



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): November 26, 2019  
Board of County Commissioners (BCC): December 17, 2019

Case No. and Project Name: RZ-19-24-1, Camden Park PUD Amendment

Applicant: Askey Hughey, Inc.

Owner: GG Assets, LLC

Requested Action: Amend and replace Planned Unit Development (PUD) Ordinance #2016-48 with a new ordinance to extend the ordinance expiration date by two (2) years, and to establish a garage setback of twenty-five (25) feet.

Staff Determination: Staff finds the rezoning amendment to be consistent with the LDR and Comprehensive Plan.

Case Manager: Emily W. Johnson, Planner

PZB Recommendation:

### Subject Property Information

Size: 137.2 +/- acres

Location: Southwest corner of the US Highway 27/ County Road 474 intersection, in the Clermont area.

Alternate Key No.: 1595134, 1595231, 1595185, 1070121, 1595193, 1086698, and 1595207

Future Land Use: Green Swamp Ridge

Current Zoning District: Planned Unit Development (PUD) by Ordinance #2016-48

Flood Zones: "A" and "X"

Joint Planning Area/ ISBA: N/A

Overlay Districts: Green Swamp Area of Critical State Concern

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Green Swamp Ridge	PUD, CFD, and C-1	Residential, Commercial, and Community Facility	CR 474 along the northern PUD boundary
South	Green Swamp Ridge	PUD, C-2, and CP	Residential and Commercial	Undeveloped acreage
East	Green Swamp Rural Conservation	A	Vacant	Undeveloped acreage
West	Green Swamp Ridge	PUD	Residential, Commercial, and Community Facility	Undeveloped acreage

### **Staff Analysis**

The subject property encompasses approximately 137.2-acres and is identified by Alternate Key Numbers 1595134, 1595231, 1595185, 1070121, 1595193, 1086698, and 1595207. The property is zoned Planned Unit Development (PUD) in accordance with Ordinance #2016-48, and designated as Green Swamp Ridge Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. A preliminary plat application for Camden Park Phase I is currently under review by staff.

The application seeks to replace PUD Ordinance #2016-48 with a new ordinance to grant a one (1) time, two (2) year extension of the expiration date, in accordance with Section 1.N.2 of PUD Ordinance #2016-48. Upon review of the application, Public Works staff recommended an additional revision to establish a garage setback of twenty-five (25) feet from right-of-way, to which the Applicant was acquiescent.

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

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

The uses and density contained in the existing ordinance are consistent with Comprehensive Plan Policy I-4.2.2, Green Swamp Ridge Future Land Use Category; the application is not requesting a revision to the density or permitted uses contained in the ordinance.

Pursuant to Comprehensive Plan Policy I-7.8.2, Time frame of Planned Unit Developments, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of PUD expiration date for a maximum of two (2) years upon demonstration that reasonable efforts have been made towards securing the required approvals and commencement of work. The Applicant provided a written justification statement (Attachment A) as proof that this condition has been met.

#### **B. Whether the proposed amendment is in conflict with any applicable provisions of the Code.**

The proposed request is consistent with Section 1.N.2 of PUD Ordinance #2016-48, which states that the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of PUD expiration date for a maximum of two (2) years upon demonstration that reasonable efforts have been made towards securing the required approvals and commencement of work. The Applicant provided a written justification statement (Attachment A) as proof that this condition has been met.

The establishment of a garage setback of twenty-five (25) feet from right-of-way was requested by staff from the Department of Public Works, and will bring the ordinance into compliance with Section 15-6 of the Codification, with the intention of creating appropriate parking space within driveways, so as to discourage parking along roadways and blocking of sidewalk paths.

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

The application does not propose any amendment to the land use or density contained within the existing PUD ordinance.

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

The written statement (Attachment A) within the application references an improvement in offsite utilities and submission of a preliminary plat application as changed conditions which justify the extension request.

#### **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**

Water and sewer service will be provided by Southlake Utilities, Inc.

### Schools

The proposed amendment is not anticipated to adversely impact schools.

### Parks

The proposed amendment is not anticipated to adversely impact parks or trails.

### Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service.

### Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #112) is located less than one (1) mile from the site.

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

The proposed amendment is not expected to result in significant impacts on the natural environment. An environmental assessment will be required with the development application submittal.

**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 impact on property values.

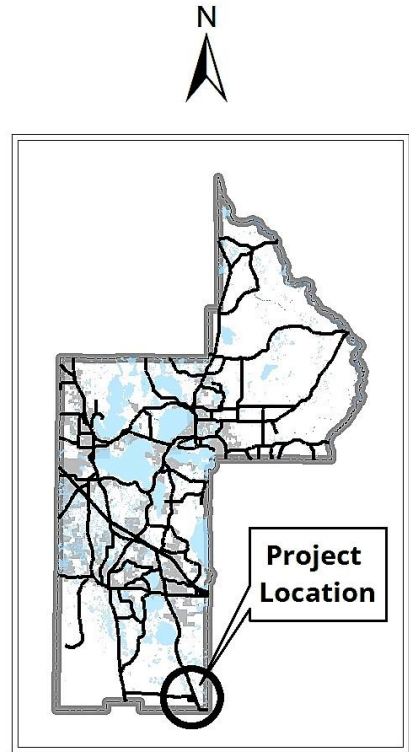
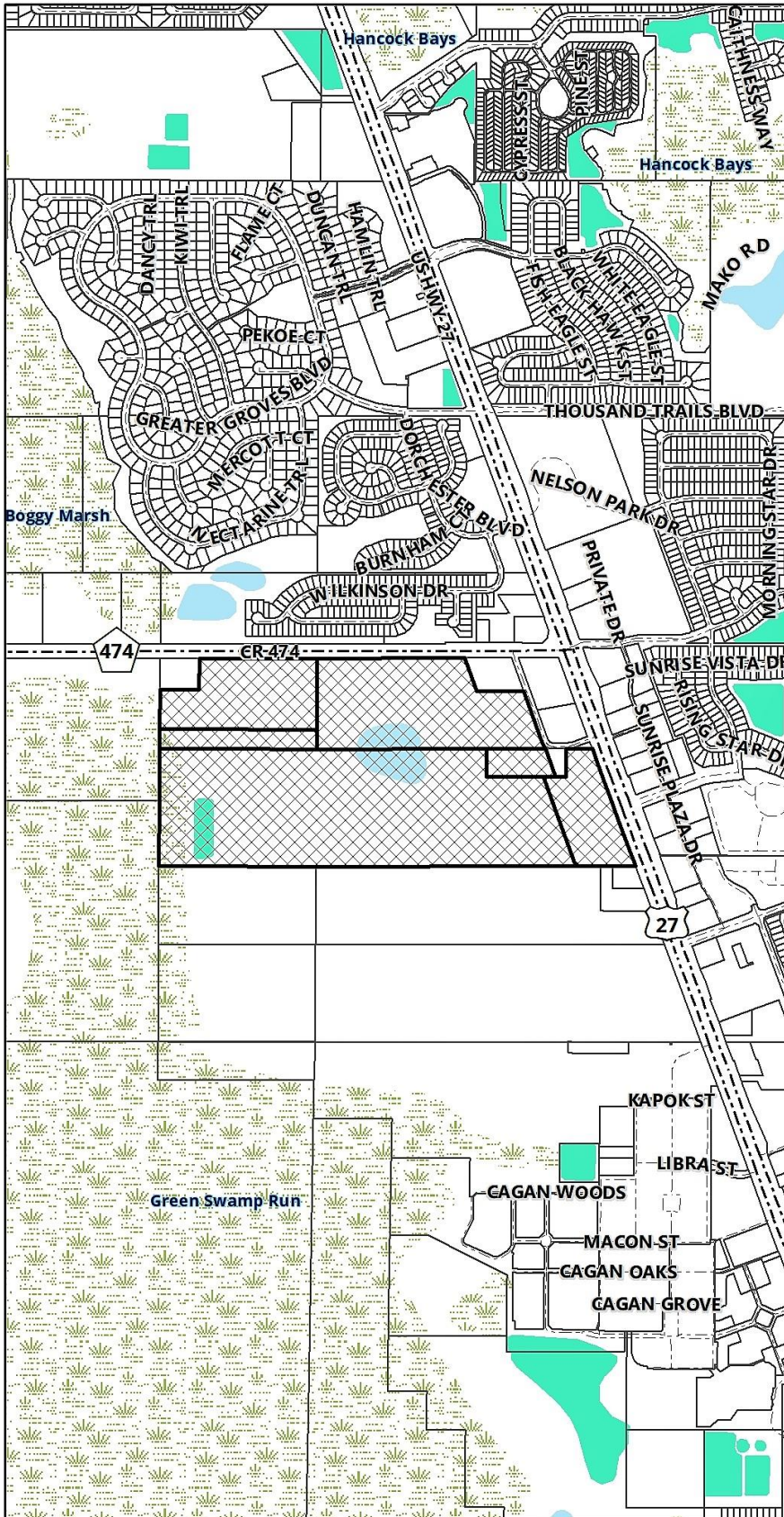
**H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

There is no indication the proposed rezoning will disrupt the existing orderly and logical development pattern of the area. The requested amendment does not propose any change to the land use or density contained within the existing ordinance.

**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 amendment will be consistent with the purpose and interest of Lake County's regulations.

### Map of Subject Property



## Attachment A. – Justification Statement

***Askey Hughey, Inc.***

Civil Engineering / Land Planning

P.O. Box 420639, Kissimmee, FL 34742-0639 • Phone 407-957-3308 • Fax 407-957-1019

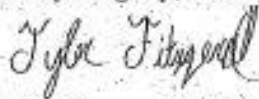
Camden Park North (RZ-19-24-1) – Amendment to PUD Application  
Project No. 2015050002, Application Request No. 3854

### **Justification For PUD Ordinance 2016-48 Extension Request**

Development of the Camden Park North has been delayed due to financial constraints and countless unknowns in coordinating the design of offsite utilities over the past 3 years. As noted on the utility availability letter from Southlake Utilities, Inc., the existing force main is at capacity and a cost sharing agreement must be reached for the proposed new force main to serve all properties in this area designated for immediate future development. The situation has improved such that coordination of offsite utilities is nearing completion, the preliminary plat has been submitted and is being reviewed by County staff, and the final engineering plans are being prepared.

Sincerely,

**Askey Hughey, Inc.**



Tyler Fitzgerald, E.J



1 **Section 1. Terms:**

2 The County Manager or designee shall amend the Official Zoning Map to rezone the property described in  
 3 Exhibit "A" to Planned Unit Development (PUD) zoning. This Ordinance shall rescind and replace  
 4 Ordinance #20146-6348. All uses shall be generally consistent with the "Conceptual Plan" attached hereto  
 5 as Exhibit "B". To the extent where there are conflicts between the Conceptual Plan and this Ordinance,  
 6 this Ordinance shall take precedence.

7 A. Land Uses:

8 1. Residential:

9 a. 434 residential dwelling units (single-family dwelling units) not to exceed four (4) dwelling units  
 10 per net buildable acre in accordance with the Comprehensive Plan, as amended.

11 b. Lot Size: Single-family residential lots shall be a minimum 4,800 square feet with a minimum  
 12 lot width of 40 feet.

13 2. Commercial: Commercial uses shall be located according to the Conceptual Plan and shall be  
 14 limited to a maximum of 5,000 square feet or less per parcel pursuant to Policy I-4.2.2 of the  
 15 Comprehensive Plan, as amended. However, the square footage can be increased to the  
 16 maximum Floor Area Ratio (FAR) of 0.25 and Impervious Surface Ratio (ISR) of 0.45, providing  
 17 that the development meets or exceeds the sustainable building rating and certification system,  
 18 and retains the first three inches (3") of stormwater runoff on the property.

19 a. Commercial Design Standards: Commercial development shall adhere to commercial design  
 20 standards specified in the LDR, as amended.

21 Accessory uses directly associated with the above uses may be approved by the County Manager  
 22 or designee. Any other use of the site not specified above shall require approval of an amendment  
 23 to this Ordinance by the Board of County Commissioners.

24 B. Open Space: Open space shall be a minimum 40% of the net buildable area of the PUD in accordance  
 25 with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

26 C. Setbacks:

27 1. Single-Family Residential:

Front	15 feet
<u>Garage</u>	<u>25 feet</u>
Side	5 feet
Rear	10 feet
Accessory Buildings including Pools	5 feet
Secondary Front Yard for Corner Lots (per Typical Lot Details included in Master Plan)	15 feet front 5 feet/10 feet side

28 All other setbacks shall be as established in the LDR, as amended.

1           2. Commercial: Setbacks shall be in accordance with the Comprehensive Plan and LDR, as  
2           amended.

3           D. Development Requirements:

Open Space	minimum 40% of the net buildable area of the project site
Impervious Surface Ratio (ISR)	maximum 45%
Floor Area Ratio (FAR)	maximum 25% for non-residential development as specified above in Section A.2 of this ordinance
Building Height	maximum 40 feet

4           All development requirements within the Green Swamp Ridge (FLUC) shall be in accordance with  
5           the Comprehensive Plan and LDR, as amended.

6           E. Landscaping, Buffering, and Screening:

7           1. Western Landscape Buffer: No landscaping buffer is required at the west property line adjacent to  
8           wetlands. This condition addresses the required 50-foot agricultural buffer pursuant to the  
9           Comprehensive Plan.

10          2. A minimum 50 feet wetlands buffer shall be provided and markers shall be placed every 50 feet  
11          along the any wetland buffer boundary stating "Wetland Buffer".

12          3. All other landscaping, buffering, and screening requirements shall be in accordance with the LDR,  
13          as amended.

14          F. Noise: Compliance shall be in accordance with the LDR, as amended.

15          G. Utilities: Central water and sewer connection shall be provided in accordance with the Comprehensive  
16          Plan and LDR, as amended.

17          H. Transportation Improvements/Access Management: Requirements shall be determined for the  
18          proposed uses at site plan review and in accordance with the LDR, as amended. At a minimum, the  
19          Applicant will be required to submit a Traffic Study for development of the property in accordance with  
20          the Conceptual Plan attached hereto as Exhibit "B".

21          I. Schools: School Concurrency shall be met before final plat approval in accordance with the  
22          Comprehensive Plan and LDR, as amended.

23          J. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent with Dark-  
24          Sky Principles.

25          K. Signage: Signs shall be in accordance with the LDR, as amended.

26          L. Fire Protection and Emergency Services Access: Access and fire safety requirements of the  
27          development shall be provided in accordance with the Florida Fire Prevention Code and LDR, as  
28          amended.

29          M. Concurrency Management Requirements: Any development shall comply with the Lake County  
30          Concurrency Management System, as amended.



1 N. Development Review and Approval:

2 1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat,  
3 construction plans, and final plat generally consistent with EXHIBIT "B" - Conceptual Plan for  
4 review and approval in accordance with the Comprehensive Plan and LDR, as amended.

5 2. PUD Expiration: Physical development shall commence within ~~three (3)~~two (2) years from the date  
6 of this Ordinance approval. Failure to commence construction within two (2) years of approval or by  
7 November 19, 2021 shall cause the revocation of this ordinance, in accordance with the  
8 Comprehensive Plan or superseding documents as amended. ~~Prior to expiration of the three-year~~  
9 ~~time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension~~  
10 ~~of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have~~  
11 ~~been made towards securing the required approvals and commencement of work.~~

12 O. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this  
13 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and  
14 Lake County Land Development Regulations shall include any future amendments to the Statutes,  
15 Code, Plans, and/or Regulations.

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

17 A. After establishment of the facilities as provided herein, the aforementioned property shall only be used  
18 for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by  
19 the Board of County Commissioners.

20 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,  
21 convert, or demolish any building structure, add other uses, or alter the land in any manner within the  
22 boundaries of the above described land without first obtaining the necessary approvals in accordance  
23 with the Lake County Code, as amended, and obtaining the permits required from the other appropriate  
24 governmental agencies.

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

28 D. Construction and operation of the proposed use shall at all times comply with the regulations of this  
29 and other governmental permitting agencies.

30 E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be  
31 included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and  
32 aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The  
33 purchaser or lessee may request a change from the existing plans and conditions by following  
34 procedures contained in the Land Development Regulations, as amended.

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

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

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

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

8 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

9 FILED with the Secretary of State \_\_\_\_\_, 2019.

10 EFFECTIVE \_\_\_\_\_, 2019.

11 BOARD OF COUNTY COMMISSIONERS

12 LAKE COUNTY, FLORIDA

13 \_\_\_\_\_  
14 LESLIE CAMPIONE, CHAIRMAN

15 **ATTEST:**

16 \_\_\_\_\_  
17 **GARY J. COONEY, CLERK OF THE**  
18 **BOARD OF COUNTY COMMISSIONERS**  
19 **LAKE COUNTY, FLORIDA**

20 **APPROVED AS TO FORM AND LEGALITY**

21 \_\_\_\_\_  
22 **MELANIE MARSH, COUNTY ATTORNEY**

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## EXHIBIT "A" – LEGAL DESCRIPTION

### Parcel No. 1

From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida; thence South 00°22'09" West along the West line of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 1201.11 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 522.55 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 522.55 feet to the point of beginning.

Together with:

From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, thence South 00°22'09" West along the West of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 680.70 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 520.41 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 520.41 feet to the point of beginning.

Together with Access Easement for Ingress and Egress:

Highway, road, access, travel, installation and maintenance of water, power, telephone and other utilities. Said easement to run with the land of purchaser and burden of subsequent owners thereof: From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida; thence South 00°22'09" West along the West of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 1201.11 feet; thence run North 00°04'38" East, 58.00 feet; thence South 89°55'22" East, 522.55 feet; thence North 00°04'38" East, 418.52 feet to the point of beginning; thence North 89°55'22" West, 292.00 feet; thence North 00°04'38" East, 57.00 feet; thence South 89°55'22" East, 1075.94 feet to a point on the West right of way line of U.S. Highway No. 27; thence run South 20°14'13" East along said right of way line, 60.78 feet; thence run North 89°55'22" West, 805.04 feet to the point of beginning.

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**Parcel No. 2:**

All that certain plot, piece or parcel of land lying and situated in Lake County, Florida, State of Florida, more particularly described as follows: That part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, lying West of U.S. Highway 27, less the North 1/8 thereof and less the South 1/8 thereof; and the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, less the North 1/8 thereof and less the South 1/8 thereof; and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 24 South, Range 26 East, less the North 1/8 thereof and less the South 1/8 thereof; and that part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 24 South, Range 26 East, lying West of U.S. Highway 27, less the North 1/8 thereof and less the South 1/8 thereof.

LESS: From the intersection of the North line of the South 1/8 of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, and the Westerly right of way line of U.S. Highway 27; run thence North 20°14'13" West, along the said Westerly right of way line, 810.41 feet; thence North 89°55'22" West, 309.32 feet to the point of beginning; run thence further North 89°55'22" West, 677.60 feet; run thence North 00°04'38" East, 234.00 feet to the South line of the North 1/8 of the North 1/2 of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East; run thence South 89°58'22" East along said South line of the North 1/8 of the North 1/2 of the Southwest 1/4 of Section 26, a distance of 677.60 feet; run thence South 00°04'38" West, 234.59 feet to the point of beginning.

LESS: From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida; thence South 00°22'09" West along the West line of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 1201.11 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 522.55 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 522.55 feet to the point of beginning.

LESS: From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, thence South 00°22'09" West along the West of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 680.70 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 520.41 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 520.41 feet to the point of beginning.

**PARCEL A**

From the intersection of the North line of the South 1/8 of the NW 1/4 of the SE 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, and the Westerly Right-of-Way line of Highway 27; run thence N 20° 14' 13" W along the said Right-of-Way line, 810.41 feet; thence N 89° 55' 22" W, 309.32 feet; to the Point of Beginning; run thence further N 89° 55' 22" W, 677.60 feet; run thence N 00° 04' 38" E 234 feet to the South line of the North 1/8 of the Northeast 1/4 of the SW 1/4 of Section 26, Township 24 South, Range 26 East; run thence S 89° 58' 22" E along said South line of the North 1/8 of the Northeast 1/4 of the SW 1/4 of Section 26, a distance of 677.60 feet; thence S 00° 04' 38" W, 234.59 feet to the Point of Beginning.

**LESS AND EXCEPT:**

From the intersection of the North line of the South 1/8 of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, and the Westerly right of way line of U.S. Highway 27; run thence North 20°14'13" West, along the said Westerly right of way line, 810.41 feet; thence North 89°55'22" West, 309.32 feet to the Point of Beginning; run thence further North 89°55'22" West, 91.26 feet; run thence North 20°14'13" West, 249.98 feet to the South line of the North 1/8 of the Northeast 1/4 of the Southwest 1/4 of said Section 26, Township 24 South, Range 26 East; run thence South 89°58'22" East along said South line of the North 1/8 of the Northeast 1/4 of the Southwest 1/4 of Section 26, a distance of 178.05 feet; run thence South 00°04'38" West, 234.59 feet to the Point of Beginning.

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**PARCEL B**

The South Half of the Southeast quarter of the Northeast Quarter, LESS the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 27, Township 24 South, Range 26 East, Lake County, Florida, and LESS the right of way of State Road No. 474.

ALSO, The North Quarter of the North Half of the Northeast Quarter of the Southeast Quarter of Section 27, Township 24 South, Range 26 East, and the South Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 24 South, Range 26 East, Lake County, Florida, LESS the right of way of State Road No. 474, and that part of the South Half of the Southeast Quarter of the Northwest Quarter lying West of U.S. Highway No. 27, in Section 26, Township 24 South, Range 26 East, Lake County, Florida, LESS the right of way of State Road No. 474 and the North Quarter of the North Half of the North Half of the Southwest Quarter lying West of U.S. Highway No. 27 in Section 26, Township 24 South, Range 26 East, Lake County, Florida, LESS the following described parcel of land: Begin at the intersection of the Southwesterly right of way line of U.S. Highway No. 27 and the South right of way line of State Road No. 474; run thence Westerly 800 feet along said South right of way line of State Road No. 474; thence run 300 feet Southeasterly and parallel to the Southwesterly right of way line of U.S. Highway 27; thence run 400 feet Easterly and parallel to the South right of way line of State Road No. 474; thence run Southeasterly and parallel to the Southwesterly right of way line of U.S. Highway No. 27 to the South boundary of the North Quarter of the North Half of the North Half of the Southwest Quarter of Section 26, Township 24 South, Range 26 East; thence run Easterly on the South boundary of the North Quarter of the North Half of the North Half of the Southwest Quarter of said Section 26, to the Southwesterly right of way line of U.S. Highway No. 27; thence Northwesterly along said Southwesterly right of way to the Point of Beginning. All in Lake County, Florida (known as Sunshine Holiday Camper Resort): Together with that 50 foot ingress and egress and sign easement according to the terms and conditions and covenants contained in that certain Easement Agreement and Grant as amended dated March 3, 1978 and recorded in Official Records Book 648, pages 2464 through 2475, public records of Lake County, Florida.

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