



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): September 1, 2021
Board of County Commissioners (BCC): October 5, 2021

Case No. and Project Name: RZ-21-02-1 Holiday Travel Park PUD

Applicant: Jimmy Crawford, Esq.

Owner: Venture I, LLC c/o Brandon Schilling

Requested Action: Rezone 277.93 acres from Mobile Home Rental Park (RMRP) with Conditional Use Permit (CUP) 1996-51 to Planned Unit Development (PUD) to accommodate the existing Holiday Travel Park and allow the park to be expanded.

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

Case Manager: Michele Janiszewski, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 277.93 Gross Acres, 130.65 Acres of Wetlands

Location: North of County Road 33 and west of U.S. Highway 27, in the Leesburg area

Alternate Key No.: 1741688

Current Future Land Use: Urban Low Density and Urban Medium Density

Proposed Future Land Use: Planned Unit Development [Separate Application - See FLU-21-01-1]

Current Zoning District: Mobile Home Rental Park (RMRP) and Conditional Use Permit (CUP) 1996-51

Proposed Zoning District: Planned Unit Development (PUD)

Flood Zone: "AE" and "X"

Joint Planning Area / ISBA: Leesburg ISBA

Overlay Districts: Partially within a Major Commercial Corridor
Naval Undersea Warfare Center Okahumpka Mission Impact Zone Overlay District

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low and Urban Medium	RMRP and Agriculture (A)	Wetlands and Rental Mobile Home Park	Cypress Creek Mobile Home Park (MHP)

South	Urban Medium and Regional Commercial	RMRP, Urban Residential (R-6), Neighborhood Commercial (C-1) and Planned Commercial (CP)	Vacant Commercial, residential, and Rental Mobile Home Parks	County Life MHP and the HUB MHP
East	Urban Medium and Urban Low	C-1 and RMRP	Rental Mobile Home Park and Vacant Commercial	Live Oak MHP
West	Urban Low	A	Wetlands	

Staff Analysis

The subject property (identified by Alternate Key Number 1741688) contains approximately 277.93 gross acres, with 130.65 acres of wetlands. The subject property is located north of County Road 33 and west of U.S. Highway 27, in the Leesburg area. The property obtained approval via a conditional use permit to develop the property as a ‘travel trailer park and campground operation’ in 1971 (CUP #285-2). Since its initial approval, the Holiday Travel CUP was amended multiple times to incorporate additional land, allow two mobile homes to be used as caretaker’s residences, add TV cable antenna as a permitted use, and allow a site-built residence for the manager.

The Applicant is seeking to amend the Future Land Use Map to establish a PUD FLUC on the subject property with a development program to accommodate the existing and proposed uses. The Application is seeking to increase the number of RV sites from 938 to 995 and allow 112 mobile home sites. The draft PUD Ordinance incorporates the conditions from the previous approvals and the proposed uses. The Board of County Commissioners (the ‘Board’) approved transmittal of the Future Land Use Amendment to the Department of Economic Opportunity (DEO) and other reviewing agencies on May 25, 2021. Both applications will be presented to the Board for consideration on October 5, 2021.

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 current development standards contained within the LDR.
- B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan.**
The proposed rezoning is consistent with all elements of the Comprehensive Plan.
- C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.**
The application is seeking to make the fifty (50) year old RV park a conforming use to allow for redevelopment and expansion. These uses are specifically named in the draft PUD ordinance which will be codified into the Comprehensive Plan as the property’s development program.
- D. Whether there have been changed conditions that justify a rezoning.**
With the adoption of the 2030 Comprehensive Plan, the subject property was designated as Urban Low and Urban Medium Future Land Use Category. The application is seeking to amend the Future Land Use Map to change the land use designation to Planned Unit Development (PUD) to accommodate the existing development and allow for a minor expansion of the park.
- 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.**

The rezoning will not adversely impact the County's adopted levels of service for schools, parks, recreation, police, drainage, solid waste, and fire and emergency medical facilities. Any future development of this property will require an analysis to demonstrate that the proposed development does not adversely impact the County's adopted levels of service.

Water and Sewer: The existing development is serviced by a private well and onsite sewer treatment plan. Future development plans may trigger the need for the development to connect to the City of Leesburg's central water and sewer system.

Schools: The Lake County School Board reviewed the application and did not provide any comments on the application.

Parks: The proposed comprehensive plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste: The proposed rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety: Leesburg Fire Department Station 64 is located 1.6 miles from the subject property.

Transportation Concurrency: The standard LOS for the impacted roadway of CR 33 is "D" with capacity of 920 trips in the peak direction, the segment of roadway US 27 to CR 470/CR 48 is currently operating at a capacity ratio (v/c) "C" fifty one percent (51%) of its capacity during the peak period. This project will be generating approximately one hundred and thirty-three (133) peak hour trips; with eighty-seven (87) directional pm peak hour trips increasing the peak hour directional volume to v/c to fifty-eight (58%). Applicant will be required to submit a Tier 2 letter requesting an exemption from full Transportation Concurrency Traffic Impact Study.

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 on the subject property will be protected through conservation easements.

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 application is to establish a PUD FLUC and zoning district on the subject property to accommodate the existing travel trailer park and its proposed expansion. The subject property is surrounded by other existing mobile home parks.

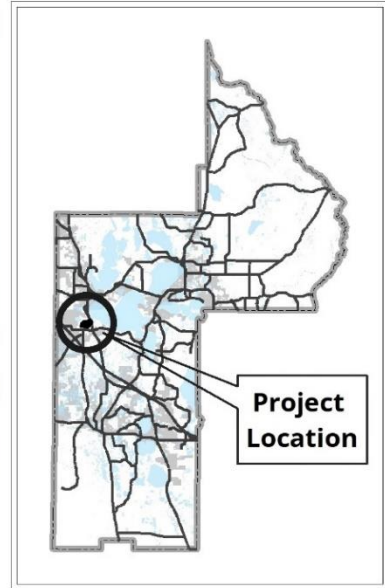
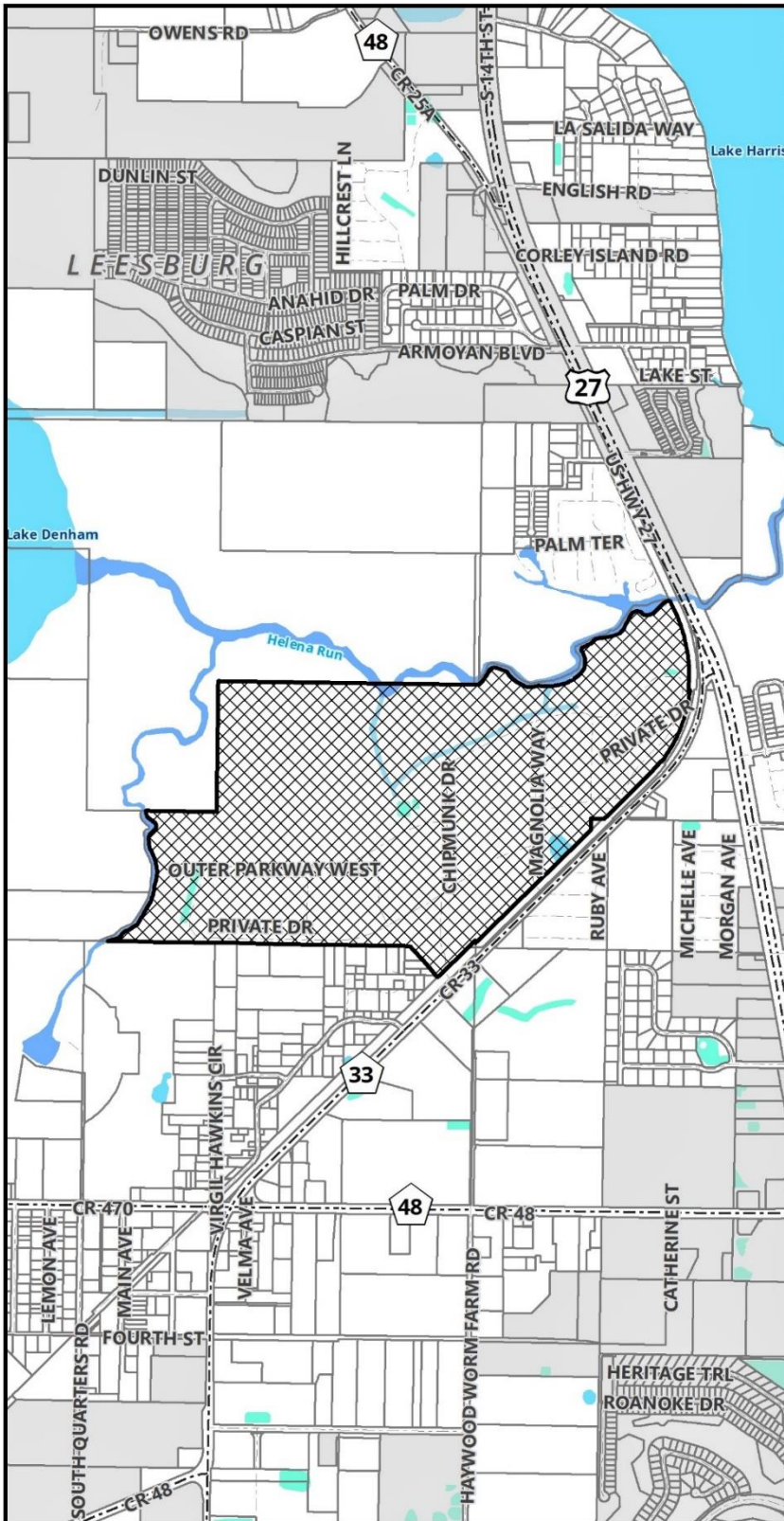
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

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.

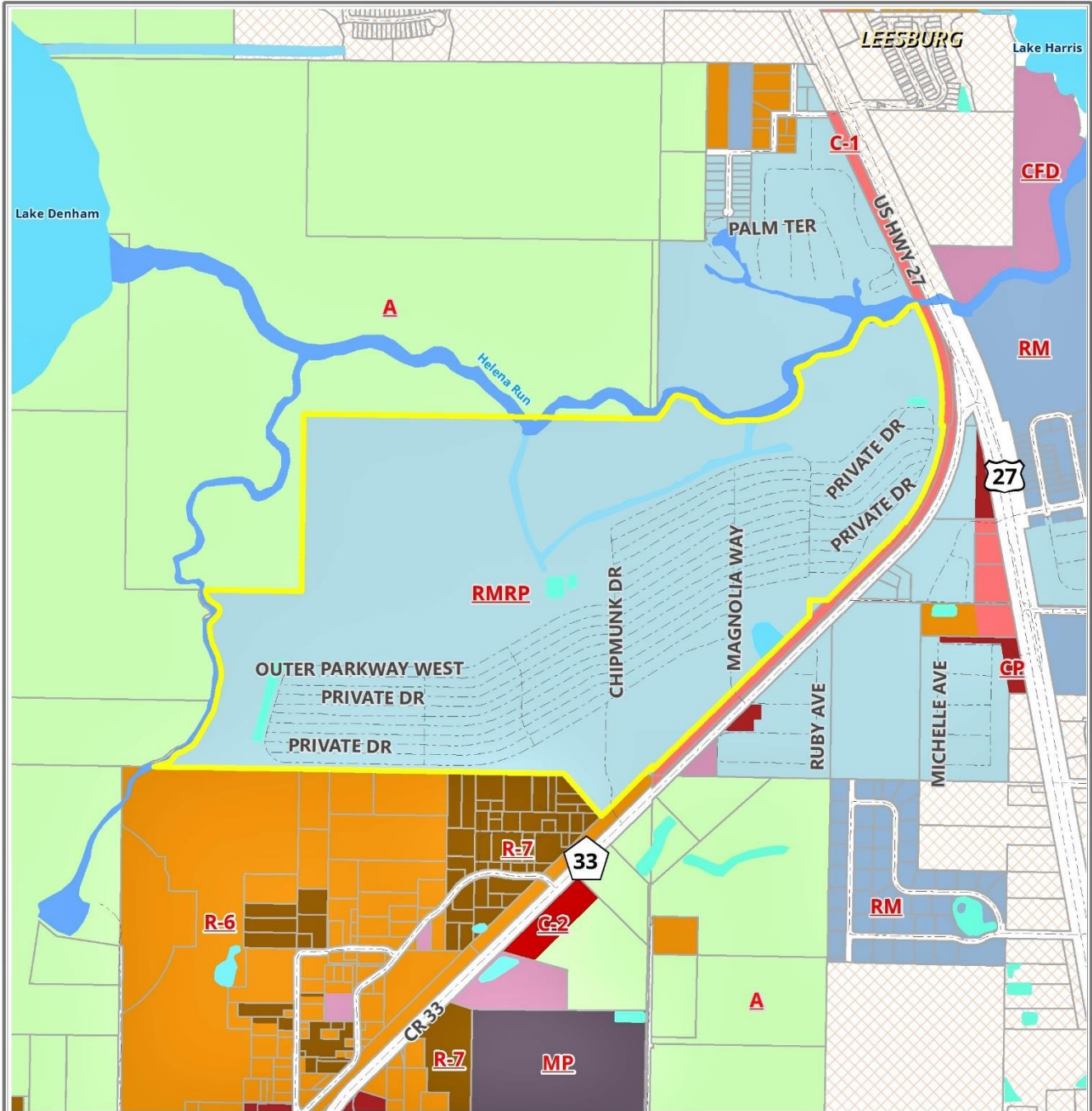
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

Not at this time.

Map of Subject Property



CURRENT ZONING



Zoning Legend

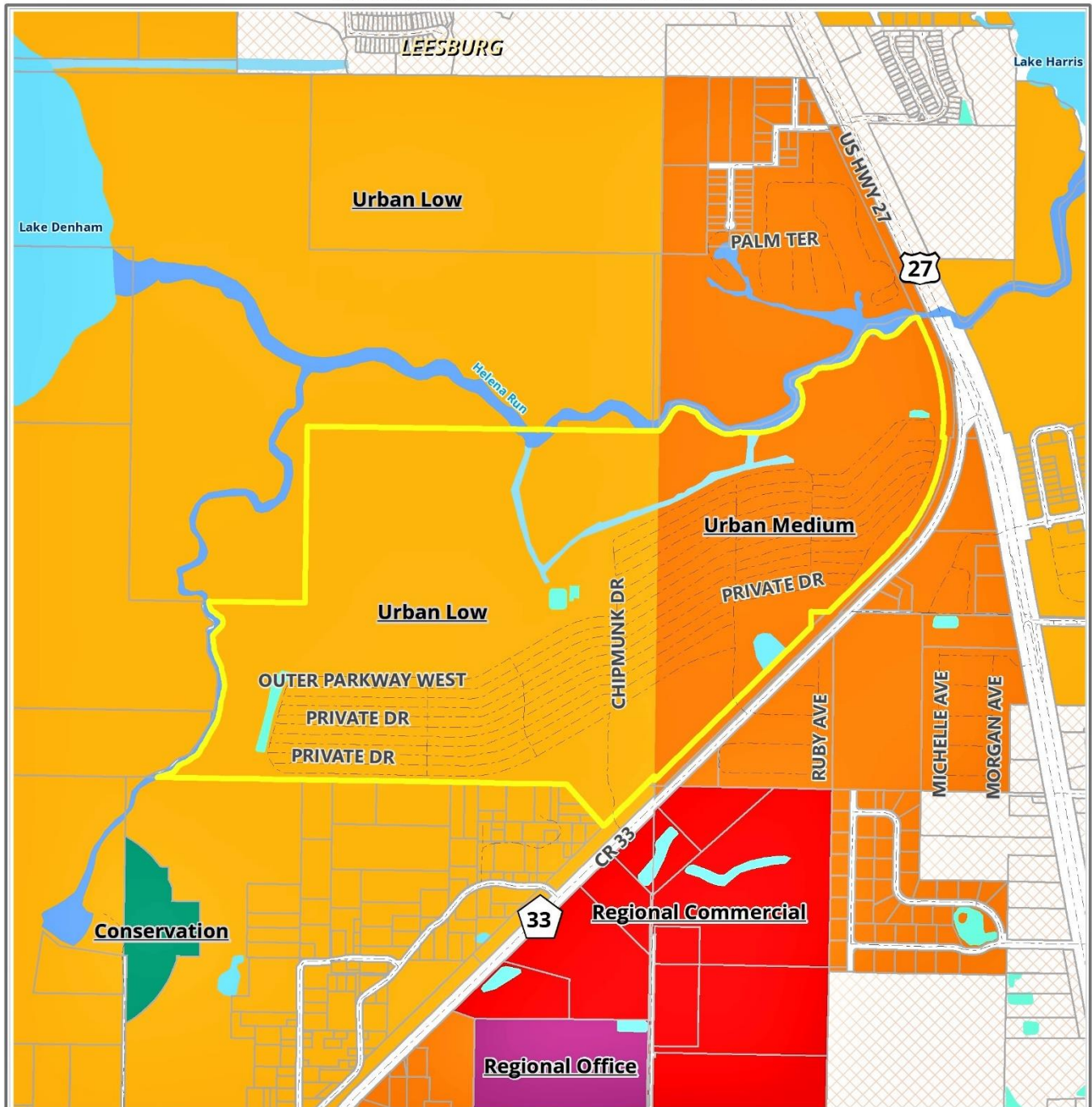
 A	 R-6	 R-7	 RMRP	 RM	 C-1	 C-2	 MP	 CP	 CFD
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NAME: HOLIDAY TRAVEL PROPERTY
CASE NUMBER: RZ-21-02-1
LOCATION (S-T-R): 10, 11, 15-20-24
REQUEST: MOBILE HOME RENTAL PARK (RMRP) TO
 PLANNED UNIT DEVELOPMENT (PUD)

DISTRICT: 1



CURRENT FUTURE LAND USE



Future Land Use

- Regional Commercial
- Urban Medium
- Conservation
- Regional Office
- Urban Low

NAME: **HOLIDAY TRAVEL PROPERTY**
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PLANNED UNIT DEVELOPMENT (PUD)**

DISTRICT: **1**



ORDINANCE 2021 - XX
Holiday Travel Park PUD
RZ-21-02-1

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

WHEREAS, Jimmy Crawford, Esq., (the “Applicant”) submitted a rezoning application and a large-scale future land use map amendment application on behalf Venture I, LLC c/o Brandon Schilling, (the “Owner”), to amend the Future Land Use Map from Urban Low Density and Urban Medium Density to Planned Unit Development (PUD) on 276 acres, and rezone approximately 276 acres from Rental Mobile Home Park (RMRP) to Planned Unit Development District (PUD) to accommodate the existing Holiday Travel campground and recreation facility; and

WHEREAS, the subject property consists of approximately 276 +/- acres located North of County Road 33 and West of U.S. Highway 27, in the Leesburg area in Section 10, Township 20 South, Range 24 East, known as Alternate Key Number 1741688, and more particularly described in Exhibit A; and

WHEREAS, the adoption of this new ordinance shall supersede and replace Ordinance #1996-51 and revoke CUP 285D-2, including all previous versions; and

WHEREAS, the Lake County Zoning Board did on the 1st day of September 2021 review Petition RZ-21-02-1; 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 5th day of October 2021; and

WHEREAS, this application was presented to the Board of County Commissioners of Lake County, Florida, concurrently with the current application to amend the Future Land Use Map (FLUM) to change the Future Land Use Category on the 5th day of October 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) on the subject property. 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. Travel Trailer Camp and campground facilities to include the following uses:

- 1 a. 995 spots for Recreational Vehicles (RVs).
- 2 b. 112 spaces for mobile homes.
- 3 c. Three dwelling units; one to be used for the park manager's living facility and
- 4 two to be occupied exclusively by person(s) providing physical security only.
- 5 d. Office Building / Registration Building for the campground.
- 6 e. Bathhouses and sanitary facilities for use of the inhabitants.
- 7 f. Water dependent structures including a boat ramp and docks.
- 8 2. Active and Passive Recreational uses including, not limited to, recreation center, golf
- 9 putting greens, tennis courts, basketball courts, fenced playground, sports fields,
- 10 fitness center, pavilions, and pools.
- 11 3. Commercial Uses. Commercial activities to support the campground facilities shall be
- 12 limited to general retail, convenience retail, general restaurant, and fast-food restaurant
- 13 (excluding drive thru facilities).
- 14 4. Water and Sewer facilities and associated structures.
- 15 5. Accessory uses directly associated with the above uses may be approved by the
- 16 County Manager or designee. Any other use of the site not specified above shall require
- 17 approval of an amendment to this Ordinance by the Board of County Commissioners.

18 **B. Development Standards & Conditions.** The development standards shall be as follows:

- 19 1. Development Conditions.
 - 20 a. Impervious Surface Ratio for the development shall not exceed 0.60.
 - 21 b. A minimum of 25% of the net buildable area of the subject property shall be
 - 22 dedicated to open space, as defined in the Comprehensive Plan.
 - 23 c. The maximum building height shall not exceed forty (40) feet.
 - 24 d. The entire park must be enclosed by a fence five (5) feet in height, apart
 - 25 from that portion fronting on the road; a landscaped buffer zone of five (5)
 - 26 feet in depth shall be maintained on all sides except road frontage.
- 27 2. RV & Mobile Home Spaces.
 - 28 a. At no time shall any trailer be parked closer than ten (10) feet to any other
 - 29 travel trailer, temporary living quarters, mobile home, or other structure
 - 30 within such park.

- 1 b. Pursuant to BZA #90-2, the setback for all structures associated with the RV
- 2 & Mobile Home sites shall be ten (10) feet from all interior roads.

- 3 c. RV and Mobile Home Spaces shall contain a minimum of 2,400 square feet.

- 4 d. Additions / accessory structures on the RV spaces are limited to screen
- 5 rooms, patios, awnings, vinyl windows, and storage sheds.

- 6 3. Recreational Facilities. The softball field shall be completed in conjunction with the
- 7 expansion of the park. The softball field shall be shown on a Master Park Plan
- 8 submitted for any new spaces and shall be constructed prior to, or in conjunction with,
- 9 the development of the new spaces.

10 **C. Parking Requirements.**

- 11 1. One parking space for each boat rental space.

- 12 2. One parking space for each travel trailer space or any other living quarters.

- 13 3. Two (2) parking spaces shall be provided for each of the mobile homes. Each parking
- 14 space shall contain 220 square feet.

- 15 4. One parking space for each 400 square feet of recreational building area.

16 **D. Landscaping Requirements.** Landscaping and screening shall be in accordance with the

17 Comprehensive Plan and Land Development Regulations (LDR), as amended.

18 **E. Transportation.**

- 19 1. All access management shall be in accordance with the Comprehensive Plan and Land
- 20 Development Regulations, as amended.

- 21 2. The developer shall submit a required traffic impact analysis and provide appropriate
- 22 mitigation as required pursuant to the LDR, as amended.

23 **F. Environmental.**

- 24 1. The existing open bodies of water and wetland areas on the subject property shall not
- 25 be mitigated and shall be placed in a conservation easement. The conservation
- 26 easement shall allow water dependent structures within the wetlands.

- 27 2. All development shall maintain a fifty (50) foot upland buffer around the wetlands which
- 28 shall be included in the conservation easement. Uses within the upland buffer are
- 29 limited to passive recreation activities, limited stormwater facilities, water dependent
- 30 structures, activities which slow or eliminate soil erosion problems, and wildlife
- 31 monitoring stations.

- 1 3. All portions of water dependent structures which will be immersed in or touch wetlands
2 and/or surface waters shall be constructed from materials that will not degrade water
3 quality of the wetland and/or surface water, such as, but not limited to non-treated wood
4 and concrete.

5 **G. Stormwater Management.**

- 6 1. The stormwater management system shall be designed in accordance with all
7 applicable Lake County and St. Johns River Water Management District (SJRWMD)
8 requirements, as amended.
- 9 2. The developer shall be responsible for any flood studies required for developing the
10 site and comply with FEMA, Comprehensive Plan and Land Development Regulations,
11 as amended. Any development within the floodplain as identified on the FEMA maps
12 will required compensating storage.

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

14 **I. Utilities.** Upon adequate demonstration of sufficient capacity, acceptable to Lake County, the
15 existing private water and sewer plant use may continue to be utilized. No expansion of such
16 private water and sewer facilities shall be allowed. Further expansion of the park shall require
17 connection to City of Leesburg utilities.

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

20 **K. Concurrency Management Review and Impact Fees.** Concurrency shall be met prior to the
21 issuance of any development order, consistent with the LDR, as amended. Impact fees shall
22 be paid in accordance with Lake County Code and the LDR, as amended.

23 **L. Development Review and Approval.**

- 24 1. Prior to the issuance of any permits, the Owners will be required to submit a Master
25 Park Plan, generally consistent with EXHIBIT B - Conceptual Plan, for review and
26 approval in accordance with the Comprehensive Plan and LDR, as amended.
- 27 2. A proposed amendment to an approved PUD land use designation that increases the
28 approved intensities or densities of the PUD without a corresponding decrease in
29 another portion of the PUD and resulting in greater off-site impacts shall require an
30 amendment to the Comprehensive Plan.

31 **M. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references
32 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
33 Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code,
34 Plans, and/or Regulations.

35

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

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

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

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

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

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

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

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

25 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
26 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
27 Florida Statutes.
28
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30
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1 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

2
3 ENACTED this _____ day of _____, 2021.

4
5 FILED with the Secretary of State _____, 2021.

6
7 EFFECTIVE _____, 2021.

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9
10 **BOARD OF COUNTY COMMISSIONERS**
11 **LAKE COUNTY, FLORIDA**

12
13
14 _____
15 **Sean M. Parks, Chairman**

16
17
18 **ATTEST:**

19
20
21 _____
22 **Gary J. Cooney, Clerk of the**
23 **Board of County Commissioners**
24 **Lake County, Florida**

25
26
27
28 **APPROVED AS TO FORM AND LEGALITY**

29
30
31 _____
32 **Melanie Marsh, County Attorney**

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EXHIBIT A. Legal Description.

PARCEL 1:

THE WEST 2/3 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN WEST 660 FEET; THENCE RUN SOUTH 42° EAST TO THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN NORTHEASTERLY TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING EAST OF BUG SPRINGS RUN, LAKE COUNTY, FLORIDA.

PARCEL 4:

THE WEST 924 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 5:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 396 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 6:

THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS RAILROAD RIGHT-OF-WAY, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND

THAT PART OF THE WEST 1155 FEET OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING WESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, LAKE COUNTY, FLORIDA.

3

AND

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 36°00'00" EAST 155 FEET TO THE CENTER LINE OF HELENA RUN; RUN THENCE SOUTH 89°40'30" EAST 210 FEET; THENCE SOUTH 63°19'30" EAST 215 FEET; THENCE SOUTH 89°49'30" EAST 430 FEET; THENCE SOUTH 60°27'20" EAST 60.66 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; RUN THENCE NORTH 89°49'30" WEST ALONG SAID LINE 976 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89°32'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR 350.0 FEET TO THE PROPERTY OF LUXURY CAMPGROUNDS, INC.; THENCE NORTH 60°40'50" WEST ALONG THE PROPERTY LINE OF LUXURY CAMPGROUNDS, INC., FOR 60.66 FEET TO A POINT IN THE CENTER OF HELENA RUN; THENCE NORTHEASTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CENTER LINE OF HELENA RUN TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING, LAKE COUNTY, FLORIDA..

PARCEL 8:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING NORTH AND WEST OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, LESS THE WEST 165.00 FEET THEREOF, LAKE COUNTY, FLORIDA.

PARCEL 9:

BEGINNING AT A POINT 165 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND IN THE SOUTH BOUNDARY LINE THEREOF, RUN THENCE NORTH 1320 FEET TO A POINT IN THE EAST AND WEST CENTER LINE OF SAID SECTION; RUN THENCE EAST ALONG SAID CENTER LINE 330 FEET; THENCE RUN

SOUTH TO A POINT ON THE NORTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; RUN THENCE WEST TO THE POINT OF BEGINNING, LAKE COUNTY, FLORIDA.

THE LAND DESCRIBED AS PARCELS 1 THROUGH 9 ABOVE IS ONE AND THE SAME LAND AS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND PROCEED NORTH 89°22'30" WEST, WITH THE NORTH LINE OF SECTION 15 TO BUG RUN; THENCE RUN NORTHERLY WITH BUG RUN TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°22'30" EAST WITH SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°32'00" EAST WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 10 TO THE CENTER OF SAID SECTION 10; THENCE SOUTH 89°22'30" EAST WITH THE EAST-WEST MID-SECTION LINE OF SECTION 10 TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE PROCEED NORTH 36°00'00" EAST TO HELENA RUN; THENCE EASTERLY, NORTHEASTERLY AND EASTERLY WITH HELENA RUN TO THE WESTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD; THENCE SOUTHERLY AND SOUTHWESTERLY WITH THE WESTERLY AND THE NORTHWESTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD TO A POINT BEARING SOUTH 42° EAST FROM THE POINT OF BEGINNING; THENCE NORTH 42° WEST TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION; LESS THAT PART OF THE EAST 171.08 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID S.C.L. RAILROAD

PARCEL 10: AN ACCESS EASEMENT UPON THE FOLLOWING:

THAT PART OF THE ABANDONED RAILROAD RIGHT OF WAY AND A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA AND RUN SOUTH 89°22'30" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 90.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, SAID RIGHT OF WAY AT THIS POINT BEING 66 FEET IN WIDTH; THENCE NORTH 45°16'31" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, A DISTANCE OF 775.85 FEET TO THE POINT OF

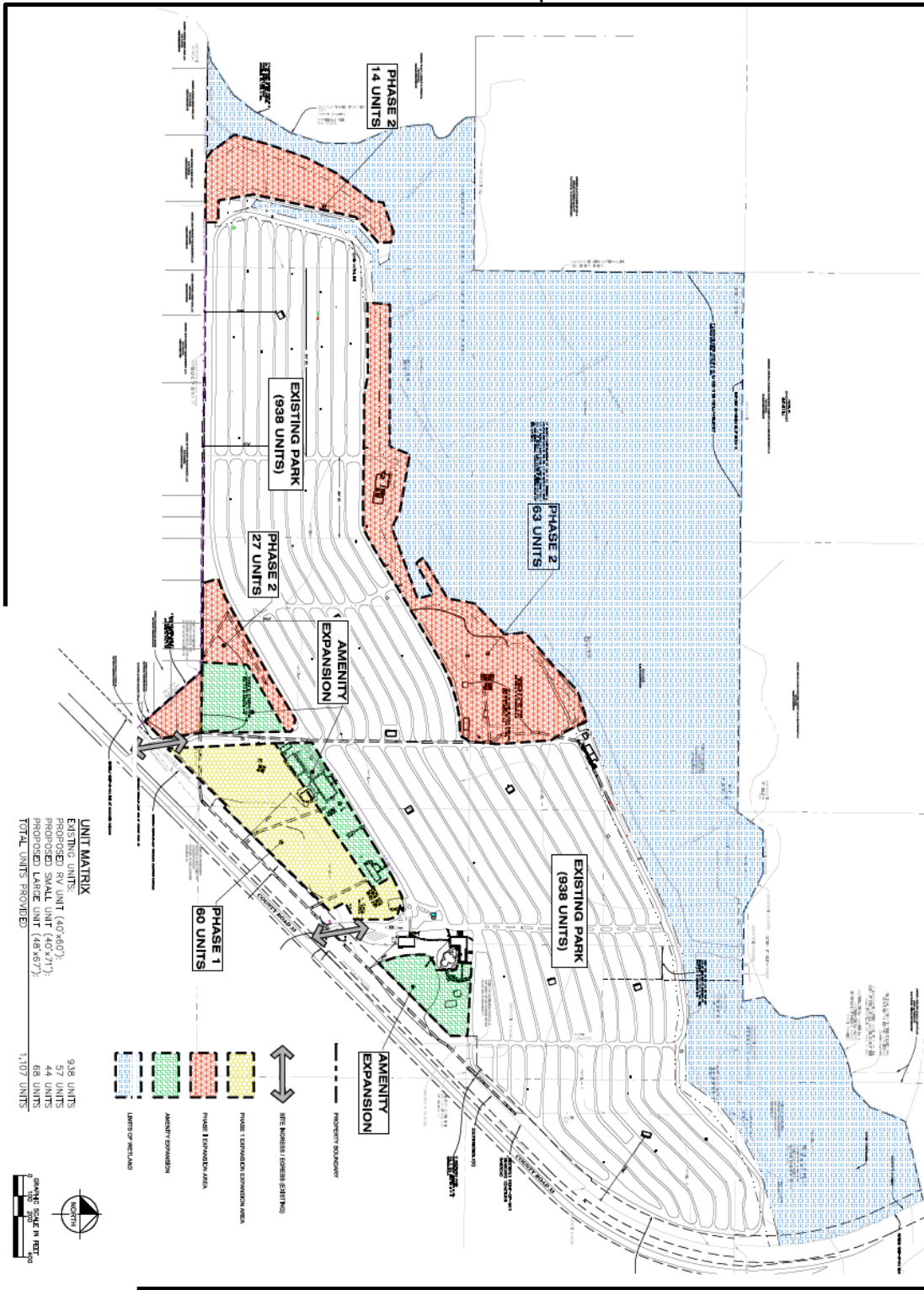
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BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING AND LEAVING SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, RUN NORTH 25°38'37" WEST 25.59 FEET; THENCE NORTH 41°49'18" WEST 75.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD, SAID RAILROAD RIGHT OF WAY AT THIS POINT BEING 80 FEET IN WIDTH; THENCE NORTH 45°16'31" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 42.22 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD RUN SOUTH 44°53'47" EAST 69.89 FEET; THENCE SOUTH 84°56'14" EAST 39.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, SAID RIGHT OF WAY AT THIS POINT BEING 66 FEET IN WIDTH; THENCE SOUTH 45°16'31" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 79.91 FEET TO THE POINT OF BEGINNING.

2

1

EXHIBIT B. Concept Plan.



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