



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 8

Public Hearings: Planning & Zoning Board (PZB): January 5, 2022
Board of County Commissioners (BCC): February 1, 2022

Case No. and Project Name: RZ-21-36-4, Pine Meadows Conservation Area

Applicant: Melving Isaac, P.E., Office of Parks and Trails

Owner: Lake County Board of County Commissioners

Requested Action: Rezone from Agriculture (A) to Community Facility District (CFD) to facilitate a conservation area for passive recreational uses and a hunting club including waiver consideration requests to LDR Section 14.09.03(A), to exempt the property from the site plan expiration date, and LDR Section 9.09.00, to exempt the property from noise protection standards.

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

Case Manager: Janie Barrón, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 770 +/- Acres

Location: East of Pine Meadows Golf Course Road and south of CR 450A, in the Eustis area

Alternate Key No.: 1017416

Future Land Use Category: Conservation FLUC (Attachment "A")

Existing Zoning District: Agriculture (A) (Attachment "B")

Proposed Zoning District: Community Facility District (CFD)

Joint Planning Area/ISBA: City of Eustis JPA

Overlay Districts: Wekiva Study Area

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition and Municipality	Residential District (R-1) and Municipality	Residential and Agriculture	Large Parcel with Agriculture Exemption Classification
South	Conservation, Rural Transition and Municipality	Agriculture, Rural Residential District (R-1) and Municipality	Residential and Agriculture	Large Parcel with Agriculture Exemption Classification
East	Rural Transition	Residential District (R-1) and Municipality	Residential and Agriculture	Large Parcel with Agriculture Exemption Classification
West	Rural Transition and Municipality	Residential District (R-1) and Municipality	Residential and Agriculture	Large Parcel with Agriculture Exemption Classification

- Summary of Analysis -

The subject undeveloped 770 +/- acres are currently zoned Agriculture (A), designated with a Conservation Future Land Use Category (FLUC), and located within the Wekiva Study Area. The application seeks to rezone the subject 770 +/- acres to facilitate a conservation area for passive recreational uses and a hunting club and includes waiver requests to LDR Section 14.09.03(A) to exempt the property from the site plan expiration date, LDR Section 9.09.00 to exempt the property from noise protection standards, and LDR Section 6.01.04 to exempt the proposed restroom building from the wetland setback. Currently, the subject parcel is vacant and undeveloped.

The subject parcel is located within the City of Eustis JPA and the application was provided to the City of Eustis to review. The City of Eustis did not provide any comments or oppose the request.

- 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;

Rezoning this property from Agriculture to CFD to facilitate a conservation area for passive recreational uses and a hunting club is consistent with all applicable provisions of the code.

The request and use are consistent with LDR Section 3.00.02, *Purpose and Intent of Districts*, which establishes lands that benefit the public and general welfare.

The request is consistent with LDR Section 3.01.02(F), *Classification of Uses*, which defines Parks and Recreation as an outdoor recreational use with a low intensity of development. Typical uses include parks, playgrounds, biking, and nature trails, picnic grounds, golf courses, and ball fields.

The request is consistent with LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, which allows community facility uses, such as passive parks and hunting clubs, within the CFD zoning district.

The subject property is governed by a Land Management Plan consistent with LDR Section 9.01.02(E), which exempts parks and conservation lands from complying with Landscaping and Tree Protection standards.

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

The subject parcel is designated with a Conservation FLUC. The proposed rezoning to CFD is consistent with all applicable elements of the Comprehensive Plan.

The request is consistent with Goal I-1, *Purpose of the Future Land Use Element*, which promotes the conservation and preservation of the County's natural resources.

The proposed use is consistent with Goal VII-1, which encourages the development of parks and recreation systems that include environmental lands, trails, and recreational opportunities for the needs of a growing community.

The proposed uses are consistent with the Comprehensive Plan Passive Recreation definition, which defines Passive Recreation as Recreational activities that generally do not require a developed site. This generally includes such activities as hiking, horseback riding, wildlife appreciation and picnicking. Passive recreation involves existing natural resources and has a minimal impact which can be carried out with little alteration or disruption to the area in which they are performed.

The rezoning is consistent with Comprehensive Plan Policy I-1.5.1, *Conservation Future Land Use Category*, which allows passive recreation, and preservation and management of natural resources.

The subject parcel is located within the Wekiva Study Area (WSA) and consistent with Comprehensive Plan Objective I-3.4, *Wekiva Study Area*, which is intended to protect and preserve the natural resources.

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

As previously stated, the application proposes to accommodate a conservation area for passive recreational uses and a hunting club. Passive recreation is encouraged for the needs of a growing community and the Comprehensive Plan promotes the conservation and preservation of natural resources. In addition, the rezoning is consistent with LDR Section 3.01.03, which allows community facility uses, passive parks and hunting clubs within the CFD zoning district. Furthermore, the surrounding area is indicative of low-density large tracts of lands that contain an agriculture classification.

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

The request is consistent with the Conservation FLUC, which allows passive parks and hunting clubs. The surrounding area is indicative of low-density, large agricultural tracts of lands that maintain an agriculture classification through the Property Appraiser's Office. The Meadow subdivision is directly to the west; the proposed use will give an extra community facility for neighboring residents to use.

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

Future development shall be serviced by potable well, and septic tank consistent with the Florida Department of Environmental Protection (FDEP), and Florida Department of Health (FDOH) regulations, as amended.

Parks and Recreation

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

Public Safety

Fire Station #20 is located about two (2) miles from the subject property at 37711 State Road 19, Umatilla, and will provide advanced life support should an emergency on the property demand this service.

Solid Waste

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

Schools

The request is not anticipated to adversely impact schools' levels of service.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of CR 44 – SR 19 to Hicks Ditch Road is "C" with a 12% capacity and CR 44A – Deland Road to Estes Road is "C" with a 32% capacity. The request is not anticipated to adversely impact the roadway standards Level of Service (LOS).

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

Should the rezoning be approved, all environmental resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended.

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

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

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

The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area.

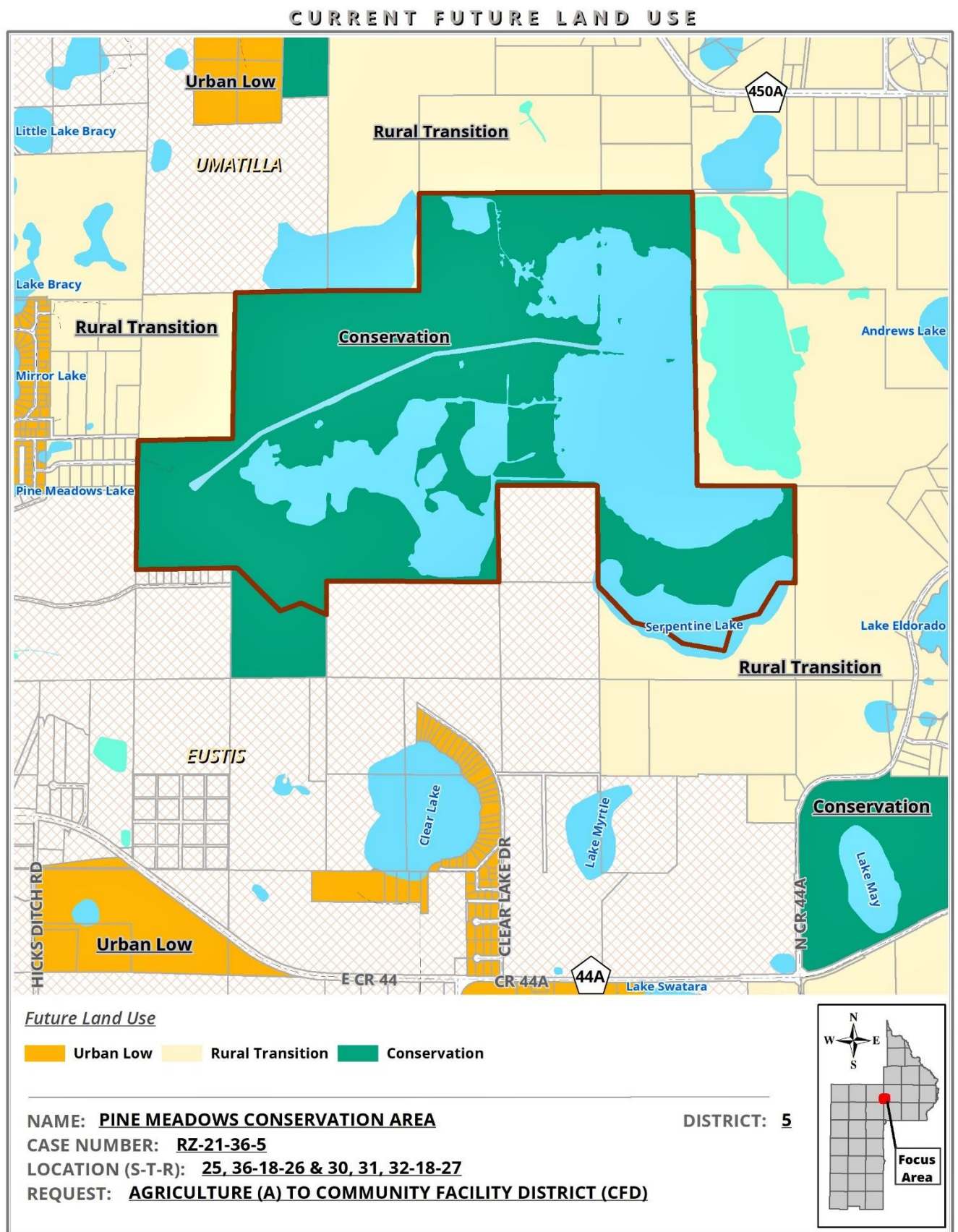
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

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.

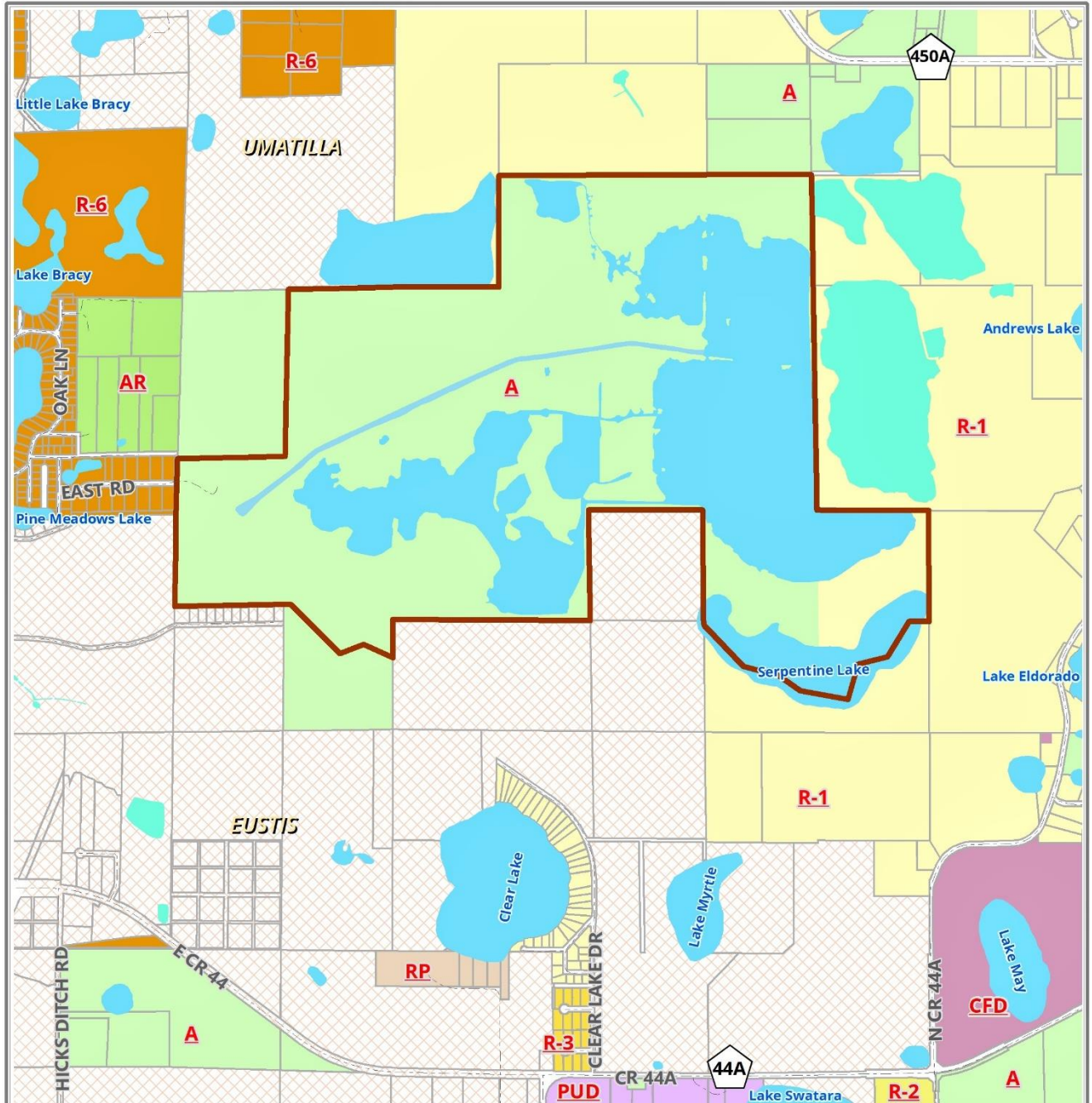
The application includes a request to the Board of County Commissioners (BCC) to consider waivers to LDR Section 14.09.03(A) to exempt the property from the site plan expiration date, LDR Section 9.09.00 to exempt the property from noise protection standards, and LDR Section 6.01.04 to exempt the proposed restroom building from the wetland setback (Attachment "D").

Attachment "A" – Future Land Use Category



Attachment "B" – Zoning District

CURRENT ZONING



Zoning Legend

- A R-1 R-3 RP PUD
- AR R-2 R-6 CFD

NAME: **PINE MEADOWS CONSERVATION AREA**

DISTRICT: **5**

CASE NUMBER: **RZ-21-36-5**

LOCATION (S-T-R): **25, 36-18-26 & 30, 31, 32-18-27**

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



Attachment "C" – Conceptual Plan



Attachment "D" – Waiver Request



Office of Parks and Trails
P.O. Box 7800 • 315 W. Main St. • Tavares, FL 32778

December 14, 2021

Janie Barrón, Chief Planner
Office of Planning and Zoning
315 West Main Street
Tavares, FL 32778-7800

**Rezoning Application: Pine Meadows Conservation Area - Rezoning from A to CFD
AR #4637 (Project #2021100005, AK #1017416)**

**Minor Site Plan Application: Pine Meadows Conservation Area - Boat Ramp and Kayak Launch
AR #4630 (Project #2021100005)**

Waiver Request: Proposed Restroom Wetland Setback

This letter is to request a waiver to the wetland setback for proposed restroom to be included in the proposed CFD rezoning ordinance.

The proposed restroom location (refer to set of plans included with the site plan application AR #4630) is situated after the access to the kayak launch. The intention is to allow users to drive their trucks/cars and drop off their kayaks. If we move the restroom to a location before the access to the kayak launch to comply with the wetland setback, it will greatly reduce or block the access width to drive a truck/car. Otherwise, will have to move the restroom far away from the area being developed.

Therefore, we are respectfully requesting to include a waiver in the CFD ordinance to allow the proposed restroom location as shown in the submitted set of plans which is approximately 14' from the wetland line and 18' from the existing edge of water at the closer point.

Please contact me if you have questions or need additional information.

Sincerely,

Melving Isaac, P.E.
Engineer II,
Office of Parks & Trails

cc: Bobby Bonilla, Director, Office of Parks & Trails
Michele Wilkinson, Lake County Property Manager, County Attorney's Office

P 352.253.4950 • F 352.742.3870
Board of County Commissioners • www.lakecountyfl.gov

Douglas B. Shields
District 1

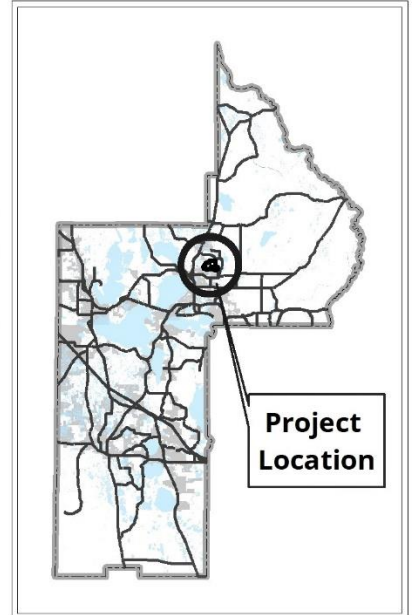
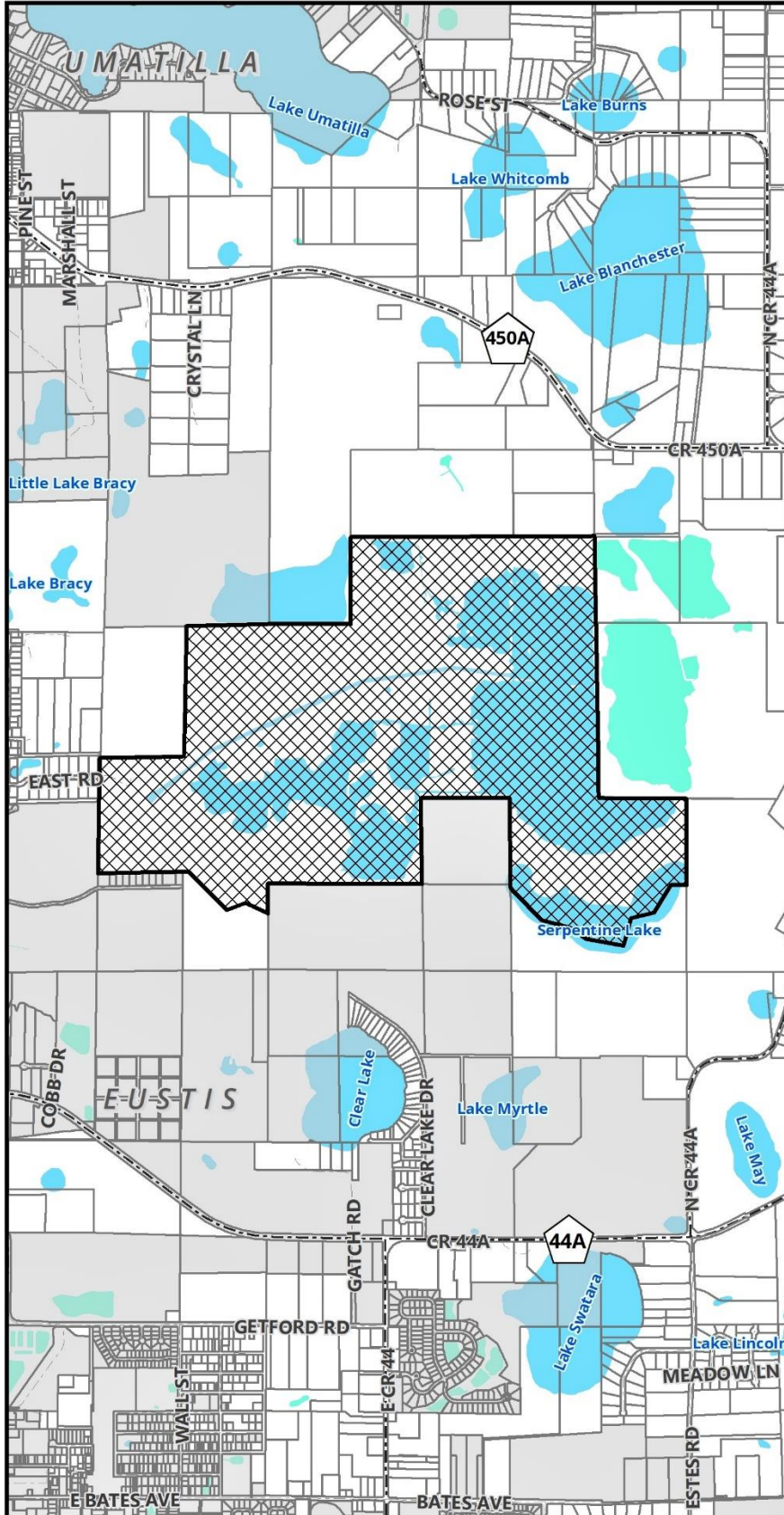
Sean M. Parks, AICP, QEP
District 2

Kirby Smith
District 3

Leslie Campione
District 4

Josh Blake
District 5

Map of Property



1 3. A waiver is hereby granted so that the structures authorized herein shall not be
2 required to adhere to the Setbacks Standards set forth LDR Section 6.01.04.

3 **B. Land Uses.** The following uses shall be allowed on the property:

- 4 1. Conservation area;
5 2. Passive recreation uses;
6 3. Caretaker's residence;
7 4. Any Community Facility District permitted use;
8 5. Any County function; and
9 6. Accessory uses as may be approved by the County Manager or designee.

10 Any other use of the property will require approval of an amendment to this Ordinance by
11 the Board of County Commissioners.

12 **C. Setbacks.** Setbacks will be in accordance with the LDR, as amended.

13 **D. Lighting.** Exterior lighting will be in accordance with the LDR, as amended and consistent
14 with Dark-Sky Principles.

15 **E. Open Space, Impervious Surface Ratio, and Building Height.** Open space, impervious
16 surface ratio, and building height will be in accordance with the Comprehensive Plan, and
17 LDR, as amended.

18 **F. Parking Requirements.** Parking will be provided in accordance with the LDR, as amended.

19 **G. Commercial Design Standards.** Development of the parcel will be in accordance with the
20 LDR, as amended.

21 **H. Environmental Requirements.**

- 22 1. Wetland setback, specifically for the restroom building shall be setback fourteen (14)
23 feet from the jurisdictional wetland line, in lieu of fifty (50) feet.
24 2. An environmental assessment will be required to identify the presence of vegetation,
25 soils, threatened and endangered species that may exist on the site. State permitting or
26 mitigation may be required before development can commence.
27 3. Environmental resources shall be protected in accordance with the Comprehensive Plan
28 and LDR, as amended.
29 4. Copies of permits from all jurisdictional agencies will be required prior to the
30 commencement of construction.

31 **I. Utilities.** Future development shall be serviced by potable well, and septic tank consistent
32 with the Florida Department of Environmental Protection (FDEP), and Florida Department of
33 Health (FDOH) regulations, as amended.

34 **J. Signage.** All signage must be in accordance with the LDR, as amended.

35 **K. Concurrency Management Requirements.** All development must comply with the Lake
36 County Concurrency Management System, as amended.

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

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

9 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of
10 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
11 125.66, Florida Statutes.

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

13 **ENACTED** this _____ day of _____, 2022.

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15 **FILED with the Secretary of State** _____, 2022.

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17 **EFFECTIVE** _____, 2022.

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

SEAN M. PARKS, CHAIRMAN

26 **ATTEST:**

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

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

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Exhibit "A" – Legal Description

PARCEL 1 (LA 1990-041/CAREY PINE MEADOWS):

Tracts 27 and 28; Tracts 33 to 36, inclusive, less and except that part thereof lying Southerly of a line drawn parallel with and 200 feet Northerly from the Southerly meandering line of the low water mark of Lake Serpentine; Tract 41, less and except the South 200 feet thereof and less and except that part thereof lying Northwesterly of the Northwesterly bank of a canal; Tract 42, less and except the South 200 feet thereof; Tracts 43 to 48, inclusive; Tracts 51 to 54, inclusive; the S 1/2 of Tract 55, less and except that part thereof lying West of the Westerly bank of a canal; the S 1/2 of Tract 56; Tracts 57 to 66, inclusive; Tracts 75 to 84, inclusive; and Tracts 95 to 100, inclusive; ALL IN EUSTIS MEADOWS, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 1, page 2, Public Records of Lake County, Florida.

TOGETHER WITH a perpetual right of way and easement for ingress and egress over and across the following described property: That part of the East 12 feet of Section 19, Township 18 South, Range 27 East, in Lake County, Florida, lying South of the Southerly line of the right of way of State Road No. S-450.

ALSO the East 12.00 feet of the Northeast quarter of the Northeast quarter of Section 30, Township 18 South, Range 27 East, Lake County, Florida.

SAID PROPERTY IS ALSO DESCRIBED AS:

LEGAL DESCRIPTION (AS PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND SECTIONS 30, 31 AND 32, TOWNSHIP 18 SOUTH, RANGE 27 EAST, COMPRISING ALL OF LOTS 27, 28, LOTS 43 THROUGH 48 INCLUSIVE, LOTS 51 THROUGH 54 INCLUSIVE, LOTS 57 THROUGH 66 INCLUSIVE, LOTS 75 THROUGH 84 INCLUSIVE, AND LOTS 95 THROUGH 100 INCLUSIVE, AS WELL AS PORTIONS OF LOTS 33, 34, 35, 36, 41, 42, 55 AND 56 OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 2 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN S.00°42'53"E., ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 1323.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 100, ALSO BEING THE SOUTHEAST CORNER OF THE N.E.1/4 OF THE N.E 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING; THENCE RUN S.00°42'53" E. ALONG THE EAST LINE OF SAID LOTS 100, 84 AND 66 ALSO BEING THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 3970.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 66, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE RUN S. 89°15'04" E.,

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Exhibit "A" – Legal Description Continued

ALONG THE NORTH LINE OF SAID LOTS 53 AND 54, ALSO BEING THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1308.95 FEET TO THE NORTHEAST CORNER OF LOT 54, ALSO BEING THE NORTHEAST CORNER OF THE W.1/2 OF THE N.W.1/4 OF SAID SECTION 32; THENCE RUN S. 00°47'51" E., ALONG THE EAST LINE OF SAID LOT 54, ALSO BEING THE EAST LINE OF SAID W.1/2 OF THE N.W.1/4 OF SAID SECTION 32, A DISTANCE OF 1314.47 FEET TO THE SOUTHEAST CORNER OF SAID LOT 54, ALSO BEING THE SOUTHEAST CORNER OF THE N.W.1/4 OF THE N.W.1/4 OF SAID SECTION 32; THENCE RUN N. 89°40'25" W., ALONG THE SOUTH LINE OF SAID LOT 54, ALSO BEING THE SOUTH LINE OF SAID N.W.1/4 OF THE N.W.1/4 OF SECTION 32, A DISTANCE OF 174.79 FEET TO A LINE LYING 200 FEET NORTH OF AND PARALLEL WITH THE APPROXIMATE SOUTHERLY MEANDERING LINE OF THE LOW WATER MARK OF LAKE SERPENTINE, THENCE RUN ALONG SAID LINE THE FOLLOWING COURSES; THENCE S.31°07'55" W., 489.67 FEET; THENCE S.76°13'10" W., 362.88 FEET; THENCE S.15°36'03" W., 435.46 FEET; THENCE N.79°56'28" W., 576.14 FEET; THENCE N.54°57'46" W., 316.12 FEET; THENCE N.75°19'27" W., 433.34 FEET; THENCE N.44°06'38" W., 679.62 FEET TO THE WEST LINE OF SAID LOT 33, ALSO BEING THE WEST LINE OF THE E.1/2 OF THE N.E.1/4 OF SAID SECTION 31; THENCE RUN N.00°28'57" W. ALONG THE WEST LINE OF SAID LOTS 33 AND 51, ALSO BEING SAID WEST LINE OF THE E.1/2 OF THE N.E.1/4 OF SECTION 31, A DISTANCE OF 1380.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 51, ALSO BEING THE NORTHWEST CORNER OF SAID E.1/2 OF THE N.E.1/4 OF SECTION 31; THENCE RUN N. 89°48'21" W., ALONG THE SOUTH LINE OF SAID LOTS 64 AND 63, ALSO BEING THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1300.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 48, ALSO BEING THE NORTHWEST CORNER OF SAID N.E.1/4 OF SAID SECTION 31; THENCE RUN S.00°15'15" E., ALONG THE EAST LINE OF LOT 48, ALSO BEING THE WEST LINE OF SAID N.E.1/4 OF SECTION 31, A DISTANCE OF 1322.16 FEET TO THE SOUTHEAST CORNER OF LOT 48, ALSO BEING THE SOUTHEAST CORNER OF THE N.1/2 OF THE N.W.1/4 OF SAID SECTION 31; THENCE RUN N.89°48'43" W., ALONG THE SOUTH LINE OF SAID LOTS 48, 47, 46, AND 45, ALSO BEING THE SOUTH LINE OF SAID N.1/2 OF THE N.W.1/4 OF SECTION 31, A DISTANCE OF 2390.29 FEET TO THE SOUTHWEST CORNER OF LOT 45, ALSO BEING THE SOUTHWEST CORNER OF SAID N.1/2 OF THE N.W.1/4 OF SECTION 31; THENCE RUN S.00°21'17" W. ALONG THE EAST LINE OF SAID LOT 28, ALSO BEING THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1318.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28, ALSO BEING THE SOUTHEAST CORNER OF THE N.E.1/4 OF SAID SECTION 36; THENCE RUN S.89°19'32" W., ALONG THE SOUTH LINE OF SAID LOTS 28 AND 27, ALSO BEING THE SOUTH LINE OF SAID N.E.1/4 OF SECTION 36, A DISTANCE OF 1300.98 FEET TO THE SOUTHWEST CORNER OF LOT 27, ALSO BEING THE SOUTHWEST CORNER OF THE E.1/2 OF SAID N.E.1/4 OF SECTION 36; THENCE RUN N. 00°44'35" E., ALONG THE WEST LINE OF SAID LOTS 27 AND 43, ALSO BEING THE WEST LINE OF SAID E.1/2 OF THE N.E.1/4 OF SECTION 36, A DISTANCE OF 1507.77 FEET TO THE NORTHEAST CORNER OF THE SOUTH 200 FEET OF SAID LOT 42, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1, GOLFVIEW ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 AT PAGE 12 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S. 88°50'42" W., ALONG THE NORTH LINE OF THE SOUTH 200 FEET OF LOTS 42 AND 41 AND NORTH LINE OF SAID PLAT OF GOLFVIEW ESTATES, A DISTANCE OF 1292.06 FEET TO THE WEST LINE OF SAID LOT 41, ALSO BEING THE WEST LINE OF SAID

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Exhibit "A" – Legal Description Continued

N.E.1/4 OF SECTION 36; THENCE RUN N. 01°01'27" E., ALONG THE WEST LINE OF LOT 41 AND SAID WEST LINE OF THE N.E.1/4 OF SECTION 36, A DISTANCE OF 589.82 FEET TO THE WESTERLY TOP OF BANK OF AN EXISTING CANAL; THENCE RUN N. 53°43'40" E. ALONG SAID WESTERLY TOP OF BANK, 576.01 FEET TO A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS LENGTH OF 85.00 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE AND TOP OF BANK THROUGH A CENTRAL ANGLE OF 41°32'13" A DISTANCE OF 61.62 FEET TO THE END OF SAID CURVE; THENCE RUN N.12°11'27" E., CONTINUING ALONG SAID TOP OF WESTERLY BANK, A DISTANCE OF 153.70 FEET; THENCE RUN N.03°55'07" E., 645.71 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 55, ALSO BEING THE NORTH LINE OF THE S.1/2 OF THE S.W. 1/4 OF THE S.E.1/4 OF SAID SECTION 25; THENCE RUN N.88°26'29" E., ALONG THE NORTH LINE OF THE S.1/2 OF SAID LOTS 55 AND 56, ALSO BEING SAID NORTH LINE OF THE S.1/2 OF THE S.W.1/4 OF THE S.E.1/4 OF SECTION 25, A DISTANCE OF 734.19 FEET TO THE NORTHEAST CORNER OF THE S.1/2 OF LOT 56, ALSO BEING THE NORTHEAST CORNER OF SAID S.1/2 OF THE S.W.1/4 OF THE S.E.1/4 OF SECTION 25; THENCE RUN N.01°11'09" E., ALONG THE WEST LINE OF SAID LOTS 57 AND 75, ALSO BEING THE WEST LINE OF THE E.1/2 OF THE S.E.1/4 OF SAID SECTION 25, A DISTANCE OF 1984.37 FEET TO THE NORTHWEST CORNER OF LOT 75, ALSO BEING THE N.W. CORNER OF SAID E.1/2 OF THE S.E.1/4 OF SECTION 25; THENCE RUN N.88°44'03" E., ALONG THE NORTH LINE OF LOTS 75 AND 76, ALSO BEING THE NORTH LINE OF SAID S.E.1/4 OF SECTION 25, A DISTANCE OF 1247.64 FEET TO THE NORTHEAST CORNER OF LOT 76, ALSO BEING THE NORTHEAST CORNER OF SAID S.E.1/4 OF SECTION 25; THENCE RUN S.89°58'22" E., ALONG THE NORTH LINE OF LOTS 77 AND 78, ALSO BEING THE SOUTH LINE OF THE N.W.1/4 OF SAID SECTION 30, A DISTANCE OF 1251.45 FEET TO THE NORTHEAST CORNER OF LOT 78 ALSO BEING THE SOUTHEAST CORNER OF THE W.1/2 OF SAID N.W.1/4 OF SECTION 30; THENCE RUN N.00°18'04" W., ALONG THE WEST LINE OF SAID LOT 95, ALSO BEING THE EAST LINE OF SAID W.1/2 OF THE N.W.1/4 OF SECTION 30, A DISTANCE OF 1322.72 FEET TO THE NORTHWEST CORNER OF LOT 95, ALSO BEING THE NORTHWEST CORNER OF THE S.E.1/4 OF SAID N.W.1/4 OF SECTION 30; THENCE RUN N.89°48'17" E., ALONG THE NORTH LINE OF LOTS 95 AND 96, ALSO BEING THE NORTH LINE OF SAID S.E.1/4 OF THE N.W.1/4 OF SECTION 30, A DISTANCE OF 1037.51 FEET TO THE NORTHEAST CORNER OF LOT 96, ALSO BEING THE NORTHEAST CORNER OF SAID S.E.1/4 OF THE N.W.1/4 OF SECTION 30; THENCE RUN S.89°53'56" E., ALONG THE NORTH LINE OF SAID LOTS 97, 98, 99 AND 100, ALSO BEING THE NORTH LINE OF THE S.1/2 OF THE N.E.1/4 OF SAID SECTION 30, A DISTANCE OF 2628.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 789.926 ACRES, MORE OR LESS.

PARCEL 2 (LA 1996-119/RHODES PINE MEADOWS):

LEGAL DESCRIPTION AS PREPARED BY THE SURVEYOR:

A PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST AND BEING PORTIONS OF LOTS 41 AND 55, EUSTIS MEADOWS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 2 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Exhibit "A" – Legal Description Continued

BEGIN AT A 5" OCTAGON CONCRETE MONUMENT MARKING THE SOUTH ONE QUARTER CORNER OF SAID SECTION 25, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 55 ACCORDING TO THE MEADOW SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 22 AT PAGE 28 OF SAID PUBLIC RECORDS; THENCE RUN S 89°08'07" W, ALONG THE SOUTH LINE OF SAID SECTION 25, ACCORDING TO SAID PLAT OF THE MEADOW SUBDIVISION, 16.45 FEET TO A 5" OCTAGON CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID THE MEADOW SUBDIVISION; THENCE RUN N 00°59'10" E, ALONG THE EAST LINE OF THE MEADOW SUBDIVISION, 652.98 FEET TO A 5" OCTAGON CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE MEADOW SUBDIVISION; THENCE RUN N 89°04'02" E, ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF SAID LOT 55, THE LOCATION OF SAID LINE BASED ON RECOVERED MONUMENTATION, 609.44 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY TOP OF BANK OF AN EXISTING 20 FOOT WIDE CANAL RUNNING TO THE SOUTH; THENCE RUN SOUTHERLY AND SOUTHWESTERLY ALONG SAID WESTERLY TOP OF BANK THE FOLLOWING COURSES; THENCE RUN S 03°55'07" W, 664.57 FEET; THENCE RUN S 12°11'27" W, 153.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 85.00 FEET AND CENTRAL ANGLE OF 41°32'13"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 61.62 FEET TO THE POINT OF TANGENCY; THENCE RUN S 53°43'40" W, 576.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE DEPARTING SAID WESTERLY TOP OF BANK, RUN N 01°01'27" E, ALONG SAID WEST LINE, 542.72 FEET TO SAID SOUTH LINE OF SECTION 25; THENCE RUN S 89°08'07" W, ALONG SAID SOUTH LINE, 38.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 13.03 ACRES, MORE OR LESS.

SAID PROPERTY IS ALSO DECRIBED AS:

THAT PART OF TRACT 41, LYING NORTHWESTERLY OF THE NORTHWESTERLY BANK OF CANAL, AND THAT PART OF THE SOUTH 1/2 OF TRACT 55, LYING WEST OF THE WESTERLY BANK OF CANAL, MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

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Exhibit "A" – Legal Description Continued

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 02°29'40" EAST ALONG THE EAST BOUNDARY OF SAID SOUTH 1/2 OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 654.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; RUN THENCE SOUTH 89°05'10" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.02 FEET; RUN THENCE SOUTH 01°02' 50" WEST, A DISTANCE OF 653.21 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 25; RUN THENCE NORTH 89°13'40" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 16.49 FEET THE POINT OF BEGINNING.

PARCEL 3 (LA 2008-005/COLE PINE MEADOWS):

Less.

LOT 1, GOLFVIEW ESTATES, according to the plat thereof as recorded in Plat Book 17, Page 12, of the Public Records of Lake County, Florida.

Containing 0.52 Acres, more or less.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCEL 1 THE FOLLOWING PARCEL OF LAND:

Legal Description of Lands Surveyed (Prepared by Surveyor)

A parcel of land lying in Section 36, Township 18 South, Range 26 East comprising portions of Lots 27, 28 and 43 of Eustis Meadows, according to the plat thereof recorded in Plat Book 1 at Page 2 of the Public Records of Lake County, Florida, said parcel being more particularly described as follows:

Begin at the southeast corner of said Lot 28, also being the southeast corner of the NE 1/4 of said Section 36; thence run South 89° 17' 57" West, along the south line of said Lots 28 and 27, also being the south line of said NE 1/4, a distance of 1301.01 feet to the southwest corner of said Lot 27, also being the southwest corner of the east 1/2 of said NE 1/4; thence run North 00° 43' 18" East along the west line of said Lots 27 and 43, also being the west line of said east 1/2 of the NE 1/4, a distance of 1507.77 feet to the northeast corner of the south 200 feet of Lot 42 of said Eustis Meadows, said corner also being the northeast corner of Lot 1, Golfview Estates, according to the plat thereof recorded in Plat Book 17 at Page 12 of said public records; thence run North 88° 50' 12" East, along an easterly prolongation of the north line of said Golfview Estates, a distance of 84.63 feet; thence run South 44° 54' 58" East, a distance of 827.92 feet; thence run North 68° 39' 13" East, a distance of 303.88 feet; thence run South 65° 26' 49" East, a distance of 368.10 feet to the east line of said Lot 28, also being the east line of said NE 1/4; thence run South 00° 20' 20" West, along said east line of Lot 28, also being the east line of said NE 1/4, a distance of 864.69 feet to the Point of Beginning.

The above described parcel of land lies in Lake County, Florida and contains 33.00 acres, more or less.

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Exhibit "B" – Concept Plan



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