

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

PLANNING and ZONING BOARD
July 11, 2012



BOARD OF COUNTY COMMISSIONERS
July 24, 2012

PH #24-12-5 L & M Williams Family Scout Reservation/BSA	Case Manager: Rick Hartenstein, AICP, CPM, Senior Planner	Agenda Item # 5
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- Application Request -

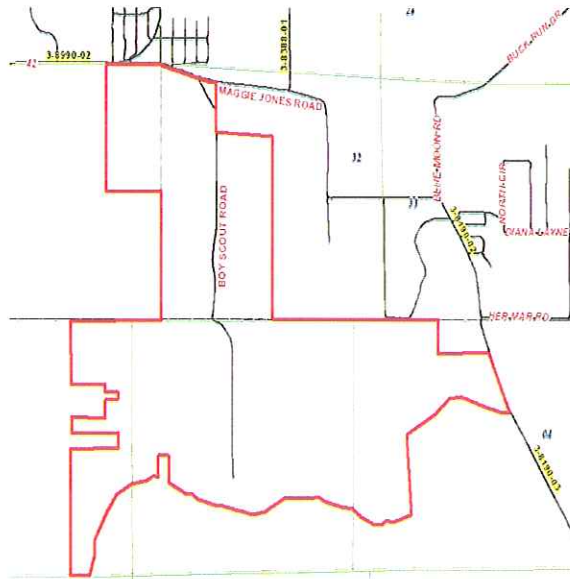
Owner: Central Florida Council of the Boy Scouts of America (BSA) - Ron A. Oats, Officer (the "Owner")

Applicant: Michael D. Harding, P.E. (the "Applicant")

Requested Action: To amend Community Facility District (CFD) Ordinance #2008-66 to transfer 66 of 78 available development rights from a portion of the property to properties identified by Alternate Key Numbers 1597765 and 1597366 (aka the Timothy J. Bailey property).

- Site Location & Information -

Approximate site location outlined in red



Size	1,080 +/- acres	
Location	Paisley area – southeast of the CR 42/Maggie Jones Road intersection.	
Alternate Key/s	Multiple – see ordinance	
Future Land Use	Rural/Wekiva Sending A-1-20 & A-1-40	
Zoning/Density Prior to March 12, 1990	Agriculture – 1 DU to 5 Gross Acres	
Zoning District/Density	Existing	Proposed
	CFD-N/A	CFD-N/A
Floor Area Ratio (FAR)	1.0 Max – (LDR)	1.0 Max – (LDR)
Impervious Surface Ratio (ISR)	0.30 Max (Policy I-1.4.4, I-3.2.1, & I-3.2.2)	0.30 Max (Policy I-1.4.4, I-3.2.1, & I-3.2.2)
Joint Planning Area	N/A	
Utility Area:	N/A	
Site Utilities	Well & central sewer	
Road Classification	Rural Major Collector - CR 42 (2-lane pavement)	
Flood Zone/ FIRM Panel	X /A – 12069C0235 D Effective Date July 3, 2002	
Commissioner District	5 – Cadwell	

Site Visit: June 14, 2012

Signs Posted: June 14, 2012 (5 signs)

Table 1: Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Conservation	CFD, R-1 & A	Electrical Transfer Station, Residential, & Vacant Ag Land	None
South	Wekiva Sending A-1-40 Conservation	A	Lake Norris and Conservation Land	None
East	Rural Wekiva Sending A-1-20 Wekiva Sending A-1-40	R-1 & A	Residential and Vacant Ag Land	None
West	Conservation	A	Conservation Land	None

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the CFD zoning request to facilitate the transfer of sixty-six (66) of the available seventy-eight (78) development rights from a portion of the existing Boy Scout Camp property, while continuing the existing permitted uses for the camp, as conditioned in the attached Ordinance.

PLANNING AND ZONING BOARD RECOMMENDATION:

-Summary of Analysis-

The Leonard and Majorie Williams Family Scout Reservation property is zoned Community Facility District (CFD) and comprises approximately 1,080 +/- acres, located within the Rural and Wekiva River Protection Area (WRPA) A-1-20 and A-1-40 Sending Area Future Land Use Categories (FLUC). A portion of the property contains several structures for various camping, scouting, equestrian, educational, and administrative functions and the operations for the Boy Scout Reservation. The Central Florida Council of Boy Scouts of America manages the reservation and desires to transfer sixty-six (66) of the available seventy-eight (78) development rights from +/-394.04-acres as shown on Exhibit "C" of the attached Ordinance. The transfer will eliminate all development rights from the designated portion of the property. As a planned zoning district permitted within the WRPA, the CFD zoning may accommodate the transfer of development rights and provide a mechanism for tracking the transferred development rights.

Comprehensive Plan (the Plan) Policy I-3.3.2 Subsection 2. provides for the determination of and transfer of development rights from WRPA Sending Areas One and Two, to WRPA Receiving Areas One and Two. Chapter 7 LDR further regulates the transfer of development rights (TDRs) within the WRPA and provides specific guidelines to accommodate this process.

- Analysis -

(Land Development Regulations Section 14.03.03)

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

Staff has not identified any conflict which would result from this rezoning as it is consistent with the current activities being conducted. The proposed rezoning is intended to facilitate the transfer of development rights from a portion of the camp property while maintaining the existing recreational scouting, camping, and educational activities that are currently on-going. This CFD rezoning request is consistent with the Schedule of Permitted and Conditional Uses specified by LDR 3.01.03 and the provisions of LDR Chapter 7 regarding the protection of environmentally sensitive land and the transfer of development rights within the WRPA.

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

Land Use

The properties of the proposed CFD rezoning amendment are situated within three (3) Future Land Use Categories (FLUCs): Rural, WRPA A-1-20 Sending Area and WRPA A-1-40 Sending Area. The application is consistent with the Rural FLUC pursuant to Policy I-1.4.4, which governs land uses in the Rural FLUC,. This policy limits the Impervious Surface Ratio (ISR) to 30% of the gross land area for civic and recreational uses. This request is consistent with the WRPA A-1-20 and A-1-40 Sending Area FLUC pursuant to Plan Policies I-3.2.1 and I-3.2.2 which govern the uses within these FLUCs, limits the ISR to 30% of the gross land area for civic and recreational uses, and designates these Areas as Sending Areas 1 and 2 for the use of transferable development rights. The transfer of the development rights will allow the continuation of passive recreational uses as defined in the Lake County Comprehensive Plan on the +/- 394.04-acres from which the development rights are extinguished.

Density & Intensity Limits and Transferable Development Rights (TDRs)

Plan Policy I-3.3.2 governs the development of land within the WRPA. The general provisions require clustering of units, protection of environmentally sensitive lands, directs development away from surface waters and wetlands, and provides guidelines for the use of TDRs within the Sending and Receiving Areas of the WRPA. This policy provides property owners within the WRPA a mechanism to utilize the development potential of their property while providing protection to environmentally sensitive areas.

Available TDRs are established for transfer from a sending area to a receiving area based on the zoning density in effect prior to March 12, 1990. In this case, the effective zoning prior to March 12, 1990, was Agriculture (A), which had a density of one (1) dwelling unit (du) to five (5) gross acres.

The Applicant is requesting to transfer sixty-six (66) of the available seventy-eight (78) TDRs from a portion (394.04 acres) of the total 1,080 acres for the camp ($394.04 \text{ acres} \div 5 = 78$) to property located in the WRPA A-1-20 Receiving Area (Receiving Area #1) and the WRPA Mt. Plymouth-Sorrento Receiving Area (Receiving Area #2) FLUC. The transfer of development rights is to facilitate the creation of a proposed 73 unit Planned Unit Development (PUD) on property identified by Alternate Key #1597765 and #1597366. The proposed PUD will be subject to a rezoning receiving these TDRs.

Plan Policy I-3.3.2, Subsection 2.b., requires that the sending area property used for the acquisition of the TDRs must be placed into a conservation easement to cap the development rights remaining on the sending property (394.04 acres) as described in Exhibit "B" (Conservation Area Legal Description) and shown in Exhibit "C" (Conservation Plan) of the attached Ordinance. The sending property will have twelve (12) remaining development rights. Conditions have been placed in the attached Ordinance to address these requirements.

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

The proposed rezoning is consistent with the surrounding agriculture, conservation and rural residential uses. The proposed rezoning is consistent with the existing CFD Zoning District and the current camping and outdoor educational activities undertaken by the Boy Scouts of Central Florida. The proposed transfer of 66 of the available 78 TDRs and the placement of a conservation easement on the 394.04 acres used to establish the TDR transfer is consistent with the existing and proposed land uses in the area.

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

A request was made to transfer 66 of the available 78 TDRs to permit the increase of density necessary for a proposed 73 lot PUD, thus requiring the rezoning to amend the CFD zoning district for the property to accommodate the transfer of the TDRs.

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;

There is no evidence that the proposed rezoning would result in additional demands on public facilities or impose adverse impacts on the Levels of Services and public facility capacities.

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

Staff has no evidence that the proposed rezoning will result in adverse impacts on the natural environment. The site is heavily vegetated with limited development and with the placement of the conservation easement over the 394.04 acres of transferred development rights, the proposed rezoning protects the natural environment of the area. Passive recreational uses as defined in the Lake County Comprehensive Plan would be allowed on the property after the transfer is completed.

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

Staff has no evidence that the proposed rezoning would adversely affect 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 proposed rezoning recognizes the existing development pattern in the surrounding area of rural and agriculture 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; and**

The proposed rezoning is not in conflict with the public interest and would further 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 application for the proposed zoning amendment and found:

1. The CFD rezoning request is consistent with Comprehensive Plan Future Land Use Element Policy I-1.4.4 which governs civic and recreational uses within the Rural Future Land Use Category.
2. The CFD rezoning request is consistent with Comprehensive Plan Future Land Use Element Policy I-3.2.1 which governs civic and recreational uses within the Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category.
3. The CFD rezoning request is consistent with Comprehensive Plan Future Land Use Element Policy I-3.2.2 which governs civic and recreational uses within the Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category.
4. The CFD rezoning request is consistent with Comprehensive Plan Future Land Use Element Policy I-3.3.2 which limits density and intensity of the land uses within the Wekiva River Protection Area and governs the establishment and transfer of Transferable Development Rights (TDRs) within the Wekiva River Protection Area.
5. The CFD rezoning request is consistent with Comprehensive Plan Future Land Use Element Objective 1-20 and its policies pertaining to the protection of natural systems of the Wekiva River Protection Area.

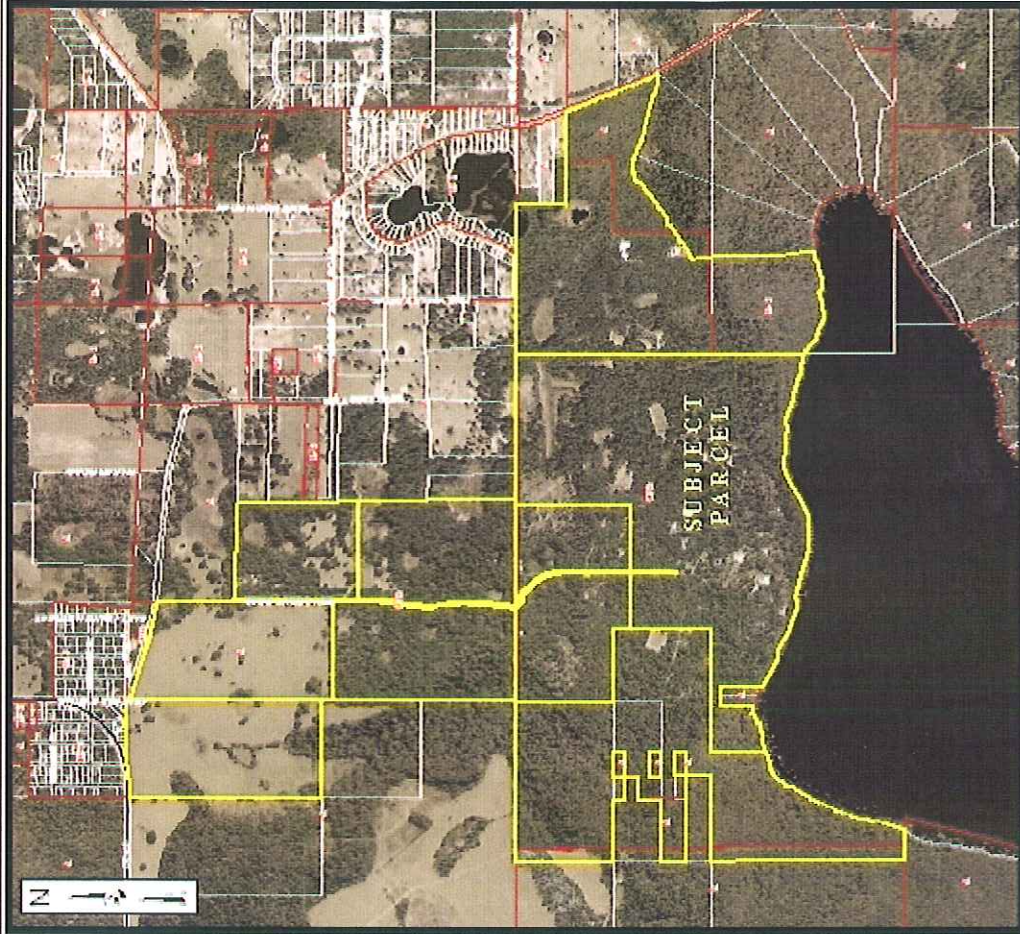
Based on these findings of fact, staff recommends **APPROVAL** of this request.

WRITTEN COMMENTS FILED:

Supportive: -0-

Concern: -0-

Opposition: -0-



CURRENT ZONING

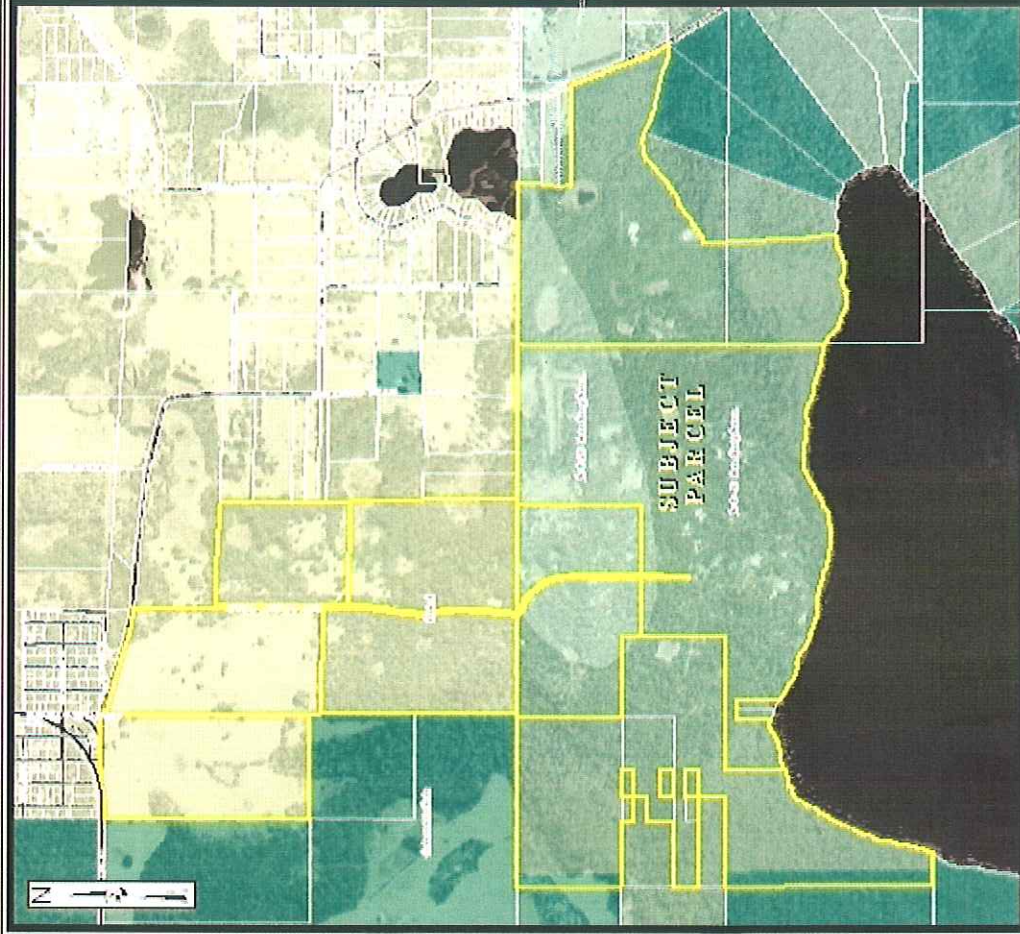
COMMUNITY FACILITY DISTRICT (CFD)

CASE NO.
PH# 24-12-5

CASE LOCATION:
31/32-17S-28E

REQUESTING:
Amend CFD Zoning
to transfer development rights (TDRs)

ZONING
LAND USE
SUBJECT
PARCEL



2030 FUTURE LAND USE

RURAL, A-1-20 & A-1-40 SENDING AREA

CAMP SCOUTS
PH# 24-12-5

FOCUS AREA



**CAMP LA-NO-CHE - BOY
SCOUTS OF AMERICA
REFZONING**

1 **NOW THEREFORE, BE IT ORDAINED**, by the Board of County Commissioners of Lake County, Florida,
2 that the Zoning Rules, Ordinances, and Regulations of Lake County, Florida, be altered and amended as they
3 pertain to the above described property subject to the following terms:

4 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to reflect
5 and show Community Facility District (CFD) in accordance with this Ordinance. All previously
6 approved Ordinances, specifically Ordinances #1996-54, #2003-10 and #2008-66, are hereby
7 rescinded and replaced by this Ordinance.

8 The uses of this property shall be limited to the uses specified in this Ordinance and generally
9 consistent with the area shown on the Conservation Plan attached hereto as Exhibit "C". To the
10 extent where there are conflicts between Exhibit "C" and this Ordinance, this Ordinance shall
11 take precedence.

12 A. Land Use: Any other use of the property described by Exhibit "A" of this Ordinance other
13 than those uses currently existing as a Boy Scout camp, with accessory uses related to the
14 primary activity, and those listed below shall require an amendment of this ordinance by
15 the Board of County Commissioners.

- 16 1. Primitive recreational camping, up to one-hundred (100) campsites;
- 17 2. Administrative offices and conference center;
- 18 3. Director and Ranger(s) residences;
- 19 4. Sewage treatment and water plant facilities;
- 20 5. Marksmanship range(s) for shotguns, rifle, archery and clay shooting;
- 21 6. Active recreational facilities, including but not limited to ball fields, swimming pools, and
22 climbing towers;
- 23 7. Equestrian uses and activities; and
- 24 8. Watercraft recreational facilities, including docks for powerboats, canoes, and sail
25 boating.
- 26 9. Accessory support structures and building, to include religious, educational, ecology,
27 trading post, museum, and health facilities such as a dispensary, first aid station, and
28 clinic for campers only.

29 B. Transferable Development Rights (TDRs):

30 1. The transfer of sixty-six (66) development rights (TDRs) from +/- 394 acres as shown in
31 Exhibit "B" shall be permitted to be transferred upon the required rezoning of the
32 Receiving Site. The available TDRs is based on Agricultural Zoning density in place
33 prior to March 12, 1990, (394.04 total acres ÷ 5 = 78 TDRs). The property identified in
34 Exhibit "B" shall have twelve (12) development rights remaining in accordance with the
35 Comprehensive Plan and Land Development Regulations, as amended.

36 2. Conservation Easement Required:

- 37 a. The transferring property (394.04 acres) as described in Exhibit "B" of this
38 Ordinance shall be set aside as a conservation easement meeting the
39 requirements of the Comprehensive Plan and Land Development Regulations, as
40 amended.
- 41 b. The twelve (12) remaining development rights may be used within land subject to

- 1 this ordinance, but not within the boundaries of the conservation easement
2 described in Exhibit "B".
- 3 c. Uses within the conservation easement shall be limited to passive recreational
4 uses as defined in the Lake County Comprehensive Plan and those uses allowed
5 within a Conservation Future Land Use Category in accordance with the
6 Comprehensive Plan and Land Development Regulations, as amended.
- 7 d. The transfer of TDRs shall be through a conveyance document to the receiving
8 property (Alternate Key Numbers 1597765 and 1597366), approved by the County,
9 and shall be recorded in the Public Records of Lake County, Florida.
- 10 e. Prior to the issuance of any future building permits for the property described in
11 Exhibit "A" of this Ordinance, the site plan shall be amended to show the TDR
12 Conservation Easement as described in Exhibit "B" and shall be consistent with
13 Exhibit "C" of this Ordinance.
- 14 C. Setbacks: Setbacks shall be in accordance with all applicable requirements contained
15 within the Lake County Land Development Regulations, as amended.
- 16 D. Landscaping:
- 17 1. Native trees and shrubs existing at the time of this rezoning shall suffice to meet buffer
18 requirements providing that existing vegetation within 50 feet of the property lines is
19 preserved with the exception of fire breaks and permitted roads. No additional
20 landscaping shall be required unless vegetation is removed.
- 21 E. Signage: Signage shall be in accordance with all applicable requirements contained within
22 the Lake County Land Development Regulations, as amended.
- 23 F. Lighting: All lighting used on the site shall not illuminate adjacent properties.
- 24 G. Floodplain: Pursuant the Land Development Regulations, the applicant shall be subject to
25 the general requirements and construction standards regarding development with a
26 Special Flood Hazard Area.
- 27 H. Development Review and Approval: Prior to the issuance of future permits for
28 development after approval of this ordinance, the Applicant shall be required to update the
29 site plan to incorporate Exhibit "C" – Conservation Plan, for review and approval in
30 accordance with the Comprehensive Plan and Land Development Regulations, as
31 amended.
- 32 I. Concurrency Management Requirements: The Applicant shall comply with the Lake
33 County Concurrency Management System in accordance with the Comprehensive Plan
34 and Land Development Regulations, as amended.
- 35 J. Future Amendments to Statutes, Code, Plans and/or Regulations: The specific references
36 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
37 Comprehensive Plan, and Land Development Regulations and include any future
38 amendments to the Statutes, Code, Plan, and/or Regulations.
- 39
40

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

3 A. After establishment of the facilities as provided herein or specified, the aforementioned property
4 shall only be used for the purposes named in this Ordinance.

5 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,
6 move, convert, or demolish any building structure, or alter the land in any manner within the
7 boundaries of the above described land without first submitting the necessary plans in
8 accordance with the requirements of Lake County and obtaining the permits required from the
9 other appropriate governmental agencies.

10 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the
11 land and the terms, conditions, and provisions hereof, and shall be binding upon the present
12 owner and any successor, and shall be subject to each and every condition herein set out.

13 D. Construction and operation of the proposed use shall at all times comply with the regulations of
14 Lake County and any other permitting agencies.

15 E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall
16 include in the transfer or lease agreement, a provision that the purchaser or lessee is made
17 good and aware of the conditions pertaining to the authorized use and agrees to be bound by
18 these conditions. The purchaser or lessee may request a change from the existing plans and
19 conditions by following procedures contained in the Land Development Regulations, as
20 amended.

21 F. 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 conditions set
23 forth in this Ordinance and to recommend that the Ordinance be revoked.

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

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

ENACTED this _____ day of _____, 2012.

FILED with the Secretary of State _____, 2012.

EFFECTIVE _____, 2012.

**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

EXHIBIT "A"
(Camp Boundary Legal Description)

Leonard and Marjorie Williams Family Scout Reservation
Central Florida Council, Boy Scouts of America

The East 1/2 of the Northeast 1/4 of Section 31, Township 17 South, Range 28 East, also known as Government Lot 1, together with the West 1/2 of the Northwest 1/4 of Section 32, Township 17 South, Range 28 East, Lake County, Florida, LESS that part of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 17 South, Range 28 East that lies Northeasterly of CR# 5-7991.

ALSO

SW 1/4 and SE 1/4 of NW 1/4 of Section 32, Township 17 South, Range 28 East and the E 1/2 of the NE 1/4 and the E 1/2 of SE 1/4 of Section 6, Township 18 South, Range 28 East less lots 41, 43, 46, 64, 69, 70, 75, 77, and 78 of an unrecorded subdivision of Norriston and Section 5, Township 18 South, Range 28 East less (the following tract; from the West quarter corner of said Section 5, run Thence N 89° 52' 46" E, 877.75 feet Thence South 00° 08' 10" E, 1,013.90 feet more or less to an iron pipe for the POB (Point of Beginning); Thence run North 00° 08' 10" W, 449.04 feet; Thence S 89° 50' 18" W, 248.89 feet; Thence S 00° 08' 10" E, 331.69 feet to Lake Norris; Thence Southeasterly 250 feet more or less to the POB) Section 4 Township 18 South, Range 28 East laying West of Maggie Jones Road less (the following tracts; Begin at a point on the North line of said Section 4 and the West right-of-way of Maggie Jones Road run S 01° 04' 44" E along said West right-of-way 105.65 feet; Thence run S 16° 57' 23" E along said right-of-way 200.66 feet; Thence run S 22° 11' 13" E along said right-of-way 401.89 feet; Thence run N 89° 53' 53" W, 1,244.82 feet; Thence run N 01° 49' 01" E, 668.97 feet to the North line of said Section 4; Thence run S 89° 56' 06" E along said North line 1,011.34 feet to the POB and also less (that portion of Section 4, Township 18 South, Range 28 East, lying West of Maggie Jones Road and East and South of the following description:

For a Point of Reference, being at the Southeast corner of Section 4, Township 18 South, Range 28 East, Lake County, Florida; Proceed thence N 30° 24' 41" W, 3,711.68 feet to the POB, said Point being a centerline intersection of Maggie Jones Road, an existing County Road, and an existing woods road to the West; From the POB thus described, proceed S 74° 17' 54" W, 42.52 feet to the Point of Curvature of a Curve concave Northerly, having a Central Angle of 36° 31' 50", and a radius of 240.00 feet; proceed Thence Westerly along the arc of said curve, 153.02 feet to the Point of Tangency thereof; Thence N 68° 52' 44" W, 107.85 feet to the Point of Curvature of a curve concave Southwesterly, having a Central Angle of 07° 30' 49", and a radius of 930.00 feet; Thence proceed Westerly along the arc of said curve 121.96 feet to the Point of Tangency thereof; Thence N 76° 24' 04" W, 442.32 feet to the Point of Curvature of a curve concave Northeasterly, have a Central Angle of 09° 14' 22", and a radius of 600.00 feet: Proceed thence Northwesterly along the arc of said curve 96.73 feet to the Point of Tangency thereof; Thence N 67° 09' 39" West 222.77 feet to the Point of Curvature of a curve concave Southerly, having a Central Angle of 28° 02' 36", and a radius of 295.00 feet; Proceed thence Westerly along the arc of said curve 144.32 feet to the Point of Tangency thereof; Thence S 84° 47' 00" W, 86.41 feet to the Point of Curvature of a curve concave Southeasterly, having a Central Angle of 36° 28' 45", and a radius of 240.00 feet; Proceed thence Southwesterly along the arc of said curve 152.80 feet to the Point of Tangency thereof; Thence S 48° 16' 01" W, 369.62 feet to the Point of Curvature of a curve concave Northwesterly, having a Central Angle of the 18° 09' 47", and a radius of 695.00 feet; Proceed thence Southwesterly along the arc of said curve 220.18

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1 feet to the Point of Tangency thereof; Thence S 66° 25' 35" W, 62.49 feet to the Point of Curvature of a curve
2 concave Southeasterly; having a Central Angle of 10° 03' 21", and a radius of 365.00 feet; Proceed thence
3 Southwesterly along the arc of said curve 64.00 feet; Thence South to the Point of Tangency thereof; Thence S
4 56° 24' 30" W, 499.39 feet to the Point of Curvature of a curve concave Southeasterly, having a Central Angle of
5 58° 51' 45", and a radius of 70.00 feet; Proceed thence Southerly along the arc of said curve 71.89 feet to the
6 Point of Tangency thereof; Thence S 02° 15' 15" E, 1,237.25 feet; Thence S 04° 55' 03" E, 383.00 feet more or
7 less to the water's edge of Lake Norris. Ingress and Egress, LESS (the W 1/2 of the NW 1/4 of said Section 4)
8 Above described line being the centerline of a 50.00 foot wide easement for Ingress and Egress, LESS (the W
9 1/4 of the NW 1/4 of said Section 4) and LESS the Boy Scout Road.

10 Containing 1,080 acres more or less.

11

12

13

EXHIBIT "B"

(Conservation Area Legal Description and Transferable Development Rights [TDRs] Area)

Leonard and Marjorie Williams Family Scout Reservation
Central Florida Council, Boy Scouts of America

The following described parcels of land are intended to be used for a conservation easement for the purpose of utilizing the Transfer of Development Credits program for Lake County Florida.

A tract of land lying in a portion of Sections 4, 5 and 6, Township 18 South, Range 28 East, Lake County Florida.

Commencing at the Southeast corner of Section 4, Township 18 South, Range 28 East, Lake County, Florida: thence N 30° 24' 41" W, 3,711.68 feet; thence S 74° 17' 54" W, 34.21 feet to the Point of Beginning. Said Point of Beginning being the intersection of the centerline of an existing woods road and the west Right-of-Way of Maggie Jones Road; thence continuing S 74° 17' 54" W, 8.31 feet to the Point of Curvature of a curve to the right, having a Central Angle of 36° 31' 50", a radius of 240.00 feet an arc length of 153.02 feet; thence N 68° 52' 44" W, 107.85 feet to the Point of Curvature of a curve to the left, having a Central Angle of 07° 32' 49", a radius of 930.00 feet an arc length of 121.96 feet; thence N 74° 24' 04" W, 442.32 feet to the Point of Curvature of a curve to the right, having a Central Angle of 09° 14' 22", a radius of 600.00 feet and arc length of 76.73 feet; thence N 67° 09' 39" W, 222.77 feet to the Point of Curvature of a curve to the left having a Central Angle of 28° 02' 36", a radius of 295.00 feet and an arc length of 144.32 feet; thence S 84° 47' 00" W, 86.41 feet to the Point of Curvature of a curve to the left having a Central Angle of 36° 28' 45", a radius of 240.00 feet and an arc length of 152.80 feet; thence S 48° 16' 01" W, 369.62 feet to the Point of Curvature of a curve to the right having a Central Angle of 18° 09' 47", a radius of 695.00 feet and an arc length of 152.80 feet; thence S 66° 25' 35" W, 62.49 feet to the Point of Curvature of a curve to the left having a Central Angle of 10° 03' 21", a radius of 365.00 feet and an arc length of 64.00 feet; thence S 56° 24' 30" W, 499.39 feet to the Point of Curvature of a curve to the left having a Central Angle of 58° 51' 45", a radius of 70.00 feet and an arc length of 71.89 feet; thence S 02° 15' 15" E, 1,237.25 feet; thence S 04° 55' 03" E, 383.00 feet more or less to the water's edge of Lake Norris; thence westerly along said water's edge S 83° 42' 11" W, 655.37 feet; thence S 80° 03' 15" W, 255.56 feet; thence N 64° 50' 36" W, 778.71 feet; thence N 72° 52' 24" W, 603.68 feet; thence N 89° 11' 40" W, 511.52 feet; thence N 16° 15' 54" W, 1,026.93 feet; thence N 89° 50' 18" E, 2,356.01 feet to the East Quarter Corner of Section 5 Township 18 South, Range 28 East, Lake County, Florida; thence northerly along the east line of said section N 16° 24' 39" W, 1,380.77 feet; thence S 89° 57' 32" W, 2,666.85 feet; thence N 15° 57' 34" W, 1,382.19 feet to the North Quarter Corner of Section 5 Township 18 South, Range 28 East, Lake County, Florida; thence N 89° 58' 45" E along the north line of said section 2,656.02 feet to the Northeast corner of said section; thence S 89° 49' 08 E, 793.46 feet to the Southeast Corner of Section 32 Township 17 South, Range 28 East, Lake County, Florida; thence along the south line of said section S 89° 56' 23" E, 1,301.83 feet; thence S 01° 49' 01" W, 668.97 feet; thence S 89° 53' 53" E, 1,244.82 feet to a point on the west Right-of-Way line of Maggie Jones Road; thence southerly along said Right-of-Way line S 21° 29' 28" E, 714.85 feet; thence S 21° 26' 46" E, 462.23 feet; thence S 31° 11' 56" E, 160.12 feet to the point of beginning.

Containing 290.16 acres more or less.

Ordinance NO. #2012-
(PH#24-12-5/L&M Williams Family Scout Reservation Property/BSA Scout Camp Rezoning)

1 Together with:

2 A tract of land located in a portion of Sections 5 and 6 Township 18 South, Range 28 East, Lake County, Florida
3 being more particularly described as follows: Beginning at the Northwest Corner of the East half of the Northeast
4 Quarter of Section 6, Township 18 South, Range 28 East, Lake County, Florida: thence S 89° 59' 05" E,
5 1,319.07 feet to the Northwest Corner of Section 5, Township 18 South, Range 28 East, Lake County, Florida:
6 thence continuing easterly along the north line of said section S 89° 36' 54" E, 709.16 feet; thence N 89° 54' 17"
7 E, 1,283.03 feet; thence S 15° 49' 46" E, 1,381.52 feet; thence S 89° 58' 12" W, 1,998.48 feet; thence N 89° 48'
8 32' W, 1,491.74 feet to a point on the west line of the east half of the northeast quarter of Section 6, Township
9 18 South, Range 28 East, Lake County, Florida: thence along said west line N 08° 28' 52" W, 1,344.14 feet to
10 the Point of Beginning.

11 Containing 103.88 acres more or less.

12

13 The total acreage of the Conservation easement is 394.04 acres more or less.

14

15 Transferable Development Rights (TDRs) are based on the gross density of the Zoning District in place for the
16 property on or before March 12, 1990. County Records show the Agriculture (A) Zoning District with a gross
17 density of one (1) dwelling unit (du) per five (5) gross acres (394.04 acres ÷ 5 = 78.81 TDRs)

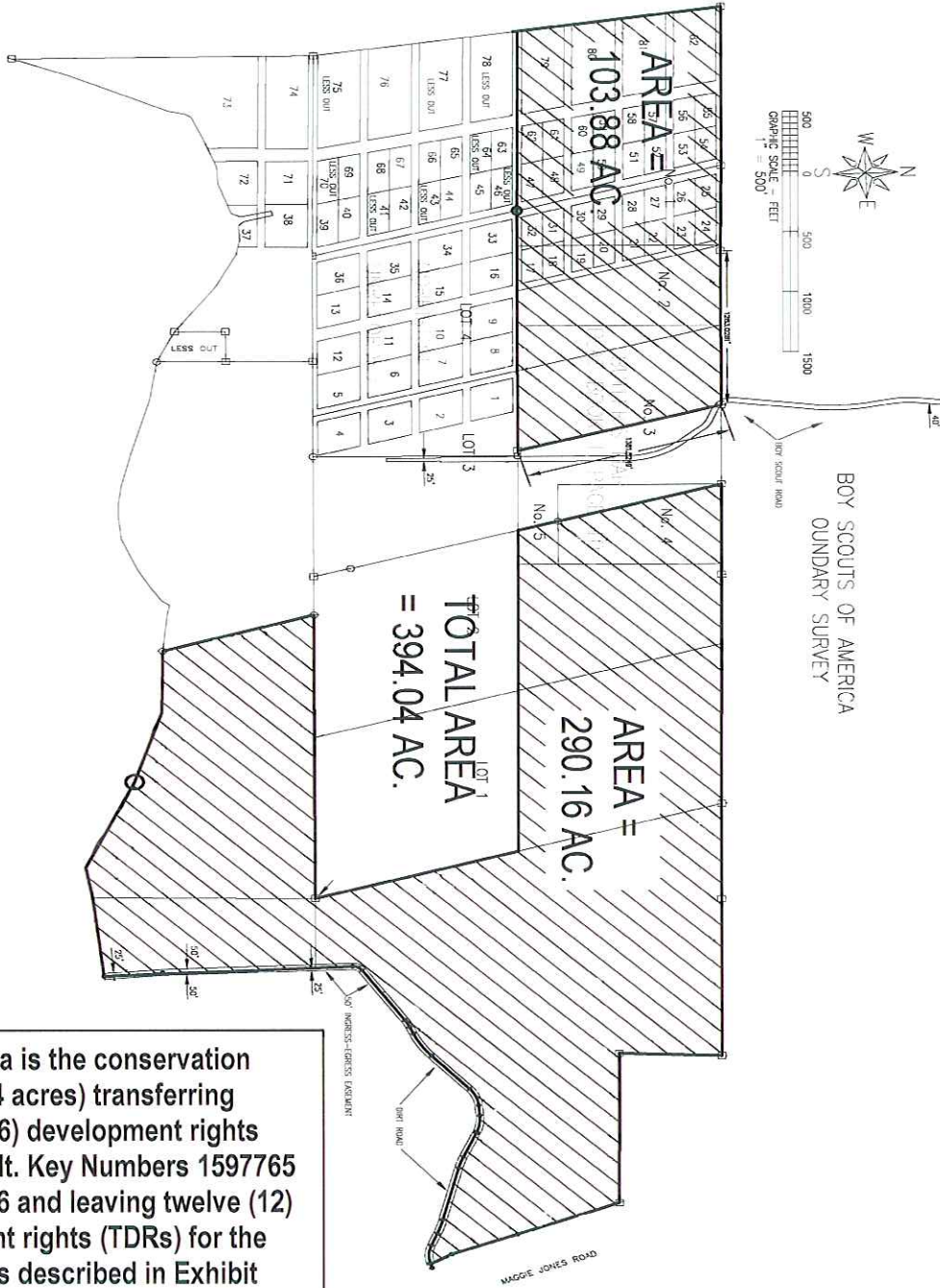
18

19

EXHIBIT "C"
(Conservation Plan with Area Designated)

Leonard and Marjorie Williams Family Scout Reservation
 Central Florida Council, Boy Scouts of America

1
 2
 3
 4
 5



Hashed Area is the conservation area (394.04 acres) transferring sixty-six (66) development rights (TDRs) to Alt. Key Numbers 1597765 and 1597366 and leaving twelve (12) development rights (TDRs) for the 394.04 acres described in Exhibit "B" above.

6

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY Lake County Division of Planning and Community Design
NAME / CASE NUMBER Bailey Rezoning / Project #2012030005; Application Request #2013
DEVELOPER/OWNER Timothy Bailey
ITEM DESCRIPTION The County is currently reviewing a proposed rezoning for approximately 30 acres from Lake County Agriculture District to Lake County Planned Unit Development (PUD). The applicant proposes a maximum of 73 residential dwelling units.

LOCATION Sections 20 & 29; Township 19; Range 28
 Located north of SR 46 and Red Tail Boulevard; south of Red Tail Boulevard and Roundabout Pointe; east of Camino Court; and west of Hojin Street

CURRENT ZONING Lake County Agriculture District
PROPOSED ZONING Lake County Planned Unit Development (PUD)

NEW DU IMPACT
STUDENT GENERATION
 Elementary School
 Middle School
 High School

SF-DU	MF-DU	Mobile	SF Impacts
			73 DUs
0.410	0.254	0.145	30
0.186	0.131	0.065	14
0.100	0.057	0.036	7
0.124	0.066	0.044	9

SCHOOL NAME
 Sorrento Elementary
 Mount Dora Middle
 Mount Dora High

Projected Enrollment 2015-2016*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
754	1,041	72%	768	74%	No
845	1,241	68%	852	69%	Yes
1,222	1,367	89%	1,231	90%	No

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2012-2016

CSA 5
 Elementary School
 Middle School
 High School

Student Enrollment 2015-2016*	Permanent Student Capacity*	% of Permanent Capacity
2,376	2,907	82%
845	1,241	68%
1,222	1,367	89%

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2012-2016

COMMENTS: The applicant proposes 73 residential dwelling units, which will not adversely impact Lake County Schools.
School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.