



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): October 4, 2023.
Board of County Commissioners (BCC): November 14, 2023.

Case No. and Project Name: RZ-23-30-1, Golden Eagle Mixed-Use Rezoning

Applicant: Mr. Jeffrey Rivera, P.E.

Owners: Mr. Mahesh Mohan Gobindram, an agent of Eagles Group Holdings, LLC

Requested Action: Rezone approximately 3.19 +/- acres from Community Commercial (C-2) District to Planned Unit Development (PUD) District to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub.

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

Case Manager: Bernice Gonzalez, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 3.19 +/- Acres

Location: Southeast corner of Golden Eagle Boulevard and US Highway 27, in the Clermont area of unincorporated Lake County.

Alternate Key No.: 3801697 (portion of)

Existing Zoning District: Community Commercial (C-2) (Attachment "A")

Proposed Zoning District: Planned Unit Development (PUD) (Attachment "B")
Planned Unit Development (PUD) (Attachment "C")

Future Land Use Category: Urban Low Density
[A request to amend the Comprehensive Plan Map to Planned Unit Development is being presented under a separate cover as case file FLU-23-29-1]

Flood Zone: "X"

Joint Planning Area / ISBA: N/A

Overlay Districts: Major Commercial Corridor (Policy I-3.10.6)

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low Density	Community Commercial (C-2) and Planned Unit Development (PUD)	Vacant commercial and Residential	Parcel is south of Golden Eagle Blvd.
South	Urban Low Density	Planned Unit Development	Residential	Wetlands
East	Urban Low Density	Planned Unit Development	Residential	Existing Single-Family Dwellings
West	Green Swamp Ridge	Planned Unit Development	Commercial and Residential	Commercial and US Highway 27.

Staff Analysis

The application seeks to rezone approximately 3.19 +/- acres (Attachment "D") from Community Commercial (C-2) District to Planned Unit Development (PUD) District to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub, as shown in the Concept Plan. (Attachment "E").

The property is currently vacant. A request to amend the Comprehensive Plan Map to Planned Unit Development FLU is being presented under a separate cover as case file FLU-23-29-1.

The rezoning request is consistent with all applicable provisions of the Code and elements of the Comprehensive Plan.

Standards for Review (LDR Section 14.03.03) (Attachment "F")

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

The rezoning request and current use are consistent with LDR Section 4.03.00(6), "*PUD*" Planned Unit Development District, which states that the purpose of the Planned Unit Development (PUD) zoning district is to "*Ensure that Development will occur according to limitation of use, design, Density, and phasing stipulated on an approved Development Plan.*" Proposed development program shall be consistent with LDR Section 9.10.04 State Road 50 and US 27 Commercial Corridor Design Criteria.

A request to amend the Comprehensive Plan Map to Planned Unit Development FLU is being presented under a separate cover as case file FLU-23-29-1.

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

The proposed rezoning is consistent with the 2030 Lake County Comprehensive Plan (Comp Plan per Objective 1-7.14, which states that, "*The Planned Unit Development (PUD) Future Land Use Series is established to provide an implementing tool to accommodate site specific development standards for unique properties and developments which do not conform to an established Future Land Use Category.*" The proposed amendment is consistent with Policy I-1.2.2, *Consistency between Future Land Use and Zoning*, Table FLUE 2 – Future Land Use Categories Table, which states that, "*Development standards for the Planned Unit Development Future Land Use Category shall be established within each respective development order, pursuant to Objective I-7.14, Planned Unit Development Future Land Use Series, and supporting policies.*" The proposed amendment is intended to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub provide a commercial use consistent with a growing demand, along a major corridor.

A request to amend the Comprehensive Plan Map to Planned Unit Development is being presented under a separate cover as case file FLU-23-29-1.

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

The proposed rezoning is consistent with existing and proposed nearby land uses, which similarly include commercial and residential uses, as stated above in the Adjacent Property and Land Use Table. This rezoning request would rezone approximately 3.19 +/- acres (Attachment "D") from Community Commercial (C-2) District to Planned Unit Development (PUD) District to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub, as shown in the concept plan. (Attachment "E"). This proposed development continues existing development patterns in the area and anticipates future growth.

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

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities;

The statements below were provided by applicant and can be found on Attachment F.

Water/Sewer – Refer to the attached availability letter (Attachment "G"). The property is within the Sunshine Water Service area and water and sewer are available to the property.

Transportation – Based on the ITE Trip Generation Manual, 201 daily trips and 16 PM Peak hour trips are expected to be generated by the self-storage facility. Please refer to the traffic study included in this submittal package.

Schools – The proposed PUD rezoning is not anticipated to adversely schools.

Parks – The proposed PUD rezoning is not anticipated to adversely impact parks or trails.

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

Public Safety – Emergency services are within an adequate distance.

Other – A CEL will be submitted at a later date to determine all potential public facility impacts.

County departments have provided the following comments:

Public Works Conditions:

Stormwater Management: The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

A traffic study was included with this application and reviewed by Public Works. The below conditions from staff are part of the ordinance for this rezoning request:

1. All access management shall be in accordance with the Florida Department of Transportation, Comprehensive Plan and Land Development Regulations, as amended.
2. Sidewalks will be required along Golden Eagle Boulevard and the internal road.
3. Internal road shall be private maintained by the POA/HOA or commercial development.

Building Service – Fire:

1. No objections to rezoning, provided compliance with Florida Fire Prevention Code and LDR's regarding adequate water supply and emergency access.
2. The Florida Fire Prevention Code mandates specific fire protection features based on occupancy; these items will be addressed during the building permitting phase. (i.e., automatic sprinkler system and fire alarm)

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

Applicant has stated that, *“No adverse impacts to the natural environment are proposed or anticipated. There are no wetlands on site and an environmental assessment is included within this submittal package.”*

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

No information was included 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.

Applicant has stated that, *“The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area. The intention of the PUD rezoning is to facilitate the development of a multi-level self-storage facility, as part of a mixed commercial hub that will support existing and incoming development in the area. Additionally, several commercial uses are located across US-27 and to the north & south along the major roadway. This proposed development continues and is consistent with existing development patterns in the area. Further, with PUDs to the east and west, the Golden Eagle Property PUD rezoning is compatible to those existing and future developments in the area. There is no indication the proposed PUD will disrupt the existing orderly and logical development pattern of the area.”*

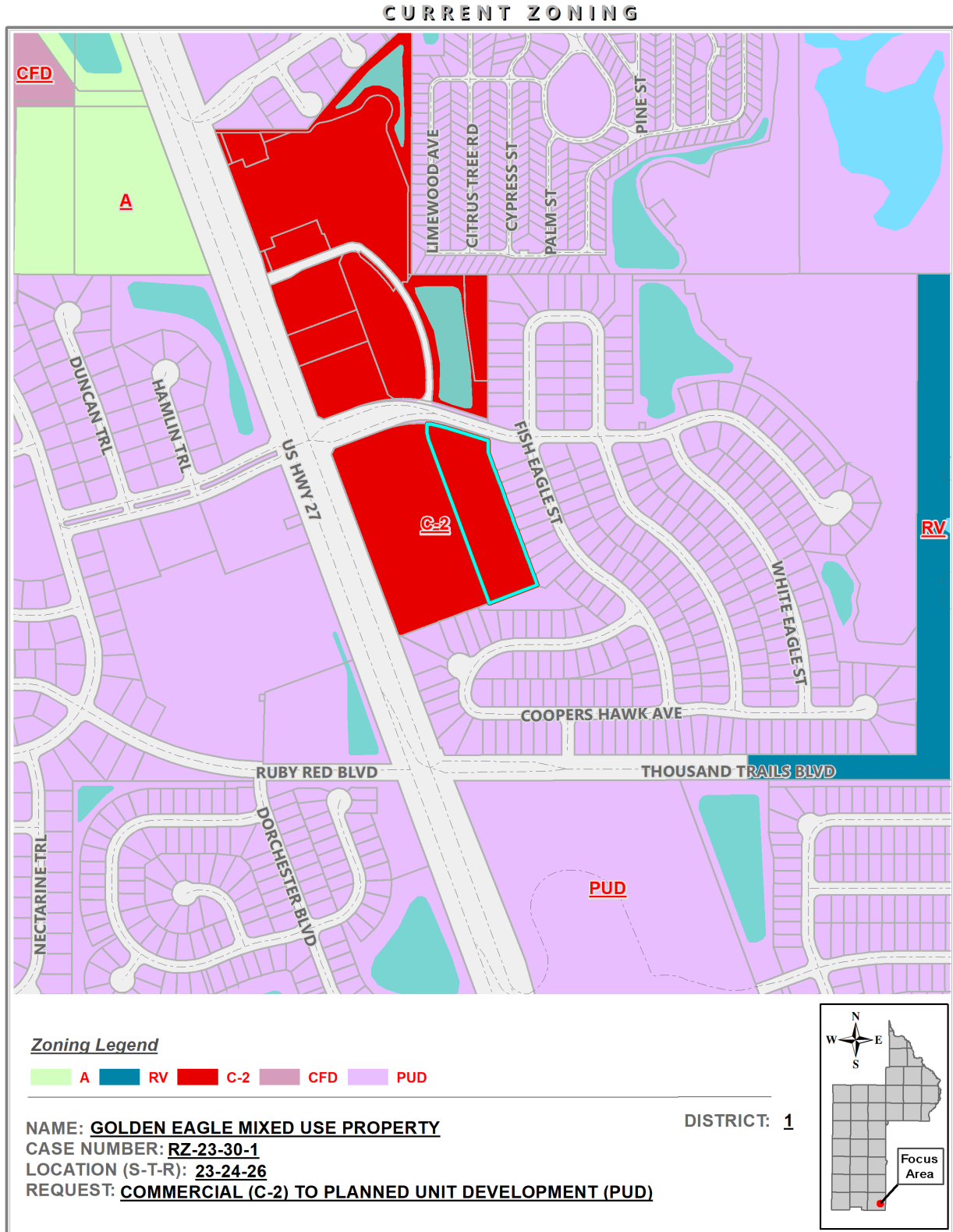
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

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

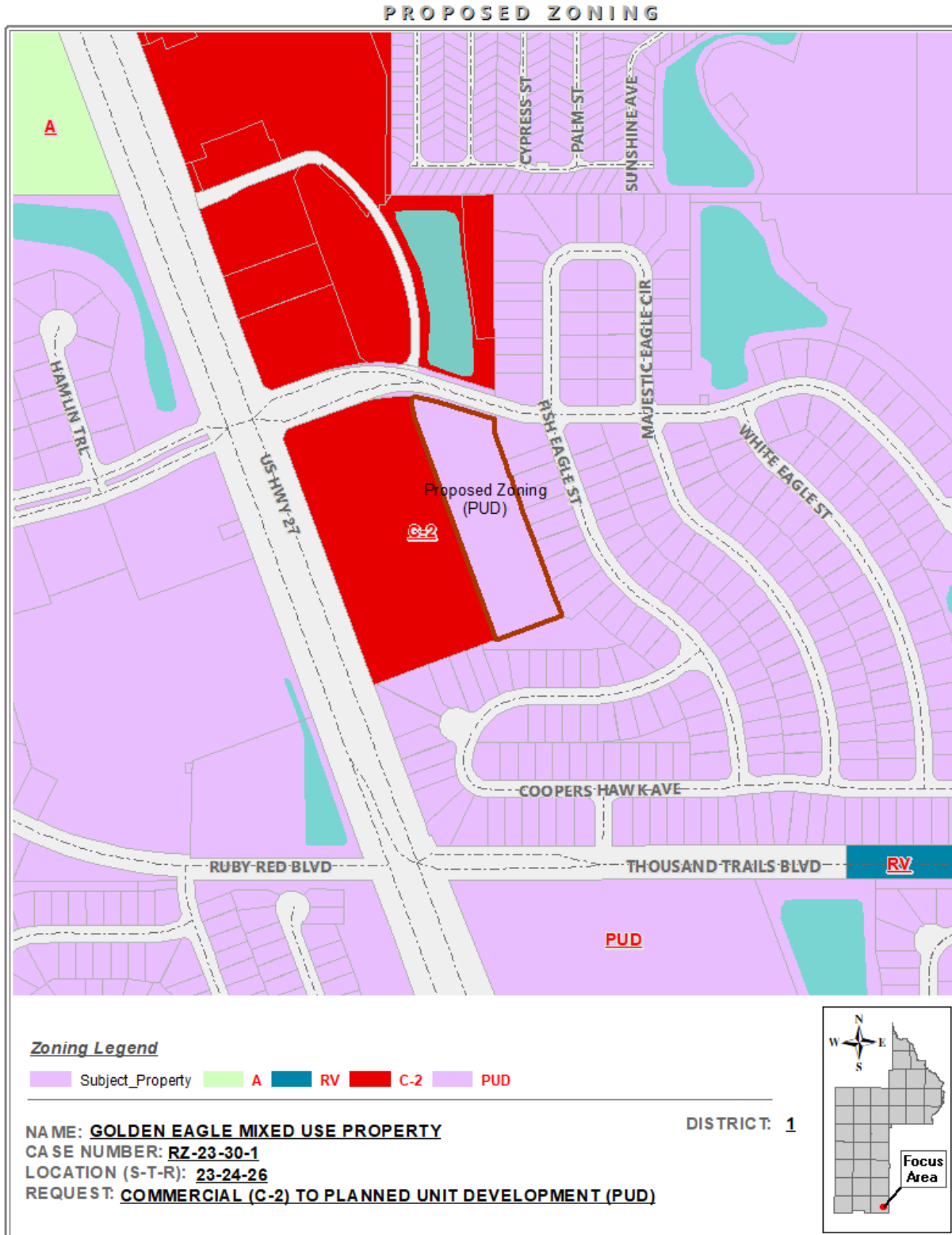
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

N/A.

Attachment A – Current Zoning

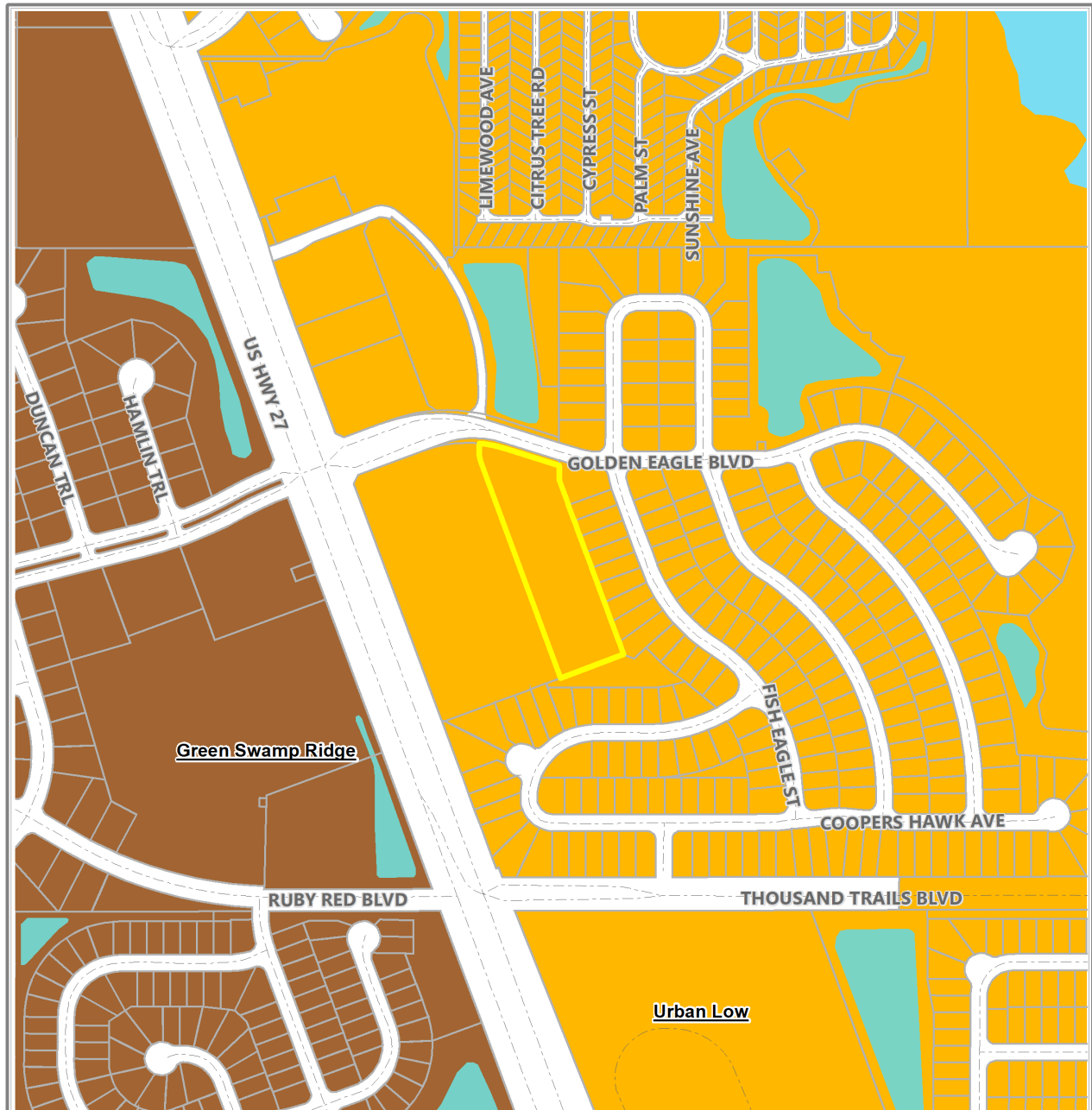


Attachment B – Proposed Zoning



Attachment C – Future Land Use

CURRENT FUTURE LAND USE



Future Land Use

Urban Low Green Swamp Ridge

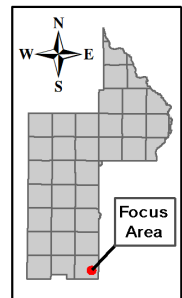
NAME: **GOLDEN EAGLE MIXED USE PROPERTY**

CASE NUMBER: **RZ-23-30-1**

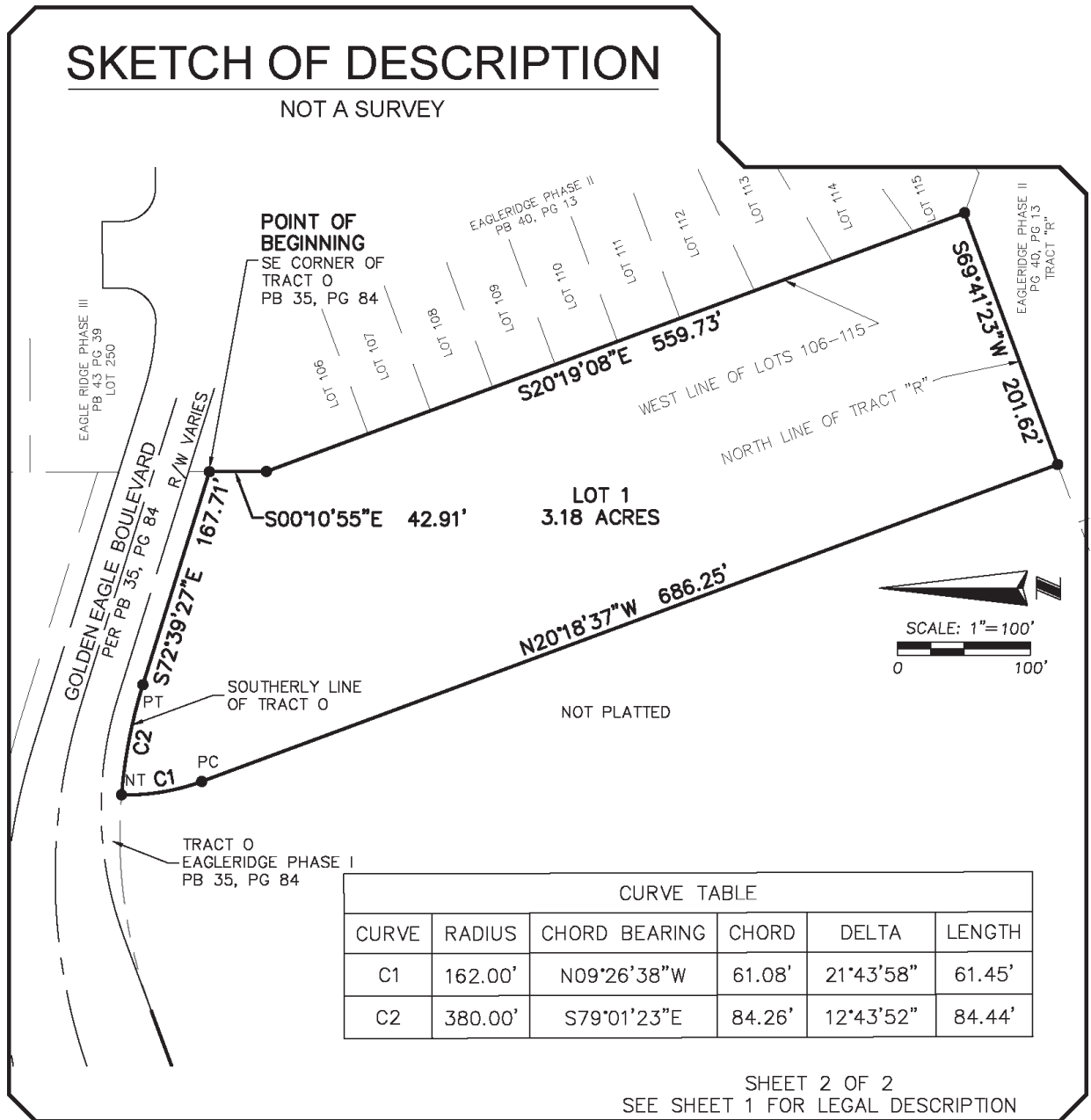
LOCATION (S-T-R): **23-24-26**

REQUEST: **COMMERCIAL (C-2) TO PLANNED UNIT DEVELOPMENT (PUD)**

DISTRICT: **1**



Attachment D – Survey



ALLEN & COMPANY
 SURVEYING • MAPPING
 GEOSPATIAL SERVICES
 www.allen-company.com
 18 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 854-5355
 LB#8723

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- NT NON TANGENT
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PG(S) PAGE(S)
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY

JOB #: 20220575-2

DATE: 3/24/2023

SCALE: 1" = 100'

Attachment F – Justification Statement (Page 1 of 2)

APPLICATION RESPONSES & PROJECT NARRATIVE GOLDEN EAGLE MIXED USE

Summary of Request:

The applicant requests approval for a future land use amendment to establish a Planned Unit Development (PUD) future land use on a 3.18 acre site in unincorporated Lake County. There is a concurrent application request to establish a PUD zoning to accompany this application. The intent of this future land use amendment is to facilitate the development of a multi-level self-storage facility, as part of a mixed commercial hub that will support existing and incoming development in the area. The proposed PUD future land use established would allow for a F.A.R. of up to 1.00, which would allow for up to 138,520 sqft of self storage.

Application Narrative/Responses

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

Response: The proposed PUD zoning is not in conflict with any provisions of the Land Development Code.

B. How the application is consistent with all elements of the Comprehensive Plan.

Response: The concurrent PUD Future Land Use Amendment proposed with this PUD rezoning application is consistent with designations provided in the Comprehensive Plan per Objective 1-7.14. The intention of the PUD rezoning is to provide a commercial use consistent with a growing demand, along a major corridor.

C. How the proposed rezoning is inconsistent with existing and proposed land uses.

Response: The concurrent PUD Future Land Use Amendment proposed with this PUD rezoning application will allow for consistency with existing and proposed land uses. This proposed development continues existing development patterns in the area and anticipates future growth. Further, with PUDs to the east and west, the Golden Eagle Property PUD rezoning is compatible development to those existing and future developments in the area.

D. A statement describing any changed conditions that would justify the rezoning.

Response: According to the U.S. Census Bureau, between April 2010 to April 2020, the population of Lake County grew by 29.3%. This rapid population growth within the County has increased the demand for all housing types, which subsequently increases the need for additional storage. Many of the families moving to the area are downsizing and may require extra storage during transitional periods. The incoming growth anticipated in the area and proximity to the Wellness Way Area plan, coupled with the above stated reasons justify the rezoning request.

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.

Attachment F – Justification Statement (Page 2 of 2)

Water/Sewer – Refer to the attached availability letter. The property is within the Sunshine Water Service area and water and sewer are available to the property.

Transportation – Based on the ITE Trip Generation Manual, 201 daily trips and 16 PM Peak hour trips are expected to be generated by the self storage facility. Please refer to the traffic study included in this submittal package.

Schools – The proposed PUD rezoning is not anticipated to adversely schools.

Parks – The proposed PUD rezoning is not anticipated to adversely impact parks or trails.

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

Public Safety – Emergency services are within an adequate distance.

Other – A CEL will be submitted at a later date to determine all potential public facility impacts.

F. Any impacts the rezoning application would affect the natural environment.

Response: No adverse impacts to the natural environment are proposed or anticipated. There are no wetlands on site and an environmental assessment is included within this submittal package.

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

Response: The application would not adversely affect the property values in the area.

H. How the proposed rezoning would result in an orderly and logical development pattern.

Response: The intention of the PUD rezoning is to facilitate the development of a multi-level self-storage facility, as part of a mixed commercial hub that will support existing and incoming development in the area. Additionally, several commercial uses are located across US-27 and to the north & south along the major roadway. This proposed development continues and is consistent with existing development patterns in the area. Further, with PUDs to the east and west, the Golden Eagle Property PUD rezoning is compatible to those existing and future developments in the area. There is no indication the proposed PUD will disrupt the existing orderly and logical development pattern of the area.

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

Response: The proposed PUD rezoning will be consistent with the purpose and interest of Lake County regulations.

Attachment G – Utility Availability Letter



200 Weathersfield Avenue
Altamonte Spring, Florida
United States 32714

T 866.842.8432

www.sunshinewater.com

April 27, 2023

Mr. Jeffrey Rivera
Kimley-Horn
189 S. Orange Avenue, Suite 1000
Orlando, FL 32801

RE: Golden Eagle Mixed Use
Potable Water & Wastewater Service

Dear Mr. Rivera:

Please allow this letter to serve as verification that the above referenced property is located within the Sunshine Water Services Company FPSC certificated service area for the provision of potable water and wastewater service.

Sunshine Water Services Company has the ability to serve this project and is willing to do so subject to the execution of a mutually acceptable agreement between the Owner and the Utility.

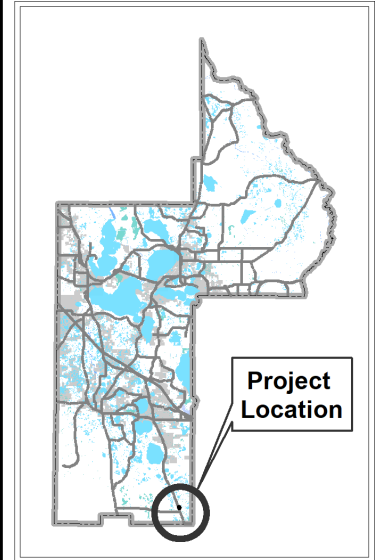
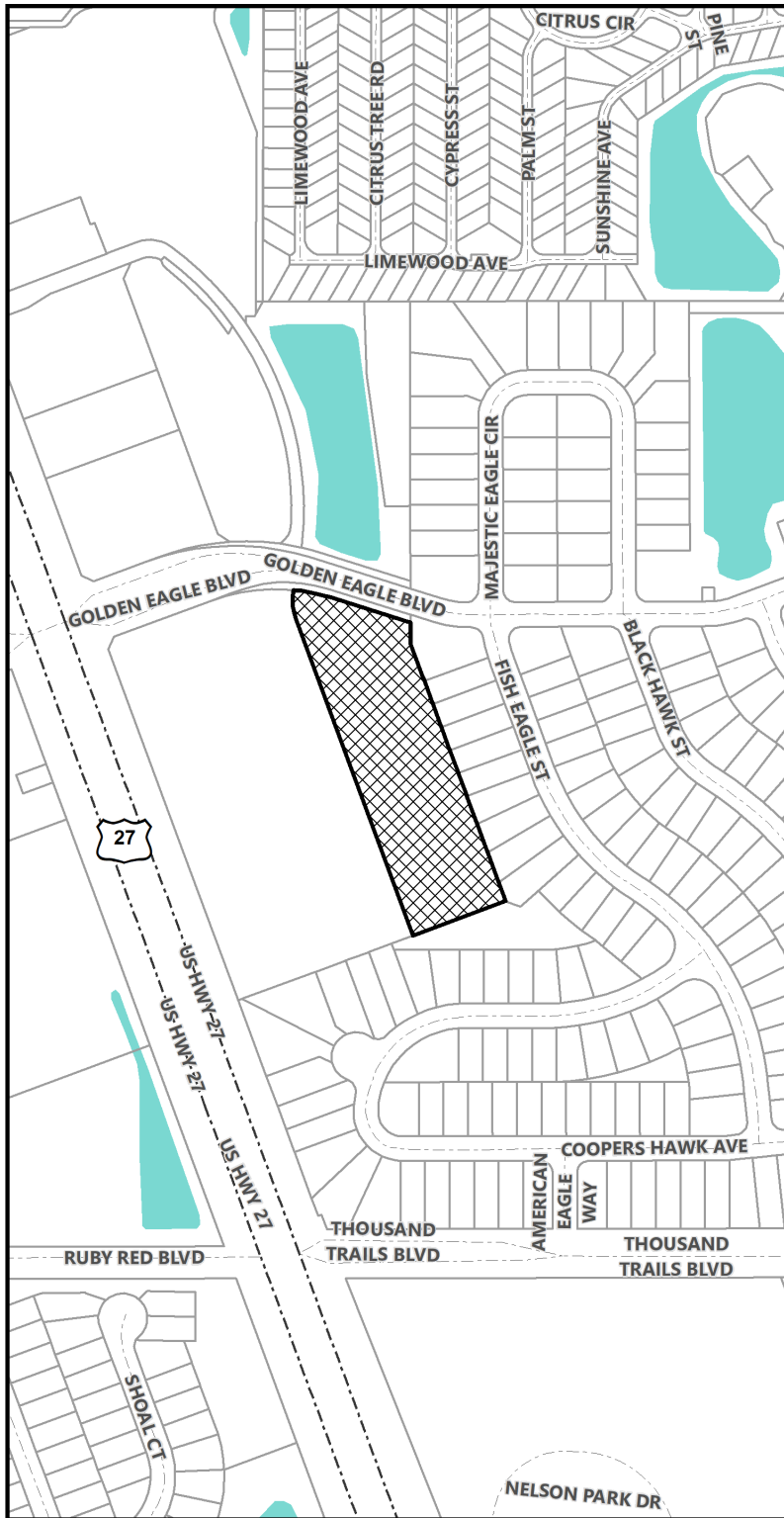
Should you have any questions, I can be reached directly by calling 321.972.0360 or via email at bryan.gongre@sunshinewater.com.

Sincerely,
SUNSHINE WATER SERVICES COMPANY

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

Bryan K. Gongre
Director, State Operations

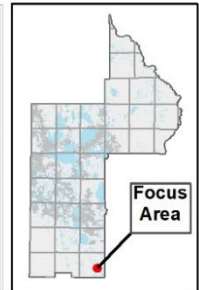
Map of Subject Property



Aerial



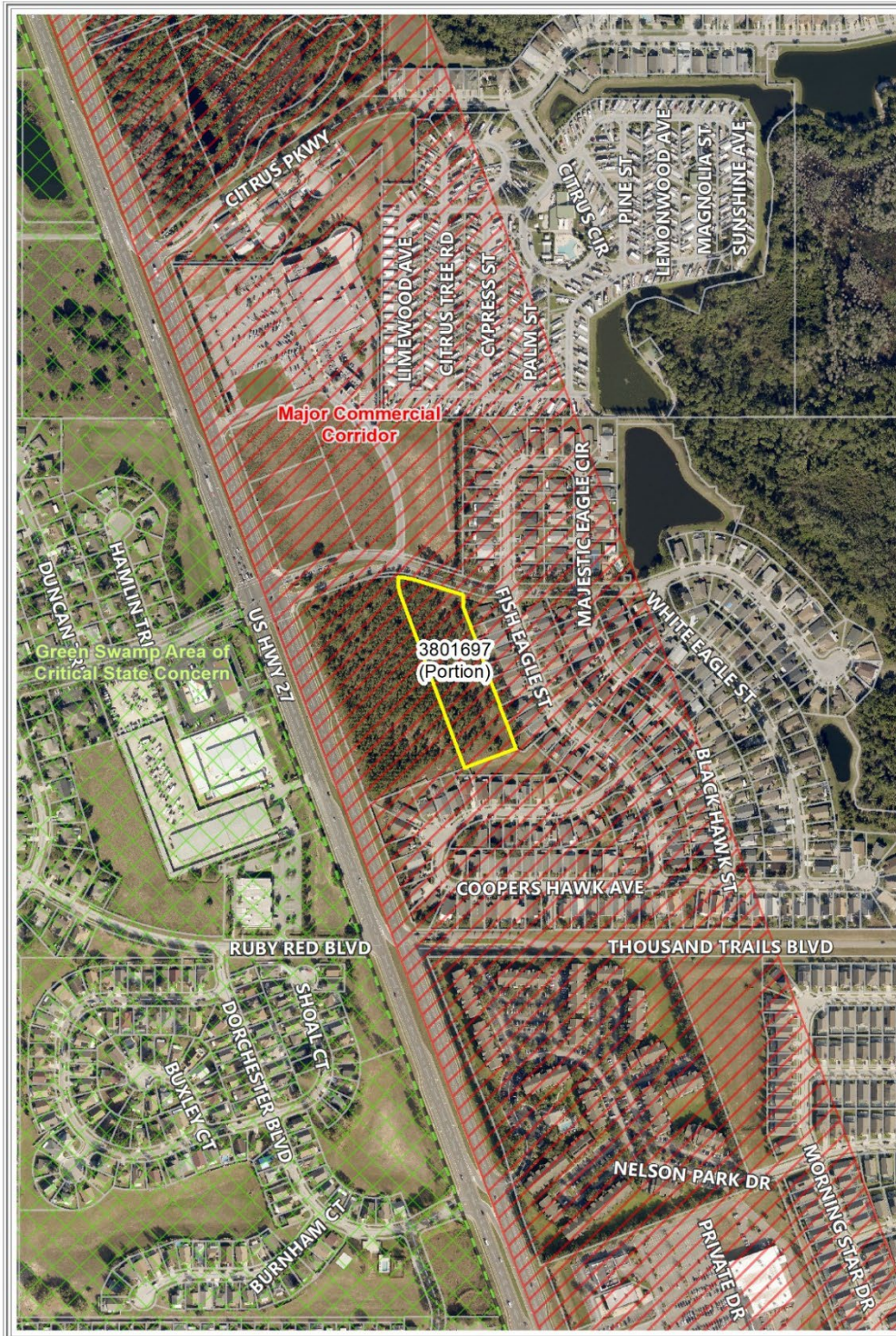
RZ-23-30-1 Golden Eagle Mixed Use Property



Commercial (C-2)
To
Planned Unit Development
(PUD)

Legend

- Green Swamp Area of Critical State Concern
- Major Commercial Corridor



ORDINANCE #2023-XX
Golden Eagle Mixed-Use Rezoning
RZ-23-30-1

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 3.19 +/- ACRES FROM COMMUNITY COMMERCIAL (C-2) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GOLDEN EAGLE BOULEVARD AND US HIGHWAY 27, IN THE CLERMONT AREA OF UNINCORPORATED LAKE COUNTY, IDENTIFIED AS A PORTION OF ALTERNATE KEY NUMBER 3801697, AND LEGALLY DESCRIBED IN EXHIBIT A; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jeffrey Rivera, P.E. (the “Applicant”) submitted a rezoning application on behalf of Mr. Mahesh Mohan Gobindram, (the “Owner”) to rezone approximately 3.19 +/- acres from Community Commercial (C-2) District to Planned Unit Development (PUD) District to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub; and

WHEREAS, the subject property consists of approximately 3.19 +/- acres, is located at Southeast corner of Golden Eagle Boulevard and US Highway 27, in the Clermont area of unincorporated Lake County, is in Section 23, Township 24, Range 26, consisting of a portion of Alternate Key Number 3801697, and more particularly described as:

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]

WHEREAS, the property subject to the request is located within the Planned Unit Development Future Land Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Planning and Zoning Board did review Petition RZ-23-30-1 on the 4th day of October 2023, after giving notice of the hearing on the petition for change in zoning to from Community Commercial (C-2) District to Planned Unit Development (PUD) District to support the development program for a multi-level self-storage facility, as part of a mixed commercial hub, including notice that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 14th day of November 2023; and

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

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

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the property described herein, subject to the following terms:

Section 1. Terms. The County Manager or designee shall amend the Official Zoning Map to rezone the subject property to Planned Unit Development (PUD) District in accordance with this Ordinance. The uses of the property will be limited to those uses specified in the Lake County

1 Land Development Regulations for the Planned Unit Development (PUD) District and
2 consistent with the Planned Unit Development Future Land Use Category (FLUC) as shown
3 on the Lake County Comprehensive Plan Future Land Use Map (FLUM), as amended. The
4 following uses are permitted:

5 A. Land Uses:

- 6 1. A maximum of 138,520 square feet of self-storage.
7 2. Accessory uses directly associated with the above use may be approved by the
8 County Manager or designee.
9 3. Any other use of the site not specified above will require approval of an amendment
10 to this Ordinance by the Board of County Commissioners.

11 B. Open Space, Impervious Surface Ratio and Building Height: Open space, impervious
12 surface ratio, and building height shall be in accordance with the Comprehensive Plan and
13 LDR, as amended.

14 C. Setbacks: Setback shall be in accordance with the applicable provisions of the LDR, as
15 amended.

16 D. Environmental Requirements: An environmental assessment dated within six (6) months of
17 the date an application for Site Plan approval is submitted must specify the presence of
18 vegetation, soils, threatened and endangered species that may exist on the site. Any state
19 permitting or mitigation will be required before development can commence to ensure
20 compliance with the Comprehensive Plan and LDR.

21 E. Stormwater Management System: The stormwater management system must be designed
22 in accordance with all applicable Lake County and St. Johns River Water Management
23 District requirements, as amended.

24 F. Transportation Improvements:

- 25 1. All access management shall be in accordance with the Florida Department of
26 Transportation, Comprehensive Plan and Land Development Regulations, as
27 amended.
28 2. Sidewalks will be required along Golden Eagle Boulevard and the internal road.
29 3. Internal road shall be private maintained by the POA/HOA or commercial
30 development.

31 A. Fire: Compliance with Florida Fire Prevention Code and LDR's regarding adequate water
32 supply and emergency access is required. The Florida Fire Prevention Code mandates
33 specific fire protection features based on occupancy; these items will be addressed during
34 the building permitting phase. (i.e., automatic sprinkler system and fire alarm).

35 B. Utilities: The property is within the Sunshine Water Service area and water and sewer are
36 available to the property. A copy of the utility service agreement shall be provided.

37 C. Signage: All signage must be in accordance with the LDR, as amended.

38 D. Lighting: Exterior lighting, if provided, must be in accordance with the LDR, as amended.

- 1 E. Landscaping, Buffering and Screening: Landscaping, buffering, and screening shall be in
2 accordance with the Comprehensive Plan and LDR, as amended.
- 3 F. Concurrency Management Requirements: All development must comply with the Lake
4 County Concurrency Management System, as amended.
- 5 G. Development Review and Approval: Prior to the issuance of any permits, the Owner shall be
6 required to submit a site plan application generally consistent with **Exhibit D (Conceptual
7 Plan)**, attached, for review and approval in accordance with the Comprehensive Plan and
8 LDR, as amended.
- 9 H. PUD Expiration: Physical development shall commence within three (3) years from the date
10 of this Ordinance approval. Failure to commence construction within three (3) years of
11 approval shall cause the revocation of this ordinance, in accordance with the Comprehensive
12 Plan or superseding documents, as amended. Prior to expiration of the three-year time
13 frame, the Board of County Commissioners may grant, via a Public Hearing, one (1)
14 extension of the time frame for a maximum of two (2) years upon a showing that reasonable
15 efforts have been made towards securing the required approvals and commencement of
16 work. Notwithstanding the foregoing, if at any time the developer is granted an extension of
17 time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the
18 preliminary plat, construction plans, or final plat, commencement of physical development
19 shall be equally extended so long as the development is proceeding in good faith and does
20 not allow the originally extended development order to expire.
- 21 I. Future Amendments to Statutes, Codes, Plan, and/or Regulations: The specific references
22 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
23 Comprehensive Plan, and Land Development Regulations (LDR) shall include any future
24 amendments to the Statutes, Code, Plans, and/or Regulations.

25 **Section 2. Conditions.**

- 26 A. After establishment of the facilities as provided in this Ordinance, the property identified in
27 this Ordinance may only be used for the purposes identified in this Ordinance. Any other
28 proposed use must be specifically authorized by the Board of County Commissioners.
- 29 B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,
30 move, convert, or demolish any building structure, add other uses, or alter the land in any
31 manner within the boundaries of the above-described land without first obtaining the
32 necessary approvals in accordance with the Lake County Code, as amended, and obtaining
33 the permits required from the other appropriate governmental agencies.
- 34 C. This Ordinance will inure to the benefit of and will constitute a covenant running with the land
35 and the terms, conditions, and provisions of this Ordinance, and will be binding upon the
36 present Owner and any successor and will be subject to each condition in this Ordinance.
- 37 D. The transfer of ownership or lease of any or all the property described in this Ordinance must
38 include in the transfer or lease agreement, a provision that the purchaser or lessee is made
39 good and aware of the conditions established by this Ordinance and agrees to be bound by
40 these conditions. The purchaser or lessee may request a change from the existing plans and
41 conditions by following procedures contained in the LDR, as amended.

E. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

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

Section 5. Effective Date. This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

ENACTED this _____ day of _____, **2023.**

FILED with the Secretary of State _____, **2023.**

EFFECTIVE _____, **2023.**

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

KIRBY SMITH, CHAIRMAN

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

1

Exhibit "A" – Legal Description

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT O, ACCORDING TO THE PLAT OF EAGLERIDGE PHASE I, AS RECORDED IN PLAT BOOK 35 AT PAGE 84 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°10'55" EAST ALONG THE WEST LINE OF LOT 106, ACCORDING TO THE PLAT OF EAGLERIDGE PHASE II, AS RECORDED IN PLAT BOOK 40 AT PAGE 13 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 42.91 FEET; THENCE RUN SOUTH 20°19'08" EAST ALONG THE WEST LINE OF LOTS 106 THROUGH 115, ACCORDING TO SAID PLAT OF EAGLERIDGE PHASE II FOR A DISTANCE OF 559.73 FEET TO A POINT ON THE NORTH LINE OF TRACT "R" OF SAID EAGLERIDGE PHASE II; THENCE RUN SOUTH 69°41'23" WEST ALONG SAID NORTH LINE OF TRACT "R" FOR A DISTANCE OF 201.62 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 20°18'37" WEST FOR A DISTANCE OF 686.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 162.00 FEET, WITH A CHORD BEARING OF NORTH 09°26'38" WEST, AND A CHORD DISTANCE OF 61.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'58" FOR A DISTANCE OF 61.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT O, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 380.00 FEET, WITH A CHORD BEARING OF SOUTH 79°01'23" EAST, AND A CHORD DISTANCE OF 84.26 FEET; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT O AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'52" FOR A DISTANCE OF 84.44 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 72°39'27" EAST FOR A DISTANCE OF 167.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.18 ACRES, MORE OR LESS.

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