



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): December 2, 2020
Board of County Commissioners (BCC): December 22, 2020

Case No. and Project Name: RZ-20-29-5, Shoreline Ranch

Owner: 4-Florida Developers, LLC – Jon W. Pritchett, Manager

Applicant: Merideth C. Nagel, Esq.

Requested Action: Rezone from Rural Residential (R-1) and Agriculture (A) to Planned Unit Development to establish a sixty (60) lot residential subdivision with equestrian and non-intensive agriculture uses, a community boat ramp, dock, and a park area.

Staff Determination: Staff finds the rezoning application consistent with the Land Development Regulations (LDR) and the Comprehensive Plan.

Case Manager: Heather N. Croney, Planner

PZB Recommendation:

Subject Property Information

Size: 350 +/- Gross Acres

Location: On the south side of Wiygul Road, east of North County Road 44A, in the Eustis area

Alternate Key No.: 3860364, 3851998, 2666226, and 1223296

Future Land Use Category: Rural

Existing Zoning District: Rural Residential (R-1) and Agriculture (A)

Proposed Zoning District: Planned Unit Development (PUD)

Joint Planning Area / ISBA: N/A

Overlay Districts: Wekiva-Ocala Rural Protection Area

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Rural Residential (R-1)	Right-of-Way and Residential	Wiygul Road and Single-Family Residences
South	Rural	Rural Residential (R-1), Agriculture (A)	Lake and Residential	Lake Dalhousie, Wetlands and Single-Family Residences
East	Rural	Agriculture (A)	Residential	Large Lots with Single-Family Residences and Wetlands
West	Rural, Rural Transition	Rural Residential (R-1)	Residential Subdivision, Lake and Pond	Lake Dalhousie Estates (Single-Family Residences), Lake Dalhousie and Rusty's Pond

- Summary of Analysis -

The Application seeks to rezone approximately 350 +/- acres from Rural Residential District (R-1) and Agriculture (A) to Planned Unit Development (PUD) to facilitate the development of a sixty (60) lot residential subdivision with equestrian and non-intensive agriculture uses, a community boat ramp, dock, and a park area, as shown in concept plan (Attachment "A").

The property is designated as Rural Future Land Use Category (FLUC). The subject property includes about 186 acres of wetlands. The subject parcel is generally located on the south side of Wiygul Road, east of North County Road 44A, in the Eustis area. The subject property lies within the Wekiva-Ocala Rural Protection area.

The application also requests a waiver to LDR Section 9.04.01(A)(1)(b) regarding the road location and layout (Attachment "B") to allow proposed subdivision Lots 4 and 5 direct access to Wiygul Road. The Public Works Department reviewed the application for consistency with the LDR and propose transportation, stormwater management and road location/layout conditions to address this matter.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The rezoning application is consistent with LDR Section 4.03.01, *Purpose and Intent*, which states that the PUD is intended to allow a diversification of uses for structures and open space to be in a manner compatible with both the surrounding, existing and approved Development of Land surrounding and abutting the PUD site as well as to detail the natural amenities of land, encouraging scenic and functional Open Space within the PUD. The proposed subdivision will include equestrian and non-intensive agriculture uses, a community boat ramp, dock, and a park area – all uses which are fitting to the surrounding rural future land use and agriculture-zoned property. The subdivision to the west of this property is also single-family residential, and lot sizes are similar to those proposed for Shoreline Ranch. Open space is planned for the subdivision, and a minimum of 35% of the net buildable area of the entire site shall be dedicated to open space, as defined in the Comprehensive Plan Comprehensive Plan Policy I-1.2.2.

The rezoning request is consistent with LDR Section 4.03.01, which states that the PUD zoning district is intended to ensure that development will occur according to limitation of use, design, density, and phasing stipulated on an approved development plan.

The applicant has requested a waiver to LDR Section 9.04.01.A.1.b, which requires land development to occur so that no parcels require direct access to major roads and development patterns do not detract from the efficiency of bordering major roads, to allow Lot 4 and Lot 5 to have a shared driveway access from Wiygul Road. This waiver request is due to the large amount of wetlands on the property and an effort to minimize wetlands impact. The applicant's detailed explanation and justification of the waiver request is included as Attachment B.

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

The proposed request is consistent with Comp Plan Policy I-1.4.4, Rural FLUC, which allows residential and equestrian uses.

The application proposes a maximum density of one dwelling unit per five (5) acres consistent with Comprehensive Plan Policy I-1.4.4, which allows residential uses with a maximum density of one dwelling unit per five (5) net buildable acres. A concept plan has been provided which depicts proposed development of sixty (60) lots, which is consistent the Rural Future Land Use Category (FLUC) density. The total project area is 350 acres with 174.3 acres being upland area and 186 acres being wetlands. The upland density and wetland residential density credit produces a maximum number of seventy-two (72) lots but the applicant is only proposing sixty (60) lots.

The concept plan indicates that each residential lot will allow a maximum impervious surface area of twenty (20) percent consistent with Comp Plan Policy I-1.4.4.

The request is consistent with Comprehensive Plan Policy I-7.8.1, Requirements for Planned Unit Developments which

states that a PUD zoning shall be required for any application seeking to increase the existing density with the potential of fifty (50) or more dwelling units. The application proposes a 60-lot subdivision (Attachment "A").

The request is consistent with Comprehensive Plan Policy I-5.2.1, Importance of the Wekiva-Ocala Rural Protection Area (RPA), which states that within the Wekiva-Ocala RPA, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County. This development proposes a single family residential subdivision with equestrian and non-intensive agriculture uses.

Open space is planned for the subdivision, and a minimum of 35% of the net buildable area of the entire site shall be dedicated to open space, as defined in the Comprehensive Plan. Comprehensive Plan Policy I-1.2.2, Consistency between Future Land Use and Zoning, states that there must be at least 35% open space in the Rural Future Land Use Category. Pursuant to Comprehensive Plan Policy I-1.3.1.6, *Open Space within Traditional Neighborhood Developments*, open space buffers and landscaping shall be used to maximize compatibility between existing and proposed land uses based on the intensity of proposed uses.

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

The parcels abutting the subject property on all sides are zoned Rural Residential (R-1) and Agriculture (A). To the west of the subject property is Lake Dalhousie Estates, a single family residential subdivision. The proposed rezoning to facilitate the development of a residential subdivision is consistent with surrounding uses.

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

The owner wishes to develop the property with single family residences along with equestrian and non-intensive agriculture uses. As previously stated, the request and proposed use are consistent with the surrounding uses, as the adjoining parcels are developed with single family residences and agriculture uses.

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 subject parcels will be served by private well and septic tank and will require permitting through the Florida Department of Health (DOH) prior to residential occupancy.

Parks and Recreation

The request is not anticipated to adversely impact park capacity or levels of service.

Public Safety

The nearest fire station is Umatilla Fire Station #17, located within about 2.75 miles of the subject property at 1 Cassady Street, in Umatilla. This station will provide advanced life support should an emergency situation on the property demand this service.

Solid Waste

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

Schools

The Shoreline Ranch residential project is subject to school concurrency review prior to final plat approval.

Transportation Concurrency

A Traffic Impact Analysis (TIA) was submitted and approved by staff. The Level of Service (LOS) is currently "C".

The proposed PUD ordinance will include the following transportation conditions:

- a. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
- b. Lot 4 and 5 shall have a shared/joint driveway connection to Wiygul Rd.
- c. Additional right-of-way for Wiygul Rd will be required.
- d. Offsite improvements which consist of turn lanes may be required and will be further evaluated with development plan submittals.
- e. Sidewalks will be required per the LDR Commercial Design Standards, as amended.

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

Should the rezoning be approved, all sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended. An environmental survey shall be conducted in accordance with the LDRs, as amended. The EA shall identify the presence of natural resources and specify protection and necessary mitigation of any endangered or threatened wildlife, flora and/or fauna, to include those that are species of special concern.

The total project area is 350 acres with 186 acres being wetlands. The wetland residential density credit (186 acres / 5 acres) would allow 37 lots. The maximum wetland density credits is not being utilized as the rezoning proposes only 60 lots.

Pursuant to Comprehensive Plan Policy I-1.3.1.6, *Open Space within Traditional Neighborhood Developments*, open space shall be planned to ensure the protection of natural resources including but not limited to wildlife and habitat, wildlife corridors, wetland buffers, karst features, and aquifer recharge areas. Open space is planned for the subdivision, and a minimum of 35% of the net buildable area of the entire site shall be dedicated to open space, as defined in the Comprehensive Plan. Comprehensive Plan Policy I-1.2.2, *Consistency between Future Land Use and Zoning*, states that there must be at least 35% open space in the Rural Future Land Use Category.

Wetland impacts shall be limited to the greatest extent possible. Where impacts cannot be avoided, mitigation shall be required. All wetlands, wetland buffers, and open space shall be protected by a required conservation easement or similar recorded and legally binding instrument, to the extent allowed by law pursuant to Conservation Element Policy I-7.5.3.

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 proposed rezoning would not disrupt the existing orderly and logical development pattern of the area. To the west and south of the subject properties, the current land use is single family residential, so as this is also single family residential, this shows an orderly and logical development pattern. Other nearby properties are also zoned Rural Residential (R-1), which allows for single family residential, and a maximum density of one (1) dwelling unit per acre.

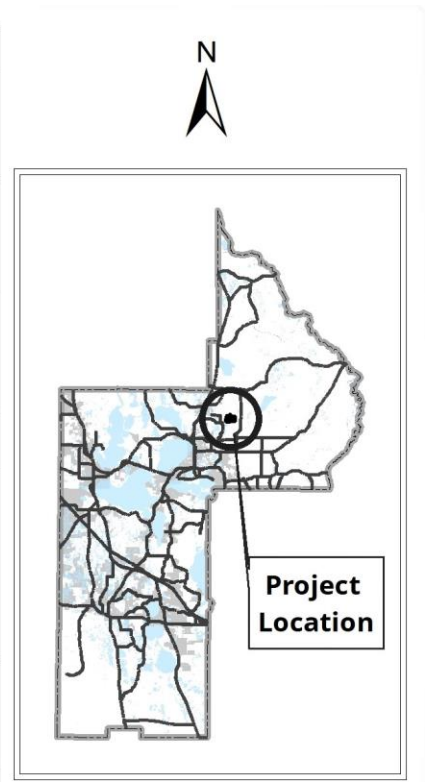
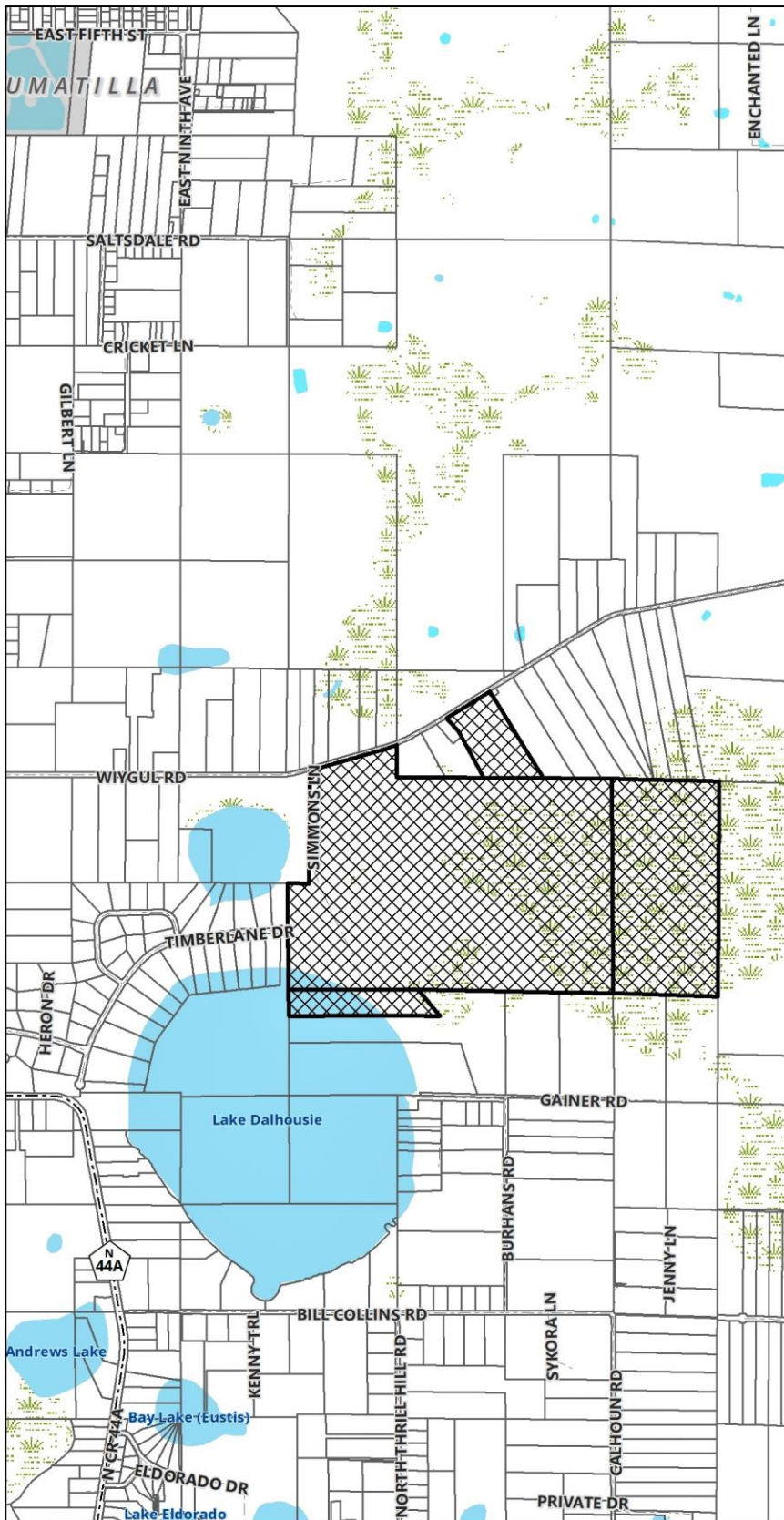
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

The request is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

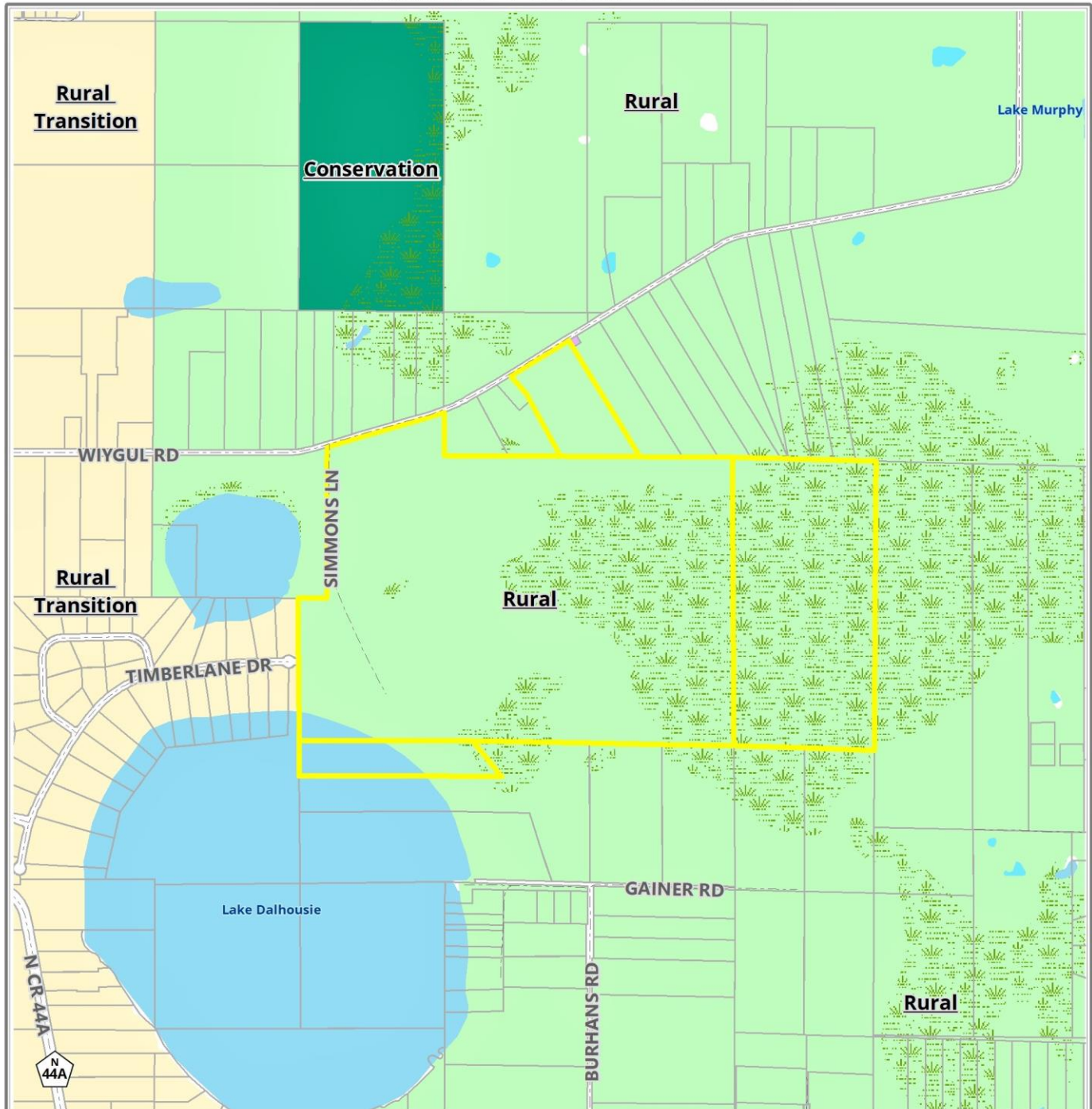
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

None.

Map of Subject Property



CURRENT FUTURE LAND USE



FUTURE LAND USE LEGEND

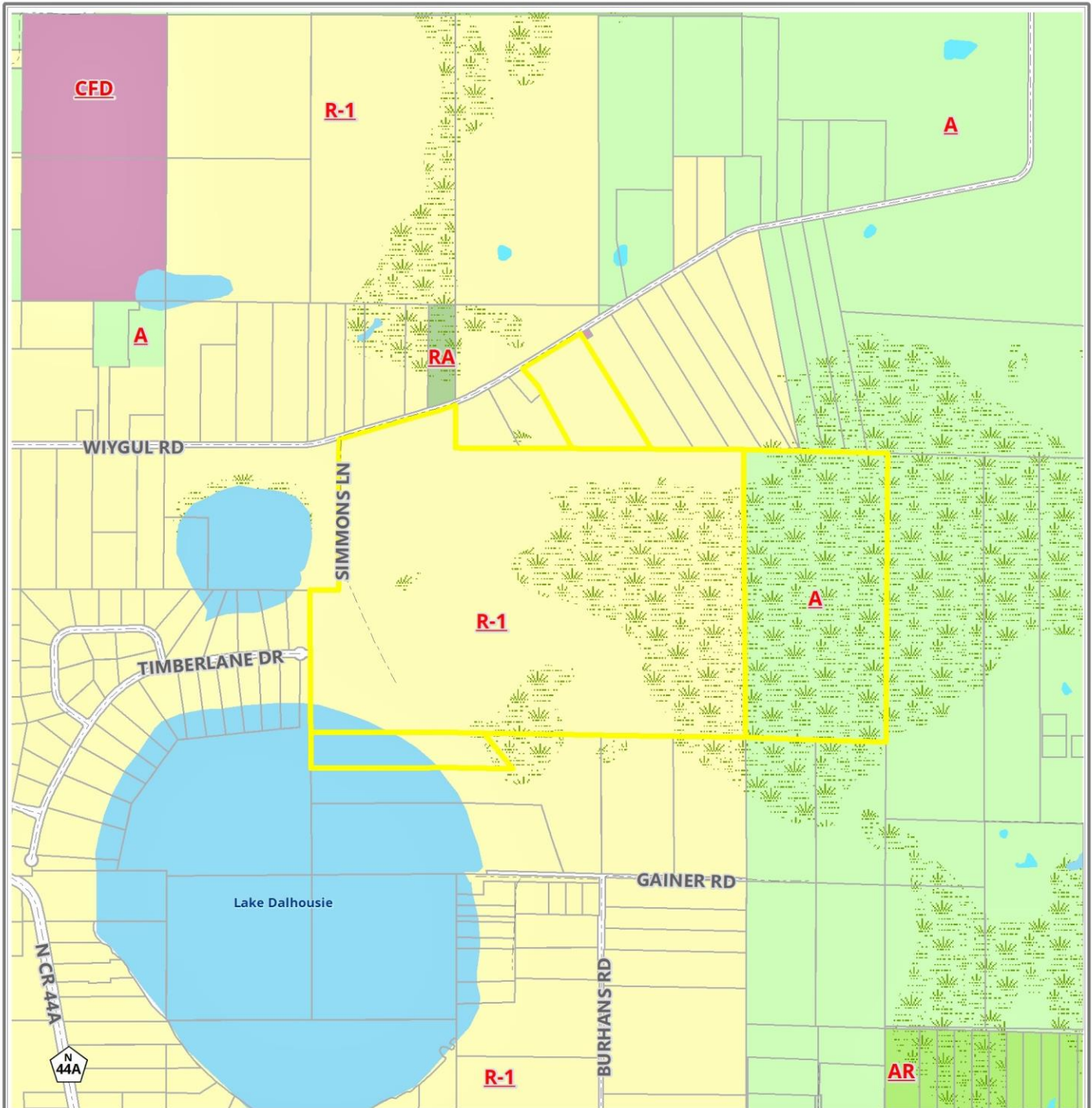
- Rural
- Rural Transition
- Conservation
- Public Service Facility Infrastructure

NAME: SHORELINE RANCH - FLORIDA DEVELOPERS PROPERTY
CASE NUMBER: RZ-20-29-5
LOCATION (S-T-R): 21, 22-18-27
REQUEST: RURAL RESIDENTIAL (R-1) & AGRICULTURE (A) TO
PLANNED UNIT DEVELOPMENT (PUD)

DISTRICT: 5



CURRENT ZONING



ZONING LEGEND

A AR RA R-1 CFD

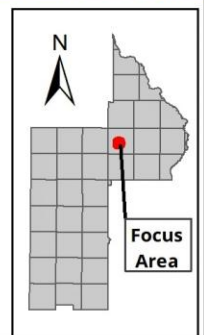
NAME: **SHORELINE RANCH - FLORIDA DEVELOPERS PROPERTY**

DISTRICT: **5**

CASE NUMBER: **RZ-20-29-5**

LOCATION (S-T-R): **21, 22-18-27**

REQUEST: **RURAL RESIDENTIAL (R-1) & AGRICULTURE (A) TO
PLANNED UNIT DEVELOPMENT (PUD)**



Attachment “B” – Road Location and Layout Waiver Request

The Owner is requesting a waiver to LDR 9.04.01.A.1.b, “Circulation systems and Land-Development patterns should not detract from the efficiency of bordering major Roads. This principal may involve control of Driveway, intersection placement, and full or partial control of Access. Land Development should occur so that no Parcels require direct Access to major Roads.”

The developer is rezoning the 350 +/- acres to a Planned Unit Development so it can proceed with the development of a 60 lot residential subdivision. The developer is requesting a waiver of the above code to allow Lots 4 & 5 of the proposed plan to utilize one shared driveway to access Wygel Road.

The justification for this waiver request is the lay of the land and the large amount of wetlands that would have to be disturbed and developed to provide internal access for the lots at issue. A review of the proposed area shows the large extent of the wetlands impact caused by installation of a road. The developer has worked hard to design a project with as minimal impact on environmental concerns as possible, and the construction of an internal road would be inconsistent with the developer’s and the County’s goals to minimize these environmental impacts.

In addition, if the area of land designated on the concept plan as Lots 4 & 5 were developed separately from the rest of the property (minor subdivision or lot split) the end result would still be a shared driveway for those lots. Such a “separate” development would result in unnecessary and additional fees and costs for the developer and the County, as it is the opinion of the developer that it would be preferable to have all the property developed under one application so that all aspects of the development are monitored and reviewed at the same time, both by the developer’s own experts and consultants, and by County staff. One application would help reduce staff time as all development matters under one application (including inspections and the like) would be addressed and arranged at once. Moreover, a separate minor development for these lots would cause additional time and money for the developer in the form of separate surveys, environmental and geotechnical reports, application fees, and the like.

Finally, in considering this wavier request the County should note the developer’s willingness to construct a decell lane for the entrance to the subdivision, which should minimize traffic concerns. In addition, as a practical matter the one shared driveway does not appear to raise any particular concerns regarding road placement, for safety purposes.

A. Land Uses.

1. Uses of the site described in this Ordinance shall be allowed the following:
 - a. Single Family Residential Dwelling Units – 60 lots
 - (1) Upland Density: 174.3 acres/5 acres (34.9 lots)
 - (2) Proposed Wetland Density Credits: 125.5 acres/5 acres (25 max.)
 - b. Equestrian and Non-Intensive Agriculture Uses
 - c. Community Boat Ramp and Dock (1)
 - d. Community park areas (32,275 SF / 0.74 acres, maximum)

Other accessory uses may be approved by the County Manager or designee. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Setbacks. The minimum setbacks for residential development will be as specified below, as measured from the property line:

Development	Front ¹	Side ¹	Rear ^{1,2}	Secondary Front
Single Family Residence	Twenty-Five (25)	Ten (10) Feet	Ten (10) Feet	Fifteen (15) feet
Note 1: Agriculture Building Setbacks shall be twenty-five (25) feet from all property lines.				
Note 2: Livestock Building Setbacks shall be two hundred (200) feet from all property lines.				

1. Driveways for single family lots shall be setback a minimum of five (5) feet from the side property lines.
2. Except water dependent structures, all development must be setback a minimum of fifty (50) feet from the jurisdictional wetland line.
3. Any setback not specified herein must be in accordance with the Lake County Land Development Regulations (LDR), as amended.

C. Transportation Improvements.

1. Lots 4 and 5 shall have a single shared/joint driveway connection to Wiygul Road.
2. Additional right-of-way for Wiygul Rd will be required in conjunction with construction plan submittal.
3. Off-site improvements to consist of turn lanes may be required and will be further evaluated with development plan submittals.

- 1 4. Sidewalks will be required per the LDR Commercial Design Standards, as amended.
- 2 5. All transportation improvements and access management shall be in accordance with
- 3 the Comprehensive Plan and Land Development Regulations, as amended.

4 **D. Landscaping, Buffering, and Screening.**

- 5 1. A landscape buffer shall be provided on the western side along Timberlane Drive
- 6 between the Shoreline Ranch and the Lake Dalhousie Estates subdivisions.
- 7 2. A tree survey will be required with the tree removal permit application. Landscaping,
- 8 buffering, and screening will be provided in accordance with the LDR, as amended.

9 **E. Open Space, Impervious Surface Ratio, and Building Height.**

- 10 1. A minimum of 35% of the net buildable area of the entire site shall be dedicated to open
- 11 space, as defined in the Comprehensive Plan.
- 12 2. Open space, impervious surface ratio, and building height will be in accordance with the
- 13 Comprehensive Plan and LDR, as amended.

14 **F. Environmental Requirements.**

- 15 1. An environmental assessment dated within six (6) months of the development
- 16 application submittal date will be required to demonstrate the presence of vegetation,
- 17 soils, threatened and endangered species that may exist on the site. Any State
- 18 permitting or mitigation will be required before development can commence compliance
- 19 in accordance with the Comprehensive Plan and LDR, as amended.
- 20 2. All wetlands within the project shall remain undeveloped and protected in perpetuity with
- 21 a conservation easement, or similar recorded and legally binding instrument that runs
- 22 with the land and establishes the conditions and restrictions on the use. The
- 23 Conservation Easement shall be recorded prior to or in conjunction with final plat
- 24 approval of the project.
- 25 3. Development shall not encroach within 50-feet of the wetland area.
- 26 4. Copies of permits from all jurisdictional agencies will be required prior to the
- 27 commencement of construction.

28 **G. Stormwater Management.** The stormwater management system shall be designed in

29 accordance with St. Johns River Water Management District (SJRWMD) requirements and

30 Lake County LDR, as amended.

31 **H. Floodplain Management.** The developer shall be responsible for any flood studies required

32 for developing the site and comply with FEMA, Comprehensive Plan and Land Development

33 Regulations, as amended. Any development within the floodplain as identified on the FEMA

34 maps will required compensating storage.

35 **I. Noise.** Noise assessment shall be in accordance with the LDR, as amended.

36 **J. Lighting.** Exterior lighting, if provided, will be consistent with Dark-Sky Principles and in

37 accordance with the LDR, as amended.

38 **K. Utilities.** The development shall be served with well and septic unless public services

39 become available, in accordance with the Comprehensive Plan and LDR, as amended.

- 1 **L. Signage.** All signage must be in accordance with the LDR, as amended.
- 2 **M. Concurrency Management Requirements.** Any development must comply with the Lake
- 3 County Concurrency Management System, as amended.
- 4 **N. Development Review and Approval.**
- 5 1. Prior to the issuance of any permits, the Applicant or Owner shall be required to submit
- 6 a development application for review and approval in accordance with the
- 7 Comprehensive Plan and LDR, as amended.
- 8 2. PUD Expiration: Physical development shall commence within three (3) years from the
- 9 date of this Ordinance approval. Failure to commence construction within three (3) years
- 10 of approval shall cause the revocation of this ordinance, in accordance with the
- 11 Comprehensive Plan or superseding documents amended. Prior to expiration of the
- 12 three-year time frame, the Board of County Commissioners may grant, via a Public
- 13 Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a
- 14 showing that reasonable efforts have been made towards securing the required
- 15 approvals and commencement of work.
- 16 **O. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
- 17 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
- 18 County Comprehensive Plan, and Lake County Land Development Regulation shall include
- 19 any future amendments to the Statutes, Code, Plan, and/or Regulations.

20 **Section 2. Conditions.**

- 21 **A.** After establishment of the facilities as provided in this Ordinance, the property may only be
- 22 used for the purposes identified in this Ordinance. Any other proposed use must be
- 23 specifically authorized by the Lake County Board of County Commissioners.
- 24 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,
- 25 move, convert, or demolish any building structure, add other uses, or alter the land in any
- 26 manner within the boundaries of the above described land without first obtaining the
- 27 necessary approvals in accordance with the Lake County Code, as amended, and obtaining
- 28 the permits required from the other appropriate governmental agencies.
- 29 **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the
- 30 land, and the terms, conditions, and provisions of this Ordinance will be binding upon the
- 31 present Owners and any successor, and will be subject to each and every condition set out
- 32 in this Ordinance.
- 33 **D.** The transfer of ownership or lease of any or all of the property described in this Ordinance
- 34 must include in the transfer or lease agreement, a provision that the purchaser or lessee is
- 35 made good and aware of the conditions established by this Ordinance and agrees to be
- 36 bound by these conditions. The purchaser or lessee may request a change from the existing
- 37 plans and conditions by following the procedures contained in the LDR, as amended.
- 38 **E.** The Lake County Code Enforcement Special Master will have authority to enforce the terms
- 39 and conditions set forth in this Ordinance and to recommend that the ordinance be revoked.

40

1 **Section 3. Development Review and Approval:** Prior to the issuance of any permits, the Owner shall
2 submit applications for and receive necessary final development order approvals as provided in
3 the Lake County Comprehensive Plan and Land Development Regulations, as amended. The
4 applications for final development orders must meet all submittal requirements and comply with
5 all County codes and ordinances, as amended.

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

9 **Section 5. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of
10 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
11 125.66, Florida Statutes.

12

13 **Section 6. Effective Date.** This Ordinance will become effective as provided by law.

14 ENACTED this _____ day of _____, 2020.

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16 FILED with the Secretary of State _____, 2020.

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18 EFFECTIVE _____, 2020.

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BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

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, CHAIRMAN

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ATTEST:

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**GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

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APPROVED AS TO FORM AND LEGALITY:

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MELANIE MARSH, COUNTY ATTORNEY

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EXHIBIT "A" – LEGAL DESCRIPTION

1
2
3 THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF
4 SECTION 22, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, ALSO THE NORTH
5 ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼; THE SOUTH ½ OF THE NORTHEAST ¼; THAT
6 PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THAT PART OF THE NORTHEAST ¼ OF
7 THE NORTHWEST ¼ LYING SOUTH OF WIYGUL ROAD ALL IN SECTION 21, TOWNSHIP 18 SOUTH,
8 RANGE 27 EAST, LAKE COUNTY, FLORIDA.
9 LESS THAT PART LYING WITHIN THE WEST 1,620 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼
10 OF SAID SECTION 21.

11 AND
12 THAT PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 18 SOUTH,
13 RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE
14 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST ¼ OF SAID SECTION 21 RUN
15 SOUTH 89°13'56" EAST ALONG THE SOUTH LINE THEREOF 1,076.46 FEET TO THE POINT OF
16 BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING RUN NORTH 40°43'43" WEST
17 221.48 FEET TO THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 5-7581, ALSO KNOWN AS
18 WIYGUL ROAD; THENCE NORTH 58°42'57" EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF
19 WAY 626.9 FEET; THENCE SOUTH 31°17'03" EAST 1,263.33 FEET TO THE SOUTH LINE OF THE
20 NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 21; THENCE NORTH 89°13'56" WEST ALONG
21 SAID SOUTH LINE TO THE POINT OF BEGINNING.

22 AND
23 THE NORTH ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 18
24 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

25 ALSO
26 A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE
27 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM A ½" ROD AND CAP (LB 707) AT THE
28 SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 21,
29 THENCE RUN NORTH 87°57'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 21, THENCE RUN
30 NORTH 87°57'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 340.31
31 FEET; THENCE RUN NORTH 18°58'41" WEST A DISTANCE OF 351.57 FEET; THENCE RUN NORTH
32 17°09'30" WEST A DISTANCE OF 346.95 FEET; THENCE RUN NORTH 37°37'17" WEST A DISTANCE OF
33 423.38 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88°24'02" WEST A DISTANCE OF
34 510.38 FEET TO A 5/8" ROD AND CAP (PLS 3351) AT THE SOUTHEAST CORNER OF THE NORTH ¼
35 OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼; THENCE RUN NORTH 00°00'00" EAST ALONG THE
36 EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST 1/4 A DISTANCE OF 326.17 FEET TO A 5/8"
37 ROD AND CAP (PLS 3351) AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE
38 SOUTHEAST 1/4; THENCE RUN SOUTH 88°32'46" EAST ALONG THE NORTH LINE OF SAID
39 SOUTHWEST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 235.54 FEET; THENCE RUN SOUTH 39°24'00"
40 EAST A DISTANCE OF 432.80 FEET TO THE POINT FO BEGINNING.

