



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): December 7, 2022  
Board of County Commissioners (BCC): January 3, 2023

Case No. and Project Name: RZ-22-05-1, Pacific Ace PUD Amendment

Applicant: Shutts & Bowen, LLP

Owner: American Land Development of Central Florida, LLC, KB Home, LLC and Pacific Ace CDD

Requested Action: Amend PUD Ordinance #2020-63 to incorporate an additional 53.19 +/- acres to the PUD; revise the permitted use of the property to single-family attached and single-family detached; increase the number of maximum dwelling units to 666; and include architectural standards specific for Pacific Ace PUD Phase 5.

Staff Determination: Staff has no objection to the Architectural Standards revisions and the remaining request remains consistent with the LDR and Comprehensive Plan.

Case Managers: Janie Barrón, Chief Planner  
Emily W. Johnson, Chief Planner

PZB Recommendation:

### **Subject Property Information**

Size: 378.93 +/- gross acres (209.10 +/- net acres)

Location: East of US Highway 27, south and west of Sawgrass Bay Boulevard, and north of Citrus Parkway in the South Lake County area of unincorporated Lake County.  
2561050, 3929321, 3929331, 3929343, 3929337, 3929338, 3929342, 3929325, 3929327, 3929330, 3930619, 3929320, 3929322, 3929323, 3929326, 3929336, 3929329, 3929332, 3929341, 3930620, 3929328, 3929334, 3929340, 3930634, 3929333, 3929324, 3930613, 3930616, 3930618, 3930632, 3930635, 3929339, 1412382, 1412374, 1412463, 1412366, 3930631 and 3930614

Alternate Key No.:

Future Land Use Category: Urban Low Density (Attachment "A")

Existing Zoning District: Planned Unit Development (PUD) by Ordinance #2020-63 (Attachment "B")

Proposed Zoning District: PUD

Joint Planning Area/ISBA: N/A

Overlay Districts: N/A

**Adjacent Property Land Use Table**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>Comments</b>
<b>North</b>	Urban Low	Planned Unit Development (PUD) and Planned Commercial (CP)	Residential	Adjacent to Orange Tree subdivision
<b>South</b>	Urban Low	Planned Unit Development (PUD)	Residential	Adjacent to Citrus Highlands subdivision
<b>East</b>	Conservation Subdivision	Planned Unit Development (PUD)	Vacant and Residential	Adjacent to Serenoa Village
<b>West</b>	Urban Low and Green Swamp Ridge	Agriculture (A), Community Facility District (CFD), and Medium Suburban Residential District (R-4)	Residential	Adjacent to US Highway 27

**- Summary of Analysis -**

The subject properties are identified by Alternate Key numbers 2561050, 1594880, 1412463, 1412374, 1412382, 1412366, 1783321, 3930631, 3930614 and 3930613, and contain a cumulative total of approximately 378.93 +/- gross acres, approximately 209.10 +/- net acres. The applicant is seeking to amend PUD Ordinance #2020-63 to develop an additional 53.19 +/- acres into single-family lots; revise the permitted land uses of the property to include both single-family attached and single-family detached residences; increase the number of maximum dwelling units to 666; and include additional architectural standards specifically for Pacific Ace PUD Phase 5 (111-lots).

For background purposes, on March 26, 2019, the Board of County Commissioners (BCC) approved Ordinance #2019-22 to replace Ordinance #1996-17, which allowed a total of 555 single-family residences and new ordinance conditions consistent with the 2030 Comprehensive Plan. On October 27, 2020, the BCC approved Ordinance #2020-63, which amended the architectural and landscaping standards of the Planned Unit Development (PUD) and included an additional ordinance condition as proposed by the Public Works Department. At the time of the amendment, the Public Works Department proposed the following condition: "The access to Sawgrass Bay Boulevard must be constructed prior to the 274th lot, and with phase three of the development."

**Table 1. Existing and Proposed Development Standards.**

	Zoning District	Acreage	Maximum Dwelling Units	Maximum Density	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Planned Unit Development (PUD)	378.93 +/- gross acres (209.10 +/- net acres)	555	2.72 d.u. / net ac	0.60	25%	40 Feet
Proposed	Planned Unit Development (PUD)	378.93 +/- gross acres (209.10 +/- net acres)	666	3.19 d.u. / net ac	0.60	25%	40 Feet

The proposed Concept Plan (Attachment "C") is generally consistent with the Concept Plan previously approved in association with Ordinance #2020-63 (Attachment "D") and depicts the proposed additional 111 residential lots (Pacific Ace PUD Phase 5) within an area previously identified as outside of the floodplain, with access provided to the new Phase through a wetland area. The applicant must acquire the appropriate state permits to mitigate the wetland impacts. The proposed single-family attached (townhome) residential lots will be located solely within the newly proposed Phase 5.

**- Analysis -**

Land Development Regulations (LDR) Section 14.03.03 Standards for Review.

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

The proposed amendments do not conflict with the LDR; the architectural standards proposed to apply specifically to Pacific Ace PUD Phase 5 are consistent with those presented in recently approved PUDs and will allow for development in a manner compatible with surrounding developments. The waiver to the final Development Order granted by the Board of Adjustment will need to be considered by the BCC.

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

The proposed amendment is consistent with Comprehensive Plan Policy I-1.3.2, Urban Low Density Future Land Use Category, which allows for residential development at a maximum density of four (4) dwelling units per net acre. Incorporation of the additional acreage and dwelling units will result in an overall residential density of approximately 3.19 dwelling units per net acre.

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

The amendment would not conflict with the adjacent surrounding land uses. The proposed architectural standards apply specifically to Pacific Ace PUD Phase 5 and are consistent with those presented in recently approved PUDs and will allow for development in a manner compatible with surrounding developments. Additionally, the resulting overall residential density of approximately 3.19 dwelling units per net acre will not exceed that which is allowed by the Urban Low FLUC.

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

The applicant provided the following statement within their Project Narrative (Attachment "E") regarding any changed conditions which would justify the rezoning: *"The Property will remain PUD. When the balance of the PUD property was sold by the Owner to KB Homes Orlando LLC ('KB'), the parties anticipated that the Property, which was retained by the Owner, would be developed but the timeframe for development was unknown. The demand for housing in the surrounding area has remained strong, and the proposed PUD amendment will address the need for additional housing in the surrounding area by changing the use of the Property to single-family attached and detached residential. Otherwise, the proposed PUD amendment does not change anything related to the balance of the PUD property."*

**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

Sunshine Water Services Company (f/k/a Utilities Inc. of Florida) will provide utility service to the subject property.

Office of Public Safety

Lake County Fire Rescue Station #112 is located less than five (5) miles of the subject property at 16240 County Road 474, Clermont, and will provide life support should an emergency situation on the property demand this service. Fire protection water supply and emergency access will be addressed during the Preliminary Plat review process, should the rezoning request be approved by the Board.

Schools

Lake County Schools reviewed the application and indicated that as the requested amendment increases the density above the previously approved total units, the increase in density is subject to school concurrency review. Proportionate share mitigation will be required.

Parks

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

Solid Waste

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

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of US Highway 27 is "D" with capacity of 3171 trips. Currently, the impacted segment is from Boggy Marsh Road to County Road 474 is operating at a LOS "C" thirty-six percent (36%) of its capacity. This project will be generating approximately eighty-six (86) pm peak hour trips, in which fifty-three (53) trips will impact the pm peak hour direction. It will be generating approximately sixty-eight (68) am peak hour trips, in which forty-eight (48) trips will impact the am peak hour direction.

The applicant will be required to complete a Tier 1 Traffic study prior to site plan approval. A copy of the Traffic Impact Analysis (TIA) should be submitted to Florida Department of Transportation as the traffic generated will impact their roadway.

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

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

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

The applicant provided the following statement within their Project Narrative (Attachment "E") regarding potential impacts on property values: *"The Property will help satisfy the demand for additional housing, including townhomes, while protecting property values of the surrounding area by providing quality housing product in accordance with the existing PUD architectural standards."*

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

The applicant provided the following statement within their Project Narrative (Attachment "E") addressing the development pattern: *"The proposed PUD amendment will encourage and enforce uniform and consistent construction within the PUD and will be compatible with the surrounding developments."*

**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**

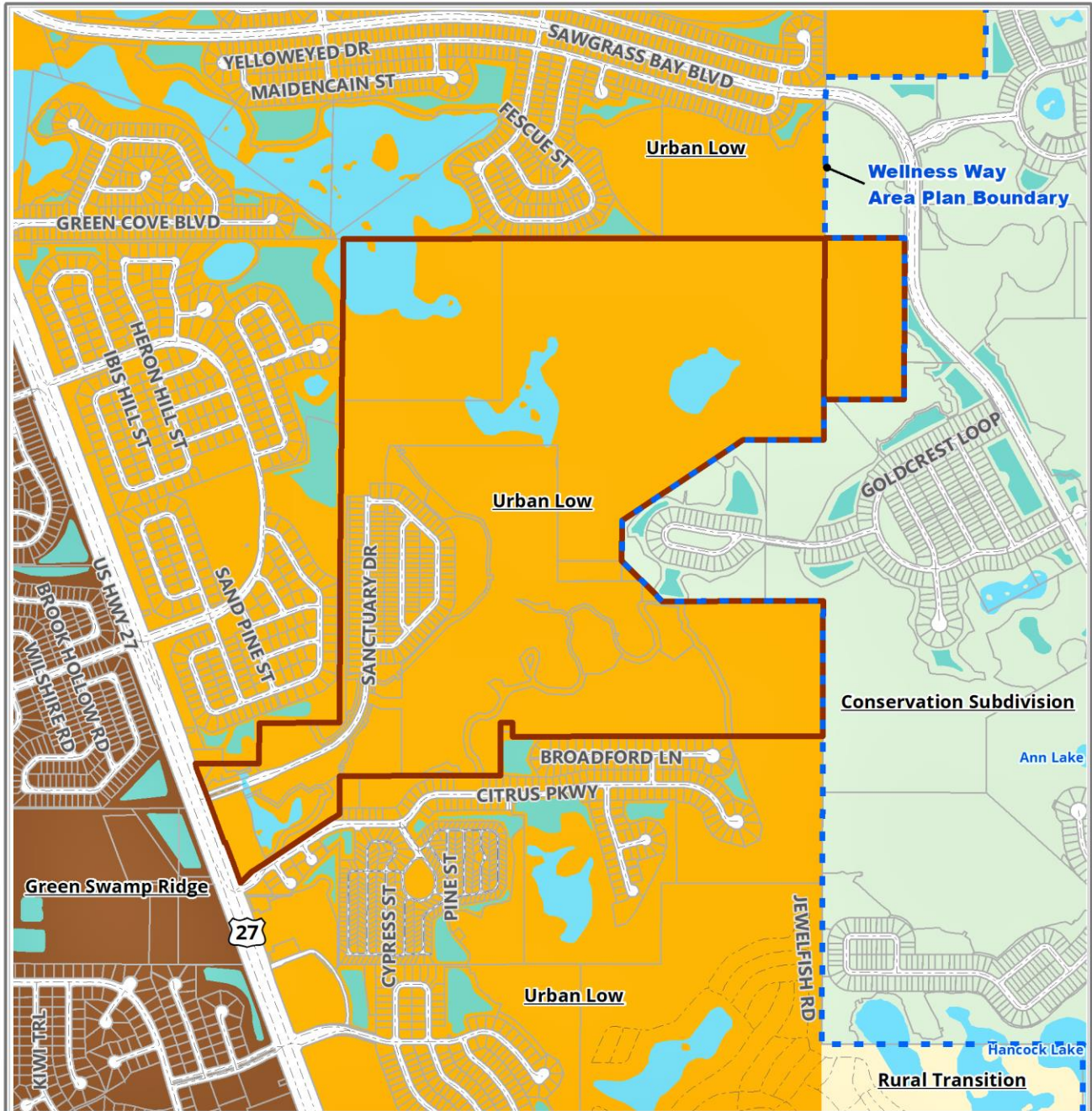
The request is in harmony with the general intent of the Comprehensive Plan and LDR, as stated in Sections A through H above.

**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.**

N/A.

# Attachment "A" – Future Land Use Map

## CURRENT FUTURE LAND USE



**Future Land Use**

- Urban Low
- Green Swamp Ridge
- Rural Transition
- Conservation Subdivision

**NAME: PACIFIC ACE PROPERTY**

**DISTRICT: 1**

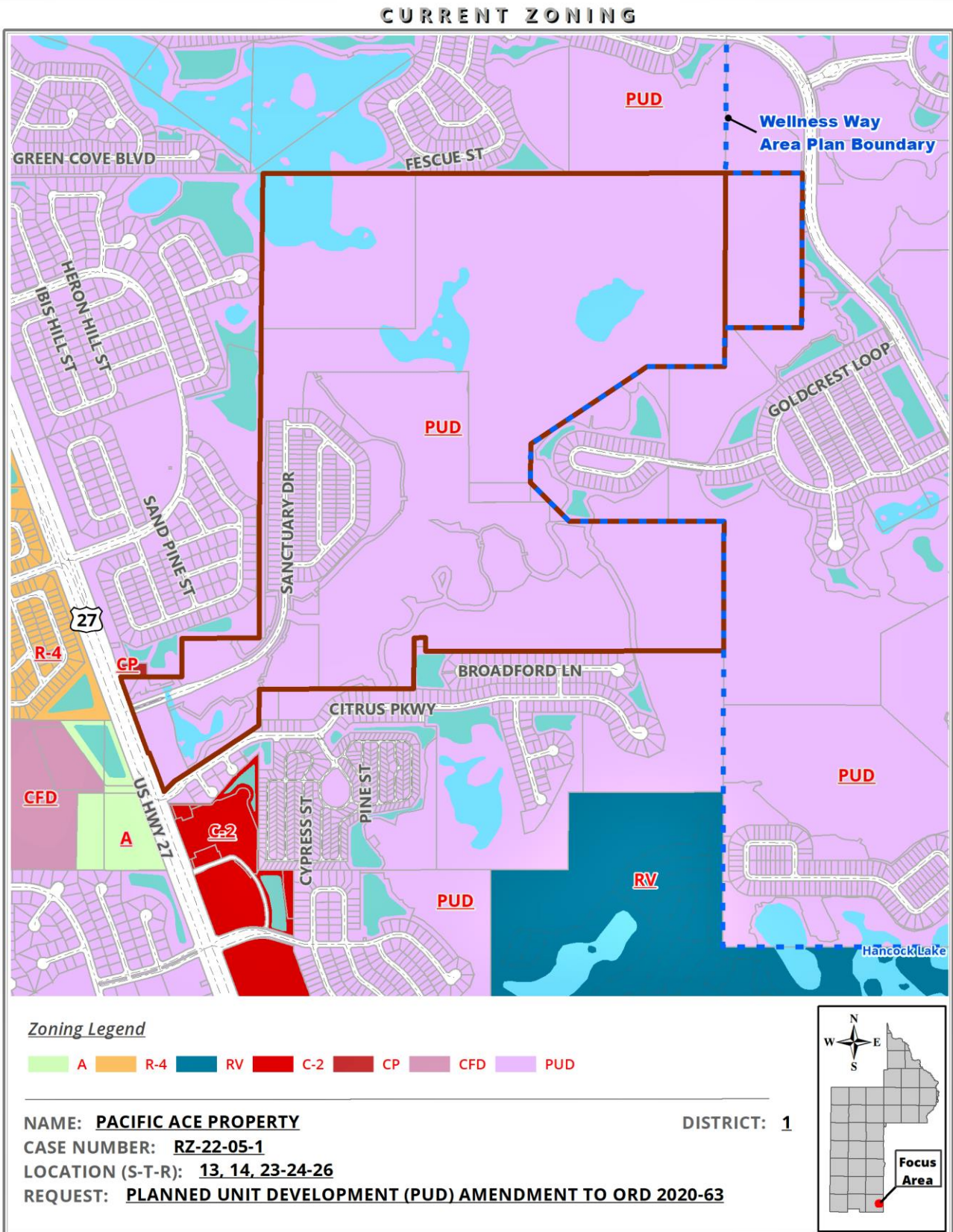
**CASE NUMBER: RZ-22-05-1**

**LOCATION (S-T-R): 13, 14, 23-24-26**

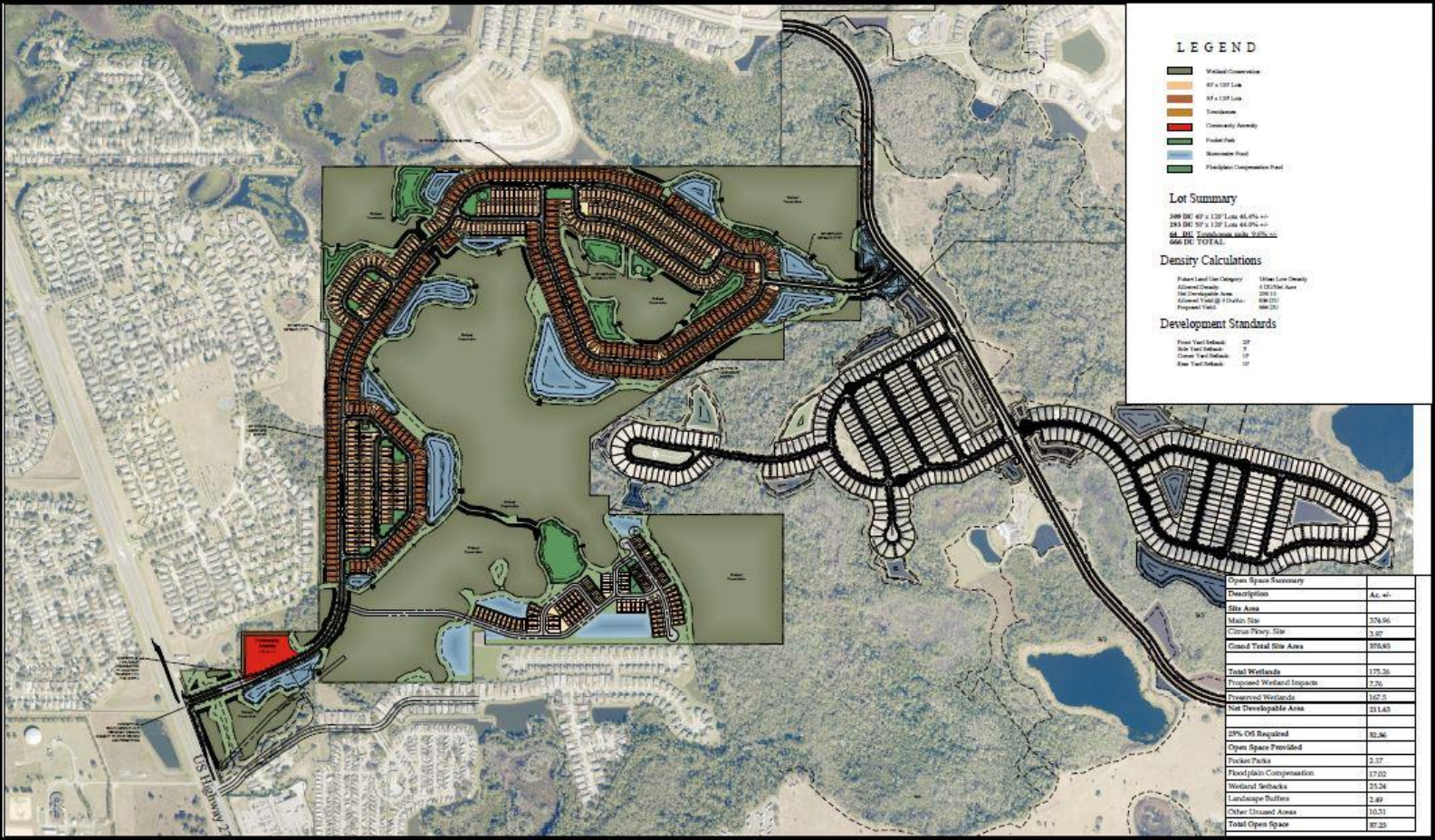
**REQUEST: PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT TO ORD 2020-63**



# Attachment "B" – Zoning Map



# Attachment "C" – Proposed Concept Plan



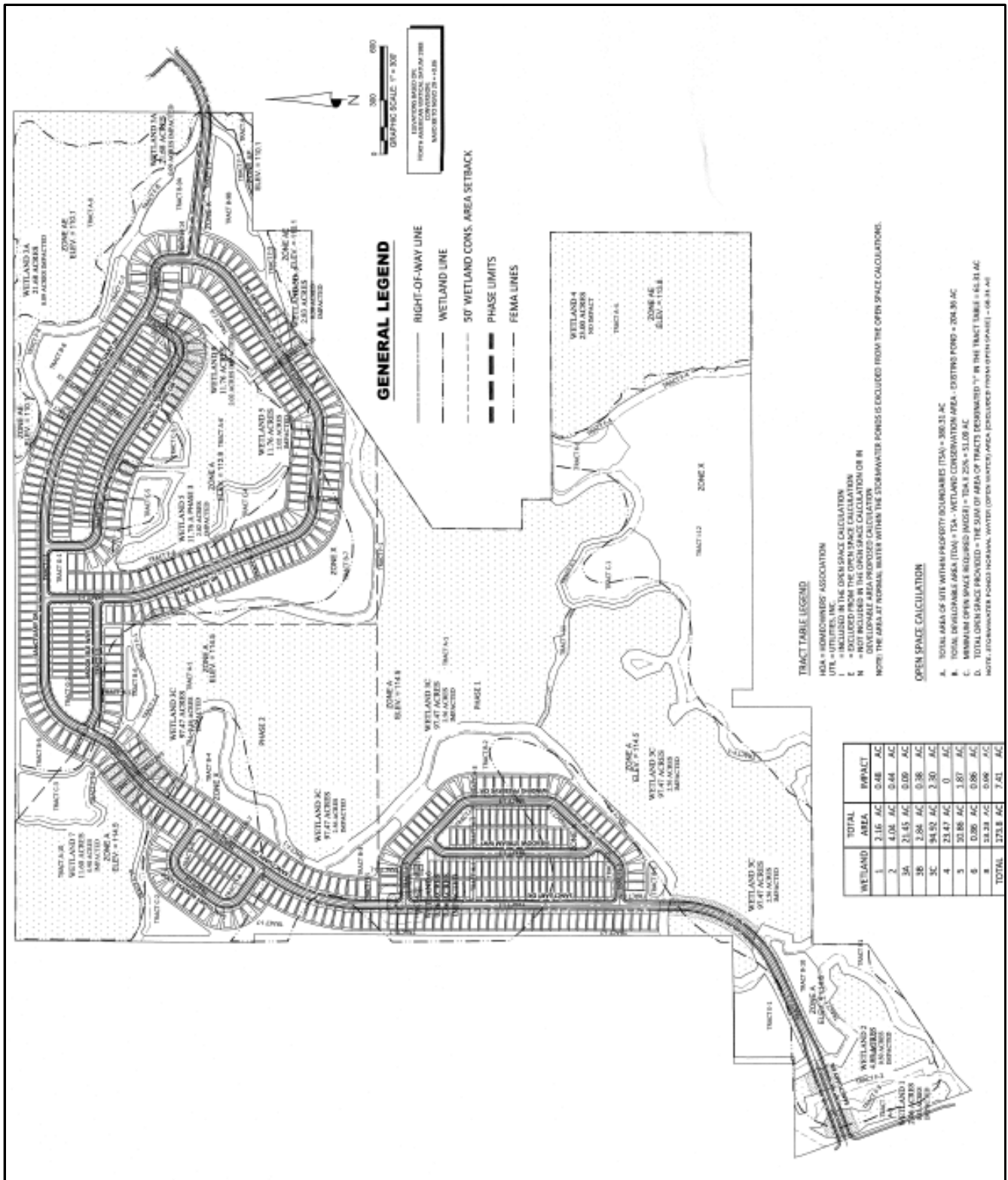
Pacific Ace  
 Conceptual Site Plan Concept "F"

American Land Development  
 Lake County, FL

SCALE: 1" = 400'  
 MAP SCALE: 1" = 800'

**HEIDT DESIGN**  
 1000 S. UNIVERSITY AVENUE  
 SUITE 100  
 APOPKA, FL 32703  
 (407) 881-1111  
 www.heidt.com

# Attachment "D" – Previously Approved Concept Plan





## Attachment “E” – Project Narrative (Page 1 of 2)



Exhibit B  
to  
Pacific Ace PUD Amendment Application

**Project Narrative**

This Rezoning Application is being submitted to amend the Pacific Ace PUD that was approved by Lake County Ordinance #2019-22, recorded as Instrument #2019049208 in the Official Records of Lake County on May 3, 2019, as amended by that certain Lake County Ordinance #2020-63, recorded as Instrument #2020132207 in the Official Records of Lake County on November 23, 2020 (the “PUD”). The Property is a part of the overall PUD property. The proposed amendment to the PUD is to change the permitted use of the Property to single-family attached and detached residential and does not otherwise impact the balance of the PUD property.

The owner of the Property, American Land Development of Central Florida, LLC, a Florida limited liability company (the “Owner”), requests to amend the PUD as follows:

1. Replace the Conceptual Plan, attached as Exhibit “B” to the PUD, with the Conceptual Plan attached as Exhibit B to this Rezoning Application solely to add the proposed use of the Property as single-family attached and detached residential.
2. Revise the Permitted Land Uses, Section 1.A.1 requirement, which reads as follows [NOTE: ~~striktthrough language~~ is being deleted]:

“A maximum of ~~555~~ 666 single family residences may be developed on the subject property.”

Additionally, the Owner provides the following answers to Item 3 of the Rezoning Submittal Guide:

- a. Whether the proposed rezoning is in conflict with any applicable provisions of the Land Development Code.  
*The proposed rezoning will amend an existing residential PUD to add additional residential units. Accordingly, the proposed rezoning should not be inconsistent with the applicable provisions of the Land Development Code.*
- b. How the Rezoning Application is consistent with all elements of the Comprehensive Plan.  
*The proposed development complies with Policies I-1.3.2 and I-2.7. The overall PUD property, including the additional residential development proposed for the Property, will remain within the maximum density of four (4) dwelling units per net buildable acre permitted by Urban Low, as depicted on the Conceptual Plan attached as Exhibit C to this Rezoning Application. The proposed development would be compatible with the existing development and mesh with the established community character.*
- c. How the proposed rezoning is inconsistent with existing and proposed land uses.

## Attachment “E” – Project Narrative (Page 2 of 2)



*The proposed rezoning is consistent with the existing Future Land Use. The Future Land Use of the Property is Urban Low. This is also the Future Land Use of the parcels to the north, south and east of the Property.*

- d. A statement describing any changed conditions that would justify the rezoning:  
*The Property will remain PUD. When the balance of the PUD property was sold by the Owner to KB Homes Orlando, LLC (“KB”), the parties anticipated that the Property, which was retained by the Owner, would be developed but the timeframe for development was unknown. The demand for housing in the surrounding area has remained strong, and the proposed PUD amendment will address the need for additional housing in the surrounding area by changing the use of the Property to single-family attached and detached residential. Otherwise, the proposed PUD amendment does not change anything related to the balance of the PUD property.*
- e. Description of how 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.  
*A Letter of Service Availability from Sunshine Water Services Company f/k/a Utilities, Inc. of Florida is attached to this Rezoning Application confirming the availability of utilities to service the Property. The capacity of the other public facilities will be addressed in connection with site plan approval for the Property.*
- f. Any impacts the Rezoning Application would affect the natural environment.  
*This proposed PUD amendment does not affect the natural environment beyond the approved PUD and continues to satisfy the 25% open space requirement.*
- g. Whether, and to the extent to which, the proposed rezoning would affect the property values in the area.  
*The Property will help satisfy the demand for additional housing, including townhomes, while protecting property values of the surrounding area by providing quality housing product in accordance with the existing PUD architectural standards.*
- h. How the proposed rezoning would result in an orderly and logical development pattern.  
*This proposed PUD amendment will encourage and enforce uniform and consistent construction within the PUD and will be compatible with the surrounding developments.*
- i. How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.  
*Please see the response to Item d. above.*

Should you have any additional questions, comments or concerns regarding this Rezoning Application, please let us know.

# Attachment “F” – Landscape Inspection Request

**From:** Lisa Fountain <[lfountain@poulosandbennett.com](mailto:lfountain@poulosandbennett.com)>  
**Sent:** Wednesday, November 2, 2022 11:57 AM  
**To:** Marchese, Deborah <[deborah.marchese@lakecountyfl.gov](mailto:deborah.marchese@lakecountyfl.gov)>  
**Cc:** Andi Reyes <[AREyes@poulosandbennett.com](mailto:AREyes@poulosandbennett.com)>; Louis Kovacs <[LKovacs@poulosandbennett.com](mailto:LKovacs@poulosandbennett.com)>; Joanie Westerfield <[jwesterfield@poulosandbennett.com](mailto:jwesterfield@poulosandbennett.com)>; 22-001 KB Home - Sanctuary <[22-001@poulosandbennett.com](mailto:22-001@poulosandbennett.com)>  
**Subject:** RE: Sanctuary Phase 2 - sidewalk cost estimate

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Deborah,

The Sanctuary Phase 2 landscape will be complete next week. Please schedule the inspection the following week between the 16<sup>th</sup> – 18<sup>th</sup>. Appreciate your assistance. Thank you.

*Kindest Regards,  
Lisa Fountain*

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Fax: 407.289.5280

[www.poulosandbennett.com](http://www.poulosandbennett.com)



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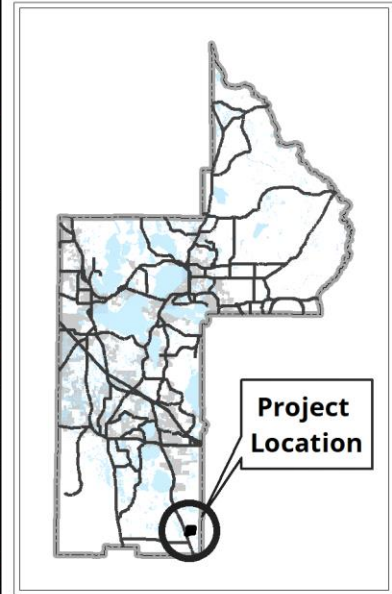
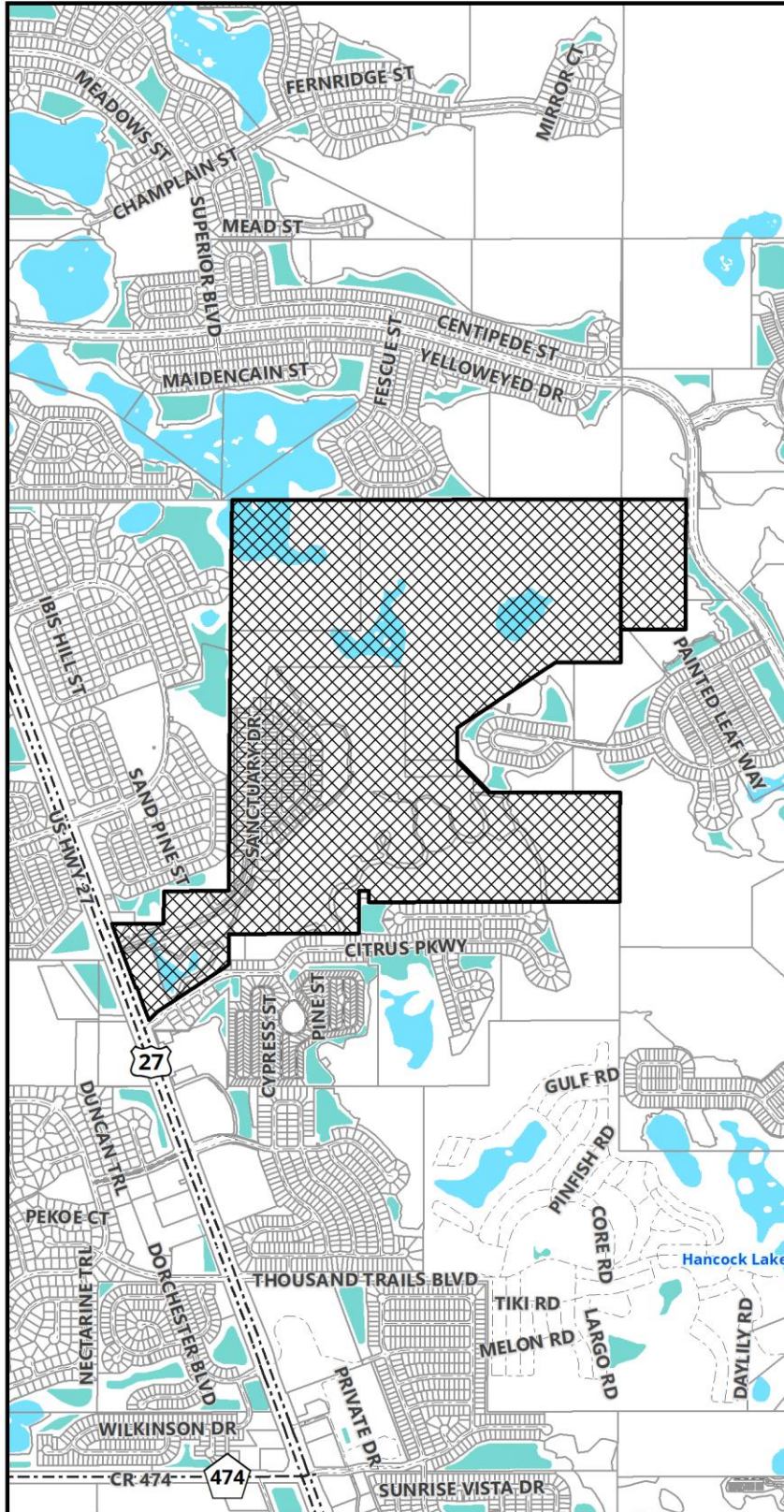


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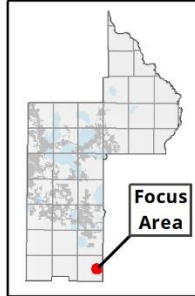
# Subject Property Map



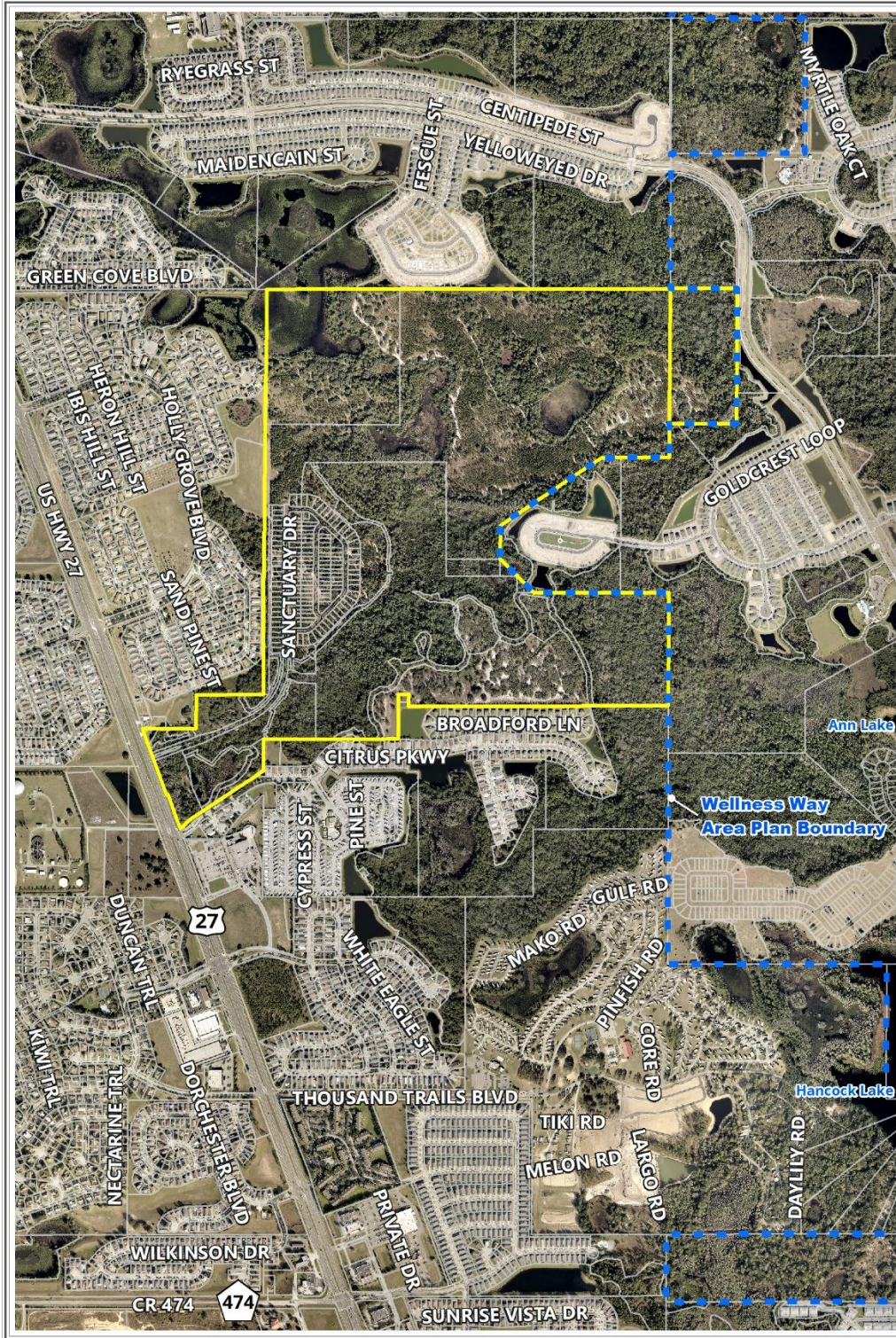
# Aerial Map



RZ-22-05-1  
Pacific Ace Property



Planned Unit  
Development (PUD)  
Amendment



1 **ORDINANCE #2023-\_\_\_\_\_**

2 **RZ-22-05-5**

3 **Pacific Ace Planned Unit Development**

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

6 **WHEREAS**, Shutts & Bowen, LLP (the “Applicant”) submitted a rezoning application on behalf of  
7 Pacific Ace CDD, KB Home Orlando, LLC and American Land Development of Central Florida, LLC (the  
8 “Owner”), to amend PUD Ordinance #2020-63 to incorporate an additional 53.19 +/- acres to the PUD; revise  
9 the permitted use of the property to single-family attached and single-family detached; increase the number  
10 of maximum dwelling units to 666; and include architectural standards specific for Pacific Ace PUD Phase 5;  
11 and

12 **WHEREAS**, the subject property consists of approximately 378.93 +/- acres (209.10 +/- net acres)  
13 located east of US Highway 27, south and west of Sawgrass Bay Boulevard, and north of Citrus Parkway in  
14 the South Lake County area, in Section 13, 14, and 23, Township 24 South, Range 26 East, identified by  
15 Alternate Key Numbers 2561050, 3929321, 3929331, 3929343, 3929337, 3929338, 3929342, 3929325,  
16 3929327, 3929330, 3930619, 3929320, 3929322, 3929323, 3929326, 3929336, 3929329, 3929332,  
17 3929341, 3930620, 3929328, 3929334, 3929340, 3930634, 3929333, 3929324, 3930613, 3930616,  
18 3930618, 3930632, 3930635, 3929339, 1412382, 1412374, 1412463, 1412366, 3930631 and 3930614, and  
19 more particularly described in Exhibit “A”; and

20 **WHEREAS**, the property is located within the Urban Low Density Future Land Use Category; and

21 **WHEREAS**, on February 27, 1996, the Board of County Commissioners (BCC) approved Ordinance  
22 #1996-17 to allow 376 +/- acres to be rezoned Agriculture (A) to Planned Unit Development (PUD) to facilitate  
23 the development of 653 single-family dwelling units; and

24 **WHEREAS**, on March 26, 2019, the BCC approved Ordinance #2019-22 to replace Ordinance  
25 #1996-17 with a new ordinance for 555 single-family dwelling units, and new ordinance conditions consistent  
26 with the 2030 Comprehensive Plan; and

27 **WHEREAS**, on October 27, 2020, the BCC approved Ordinance #2020-63 to replace Ordinance  
28 #2019-22 with a new ordinance to revise Section D, Architectural Standards, include Board of Adjustment  
29 (VAR-19-42-1) action and add an ordinance condition as proposed by the Public Works Department; and

30 **WHEREAS**, the Lake County Planning and Zoning Board did review Petition RZ-22-05-1 on the 7th  
31 day of December 2022, after giving notice of the hearing on the petition for change in zoning, including notice  
32 that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 3rd  
33 day of January 2023; and

34 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the  
35 Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and  
36 surrounding property owners at a Public Hearing duly advertised; and

37 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described  
38 property have been duly approved.

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

3 **Section 1.**     **Terms:** The County Manager or designee shall amend the Lake County Zoning Map to  
4 Planned Unit Development (PUD) for the property described in Exhibit "A". The uses of the  
5 property will be limited to those uses specified in this Ordinance and generally consistent  
6 with the Conceptual Plan attached as Exhibit "B". To the extent there are conflicts between  
7 Exhibit "B" and this Ordinance, this Ordinance will take precedence. Ordinance 2020-63 is  
8 hereby revoked and replaced with this Ordinance.

9           **A. Permitted Land Uses.**

- 10                   1. A maximum of 666 single-family attached, and single-family detached residences  
11                   may be developed on the subject property. A mandatory homeowner's association  
12                   must be established.  
13                   2. Community amenity center/recreational area.  
14                   3. Accessory uses directly associated with the above uses may be approved by the  
15                   County Manager or designee.  
16                   4. Any other use of the site not specified above will require approval of an amendment  
17                   to this Ordinance by the Board of County Commissioners.

18           **B. Open Space, Impervious Surface Ratio, and Building Height.**

- 19                   1. A minimum of twenty-five percent (25%) of the subject property acreage must be  
20                   designated as open space as defined in the Comprehensive Plan, as amended.  
21                   2. The maximum Impervious Surface Ratio (ISR) for the entire subdivision is sixty  
22                   percent (60%) consistent with the Comprehensive Plan, as amended.  
23                   3. The maximum building height will be forty (40) feet.  
24                   4. All other development standards must be in accordance with the Comprehensive  
25                   Plan and LDR, as amended.

26           **C. Setbacks.** The minimum setback for residential development will be as follows:

<b>Development Type</b>	<b>Single-Family Residence</b>
<b>Front</b>	Twenty (20) feet
<b>Corner Yard</b>	Fifteen (15) feet
<b>Side</b>	Five (5) feet
<b>Rear</b>	Ten (10) feet

- 27                   1. All setbacks detailed in the chart above must be measured from the property  
28                   line/right-of-way.  
29                   2. Garages must be setback at least twenty-five (25) feet from the front property  
30                   line/right-of-way.

- 1 3. With the exception of water dependent structures, all structures must be setback a
- 2 minimum of fifty (50) feet from the jurisdictional wetland line.
- 3 4. Any setback not specified must be in accordance with the LDR, as amended.

4 **D. Architectural Standards Specific for Pacific Ace PUD Phase 5 (53.19 +/- Acres)**

5 1. Building Design:

- 6 a. 25% of 50-foot-wide and 60-foot-wide lots will have recessed garages or
- 7 front porches.
- 8 b. Garage doors to have features such as trim and windows.
- 9 c. Limit 3-car garage homes to no more than 25% of all homes constructed.
- 10 d. No front facades shall have less than two (2) windows.
- 11 e. Each floor plan shall have three (3) different siding accent options (i.e.,
- 12 shutters/banding, stone and hardie board, metal roofs on porches).
- 13 f. To add variety, the same house elevation will not be repeated next door
- 14 or directly across the street from each other.
- 15 g. All driveways will be constructed using pavers, with the exception of the
- 16 driveway apron and sidewalk material reviewed and approved during
- 17 construction plan and driveway connection permits.

18 2. Front yard fencing shall be limited to 4-feet in height.

19 3. RV storage on lots with or without a single-family unit is prohibited.

20 4. The Architectural Design Standards above shall be included in the homeowner

21 governing documents for the community and shall be enforced by the homeowner's

22 association for the property. Lake County shall have the right, but not the obligation,

23 to enforce such provisions.

24 5. All areas of the Planned Unit Development shall maintain a grass height of 12 inches

25 or less until such time as the PUD fully develops.

26 **E. Parking Requirements.** Off-street parking must be provided in accordance with the

27 LDR, as amended.

28 **F. Landscaping, Buffering, and Screening.** All new development must provide

29 landscaping, buffering, and screening in accordance with the LDR, as amended.

30 1. The Board of Adjustment (BOA) approved a variance request (VAR-19-42-1) to

31 allow the removal of nine (9) heritage trees with a cumulative total of 445-inches to

32 facilitate the development of a single-family subdivision with the following

33 conditions:

- 34 a. The subject nine (9) heritage trees may only be removed from their current
- 35 location if they are relocated within the boundaries of the planned unit
- 36 development; and
- 37 b. The landscape plan must indicate the location of the relocated heritage trees.



- 1                                   2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing  
2                                   100% Florida native plant materials from the IFAS list. Exotic/invasive species shall  
3                                   be removed. Existing vegetation located along the perimeter of the PUD may be  
4                                   used to count towards the minimum perimeter landscaping requirement.
- 5                                   3. Best Management Practices for native landscaping and ‘right plant-right place’  
6                                   landscaping techniques shall be utilized in the design and installation of invasive  
7                                   exotic plant species in all landscape plantings is prohibited.
- 8                                   4. The HOA shall manage buffer areas in accordance with a management plan that  
9                                   protects native habitats and limits the proliferation of nuisance/exotic vegetative  
10                                  species. A copy of the management plan will be provided to the County.
- 11                                  5. Smart Irrigation Best Management Practices shall be utilized for all landscape  
12                                  irrigation and shall incorporate soil moisture and rain sensors into the irrigation  
13                                  design.
- 14                                  6. Landscaping and screening shall be in accordance with the Comprehensive Plan  
15                                  and Land Development Regulations (LDR), as amended.

16                                  **G. Environmental Requirements.**

- 17                                  1. An environmental survey shall be conducted in accordance with the LDR, as  
18                                  amended, to address natural vegetative communities, wildlife corridors, and  
19                                  designated species prior to submittal of any development application. The  
20                                  environmental survey must identify protected habitat, wildlife corridors, flora, and  
21                                  fauna.
- 22                                  2. All wetlands within the property must be placed into a conservation easement that  
23                                  will run in favor of, and be enforceable by, a homeowners' association, a public  
24                                  agency acceptable to Lake County, or Lake County, at Lake County's discretion.  
25                                  The conservation easement must require that all wetlands and wetland buffers be  
26                                  maintained in their natural and unaltered state. Any such easement must allow  
27                                  access to water dependent structures such as docks and walkways.
- 28                                  3. Upland buffers adjacent to wetlands must be included within the conservation  
29                                  easement.

30                                  **H. Noise.** Noise compliance must be in accordance with the LDR, as amended.

31                                  **I. Transportation.**

- 32                                  1. All access management will be in accordance with the Comprehensive Plan and  
33                                  LDR, as amended.
- 34                                  2. Access from US Highway 27 will require review and permitting from Florida  
35                                  Department of Transportation.
- 36                                  3. The access to Sawgrass Bay Boulevard must be constructed prior to the 274th lot,  
37                                  and with phase three of the development.

38                                  **J. Stormwater Management.**

- 39                                  1. The stormwater management system shall be designed in accordance with all  
40                                  applicable Lake County and St. Johns River Water Management District (SJRWMD)

1 requirements, as amended.  
2 2. The developer shall be responsible for any flood studies required for developing the  
3 site and comply with FEMA, Comprehensive Plan and LDR, as amended. Any  
4 development within the floodplain as identified on the FEMA maps will require  
5 compensating storage.

6 **K. Utilities.**

- 7 1. The development will be serviced by central water and sewer systems, in  
8 accordance with the Comprehensive Plan and LDR, as amended.  
9 2. All homes constructed shall be Florida Water SM Program certified.

10 **L. Lighting.** All lighting will adhere to the dark-sky principles set forth in Section 3.09.00,  
11 LDR, as amended. These provisions shall apply to individual lot owners as well as to  
12 the common areas.

13 **M. Signage.** All signage must be in accordance with the LDR, as amended.

14 **N. Schools.** School Concurrency shall be met before final plat approval in accordance with  
15 the Comprehensive Plan and LDR, as amended.

16 **O. Concurrency Management Requirements.** Any development must comply with the  
17 Lake County Concurrency Management System, as amended.

18 **P. Development Review and Approval.** Prior to the issuance of any permits, the Owner  
19 shall submit a preliminary plat, construction plans, and final plat generally consistent  
20 with the Conceptual Plan attached as Exhibit "B" for review and approval in accordance  
21 with the Comprehensive Plan and LDR, as amended.

22 **Q. PUD Expiration.** Physical development shall commence within three (3) years from the  
23 date of this Ordinance approval. Failure to commence construction within three (3) years  
24 of approval shall cause the revocation of this ordinance, in accordance with the  
25 Comprehensive Plan or superseding documents amended. Prior to expiration of the  
26 three-year time frame, the Board of County Commissioners may grant, via a Public  
27 Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a  
28 showing that reasonable efforts have been made towards securing the required  
29 approvals and commencement of work. Notwithstanding the foregoing, if at any time the  
30 developer is granted an extension of time pursuant to Section 252.363, Florida Statutes,  
31 or Section 7-5, Lake County Code, to the preliminary plat, construction plans, or final  
32 plat, commencement of physical development shall be equally extended so long as the  
33 development is proceeding in good faith and does not allow the originally extended  
34 development order to expire.

35 **R. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific  
36 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake  
37 County Comprehensive Plan, and LDR and Development Regulations shall include any  
38 future amendments to the Statutes, Code, Plans, and/or LDR.

39 **Section 2. Conditions.**

40 **A.** After establishment of the facilities as provided in this Ordinance, the property identified  
41 in this Ordinance may only be used for the purposes identified in this Ordinance. Any

1 other proposed use must be specifically authorized by the Board of County  
2 Commissioners.

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

9 **C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the  
10 land and the terms, conditions, and provisions of this Ordinance, and will be binding  
11 upon the present Owner and any successor and will be subject to each and every  
12 condition in this Ordinance.

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

19 **E.** Lake County Code Enforcement Special Master will have authority to enforce the terms  
20 and conditions set forth in this Ordinance and to recommend that the Ordinance be  
21 revoked.

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

25 **Section 4. Filing with the Department of State. The clerk is hereby directed to send a copy of this**  
26 **Ordinance to the Secretary of State for the State of Florida in accordance with Section**  
27 **125.66, Florida Statutes.**

1 **Section 5. Effective Dates. This Ordinance will become effective as provided by law.**  
2 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
3 **FILED** with the Secretary of State \_\_\_\_\_, 2023.  
4 **EFFECTIVE** \_\_\_\_\_, 2023.

5  
6 **BOARD OF COUNTY COMMISSIONERS**  
7 **LAKE COUNTY, FLORIDA**

8 \_\_\_\_\_  
9 \_\_\_\_\_, **CHAIRMAN**

10 **ATTEST:**

11  
12  
13 \_\_\_\_\_

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

17  
18 **APPROVED AS TO FORM AND LEGALITY:**

19  
20  
21 \_\_\_\_\_

22 **MELANIE MARSH, COUNTY ATTORNEY**

## Exhibit "A" — Legal Description

The land referred to herein below is situated in the County of Lake, State of Florida, and described as follows:

**PARCEL 1:**

The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 24 South, Range 26 East, Lake County, Florida.

**PARCEL 2:**

The North 1/2 of the Southeast 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida.

**PARCEL 3:**

The Southeast 1/4 of the Southwest 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida, LESS the 50 foot road right-of-way existing along the West side thereof.

**PARCEL 4:**

The South 1/2 of the Southeast 1/4 of Section 14, Township 24 south, Range 26 East, Lake County, Florida, LESS AND EXCEPT the following described tract or parcel of land:

Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4; thence run Westerly to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 14; thence run Southwesterly to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence run Southerly to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence run Easterly along the South Section line of said Section 14 to the Southeast corner thereof; thence run Northerly along the East line of said Section to the Point of Beginning.

**PARCEL 5:**

North 116.94 feet of the South 1/2 of the Northeast 1/4, LESS the West 100 feet thereof; the South 3/4 of the Northeast 1/4 of the Northeast 1/4; the West 3/4 of the Northwest 1/4 of the Northeast 1/4; the South 3/4 of the East 1/4 of the Northwest 1/4 of the Northeast 1/4; the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, all in Section 23, Township 24 South, Range 26 East of the Tallahassee Meridian.

**PARCEL 6:**

Northeast 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida, LESS the 50 foot road right-of-way existing along the West side thereof.

**PARCEL 7:**

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida.

**PARCEL 8:**

The South 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida, lying East of the East boundary of the U.S. Highway #27 right-of-way and North and West of existing graded road, more particularly described as follows:

Begin at a point 1338.3 feet East of the Northwest corner of said Section 23, said point being on the center line of a private road; thence run along the center line of said road right-of-way as follows:

Run South 00°20'00" West, 959.90 feet; thence run South 54°46'00" West, 142.20 feet; thence run South 36°09'00" West, 235.6 feet; thence South 32°11'00" West, 331.80 feet; thence run South 24°34'00" East, 347.00 feet; thence South 35°10'00" East, 184.2 feet; thence run South 12°04'00" East, 139.10 feet; thence South 58°11'00" West, 822.50 feet; thence South 47°15'00" West, 147.00 feet.

**PARCEL 9:**

1 The North 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 23, Township 24 South, Range 26 East, LESS AND  
2 EXCEPT the South 225.00 feet thereof.

3 **PARCEL 10:**

4 The Northeast 1/4 of the Southwest 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida.

THE ABOVE DESCRIBED PROPERTY PER THIS SURVEYOR BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of the Southwest 1/4, lying in Section 13, a portion of the Southeast 1/4 and a portion of the Southwest 1/4 of Section 14, and a portion of the Northeast 1/4 and a portion of the Northwest 1/4 of Section 23, all lying in Township 24 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 corner of Section 23, Township 24 South, Range 26 East, Lake County, Florida; thence North 89°53'37" East, a distance of 515.14 feet along the South line of the Northwest 1/4 of said Section 23 to the East Right of Way line of US Highway 27, also known as State Road 25, as recorded on Right of Way Map Section No. 11200, F.P. No. 238421 1; thence North 20°16'55" West, a distance of 10.12 feet along said East Right of Way line to the POINT OF BEGINNING; thence continuing North 20°16'55" West, a distance of 145.75 feet along said East Right of Way line to the Southeast line of a 33 foot Lateral Ditch as recorded on said Right of Way Map; thence along the Southeast line of said Lateral Ditch the following three (3) courses and distances, North 69°43'05" East, a distance of 55.73 feet; thence North 44°13'05" East, a distance of 602.65 feet; thence North 51°43'05" East, a distance of 798.92 feet to the most Easterly corner of said Lateral Ditch; thence North 38°16'55" West, a distance of 33.00 feet along the Northeast line of said Lateral Ditch to the most Northerly corner of said Lateral Ditch; thence along the Northwest line of said Lateral Ditch the following three (3) courses and distances, South 51°43'05" West, a distance of 801.08 feet; thence South 44°13'05" West, a distance of 597.35 feet; thence South 69°43'05" West, a distance of 48.27 feet to the aforesaid East Right of Way line; thence along said East Right of Way line the following four (4) courses and distances, North 20°16'55" West, a distance of 178.52 feet; thence South 69°30'33" West, a distance of 12.00 feet; thence North 20°17'32" West, a distance of 650.11 feet; thence North 18°24'17" West, a distance of 45.02 feet to a point on the North line of the South 3/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence North 89°53'18" East, a distance of 525.91 feet along said North line to the Southwest corner of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23; thence North 00°07'29" East, a distance of 331.37 feet along the West line of said North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23 to the Northwest corner of said North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23; thence North 89°53'12" East, a distance of 662.21 feet along the North line of said North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23 to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 23; thence North 00°07'45" East, a distance of 1325.56 feet along the West line of said Northeast 1/4 of the Northwest 1/4 of Section 23 to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 23; thence North 89°52'47" East, a distance of 50.00 feet along the North line of said Northeast 1/4 of the Northwest 1/4 of Section 23 to a point on a line 50 feet East of and parallel with the West line of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 24 South, Range 26 East; thence North 00°37'29" East, a distance of 1327.38 feet along said parallel line to the North line of said Southeast 1/4 of the Southwest 1/4 of Section 14; thence South 89°54'10" West, a distance of 50.00 feet along said North line to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence North 00°37'29" East, a distance of 1327.40 feet along the West line of said Northeast 1/4 of the Southwest 1/4 of Section 14 to the Northwest corner of said Northeast 1/4 of Section 14; thence North 89°55'32" East, a distance of 1321.00 feet along said North line of the Northeast 1/4 of the Southwest 1/4 of Section 14 to the Southwest corner of the Northeast 1/4 of said Section 14; thence North 89°56'53" East, a distance of 2641.41 feet along the North line of the North 1/2 of the Southeast 1/4 of said Section 14 to the East 1/4 corner of said Section 14; thence North 89°53'13" East, a distance of 658.31 feet along the North line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 24 South, Range 26 East to the Northeast corner of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13; thence South 00°19'19" West, a distance of 1325.83 feet along the East line of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13 to the Southeast corner of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13; thence South 89°54'45" West, a distance of 658.04 feet along the South line of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13 to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 13; thence South 00°18'37" West, a distance of 331.38 feet along the East line of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of aforesaid Section 14 to the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 14; thence South 89°54'49" West, a distance of 662.06 feet along South line of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 14 to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 14; thence South 56°20'51" West, a distance of 1199.40 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 14; thence South 00°27'29" West, a distance of 331.59 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 14 to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 14; thence South 00°08'27" West, a distance of 165.72 feet along the East line of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of aforesaid Section 23 to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23; thence North 89°53'35" East, a distance of 165.77 feet along the North line of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 23 to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 23; thence South 00°08'29" West, a distance of 165.72 feet along the East line of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23 to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23; thence North 89°53'35" East, a distance of 1491.93 feet along the North line of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 23 and the North line of the South 3/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23 to the Northeast corner of said South 3/4 of the Northeast 1/4 of the Northeast 1/4 of Section 23 and the East line of the North 1/2 of the Northeast 1/4 of the South 1/2 of the Northeast 1/4 of said Section 23 to the Southeast corner of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the South 1/2 of the Northeast 1/4 of said Section 23 said point also being the Northeast corner of Citrus Highlands Phase 2, according to the plat thereof, as recorded in Plat Book 64, Pages 23-24, Public Records of Lake County, Florida; thence along the North line of said Plat Book 64, Pages 23-24 the following three (3) courses and distances, South 89°53'36" West, a distance of 2552.15 feet along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23 to the Southeast corner of the West 100 feet of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23; thence North 00°08'16" East, a distance of 116.94 feet along the East line of said West 100 feet of the North 1/2 of the Northeast 1/4 of the South 1/2 of the Northeast 1/4 of Section 23 to the Northeast corner of said West 100 feet of the North 1/2 of the Northeast 1/4 of the South 1/2 of the Northeast 1/4 of Section 23; thence South 89°53'36" West, a distance of 100.00 feet along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 23 to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 23 said point also being the Northwest corner of aforesaid Plat Book 64, Pages 23-24; thence South 00°08'16" West, a distance of 437.86 feet along the East line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 23 said point also being the West line of said Plat Book 64, Pages 23-24, to the Southeast corner of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 23 said point also being the Southwest corner of said Plat Book 64, Pages 23-24; thence along the North line of Citrus Highlands Phase 1, according to the plat thereof, as recorded in Plat Book 45, Pages 91-93, Public Records of Lake County, Florida, the following four (4) courses and distances, South 89°53'24" West, a distance of 1324.36 feet along the South line of said North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 23 to the Southwest corner of said North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 23; thence South 00°07'45" West, a distance of 310.74 feet along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence South 56°27'48" West, a distance of 861.05 feet; thence South 45°51'24" West, a distance of 134.03 feet to the POINT OF BEGINNING.

Containing 380.31 acres more or less.

5

1 **PARCEL 11 (PACIFIC ACE PHASE 5):**

2 **DESCRIPTION:** A parcel of land lying in Section 23, Township 24 South, Range 26 East, Lake County, Florida, and  
3 being more particularly described as follows:

4 **COMMENCE** at the Northeast corner of said Section 23, run thence along the East boundary of the Northeast 1/4 of  
5 said Section 23, N.00°08'57"E., a distance of 331.25 feet to the **POINT OF BEGINNING**; thence continue along said  
6 East boundary, S.00°08'57"W., a distance of 1111.40 feet; thence S.89°54'09"W., a distance of 2551.84 feet; thence  
7 N.00°05'51"W., a distance of 116.94 feet; thence S.89°54'09"W., a distance of 99.54 feet to a point on the West  
8 boundary of the Northeast 1/4 of said Section 23; thence along said West boundary, S.00°07'49"W., a distance of  
9 438.05 feet; thence S.89°52'54"W., a distance of 162.88 feet; thence N.29°16'31"E., a distance of 47.98 feet; thence  
10 N.22°07'47"W., a distance of 119.10 feet; thence Northwesterly, 10.71 feet along the arc of a tangent curve to the left  
11 having a radius of 20.00 feet and a central angle of 30°40'58" (chord bearing N.37°28'16"W., 10.58 feet); thence  
12 N.52°48'45"W., a distance of 41.86 feet; thence Northwesterly, 11.11 feet along the arc of a tangent curve to the right  
13 having a radius of 20.00 feet and a central angle of 31°49'10" (chord bearing N.36°54'10"W., 10.96 feet); thence  
14 N.20°59'35"W., a distance of 36.37 feet; thence Northerly, 4.80 feet along the arc of a tangent curve to the right having  
15 a radius of 20.00 feet and a central angle of 13°45'49" (chord bearing N.14°06'41"W., 4.79 feet); thence N.07°13'46"W.,  
16 a distance of 72.76 feet; thence N.05°47'25"E., a distance of 67.88 feet; thence Northerly, 5.31 feet along the arc of a  
17 tangent curve to the right having a radius of 20.00 feet and a central angle of 15°12'00" (chord bearing N.13°23'26"E.,  
18 5.29 feet); thence N.20°59'26"E., a distance of 46.03 feet; thence Northeasterly, 13.56 feet along the arc of a tangent  
19 curve to the right having a radius of 20.00 feet and a central angle of 38°50'24" (chord bearing N.40°24'38"E., 13.30  
20 feet); thence N.59°49'50"E., a distance of 28.60 feet; thence N.55°19'42"E., a distance of 24.32 feet; thence Easterly,  
21 13.22 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 37°52'46"  
22 (chord bearing N.74°16'05"E., 12.98 feet); thence S.86°47'32"E., a distance of 54.27 feet; thence Easterly, 10.48 feet  
23 along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 30°01'19" (chord bearing  
24 N.78°11'49"E., 10.36 feet); thence N.63°11'09"E., a distance of 72.50 feet; thence Northeasterly, 9.12 feet along the  
25 arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 26°06'56" (chord bearing  
26 N.50°07'41"E., 9.04 feet); thence N.37°04'13"E., a distance of 56.40 feet; thence N.89°44'40"W., a distance of 994.08  
27 feet; thence N.62°31'51"W., a distance of 80.63 feet; thence N.83°36'35"W., a distance of 42.73 feet; thence Northerly,  
28 90.31 feet along the arc of a non-tangent curve to the left having a radius of 636.52 feet and a central angle of 08°07'45"  
29 (chord bearing N.10°31'06"E., 90.23 feet); thence S.83°36'35"E., a distance of 52.98 feet; thence S.62°31'51"E., a  
30 distance of 75.59 feet; thence S.89°44'45"E., a distance of 1014.09 feet; thence N.44°58'08"E., a distance of 77.87  
31 feet; thence N.74°46'05"E., a distance of 88.55 feet; thence N.74°31'34"E., a distance of 71.53 feet; thence Easterly,  
32 14.69 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 42°05'11"  
33 (chord bearing S.84°25'51"E., 14.36 feet); thence S.63°23'15"E., a distance of 51.84 feet; thence S.60°57'43"E., a  
34 distance of 64.23 feet; thence Easterly, 9.20 feet along the arc of a tangent curve to the left having a radius of 20.00  
35 feet and a central angle of 26°21'23" (chord bearing S.74°08'24"E., 9.12 feet); thence S.87°19'06"E., a distance of  
36 78.68 feet; thence S.84°30'20"E., a distance of 52.69 feet; thence N.88°28'52"E., a distance of 75.02 feet; thence  
37 Easterly, 12.38 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of  
38 35°28'38" (chord bearing N.70°44'33"E., 12.19 feet); thence N.53°00'14"E., a distance of 87.91 feet; thence  
39 Northeasterly, 12.73 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle  
40 of 36°28'04" (chord bearing N.34°46'12"E., 12.52 feet); thence N.16°17'31"E., a distance of 101.60 feet; thence  
41 N.01°22'58"W., a distance of 4.16 feet; thence N.89°23'40"E., a distance of 119.28 feet; thence N.62°02'07"E., a  
42 distance of 123.36 feet; thence N.33°03'37"E., a distance of 99.68 feet; thence S.62°14'46"E., a distance of 65.67 feet;  
43 thence S.70°35'41"E., a distance of 65.68 feet; thence S.86°08'37"E., a distance of 43.56 feet; thence N.69°51'34"E.,  
44 a distance of 84.07 feet; thence N.40°22'40"E., a distance of 131.51 feet; thence Northerly, 17.90 feet along the arc of  
45 a tangent curve to the left having a radius of 20.00 feet and a central angle of 51°16'32" (chord bearing N.14°44'24"E.,  
46 17.31 feet); thence N.10°53'52"W., a distance of 58.32 feet; thence N.08°49'05"W., a distance of 63.68 feet; thence  
47 N.24°20'32"W., a distance of 58.54 feet; thence N.34°39'56"W., a distance of 52.19 feet; thence N.35°55'05"W., a  
48 distance of 59.84 feet; thence N.33°20'21"W., a distance of 44.17 feet; thence N.06°38'09"W., a distance of 24.05 feet;  
49 thence N.28°33'47"W., a distance of 44.22 feet; thence N.89°53'12"E., a distance of 1491.89 feet to the **POINT OF**  
50 **BEGINNING**. Containing 53.19 acres, more or less.

