

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS
PETITION TO REZONE PROPERTY

PLANNING and ZONING BOARD
 April 3, 2013



BOARD OF COUNTY COMMISSIONERS
 April 23, 2013

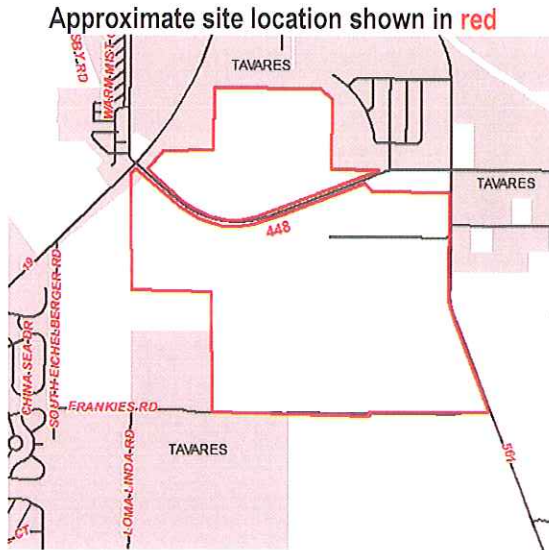
PH #9-13-3 Lake Co. S. Tavares Complex Rezoning Amend.	Case Manager: Rick Hartenstein, AICP, CPM, Senior Planner	Agenda Item # 2
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Owner: Lake County Board of County Commissioners - David Heath, County Manager (the "Owner")

Applicant: Lake County Public Works - Jim Stivender, Senior Director (the "Applicant")

Requested Action: Amend the Lake County South Tavares Complex CFD/MP Zoning Ordinance #2007-72 to clarify uses consistent with the 2030 Comprehensive Plan and Future Land Use Map and replace Ordinance #2007-72 with a new Ordinance.

- Site Location and Information -



Size	434.4 +/-Acres	
Location	Sections 7 & 8 / Township 20S/ Range 26E, South Tavares Area – bounded by SR 19 to the east, Lake Idamere to the north, CR 561 to the west, and Frankie's Road to the south.	
Alt. Key Number(s)	3701241, 1441412, 3701259, 1007976, 3701267, 1441421, 1110327, 1028710, 1111935, 1032024, 1589291, 3809241, & 3809242	
Future Land Use (FLU)	Public Service Facility and Infrastructure and Recreation	
Zoning District	Existing	Proposed
	Community Facility District (CFD) & Planned Industrial (MP)	Community Facility District (CFD) & Planned Industrial (MP)
Floor Area Ratio (FAR)	1.0 - Maximum (Policy I-1.5.3)	1.0 - Maximum (Policy I-1.5.3)
Maximum Impervious Surface Ratio (ISR)	80% - Maximum (Policy I-1.5.3)	80% - Maximum (Policy I-1.5.3)
Joint Planning Area	City of Tavares	
Utility Area	City of Tavares	
Site Utilities	Central water and septic system	
Road District	SR 19 – Arterial, CR 448 – Collector, CR 561 – Collector, and Frankie's Road – Local Road	
Flood Zone / FIRM Panel	Zone A & X – Panel #12069C0365E Effective 12/18/2012	
Commissioner's District	3- Conner	

Site Visit(s): March 20, 2013

Sign(s) Posted: March 20, 2013 - (10 Signs)

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	City of Tavares	City	Lake Idamere & Seaplane Manufacturing Plant	None
South	Public Service Facilities & Infrastructure and City of Tavares	City, CFD, & A	Public Safety Training Area and Firing Range & Undeveloped Residential	None
East	Industrial & City of Tavares	A	Manufacturing	Southridge Industrial Centre, Tavares
West	Urban Low & City of Tavares	A, C-1, CP, & City	Boat Storage, RV Park, Marina, and Vacant Land	None

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

PLANNING and ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to amend the Lake County South Tavares Complex CFD/MP Zoning Ordinance #2007-72 to provide clarity to uses and bring the facility in line with the 2030 Comprehensive Plan and Future Land Use Map and replace CFD/MP Zoning Ordinance #2007-72 with a new CFD/MP Zoning Ordinance. Staff finds that the request is consistent with all applicable provisions of the Comprehensive Plan and LDRs as specified in the analysis below.

**- 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 proposed rezoning is consistent with the Land Development Regulations (LDR) as seen in Section 3.00.03 that permits the CFD and MP Zoning District in the Urban Expansion and Employment Center Future Land Use Category. In addition, the existing and requested uses by the Applicant are permitted in the CFD and MP Zoning District, as established in Table 3.01.03 LDRs, Schedule of Permitted and Conditional Uses. Animal Control Facilities are not specifically defined within Chapter 3 of the Land Development Regulations. Animal Control Facilities exhibit characteristics of Major Utilities, Kennels, Veterinary Clinics and Sanitary Control Facilities and therefore pursuant to Section 3.01.05 Similar uses, staff has determined that this use is more similar to a Veterinary Clinic or Major Utility since it provides an essential public service and is therefore a permitted use in both the MP and CFD Zoning Districts.

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

The property is located within the Public Service Facility and Infrastructure Future Land Use Category (FLUC) on the Future Land Use Map (FLUM). Policy I-1.5.3 recognizes civic uses, public order and safety, active and passive recreation facilities, transportation facilities, schools, energy plants, and utilities as

permitted uses and landfills as a conditional use within this land use category. The existing uses on the subject property are consistent with these allowable uses.

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

The requested rezoning and its associated land uses are consistent and compatible with the surrounding land use and development pattern. The property is located in an area of the County characterized by commercial, industrial, and governmental facility uses.

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

The area to the south is within the Regional Commercial FLUC and is part of the SR 50 commercial corridor with significant commercial activity. The Applicant is requesting this rezoning to be able to locate the stormwater facilities for the proposed car dealership in order to utilize the dealership property to its highest and best use while providing stormwater retention for the dealership.

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;

The proposed amendment would not result in additional demands on public facilities. Any future expansion impacts would be addressed during the development review process.

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

The property is currently used as a landfill facility, recycling center, animal control facility, and hazardous waste collection facility, along with various governmental offices, a Sheriff's work farm and communications tower. These existing uses will have no greater impact on the natural environment than has already occurred. New facilities will be subject to environmental review and shall be required to comply with all tree preservation regulations. Any Designated Species found on the site as part of the environmental assessment shall be required to be preserved onsite or relocated pursuant to state or federal approvals. Any impacts to the environment that should occur due to any expansion of the government facilities will be addressed during the development review process at the time of development.

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 requested rezoning and its associated land uses are consistent and compatible with the surrounding land use and development pattern as the property is located in an area of the County characterized by commercial, industrial, and governmental facility uses.

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 as demonstrated in Section A and B of this analysis.

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.

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

1. The application is consistent with *Policy I-1.5.3, Public Service Facilities and Infrastructure Future Land Use Category* as civic uses, public order and safety, active and passive recreation facilities, transportation facilities, schools, energy plants, and utilities are recognized as permitted and/or conditional uses.
2. The application is consistent with Table 3.01.03, Land Development Regulations (LDR), Schedule of Permitted and Conditional Uses for the CFD and the MP zoning district which permits Limited Utilities.

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-

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

4 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
5 Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they
6 pertain to the above tracts of land subject to the following terms:

7 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map from
8 CFD (Community Facility District) to CFD (Community Facility District) in accordance with Exhibit "A"
9 and MP (Planned Industrial) to MP (Planned Industrial) in accordance with Exhibit "B" of this
10 Ordinance. The terms and conditions of this Ordinance shall mean and include the total of the
11 following land uses and shall rescind and replace Ordinance #2007-72 in its entirety.

12 A. Land Uses:

13 1. Community Facility Uses:

- 14 a) Traffic Operations Facilities,
- 15 b) Drivers License Facilities,
- 16 c) Correctional Facility Work Farm,
- 17 d) Sheriff's Training Facilities and range,
- 18 e) Parks, and
- 19 f) Radio Communication Tower and support equipment.
- 20 g) Correctional Facilities;
- 21 h) Public Safety Facilities; and
- 22 i) Governmental Facilities.

23 2. Industrial Uses:

- 24 a) Solid Waste Management Central Facility to include the Central Landfill
- 25 Facility and Related Accessory Uses,
- 26 b) Hazardous Waste Collection Center,
- 27 c) Recycling Center, and
- 28 d) Animal Control Facility.
- 29 e) Light Manufacturing Uses.

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

33 B. Setbacks: Setbacks shall be in accordance with the Lake County Land Development
34 Regulations as amended.

35 C. Landscaping: All landscaping shall comply with the landscaping requirements contained in
36 the Lake County Land Development Regulations as amended. Prior to site plan approval,
37 the Board of County Commissioners shall approve a conceptual landscape plan.

38 D. Signage:

- 39 a) All signage shall comply with the applicable sign requirements contained in the Lake
40 County Land Development Regulations, as amended;

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

ENACTED this _____ day of _____, 2013.

FILED with the Secretary of State _____, 2013.

EFFECTIVE _____, 2013.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

NEIL KELLY, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

SANFORD A. MINKOFF, County Attorney

1
2 **Exhibit "A"**
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4

5 **The following property shall be rezoned to CFD:** Containing 171.79 acres, more or less

6
7 (Tax Roll Description)

8 South ½ of the Southwest ¼ of Section 8, Township 20 South, Range 26 East, Lake County, Florida, lying
9 West of Highway 561 (County Road), less the South 66.00 feet for Road right-of-way and less begin at the
10 intersection of Westerly line of the new 80.00 foot wide right-of-way of County Road 561 with North line of
11 the South ½ of the Southwest ¼, run N89°51'07"W, 350.00 feet, S21°33'20"E, 1360.40 feet; S89°45'02"E,
12 350.25 feet; N21°33'20"W, 1361.07 feet to the point of beginning.

13
14 (Tax Roll Description)

15 The Southeast ¼ of the Southeast ¼ of Section 7, Township 20 South, Range 26 East, Lake County,
16 Florida.

17
18 (Official Records Book 1301, Page 2385)

19 Blocks 68, 69, 70 and 71, less the West 16.5 feet thereof, Blocks 80, 81, 82, and 83, according to the Plat
20 of Land of Dennis E. Lowell, filed May 13, 1884, and recorded in the Public Records of Sumter County,
21 Florida.

22
23 Together with an easement over and access to the following described property;

24 The South 50 feet of the Southeast one-quarter of the Southeast one-quarter of Section 7, Township 20
25 South, Range 26 East and the South 50 feet of the Southwest one-quarter lying West of right-of-way of
26 County Road 561 of Section 8, Township 20 South, Range 26 East, all lying in Lake County, Florida.

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28 (Official Records Book 685, Page 2494)

29 That part of the East ¾ of the Southeast ¼ of the Northeast ¼ of Section 7, Township 20 South, Range 26
30 East, in Lake County, Florida, bounded and described as follows: Begin at the Southeast corner of the
31 Southeast ¼ of the Northeast ¼, run thence North 990 feet; thence run North 45° West to the North line of
32 said Southeast ¼ of the Northeast ¼; thence run West 660 feet; thence run South 1320 feet; thence run
33 East 990 feet to the point of beginning.

34
35 Also

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37 The South ¾ of the Southwest ¼ of the Northwest ¼; the Northwest ¼ of the southwest ¼, and that part of
38 the Northeast ¼ of the Southwest ¼ of Section 8, Township 20 South, Range 26 East, in Lake county,
39 Florida, lying West of the Westerly line of the right of way of State Road 561.

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41 (Official Records Book 1276, Page 144)

42 The Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of the West fourth (W ¼) of the Southeast
43 quarter (SE ¼) of the Northeast quarter (NE ¼) and the North half (N ½) of the southeast quarter (SE ¼),
44 all in Section Seven (7) Township Twenty (20) South, Range Twenty-Six (26) East, Lake County, Florida.

ORDINANCE #2013-

(PH #9-13-3) Lake County Public Works/Jim Stivender, Senior Director (Applicant) and
Lake County Board of County Commissioners (Owner)

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And Also:

The South 1320 Feet of Government Lot 1; and the North 330 feet of the South 1650 feet of Government Lot 1, lying East of State Road 459 (State Road 19), in Section 7, Township 20 South, Range 26 East, Lake County, Florida.

And Also:

Lots 44, 45, 56 and 57 according to the Plat of Land of Dennis E. Lowell in Section 7, Township 20 South, Range 26 East, Lake County, Florida.

(Official Records Book 2490, Page 2000)

That portion of the following described property:

The West $\frac{3}{4}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 20 South, Range 26 East, Lake County, Florida, lying Southerly of Lake Idamere.

And Also:

That part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 20 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the intersection of the Westerly line of the 66.00 foot wide right-of-way of C-561 (formerly S.R. 561) and the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 8, thence run North $89^{\circ}51'07''$ West along said North line for a reference bearing, a distance of 7.53 feet to a point on the Westerly line of the new 80.00 foot wide right-of-way, said point being 40.00 feet Westerly of, when measured at right angles to, the centerline of said C-561, as shown on the map filed in Road Plat Book 1, Pages 84-108, inclusive, Public Records of Lake County, Florida, said point also being the point of beginning (P.O.B.); thence continue North $89^{\circ}51'07''$ West along said North line, a distance of 350.00 feet; thence run South $21^{\circ}33'20''$ East, parallel with said centerline of C-561, 500.00 feet; thence run South $89^{\circ}51'07''$ East, parallel with said North line of South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of said Section 8, 350.00 feet to a point on said Westerly line of 80.00 foot wide right-of-way; thence run North $21^{\circ}33'20''$ West, along said line of right-of-way, 500.00 feet to the P.O.B. Containing 3.73 acres, more or less.

And Also:

That part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 20 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the intersection of the Westerly line of the 66.00 foot wide right-of-way of C-561 (formerly S.R. 561) and the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 8; thence run North $89^{\circ}51'07''$ West along said North line for a reference bearing, a distance of 7.53 feet to a point on the Westerly line of the new 80.00 foot wide right-of-way, said point being 40.00 feet Westerly of, when measured at right angles, the centerline of said C-561, as shown on the map filed in Road Plat Book 1, Pages 84-108, inclusive, Public Records of Lake County, Florida; thence continue North $89^{\circ}51'07''$ West along said North line, a distance of 350.00 feet; thence run South $21^{\circ}33'20''$ East, parallel with said centerline, 500.00 feet to the point of beginning (P.O.B.); thence continue South $21^{\circ}33'20''$ East, parallel with said Westerly line of right-of-way, 430.20 feet; thence run South $89^{\circ}45'02''$ East, parallel with the South line of the Southwest $\frac{1}{4}$ of said Section 8, 350.25 feet to a point on said Westerly line of 80.00 foot right-of-way; thence run North $21^{\circ}33'20''$ West, along said line of right-of-way, 430.87 feet; thence run

ORDINANCE #2013-

(PH #9-13-3) Lake County Public Works/Jim Stivender, Senior Director (Applicant) and
Lake County Board of County Commissioners (Owner)

1 North 89°51'07" West, parallel with the aforesaid North line of South ½ of Southwest ¼, 350.00 feet to the
2 P.O.B. Containing 3.21 acres, more or less.

3
4 And Also:
5 A parcel of land lying in the Northeast ¼ of Section 7 and the Northwest ¼ of Section 8, all in Township 20
6 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

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8 Commence at the Northeast corner of said Section 7 (the same being the Northwest corner of said Section
9 8) and run South 00°32'05" West, along the Section line common to both, 1326.58 feet to the Northeast
10 corner of the Southeast ¼ of the Northeast ¼ of Section 7 (also being the Northwest corner of the
11 southwest ¼ of the Northwest ¼ of Section 8) said point being the Point of Beginning (P.O.B.); thence run
12 South 89°31'09" East along the North line of said Southwest ¼ of Northwest ¼ 161.18 feet to a point of
13 cusp of a non-tangent curve, being concave to the Southeast and having a radius of 1275.97 feet; thence
14 run Southwesterly along said curve, having a central angle of 4°21'42" and a chord bearing of South
15 71°12'29" West, an arc distance of 97.13 feet to the end of said curve; thence run South 69°01'38" West
16 284.52 feet to a point on the boundary of the Lake County Landfill; thence run North 44°28'02" West, along
17 said boundary, 193.58 feet to a point on the North line of the Southeast ¼ of the Northeast ¼ of said
18 Section 7; thence run South 89°22'02" East, along said North line, 332.01 feet to the Point of Beginning.

19
20 And Also
21 A parcel of land lying in the Northeast ¼ of Section 7 and the Northwest ¼ of Section 8, all in Township 20
22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

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24 Commence at the Northeast corner of said Section 7 (the same being the Northwest corner of said Section
25 8) and run South 00°32'05" West, along the Section line common to both, 1326.58 feet to the Northeast
26 corner of the Southeast ¼ of the Northeast ¼ of Section 7 (also being the Northwest corner of the
27 Southwest ¼ of the Northwest ¼ of Section 8), thence run South 89°31'09" East along the North line of said
28 Southwest ¼ of the Northwest ¼ 161.18 feet to a point of cusp of a non-tangent curve, being concave
29 Southeasterly and having a radius of 1275.97 feet, said point also being the Point of Beginning (P.O.B.);
30 thence run Southwesterly along said curve, having a central angle of 4°21'42" and a chord bearing of South
31 71°12'29" West , an arc distance of 97.13 feet to the end of said curve; thence run South 69°01'38" West,
32 284.52 feet to a point on the boundary of the Lake County, Florida Landfill; thence run South 44°28'02"
33 East, along said boundary 109.04 feet; thence run North 69°01'38" East, 241.08 feet to the beginning of a
34 curve concave Southeasterly and having a radius of 1175.97 feet; thence run Northeasterly along said
35 curve, having a central angle of 21°23'16", an arc distance of 438.97 feet; thence run South 89°35'06" East,
36 699.08 feet to the beginning of a curve concave Southwesterly and having a radius of 40.00 feet; thence
37 run Southeasterly along said curve, having a central angle of 89°48'07", an arc distance of 62.69 feet to a
38 point that is 50.00 feet Westerly of when measured at right angles to the centerline of C-561 (formerly State
39 Road 561), according to the right-of-way map filed in Road Plat Book 1, pages 84-108, inclusive, Public
40 Records of Lake County, Florida; thence run South 0°13'01" West, parallel with and 50.00 feet Westerly of
41 said centerline, 249.31 feet to a point on the South line of the North ¼ of the aforesaid Southwest ¼ of the
42 Northwest ¼; thence run South 89°29'54" East, along said South line, 17.00 feet to the existing Westerly
43 line of the right-of-way of said C-561; thence run North 0°13'01" East, along said Westerly line, 331.98 feet
44 to the North line of said Southwest ¼ of the Northwest ¼; thence run North 89°31'09" West, along said
45 North line, 1129.41 feet to the P.O.B.

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ORDINANCE #2013-

(PH #9-13-3) Lake County Public Works/Jim Stivender, Senior Director (Applicant) and
Lake County Board of County Commissioners (Owner)

1 Less the following described real property:
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3 A parcel of land lying in a portion of Section 7 and Section 8, Township 20 South, Range 26 East, Lake
4 County, Florida, being more particularly described as follows:
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6 Begin at the Southwest corner of said Section 8; thence S89°18'03"E 1,642.55 feet along the South line of
7 said Section 8; thence N21°03'16"W 1,431.22 feet to the North line of the S. ½ of the S.W. ¼ of said
8 Section 8; thence S89°23'07"E 349.71 feet to the Westerly right of way line of County Road 561; thence
9 N21°03'16"W 274.63 feet along said Westerly right of way line to the beginning of a curve concave to the
10 East, having a radius of 1,100.16 feet; thence Northerly 410.31 feet along said curve and Westerly right of
11 way line, through a central angle of 21°22'08" having a chord bearing of N10°22'12"W and a chord
12 distance of 407.94 feet; thence N00°18'52"E 9.33 feet along said Westerly right of way line; thence
13 N00°13'45"E 664.19 feet along said Westerly right of way; thence N0°22'15"E 254.60 feet along said
14 Westerly right of way line; thence N89°19'30"W 915.80 feet; thence N00°00'00"W 54.17 feet; thence
15 S90°00'00"W 91.11 feet; thence N00°42'57"W 376.91 feet; thence N10°49'30"E 81.47 feet; thence
16 N05°34'49"E 71.36 feet; thence N05°50'41"W 71.86 feet; thence N89°49'15"W 290.34 feet; thence
17 S00°21'23"W 907.19 feet; thence N89°31'26"W 659.84 feet; thence N00°25'40"E 412.94 feet; thence
18 S89°31'56"W 492.99 feet; thence S69°27'39"W 710.37 feet; thence S82°48'28"W 283.13 feet; thence
19 S00°00'00"W 299.86 feet; thence S45°00'00"W 795.53 feet; thence S00°07'24"E 568.65 feet; thence
20 S00°27'57"W 1,323.47 feet to the S. ¼ corner of said Section 7; thence S89°19'46"E 2649.39 feet along
21 the South line of S.E. ¼ of said Section 7 to the S.E. corner of said Section 7, being the S.W. corner of said
22 Section 8, and the Point of Beginning.
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24 Containing 259.4 acres, more or less also known as the Astatula Landfill
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26 And Less the following described real property:
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28 North ¼ of Southwest ¼ of Northwest ¼ lying southerly of CR 448 & Westerly of SR 561, in Section 8,
29 Township 20 South, Range 26 East, Lake County, Florida; containing approximately .24 acres, more or
30 less.
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32 And Less the following described real property:
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34 Beginning at the Northeast corner of the Southeast ¼ of the Northeast ¼, run South 330 feet, North 45°
35 West to the North line of said Southeast ¼ of the Northeast ¼, East to the POB – less the land lying
36 Northwesterly of the Southeasterly right-of-way line of CR 448, Section 7, Township 20 South, Range 26
37 East, Lake County, Florida; containing approximately 7.7 acres, more or less
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Exhibit "B"

The following described real property shall be rezoned to MP: Containing 262.61 acres, more or less

A parcel of land lying in a portion of Section 7 and Section 8, Township 20 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Section 8; thence S89°18'03"E 1,642.55 feet along the South line of said Section 8; thence N21°03'16"W 1,431.22 feet to the North line of the S. ½ of the S.W. ¼ of said Section 8; thence S89°23'07"E 349.71 feet to the Westerly right of way line of County Road 561; thence N21°03'16"W 274.63 feet along said Westerly right of way line to the beginning of a curve concave to the East, having a radius of 1,100.16 feet; thence Northerly 410.31 feet along said curve and Westerly right of way line, through a central angle of 21°22'08" having a chord bearing of N10°22'12"W and a chord distance of 407.94 feet; thence N00°18'52"E 9.33 feet along said Westerly right of way line; thence N00°13'45"E 664.19 feet along said Westerly right of way; thence N0°22'15"E 254.60 feet along said Westerly right of way line; thence N89°19'30"W 915.80 feet; thence N00°00'00"W 54.17 feet; thence S90°00'00"W 91.11 feet; thence N00°42'57"W 376.91 feet; thence N10°49'30"E 81.47 feet; thence N05°34'49"E 71.36 feet; thence N05°50'41"W 71.86 feet; thence N89°49'15"W 290.34 feet; thence S00°21'23"W 907.19 feet; thence N89°31'26"W 659.84 feet; thence N00°25'40"E 412.94 feet; thence S89°31'56"W 492.99 feet; thence S69°27'39"W 710.37 feet; thence S82°48'28"W 283.13 feet; thence S00°00'00"W 299.86 feet; thence S45°00'00"W 795.53 feet; thence S00°07'24"E 568.65 feet; thence S00°27'57"W 1,323.47 feet to the S. ¼ corner of said Section 7; thence S89°19'46"E 2649.39 feet along the South line of S.E. ¼ of said Section 7 to the S.E. corner of said Section 7, being the S.W. corner of said Section 8, and the Point of Beginning.

Containing 259.4 acres, more or less also known as the Astatula Landfill

And also:

That part of the South ½ of the Southwest ¼ of Section 8, Township 20 South Range 26 East, Lake County, Florida, described as follows:

Commence at the intersection of the Westerly line of the 66.00 foot wide right-of-way of C-561 (formerly S.R. 561) and the North line of the South ½ of the Southwest ¼ of said Section 8; thence run North 89°51'07" West along said North line for a reference bearing, a distance of 7.53 feet to a point on the Westerly line of the new 80.00 foot wide right-of-way, said point being 40.00 feet Westerly of, when measured at right angles to, the centerline of said C-561, as shown on the map filed in Road Plat Book 1, Pages 84-108, inclusive, Public Records of Lake County, Florida; thence continue North 89°51'07" West along said North line, a distance of 350.00 feet; thence run South 21°33'20" East, parallel with said centerline, 930.20 feet to the point of beginning (P.O.B.); thence continue South 21°33'20" East, parallel with said Westerly line of right-of-way, 430.20 feet to a point that is 66.00 feet North of, when measured at right angles to, the South line of the Southwest ¼ of said Section 8; thence run South 89°45'02" East, parallel with said South line of the Southwest ¼, 350.25 feet to a point on said Westerly line of 80.00 foot wide right-of-way; thence run North 21°33'20" West, along said line of right-of-way, 430.20 feet; thence run North 89°45'02" West, parallel with the aforesaid South line of Southwest 1/4 , 350.25 feet to the P.O.B.

Contains 3.21 acres, more or less also known as Animal Control Facility