



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

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Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): August 7, 2019  
Board of County Commissioners (BCC): August 27, 2019

Case No. and Project Name: RZ-19-19-2, Water Conserve II CFD rezoning amendment

Applicant(s): Mark Ikeler (Orange County) and David Bass (City of Orlando)

Owner(s): Orange County, Florida - Andres Salcedo, P.E, City of Orlando - Laurie Botts, South Lake Crossings IV, LLC – Thomas J. Karr, Jr. and CPB Hilltop LLC – Thomas H. Brown

Requested Action: Amend Community Facility District (CFD) Ordinance #2001-149 by adding/rezoning land area zoned Agriculture (A) for expansion of the Water Conserve II Facility (Rapid Infiltration Basins “RIBs” and Reclaimed Water Reservoir).

Staff Determination: Staff finds the rezoning application consistent with the LDR and Comprehensive Plan.

Case Manager: Steve K. Greene, AICP, Chief Planner

PZB Recommendation:

### Subject Property Information

Size: 2,782 +/- acres

Location: South of Clermont area, east of U.S. Highway 27 on Five Mile Road

Alternate Key No.: 1028442 (northern portion), 1663628, 1594073, 1594561, 1017335, 1029180, 1028485, 3777486, 3781300, 2689340, 1594537, 2689358, 1117879, 1594065, 1594049, & 1594057

Future Land Use: Public Service Facilities and Infrastructure and Rural

Current Zoning District: CFD and Agriculture

Flood zone: TBD

Joint Planning Area/ ISBA: Clermont

Overlay Districts: N/A

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Regional Office and Rural	Urban Residential (R-6), Agriculture (A)	Residential (Rural and platted subdivision)	Adjacent residential subdivisions within Clermont
South	Urban Low, Rural, Public Service Facilities and Infrastructure	A & R-6	Agriculture uses	Adjacent to Five Mile Road
East	Rural and Urban Low	A	Residential and Citrus Groves	Orange County
West	Public Service Facilities and Infrastructure, Rural	A & R-6	Agriculture uses (pasture)	Bordered by U.S. Highway 27 and Five Mile Road

**Staff Analysis**

The Applicants are requesting to amend Community Facility District (CFD) Ordinance #2001-149, which contains approximately 850 acres, by adding and rezoning approximately 1,932 acres of land area zoned Agriculture (A), for expansion of the Water Conserve II Facility (Rapid Infiltration Basins “RIBs” and Reclaimed Water Reservoir). The total area for the proposed Water Conserve II Facility consists of approximately 2,782 acres. The subject property is located east of U.S. Highway 27 on Five Mile Road, in south Lake County. There are no existing structures and no structures are proposed for construction with this rezoning request.

The existing uses on the property are currently governed by CFD Ordinance #2001-149, Conditional Use Permit (CUP) #86/9/8-3, and CUP #859-3. The existing CFD Ordinance #2001-149, CUP #86/9/8-3, and CUP #859-3 will be rescinded and replaced by the proposed CFD ordinance upon approval.

The proposed rezoning amendment is consistent with the Comprehensive Plan and Land Development Regulations (LDR) which permit existing and proposed utilities uses in the Public Service Facilities and Infrastructure Future Land Use Category (FLUC) and in the Community Facility (CFD) Zoning District. A portion of the property is designated as Rural future land use. The request for CFD zoning is also consistent with the Rural future land use, which allows civic uses (County, Municipal, use or service, and community facility uses).

**Standards for Review (LDR Section 14.03.03)**

**A. Whether the proposed amendment conflicts with any applicable provisions of the Code.**

The proposed rezoning is consistent with the LDR Table 3.01.03, Schedule of Permitted and Conditional Uses, which permits utilities uses in the CFD Zoning District.

The existing CFD Ordinance #2001-149 requires a 500 foot setback from the wetted portion of a RIB to a “surface water or a wetland jurisdictional line.” This condition has been included in the proposed CFD ordinance.

**B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The rezoning request is consistent with Comprehensive Plan Policy I-1.5.3 Public Service Facilities and Infrastructure Future Land Use Category, which allows utilities uses. The rezoning is also consistent with Policy I-1.4.4 Rural Future Land Use Category which allows civic uses (County, Municipal, use or service, and community facility uses).

The request is also consistent with Comprehensive Plan Policy III-2.1.15 Groundwater Recharge which requires the protection of groundwater recharge areas through land use strategies including the use of reclaimed water, stormwater, or other non-potable water sources for irrigation.

Comprehensive Plan Policy III-2.2.10 Wastewater Treatment Plant Effluent Discharge prohibits the discharge of wastewater treatment plant effluent and reclaimed water into the surface waters of the County. A condition has been included in the proposed CFD ordinance to prohibit the discharge of wastewater treatment plant effluent and reclaimed water into the existing surface waters.

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

The existing Water Conserve II Facility is bordered to the north by residential subdivisions which are located within the City of Clermont. The nearest existing RIB is approximately 325 feet away from these residential subdivisions. The current Water Conserve II Facility RIB's were in existence prior to the development of the adjacent subdivisions. The proposed RIBs will be located a minimum of approximately one-half mile away from these residential subdivisions as shown by the Conceptual Plan included in the proposed ordinance. There are no other subdivisions adjacent to the proposed expansion.

The property is bordered to the west by U.S. Highway 27 and Five Mile Road. The majority of the adjacent parcels are zoned Agriculture (A) with the exception of a few vacant parcels to the west that are zoned Urban Residential (R-6). The CFD rezoning for expansion of the Water Conserve II Facility is compatible with existing land uses and will result in an orderly and logical development pattern as the existing facility is already serving this area including the adjacent agricultural operations. Therefore, the proposed CFD rezoning is consistent with the Rural and Public Service Facilities and Infrastructure FLUC, and the existing surrounding uses.

**D. Whether there have been changed conditions that justify an amendment.**

The existing Water Conserve II Facility is under operation in accordance with existing CFD Ordinance #2001-149, CUP #86/9/8-3, and CUP #859-3. The Applicants have indicated that the property owners are seeking to abandon the existing CUP's and rezone these parcels to CFD, to support the expansion of RIBs and the reservoir for the operation of the Water Conserve II Facility. This rezoning will allow the operation of the Water Conserve II Facility to be under one ordinance rather than multiple ordinances.

**E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.**

Water and Sewer

No impact is anticipated by the rezoning amendment.

Transportation

A preliminary report was completed in March 2016 for the Wellness Way transportation corridor, which will traverse lands of the subject rezoning. Lake County has identified several more roads through the visionary maps and Wellness Way regional plan, which will affect future expansion of the Water Conserve II site. An impact assessment will be undertaken during the development review process for any future Water Conserve II Facility expansions to ensure the proposed corridor continues to operate at an acceptable level of service (LOS).

Fire and Emergency Services

The subject parcel is approximately 6 miles from Lake County Fire Station 109 (closest fire station), located at 11630 Lakeshore Drive, Clermont.

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

The Hydrogeologic Assessment/Geotechnical Report included with the rezoning application indicates that “the simulated water table resulting from the additional reclaimed water flow indicates that the project sites should be able to accept the future flow without negatively impacting surrounding land parcels or violating on-site constraints.” Further, the report has been evaluated by the County’s consultant who has indicated that “the results presented in the report demonstrate acceptable long-range performance of the site at the new post development capacity without negatively impacting surrounding land parcels or violating on-site constraints.”

The report also states that additional monitoring wells are being proposed and will be installed with the construction of the new RIBs sites. Any future development will require the submittal of an Environmental Assessment as required by the LDR. The full extent of the environmental impacts will be evaluated as part of the site plan review process for the proposed expansion of the Water Conserve II Facility.

**G. Whether, and the extent to which, the proposed amendment 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.

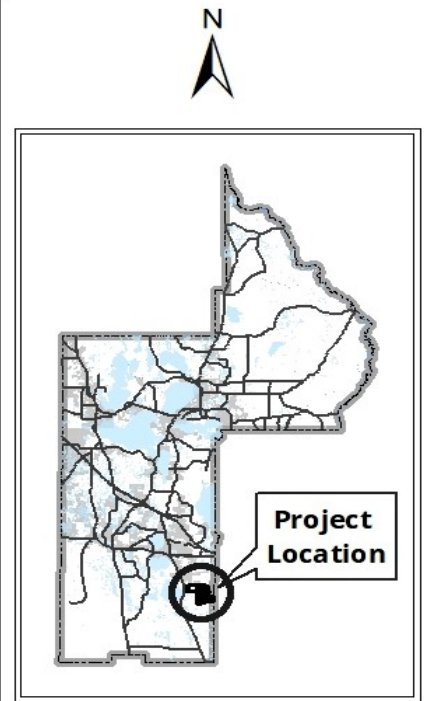
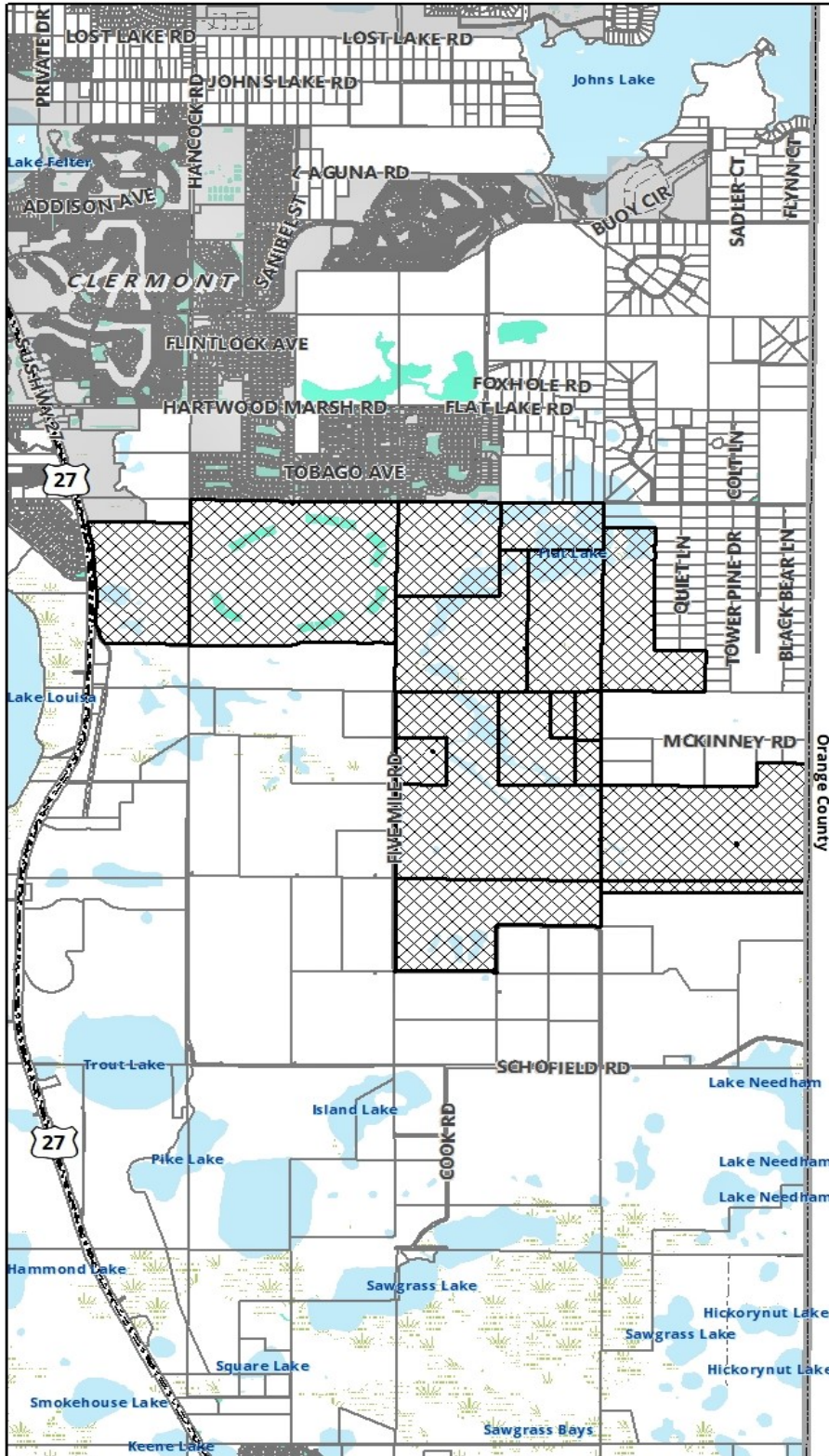
**H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area.

**I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.**

The proposed rezoning is not in conflict with the public interest and would be in harmony with the general intent of the Comprehensive Plan and the LDR as stated in this report.

### Subject Property





1           **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
2 Florida, that:

3           **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to show the  
4           Community Facility District (CFD) in accordance with Exhibit "A" of this Ordinance. All uses shall  
5           be generally consistent with the Concept Plan as shown in Exhibit "B", of this Ordinance. To the  
6           extent that there are conflicts between the Concept Plan and this Ordinance, this Ordinance shall  
7           take precedence. This Ordinance will rescind and replace CFD Ordinance #2001-149, CUP  
8           #86/9/8-3, and CUP #859-3 in their entirety.

9           **A. Land Use:**

- 10           1. Use of the land area will permit the expansion, construction, and operation of a reclaimed water rapid  
11           infiltration basin (RIB) recharge system, reclaimed water reservoir facility, and reclaimed water  
12           irrigation project for the Water Conserv II Facility as shown in Exhibit "B" Concept Plan.
- 13           2. Accessory Uses – Those uses directly associated with the principal use may be approved by the  
14           County Manager or designee. Any other use of the site not identified above will require an  
15           amendment to this Ordinance as approved by the Board of County Commissioners.

16           **B. General Conditions:**

- 17           1. This RIB, Reservoir, and Irrigation system operation is an expansion of the Water Conserv II project  
18           implemented by the City of Orlando and Orange County, Florida, to beneficially reuse treated  
19           wastewater (reclaimed water) in RIBs, water storage in the reservoir, and utilized for irrigation.
- 20           a. If other agency permits associated with this project are voided, revoked, or rescinded, or if the  
21           permittees are found to be in violation of this Ordinance, the Board of County Commissioners  
22           may modify this Ordinance or declare this Ordinance null and void.
- 23           b. A valid interlocal agreement between Lake County, Florida, the City of Orlando, and Orange  
24           County, Florida, must be in effect for this Ordinance to be valid, and prior to the issuance of any  
25           permits associated with this project. The City of Orlando and Orange County, Florida agrees to  
26           meet all requirements contained in this Ordinance and as stated within the Interlocal Agreement.
- 27           c. The City of Orlando, Orange County, Florida, and their contractors will be held responsible for  
28           the operation, permitting, and overall design requirements of the entire RIB, Reservoir, Reuse  
29           Irrigation system and for any monitoring and reporting required by Lake County, Florida.
- 30           d. A valid Florida Department of Environmental Protection (FDEP) permit for this site must be  
31           maintained at all times.
- 32           e. The construction and operation of this facility must at all times comply with this Ordinance and  
33           any applicable federal, state, regional, and local agency law, policies, codes, regulations, and  
34           ordinances.
- 35           f. Any violation or specific endangerment of the public health, safety, or welfare due to the  
36           reclaimed water will be grounds for the ordering of suspension of this Ordinance or a reduction  
37           in the reclaimed water application rate at the option of the Board of County Commissioners.

38           **C. Design:** The following design standards, monitoring, reports, submittals, and procedures will be required  
39           for the construction and operation of the Water Conserv II Facility:

- 1 1. Prior to the construction and operation of a reclaimed water facility, a detailed site plan together with  
2 hydrogeologic reports, engineering plans, operation plans, and any information deemed necessary  
3 to adequately review and approve the development application must be submitted.
- 4 a. Hydrogeologic Report containing a minimum of, but not limited to, the following items:
  - 5 • Inventory of all wells (potable, non-potable, and monitor) on the site and within 1,000 feet of  
6 the facility boundaries.
  - 7 • Aerial photograph with the facility boundaries overlaid.
  - 8 • List of surface waters on site and within 1,000 feet of the site boundaries.
  - 9 • Soil types and borings.
  - 10 • Mounding analysis.
  - 11 • Proposed hydraulic loading rate.
  - 12 • The report must demonstrate that the hydraulic application rate at the proposed reclaimed  
13 water application levels will not degrade ground or surface water quality or result in abnormal  
14 or unnaturally high surface water levels outside the Zone of Discharge.
  - 15 • The report must be prepared, signed, and sealed by a professional geologist or a  
16 professional engineer, as applicable, qualified to perform such studies and licensed to  
17 practice in the State of Florida.
  - 18 • A copy of the report, as required by FDEP must be provided to the County.
- 19 b. Ground and Surface Water Monitoring Plan must be implemented prior to the use of the lands  
20 for application of reclaimed water. The objective of the program is to establish ambient (pre-use)  
21 conditions for the new areas and to monitor the short and long term impacts to the existing  
22 ground and surface water systems. The Ground and Surface Water Monitoring Plan must contain  
23 a minimum of, but not limited to, the following items:
  - 24 • Surface water stations.
  - 25 • Monitor well locations.
  - 26 • Piezometer locations.
  - 27 • Aquifer zones monitored.
  - 28 • Daily rainfall totals.
  - 29 • Surface water levels.
  - 30 • Water quality sampling and analysis. Analysis must be performed by the Department of  
31 Health or other certified water quality analysis body. Analysis must be performed in  
32 accordance with Florida Administrative Code (FAC) methods and procedures.
  - 33 • The plan must provide adequate coverage so as to characterize the impacts to lakes,  
34 adjacent and on site wetlands, surficial aquifer, and the Floridan aquifer.
  - 35 • The plan must include adequate justification based on hydrogeologic, ground and surface  
36 water conditions, other factors for surface water stations, monitor well locations, well  
37 construction, depths, installation, parameters for chemical analysis, and the frequency of  
38 analysis.
  - 39 • The installation and development of the ground water monitoring wells must be performed  
40 by a licensed well driller with substantial experience in drilling ground water monitoring wells  
41 and must be overseen by a qualified professional geologist licensed in the State of Florida.
  - 42 • A copy of the Ground Water Monitoring Plan required by FDEP must be supplied to Lake  
43 County, Florida.



- 1           2. The design and operation of the Water Conserv II Facility must minimize the levels of pollutant  
2           intrusion and prevent the degradation of existing ground and surface water quality.
  - 3           3. The use of reclaimed water must not cause a violation of Chapter 62-302, Florida Administrative  
4           Code (FAC), as amended.
  - 5           4. All reclaimed water applied, infiltrated, or stored on site must be of suitable quality for use in "Public  
6           Access Areas" as specified in Chapter 62-610, FAC, as amended.
  - 7           5. The boundary of the "Zone of Discharge" must be 100 feet from the site (wetted disposal area) or to  
8           the site property boundary, whichever is less and down to the base of the unconfined surficial aquifer.
  - 9           6. All wetlands not associated with and not mitigated for the proposed reclaimed water reservoir must  
10          be designated to remain undeveloped and protected in perpetuity through the use of a conservation  
11          easement or similar recorded and legally binding instrument running with the land and establish the  
12          conditions and restrictions on the use of the wetland areas. The wetland conservation easement  
13          must be dedicated to one or a combination of the following:
    - 14          a. A conservation agency such as but not limited to the Florida Department of Environmental  
15          Protection or the St. John's River Water Management District;
    - 16          b. A non-profit conservation organization or land trust;
    - 17          c. Lake County, Florida, subject to approval and acceptance of the conservation easement. The  
18          maintenance of the conservation easement must be provided by the owners of the property and  
19          must be incorporated within the conservation easement document.
  - 20          7. Setbacks:
    - 21          a. The Water Conserve II Facility must provide minimum setbacks as set forth in Chapter 62-610,  
22          FAC, as amended, and must protect the public health, safety, and welfare of the citizens of Lake  
23          County.
    - 24          b. Appropriate notification signs must be posted and maintained for the site in accordance with  
25          Chapter 62-610, FAC, as amended.
    - 26          c. The setback from the wetted portion of a RIB to surface water or wetlands (mean high water  
27          mark of the surface water body or the wetland jurisdiction line, whichever is greater) must be a  
28          minimum of 500 feet.
  - 29          8. The discharge of wastewater treatment plant effluent and reclaimed water into the existing surface  
30          waters is prohibited in accordance with the Comprehensive Plan and Land Development Regulations  
31          (LDR), as amended.
- 32 **D. Operation:** The following operational procedures must be implemented to assure the Water Conserv II  
33 Facility will operate as designed:
- 34          1. Operation Plan addressing at a minimum:
    - 35                  • Day to day operating procedures.
    - 36                  • Procedures during adverse weather conditions.
    - 37                  • Procedures for outcropping of ground water.
    - 38                  • Time frames for various monitoring requirements set forth in the required Monitoring Plan.
    - 39                  • Steps to prevent application of reclaimed water onto Lake County-maintained roadways, public  
40                  right-of-ways, or adjacent property owned by others.

- 1           • Notification procedures upon the discovery of any offsite discharge, ponding, formation of a  
2           sinkhole onsite, or the occurrence of any event that would be a violation of this Ordinance.
- 3           2. All reclaimed water must be retained on site with no offsite runoff permitted.

4 **E. Monitoring and Reporting:**

- 5           1. Monitoring must be performed in accordance with the monitoring plan required under this Ordinance.
- 6           2. County personnel or their designees will be granted permission by the Owners to enter all areas  
7           governed by this Ordinance to monitor the performance of the facility and to determine compliance  
8           with the conditions of this Ordinance. County personnel or their designees shall notify the Owners  
9           no later than 24 hours prior to the site inspection.
- 10          3. Quarterly Monitoring Reports – The following report must be compiled and filed with the County  
11          quarterly. The quarterly report filing date deadline will be no later than 60 days after the end of the  
12          quarter. At a minimum, the quarterly report must contain the following information:
  - 13           a. Average quality of reclaimed water.
  - 14           b. RIBs loaded and the amount of reclaimed water received over the preceding quarter.
  - 15           c. Potentiometric levels of the surface water table and the Floridian aquifers referenced to National  
16           Geodetic Vertical Datum (NGVD).
  - 17           d. A corrective action plan with schedule to address problems identified.
  - 18           e. Stage elevations of lakes monitored.
  - 19           f. Any significant or unusual events that occurred in the preceding quarter relating to the facility.  
20           This will include events such as excessive mounding, discharges off site, and discussion of  
21           erratic, missing, or poorly correlated data.
  - 22           g. The preceding requested information is available in the Monthly Status Report, Monthly  
23           Operation Report, and the quarterly submission of Part D of Form 62-620.910(10) data required  
24           by FDEP. A copy of these reports will be provided to Lake County within the time frame specified  
25           above to meet Lake County requirement for operation and monitoring reports.
- 26          4. Annual Monitoring and Operation Report – At the end of each year of data collection, a written  
27          technical report, signed and sealed by a qualified geologist or engineer must be submitted to Lake  
28          County that summarizes and interprets the baseline, historical, and current reclaimed water and the  
29          historic and current ground water quality data of the Water Conserve II project in Lake County. This  
30          report must contain, but not be limited to the following information:
  - 31           a. Tabular and graphical displays of the data, including water level graphs and water table contour  
32           maps referenced to land surface and NGVD for the permitted FDEP monitor wells and  
33           piezometers. To improve the accuracy of the ground water contour maps, the data may be  
34           supplemented with additional information from in-house piezometers, staff gages, and monitor  
35           wells.
  - 36           b. Discussion of problems occurring, excessive mounding, and discharges off site during the year.
  - 37           c. Discussion of erratic, missing, and poorly correlated data.
  - 38           d. Corrective action plan with schedule to address problems identified.
  - 39           e. The ground water quality among wells in different zones and aquifers within and adjacent to the  
40           boundaries of this Ordinance.
  - 41           f. Relationships between reclaimed water used and ground water quality, including the relationship  
42           to the original baseline water quality and changes in the potentiometric level of the Floridan  
43           aquifer.

- 1           g. Nitrate levels (as "N") in ground water relative to reclaimed water quality and quantity.  
2           h. The annual report prepared for the FDEP must be provided to Lake County and must include  
3           the above stated minimum requirements.
- 4 **F. County Monitoring and Review Fees:** The City of Orlando and Orange County, Florida, shall continue  
5 to pay an annual monitoring fee as established or amended by the Lake County Board of County  
6 Commissioners.
- 7 **G. Signage:** All signage shall be in accordance with the Comprehensive Plan and LDR, as amended.
- 8 **H. Lighting:** All exterior lighting must be cut-off type and be in accordance with the Comprehensive Plan,  
9 LDR, and Dark-Sky guidelines, as amended.
- 10 **I. Fire Protection:** Fire Protection must be in accordance with all applicable federal, state, and local codes  
11 and regulations, as amended.
- 12 **M. Concurrency Management Requirements:** Any proposed development must comply with all applicable  
13 Lake County Concurrency Management System requirements, as amended, prior to site plan approval.
- 14 **J. Development Review and Approval:** Prior to the issuance of any permits or site development, the  
15 Applicants must submit a site plan and development application generally consistent with Exhibit "B" –  
16 Conceptual Plan, attached, for review and approval in accordance with the Comprehensive Plan and  
17 LDR, as amended.
- 18 **K. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references in this  
19 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and  
20 Lake County Land Development Regulations will include any future amendments to the Statutes, Code,  
21 Plan, and Regulations.
- 22 **Section 2. Conditions:** Conditions as altered and amended which pertain to the above tract of land will  
23 mean:
- 24 A. After establishment of the facilities as provided in this Ordinance, the property must only be used for the  
25 purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the  
26 Lake County Board of County Commissioners.
- 27 B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move,  
28 convert, or demolish any building structure, add other uses, or alter the land in any manner within the  
29 boundaries of the above described land without first obtaining the necessary approvals in accordance  
30 with the Lake County Code, as amended, and obtaining the permits required from the other appropriate  
31 governmental agencies.
- 32 C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land and the  
33 terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any  
34 successor, and will be subject to each and every condition set out in this Ordinance.
- 35 D. Construction and operation of the proposed use must at all times comply with the regulations of this and  
36 other governmental permitting agencies.
- 37 E. The transfer of ownership or lease of any or all of the property described in this Ordinance must include  
38 in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of  
39 the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser  
40 or lessee may request a change from the existing plans and conditions by following procedures contained  
41 in the Land Development Regulations, as amended.

1 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement  
2 Special Master will have authority to enforce the terms and conditions set forth in this Ordinance and to  
3 recommend that the Ordinance be revoked.

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

7 **Section 4. Filing with the Department of State:** The clerk is hereby directed forthwith to send a copy of  
8 this Ordinance to the Secretary of State for the State of Florida in accordance with Section  
9 125.66, Florida Statutes.

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

ENACTED \_\_\_\_\_, 2019.  
FILED with the Secretary of State \_\_\_\_\_, 2019.  
EFFECTIVE \_\_\_\_\_, 2019.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

\_\_\_\_\_  
LESLIE CAMPIONE, Chairman

ATTEST:

\_\_\_\_\_  
GARY J. COONEY, Clerk of the  
Board of County Commissioners  
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
MELANIE MARSH, County Attorney

1

**EXHIBIT "A" – LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATE IN SECTIONS 13, 14, 15, 16, 23, 24, 25 & 26, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

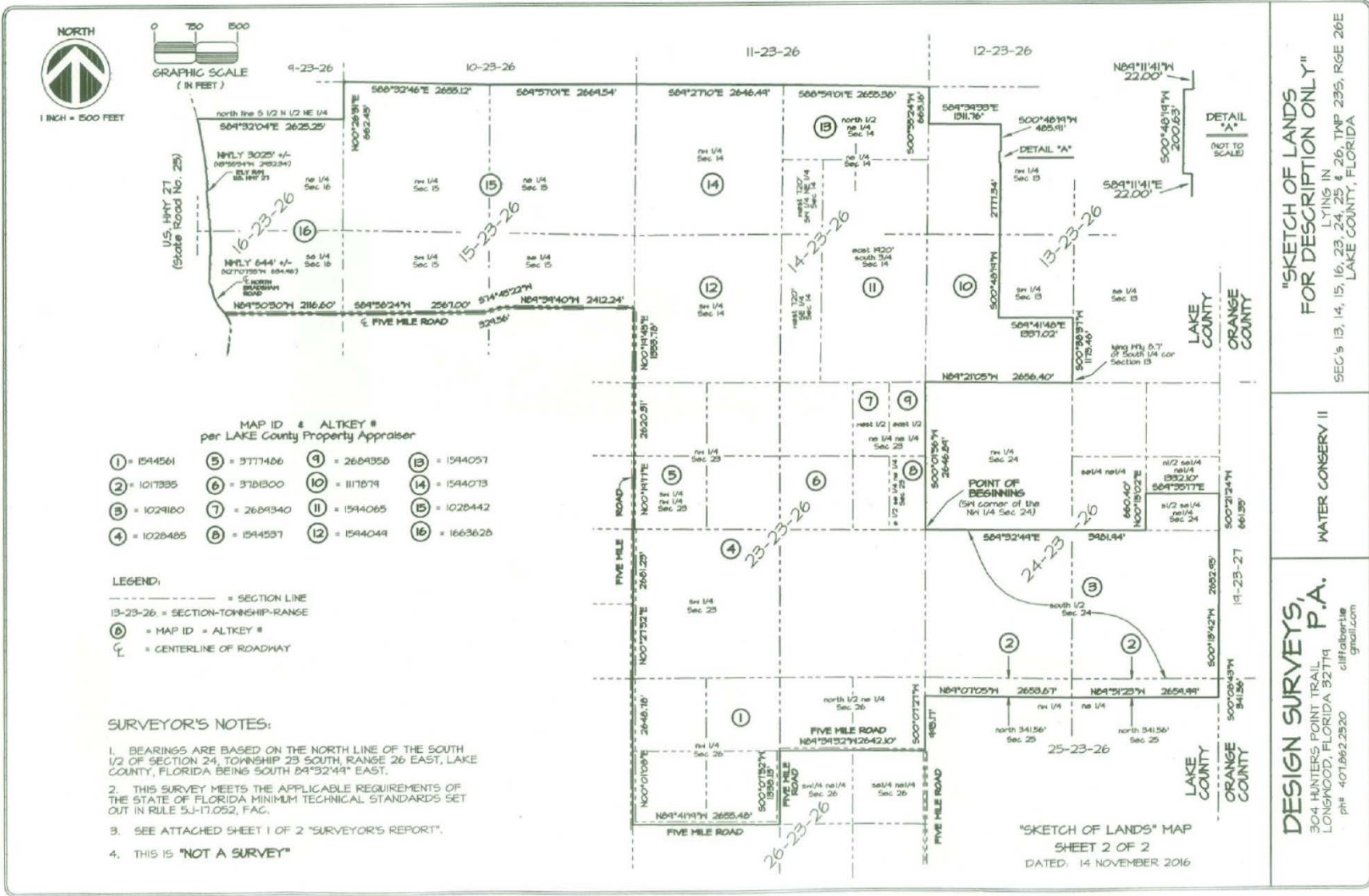
BEGINNING AT THE SOUTHWEST CORNER OF NORTHWEST ¼ OF SAID SECTION 24; THENCE SOUTH 89°32'49" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 24 3981.94 FEET; THENCE NORTH 00°15'02" EAST ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 660.40 FEET; THENCE SOUTH 89°35'17" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 1332.10 FEET; THENCE SOUTH 00°21'24" WEST ALONG THE EAST LINE OF SAID SOUTH 1/2 661.35 FEET; THENCE SOUTH 00°13'42" WEST ALONG THE EAST LINE OF THE SAID SOUTH 1/2 OF SECTION 24 2652.95 FEET; THENCE SOUTH 00°08'43" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 341.56 FEET; THENCE PARALLEL WITH AND 341.56 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 25, NORTH 89°51'23" WEST 2659.99 FEET AND NORTH 89°07'05" WEST 2653.67 FEET; THENCE SOUTH 00°07'27" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26 995.17 FEET; THENCE NORTH 89°39'32" WEST ALONG THE SOUTH LINE OF NORTH 1/2 OF THE SAID NORTH EAST 1/4 2642.10 FEET; THENCE SOUTH 00°07'52" WEST ALONG THE EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 26 1338.13 FEET; THENCE NORTH 89°41'19" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 2655.48 FEET; THENCE NORTH 00°01'08" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 2648.78 FEET; THENCE NORTH 00°27'52" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 2681.23 FEET; THENCE NORTH 00°19'17" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 2620.31 FEET; THENCE NORTH 00°19'45" EAST ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 14 1353.78 FEET TO A POINT ON THE EXTENSION OF THE CENTERLINE OF FIVE MILE ROAD; THENCE RUN ALONG THE CENTERLINE OF SAID FIVE MILE ROAD THE FOLLOWING COURSES: NORTH 89°39'40" WEST 2412.24 FEET, SOUTH 74°45'22" WEST 329.56 FEET, SOUTH 89°58'24" WEST 2567.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15 AND NORTH 89°50'30" WEST 2116.60 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF FIVE MILE ROAD AND THE CENTERLINE OF BRADSHAW ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID BRADSHAW ROAD 644 FEET +/- TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO.27; THENCE NORTHWESTERLY ALONG THE SAID EAST RIGHT OF WAY LINE 3025 FEET +/-; THENCE SOUTH 89°32'04" EAST ALONG THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 16 2625.25 FEET; THENCE NORTH 00°26'31" ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 15 662.45 FEET; THENCE SOUTH 88°32'46" EAST ALONG THE NORTH LINE OF THE SOUTH NORTHWEST ¼ 2655.12 FEET; THENCE SOUTH 89°57'01" EAST ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 15 2669.54 FEET; THENCE SOUTH 89°27'10" EAST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 14 2646.49 FEET; THENCE SOUTH 88°59'01" EAST ALONG THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 14 2655.38 FEET; THENCE SOUTH 00°55'24" WEST ALONG THE EAST LINE OF SAID NORTH ½ 663.16 FEET; THENCE SOUTH 89°39'33" EAST 1311.76 FEET; THENCE SOUTH 00°48'19" WEST 485.91 FEET; THENCE NORTH 89°11'41" WEST 22.00 FEET; THENCE SOUTH 00°48'19" WEST 200.63 FEET; THENCE SOUTH 89°11'41" EAST 22.00 FEET; THENCE SOUTH 00°48'19" WEST 2777.34 FEET; SOUTH 89°41'48" EAST 1337.02 FEET; THENCE SOUTH 00°38'37" WEST 1175.46 FEET, SAID POINT LYING WESTERLY 8.7 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°21'05" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13 2656.40 FEET; THENCE SOUTH 00°01'56" WEST ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 23 2646.89 FEET TO THE POINT OF BEGINNING,

2

CONTAINING 2,782 ACRES OF LAND MORE OR LESS.

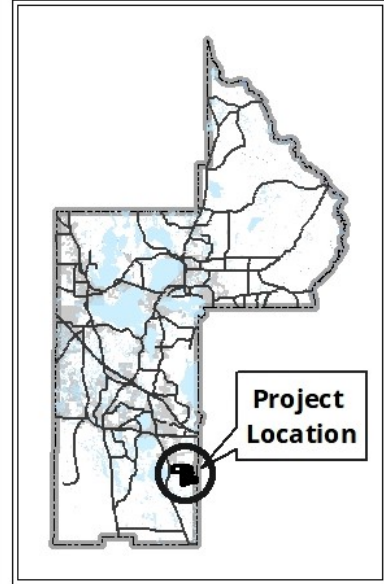
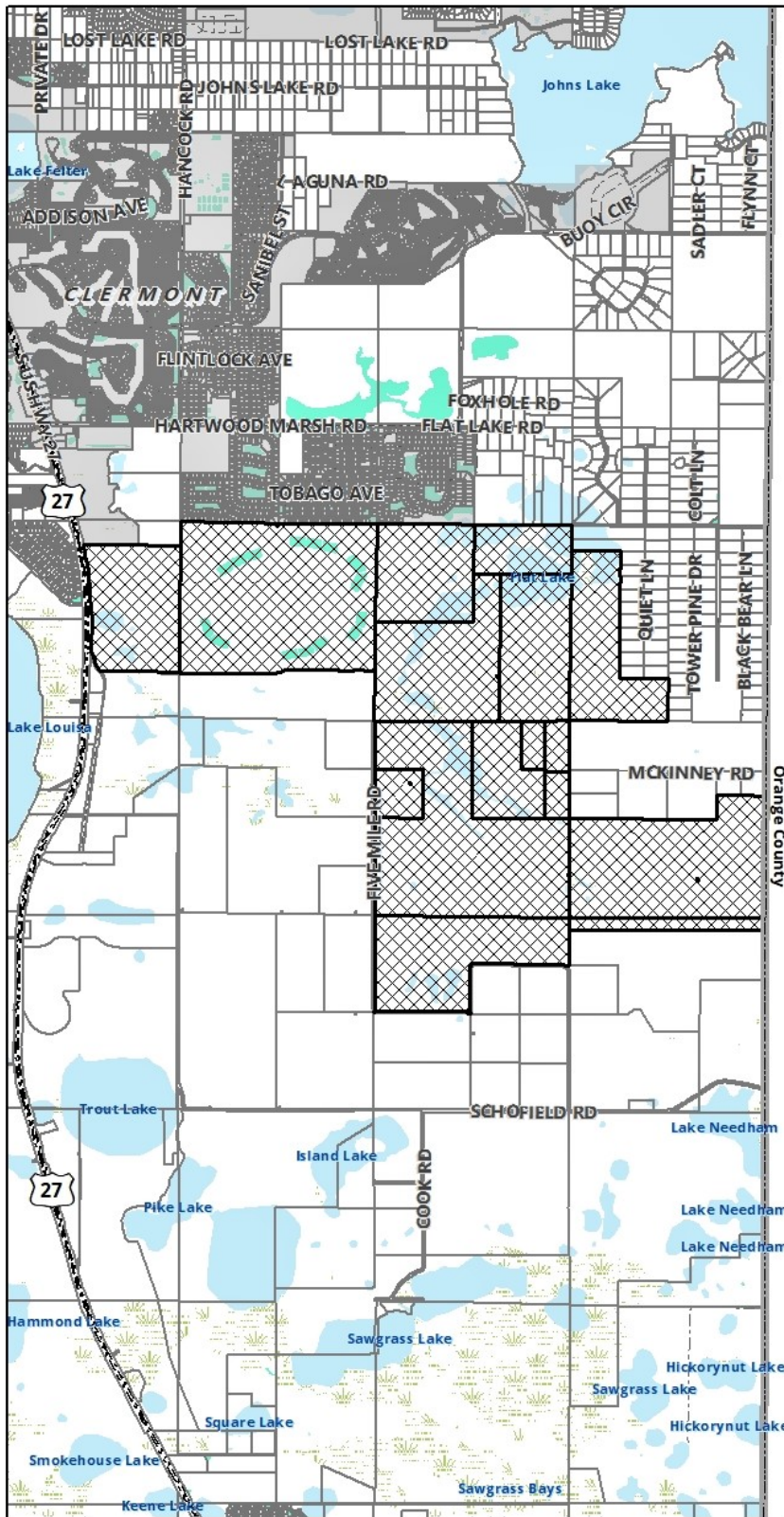
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SUBJECT TO ANY EASEMENTS, EXCEPTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.



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### EXHIBIT "B" - CONCEPTUAL PLAN



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