



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): May 5, 2021
Board of County Commissioners (BCC): May 25, 2021

Case No. and Project Name: RZ-20-39-2, Lake Nellie Crossing Planned Unit Development (PUD)

Applicant: Lake Nellie Crossing LLC, c/o Cecelia Bonifay, Akerman LLP

Owner: Harry Alfred Suggs & Patricia Durmeyer Suggs Family Trust

Requested Action: Rezone approximately 117.05 +/- acres from Urban Residential District (R-6) to Planned to Development (PUD) to accommodate a 102 dwelling single-family residential development.

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

Case Manager: Emily W. Johnson, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 117.05 +/- gross acres (wetlands are present on the subject property)

Location: East of Lakeshore Drive, north of Suggs Road in the unincorporated Clermont area.

Alternate Key No.: 1813107, 3863032, and 1405351

Future Land Use: Rural Transition

Current Zoning District: Urban Residential District (R-6)

Proposed Zoning District: Planned Unit Development (PUD)

Flood Zone: "AE" "A" and "X"

Joint Planning Area / ISBA: City of Clermont

Overlay Districts: N/A

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural Transition and Urban Low Density	PUD and R-6	Residential	Single-Family Dwelling Units (Vista Grande Phases II and III, and Highland Groves Phase III)
South	Rural Transition and Rural	PUD and R-6	Residential	Single-Family Dwelling Units (Lake Nellie Shores, Vista Grande Phase I, and Hills of Lake Louisa)
East	Rural Transition	CFD and R-6	Worship Hall and Residential	Liberty Baptist Church; Single-Family Dwelling Units (Beverly Estates, Aurora Homes, and Saw Mill Run) adjacent to Lakeshore Drive
West	Rural Transition	AR and A	Residential	Single-Family Dwelling Units

Staff Analysis

The subject property (identified by Alternate Key Numbers 1813107, 3863032, and 1405351) contains approximately 117.05 acres with wetlands and a portion of Little Lake Nellie. The subject property is located east of Lakeshore Drive, and north of Suggs Road in the unincorporated Clermont area.

The application seeks to establish a PUD on the subject property to allow a residential development, consisting of up to 102 single-family residences. The subject property is designated as Rural Transition Future Land Use Category (FLUC), which allows a maximum residential density of one (1) dwelling unit per one (1) net buildable acre, provided that the subdivision is developed as a clustered Rural Conservation Subdivision utilizing a PUD zoning, and that at least fifty (50) percent of the net buildable area is dedicated in perpetuity as common open space with a conservation easement. The Concept Plan (Attachment “A”) indicates that the maximum density and minimum open space requirements will be met.

The Applicant previously applied to amend the Future Land Use Map (FLUM) from Rural Transition FLUC to Urban Low Density FLUC, in order to accommodate higher density development. However, the Applicant withdrew their request prior to the Planning and Zoning Board meeting and redesigned the proposed development to be consistent with the existing future land use.

Standards for Review (LDR Section 14.03.03)

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

The application is consistent with the purpose and intent of the PUD zoning district allowed by LDR Section 4.03.00. The LDR specifies that PUDs are allowed in all land use classifications, such as the Rural Transition future land use, and that PUD zoning is intended to allow a diversification of uses, structures, and open space in a manner compatible with both existing and proposed surrounding uses.

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

The proposed amendment is consistent with Comprehensive Plan Policy I-1.4.5, Rural Transition Future Land Use Category, which allows a maximum density of one (1) dwelling unit per net buildable acre and requires a minimum of fifty (50) percent common open space. The concept plan illustrates 102 proposed single-family lots, consistent with the density and open space requirements.

The request is consistent with Comprehensive Plan Policy I-7.8.1, Requirements for Planned Unit Developments, which states that density shall not exceed the underlying Future Land Use Category and that a PUD shall be accompanied by a conceptual plan.

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

The proposed development density may be considered as transitional development between the surrounding unincorporated properties, which are zoned Agriculture Residential District (one dwelling unit per two (2) acres), Urban Residential District (six dwelling units per one (1) acre), and Planned Unit Development. The surrounding subdivisions are developed at similar or higher densities than that which is proposed:

Subdivision Name	Number of Lots	Total Acreage (Gross)	Gross Density
Vista Grande Phase I	154	72.79	2.11
Vista Grande Phase II	35	24.95	1.40
Vista Grande Phase III	43	16	2.68
Highland Groves Phase III	22	15.17	1.45
Hills of Lake Louisa	51	26.12	1.95

Beverly Estates	14	8.43	1.66
Saw Mill Run	9	8.09	1.11

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

The Applicant provided a rezoning justification statement (Attachment “B”) indicating increased population and housing demands as the primary changed conditions which justify the rezoning request. The justification statement cites a positive population change of twenty-three and one-half (+23.5) percent between 2010 and 2020, based on data collected by the Bureau of Economic and Business Research (BEBR).

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.

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County’s adopted levels of service to public facilities and services.

Water and Sewage

Lake Utilities Inc. has provided a written statement that potable water services will be provided (Attachment “C”). As there are no sewer lines within one thousand (1,000) feet of the subject property, individual septic tanks may be installed on each individual residential lot. Septic tank utilization must be consistent with the Florida Department of Health regulations, as amended, and will be evaluated upon submittal of the future development application.

Solid Waste

Lake County Solid Waste Division has indicated there is sufficient capacity to support this project.

Transportation Concurrency

Lake County Public Works reviewed the application and concluded that the 2020 Annual Count indicates that the Lakeshore Road segment of Harder Road to Lake Louisa Road is not over capacity. The Applicant must provide a revised Traffic Impact Analysis using the most up-to-date Traffic Annual Count prior to preliminary plat approval.

Public Safety

Lake County Fire Rescue Station #110 is located within four (4) miles of the subject property at 6234 County Road 561, in Clermont, and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the platting process if the rezoning is granted.

Schools

Lake County Schools has indicated that adequate student capacity is available to address the potential school impact associated with the rezoning application; the Adequate Public Facilities Determination Letter (Attachment “D”) is attached. The Applicant will be responsible for obtaining school concurrency prior to final plat approval pursuant to LDR Chapter 5.

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

Any sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended. The wetlands at the southwest portion of the subject property will be protected through conservation easements and a 50-foot upland buffer. An environmental assessment dated no older than 6 months from the application submission date will be required at the time of preliminary plat submittal and will need to indicate the presence of vegetation, soils, wetlands, threatened and

endangered species that may exist on the site. Any required State permitting, or mitigation will be required before development can commence.

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

There is no indication that the rezoning application will affect property values in the area.

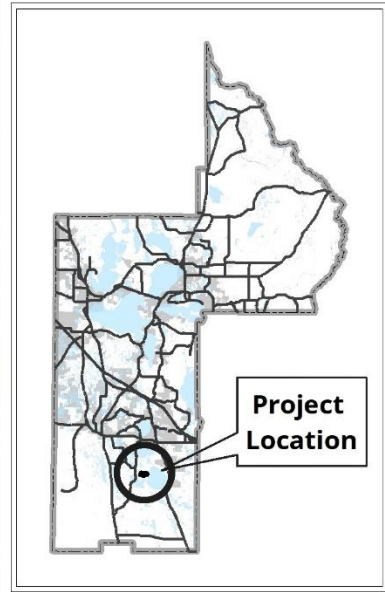
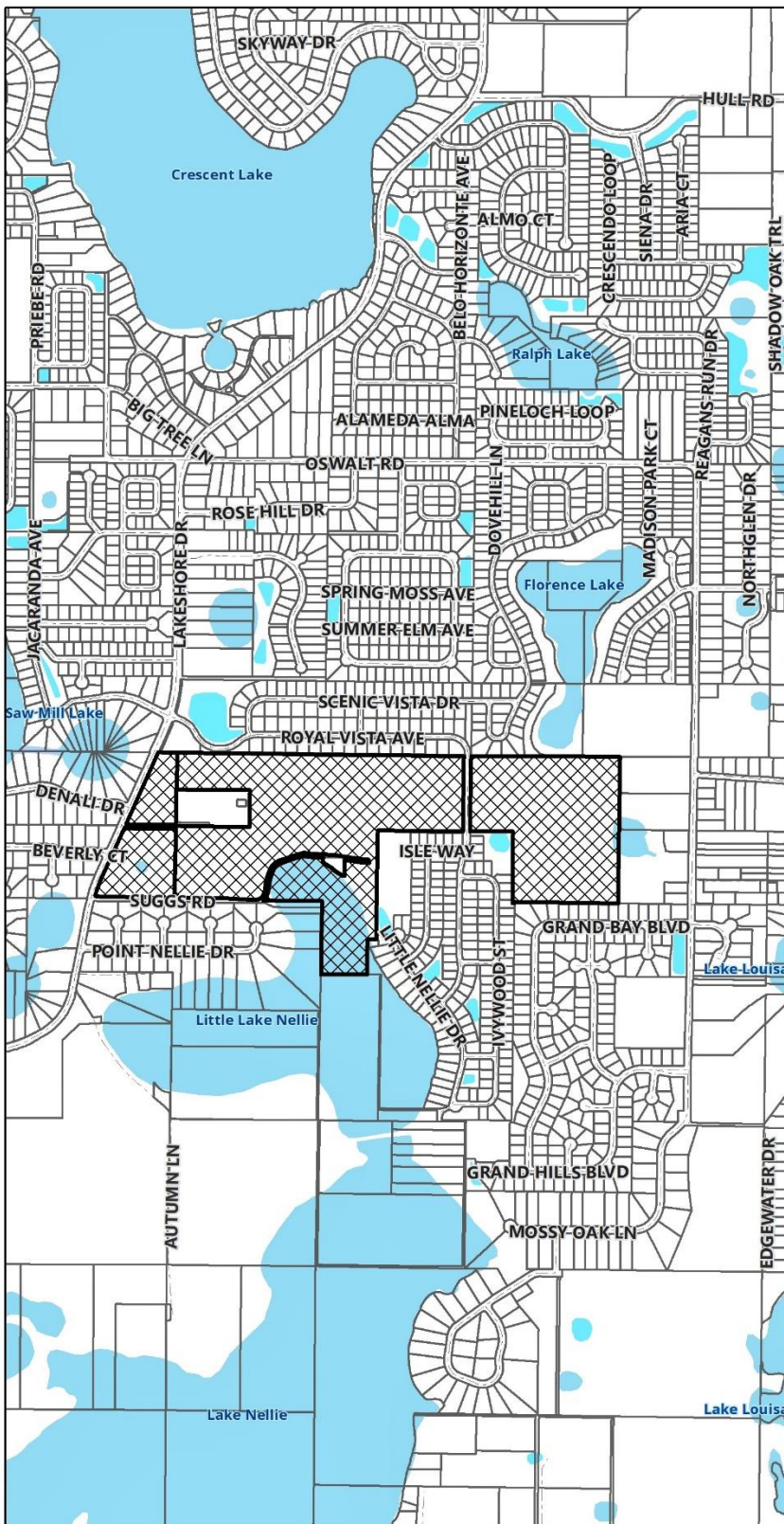
H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.

The request is generally consistent with the development patterns in the immediate area as the subject parcel is surrounded by residential 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.

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

Map of Subject Property



CURRENT FUTURE LAND USE



FUTURE LAND USE LEGEND

- Urban Low
- Rural
- Rural Transition
- Public Service Facility Infrastructure

NAME: LAKE NELLIE CROSSINGS PROPERTY

DISTRICT: 2

CASE NUMBER: RZ-20-39-2

LOCATION (S-T-R): 13, 14-23-25

REQUEST: URBAN RESIDENTIAL (R-6) TO PLANNED UNIT DEVELOPMENT (PUD)



CURRENT ZONING



Zoning Legend

A AR R-6 CFD PUD

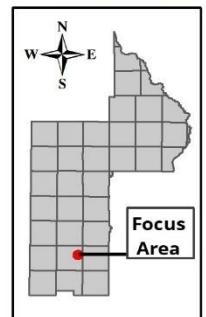
NAME: **LAKE NELLIE CROSSINGS PROPERTY**

CASE NUMBER: **RZ-20-39-2**

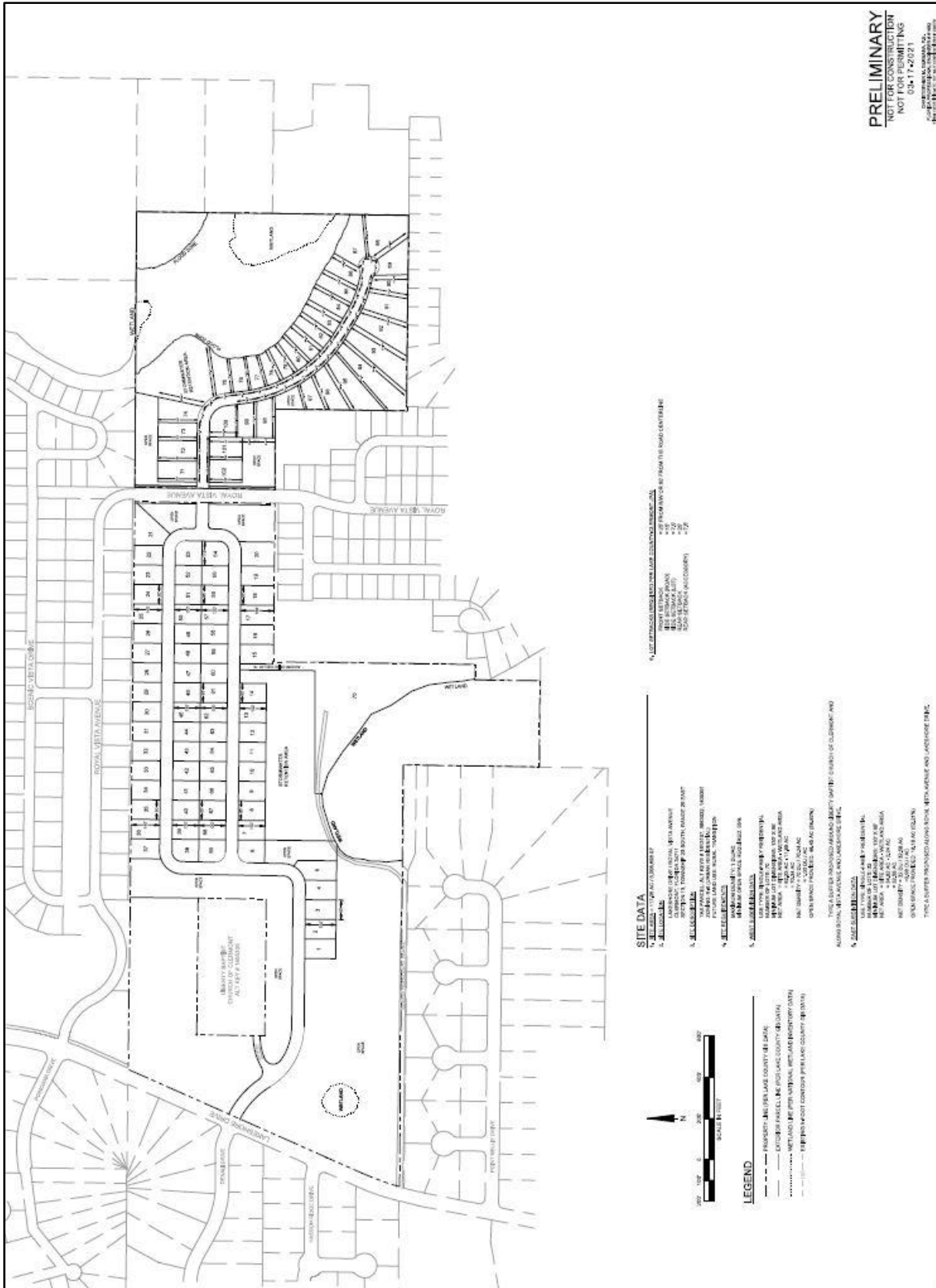
LOCATION (S-T-R): **13, 14-23-25**

REQUEST: **URBAN RESIDENTIAL (R-6) TO PLANNED UNIT DEVELOPMENT (PUD)**

DISTRICT: **2**



Attachment "A" – Concept Plan



Attachment “B” – Rezoning Justification Statement (Page 1 of 2)

Rezoning Justification Statement

This application for a rezoning from R-6 to PUD is being submitted in accordance with Policy I-7.8.1 of the County's Comprehensive Plan and Section 4.03.01 of the County's Land Development Regulations in order to develop 102 single-family units. The reason for the rezoning request is to provide certainty in development standards and to bring the zoning in to compliance with the future land use designation. The project is anticipated to be developed in phases over the course of three years. The applicant requests the ability to modify phasing as the project moves forward, in accordance with Policy I-7.14.2 of the Comprehensive Plan.

According to the Bureau of Economic and Business Research (BEBR), 2020 Florida Estimates of Population, unincorporated Lake County had a 2020 population of 167,901, which was an increase of 13,656 residents over a ten year period from 2010-2020. This is for unincorporated Lake County alone, adding in the adjacent cities the County population is 366,742, demonstrating an increase of 69,965 residents over the 2010-2020 period, which is a 23.5% increase overall. This percentage earns Lake County a #6 ranking in BEBR's Florida Counties by Percent Change in Population.

The population growth BEBR documents is shown in everyday life by an increasing demand for housing, of all types. The 102 single-family units proposed within this rezoning request is consistent with existing single family development in the area, as previously approved by the County, and is of similar character and development pattern in accordance with direct orderly, compact growth desired in the Comprehensive Plan per Policy I-1.1.3. The parcels abutting the subject property are also zoned R-6 and PUD, further demonstrating a rezoning to PUD is consistent with surrounding uses and compatible with a single-family residential subdivision.

In the case of this proposed rezoning request, the applicant is actually decreasing the number of units allowed currently under the R-6 zoning designation, ensuring consistency with the current future land use designation of Rural Transition (which allows for density alternatives ranging from 1 dwelling unit per 5 net acres to 1 dwelling unit per 3 net acres). This information is shown in more detail on the site plan data table. Proposed waivers are also discussed within this application package and shown on the site plan.

As described in Policy I-7.12.3 of the Comprehensive Plan, within the Rural Transition future land use designation centralized water and sewer connections are preferable and encouraged where adjacent to developed areas. While the project will connect with central water at the outset of development, no centralized sewer service is available in proximity to this site, or adjacent developments, which were previously approved by the County. The use of septic tanks in lieu of central sewer service will be employed to serve the development. The development will connect to centralized potable water as service is available. A provider letter from Utilities, Inc., dated October 28, 2020, was included in the application package to document availability.

The proposed development is located in close proximity to the Liberty Baptist Church of Clermont. The applicant has coordinated with the Church regarding the development of the property and to answer any questions they may have. A letter dated October 14, 2020 was included in the application package demonstrating the open communication between the applicant and

Attachment “B” – Rezoning Justification Statement (Page 2 of 2)

Church. In addition, a community meeting to provide project information and community feedback was held on January 21, 2021, with approximately 75 citizens in attendance.

In addition to processing the rezoning through Lake County, the applicant will also coordinate with the City of Clermont per Section 15.02.00, Clermont Joint Planning Area (JPA) Land Development Regulations; Boundaries, as applicable and required by the County.

Attachment "C" – Utility Availability Letter



October 28, 2020

Ms. Cecelia Bonifay
Akerman, LLP
420 South Orange Avenue – Suite 1200
Orlando, FL 32801

RE: Alternate Key 1813107, 1405351 & 3863032
Lake County, FL

Dear Ms. Bonifay:

This office has received your inquiry regarding the ability to provide potable water to the above referenced parcels.

The project parcels are located within the Florida Public Service Commission certificated service area of Utilities Inc. of Florida – Lake Utility Services for the provision of potable water service. Utilities Inc. of Florida – Lake Utility Services currently has the available potable water capacity and would be amenable in providing services to your project subject to the execution of a mutually acceptable utility agreement between the Owner and the Utility.

If you should have any questions, please feel free to contact me directly at 866.842.8432, extension 1360.

Sincerely,
UTILITIES INC. OF FLORIDA

A handwritten signature in cursive script that reads "Bryan K. Gongre".

Bryan K. Gongre
Regional Manager

Attachment “D” – Adequate Public Facilities Determination Letter



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools
PROJECT NAME/CASE#	LCS APF21-2020 Lake Nellie Crossing - Lake County
ITEM DESCRIPTION	Projec #2020090013 - AR#4193
LOCATION	Pre-submittal- Proposed 243 lot residential subdivison
AK's	Lakeshore Drive, south of Vista Grande PUD 3863032, 1813107, 1405351

NEW DU IMPACT	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
STUDENT GENERATION	0.350	0.282	0.185	243	0
Elementary School	0.157	0.153	0.095	38	0
Middle School	0.079	0.061	0.044	19	0
High School	0.114	0.068	0.046	28	0

*Students generated may differ from distribution percentages due to rounding

Assigned Schools:	Enrollment 2024-2025	Concurrency Capacity*	Projected Five Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
Pine Ridge Elementary	848	986	86%	886	90%	No
Cecil Gray Middle	1,027	1,438	71%	1,046	73%	No
South Lake High	2,070	2,412	86%	2,098	87%	No

*Lake County School District Five-Year Plan, Fiscal Year 2020-2025

Please note that this is NOT a School Concurrency capacity reservation.

Please be aware that at time of school concurrency review that proportionate share mitigation may be required. This review does not include already reserved capacities.

Prepared by: Helen LaValley, Lake County Schools Growth Planning Dept.

Issue Date:

9/28/2020

ORDINANCE 2021 - XX
Lake Nellie Crossing Planned Unit Development
RZ-20-39-2

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

WHEREAS, Lake Nellie Crossing LLC and Cecelia Bonifay, Akerman LLP, (the “Applicants”) submitted a rezoning application on behalf of Harry Alfred Suggs and Patricia Durmeyer Suggs Family Trust (the “Owners”), to rezone approximately 117.05 +/- acres from Urban Residential District (R-6) to Planned to Development (PUD) to accommodate a 102 dwelling single-family residential development; and

WHEREAS, the subject property consists of approximately 117.05 +/- acres located east of Lakeshore Drive and north of Suggs Road in the unincorporated Clermont area, in Sections 13 & 14, Township 23 South, Range 25 East, known as Alternate Key Numbers 1813107, 3863032, and 1405351, and more particularly described in Exhibit “A” – Legal Description; and

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

WHEREAS, the Lake County Zoning Board did on the 5th day of May 2021 review Petition RZ-20-39-2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 25th day of May 2021; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County 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.

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 to Planned Unit Development (PUD). The uses of the property shall be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance shall take precedence.

A. Permitted Land Uses.

1. A maximum of 102 Single-Family Dwelling Units.
2. Accessory uses directly associated with the above uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Development Conditions.

1. Residential development is not to exceed a maximum density of one (1) dwelling unit per one (1) net buildable acre.
2. The subdivision shall be developed as a clustered Rural Conservation Subdivision, consistent with the Comprehensive Plan, as amended.
3. At least fifty (50) percent of the net buildable area of the entire development site shall be dedicated in perpetuity for preservation as common open space using a conservation easement or similar recorded and legally binding instrument.
4. The overall project development shall not exceed 0.30 impervious surface ratio.

C. Setbacks & Development Standards. The development standards for Single-Family Dwelling Units shall be as follows:

Front Setback:	25-feet from right-of-way or 60-feet from the road centerline
Secondary Front Setback:	15-feet from right-of-way
Side Setback:	7.5-feet from the property line
Rear Setback:	25-feet from the property line
Accessory Structure Rear Setback:	7.5-feet from the property line

D. Landscaping Requirements. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

E. Transportation.

1. True Life Way will be relocated by the development to line up with an existing road on the west side of Lakeshore Drive. This location must meet Florida Greenbook sight distance standards. A sight distance analysis will be required with the preliminary plat submittal. The PUD plan is conceptual for layout and access off Lakeshore Drive will be further evaluated with future development plan submittal.
2. Additional right-of-way will be required for Lakeshore Drive, Suggs Road, True Life Way, and Royal Vista Avenue.
3. Traffic calming will be required with the subdivision road design, which may include speed tables and other acceptable Florida Greenbook traffic calming treatments, as approved by the Department of Public Works.
4. Sidewalks will be required within the development and along both Lakeshore Drive and Royal Vista Avenue.
5. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended and Florida Department of Transportation (FDOT).

1 **F. Environmental.**

- 2 1. An environmental survey shall be conducted in accordance with the LDR, as amended, to
3 address natural vegetative communities, wildlife corridors, and designated species prior to
4 submittal of any development application.
- 5 2. The existing open bodies of water and wetland areas on the subject property shall not be
6 mitigated and shall be placed in a conservation easement. The conservation easement
7 shall allow water dependent structures within the wetlands.
- 8 3. All development shall maintain a fifty (50) foot upland buffer around the wetlands which
9 shall be included in the conservation easement. Uses within the upland buffer are limited
10 to passive recreation activities, limited stormwater facilities, water dependent structures,
11 activities which slow or eliminate soil erosion problems, and wildlife monitoring stations.
- 12 4. All portions of water dependent structures which will be immersed in or touch wetlands
13 and/or surface waters shall be constructed from materials that will not degrade water
14 quality of the wetland and/or surface water, such as, but not limited to non-treated wood
15 and concrete.

16 **G. Stormwater Management.**

- 17 1. The stormwater management system shall be designed in accordance with all applicable
18 Lake County and St. Johns River Water Management District (SJRWMD) requirements;
19 as amended.
- 20 2. The developer shall be responsible for any flood studies required for developing the site
21 and comply with FEMA, Comprehensive Plan and LDR, as amended. Any development
22 within the floodplain as identified on the FEMA maps will require compensating storage.

23 **H. Signage.** All signs shall be consistent with the LDR, as amended.

24 **I. Noise Protection.** The development shall comply with noise protection provisions of the LDR,
25 as amended.

26 **J. Utilities.**

- 27 1. Potable water services will be provided by Lake Utilities, Inc.
- 28 2. Individual septic tanks may be installed on each residential lot. Septic tanks shall be
29 consistent with the Florida Department of Health regulations, as amended.

30 **K. Mass Grading for Site Development.** All grading for the site development shall be in
31 accordance with the Comprehensive Plan and LDR, as amended.

32 **L. Concurrency Management Review and Impact Fees.** Concurrency shall be met prior to the
33 issuance of any development order, consistent with the LDR, as amended.

34 **M. Development Review and Approval.**

- 35 1. Prior to the issuance of any permits, the developer will be required to submit a preliminary
36 plat, construction plans, and final plat generally consistent with Exhibit "B" - Conceptual
37 Plan for review and approval in accordance with the Comprehensive Plan and LDR, as
38 amended.

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

8 **O. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references
9 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
10 Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code,
11 Plans, and/or Regulations.

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

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

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

21 **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the
22 land and the terms, conditions, and provisions hereof, and shall be binding upon the present
23 Owners and any successors, and shall be subject to each and every condition herein set out.

24 **D.** Construction and operation of the proposed use shall always comply with the regulations of this
25 and other governmental permitting agencies.

26 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall
27 be included in the transfer or lease agreement, a provision that the purchaser or lessee is made
28 aware of the conditions established by this Ordinance and agrees to be bound by these
29 conditions. The purchaser or lessee may request a change from the existing plans and
30 conditions by following procedures contained in the LDR, as amended.

31 **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms
32 and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

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

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

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ENACTED this _____ day of _____, 2021.
FILED with the Secretary of State _____, 2021.
EFFECTIVE _____, 2021.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

Sean M. Parks, 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

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Exhibit "A" – Legal Description

PARCEL 1:

The South 112 of the NE 1/4 of the NW 1/4, LESS the East 66 feet; the North 20 feet of the West 844 feet of the East 910 feet of the SE 1/4 of the NW 1/4; the West 410 feet of the SE 1/4 of the NW 1/4; the West 75 feet of the South 980 feet of the North 1000 feet of the East 910 feet of the SE 1/4 of the NW 1/4; the North 1/2 of the SW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4 of the NW 1/4 ; the North 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4; all in Section 13, Township 23 South, Range 25 East, Lake County, Florida,

PARCEL 2:

The South 1/2 of the NW 1/4 of the NE 1/4; the East 930 feet of the West 1320 feet of the North 1/2 of the SW 1/4 of the NE 1/4; and the North 20 feet of the West 390 feet of the SW 1/4 of the NE 1/4; all in Section 13, Township 23 South, Range 25 East, Lake County, Florida.

PARCEL 3:

The NE 1/4 of the SE 1/4 of the NE 1/4, lying East of the road; and the SE 1/4 of the NE 1/4 of the NE 1/4, lying East of the road; all in Section 14, Township 23 South, Range 25 East, Lake County, Florida.

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