



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): November 4, 2020  
Board of County Commissioners (BCC): November 10, 2020

Case No. and Project Name: RZ-20-01-4, Skymark 3505, LLC

Applicant: Christopher J. Shipley, Esquire

Owner: Skymark 3505, LLC.

Requested Action: Amend Planned Commercial District (CP) Ordinance #1997-95 to add Neighborhood Commercial District (C-1) and Community Commercial District (C-2) uses and approval consideration of central sewer system connection waiver.

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

Case Manager: Janie Barrón, Senior Planner

PZB Recommendation:

### Subject Property Information

Size: 0.57 +/- Acres

Location: 3505 North Highway 19A, Mount Dora

Alternate Key No.: 1410151

Future Land Use Category: Urban High Density

Existing Zoning District: Planned Commercial District (CP) by Ordinance #1997-95

Proposed Zoning District: Planned Commercial District (CP)

Joint Planning Area/ISBA: City of Mount Dora Joint Planning Area (JPA)

Overlay Districts: N/A

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban High Density	Neighborhood Commercial (C-1)	Right-of-Way (ROW)	North Highway 19A and commercial use North of ROW
South	Urban High Density	Urban Residential (R-6)	Residential	Single-Family Dwelling Unit
East	Urban High Density	Neighborhood Commercial (C-1)	Residential	Single-Family Dwelling Unit
West	Urban High Density	Neighborhood Commercial (C-1)	Commercial	Dental Office

**– Summary of Analysis –**

The Applicant seeks to amend the existing Planned Commercial (CP) zoning ordinance #1997-95 to add Neighborhood Commercial District (C-1) and Community Commercial District (C-2) uses on parcel located at 3505 North Highway 19A in the Mount Dora area (identified by Alternate Key Number 1410151). Ordinance #1997-95 limits the use of the parcel to a pottery shop and plant nursery for retail sale of related goods. Based on the information submitted with the application, the property is currently developed with two structures used for professional office and storage (Attachment “A”).

The subject parcel is zoned Planned Commercial District (CP) by Ordinance #1997-95; is designated as Urban High Density Future Land Use Category (FLUC) and is located within a Major Commercial Corridor pursuant to Comprehensive Plan (Comp Plan) Policy I-1.3.10.6.

The application also requests a waiver to the central sewer system connection requirements pursuant to LDR Section 6.12.01(B) and Comp Plan Policy IX-3.1.2 (Attachment “B”). Approval of the waiver will allow continuation of an on-site septic system that has been permitted by the Florida Department of Health. However, the proposed CP ordinance contains a condition that the parcel shall connect to a central sewer system when the service becomes available.

The subject parcel is located within the City of Mount Dora JPA and the application was provided to the City of Mount Dora to review. The City of Mount Dora had no comments or objections to the request.

**- Analysis -**

Land Development Regulations (LDR) Section 14.03.03 Standards for Review.

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

The request proposes to amend the Planned Commercial (CP) zoning ordinance to accommodate Neighborhood Commercial (C-1) and Community Commercial District (C-2) uses, consistent with LDR Section 3.01.03, which allows C-1 and C-2 uses.

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

The request is consistent with Comp Plan Policy I-1.3.4, Urban High Density FLUC, which allows commerce uses within major commercial corridors. The property is situated within the Old Highway 441 Major Commercial Corridor.

North Highway 19A is classified as an Urban Minor Arterial; the urban minor arterial system typically provides service for trips of moderate length and at a lower level of through traffic movement than principal arterial and they connect with urban principal arterial road and rural collector routes (FDOT Functional Class).

The property is currently served by central water provided by the City of Mount Dora (Attachment “C”) consistent with Comp Plan Policy IX-2.2.2.

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

The request is consistent with Comp Plan Policy I-1.3.10 as the subject parcel is located within a major commercial corridor. The property is situated within the Old Highway 441 Major Commercial Corridor.

To reduce any potential adverse effects to the residential parcels located to the south and east of the subject parcel, the ordinance includes screening conditions.

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

As previously stated, the subject parcel is located within a major commercial corridor, which allows the subject parcel to be developed with commercial activities which provide goods and services. Additionally, the proposed use is consistent with the surrounding uses, which include Retail Commercial and general sales and services.

- 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;**

Water and Sewer

The City of Mount Dora has indicated that central sewer is not available to the subject parcel (Attachment "C"). However, should the BCC approve the utility connection waiver, it will allow continuation of an on-site septic system that has been permitted by the Florida Department of Health. The proposed ordinance contains a condition that requires connection to central sewer service when the service becomes available.

Office of Public Safety

City of Mount Dora Fire Station #35 is located less than three (3) miles from the subject property at 1300 N. Donnelly, Street, Mount Dora and will provide life support should an emergency situation on the property demand this service. Fire protection water supply and emergency access will be addressed during the development review process, should the rezoning request be approved by the Board.

Solid Waste

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

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of County Road 19A impacted segment from Bay Road to County Road 500A is "D" with capacity of eight-hundred (800) trips peak direction. This project will be generating approximately seventeen (17) pm peak hour trips, in which nine (9) trips will impact the peak hour direction.

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

The property has been disturbed with previous urban development. Any future redevelopment of the property will require an environmental assessment to assess the presence of any endangered, threatened or species of special concern that requires protection and/or mitigation permits from jurisdictional agencies.

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

There is no information within the application that specifies impacts on property values.

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

The request and potential proposed uses are consistent with the existing development pattern of the area. The land uses for the parcel located north and west of the subject parcel are Neighborhood Commercial uses. The parcels located along North Highway 19A from West Old US Highway 441 (easterly of the subject parcel, distance of over a 1/4 mile) to the intersection of Bay Road and North Highway 19A (westerly of the subject parcel, distance of over 1/2 mile) are zoned commercial and the majority are developed with a mixture of Neighborhood Commercial and Community Commercial uses.

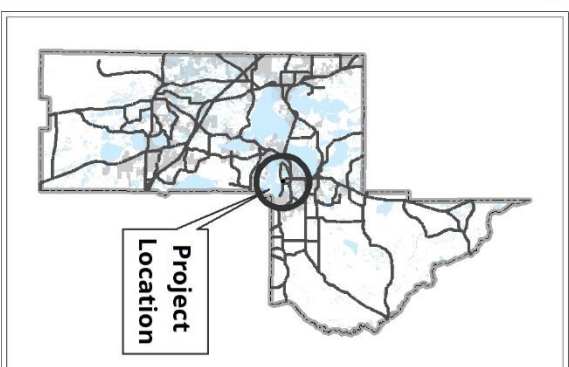
- I. Whether the proposed rezoning would be in conflict with the public interest and in harmony with the purpose and intent of these Regulations; and**

The request is in harmony with the general intent of the Comp Plan and LDR, 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.**

This rezoning application includes a utility connection waiver request for consideration by the Board of County Commissioners (BCC). The application seeks to waive connection requirement to the central sewer system as required for development within the Urban Future Land Use Series pursuant to Comp Plan Policy IX-3.1.2. Staff must emphasize that approval of this rezoning is contingent upon the BCC approving the waiver to the utility connection requirement.

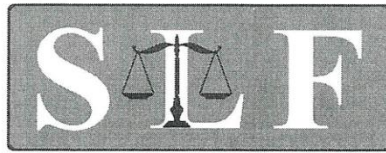
# Map of Subject Property







## Attachment "B" – Central Sewer System Connection Waiver Request



### SHIPLEY LAW FIRM

20110 U.S. HIGHWAY 441, SUITE A  
MOUNT DORA, FLORIDA 32757-6901

SHIPLEYLAWFIRM.COM

CHRISTOPHER J. SHIPLEY, ESQ., MBA, CPA  
JUSTIN M. BRICK, ESQ.

TELEPHONE: (352) 383-3397  
FACSIMILE: (352) 383-1364

September 4, 2020

Janie Barrón, Senior Planner  
Office of Planning & Zoning  
Post Office Box 7800  
Tavares, Florida 32778

Re: Letter dated August 18, 2020  
Rezoning Application – Skymark 3505, LLC (RZ-20-01-4)  
Project No. 2020010002, Application Request No. 3964  
Alternate Key No. 1410151

Dear Ms. Barrón:

I have submitted an updated Utility Availability Inquiry from the City of Mount Dora, which states that central sewer is not available to the subject property. Pursuant to Comprehensive Plan Policy IX-3.1.2, where a public sanitary sewer system is not available, development exceeding a density of one unit per acre must provide a regional/sub-regional sanitary sewer system unless exempted by the Board of County Commissioners.

Please accept this correspondence as my request, on behalf of Skymark 3505, LLC, for an exemption/waiver to the sewer connection requirement. Enclosed please find this firm's trust account check number 7813 made payable to the Lake County Board of County Commissioners in the amount of \$250 for the central sewer connection waiver fee.

Thank you for your assistance with this matter. Please schedule the Skymark 3505, LLC's rezoning application for public hearing.

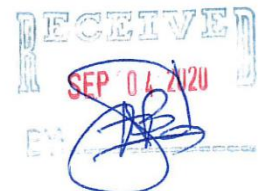
Sincerely,

Christopher J. Shipley

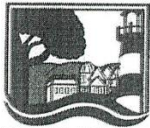
CJS/me

cc: Skymark 3505, LLC

Enclosure



## Attachment "C" — City of Mount Dora Utility Inquiry



**CITY OF  
MOUNT  
DORA**

PUBLIC WORKS AND UTILITIES

City Hall  
510 N. Baker St.  
Mount Dora, FL 32757

Office of the City Manager  
352-735-7126  
Fax: 352-735-4801

Finance Department  
352-735-7118  
Fax: 352-735-1406

Human Resources  
352-735-7106  
Fax: 352-735-9457

Planning and Development  
352-735-7112  
Fax: 352-735-7191

City Hall Annex  
900 N. Donnelly St.  
Mount Dora, FL 32757

Parks and Recreation  
352-735-7183  
Fax: 352-735-3681

Public Safety Complex  
1300 N. Donnelly St.  
Mount Dora, FL 32757

Police Department  
352-735-7130  
Fax: 352-383-4623

Fire Department  
352-735-7140  
Fax: 352-383-0881

Public Works & Utilities  
900 N. Donnelly St.  
Mount Dora, FL 32757  
352-735-7151  
Fax: 352-735-1539  
Alt. Fax: 352-735-2892

W. T. Bland Public Library  
1995 N. Donnelly St.  
Mount Dora, FL 32757  
352-735-7180  
Fax: 352-735-0074

Website:  
[www.cityofmountdora.com](http://www.cityofmountdora.com)

July 14, 2020

**Reference: General Water / Sewer Availability Inquiry: Mount. Dora, FL**

RE: Skymark Roofing - 3505 N. HWY 19A

To Whom It May Concern:

This letter is written to confirm that the aforementioned site is within the City of Mount Dora's utility service area for water and sewer. The site is currently on the City of Mount Dora's water system. Gravity sanitary sewer service is not available to the site as defined by the City's Land Development Code 6.4.1 and 6.4.3. The City does have a four-inch force main (pressure) available approximately 900 feet east of the property. The City's provision of service is subject to:

1. The City's review of the proposed project for conformance to the City Land Development Code and City Ordinances, including but not limited to, the owner/developer's construction or extension of on-site and off-site utility system improvements as necessary, to provide service to the site.
2. The owner/ developer's execution of all necessary development agreements including annexation or a covenant to annex, if required.
3. The owner/ developer preparing and securing all necessary permits.
4. The owner/ developer's payment of all appropriate connection and impact fees

Please be advised the release of this document does not constitute the reservation of water capacity or a commitment to serve. Additionally, and regardless of availability, the construction and dedication of dry lines may be required in accordance with the City's Land Development Code. Should you have any questions, please feel free to contact the Public Services Division at (352) 735-7151 or via email at [krammj@cityofmountdora.com](mailto:krammj@cityofmountdora.com) or [lahrp@ci.mount-dora.fl.us](mailto:lahrp@ci.mount-dora.fl.us).

Sincerely,

Paul Lahr  
City Engineer

CC: Josef Grusauskas, Utilities & Plant Operations Director  
Vince Sandersfeld, Planning and Development Director  
Development File: General Water / Sewer Availability Inquiries

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CURRENT FUTURE LAND USE



**FUTURE LAND USE LEGEND**

 Urban High

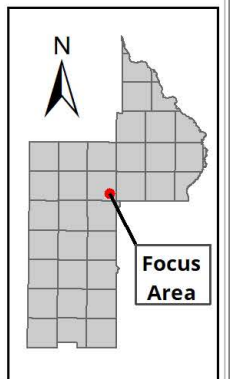
NAME: **SKYMARK 3505 LLC PROPERTY**

DISTRICT: **4**

CASE NUMBER: **RZ-20-01-4**

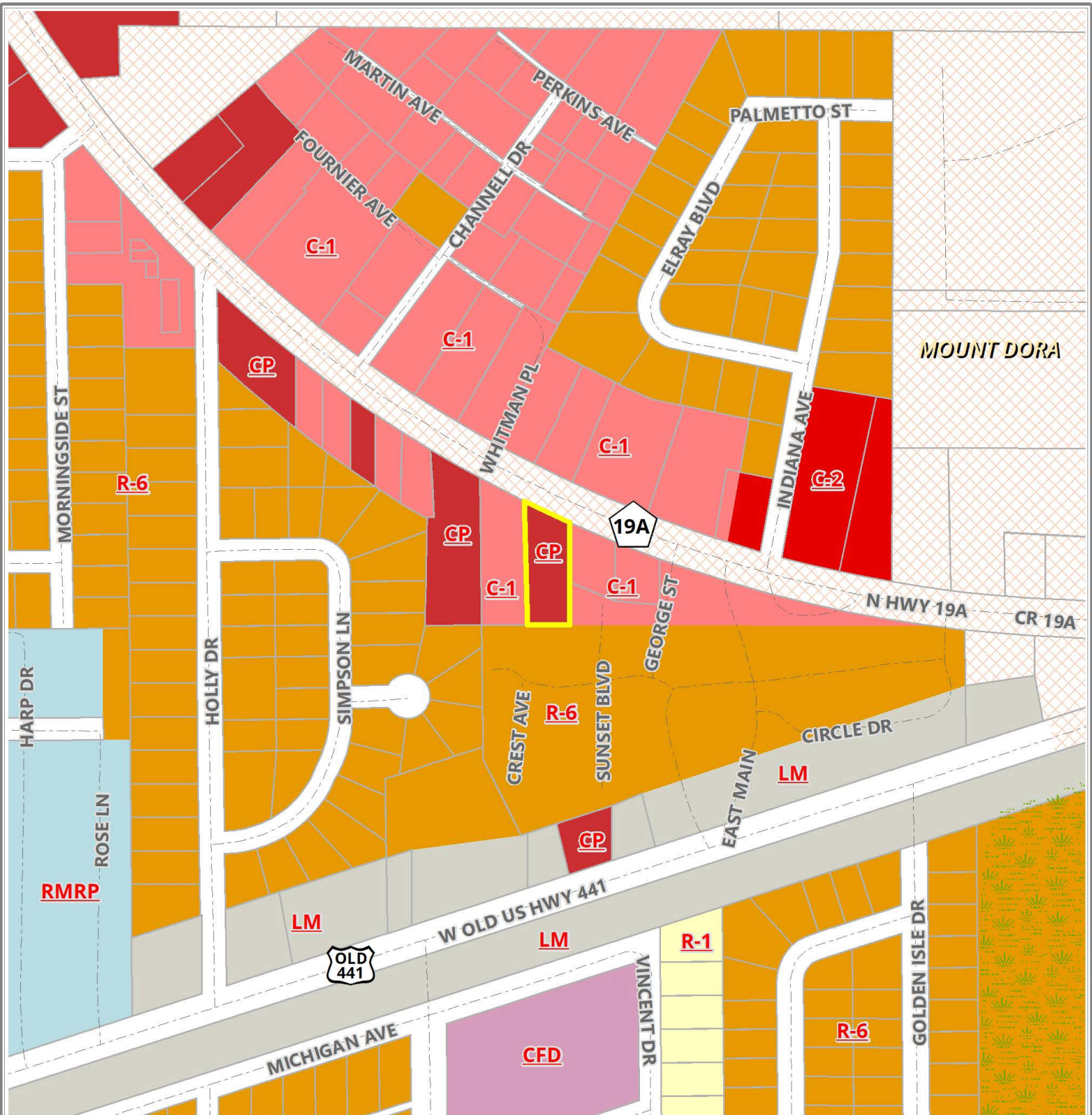
LOCATION (S-T-R): **26-19-26**

REQUEST: **PLANNED COMMERCIAL (CP) TO PLANNED COMMERCIAL (CP) WITH  
NEIGHBORHOOD COMMERCIAL (C-1) & COMMUNITY COMMERCIAL (C-2) USES**





# CURRENT ZONING



**ZONING LEGEND**

- R-1
- R-6
- RMRP
- C-1
- C-2
- CP
- LM
- CFD

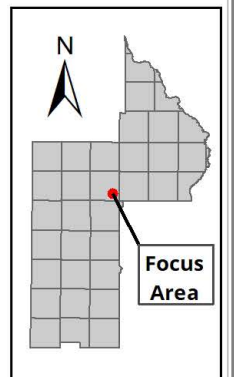
**NAME:** SKYMARK 3505 LLC PROPERTY

**DISTRICT:** 4

**CASE NUMBER:** RZ-20-01-4

**LOCATION (S-T-R):** 26-19-26

**REQUEST:** PLANNED COMMERCIAL (CP) TO PLANNED COMMERCIAL (CP) WITH NEIGHBORHOOD COMMERCIAL (C-1) & COMMUNITY COMMERCIAL (C-2) USES



**ORDINANCE #2020-XX**  
**Skymark 3505, LLC**  
**RZ-20-01-4**

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

**WHEREAS**, Christopher J. Shipley, Esquire (the “Applicant”) submitted a rezoning application on behalf of Skymark 3505, LLC (the “Owner”) to amend Planned Commercial District (CP) Ordinance #1997-95 to add Neighborhood Commercial District (C-1) and Community Commercial District (C-2) uses; and

**WHEREAS**, the subject property consists of approximately 0.57 +/- acres and is located at 3505 North Highway 19A, in the Mount Dora area of unincorporated Lake County, in Section 26, Township 19 South, Range 26 East, consisting of Alternate Key Number 1410151 and more particularly described in Exhibit “A”; and

**EXHIBIT “A” – LEGAL DESCRIPTION**

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

**WHEREAS**, on the 16th day of December 1997, the Board of County Commissioners (BCC) approved Ordinance #1997-95 to allow the parcel to be rezoned Neighborhood Commercial District (C-1) and Urban Residential District (R-6) to Planned Commercial District (CP); and

**WHEREAS**, the Lake County Planning and Zoning Board did review Petition RZ-20-01-4 on the 4th day of November 2020, after giving notice of the hearing on the petition for change in zoning, including notice that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 10th day of November 2020; and

**WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board 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

**WHEREAS**, the approval of this ordinance shall supersede and replace any and all previous zoning ordinances on the subject property, including Ordinance #1997-95.

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

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map in accordance with this Ordinance. The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance will take precedence.

1                   **A. Utility Connection Waivers.** Approval to waive the Central Sewer Service  
2                   System connection requirement pursuant to LDR Section 6.12.01(B) and  
3                   Comprehensive Plan Policy IX-3.1.2 for development within the Urban Future  
4                   Land Use Series is hereby granted until such time as the service becomes  
5                   available, in accordance with the Comprehensive Plan and LDR, as amended.

6                   **B. Permitted Land Uses.**

7                   1. Neighborhood Commercial District (C-1) and Community Commercial District  
8                   (C-2) uses, excluding the prohibited uses listed below.

9                   2. Prohibited Uses:

- 10                   a. Adult Use.
- 11                   b. Automotive Repair.
- 12                   c. Cemetery.
- 13                   d. College or University.
- 14                   e. Consumer Services and Repair.
- 15                   f. Dormitory.
- 16                   g. Hotel or Motel.
- 17                   h. Hunting and Fishing Resorts.
- 18                   i. Junkyard.
- 19                   j. Kennels.
- 20                   k. Landfill.
- 21                   l. Marina.
- 22                   m. Mining and Quarrying.
- 23                   n. Primary or Secondary School.
- 24                   o. Recreation, Commercial.
- 25                   p. Research Services.
- 26                   q. Restaurant, Fast Food.
- 27                   r. Self-Service Storage.
- 28                   s. Theaters.
- 29                   t. Truckyard.
- 30                   u. Vehicular Sales.
- 31                   v. Veterinary Clinic.
- 32                   w. Warehouse.
- 33                   x. Wholesale and Warehouse.



1                    Accessory uses directly associated with the above uses may be approved by the  
2                    County Manager or designee.

3                    Any other use of the site not specified above will require approval of an  
4                    amendment to this Ordinance by the Board of County Commissioners.

5                    **C. Specific Conditions:**

6                    1. Screening along the south and east property line shall consist of a six (6) foot  
7                    high continuous fence or wall constructed of durable material such as  
8                    concrete blocks, preformed concrete, wood or similar type material. The  
9                    required screening shall be installed in the inner side of the landscape buffer.

10                   2. Parking areas, non-structural equipment loading facilities, storage areas  
11                   including outside storage shall be screened so that they are not visible from  
12                   the right-of-way or adjacent parcels. Screening shall consist of a six (6) foot  
13                   high continuous fence or wall constructed of durable material such as  
14                   concrete blocks, preformed concrete, wood or similar type material. The  
15                   required screening shall be installed in the inner side of the landscape buffer.

16                   3. Soil-like materials that generate dust shall be located in three-sided walled  
17                   enclosures that are a minimum of 10-feet in height. Enclosure shall be  
18                   consistent with commercial design standards in accordance with LDR  
19                   Section 9.10.00.

20                   4. Parking surfaces may be grass or other pervious material.

21                   5. The storage of materials or chemicals outside the buildings shall be  
22                   prohibited.

23                   **D. Open Space, Impervious Surface Ratio and Building Height.** Open Space,  
24                   impervious surface ratio and building height shall be in accordance with the  
25                   Comprehensive Plan and LDR, as amended.

26                   **E. Setbacks.** Setbacks shall be in accordance with the LDR, as amended.

27                   **F. Parking Requirements.** Off-street parking must be provided in accordance with  
28                   the LDR, as amended.

29                   **G. Environmental Requirements.**

30                   1. An environmental assessment dated within six (6) months of the site plan  
31                   submittal will need to be submitted showing the presence of vegetation, soils,  
32                   threatened and endangered species that may exist on the site. Any state  
33                   permitting or mitigation will be required before development can commence.

34                   2. Environmental resources shall be protected in accordance with the  
35                   Comprehensive Plan and LDR, as amended.

36                   **H. Landscaping, Buffering and Screening.** All new development must provide  
37                   landscaping, buffering and screening in accordance with the LDR, as amended.

- 1                   **I. Noise.** Compliance must be in accordance with the LDR, as amended.
- 2                   **J. Transportation.**
- 3                   1. The developer shall submit a required traffic study and provide appropriate
- 4                   mitigation as required pursuant to the LDR, as amended.
- 5                   2. Sidewalks will be required per LDR Commercial Design Standards, as
- 6                   amended.
- 7                   3. All access management will be in accordance with the Comprehensive Plan
- 8                   and LDR, as amended.
- 9                   **K. Stormwater Management.** The stormwater management system shall be
- 10                  designed in accordance with all applicable Lake County and St. Johns River
- 11                  Water Management District (SJRWMD) requirements, as amended.
- 12                  **L. Utilities.**
- 13                  1. Connection to City of Mount Dora central potable water service facility is
- 14                  required.
- 15                  2. The development shall be serviced by an on-site septic system consistent
- 16                  with the Florida Department of Health Regulations, as amended. However,
- 17                  the development shall connect to central sewer services when the service
- 18                  becomes available, in accordance with the Comprehensive Plan and LDR,
- 19                  as amended.
- 20                  **M. Lighting.** Exterior lighting must be in accordance with the LDR, as amended and
- 21                  consistent with Dark-Sky Principles.
- 22                  **N. Signage.** All signage must be in accordance with the LDR, as amended.
- 23                  **O. Concurrency Management Requirements.** Any development must comply with
- 24                  the Lake County Concurrency Management System, as amended.
- 25                  **P. Development Review and Approval.** Prior to the issuance of any permits, the
- 26                  Owner shall submit a development application for site plan review generally
- 27                  consistent with the Conceptual Plan attached as Exhibit "B" to be approved in
- 28                  accordance with the Comprehensive Plan and LDR, as amended.
- 29                  **Q. Future Amendments to Statutes, Code, Plans, or Regulations.** The specific
- 30                  references in this Ordinance to the Florida Statutes, Florida Administrative Code,
- 31                  Lake County Comprehensive Plan and LDR shall include any future amendments
- 32                  to the Statutes, Code, Plans, or LDR.
- 33                  **Section 2. Conditions.**
- 34                  **A.** After establishment of the facilities as provided in this Ordinance, the property
- 35                  identified in this Ordinance may only be used for the purposes identified in this
- 36                  Ordinance. Any other proposed use must be specifically authorized by the Board
- 37                  of County Commissioners.

- 1                    **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair,  
2                    remove, improve, move, convert, or demolish any building structure, add other  
3                    uses, or alter the land in any manner within the boundaries of the above described  
4                    land without first obtaining the necessary approvals in accordance with the Lake  
5                    County Code, as amended and obtaining the permits required from the other  
6                    appropriate governmental agencies.
- 7                    **C.** This Ordinance will inure to the benefit of and will constitute a covenant running  
8                    with the land and the terms, conditions and provisions of this Ordinance and will  
9                    be binding upon the present Owner and any successor and will be subject to each  
10                    and every condition in this Ordinance.
- 11                   **D.** The transfer of ownership or lease of any or all of the property described in this  
12                   Ordinance must include in the transfer or lease agreement, a provision that the  
13                   purchaser or lessee is made good and aware of the conditions established by this  
14                   Ordinance and agrees to be bound by these conditions. The purchaser or lessee  
15                   may request a change from the existing plans and conditions by following  
16                   procedures contained in the LDR, as amended.
- 17                   **E.** The Lake County Code Enforcement Special Master will have authority to enforce  
18                   the terms and conditions set forth in this ordinance and to recommend that the  
19                   ordinance be revoked.

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

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

26



1                   **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
2                   **FILED** with the Secretary of State \_\_\_\_\_, 2020.  
3                   **EFFECTIVE** \_\_\_\_\_, 2020.

4  
5                                   **BOARD OF COUNTY COMMISSIONERS**  
6                                   **LAKE COUNTY, FLORIDA**

7  
8                                   \_\_\_\_\_  
9                                   **LESLIE CAMPIONE, CHAIRMAN**

10 **ATTEST:**

11  
12 \_\_\_\_\_  
13 **GARY J. COONEY, CLERK OF THE**  
14 **BOARD OF COUNTY COMMISSIONERS**  
15 **LAKE COUNTY, FLORIDA**

16  
17 **APPROVED AS TO FORM AND LEGALITY:**

18  
19 \_\_\_\_\_  
20 **MELANIE MARSH, COUNTY ATTORNEY**

**Exhibit "A" — Legal Description**

1  
2 BEGIN AT THE EAST 1/4 SECTION CORNER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE  
3 26 EAST, LAKE COUNTY, FLORIDA AND RUN WEST ALONG THE MIDSECTION LINE 1763.07  
4 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIPTION; THENCE NORTH  
5 294.5 FEET TO AN IRON PIPE ON THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 2;  
6 THENCE SOUTH 63°40' EAST 55.81 FEET ALONG THE SAID RIGHT OF WAY TO AN IRON PIPE;  
7 THENCE SOUTH 64°43' EAST 5531 FEET ALONG THE SAID RIGHT OF WAY TO AN IRON PIPE;  
8 THENCE SOUTH 246.28 FEET TO A POINT ON THE MIDSECTION LINE; THENCE WEST 99.87  
9 FEET TO THE POINT OF BEGINNING. LESS STATE ROAD RIGHT OF WAY FOR STATE ROAD  
10 19A AS PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 595, PAGE 742, PUBLIC  
11 RECORDS OF LAKE COUNTY.

