



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 5

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

Case No. and Project Name: RZ-23-50-5, Griffin and Howard Property Scrivener’s Error Correction

Applicant/Owner: Ms. Deirdre Griffin, Mr. Daniel Howard

Requested Action: Correct a scrivener’s error in Ordinance 2021-18, Section 1, for approximately 1.51 +/- acres to read Rural Residential (R-1) in lieu of Medium Residential (R-3).

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

Case Manager: Bernice Gonzalez, Senior Planner  
Janie Barron, Chief Planner

PZB Recommendation:

### Subject Property Information

Size: 1.51 +/- Acres

Location: 10534 Holloway Dr, in the Leesburg area of unincorporated Lake County.

Alternate Key No.: 1811856 and 3916348

Existing Zoning District: Rural Residential (R-1) (Attachment “A”)

Proposed Zoning District: Rural Residential (R-1) (Attachment “B”)  
Urban Medium (Attachment “C”)

Future Land Use Category: (A request to amend the Comprehensive Plan Map to Urban Low Density is being presented under a separate cover as case file FLU-23-23-5) (Attachment “D”)

Flood Zone: “AE”

Joint Planning Area / ISBA: N/A

Overlay Districts: City of Leesburg ISBA and Utility Service Area.

### Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	City of Leesburg	-	Mobile Home Park and non-residential	Parcels access via private road from US Highway 441.
<b>South</b>	Lake Harris	-	Navigable water body	Flood Area AE along the rear boundary line.
<b>East</b>	Urban Medium Density	Mobile Home Rental Park	Mobile Home Park	Single-Family Residential next to the Mobile Home Park
<b>West</b>	Urban Medium	Planned Commercial by CP Ordinance #1999-51	Angler’s Resort (fish resort/camp)	Ordinance allows for future expansion and renovation of the current uses.

### Staff Analysis

The application seeks to correct a scrivener's error in Ordinance 2021-18, Section 1, for to read Rural Residential (R-1) in lieu of the shown Medium Residential (R-3). (Attachment "E")

The property, approximately 1.51 +/- acres in size, was rezoned via Ordinance 2021-18 from two zoning districts; Planned Commercial (CP) and Mobile Home Rental Park (RMRP). On June 22, 2021, the BCC approved Ordinance #2021-18 for the rezoning of the parcels to Rural Residential (R-1). However, Ordinance# 2021-18, stated the property was being rezoned to Medium Residential (R-3). Currently, the property is developed with a single-family residential dwelling unit, two utility buildings, and a carport/pole shed as shown on the concept plan (Attachment "F"). This rezoning does not seek any new uses or structures.

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 "G")

#### **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 3.00.02, *Purpose and Intent of Districts*, which states that the purpose of the Rural Residential (R-1) zoning district is to provide a transition between agricultural and Conservation areas and the more urban residential communities. It is intended to permit the development of single-family homes in an environment that is compatible with the surrounding natural resources.

The property is currently developed with a single-family residential dwelling unit, two utility buildings, and a carport/pole shed and is approximately 1.51 +/- acres. The request is consistent with LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, which states that single-family dwelling units are permitted within the R-1 zoning district. It is also consistent with the maximum density for the R-1 zoning district, as specified by LDR Section 3.02.06, *Density, Impervious Surface, Floor Area, and Height Requirements*, of one (1) dwelling unit per net acre.

Additionally, the rezoning request is consistent with LDR Section 3.01.02.A.1, *Classification of Uses*, which defines residential uses to include a single-family dwelling unit. LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, states that the R-1 zoning district allows uses to include a single-family dwelling unit.

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

The proposed rezoning is consistent with Comprehensive Plan (Comp Plan) Policy I-1.3.3, *Urban Medium Density Future Land Use Category* (FLUC), which allows residential density of up to seven (7) dwelling units per net buildable acre. The subject parcel is currently 1.51 +/- acres. The Urban Medium Density FLUC allows for residential uses as a typical use.

A request to amend the Comprehensive Plan Map to Urban Low Density is being presented under a separate cover as case file FLU-23-23-5. Comp Plan Policy I-1.3.2, *Urban Low Density Future Land Use*, allows residential density of up to four (4) dwelling units per net buildable acre.

#### **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 single-family dwelling units, as stated above in a breakdown of the surrounding property development table above. This rezoning request would correct a scrivener's error in Ordinance #2021-18, which inadvertently stated the property was being rezoned to Medium Residential (R-3) instead of Rural Residential (R-1). A change in the use of the property is not indicated by the rezoning application.

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

As previously stated, this rezoning application seeks to correct a scrivener's error in Ordinance #2021-18.

#### **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 subject property is currently serviced by a potable water well and septic. No adverse impacts are anticipated by the proposed rezoning. In the event of a fire emergency at this facility, Lake County Fire Rescue Station #71 is located less than three (3) miles from the subject property at 11305 Park Avenue, Leesburg. Station #71 can provide advanced life support should an emergency on the property demand this service.

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

The subject property is lakefront and currently developed with urban uses. Any new development will be required to meet all environmental protection provisions specified by the LDR and Comprehensive Plan.

**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.**

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

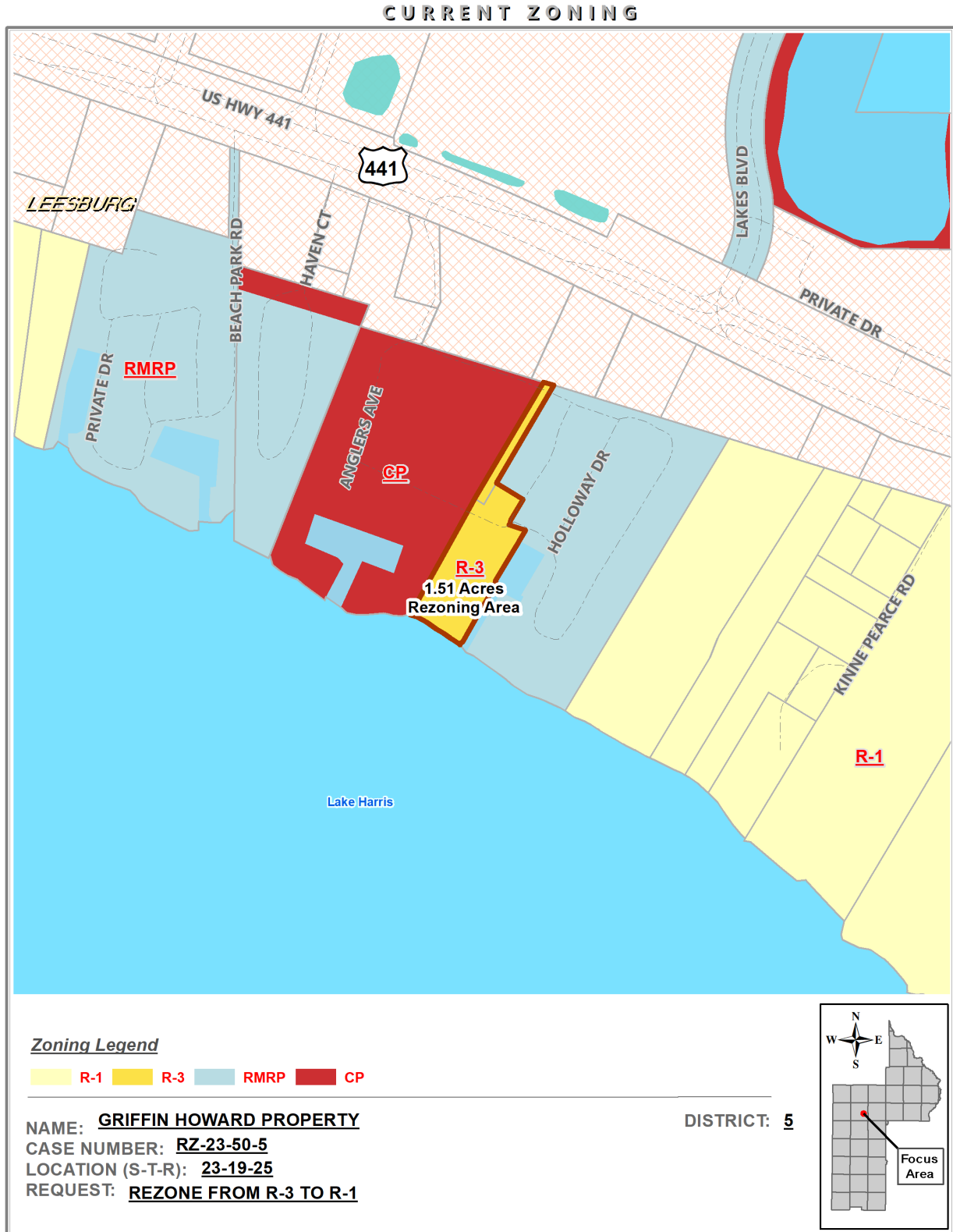
**I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and**

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

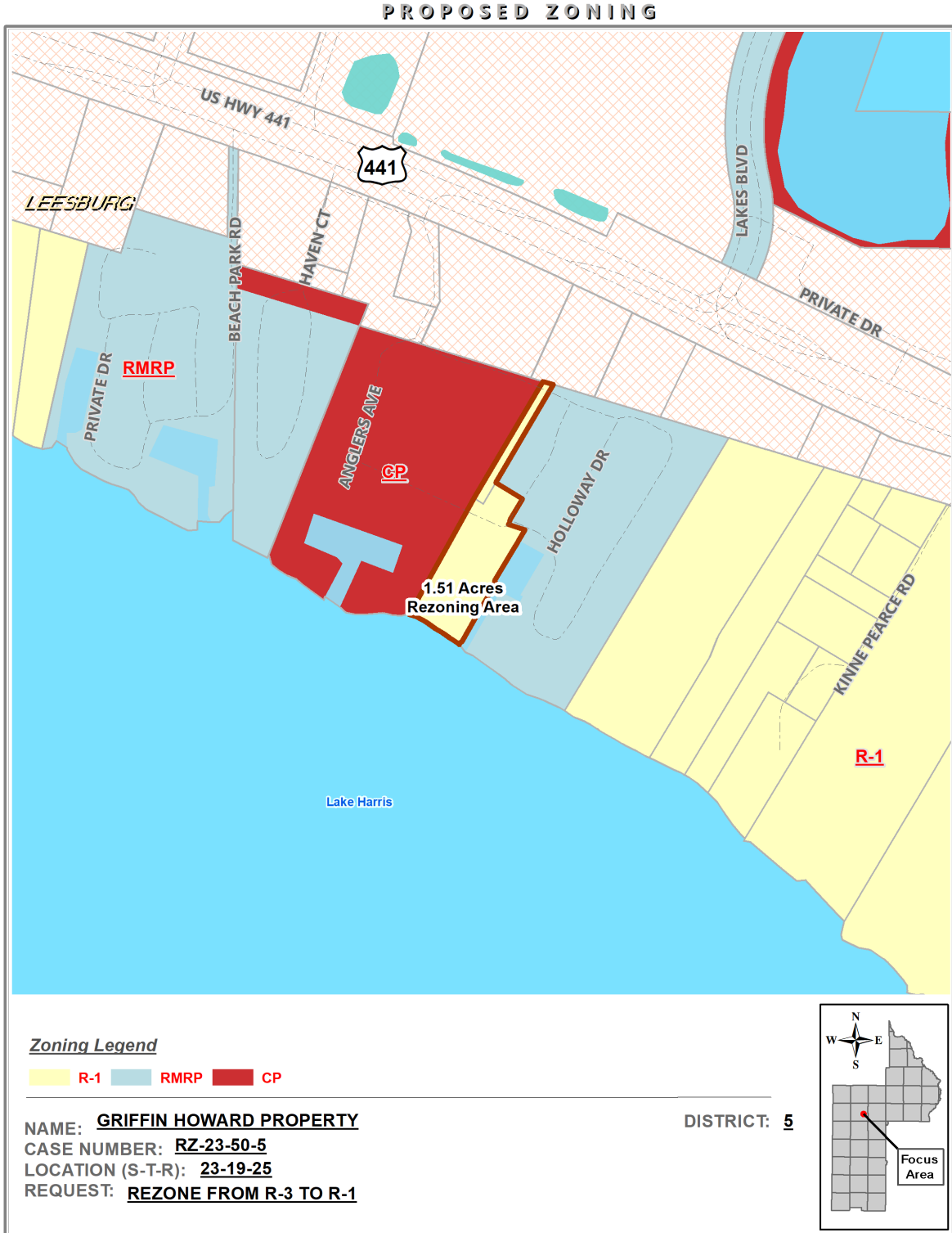
**J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

N/A.

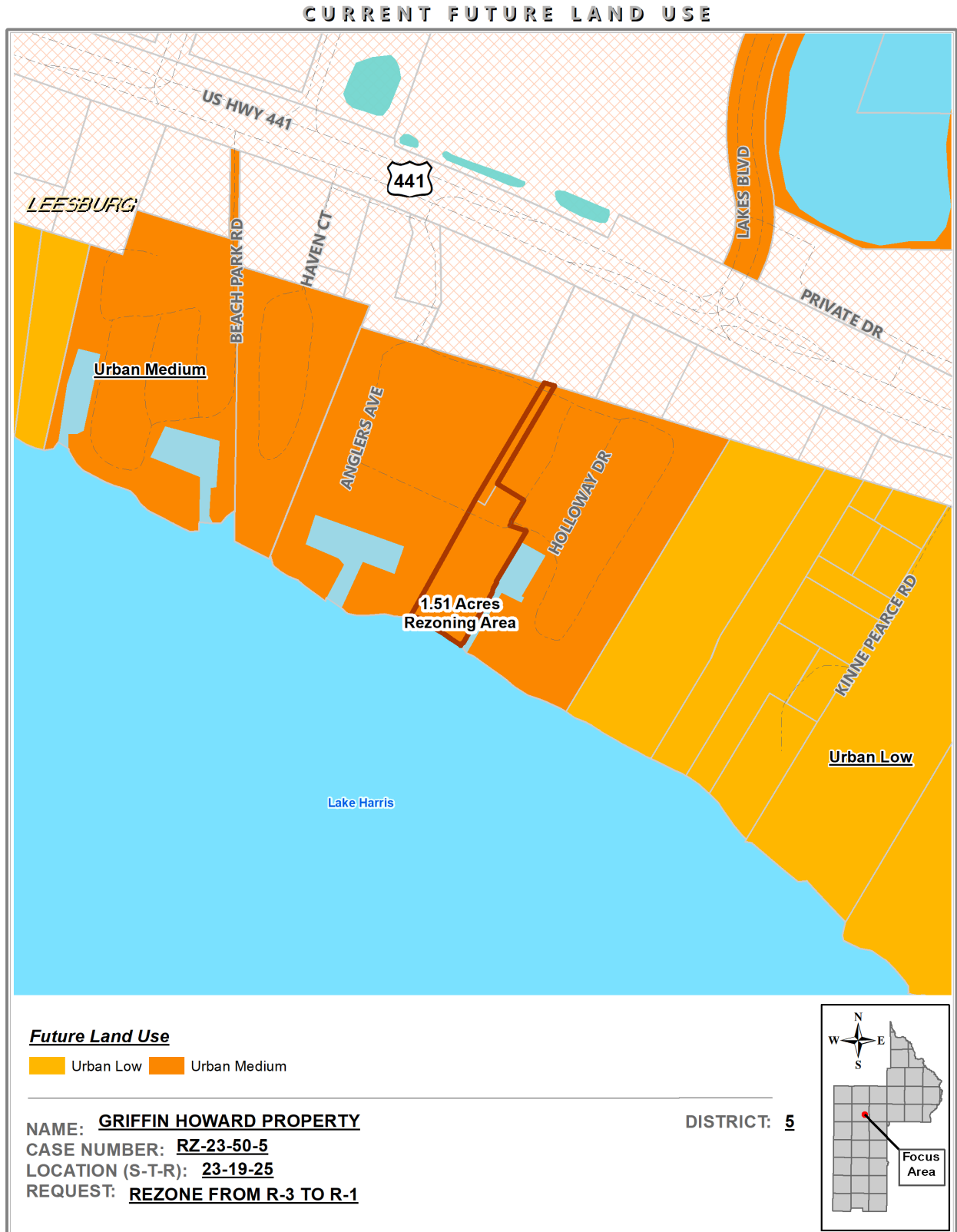
# Attachment A – Current Zoning



# Attachment B – Proposed Zoning

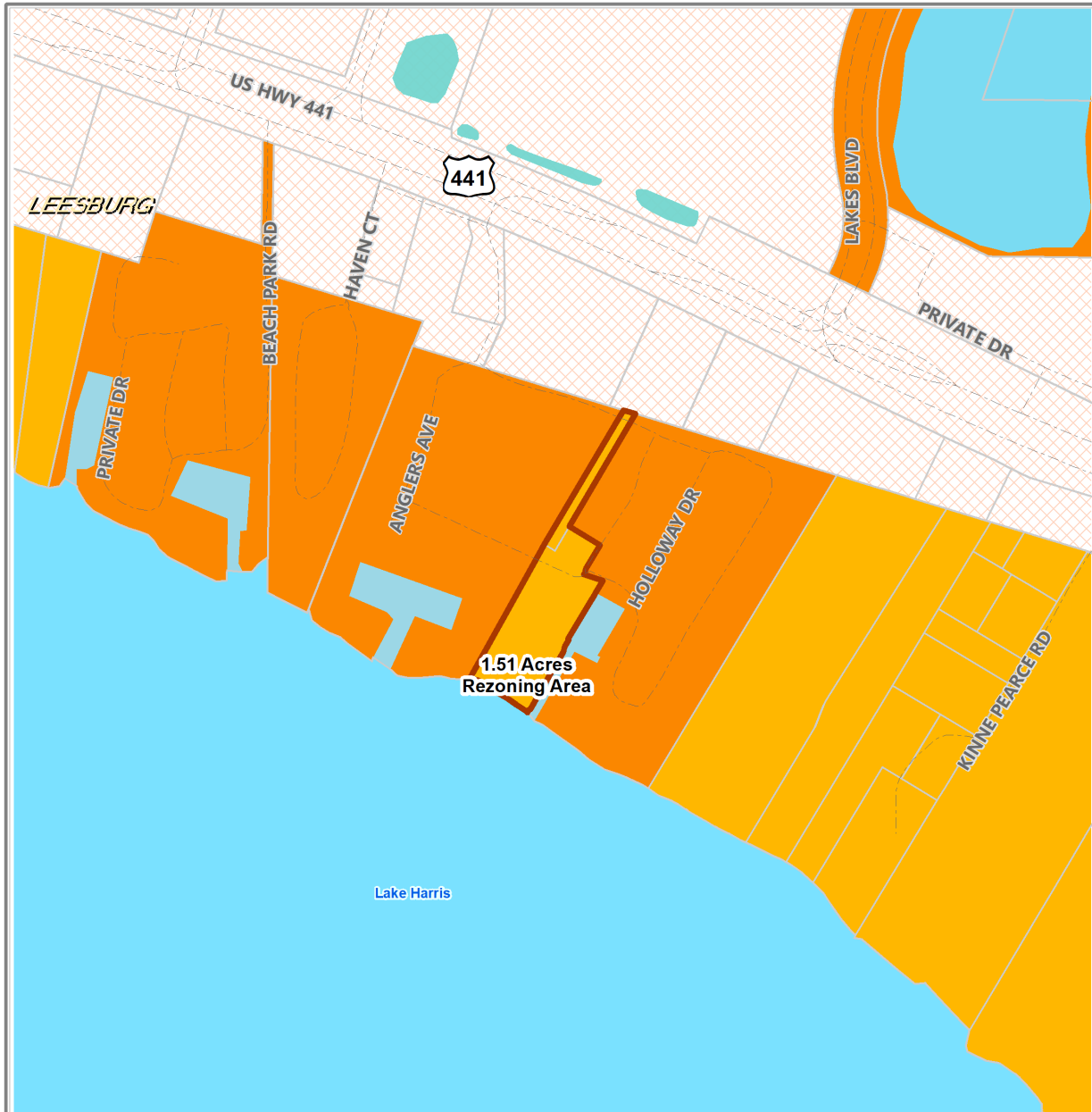


# Attachment C – Current Future Land Use



# Attachment D – Proposed Future Land Use

## PROPOSED FUTURE LAND USE



### Future Land Use

FLUCode  Urban Low  Urban Medium

NAME: **GRIFFIN HOWARD PROPERTY**  
CASE NUMBER: **RZ-23-50-5**  
LOCATION (S-T-R): **23-19-25**  
REQUEST: **REZONE FROM R-3 TO R-1**

DISTRICT: **5**





# Attachment E – Ordinance #2021-18 (Page 1 of 4)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38



**ORDINANCE #2021-18**  
**Griffin and Howard Property Rezoning**  
**RZ-21-09-3**

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

**WHEREAS**, Deirdre K. Griffin and Daniel D. Howard (the "Applicants" and the "Owners") submitted a rezoning application to rezone approximately 1.51 +/- acres from Planned Commercial (CP) (via Ordinance 1999-51) and Mobile Home Rental Park (RMRP) to Rural Residential (R-1) to reconcile the non-conformity between the existing residential use and the zoning district; and

**WHEREAS**, the subject property consists of approximately 1.51 +/- acres, is located at 10534 Holloway Drive, Leesburg, is in Section 23, Township 19, Range 25, consisting of Alternate Key Numbers 1811856 and 3916348, and more particularly described in "Exhibit "A" – Legal Description":

**WHEREAS**, the property subject to the request is located within the Urban Medium 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-21-09-3 on the 2nd day of June 2021, after giving notice of the hearing on the petition for change in zoning, including notice that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 22nd day of June 2021; 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.

**WHEREAS**, the approval of this ordinance shall replace and supersede Ordinance #1999-51.

**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 Lake County Zoning Map to designate the property described in the above legal description in this Ordinance to Medium Residential District (R-3).

**Section 2. Development Review and Approval.** Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County.

**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.

**INSTRUMENT #2021116663**  
OR BK 5779 PG 370 - 372 (3 PGS)  
DATE: 8/25/2021 7:42:08 AM  
**GARY J. COONEY, CLERK OF THE CIRCUIT COURT**  
**AND COMPTROLLER, LAKE COUNTY, FLORIDA**  
RECORDING FEES \$27.00



# Attachment E – Ordinance #2021-18 (Page 2 of 4)

Ordinance #2021-18  
RZ-21-09-3, Griffin and Howard Property Rezoning

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

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

5 ENACTED this 22nd day of June, 2021.

6 FILED with the Secretary of State July 9th, 2021.

7 EFFECTIVE June 22, 2021.

8

9

10

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

11

12

  
\_\_\_\_\_

13

SEAN M. PARKS, CHAIRMAN


14

15 **ATTEST:**

16

17

18

19   
\_\_\_\_\_  
20 GARY J. COONEY, CLERK OF THE  
21 BOARD OF COUNTY COMMISSIONERS  
22 LAKE COUNTY, FLORIDA



22

23

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

25

26

27

  
\_\_\_\_\_

28 MELANIE MARSH, COUNTY ATTORNEY

29

30

31

32

# Attachment E – Ordinance #2021-18 (Page 3 of 4)

Ordinance #2021-18  
RZ-21-09-3, Griffin and Howard Property Rezoning

1  
2

## Exhibit "A" – Legal Description

### Alternate Key #3916348:

From the East 1/4 corner of Section run South 89°47'30" West along North line of South 1/2 of Section a distance of 3045.80 feet, South 0°40'0" East 98.55 feet, South 71°33'0" East 354.40 feet, South 0°10'0" East 9 feet to Southerly right of way line of US Hwy 141, South 0°31'0" East 301.40 feet to a point on centerline of RR right of way, South 20°34'00" West 60.15 feet to Southerly right of way line of S.A.L.R.R. right of way, South 74°05'0" East along said Southerly right of way line 520.53 feet South 29°20'02" West 291.35 feet for Point of Beginning, continue South 29°20'02" West 63.50 feet, North 59°52'0" West 28.10 feet, South 27°58'0" West 170.30 feet, South 59°32'0" East 28 feet, South 27°31'30" West 172 feet to waters of lake & Point A, return to Point of Beginning, run South 59°08'40" East 80 feet, South 29°20'20" West 75.05 feet, South 72°26'10" East 46.81 feet, South 30°03'10" West 151.53 feet, South 51°32'12" East 3.23, South 30°35'17" West 17.70 feet, South 09°51'09" West 11.10 feet, South 29°01'50" West 146.41 feet, South 87°10'22" West to waters of lake Northwesterly along said waters of lake to Point A, all in Section 23, Township 19 South, Range 25 East, Lake County, Florida.

3  
4

### Alternate Key #1811856:

From the East 1/4 corner of Section 23, Twp. 19S., Rge. 25E., Lake County, Fla., run S. 89°47'16" W. along the East-West Mid Section line 2650.05 ft.; thence S. 0°21'54" E. 593.44 ft. to the Southerly r/w line of the S.C.L. Railroad; thence S. 74°05'00" E. along said Southeasterly r/w of S.C.L. Railroad 436.64 feet; thence S. 29°20'00" W. 291.35 ft. to the P.O.B. of this description. From said P.O.B. continue S. 29°20'00" W. 63.50 feet; thence N. 59°52'00" W. 28.10 ft.; thence S. 27°58'00" W. 170.30 ft.; thence S. 59°52'00" E. 28.0 ft.; thence S. 27°31'30" W. 170 ft., more or less, to the waters of Lake Harris and a point hereby designated as Point "A"; Return to the P.O.B. and run S. 59°08'40" E. 80.0 ft.; thence S. 39°20'00" W. 75.05 ft.; thence N. 88°28'00" E. 47.48 ft.; thence S. 29°52'50" W. 106.52 ft.; thence S. 60°07'10" E. 15.44 ft.; thence S. 30°46'19" W. to the waters of Lake Harris (last described line to be 3.0 ft. Southeasterly from and parallel to an existing seawall); run thence Northwesterly along and with waters of Lake Harris to intersect the aforementioned Point "A". The above described property subject to a 30.0 ft. easement for ingress and egress lying 15.4 ft. on each side of when measured at right angles thereto the following described centerline: From the above described P.O.B. run S. 74°05'00" E. along the Southerly r/w line of the S.C.L. Railroad 63.14 ft. to the centerline and the P.O.B. of this easement; From said P.O.B. run S. 26°38'27" W. 106.47 ft.; thence S. 14°40'57" W. 91.86 ft.; thence S. 13°43'41" W. 112.98 ft.; thence S. 29°20'00" W. 75.05 ft.; thence N. 88°28'00" E. 47.48 ft. to end of said Easement. Subject to all easements, r/w's and restrictions of record, if any.

5

"CERTIFIED CORRECT TO THE BEST  
OF MY KNOWLEDGE AND BELIEF."  
GEO. W. FARMER & ASSOC., INC.  
George W. Farmer  
Fla. Scrivener Reg. No. 1971

FOR: B.B. Holloway  
J.O. 15226  
March 24, 1978

# Attachment E – Ordinance #2021-18 (Page 4 of 4)



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

July 9, 2021

Mr. Gary J. Cooney  
Clerk of the Circuit Court and Comptroller  
Lake County  
550 West Main Street  
P. O. Box 7800  
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Mr. Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2021-18, which was filed in this office on July 9, 2021.

Sincerely,

Anya Grosenbaugh  
Program Administrator

AG/lb

**R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
Telephone: (850) 245-6270**



# Attachment G – Justification Statement

## Justification Statement

My husband and I purchased our 1960 single family home in 2014. At the time our property was listed as RMRP zoning, even though it was a free standing single family residence. In 2019, my husband and I purchased another lot north of our property line, which was zoned CP. After speaking with a senior planner in 2021, we decided to reconcile the non-conformity between the existing residential use and the zoning district.

Our rezoning ordinance #RZ-21-09-5, Griffin and Howard property Rezoning was **approved**.

We have been on this journey to reconcile our property and be more consistent with our current use, as well as our intended future land use. Our next step is to amend the comprehensive plan to have more conformity with all other R-1 residential properties along the lake shore, which have a future land use of URBAN LOW DENSITY.

The **intent, purpose and justification** for an amendment request is to be more consistent with our land use, as a single family (R-1) current land use, and continuing as LOW DENSITY for our intended future land use.

An URBAN LOW DENSITY land use would be more consistent with our current land use, as well as future land use.

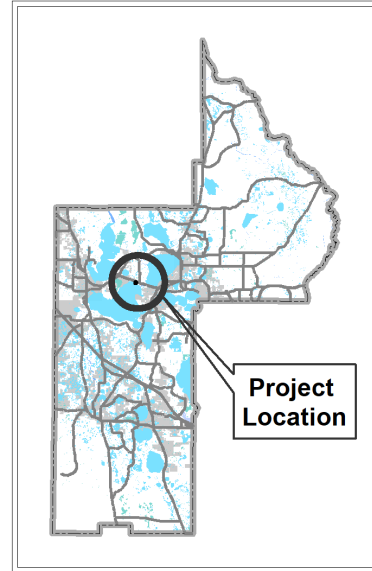
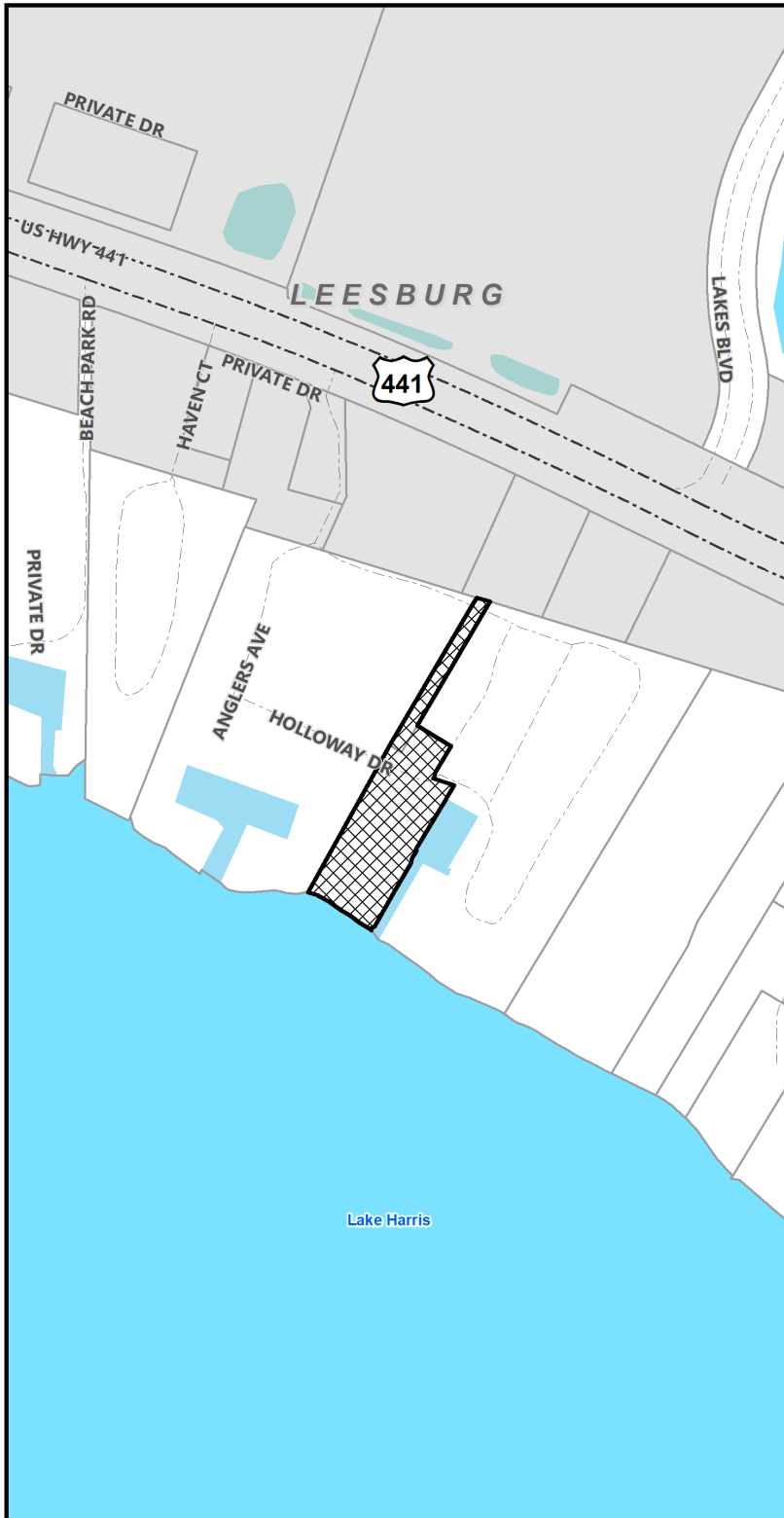
An URBAN LOW DENSITY amendment will be more consistent with the rest of the unincorporated, residentially dominated R-1 lakeshore parcels.

URBAN LOW DENSITY is a better conformity option.

My husband and I will not be making any changes to our property and will continue to function as an R-1, and LOW DENSITY.

Finally, the only access to our property is via a single, substandard 18.5 foot wide "driveway", governed by private easements. Our only access is located between commercial buildings and along a heavily dominated commercial corridor. By identifying our future land use as URBAN LOW DENSITY, we are signaling to any potential future owners that their ability to build higher density projects on our parcels would be limited. Please refer to Lake County Board of County Commissioners' February 14, 2023 meeting where Commissioner Sean Parks said that our particular ingress and egress, "... is a big safety issue" and the Board of Commissioners unanimously agreed that anything beyond low density housing cannot safely be dependent upon our single point of entry, substandard, 18.5 foot wide road. For safety, impact and developmental purposes, Urban Low is the most sustainable option for future land use. Anything higher than Urban Low will have a detrimental impact along the lakeshore and cause a substandard condition to be worse, by putting public safety at risk.

# Map of Subject Property



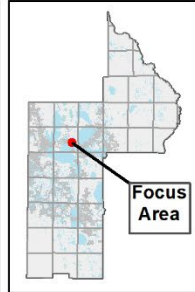
**1.51 Acres  
Rezoning Area**



# Aerial





RZ-23-50-5  
Griffin Howard Property



Rezone From  
R-3 To R-1



### Legend

-  Major Commercial Corridor
-  City Limits

**ORDINANCE #2023-XX**  
**Griffin and Howard Property**  
**RZ-23-50-5**

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; CORRECTING A SCRIVENER'S ERROR IN THE ZONING DESIGNATION FOR 1.51 +/- ACRES LOCATED AT 10534 HOLLOWAY DRIVE, IN THE LEESBURG AREA OF UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBERS 1811856 AND 3916348, AND LEGALLY DESCRIBED IN EXHIBIT "A" TO REFLECT A ZONING OF RURAL RESIDENTIAL (R-1) RATHER THAN MEDIUM RESIDENTIAL (R-3); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Deirdre K. Griffin and Daniel D. Howard (the "Applicants" and the "Owners") submitted a rezoning application to correct a scrivener's error in Ordinance #2021-18 as the original request was for Rural Residential (R-1) even though the Ordinance stated Medium Residential (R-3); and

**WHEREAS**, the subject property consists of approximately 1.51 +/- acres, is located at 10534 Holloway Drive, Leesburg, is in Section 23, Township 19, Range 25, consisting of Alternate Key Numbers 1811856 and 3916348, and more particularly described as:

**LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]**

**WHEREAS**, the Lake County Planning and Zoning Board did review Petition RZ-21-09-3 on the 2nd day of June 2021, after giving notice of the hearing on the petition for change in zoning, including notice that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 22nd day of June 2021; 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 adopted Ordinance #2021-18; and

**WHEREAS**, upon review, Ordinance #2021-18 was found to contain a scrivener's error in Section 1, mistakenly reading Medium Residential (R-3) instead of the requested Rural Residential (R-1) zoning district designation; and

**WHEREAS**, the Lake County Planning and Zoning Board did review Petition RZ-23-50-5 on the 4th day of October 2023, after giving notice of the hearing on the petition for change in zoning to correct a scrivener's error, 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.

**WHEREAS**, the approval of this ordinance shall replace and supersede Ordinance #2021-18.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,

1 Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they  
2 pertain to the property described herein, subject to the following terms:

3 **Section 1. Terms.** The County Manager or designee shall amend the Official Zoning Map to rezone the  
4 subject property to Rural Residential (R-1) . Ordinance #2021-18 shall be replaced and  
5 superseded upon the Effective Date of this Ordinance.

6 **Section 2. 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 3. 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. 2

12 **Section 4. Effective Date.** This Ordinance shall become effective upon recordation in the public records of  
13 Lake County, Florida. The County shall be responsible for all recording fees.

14  
15 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, **2023.**

16  
17 **FILED** with the Secretary of State \_\_\_\_\_, **2023.**

18  
19 **EFFECTIVE** \_\_\_\_\_, **2023.**

20

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

23

24

25

\_\_\_\_\_  
**KIRBY SMITH, CHAIRMAN**

26 **ATTEST:**

27

28

29 \_\_\_\_\_  
30 **GARY COONEY, CLERK OF THE**  
31 **BOARD OF COUNTY COMMISSIONERS**  
32 **LAKE COUNTY, FLORIDA**

32

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

34

35

36 \_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**

37

38

39

40

40

1  
2

## Exhibit "A" – Legal Description

### Alternate Key # 3916348

That part of Government Lot 2 in Section 23, Township 19 South, Range 25 East, in Lake County, Florida, bounded and described as follows: From the East quarter section corner of said Section 23, run South 89°47'30" West along the North line of the South 1/2 of said Section 23 a distance of 3045.5 feet; thence South 0°10' East 98.55 feet; thence South 71°33' East 354.4 feet; thence South 0°10' East 9.00 feet to a point on the Southerly line of the right of way of U.S. No. 441 as the same formerly existed; thence South 0°31' East 301.4 feet to a point on the center line of the 120 foot wide right of way of the Seaboard Coast Line Railroad; thence South 20°34' West 60.15 feet to a point on the Southerly line of the right of way of said Railroad; thence South 74°05' East along the Southerly line of the right of way of said railroad 493.04 feet to a 5/8" iron rod with a cap marked PLS 4559 and the POINT OF BEGINNING of this description; thence continue South 74°05' East along said railroad right of way a distance of 27.49 feet to the most easterly corner of the first parcel described in Exhibit "A" as recorded in O. R. Book 2988, Page 1125, Public Records of Lake County, Florida; thence S29°20'02"W along the East line of said "first parcel" a distance of 354.85 feet; thence N59°52'W along the East line of said "first parcel" a distance of 28.1 feet; thence in a straight line run back to the Point of Beginning and the end of this description; Reserving easement for ingress, egress and utilities over the North 30.00 feet thereof; the above parcel being more particularly described as follows:

That part of Government Lot 2 in Section 23, Township 19 South, Range 25 East, in Lake County, Florida, bounded and described as follows: Commence at the East quarter section corner of said Section 23, said corner having a state plane coordinate (East Zone) of North 1632535.39 and East 408091.35 as per Certified Corner Record No. 72866 on file with the Florida Department of Environmental Protection, run N88°59'28"W on a bearing related to Florida Grid East Zone along the North line of the South 1/2 of said Section 23 a distance of 3045.5 feet; thence S01°03'02"W 98.55 feet; thence S70°19'58"E 356.76 feet; thence S01°03'02"W 9.00 feet to a point on the Southerly line of the right of way of U.S. No. 441 as the same formerly existed; thence S00°42'02"W 301.33 feet to a 5/8" iron rod marked #3715 being a point on the center line of the 120 foot wide right of way of the Seaboard Coast Line Railroad; thence S21°38'22"W 60.25 feet to a 1 inch iron pipe being a point on the Southerly line of the right of way of said Railroad; thence S73°07'14"E along the Southerly line of the right of way of said railroad 492.93 feet to a 5/8" iron rod with a cap marked PLS 4559, said iron rod having a coordinate of North 1631860.97 and East 405826.09 and being the POINT OF BEGINNING of this description; thence continue South 73°07'14" East along said railroad right of way a distance of 27.49 feet to a 5/8" iron rod marked LB7274 being the most easterly corner of the first parcel described in Exhibit "A" as recorded in O. R. Book 2988, Page 1125, Public Records of Lake County, Florida; thence S30°18'44"W along the East line of said "first parcel" a distance of 354.77 feet to a 1/2" iron pipe; thence N59°24'04"W along the East line of said "first parcel" a distance of 27.93 feet to a 1/2" iron pipe; thence N30°30'32"E a distance of 348.24 feet to the Point of Beginning and the end of this description; Reserving easement for ingress, egress and utilities over the North 30.00 feet thereof.

Containing 9605 square feet, more or less.

3  
4

### Alternate Key # 1811856

That part of Government Lot 2 in Section 23, Township 19 South, Range 25 East, in Lake County, Florida, bounded and described as follows: from the East Quarter Section Corner of said Section 23, run South 89°47'30" West along the North line of the South 1/2 of said Section 23 a distance of 3045.5 feet; thence South 0°10' East 98.55 feet; thence South 71°33' East 354.4 feet; thence South 0°10' East 9 feet to a point on the Southerly line of the right of way of U.S. Highway No. 441 as the same formerly existed; thence South 0°31' East 301.4 feet to a point on the center line of the 120-foot-wide right of way of the Seaboard Coast Line Railroad; thence South 20°34' West 60.15 feet to a point on the Southerly line of the right of way of said Railroad; thence South 74°05' East along the Southerly line of the right of way of said Railroad 520.53 feet; thence South 29°20'02" West 354.85 feet; thence North 59°52' West 28.1 feet; thence South 27°58' West 170.3 feet to the POINT OF BEGINNING of this description; thence South 59°52' East 28 feet; thence South 27°31'30" West 172 feet, more or less, to the waters of Lake Harris and a Point hereby designated as Point "A"; Return to Point of Beginning; thence run South 27°58' West 185 feet to the waters of Lake Harris; thence Southeasterly 30 feet, more or less, along and with the waters of Lake Harris to the aforementioned Point "A" and the end of this description.

5