

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

**PLANNING AND ZONING BOARD**  
August 6, 2014



**BOARD OF COUNTY COMMISSIONERS**  
August 26, 2014

<b>PH #23-14-3</b> Vietnamese-American Buddhist Association	<b>Case Manager:</b> Steve K. Greene, AICP, Chief Planner	<b>Agenda Item #1</b>
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**Owner:** Vietnamese-American Buddhist Association, Inc. (the "Owner")

**Applicant:** Kimthu Vo (the "Applicant")

**Requested Action:** Rezone property from Agriculture (A) zoning to Community Facility District (CFD) for a meditation retreat center for religious worship, education, meditation training, office and related uses.

### - Site Location & Information -

Approximate site location outlined in Aqua



<b>Size</b>	7.52 +/- acres	
<b>Location</b>	Leesburg area, along US 27, north of Palm Way	
<b>Alternate Key #</b>	1296722	
<b>Future Land Use</b>	Urban Low	
	<b>Existing</b>	<b>Proposed</b>
<b>Zoning District</b>	A	CFD
<b>Density</b>	1 dwelling/5 acres (net)	N/A
<b>Floor Area Ratio (FAR)</b>	.10 - max. (LDR)	0.35 - max. (Comp Plan)
<b>Impervious Surface Ratio (ISR)</b>	.10 - max. (LDR)	0.60 -max. (Comp Plan)
<b>Joint Planning Area</b>	none	
<b>Utility Area:</b>	Leesburg	
<b>Site Utilities</b>	Well and septic	
<b>Road Classification</b>	US Highway 27, Urban arterial	
<b>Flood Zone/ FIRM Panel</b>	Flood Panel (12069C ) AE	
<b>Commissioner District</b>	3 - Conner	

**Site Visit:** July 18, 2014

**Sign Posted:** July 24, 2014 (1)

**Land Use Table**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	Urban Low	PUD	Plantation at Leesburg	Single-family dwellings and golf-course
<b>South</b>	Urban Low	PUD & RM	Plantation at Leesburg	Undeveloped land area
<b>East</b>	Urban Low	A	Palm's Mobile Home Estates	Single-family dwellings, undeveloped land area & mobile homes
<b>West</b>	Urban Low	PUD	Plantation at Leesburg	Undeveloped land area

**– Summary of Staff Determination –**

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed rezoning request, with conditions, specified in the proposed Ordinance.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

**– Summary of Analysis –**

The Applicant seeks to rezone a vacant and undeveloped 7.5-acre +/- property situated on the west side of US Highway 27, north of Palm Way, from Agriculture (A) zoning to Community Facility District (CFD) zoning. The property owned by the Vietnamese-American Buddhist Association is bordered by the Plantation at Leesburg on the west, north and south. Palm's Mobile Home Estates is situated on the east. The property is encumbered by an ingress/egress easement for the benefit of the property to the south. This easement provides access to the property from US Highway 27, on the east. The Applicant proposes the CFD zoning on the property to establish a retreat center for meditation, worship, education and training, to include small special events of less than 500 people. This proposed CFD zoning will include the following uses:

- Meditation training and education
- Religious worship
- Staff housing,
- Dormitories,
- Dining hall and kitchen,
- Meditation and Pagado halls
- Office
- Passive recreation
- Special Events (6 per calendar year)

The proposed CFD rezoning is for a retreat center for meditation and worship use for a religious organization, which is an allowable use within the Urban Low Future Land Use Category, where the property is situated.

**– Analysis –**

LDR Section 14.03.03 (Standards for Review)

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

The proposed use is consistent with Table 3.01.03 (Schedule of Permitted and Conditional Uses), which permits places of worship pursuant to LDR 3.01.02(E), which classifies a church as a building used for nonprofit purposes and for the purpose of worship by legally established sects. The proposed use is consistent with the purpose and intent of LDR Section 3.00.02(Y) that defines community facility district as an area that provides community interest uses and activities to promote the general welfare of the community. Additionally, Land Development Regulation (LDR) Section 3.01.05 allows similar uses not specifically listed that are not more detrimental than the uses listed in Table 3.01.03 (Schedule of Permitted and Conditional Uses), to be permitted as CFD zoning after review and approval by the County Manager or designee. The proposed use is similar and no more detrimental than a place of worship use that is permissible with CFD zoning in any future land use district.

The special events desired by the Applicant requires the event use to be established as an allowable use via a planned zoning district ordinance or conditional use permit when the event use is not a permissible use. In this case, the proposed ordinance will contain conditions to direct how the special events will be undertaken consistent with LDR Section 14.13.00.

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

This rezoning request is consistent with the Urban Low Future Land Use Category, Policy I-1.3.2. This policy allows religious organizations within this future land use category.

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

The proposed rezoning is generally consistent with the land use patterns in the area. The proposed CFD zoning is consistent with the adjacent low density residential development to the north and east.

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

The proposed meditation retreat center is a non-agriculture use not permitted in the current Agriculture zoning district. The application does not propose any agriculture uses; therefore, it is necessary to rezone the property to CFD to accommodate the proposed use. However, limited agriculture could be allowed as an accessory use, such as a personal garden for consumption by the staff administrators and students of the property.

The Applicant also desires to undertake limited special events which are not allowed in Agriculture zoning. The events will be celebrations in accordance with the lunar calendar.

**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 affected segment of US 27 at this location currently operates at Level of Service (LOS) capacity of “C”. The adjacent US 27 segment exhibits 1,740 one way trips. Currently, the north-bound trips exhibit 648 PM peak v/c 37%, LOS “C”. The south-bound trips exhibit 809 v/c 46%, LOS “C”. A transportation impact study based on the square footage of the proposed use will be required for review and approval at the time of site plan submittal. This is specified as a condition in the proposed ordinance.

Water and Sewage – No adverse impacts are anticipated by the new use of the property. The Application indicates the property is served by central sewer, but will have potable well for water service. This will be re-assessed during the required site plan review process prior to commencement of the CFD use.

Solid Waste – The proposed rezoning will not cause any adverse impact to the current solid waste capacity or levels of service.

Fire and Emergency Services - Lake County Fire Station 82, located at 24939 US 27, less than 600 feet north of the property, will provide fire-emergency services.

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

As the property is currently vacant and undeveloped, with wetlands, an environmental assessment will be required prior to site development. This is specified as a condition within the proposed ordinance.

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

The application does not contain any information regarding the effect the proposed rezoning would have on property values in the area.

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

The proposed rezoning amendment will not disrupt the existing development pattern in the area. The proposed use is low intensity non-residential use within an area of low density residential uses and will not disrupt the existing development pattern.

**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 application is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

**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.**

None

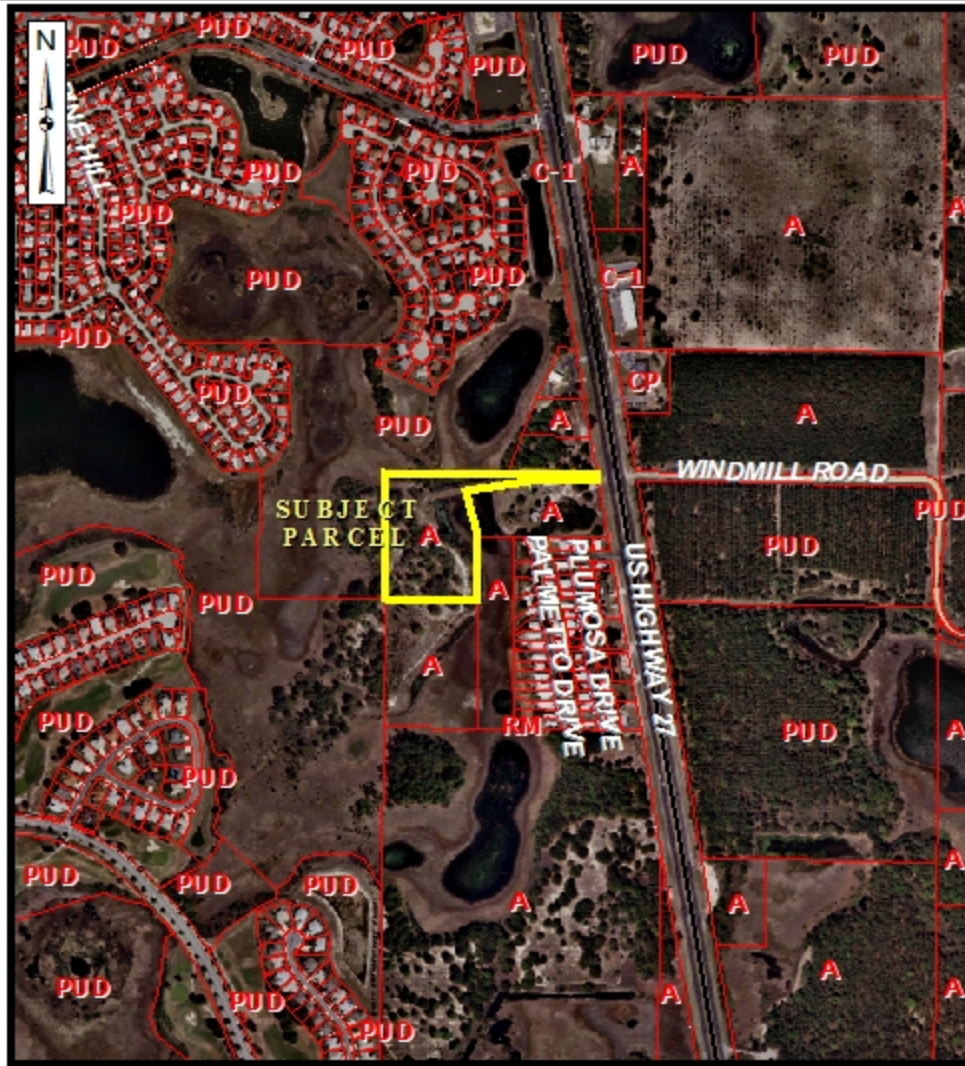
**FINDINGS OF FACT:** Staff has reviewed the application for the proposed rezoning and found:

1. The rezoning application is consistent with Comp Plan Policy I-1.3.2, Urban Low Future Land Use Category, which allows religious organizations, schools, and passive parks.
2. The rezoning is consistent with Land Development Regulation (LDR) Section 3.00.02(Y) that defines community facility district as an area that provides community interest uses and activities to promote the general welfare of the community.
3. The rezoning application is consistent with Table 3.01.03 (Schedule of Permitted and Conditional Uses), which permits places of worship pursuant to LDR Section 3.01.02(E) as CFD uses.
4. The proposed use is consistent with LDR Section 3.01.05 which allows similar uses not specifically listed that are not more detrimental than the uses listed in Table 3.01.03 (Schedule of Permitted and Conditional Uses), to be permitted as CFD zoning after review and approval.

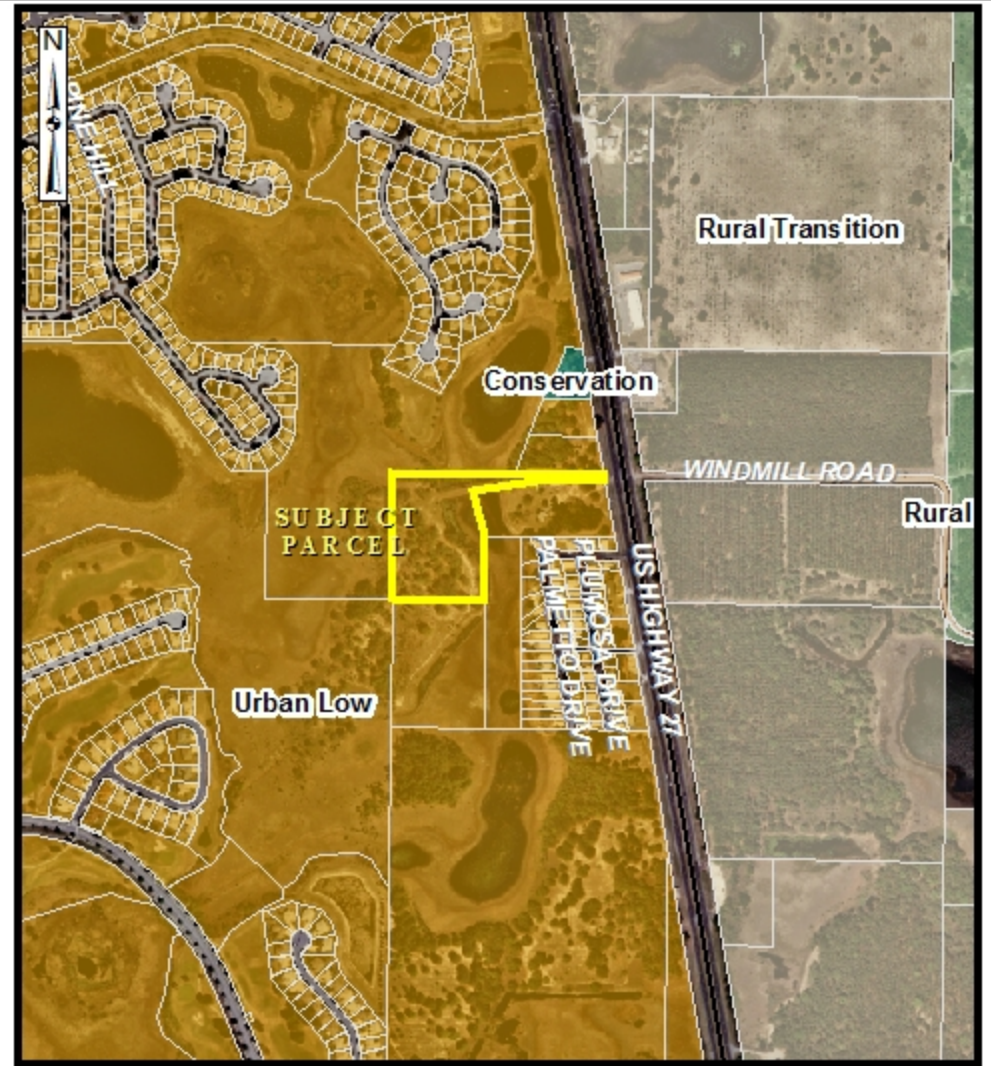
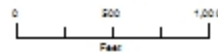
Based on these findings of fact, staff recommends **approval** of the rezoning application, with conditions, as specified in the proposed Ordinance.

**WRITTEN COMMENTS FILED:                      Supportive: -0-                      Concern: -0-                      Opposition: -0-**

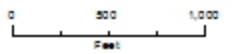




**CURRENT ZONING**



**CURRENT 2030 FUTURE LAND USE**



**VIETNAMESE-AMERICAN  
BUDDHIST ASSOC., LLC  
PROPERTY REZONING**

**CASE NO.**  
PH# 23-14-3  
**CASE LOCATION:**  
36-20-24

**REQUESTING:**  
AGRICULTURE (A) TO  
COMMUNITY FACILITY DISTRICT (CFD)

**ZONING**  
**LAND USE**  
**SUBJECT PARCEL**

**DATASOURCES:**

Lake County GIS Department Planimetrics, 2008 aerial image, Data Compilation and Map production compliments of the Growth Management Department, Planning and Community Design.

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**MAP COMPOSITION:**  
JANUARY, 2008



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**ORDINANCE #2014-xx**  
**Vietnamese American Buddhist Association CFD Rezoning**  
**PH #23-14-3**

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

**WHEREAS**, Kim-Thu Vo L (the "Applicant") submitted an application on behalf of the Vietnamese-American Buddhist Association, Inc. (the "Owners") to rezone the property from Agriculture zoning to Community Facility District (CFD) for meditation retreat center for religious worship, meditation education/training uses and related uses; and

**WHEREAS**, the subject property consists of approximately 7.52 +/- acres located west of US 27, south of the Plantation at Leesburg, in the Leesburg area, in Section 36, Township 20 South, Range 24 East, consisting of Alternate Key Number 1296722 and more particularly described as:

**LEGAL DESCRIPTION – (Exhibit "A")**

**WHEREAS**, the property subject to the request is located within the Urban Low Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

**WHEREAS**, Lake County Planning and Zoning Board did review petition PH#23-14-3 on the 6<sup>th</sup> day of August, 2014, after giving Notice of Hearing for a change in the use of land, including a notice that said petition will be presented to the Board of County Commissioners of Lake County, Florida, on the 26<sup>th</sup> day of August, 2014; and

**WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Board, staff report 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 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 Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land, subject to the following terms:

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to show the Community Facility District (CFD) zoning in accordance with Exhibit "A" of this Ordinance. All uses shall be generally consistent with the Concept Plan as shown in Exhibit "B", of this Ordinance. To the extent where there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence.

**A. Land Use:** The uses listed below are specifically limited to the land area described in Exhibit "A" of this Ordinance as a community service facility, with the following specific uses:

**1. Principal Uses –**

- a. Meditation training and education

- 1                   b. Religious worship
- 2                   c. Staff Housing Unit (2)
- 3                   d. Office Building (1)
- 4                   e. Instructor housing/cabins – (10)
- 5                   f. Student/Trainee Dormitories (3) – 10,500 square feet, maximum
- 6                   g. Pagoda and Meditation Halls (1, each) – 18,000 square feet, maximum
- 7                   h. Dining Hall
- 8                   i. Kitchen
- 9                   j. Passive Recreation
- 10                **2. Special Events:** Six (6) small events per calendar year shall be allowed with approval of the
- 11                required special event permit application. These events shall be associated with Buddhist
- 12                meditation and practices on the property .
- 13                   a. Music festivals are prohibited. However, music may be used as an accompaniment to the
- 14                   event.
- 15                **3. Accessory Uses -** Those uses directly associated with the principal uses may be approved by the
- 16                County Manager or designee. Any other use of the site not identified above shall require an
- 17                amendment to this Ordinance as approved by the Board of County Commissioners.
- 18                **B. Building Height and Setbacks:** Setbacks and Parking shall be in accordance with the
- 19                Comprehensive Plan and LDR, as amended.
- 20                **C. Parking:** The parking area shall be limited to 42 spaces. The parking area shall be designed and
- 21                arranged in accordance with the Land Development Regulations, as amended.
- 22                **D. Floor Area (FAR):** 35%, maximum for the entire site.
- 23                **E. Impervious Surface (ISR):** 60%, maximum for entire site.
- 24                **F. Open Space (OSR):** 25%, minimum for entire site.
- 25                **G. Landscaping, Buffering, and Screening:** A Type-B landscape buffer is required along the northern
- 26                and western property line. No landscaping is required along the southern and eastern property lines.
- 27                Landscaping, buffering, and screening shall be in accordance with the LDR, as amended,
- 28                **H. Environmental and Open Space Considerations:** An environmental survey and assessment no
- 29                older than six (6) months shall be required with the required development application. The wetland
- 30                areas shall be specified on a wetland survey within the development application and flagged on the
- 31                property for the purpose of establishing the required 50-ft wetland buffer and building setback.
- 32                Wetland areas within the property shall be preserved in perpetuity with the establishment of a
- 33                conservation easement pursuant to the Comprehensive Plan, as amended.
- 34                **I. Transportation Improvements/Access Management:**
- 35                   a. A driveway connection permit shall be required prior to commencement of construction.
- 36                   b. A sidewalk along US 27 may be required, if determined to be possible during site plan review.
- 37                   c. Development shall be in accordance with floodplain and stormwater provisions specified in the
- 38                   Land Development Regulations, as amended.
- 39                   d. All access management shall be in accordance with required traffic studies, Comprehensive
- 40                   Plan and Land Development Regulations, as amended.
- 41



- 1           **J. Signage:** All signage shall be accordance with the Comprehensive Plan and Land Development  
2           Regulations, as amended.
- 3           **K. Lighting:** Exterior lighting shall be cut-off type and consistent with Dark-Sky principles. Exterior  
4           lighting shall not illuminate adjacent properties or rights of way, in accordance with the Land  
5           Development Regulation, as amended.
- 6           **L. Noise:** A noise study shall be required with the site plan pursuant to the Land Development  
7           Regulations, as amended.
- 8           **M. Floodplain:** Future development shall be subject to the general requirements and construction  
9           standards regarding the development within floodplain areas, pursuant to the Land Development  
10          Regulations and Comprehensive Plan, as amended.
- 11          **N. Fire Protection:** Fire Protection shall be in accordance with the all applicable federal, state, and local  
12          codes and/or regulations, as amended.
- 13          **O. Utilities:**
- 14            1. The provision of potable water, as applicable, shall be permitted in accordance with Florida  
15            Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan,  
16            and Land Development Regulations, as amended.
- 17            2. Septic and sewage service, as applicable, shall be permitted in accordance with the Florida  
18            Department of Health, Florida Department of Environmental Protection, the Comprehensive Plan,  
19            and Land Development Regulations, as amended.
- 20            3. Any portion of an on-site septic system shall be setback 100 feet from the wetland jurisdiction line  
21            in accordance with the Comprehensive Plan, as amended.
- 22          **P. Concurrency Management Requirements:** Any development shall comply with the Lake County  
23          Concurrency Management System, as amended.
- 24          **Q. Development Review and Approval:** Prior to the issuance of permits, the Applicant shall be required  
25          to submit a development application generally consistent with Exhibit "B" - Conceptual Plan, attached,  
26          for review and approval in accordance with the Comprehensive Plan and LDR, as amended. The  
27          development application shall include a Master Plan sheet that describes the aspects and phasing  
28          program for the non-residential and residential development components.
- 29          **R. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references in this  
30          Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan,  
31          and Lake County Land Development Regulations shall include any future amendments to the Statutes,  
32          Code, Plans, and/or Regulations.
- 33          **Section 2. Conditions:** Conditions as altered and amended which pertain to the above tract of land shall mean:
- 34            **A.** After establishment of the facilities as provided herein, the aforementioned property shall only be used  
35            for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by  
36            the Board of County Commissioners.
- 37            **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,  
38            convert, or demolish any building structure, add other uses, or alter the land in any manner within the  
39            boundaries of the above described land without first obtaining the necessary approvals in accordance  
40            with the Lake County Code, as amended, and obtaining the permits required from the other appropriate  
41            governmental agencies.
- 42            **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and  
43            the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any  
44            successor, and shall be subject to each and every condition herein set out.



D. 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 established by 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 the Land Development Regulations, as amended.

E. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

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

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

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

FILED with the Secretary of State \_\_\_\_\_, 2014.

EFFECTIVE \_\_\_\_\_, 2014.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

\_\_\_\_\_  
JIMMY CONNER, 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"  
Legal Description

OVERALL DESCRIPTION: (FURNISHED BY CLIENT)  
LEGAL DESCRIPTION:  
A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,  
AND  
A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36,  
TOWNSHIP 20 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED  
AS FOLLOWS:  
BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, WITH THE WESTERLY LINE OF THE  
RIGHT-OF-WAY OF U.S. HIGHWAY NO. 27; RUN THENCE SOUTHERLY, ALONG THE WESTERLY LINE  
OF SAID RIGHT-OF-WAY, A DISTANCE OF 30.57 FEET TO A POINT THAT IS 30 FEET DUE SOUTH OF  
THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 36; THENCE SOUTH 89°55'30" WEST, AND PARALLEL WITH THE NORTH LINE OF THE  
SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF  
359.77 FEET; THENCE SOUTH 79°15'30" WEST, 331.90 FEET; THENCE SOUTH 15°39'50" EAST,  
245.45 FEET; THENCE DUE SOUTH TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4  
OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WEST TO THE SOUTHWEST CORNER OF THE  
NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH,  
ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, TO THE NORTHWEST CORNER  
OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE  
EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST  
1/4 OF SAID SECTION, A DISTANCE OF 1091.70 FEET TO THE POINT OF BEGINNING.

PARCEL "1":  
A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,  
AND  
A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36,  
TOWNSHIP 20 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED  
AS FOLLOWS:  
BEGIN AT A POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, TOWNSHIP 20 SOUTH,  
RANGE 24 EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, SAID  
RIGHT-OF-WAY BEING 200 FEET IN WIDTH, AND RUN S.10°08'07"E., ALONG SAID WESTERLY  
RIGHT-OF-WAY LINE, A DISTANCE OF 30.57 FEET TO A POINT 30 FEET SOUTH OF, WHEN  
MEASURED AT RIGHT ANGLES THERETO, THE NORTH LINE OF THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S.89°55'30"W.,  
PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4, A DISTANCE OF 359.97 FEET; THENCE S.79°15'30"W., 331.70 FEET; THENCE  
S.13°39'50"E., 245.54 FEET; THENCE S.00°13'10"E., 329.06 FEET; THENCE S.89°41'37"W.,  
467.96 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE  
N.00°13'10"W., ALONG THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 661.11 FEET  
TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4  
OF SAID SECTION 36; THENCE N.89°55'30"E., ALONG THE NORTH LINE OF THE SOUTH 1/2 OF  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1091.70 FEET TO THE POINT OF  
BEGINNING.  
SUBJECT TO EASEMENT "A".

PARCEL "2":  
A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,  
AND  
A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36,  
TOWNSHIP 20 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED  
AS FOLLOWS:  
COMMENCE AT A POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, TOWNSHIP 20 SOUTH,  
~~RANGE 24 EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, SAID~~  
RIGHT-OF-WAY BEING 200 FEET IN WIDTH, AND RUN S.10°08'07"E., ALONG SAID WESTERLY  
RIGHT-OF-WAY LINE, 30.57 FEET TO A POINT 30 FEET SOUTH OF, WHEN MEASURED AT RIGHT  
ANGLES THERETO, THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF SAID SECTION 36; THENCE S.89°55'30"W., PARALLEL WITH THE NORTH  
LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF  
359.97 FEET; THENCE S.79°15'30"W., 331.70 FEET; THENCE S.13°39'50"E., 245.54 FEET;  
THENCE S.00°13'10"E., 329.06 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM  
SAID POINT OF BEGINNING, CONTINUE S.00°13'10"E., 661.11 FEET TO A POINT ON THE SOUTH  
LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36;  
THENCE S.89°41'37"W., ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF  
THE NORTHEAST 1/4, A DISTANCE OF 467.96 FEET TO THE SOUTHWEST CORNER OF THE  
NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE  
N.00°13'10"W., ALONG THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 661.11 FEET;  
THENCE N.89°41'37"E., 467.96 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO AND TOGETHER WITH EASEMENT "A".

EASEMENT "A":  
AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING  
DESCRIBED PARCEL OF LAND:  
BEGIN AT A POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 24 EAST,  
IN LAKE COUNTY, FLORIDA, WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27,  
SAID RIGHT-OF-WAY BEING 200 FEET IN WIDTH, AND RUN S.10°08'07"E., ALONG SAID  
WESTERLY RIGHT-OF-WAY LINE, 30.57 FEET TO A POINT THAT IS 30 FEET SOUTH OF, WHEN  
MEASURED AT RIGHT ANGLES THERETO, THE NORTH LINE OF THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S.89°55'30"W.,  
PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4, A DISTANCE OF 359.97 FEET; THENCE S.79°15'30"W., 698.75 FEET TO A POINT  
THAT IS 50 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES THERETO, THE WEST LINE OF  
THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S.00°13'10"E., PARALLEL WITH THE WEST  
LINE OF THE NORTHEAST 1/4, A DISTANCE OF 651.47 FEET; THENCE S.89°41'38"W., 50.00 FEET  
TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE  
N.00°13'10"W., ALONG THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 811.11 FEET  
TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4  
OF SAID SECTION 36; THENCE N.89°55'30"E., ALONG THE NORTH LINE OF THE SOUTH 1/2 OF  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1091.70 FEET TO THE POINT OF  
BEGINNING.

EXHIBIT - B

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2

3  
4  
5  
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ORDINANCE #2014-xx  
PH#23-14-3 (Vietnamese-American Buddhist Association Rezoning)

