



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): October 6, 2021
Board of County Commissioners (BCC): November 2, 2021

Case No. and Project Name: RZ-21-26-2, Four Winds Youth with a Mission (YWAM)

Owner: Four Winds Ecclesia Incorporated

Applicant: Greg Beliveau, AICP

Requested Action: Amend Community Facility District (CFD) Ordinance #2009-52 to incorporate an additional 16.13 +/- acres and revise the allow land uses for the CFD zoning district.

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

Case Manager: Janie Barrón, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 182 +/- acres of the overall CFD Development (165.87 +/- CFD Ordinance #2009-52)

Location: 15411 County Road 455, Montverde

Alternate Key No.: 3018311, 1095481, 1529387, 1529395, 3747470, 3283368, 1592151, 1109027, 1592127, 3747488, 1509891, 3747429, 1411912 and 2615591

Future Land Use Category: Rural Transition FLUC

Existing Zoning District: Community Facility District (CFD) by Ordinance #2009-52

Proposed Zoning District: Community Facility District (CFD)

Joint Planning Area (JPA) / ISBA: Town of Montverde ISBA

Overlay Districts: Lake Apopka Basin

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Bella Collina	Planned Unit Development (PUD)	Residential Subdivision	Bella Collina Subdivision, Golf Course
South	Rural Transition	Community Facility District (CFD), Rural Residential (R-1), Agriculture (A)	Church, Right-of-Way, and Agriculture	CR 455, Woodlands Lutheran Church of Lake County, Large Tract of Land with Single-Family Residence North and South of R-O-W
East	Rural Transition	Rural Residential (R-1), Agriculture (A)	Right-of-Way, Residential and Agriculture	CR 455, Large Tract of Agriculture Lands, Large Tracts of Land with Single-Family Residence and Wetlands East of R-O-W
West	Rural Transition	Agriculture (A)	Turnpike, Residential and Agriculture	Florida Turnpike, Large Tract of Land with Single-Family Residence, and Verde Ridge Subdivision West of Turnpike

- Summary of Analysis -

The subject 165.87 +/- acres are zoned Community Facility District (CFD) by Ordinance #2009-52; the subject 16.13 +/- acre parcel addition is zoned Agriculture; designated with a Rural Transition Future Land Use Category (FLUC); and located within the Lake Apopka Basin.

The application seeks to amend CFD Ordinance #2009-52 to add acreage and additional land uses (referenced in Attachment "A"). The Applicant has provided a project narrative, which is illustrated in Attachment "B". Ordinance #2009-52 allows the subject parcel to be developed as a recreational retreat facility, specifically including administration offices, staff housing, shelter housing, campsites, lodges, chapel, retreat center, barns, accessory recreation, dining, meeting, maintenance, sanitary facilities, travel trailers and associated uses incidental to the permitted uses (referenced in Attachment "C"). Currently, the property is developed as a place of worship, religious recreational retreat camp and discipleship training school; the Applicant has provided a list of existing structures as illustrated in Attachment "D".

The subject parcel is located within the Town of Montverde ISBA and the application was provided to the Town of Montverde to review. The town provided the following comments Town of Montverde provide comments (Attachment "E") and the Applicant provided a summary of their meeting with the Town of Montverde (Attachment "F").

- 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;

Amending CFD Ordinance #2009-52 to facilitate the incorporation of an additional 16.13 +/- acres does not conflict with provisions of the Land Development Regulations (LDR). Pursuant to CFD Ordinance #2009-52, the subject parcel has entitlements to be developed in accordance with the following land uses:

1. Recreation Facility (Private Club), specifically including:
 - a. Administration Offices, limited to those solely related to the facility;
 - b. Residential Dwellings;
 - i. Staff Housing: Ten (10) dwelling units
 - ii. Shelter Housing: Five (5) dwelling units
 - c. Campsites and Loges;
 - i. Primitive Sites: 250 sites
 - ii. Cabins and Lodges: 15
 - iii. Tent camping area
 - d. Chapel;
 - e. Retreat Center;
 - f. Barns;
 - g. Accessory recreation, dining, meeting, maintenance, and sanitary facilities; and
 - h. Travel trailers.

The proposed request is consistent with LDR Section 3.01.02 and LDR Table 3.01.03, which specify the allowance of Churches within the CFD zoning district.

The subject parcel is located within the Lake Apopka Basin; the proposed request is consistent with LDR Section 6.15.03, which allows non-residential uses through a CFD rezoning.

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

The subject property is designated with a Rural Transition FLUC, which allows religious organizations and conditionally allows recreation clubs.

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

Ordinance #2009-52 allows the parcel to be developed as a recreation facility (private club), specially including administration offices, staff housing, shelter housing, campsites, lodges, chapel, retreat center, barns, accessory recreation, dining, meeting, maintenance, sanitary facilities, travel trailers and associated uses incidental to the permitted uses., and the proposed place of worship/recreation facility will provide the surrounding community with an additional community facility use that may benefit the neighboring residents.

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

Besides the approval of the existing CFD ordinance, Lake County has approved three (3) residential developments within the past several months in the immediate surrounding area (2 miles). On October 21, 2020, Ashton Park preliminary plat approved, which consisted of 8-lots; on January 4, 2021, John's Lake Landing Phase 6 preliminary plat was approved, which consisted of 82-lots; and on May 5, 2021, East Clermont Village Apartments site plan was approved, which consisted of 12 residential buildings (288-units).

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

Potable water is provided via onsite wells. Wastewater is treated via onsite wastewater treatment system. Potable water and wastewater demand shall be permitted through the Florida Department of Health and Florida Department of Environmental Protection (FDEP). Water will continue to be supplied by FDEP regulated wells.

Parks and Recreation

Based on the Trail Master Plan, the Green Mountain Scenic Trail is proposed to run along CR 455 from the intersection of Old Highway 50. Should the proposed trail be developed, additional right-of-way may be required.

Public Safety

Lake County Fire Station #90/CFD104 is located less than three (3) miles of the subject property at 13341 Hartle Road, 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 site plan 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 Applicant will be required to submit a Request for Exemption of a Tier 1 Traffic Analysis for review and approval.

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

GIS aerial photographs show the presence of wetlands on the effected parcels. Should the rezoning be approved, all sensitive resources will be addressed through the development application review and approval process. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended for natural resource protection and mitigation. The required environmental assessment (EA) must 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.

G. Whether, and he 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 surrounding development pattern is indicative of a place of worship, residential and agricultural uses. To increase compatibility between the proposed use and surrounding uses and to reduce impacts, a Type "A" landscape buffer is required along all rights-of-ways, adjacent to the Rural Residential District (R-1) zoned parcel; a Type "G" landscape buffer is required adjacent to the CFD zoned parcels; and the ordinance includes landscaping conditions in accordance with the LDR, as amended. To further lessen any adverse effects to adjoining parcels, a noise study that assesses the impacts of the proposed use will be required at the time of development application submittal.

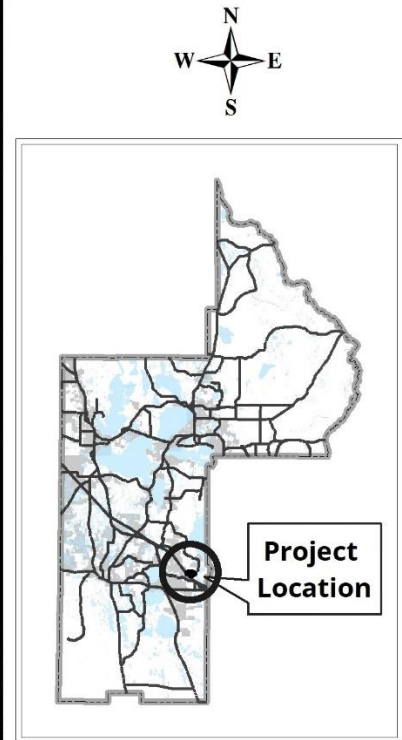
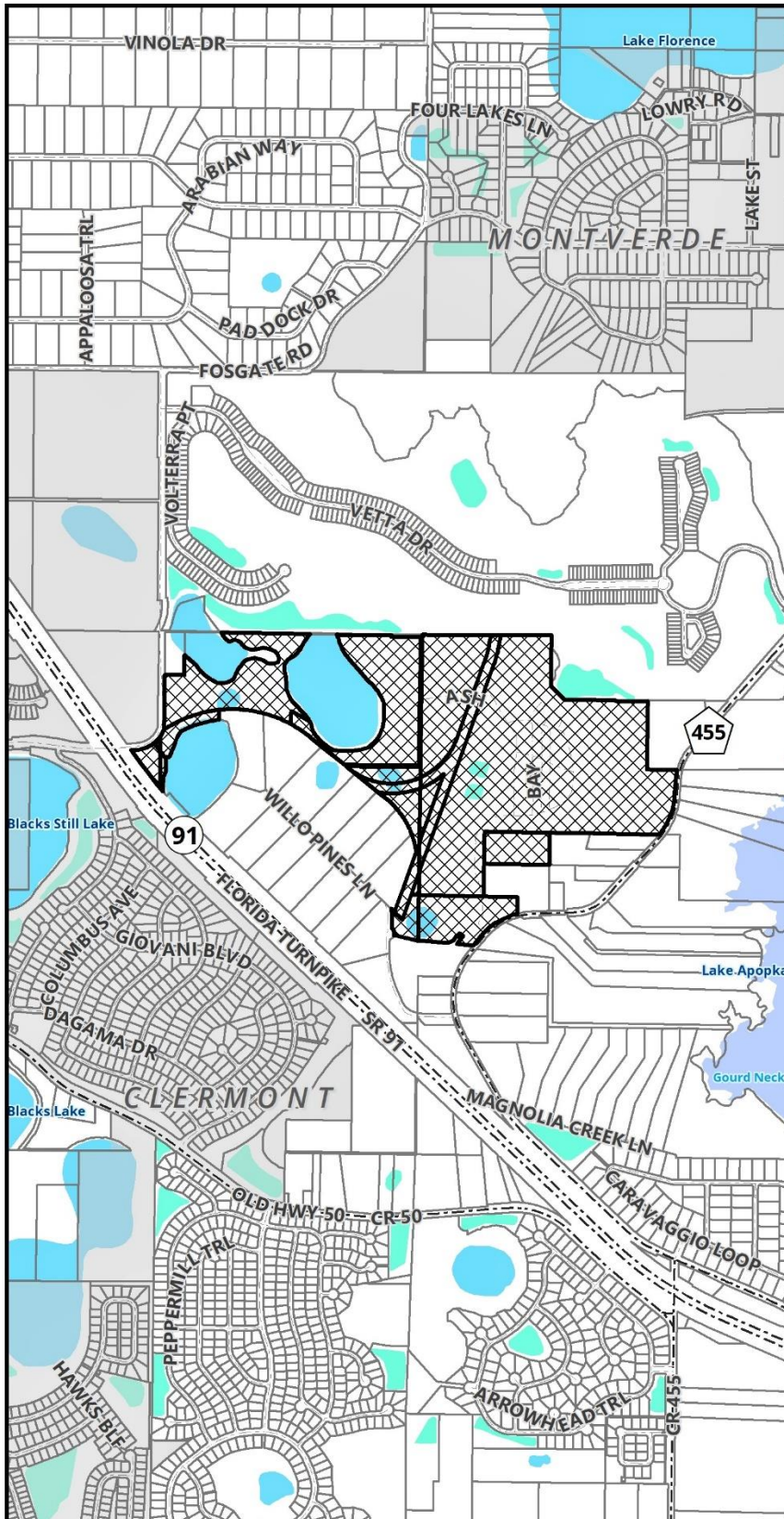
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

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

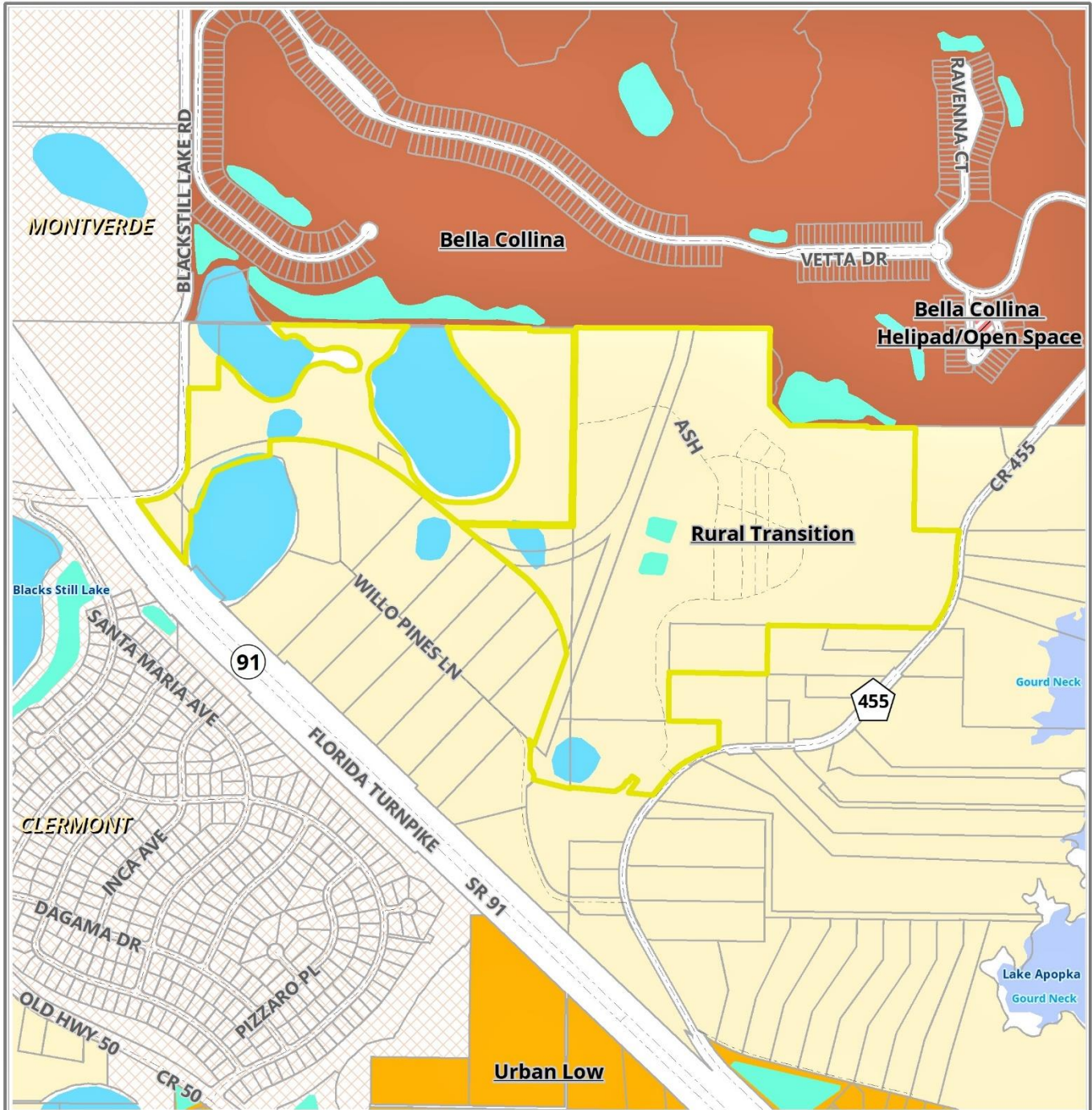
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

None.

Map of Subject Property



CURRENT FUTURE LAND USE



Future Land Use

- Bella Collina-Helipad/Open Space
- Bella Collina
- Urban Low
- Rural Transition

NAME: FOUR WINDS YOUTH MISSION PROPERTY

DISTRICT: 2

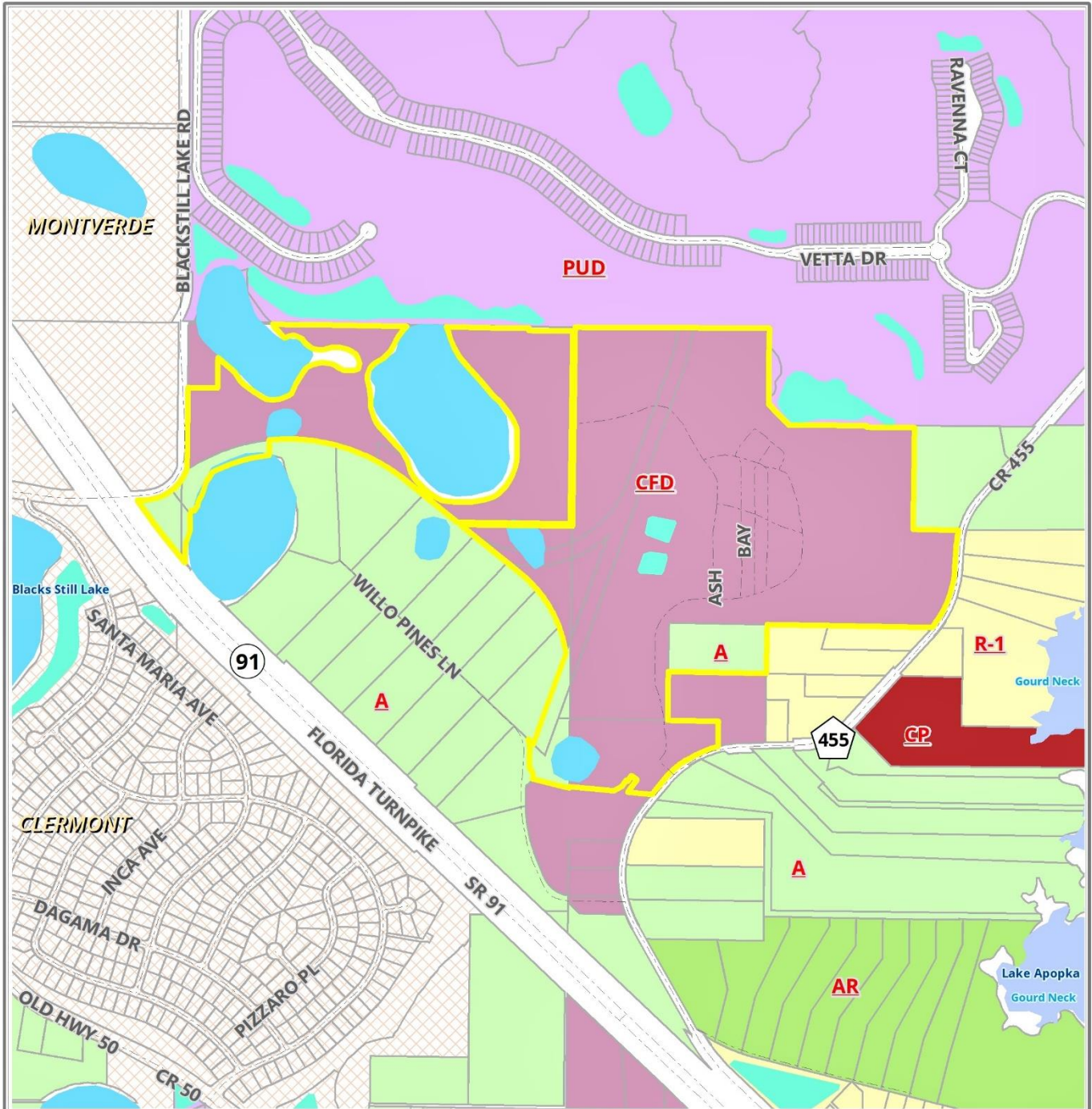
CASE NUMBER: RZ-21-26-2

LOCATION (S-T-R): 14 & 15-22-26

REQUEST: COMMUNITY FACILITY DISTRICT (CFD) & AGRICULTURE (A) TO COMMUNITY FACILITY DISTRICT (CFD)



CURRENT ZONING



Zoning Legend

A AR R-1 CP CFD PUD

NAME: **FOUR WINDS YOUTH MISSION PROPERTY**

DISTRICT: 2

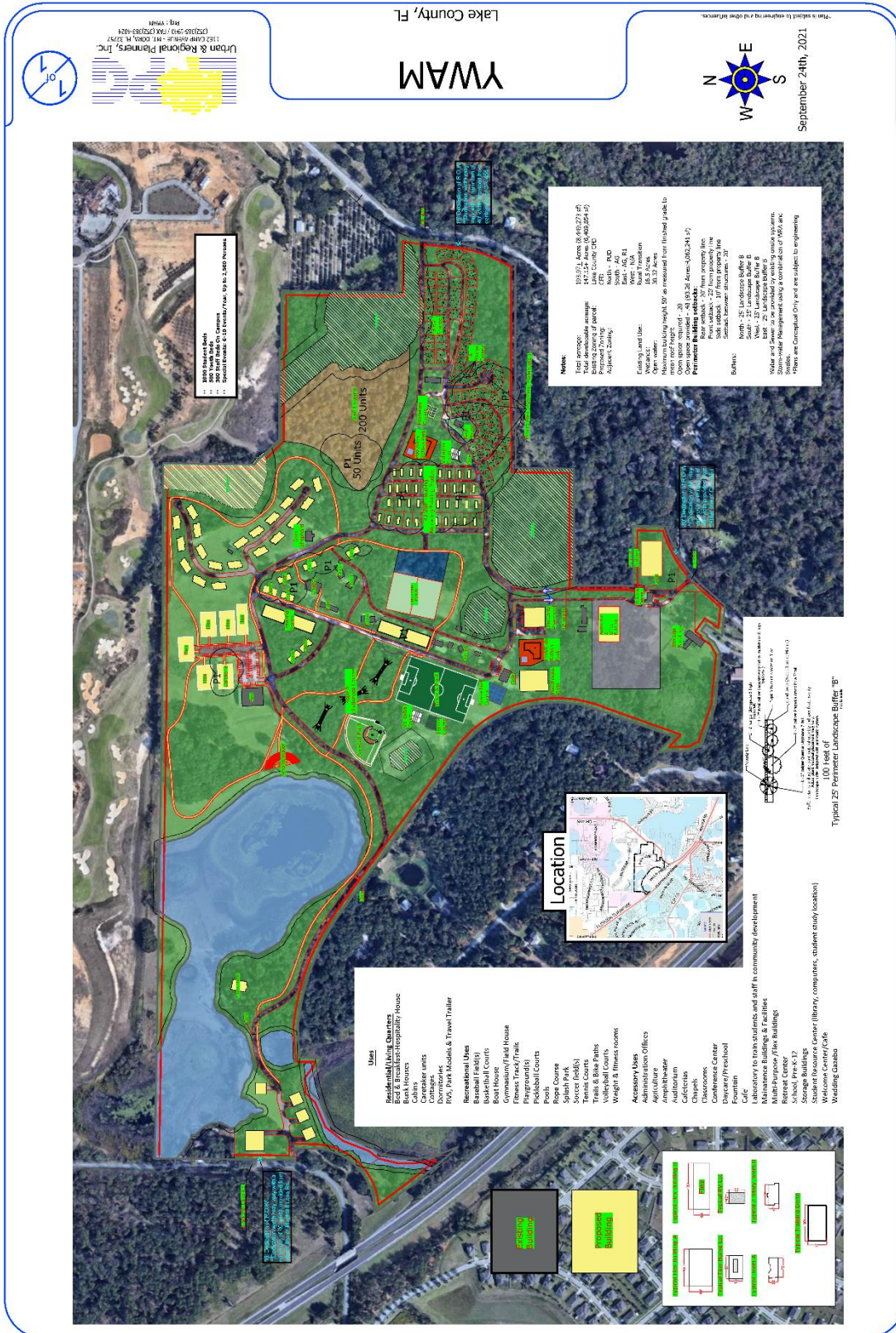
CASE NUMBER: **RZ-21-26-2**

LOCATION (S-T-R): **14 & 15-22-26**

REQUEST: **COMMUNITY FACILITY DISTRICT (CFD) & AGRICULTURE (A) TO
COMMUNITY FACILITY DISTRICT (CFD)**



Attachment "A" – Concept Plan



Attachment “B” – Project Narrative Page 1 of 2)



Project Narrative

Background

The subject property consists of several parcels totaling 182± acres of land, northeast of CR-455 and south of Bella Collina West community. The surrounding area is predominately residential in nature.

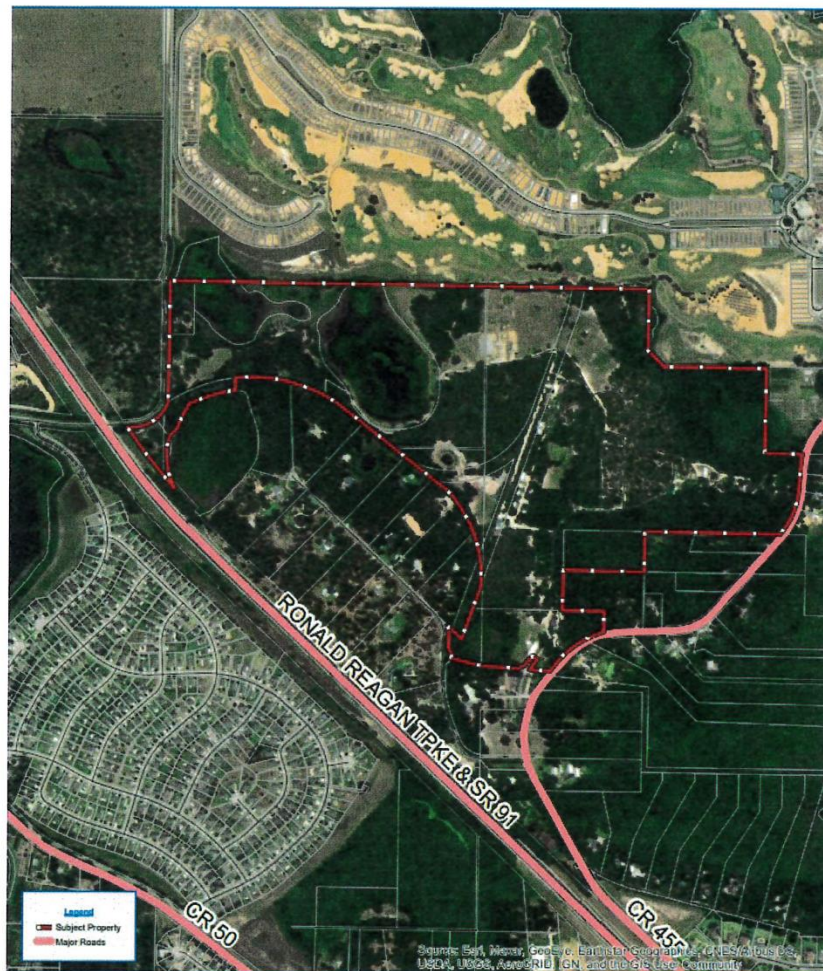


Figure 1. Project Location Exhibit

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Attachment “B” – Project Narrative Page 2 of 2)

YWAM-Four Winds Rezoning
Project Narrative
Page 2

A portion of the property is developed as a Christian discipleship training school, owned by Four Winds Ecclesia Inc., a religious organization. The training school operates in a residential camp setting. The primary objective of the training school is to train missionaries as part of the Youth with a Mission program. The developed portion of the subject property, is in the Community Facility District, approved by Ordinance #2009-52 as a recreation facility (private club). The allowed uses include:

- Administrative Offices, limited to those solely related to the facility.
- Residential dwellings
 - Staff housing: Ten (10) dwelling units
 - Shelter housing: Five (5) dwelling units
- Campsites and lodges
 - Primitive sites: 250 sites
 - Cabins & Lodges: Fifteen (15)
 - Tent camping area
- Chapel
- Retreat Center
- Barns
- Accessory recreation, dining, meeting, maintenance, and sanitary facilities
- Travel trailers
- Accessory uses incidental to the permitted uses that may be approved by the County manager or designee.

Existing improvements in the camp consist of 35 buildings including cabins, manufactured homes, camp sites, RV sites, modular office and site-built office, welcome center, bathhouse, cafeteria and café, dormitories, chapel, pavilions, laundry buildings, maintenance buildings, classroom building and storage buildings. The facilities are utilized to train missionaries, housing individuals for varying lengths of time depending on the course work. The training program is an inclusive program. Meals are served daily with recreation and personal care needs met on campus. Some staff members live at the camp full time with some staff living off site.

Request

The Youth with a Mission training school is proposing to expand the campus and modernize the facilities to meet the changing needs of missionary work. The camp is being aligned with YWMA’s five (5) year growth plan. As a result of changes in programming and scaling up the training program, additional capacity and facilities are needed, to house and train individuals. The training program provides temporary housing for students and staff along with meals.

Phase 1 which includes five (5) years will include 250 dormitory student beds, 100 youth beds, 100 staff beds on campus and 100 staff with offsite living quarters. Special events of up to 4 a year with a maximum capacity of 1000 persons. At full build out 1000 student beds, 500 youth beds, 300 staff beds, 300 off site staff with 6-10 special events a year and up to 2,500 persons on the property.



Attachment "C" – Ordinance #2009-52 Page 1 of 8)

**GROWTH MANGEMENT
ATTN: SHERIE ROSS
ROOM 510**

CFH 2009121686
Bk 03840 Pgs 2378 - 2385f (2pgs)
DATE: 11/13/2009 11:41:56 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 69.50

2009 OCT -2 AM 11:51
FILED
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

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**ORDINANCE NO. #2009 - 52
Florida-Georgia District Lutheran Church
PH #55-08-3**

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAP; AMENDING ORDINANCE NO. 1995-55; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Woodlands Lutheran Church of Lake County, Inc. (the "Applicant") requested an amendment to Ordinance No. 1995-55 rezone a portion to Community Facility District (CFD) in order to create a separate and distinct parcel under a separate ordinance for religious place of worship and related uses,

WHEREAS, the request would reduce the acreage of the existing parcel subject to Ordinance #1995-55 from 176.0 +/- acres to 165.87 +/- acres; and

WHEREAS, this petition will not alter the land use activities authorized by Ordinance No. 1995-55 on the parent parcel; and

WHEREAS, the subject property is generally located in the Montverde area, along the west side of CR-455, north of Willo Pines Lane in Section 14/15, Township 22S, Range 26E, consisting of 165.87 +/- acres, and further described as:

LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

WHEREAS, the property is located within Urban Expansion and Suburban Future Land Use Categories; and

WHEREAS, the Lake County Zoning Board did, on the 2nd day of September 2009, review petition PH #55-08-3;

AND, giving Notice of Hearing on petition for a change in the use of land, including a notice that said would be presented to the Board of County Commissioners of Lake County, Florida, on the 22nd day of September, 2009; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, Staff Report and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, this ordinance amends Ordinance No. 1995-55; and

WHEREAS, the upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

Attachment "C" – Ordinance #2009-52 Page 2 of 8)

1 **NOW, THEREFORE, BE IT ORDAINED**, by the Board of County Commissioners of Lake County,
2 Florida, that Ordinance #1995-55 of Lake County, be superseded and replaced to reduce the size of the
3 subject parcel to 165.87 +/- acres, subject to the following terms and conditions:

4 Section 1. Terms: This Ordinance supersedes and replaces Ordinance No. 1995-55. The County
5 Manager or designee shall amend and the Lake County Zoning Map in accordance with
6 this ordinance as specified below.
7

8 **A. Land Uses:** Use of the site shall be limited to that of those listed herein and depicted on
9 the submitted site plan. Any other use of the site shall require approval of an amendment
10 by the Board of County Commissioners.
11

- 12 (1) Recreation Facility (Private Club), specifically including:
13 a. Administration Offices, limited to those solely related to the facility.
14 b. Residential Dwellings:
15 i. Staff housing: Ten (10) dwelling units
16 ii. Shelter housing: Five (5) dwelling units
17 c. Campsites and lodges:
18 i. primitive sites: 250 sites
19 ii. Cabins and Lodges: Fifteen (15)
20 iii. Tent camping area.
21 d. Chapel;
22 e. Retreat Center;
23 f. Barns;
24 g. Accessory recreation, dining, meeting, maintenance and sanitary facilities.
25 h. travel trailers
26 (2) Accessory uses incidental the permitted uses may be approved by the County
27 Manager or designee.
28

29 **B. Buffering and Screening**
30

- 31 1. Landscaping in accordance with the Lake County Landscaping Ordinance shall be
32 provided and indicated on a Landscape Plan submitted for review upon application for
33 site plan approval. No buffer required between adjacent CFD zoning district.
34
35 2. A fence five (5') feet in height shall be erected along the southerly property lines. The
36 landscaped buffer zone of five (5) feet in width shall be maintained along this portion of
37 the property line consisting of three (3) trees per 100 linear feet, with a single row of
38 shrubs.
39

40 **C. Setbacks:** Structures shall maintain a minimum of 20-feet from the edge of right-of-way
41 and 10-feet between structures. At no time shall any trailer or other temporary living
42 quarters be parked closer than 10 feet to any other travel trailer, temporary living quarters
43 or other structure within the youth tent camping area or the family tent and trailer camping
44 area.

Attachment "C" – Ordinance #2009-52 Page 3 of 8)

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- D. **Parking Requirements:** Off street parking shall be provided in accordance with the Land Development Regulations, as amended.
 - E. **Traffic Improvements:**
 - a. Additional right-of-way shall be dedicated to provide for 40 feet from the centerline of Blackstill Lake Road (C.R. 2-1757), in accordance with LDR, as amended.
 - b. An additional 40 feet for right-of-way from the centerline of C-455 shall be dedicated.
 - F. **Floodplain:** General requirements and construction standards shall apply to any development within a Special Flood Hazard Area.
 - G. **Permitting:** Prior to the issuance of permits, a final site plan shall be submitted for review by Lake County.
 - H. **Lighting:** All outdoor lighting shall be so cut-off lighting and adjusted so that the light therefrom is directed to fall only on the subject.
 - I. **Stormwater and Wastewater.**
 - a. **Stormwater.** A complete storm water evaluation (not just considering the proposed buildings) for any further build out of the Woodlands Lutheran Camp shall be submitted. The required drainage calculations shall be based on the storm events and referenced in the Lake County Drainage Specifications, as amended, and shall be submitted at the time of construction for the site. If necessary, drainage facilities shall be constructed to comply with the LDR, as amended.
 - b. **Wastewater.** Any facility that will cause an increase of waste water to the existing wastewater treatment plant will require that Woodland Lutheran Camp conduct an evaluation demonstrating that the wastewater plant will have the capacity to handle the additional wastewater.
 - c. All of the above requirements shall be necessary when submitting site plan application.
 - d. If, upon evaluation of the waste water collection system, the plant will not have the capacity, the owner must apply to the Florida Department of Environmental Regulations for, and obtain, a permit to expand the facility prior to receiving an approval from Lake County.

Attachment "C" – Ordinance #2009-52 Page 4 of 8)

1 **J. Development Review and Approval:** Prior to the issuance of any permits, a formal site
2 plan for review and approval by Lake County shall be submitted. The site plans shall meet
3 all submittal requirements and comply with all County codes and ordinances, as amended.
4

5 **K. Future Development Orders**

6
7 Any requested development order must comply with the amendments to the Lake County
8 Comprehensive Plan or the Lake County Land Development Regulations.
9

10 **L. Future Amendments to Statutes, Code, Plan and/or Regulations:**

11
12 The specific references in this Ordinance to the Florida Statutes, Florida Administrative
13 Code, Lake County Comprehensive Plan, and Lake County Land Development
14 Regulations, include any future amendments to the Statutes, Code, Plan, and/or
15 Regulations.
16

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

19
20 **A.** After establishment of the facilities as provided herein, the aforementioned property shall
21 only be used for the purposes named in this ordinance. Any other proposed use must be
22 specifically authorized by the Board of County Commissioners.
23

24 **B.** No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove,
25 improve, move, convert, or demolish any building structure, or alter the land in any
26 manner within the boundaries of the above described land without first submitting the
27 necessary plans in accordance with the Lake County Land Development Regulations,
28 and obtaining approval from the County Manager or designee upon obtaining the permits
29 required from the other appropriate governmental agencies.
30

31 **C.** This amendment shall inure to the benefit of, and shall constitute a covenant running
32 with the land and the terms, conditions, and provisions hereof, and shall be binding upon
33 the present owner and any successor, and shall be subject to each and every condition
34 herein set out.
35

36 **D.** Construction and operation of the proposed use shall at all times comply with the
37 regulations of this and other governmental agencies.
38

39 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance
40 shall include in the transfer or lease agreement, a provision that the purchaser or lessee
41 is made good and aware of the conditions pertaining to this Ordinance, and agrees to be
42 bound by these conditions. The purchaser or lessee may request a change from the
43 existing plans and conditions by following procedures contained in the Lake County Land
44 Development Regulations (LDRs), as amended.
45

Attachment "C" – Ordinance #2009-52 Page 5 of 8)

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Section 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 22nd day of Sept, 2009.


FILED with the Secretary of State October 2, 2009.

EFFECTIVE October 2, 2009.

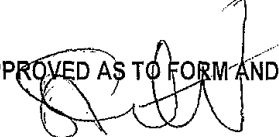
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


WELTON G. CADWELL, CHAIRMAN

ATTEST:


NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY


Sanford A. Minkoff, County Attorney

Attachment "C" – Ordinance #2009-52 Page 6 of 8)

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EXHIBIT "A" LEGAL DESCRIPTION

That part of Tract 17, 18 & 32 of the plat of Lake Highlands Co., filed November 21, 1919 and recorded in Plat Bk, 3, Pg. 52 Public Records of Lake County, Florida, lying N of the Tavares and Gulf Railroad; and that part of the NW ¼ of, Sec. 15, Twp. 22S, Rge. 26E, Lake County, Florida, lying S of the Turn-a-round Triangle Spur and W of Seaboard Air Line and N of the Tavares and Gulf Railroad; and Sec. 14, Twp. 22S, Rge. 26E, W ¼ of S ½ of the NE ¼ of the NW ¼; NW ¼ of the NW ¼; N ½ of SE ¼ of NW ¼; NE 1/2 of SW ¼ of NW ¼, and W ½ of SW ¼ of NW ¼, less railroad r/w; and Sec. 15, Twp. 22S, Rge. 26E, Tract 1; that part of Tract 15, lying N of railroad; and tract 16, all in Lake Highlands Co., a subdivision according to the plat thereof as recorded in Plat Bk. 3, Pg. 52A, Public Records of Lake County, Florida, and Sec. 14, Twp. 22S, Rge. 26E, commence at the NW cor of the SW ¼ for P.O.B.; thence run E along the N line of the NW ¼ of the SW ¼ of said Sec. 14, a distance of 998.57 ft. to a point, thence run S and parallel with the E line of the NW ¼ of the SW ¼ of Sec. 14, a distance of 178.1 ft. to a point on the N r/w of SR 455; thence run SW'ly along the N r/w of SR 455 to a point 281.08 ft. E of the SW cor of the NW ¼ of the SW ¼ of said Sec. 14, with the W r/w line of SR 455; thence run W along the N line of the SW ¼, of said Sec. 14 to the SW cor of the NW 1/4 of the SW ¼ of said Sec. 14; thence run N along the W line of the NW ¼ of the SW ¼ of said Sec. 14 to the P.O.B.

That portion of the NW ¼ of the NE ¼ of Section 15, Township 22 South, Range 26 East, Lake County, Florida, lying north of the abandoned-railroad, less Tracts 3 and 4 Lake Highlands Company plat of said section recorded in Plat Book 3, page 52, Public Records of Lake County, Florida.

Tracts 3 and 4 in Section 15, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company recorded in Plat Book 3, page 24, Public Records of Lake County, Florida,
Less: PARCEL "A" (OR BOOK 1718 PG 1565 & 1566):
COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT AT THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S.00°22'45"E., ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15 FOR A DISTANCE OF 464.98 FEET TO A POINT ON THE NORTH LINE OF THE WOODLANDS LUTHERAN CHURCH PROPERTY; THENCE LEAVING SAID EAST LINE OF SECTION 15, RUN S.85°38'41"E., ALONG SAID NORTH LINE OF THE WOODLANDS LUTHERAN CHURCH PROPERTY FOR A DIISTANCE OF 292.08 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, RUN N.60°09'58"E., FOR A DISTANCE OF 75.23 FEET; THENCE RUN N.34°51'11"E. FOR A DISTANCE OF 51.71 FEET; THENCE RUN S.55°08'49"E. FOR A DISTANCE OF 10.00 FEET; THENCE RUN N.34°51'11"E. FOR A DISTANCE OF 44.00 FEET; THENCE RUN S.55°08'49"E., FOR A DISTANCE OF 44.00 FEET; THENCE RUN S.34°51'11"W., FOR A DISTANCE OF 112.97 FEET TO THE NORTH LINE OF AFORESAID WOODLAND LUTHERAN CHURCH PROPERTY; THENCE RUN N.85°38'41"W. FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.PARCEL "B" (OR BOOK 1718 PG 1559):

Attachment "C" – Ordinance #2009-52 Page 7 of 8)

1 COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT AT THE EAST 1/4 CORNER OF
2 SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN
3 S.00°22'45"E. ALONG THE EAST LINE OF SECTION 15 FOR A DISTANCE OF 464.98 FEET TO THE
4 POINT OF BEGINNING; THENCE CONTINUE S.00°22'45"E. FOR A DISTANCE OF 706.47 FEET TO A
5 POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 207.00 FEET
6 AND A CHORD BEARING OF N.49°41'28"W., 187.71 FEET; THENCE LEAVING SAID EAST LINE RUN
7 NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 194.82 FEET
8 THROUGH A CENTRAL ANGLE OF 53°55'31"; THENCE RUN N.22°43'43"W. FOR A DISTANCE OF
9 140.25 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF
10 957.00 FEET AND A CHORD BEARING OF N.10°48'39"W., 395.26 FEET; THENCE RUN
11 NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 398.12 FEET
12 THROUGH A CENTRAL ANGLE OF 23°50'09"; THENCE RUN N.01°06'26"E. FOR A DISTANCE OF
13 82.02 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF
14 15.00 FEET AND A CHORD BEARING OF N.24°35'36"E., 11.96' THENCE RUN NORTHEASTERLY
15 ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 12.30 FEET THROUGH A CENTRAL
16 ANGLE OF 46°58'20" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE
17 NORTHWEST AND HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING OF N.24°35'36"E.,
18 55.79 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE
19 OF 57.39 FEET THROUGH A CENTRAL ANGLE OF 46°58'20"; THENCE RUN S.72°10'43"E., FOR A
20 DISTANCE OF 248.96 FEET TO THE POINT OF BEGINNING.

21 PARCEL 1 (OR BOOK 1157 PG 1308):

22 FOR A POINT OF BEGINNING, COMMENCE AT THE POINT WHERE THE SOUTH LINE OF THE
23 REALPROPERTY DESCRIBED IN WARRENTY DEED RECORDED IN OFFICIAL RECORDS BOOK
24 535, PAGE 227, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (HEREINAFTER CALLED THE
25 "PROPERTY") INTERSECTS WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE
26 SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN SOUTH
27 AND ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 165 FEET; THENCE RUN
28 EAST AND PARALLEL TO THE SOUTH LINE OF THE PROPERTY TO A POINT ON THE WEST
29 RIGHT OF WAY LINE OF STATE ROAD NO. 455; THENCE RUN NORTHEASTERLY AND ALONG THE
30 WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 455 TO A POINT WHERE SAID RIGHT OF
31 WAY LINE INTERSECTS WITH THE SOUTH LINE OF THE PROPERTY EXTENDED TO THE EAST,
32 WHICH POINT OF INTERSECTION IS THE SOUTHEAST CORNER OF THE PROPERTY; THENCE
33 RUN WEST AND ALONG THE SOUTH LINE OF THE PROPERTY TO THE POINT OF BEGINNING.
34 GRANTOR RESERVES AN EASEMENT FOR INGRESS, EGRESS AND FOR MOVEMENT OF
35 CATTLE, HORSE AND OTHER FARM ANIMALS OVER AND ACROSS THE WEST 20 FEET OF THE
36 ABOVE DESCRBED PROPERTY. LEGAL DESCRIPTION OF PROPERTY DESCRIBED IN O.R. BOOK
37 535, PAGE 227, BEING AS FOLLOWS: THE NORTHERLY 165 FEET OF THE FOLLOWING
38 DESCRIBED PARCEL 4 TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE
39 NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26
40 EAST, RUN THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID SECTION 660
41 FEET, RUN THENCE EASTERLY TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE
42 ROAD NO. 455, RUN THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE
43 OF STATE ROAD NO. 455 TO A POINT 281.08 FEET EAST OF THE SOUTHWESTERLY CORNER OF
44 THE NORTHWESTERLY 1/4 OF THE SOUTHWESTERLY 1/4 OF SAID SECTION 14, THENCE

Attachment "C" – Ordinance #2009-52 Page 8 of 8)

1 WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE
2 POINT OF BEGINNING.

3 PARCEL 2 (OR BOOK 1156 PG 2479 & 2480):

4 FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE
5 SOUTHWEST 1/4 SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,
6 RUN SOUTH ALONG SECTION LINE 330 FEET FOR THE POINT OF BEGINNING; THENCE RUN
7 SOUTH ALONG SECTION LINE 210 FEET; THENCE EAST TO WEST RIGHT OF WAY LINE OF
8 STATE ROAD NO. 455; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO A POINT
9 EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

10 PARCEL 3 (OR BOOK 1718 PG 1563 & 1564):

11 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
12 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN
13 N.00°57'51"E. ALONG THE WEST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE
14 SOUTHWEST 1/4, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING; THENCE
15 CONTINUE N.00°57'51"E. ALONG THE SAID WEST BOUNDARY, 360.00 FEET; THENCE
16 S.84°25'36"E, 544.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 455,
17 SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF
18 754.66 FEET; THENCE SOUTHWESTERLY ALONG THE SAID RIGHT OF WAY LINE AND THE ARC
19 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°18'39" AN ARC DISTANCE OF 359.72 FEET;
20 THENCE DEPARTING SAID RIGHT OF WAY LINE AND

21 RUN N.89°59'25"W, 366.94 FEET TO THE POINT OF BEGINNING.

22 PROPERTY SHOWN HEREON CONTAINS 10.13 ACRES MORE OR LESS

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Attachment "D" – Existing Structures



**YWAM-Four Winds Rezoning
Existing Structure Inventory
(Response to # 10 Rezoning Application)
7/16/2021**

- 2 storage barns
- 2 manufactured homes
- 1 triple-wide modular office
- 1 site-built office building
- 1 cafeteria and café
- 11 dormitories
- 1 chapel
- 2 pavilions
- 4 camping cabins
- 1 shower & laundry building
- 1 laundry building
- 2 maintenance buildings
- 1 classroom building
- 6 park models (sites for 17 more)
- Total: 35 buildings

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Attachment “E” – Town of Montverde Comments



Paul Larino
Town Manager
Town of Montverde Florida
17404 Sixth St., P.O. Box 560008
Montverde, FL 34756

08/23/2021

Janie Barrón
Senior Planner
ECONOMIC GROWTH DEPARTMENT
Office of Planning and Zoning

RE PROJECT: Four Winds Youth with a Mission 2016040011-4552

The Town of Montverde reviewed the zoning application and site map for the above referenced project. Montverde has the following comments and recommended conditions.

1. The proposed development density appears to be greater or inconsistent with the Town of Montverde codes and development standards. In accordance with Interlocal Service Boundary Agreement, Montverde request a meeting with County staff and the applicant to review inconsistencies in the Land Development Regulations.
2. Montverde operates a municipal potable water system that is or will be within 1000 feet of the proposed development. Montverde request the County require the applicant to coordinate with Montverde to provide potable water to the development. The wells and storage capacity on site at proposed development appears to be inadequate to meet the required fire flows necessary for the proposed development.
3. Montverde has concerns and needs additional information on the onsite wastewater treatment. The area has seen significant deterioration in water quality. Montverde has or may have the ability to provide wastewater service to the area through an interlocal with Clermont. Montverde request the County and applicant explore the best option for wastewater disposal before the application is approved.
4. Montverde request a traffic study be completed. The study should take into consideration a peak morning and afternoon hours when proposed school and Montverde Academy school are dropping children off and picking children up.
5. Montverde request a more detail proposal on access points.
6. Montverde request a more detail site plan that shows the size of all proposed building, parking, fire flows needed, traffic patterns, and building materials for exterior finishes.
7. Montverde may have more comments on the development after a more comprehensive review. The size of the project and comment deadline did not provide staff with sufficient time to do a thorough review.

The Town of Montverde looks forward to working with the applicant and the County to see a successful development. Please feel free to contact me if you have any questions.

Best Regards,

Paul Larino

Paul Larino
Town Manager

Attachment “E” – Town of Montverde Comments

Meeting Summary

Meeting with Town of Montverde: The Youth with a Mission CFD Amendment and Rezoning

Meeting Date & Time: September 13, 2021, 10am

Meeting Location: Montverde Town Hall-17404 6th Street

Attendees: Paul Larino, Sean Parks, Anita Geraci Lisa Busto, Greg Beliveau, Michael Berg, and Heather Urwiller

Greg gave a brief description of the project. Currently camp host 250 participants, youth groups and has 120 staff members. At full build out of Phase 1 an additional 300 participants and 100 staff members will be hosted by the camp. Greg provided a breakdown of the existing allowed uses and discussed the proposed additional uses.

According to Michael the camp runs on a discipleship model where participants and staff live, work, train and recreate together. The programs are approximately 12 weeks long. Youth group focused programs are shorter in duration approximately 3-5 days. Once a group of participants leaves on assignment, a new group of participants arrives to begin training. Participants are shuttled to and from the camp via bus or vanpool. Daily traffic to the camp is limited to staff who live off site. The camp is unable to house all staff, participants, and youth groups in the existing facilities. Therefore, the camp is seeking expansion and modernization.

Paul asked what the existing zoning was and what was allowed. Greg explained the zoning is CFD and the limitations of the district along with the approved uses. Paul asked if the uses could change with notice to the Town. Greg and Sean explained that the CFD as approved by the existing ordinance was religious use and any change would require a modification of the ordinance or a request to rezone the property and the Town would be notified.

Greg discussed the proposed access points, potential land donations for right of way and turn lanes. Access to Blackstill Lake Road was discussed; However, this access is limited to allow for isolation of a small group of buildings used as a retreat center. This area may be used by others for special programming. Anita asked if a traffic study was completed. Greg indicated that traffic had been reviewed but a more detailed study would be required with site plan approval.

Utilities were discussed. Greg and Michael discussed the design and capacity of the existing system. Sufficient capacity is available to serve phase 1 of the project. Paul discussed the Town’s water and sewer availability and suggested it might be beneficial to both the Town and the camp to explore hooking to Town utilities. Paul indicated that the Town was in the process of studying expansion of water and sewer facilities and at this time a sewer line was planned on Blackstill Lake Road. It was suggested that the Town could take over the existing facilities and provide water and sewer to the camp. Paul discussed this perspective on where central water and sewer planning and operation seems to be going in the future. Applicant was receptive to exploring options with the Town. However, the applicant is confident that sufficient capacity is available to serve Phase 1.

Additional items discussed

Sidewalks, outside perimeter of the camp

Trail and trail right of ways



ORDINANCE #2021-XX
FOUR WINDS YOUTH WITH A MISSION
RZ-21-26-2

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

WHEREAS, LPG Urban and Regional Planners, Inc. (Greg Beliveau, AICP, the “Applicant”) submitted an application on behalf of Four Winds Ecclesia Incorporated (the “Owners”) to amend Community Facility District (CFD) Ordinance #2009-52 to incorporate an additional 16.13 +/- acres and revise the land uses for the CFD zoning district; and

WHEREAS, the subject property consists of approximately 182 +/- acres, located at 15411 County Road 455, in the Montverde area, in Section 33, Township 22 South, Range 26 East, identified by Alternate Key Numbers 3018311, 1095481, 1529387, 1529395, 3747470, 3283368, 1592151, 1109027, 1592127, 3747488, 1509891, 3747429, 1411912 and 2615591, and more particularly as described in Exhibit “A” – Legal Description; and

WHEREAS, on June 21, 1971, Conditional Use Permit #277-3 was approved by the Lake County Board of County Commissioners to construct, maintain and operate a religious camp and conference center, church-related;

WHEREAS, on June 18, 1972, Conditional Use Permit #277-3 was approved by the Lake County Board of County Commissioners to amend CUP to make the campground additional the primary use and all other uses accessory uses;

WHEREAS, on August 21, 1990, Rezoning Ordinance #36-90 was approved by the Lake County Board of County Commissioners to rezone the subject parcel from Agriculture and Conditional Use Permit (CUP) #277-3 and CUP #277A-3 to Public Facilities District (PFD); and

WHEREAS, on December 19, 1995, Rezoning Ordinance #1995-55 was approved by the Lake County Board of County Commissioners to amend PFD Ordinance #36-90 to add additional land to the existing facility; and

WHEREAS, on September 22, 2009, Rezoning Ordinance #2009-52 was approved by the Lake County Board of County Commissioners to rezone a portion to CFD in order to create a separate and distinct parcel under a separate ordinance for religious place of worship and related uses; and

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

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition RZ-21-26-2 on the 6th day of October 2021, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 2nd day of November 2021; and

1 **WHEREAS**, the Board of County Commissioners reviewed the petition, the
2 recommendations of the Lake County Planning & Zoning Board, staff report, and any comments,
3 favorable or unfavorable, from the public and surrounding property owners at a public hearing duly
4 advertised; and

5 **WHEREAS**, upon review, certain terms pertaining to the development of the above-
6 described property have been duly approved; and

7 **WHEREAS**, the approval of this ordinance shall supersede and replace any and all previous
8 zoning ordinances on the subject property, including CUP #277-3, CUP #277A-3, Ordinance #36-
9 90, 1995-55, 2009-52.

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

12 **Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to
13 show the Community Facility District (CFD) in accordance with this Ordinance. All uses
14 specified must be generally consistent with the Conceptual Plan as shown in Exhibit "B"
15 of this Ordinance. To the extent where there are conflicts between the Conceptual Plan
16 and this Ordinance, the Ordinance will take precedence. Ordinance #2009-52 and all
17 previously approved ordinances will be superseded and replaced upon the adoption of
18 this new ordinance.

19 **A. Land Uses.**

- 20 1. Place of Worship
 - 21 a. Multiple Religious Building
- 22 2. Religious Education
- 23 3. Religious Recreational Retreat/Camp
- 24 4. Agriculture
- 25 5. Student/Staff Housing (maximum 1,800 beds)
 - 26 a. Bed and Breakfast Quarters
 - 27 b. Hospitality House
 - 28 c. Bunk Houses/Cottages/Cabins
 - 29 d. Dormitories
 - 30 e. Caretaker Units
 - 31 f. Recreational Vehicles (RVs)/Travel Trailers (Park Model) spaces
- 32 6. Recreational Uses
 - 33 a. Baseball Field(s)
 - 34 b. Basketball Courts
 - 35 c. Boat House

- 1 d. Gymnasium/Field House (Weight and Fitness Rooms)
- 2 e. Fitness Track/Trails
- 3 f. Playground(s)
- 4 g. Pickleball Courts
- 5 h. Pools
- 6 i. Splash Park
- 7 j. Soccer Field(s)
- 8 k. Tennis Courts
- 9 l. Recreational Trails and Bike Paths/Rope Course
- 10 m. Volleyball Courts
- 11 7. Educational Uses
- 12 a. Daycare/Preschool
- 13 b. School, Pre-K through 12
- 14 c. Educational Classrooms (Training Laboratories)
- 15 d. Student Resource Center (Library, Computer Lab, Student Study Halls)
- 16 8. Accessory Uses
- 17 a. Administration Offices, including Welcome Center
- 18 b. Office Buildings
- 19 c. Amphitheater
- 20 d. Auditorium
- 21 e. Cafeterias/Cafés
- 22 f. Conference Center
- 23 g. Multi-purpose Buildings
- 24 h. Maintenance, Storage and Facilities Storage Buildings
- 25 i. Wedding Gazebo
- 26 j. Special Events (10 maximum per year)

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

- 1 **B. Special Events.** Special events shall be classified as advertised events expected to
2 draw more than five hundred (500) persons to the advertised event.
- 3 **a. Number:** There shall be no more than ten (10) special events per calendar
4 year. Special events allowed shall be in accordance with LDR Section
5 14.13.00, as amended.
- 6 **b. Duration:** Special events shall not exceed six (6) consecutive days.
- 7 **c. Hours of Operation for Special Events (includes set-up and breakdown):**
8 6:00 AM to 11:00 PM.
- 9 **C. Building Setbacks.** Building Setbacks shall be in accordance with the LDR, as
10 amended.
- 11 **D. Floor Area Ratio/Intensity, Impervious Surface (ISR), and Structure Height.**
12 Floor Area Ratio/Intensity, Impervious Surface Ratio, and Structure Height shall be
13 in accordance with the Comprehensive Plan and LDR, as amended.
- 14 **E. Landscaping, Buffering, and Screening.** Landscaping, Buffering, and Screening
15 shall be in accordance with the Comprehensive Plan and LDR, as amended.
- 16 **F. Environmental and Open Space Consideration.**
- 17 1. An environmental assessment dated within six (6) months of the development
18 application submittal date will be required to demonstrate the presence of
19 vegetation, soils, threatened and endangered species that may exist on the site.
20 Any State permitting or mitigation will be required before development can
21 commence compliance in accordance with the Comprehensive Plan and LDR, as
22 amended.
- 23 2. All wetlands within the project shall remain undeveloped. Development shall not
24 encroach within 50-feet of the wetland area.
- 25 3. Open spaces shall be in accordance with Comprehensive Plan, as amended.
- 26 4. Copies of permits from all jurisdictional agencies will be required prior to the
27 commencement of construction.
- 28 **G. Noise.** Compliance must be in accordance with the LDR, as amended.
- 29 **H. Transportation Improvements/Access Management.**
- 30 5. Additional right-of-way shall be dedicated to provide a minimum of forty (40) feet
31 from the centerline of Blackstill Lake Road.
- 32 6. Additional right-of-way shall be dedicated to provide a minimum of forty (40) feet
33 from the centerline of County Road 455.
- 34 7. All access management shall be in accordance with the Comprehensive Plan and
35 LDR, as amended.

- 1 **I. Parking Requirements.** Parking, including staff, student, patrons, vendors,
2 maintenance service and delivery must be provided in accordance with the LDR, as
3 amended.
- 4 **J. Stormwater Management.** The stormwater management system must be designed
5 in accordance with all applicable Lake County and St. Johns River Water
6 Management District requirements.
- 7 **K. Floodplain Management.** The Developer will be responsible for any flood studies
8 required for developing the site and to comply with Federal Emergency Management
9 Agency (FEMA) regulations, Comprehensive Plan, and LDR. Any development within
10 the floodplain as identified on the FEMA maps will require compensating storage.
- 11 **L. Signage.** All signage shall be accordance with the Comprehensive Plan and LDR,
12 as amended.
- 13 **M. Commercial Design.** The design of future Building structures be accordance with
14 Comprehensive Plan and LDR, as amended.
- 15 **N. Lighting.** Exterior lighting shall be cut-off type and in accordance with the LDR, as
16 amended, and consistent with Dark-Sky Principles.
- 17 **O. Fire Protection.** Fire Protection shall be in accordance with all applicable federal,
18 state, and local codes and/or regulations, as amended.
- 19 **P. Utilities.** The development shall be serviced by on-site potable water and wastewater
20 treatment systems, in accordance with the Florida Department of Health (FDOH) and
21 Florida Department of Environmental Protection (FDEP).
- 22 **Q. Concurrency Management Requirements.** Any development shall comply with the
23 Lake County Concurrency Management System, as amended.
- 24 **R. Development Review and Approval.** Prior to the issuance of permits, the Applicant
25 shall be required to submit a development application for any future expansion
26 generally consistent with Exhibit "B" - Conceptual Plan, attached, for review and
27 approval in accordance with the Comprehensive Plan and LDR, as amended.
- 28 **S. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
29 references in this Ordinance to the Florida Statutes, Florida Administrative Code,
30 Comprehensive Plan, and LDR shall include any future amendments to the Statutes,
31 Code, Plans, and/or Regulations.

32 **Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner
33 shall submit applications for and receive necessary final development order approvals as
34 provided in the Lake County Comprehensive Plan and LDR. The applications for final
35 development orders must meet all submittal requirements and comply with all County
36 codes and ordinances, as amended.

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

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

4 **Section 5. Effective Date. This Ordinance will become effective as provided by law.**

5 **ENACTED** this _____ day of _____, 2021.

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7 **FILED** with the Secretary of State _____, 2021.

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9 **EFFECTIVE** _____, 2021.

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20 **ATTEST:**

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24 _____
25 **GARY COONEY, CLERK OF THE**
26 **BOARD OF COUNTY COMMISSIONERS**
27 **LAKE COUNTY, FLORIDA**

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31 **APPROVED AS TO FORM AND LEGALITY:**

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34 _____
MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT "A" – LEGAL DESCRIPTION

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PARCEL 1:

THAT PORTION OF TRACT 12A, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF BLACKSTILL LAKE ROAD AND NORTHEASTERLY OF THE NORTHEAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY, AND THAT PORTION OF TRACT 21, LYING NORTHEASTERLY OF THE NORTHEAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY, OF THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THAT PORTION OF TRACT 4, LYING WITHIN THE WEST 633.00 FEET OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF THE TAVARES AND GULF RAILROAD AND SOUTHEASTERLY OF THE SOUTHEAST RIGHT-OF-WAY LINE OF BLACKSTILL LAKE ROAD AND NORTHEASTERLY OF THE NORTHEAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND WESTERLY OF THE SHORELINE OF LAKE BEAUTY, OF THE PLAT OF LAKE HIGHLANDS COMPANY, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCELS 3 AND 6:

THAT PART OF TRACT 33 AND 48, EAST OF RAILROAD, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PART OF TRACT 33 AND 48, EAST OF RAILROAD, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA DESCRIBES AS FOLLOWS: BEGIN AT A 4 INCH BY 4 INCH CONCRETE MONUMENT AT THE NORTHEAST CORNER OF TRACT 33, LAKE HIGHLANDS COMPANY, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE EAST 1/4 CORNER SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00° 22' 45" E ALONG THE EAST LINE OF SAID TRACT 33, THE EAST LINE OF TRACT 48, SAID LAKE HIGHLANDS COMPANY AND THE EAST LINE OF SAID SECTION 15 FOR A DISTANCE OF 1140.74 FEET TO AN IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'45" E ALONG SAID EAST LINE FOR A DISTANCE OF 30.71 FEET TO AN IRON ROD AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 207.03 FEET AND CHORD BEARING NORTH

1 49°41'28" W; THENCE LEAVING SAID EAST LINE RUN NORTHWESTERLY ALONG THE
2 ARC OF SAID CURVE FOR A DISTANCE OF 194.82 FEET THROUGH A CENTRAL ANGLE
3 OF 53°55'31" TO AN IRON ROD AT THE END OF SAID CURVE; THENCE RUN NORTH
4 22°43'43" W FOR A DISTANCE OF 140.25 FEET TO A POINT ON A TANGENT CURVE
5 CONCAVE TO THE EAST AND HAVING A RADIUS OF 957.00 FEET; THENCE RUN
6 NORTHERLY ALONG THE ARC OF SAID CURE FOR A DISTANCE OF 398.13 FEET
7 THROUGH A CENTRAL ANGLE 25°50'09" TO AN IRON ROD AT THE END OF SAID CURVE;
8 THENCE RUN NORTH 01°06'26" E FOR A DISTANCE OF 82.02 FEET TO A POINT ON A
9 TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 15 FEET;
10 THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF
11 12.30 FEET THROUGH A CENTRAL ANGLE OF 46°58'20" TO AN IRON ROD AT THE POINT
12 OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS
13 OF 70.00; THENCE ON NORTHERLY ALONG THE ARC A SAID CURVE FOR A DISTANCE
14 OF 114.77 FEET THROUGH A CENTRAL ANGLE OF 93°56'40" TO AN IRON ROD AT THE
15 POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND
16 HAVING A RADIUS OF 15.00 FEET; THENCE ON NORTHWESTERLY ALONG THE ARC OF
17 SAID CURVE FOR A DISTANCE OF 12.30 FEET THROUGH A CENTRAL ANGLE OF
18 46°58'20" TO AN IRON ROD AND THE END OF SAID CURVE; THENCE RUN NORTH
19 01°06'20" E FOR A DISTANCE OF 101.60 FEET TO THE BEGINNING OF TANGENT CURVE
20 CONCAVE TO THE WEST AND HAVING A RADIUS OF 293.00 FEET; THENCE RUN
21 NORTHERLY ALONG ARC OF SAID CURVE FOR A DISTANCE OF 13.47 FEET TO A POINT
22 ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1096.28 FEET AND A
23 CHORD BEARING OF SOUTH 11°04'30" E SAID CURVE BEING THE EAST RIGHT-OF-WAY
24 LINE OF THE MAIN LINE OF THE TAVARES AND GULF RAILROAD; THENCE RUN
25 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY
26 LINE FOR A DISTANCE OF 956.86 FEET THROUGH A CENTRAL ANGLE OF 50°06'50" TO
27 THE POINT OF BEGINNING.

28 LESS:

29 COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT 1/4 CORNER OF SECTION
30 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN
31 SOUTH 00°22'45" E ALONG THE EAST LINE OF SECTION 15 FOR A DISTANCE OF 464.98
32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'45" E FOR A
33 DISTANCE OF 706.47 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST
34 AND HAVING A RADIUS OF 207.00 FEET AND A CHORD BEARING NORTH 49°41'28" W;
35 THENCE LEAVING SAID EAST LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID
36 CURVE FOR A DISTANCE OF 194.82 FEET THROUGH A CENTRAL ANGLE OF 53°55'31";
37 THENCE RUN NORTH 22°43'43" W FOR A DISTANCE OF 140.25 FEET TO A POINT OF
38 CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 957.00 FEET AND
39 A CHORD BEARING NORTH 10°48'39" W; THENCE RUN NORTHWESTERLY ALONG THE
40 ARC OF SAID CURVE FOR A DISTANCE OF 398.12 FEET THROUGH A CENTRAL ANGLE
41 OF 23°50'09"; THENCE RUN NORTH 01°06'26" E FOR A DISTANCE OF 82.02 FEET TO A

1 POINT OF CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 15.00 FEET
2 AND A CHORD BEARING OF NORTH 24°35'36" E; THEN RUN NORTHEASTERLY ALONG
3 THE ARC OF SAID CURVE FOR A DISTANCE OF 12.30 FEET THROUGH A CENTRAL
4 ANGLE OF 46°58'20" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE
5 TO THE NORTHWEST AND HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING
6 OF NORTH 24°35'36" E THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE
7 FOR A DISTANCE OF 57.39 FEET THROUGH A CENTRAL ANGLE OF 46°58'20";
8 THENCE RUN SOUTH 72°10'43" E FOR A DISTANCE OF 248.96 FEET TO THE POINT
9 OF BEGINNING.

10 PARCEL 4:

11 THAT PART OF TRACTS 17, 18 AND 32 OF THE PLAT OF LAKE HIGHLAND COMPANY,
12 SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT
13 THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE
14 COUNTY, FLORIDA, LYING NORTH OF THE TAVARES AND GULF RAILROAD.

15 PARCEL5:

16 TRACTS 3 AND 4, OF THE PLAT OF LAKE HIGHLAND COMPANY, SECTION 15, TOWNSHIP
17 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
18 PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH
19 OF THE RAILROAD, LESS ROAD RIGHT-OF-WAY, AND TRACT 14, THE PLAT OF LAKE
20 HIGHLAND COMPANY, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING
21 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS
22 OF LAKE COUNTY, FLORIDA, LYING NORTH OF THE RAILROAD, LESS ROAD RIGHT-
23 OF-WAY. LESS: THAT PART DEEDED TO FLORIDA CENTRAL COMMUNITIES, INC. IN
24 THAT CERTAIN WARRANTY DEED.

25 PARCEL 7:

26 TRACTS 1, TRACT 15, NORTH OF THE RAILROAD, AND TRACT 16, THE PLAT OF LAKE
27 HIGHLAND COMPANY, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING
28 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF
29 LAKE COUNTY, FLORIDA.

30 PARCEL 8:

31 ABANDONED 100 FEET RIGHT-OF-WAY OF CLERMONT SPUR, EAST OF TAVARES AND
32 GULF RAILROAD AND WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE
33 NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,
34 FLORIDA.

35 PARCEL 9:

36 FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE
37 SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE
38 COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF THE NORTHWEST
39 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 A DISTANCE OF 998.57 FEET TO A

1 POINT; THENCE RUN SOUTH AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST
2 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 A DISTANCE OF 178.1 FEET TO A
3 POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 455; THENCE RUN
4 SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 455
5 TO A POINT 281.08 FEET EAST OF SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF
6 THE SOUTHWEST 1/4 OF SAID SECTION 14, WHICH POINT IS AT THE INTERSECTION
7 OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID
8 SECTION 14 WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 455; THENCE RUN
9 WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
10 SAID SECTION 14 TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE
11 SOUTHWEST 1/4 OF SAID SECTION 14; THENCE RUN NORTH ALONG THE WEST LINE OF
12 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 TO THE POINT
13 BEGINNING. LESS: THE SOUTH 660 FEET THEREOF (POINT OF BEGINNING FOR
14 MEASURING THE SAID 660 FEET SHALL BE THE MOST SOUTHWESTERLY CORNER OF
15 THE ABOVE-DESCRIBED PROPERTY RUNNING THENCE NORTH 660 FEET ALONG
16 SECTION LINE.

17 LESS:

18 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE
19 SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,
20 FLORIDA; THENCE RUN NORTH 00°57'51" E ALONG THE WEST BOUNDARY OF THE SAID
21 NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 495.00 FEET TO THE POINT
22 OF BEGINNING, THENCE CONTINUE NORTH 00°57'51" EAST ALONG THE SAID WEST
23 BOUNDARY, 360.00 FEET; THENCE SOUTH 84°25'36" E, 544.04 FEET TO THE WESTERLY
24 RIGHT-OF-WAY LINE OF STATE ROAD NO. 455, SAID RIGHT-OF-WAY LINE BEGIN A CURVE
25 CONCA VE EASTERLY AND HAVING A RADIUS OF 754.68 FEET; THENCE
26 SOUTHWESTERLY ALONG THE SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID
27 CURVE, THROUGH A CENTRAL ANGLE OF 27°18'39" AN ARC DISTANCE OF 359.72 FEET;
28 THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUN NORTH 89°59'25" W, 366.94
29 FEET TO THE POINT OF BEGINNING.

30 LESS:

31 COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT AT THE EAST 1/4 OF
32 SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE
33 RUN SOUTH 00°22'45" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15
34 FOR A DISTANCE OF 464.98 FEET TO A POINT ON THE NORTH LINE OF WOODLANDS
35 LUTHERAN CHURCH PROPERTY; THENCE LEAVING SAID EAST LINE OF SECTION 15,
36 RUN SOUTH 86°38'41" E ALONG SAID NORTH LINE OF WOODLANDS LUTHERAN CHURCH
37 PROPERTY FOR A DISTANCE OF 292.08 FEET TO THE POINT OF BEGINNING; THENCE
38 LEAVING SAID NORTH LINE RUN NORTH 60°09'58" E FOR A DISTANCE OF
39 75.23 FEET; THENCE RUN NORTH 34°51'11" E FOR A DISTANCE OF 51.71 FEET; THENCE
40 RUN SOUTH 55°08'49" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 34°51'11"

1 E FOR A DISTANCE OF 44.00 FEET; THENCE RUN SOUTH 55°08'49" E FOR A DISTANCE
2 OF 44.00 FEET; THENCE RUN SOUTH 34°51'11" W FOR A DISTANCE OF 112.97 FEET TO
3 THE NORTH LINE OF AFORESAID WOODLANDS LUTHERAN CHURCH PROPERTY;
4 THENCE RUN NORTH 85°38'41" W FOR A DISTANCE OF 100.00 FEET TO THE POINT OF
5 BEGINNING.

6 PARCEL 10:

7 THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26
8 EAST, LAKE COUNTY, FLORIDA LYING SOUTH OF THE TURNAROUND TRIANGLE SPUR
9 OF THE TAVARES AND GULF RAILROAD AND LYING WEST OF THE SEABOARD AIRLINE
10 RAILROAD.

11 PARCEL 11:

12 THAT PART OF THE SEABOARD AIRLINE RAILROAD AND ABANDONED 100 FEET RIGHT-
13 OF-WAY OF CLERMONT SPUR IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION
14 14, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA.

15 PARCEL 12:

16 THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4;
17 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST
18 1/4 OF THE NORTHWEST 1/4, LYING WEST OF STATE ROAD 455; THE NORTHEAST 1/4
19 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THE WEST 1/2 OF THE SOUTHWEST
20 1/4 OF THE NORTHWEST 1/4, LESS RAILROAD RIGHT-OF-WAY, ALL IN SECTION 14,
21 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

22 AND

23 BEGIN AT SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
24 NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE
25 COUNTY, FLORIDA; THENCE SOUTH 89°39'25" EAST ALONG THE SOUTH BOUNDARY OF
26 THE SAID NORTH 1/2, A DISTANCE OF 142 FEET THENCE NORTHWESTERLY TO A POINT
27 ON THE WEST BOUNDARY OF THE SAID NORTH 1/2, SAID POINT BEING 142 FEET FROM
28 THE AFORESAID SOUTHWEST CORNER OF OLD NORTH 1/2; THENCE SOUTH
29 01°01'51" WEST ALONG THE SAID WEST BOUNDARY 142 FEET TO THE POINT OF
30 BEGINNING.

31 PARCEL 13:

32 THAT PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH,
33 RANGE 26 EAST, LYING EASTERLY OF THE OLD SEABOARD AIRLINE RAILROAD RIGHT-
34 OF-WAY.

35 Alt Key 1411912

36 THAT ABANDONED FORMER T & G RR RIGHT OF WAY LYING IN SE¼ OF THE NE¼, AND
37 THAT ABANDONED FORMER T & G RR RIGHT OF WAY LYING NORTH OF STATION 957.05
38 IN THE NE ¼ OF THE SE ¼ OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST

1 AS MORE SPECIFICALLY DESCRIBED IN THAT CERTAIN DEED DATED JULY 11, 1971,
2 AND RECORDED IN OR BOOK 475, PAGES 305-310 OF THE PUBLIC RECORDS OF LAKE
3 COUNTY FLORIDA.

4 Alt Key 2615591

5 THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE
6 SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF
7 SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

EXHIBIT "B" – CONCEPTUAL PLAN

