

This amendment will not be in conflict with the public interest and would be in harmony with the general intent of the Comprehensive Plan and LDR.

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

N/A.

FINDINGS OF FACT: Staff has reviewed the proposed rezoning and found:

1. The request for the correction of the scrivener's error remains consistent with the Comprehensive Plan as seen in Policy I-1.3.2 as Church (religious organizations) uses are allowable and conforms to the general land use criteria and activities of the Urban Low Density Future Land Use Category.
2. The request for the correction of the scrivener's error remains consistent with LDR Table 3.01.03, *Schedule of Permitted and Conditional Uses*, which permits church uses in the CFD Zoning District.

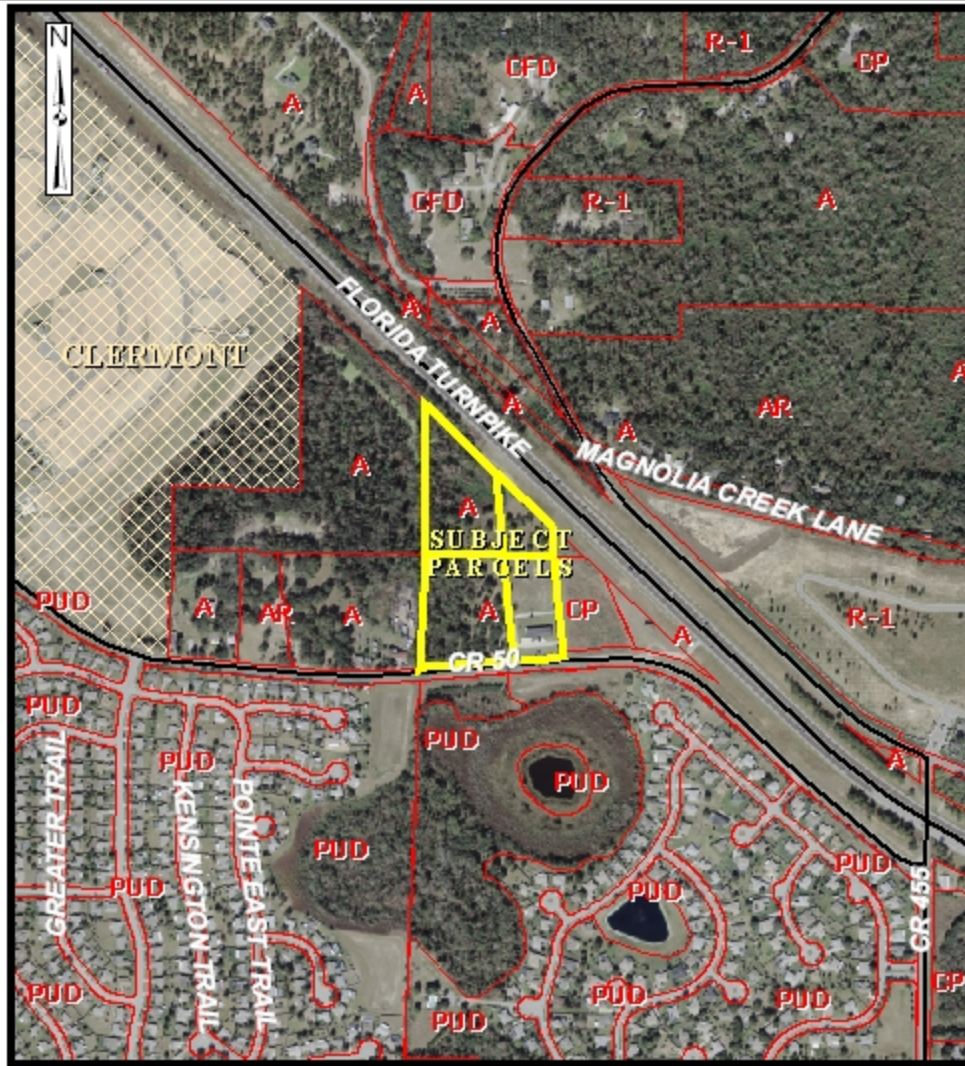
Therefore, based on these findings of fact, staff recommends **APPROVAL with conditions**, subject to the conditions as set forth in the attached Ordinance.

WRITTEN COMMENTS FILED:

Supportive: -0-

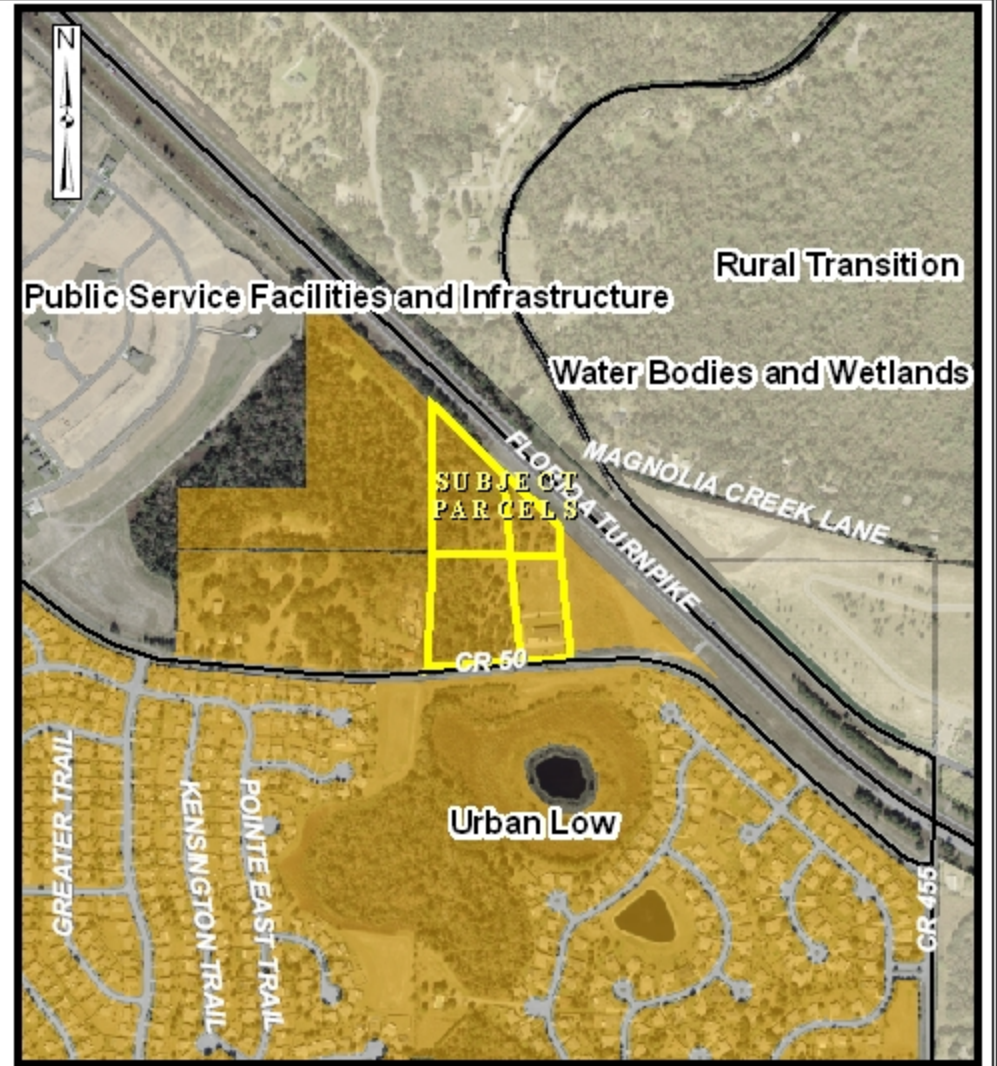
Concern: -0-

Opposition: -0-



CURRENT ZONING

COMMUNITY FACILITY DISTRICT (CFD), AGRICULTURE (A)



ADOPTED FUTURE LAND USE

URBAN LOW

**CLERMONT BAPTIST
CHURCH**

**CASE NO.
PH #5-12-2**

**CASE LOCATION:
T22S, R26E, S14/23**

REQUESTING:

Correct a scrivener's error in the legal description of the Community Facility District (CFD) Ordinance #2001-154

ZONING

LAND USE

**SUBJECT
PARCEL**

REFERENCES:

Lake County GIS Department; Pleistocene, 2006 Aerial Image; Data Collection and Map production compliments of the Growth Management Department, Planning and Community Design

This map product was prepared from a Geographic Information System established by the Lake County Board of County Commissioners, its employees, agents and personnel, made no warranty as to its accuracy, and in particular its accuracy as to labeling, delineation, content, property boundaries, or placement or location of any map features shown. The Lake County Board of County Commissioners, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT. Independent verification of all data is required on the map product should be obtained by the user of this map.

**MAP COMPOSITION:
JANUARY, 2008**

**FOCUS
AREA**



- 1 b. Gymnasium
- 2 c. Social Hall
- 3 d. Kitchen
- 4 e. Administrative Offices

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

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

11 B. Develoepment Standards:

12 1. Parking: Parking surfaces may be grass or other pervious material, except as required for
13 handicapped accessibility.

14 2. Setbacks:

15 a. Front – 50-feet (minimum) from Old Highway 50.

16 b. Rear – 50-feet (minimum), or as required by the Land Development Regulations (LDR),
17 whichever is less (from Florida Turnpike).

18 c. Sides – in accordance with the LDR, as amended.

19 3. Open Space, Impervious Surface Ratio, Floor Area Ratio, Building Height and Parking shall
20 be in accordance with the Comprehensive Plan and LDR, as amended.

21 4. Landscaping, Buffering, and Screening:

22 a. East and South Landscape Buffer shall be installed consistent with the LDR, as
23 amended.

24 b. West and North Landscape Buffer: No buffer required.

25 c. Existing trees may be used to meet the above tree requirements in accordance with the
26 Land Development Regulations (LDR).

27 5. Transportation Improvements/Access Management:

28 a. Impacts of the development may generate right-of-way dedication to provide 50 feet
29 from the centerline of Old CR 50.

30 b. An additional 25 feet right-of-way dedication is requested for the proposed South Lake
31 Bike Trail.

32 c. Access management shall be in accordance with the LDR, as amended.

33 C. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent
34 with Dark-Sky Principles.

35 D. Noise: Compliance shall be in accordance with the LDR, as amended.

36 E. Signage: Signs shall be in accordance with the LDR, as amended.

- 1 F. Clermont Joint Planning Area: All requirements of the Clermont Joint Planning Area Land
2 Development Regulations shall apply, unless otherwise specified herein.
- 3 G. Concurrency Management Requirements: Any development shall comply with the Lake County
4 Concurrency Management System.
- 5 H. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall be
6 required to submit a site plan generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN
7 for review and approval in accordance with the Comprehensive Plan and LDR, as amended.
- 8 I. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in
9 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
10 Comprehensive Plan, and Lake County Land Development Regulations shall include any
11 future amendments to the Statutes, Code, Plans, and/or Regulations.

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

- 13 A. After establishment of the facilities as provided herein, the aforementioned property shall only
14 be used for the purposes named in this Ordinance. Any other proposed use must be
15 specifically authorized by the Board of County Commissioners.
- 16 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,
17 move, convert, or demolish any building structure, add other uses, or alter the land in any
18 manner within the boundaries of the above described land without first obtaining the necessary
19 approvals in accordance with the Lake County Code, as amended, and obtaining the permits
20 required from the other appropriate governmental agencies.
- 21 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the
22 land and the terms, conditions, and provisions hereof, and shall be binding upon the present
23 Owner and any successor, and shall be subject to each and every condition herein set out.
- 24 D. Construction and operation of the proposed use shall at all times comply with the regulations of
25 this and other governmental permitting agencies.
- 26 E. The transfer of ownership or lease of any or all of the property described in this Ordinance
27 shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is
28 made good and aware of the conditions established by this Ordinance and agrees to be bound
29 by these conditions. The purchaser or lessee may request a change from the existing plans
30 and conditions by following procedures contained in the Land Development Regulations, as
31 amended.
- 32 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code
33 Enforcement Special Master shall have authority to enforce the terms and conditions set forth
34 in this ordinance and to recommend that the ordinance be revoked.

35 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
36 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
37 affect the validity of the remaining portions of this Ordinance.
38

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

2
3 ENACTED this _____ day of _____, 2012.

4
5 FILED with the Secretary of State _____, 2012.

6
7 EFFECTIVE _____, 2012.

8
9 BOARD OF COUNTY COMMISSIONERS
10 LAKE COUNTY, FLORIDA

11
12 _____
LESLIE CAMPIONE, Chair

13 ATTEST:

14 _____
15 NEIL KELLY, Clerk of the
16 Board of County Commissioners
17 Lake County, Florida

18 APPROVED AS TO FORM AND LEGALITY

19 _____
20 SANFORD A. MINKOFF, County Attorney
21

EXHIBIT "A" – LEGAL DESCRIPTION

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LOT 2:
THAT PORTION OF THE SOUTH 1155.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND, THAT PORTION OF TRACTS 7 AND 8, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

LOT 3:
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND, TRACT 8, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN N00°26'15"W, ALONG THE WESTERLY BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 779.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE S47°22'04"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 504.42 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S05°26'42"E, 977.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 438; THENCE S84°33'18"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 473.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AFORESAID TRACT 8, AND THE WESTERLY BOUNDARY OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE N01°18'41"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 587.82 FEET TO THE POINT OF BEGINNING. LESS THE SOUTHERLY 7.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY. CONTAINING 10.96 ACRES MORE OR LESS.

CFN 2002008000
Bl 02059 Pgs 2446 - 2450; (5pgs)
DATE: 01/23/2002 03:10:25 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 21.00
TRUST FUND 3.00

ORDINANCE NO. #2001-154
Tracking No. #150-01-CFD
Clermont Baptist Church
PH#82-01-2

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

WHEREAS, the Lake County Planning and Zoning Commission did, on the 5th day of December, 2001, review petition PH#82-01-2, a request for rezoning from A (Agriculture) to CFD (Community Facility District) on property generally located in the Clermont area – Property located S of the Florida Turnpike and N of Old SR 50 and W of CR 455. (Secs.14/23 Twp. 22S Rge. 26E) (16.09 +/-acres)

LEGAL DESCRIPTION: EXHIBIT "A" - ATTACHED

AND, after giving Notice of Hearing on petition for a change in the use of land, including a notice that said would be presented to the Board of County Commissioners of Lake County, Florida, on the 18th day of December, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

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

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, be altered and amended as they pertain to the above tract of land subject to the following terms and conditions:

- I. Terms: Approval of this Ordinance shall mean and include those uses as outlined herein. The County Manager or designee shall amend the Lake County Zoning Maps from A to CFD, in accordance with this ordinance.

FILED
2002 JAN 11 PM 4:40
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

ORDINANCE NO. #2001-154
(Tracking No. #150-01-CFD) (PH#82-01-2) (Clermont Baptist Church)

A. Land Uses:

1. Primary use of the site shall be for a church and associated uses. The County Manager or designee may approve normal accessory uses related thereto. Any other use of the site shall require approval of an amendment by the Planning and Zoning Commission and the Board of County Commissioners.

Associated uses are described below:

Worship Center
 Gymnasium
 Social Hall
 Kitchen
 Administrative Offices

- B. Setbacks: The applicant shall be required to maintain a minimum setback of 50 feet from Old Highway 50 and 25 feet from the Florida Turnpike.
- C. Transportation Improvements: Impacts of the development may generate right-of-way dedication to provide 50' from the centerline of Old CR 50. An additional 25' right-of-way dedication is requested for the proposed South Lake Bike Trail.
- D. Lighting: Light sources to illuminate signs, facades, buildings, parking and loading areas shall be shaded. Exterior lighting shall be directed away from adjacent properties. Lighting shall be designed as to prevent direct glare, light spillage and hazardous interference with adjacent properties. Lighting including light poles or lighting attached to structures shall not exceed thirty (30) feet in height.
- E. Noise: External intercom systems or loud speakers or any other devices, which electronically augment or amplify sounds, are prohibited.
- F. Development Review and Approval: Prior to the issuance of any permits, the applicant shall be required to submit a site plan for review and approval by the Lake County site plan review process. The site plan shall meet all submittal requirements and comply with all County codes and ordinances, as amended.
- G. Future Development Orders: Any requested development order must comply with the Lake County Land Development Regulations, as amended, and Lake County Comprehensive Plan, as amended.

ORDINANCE NO. #2001-154
(Tracking No. #150-01-CFD) (PH#82-01-2) (Clermont Baptist Church)

- H. Future Amendments to Statutes, Code, Plan 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, include any future amendments to the Statutes, Code, Plan, and/or Regulations.
2. Conditions as altered and amended which pertain to the above tract of land shall mean:
- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this ordinance. The Planning and Zoning Commission and the Board of County Commissioners must specifically authorize any other proposed use.
 - B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with the Lake County Land Development Regulations, as amended, and receiving approval from the County Manager or designee upon obtaining the permits required from the other appropriate governmental agencies.
 - C. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
 - D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
 - F. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Ordinance, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in Chapter XIV of the Lake County Land Development Regulations (LDRs), as amended.

ORDINANCE NO. #2001-154
(Tracking No. #150-01-CFD) (PH#82-01-2) (Clermont Baptist Church)

Section 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 18th day of December 2001.

FILED with the Secretary of State January 11 2002

EFFECTIVE January 11 2002

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Robert A. Pool
ROBERT A. POOL, CHAIRMAN

ATTEST:

James C. Watkins

JAMES C. WATKINS, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

Sanford A. Minkoff
Sanford A. Minkoff, County Attorney

EXHIBIT "A" – LEGAL DESCRIPTION

ORDINANCE NO. #2001-154

PH#82-01-2

Clermont Baptist Church
Tracking NO. #150-01-CFD

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

LEGAL DESCRIPTION: Lake Highlands 23-22-26 That part of Tract 8 described as follows: From the SW cor of Sec 14-22-26 run N 00 deg. 26' 15" W along W bdry line of Sec a distance of 779.22 ft to S'ly r/w line of Sunshine State Parkway, S 47 deg 22' 04" E along S'ly r/w line 504.42 ft, S 05 deg. 26' 42" E 977.17 ft to N'ly r/w line of SR 438 & POB, run S 84 deg. 33' 18" W along said N'ly

r/w line a distance of 473.30 ft to a point on W'ly bdry line of Tract 8, N 01 de.g 18' 41" E along said W'ly bdry line of Tract 8 to N line of Tract 8, E along said N line of Tract 8 to a point that is N 05 deg. 25' 42" W of POB, run S 05 deg. 26' 42" E to POB; Lake Highlands 23-22-26 that part of Tract

7 & 8 described as follows: From SW cor of Sec 14-22-26 run N 00 deg. 26' 15" W along W'ly bdry of said Sec a distance of 779.22 ft to S'ly r/w line of Sunshine State Parkway, S 47 deg. 22' 04" E along said S'ly r/w line a distance of 896.57 ft, S 05 deg. 26' 42" E to N line of Sec 23-22-26 to

POB, cont S 05 deg. 26' 42" E to N'ly r/w line of SR 438, S 84 deg 33' 18" W along said N'ly r/w line a distance of 262.01 ft, N 05 deg 26' 42" W to N line of Sec 23-22-26, E along said N line of Sec 23 to POB; Begin at SW cor of Sec, run N 00 deg. 26' 15" W 779.22 ft to S'ly r/w line of

Sunshine State Parkway, S 47 deg. 22' 04" E along said S'ly r/w line a distance of 504.42 ft, S 05 deg 26' 42" E to S line of Sec, W along said S line of Sec to POB.

AK #3798636

AK #3456084

AK #1029031