



COMPREHENSIVE PLAN AMENDMENT  
STAFF REPORT  
OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): September 4, 2024  
Board of County Commissioners (BCC): October 1, 2024

Case No. and Project Name: PZ2023-291, Mount Dora South

Applicant: Richland Development – Florida Inc.

Owner: Roseville Investments LLC and CPL Monte Bella LLC, and Trilogy Inspirada LLC and Legacy Inspirada LLC, and Carter-Lake 215 SR 46 Land Trust

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 333 +/- acres from Regional Office and Mount Plymouth Sorrento Neighborhood Future Land Use Category (FLUC) to Planned Unit Development (PUD) FLUC and amend associated Comprehensive Plan Policies to incorporate the proposed development program for Mount Dora South, a mixed-use employment center development within the Wolf Branch Innovation District (WBID).

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

Case Manager: Janie Barrón, Planning Manager

PZB Recommendation:

**Subject Property Information**

Size: 333.7 +/- Gross Acres (327 +/- uplands and 6.7 +/- wetlands)

Location: East of Round Lake Road and bisected by State Road 453, in the unincorporated Mount Dora area

Alternate Key Numbers: 1124841, 1112001, 1102235, 1085110, 1709261, 3900130, 2731541, 1814596 and 1510767

Current Future Land Use: Mount Plymouth Sorrento Neighborhood and Regional Office FLUC (Attachment “A”)

Proposed Future Land Use: Planned Unit Development (PUD) (Attachment “B”)

Current Zoning Districts: Agriculture, Rural Residential District (R-1), and Planned Unit Development (PUD) by Ordinance #2020-54 (Attachment “C”)

Flood Zones: “A” and “X”

Joint Planning Area / ISBA: City of Mount Dora Joint Planning Area (JPA)

Overlay Districts: Wekiva Study Area and Mt. Plymouth – Sorrento Special Community (Attachment “D”)

Rural Protection Area: N/A

**Adjacent Property Land Use Table**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Use</u></b>	<b><u>Comments</u></b>
North	Regional Office	Agriculture (A) and Light Industrial (LM)	Agricultural, Residential and Water Body	Agriculture, Residential and Wetland Tract
South	Orange County: A-1 and Rural County Estate Residential District (R-CE-5)	Orange County: Rural / Agriculture (R)	Agricultural and Residential	Agriculture and Single-Family Dwelling Units
East	Regional Office and Mount Plymouth Sorrento Neighborhood	Agriculture (A), Rural Residential District (R-1) and Mixed Residential District (R-7)	Agriculture and Residential	Agriculture and Single-Family Dwelling Units
West	Urban Low Density	Planned Unit Development (PUD) by Ordinance #2022-17 and #2004-73	Residential Subdivision	Ordinance #2022-17: CSD Groves PUD development program includes 264 single-family dwelling units (3.38 du/acre) and Ordinance #2004-73: Sullivan Ranch Subdivision includes 700 single-family dwelling units (2.5 du/acre) and 220 villas

**Staff Analysis**

The Applicant has submitted a Large-Scale Future Land Use Amendment for approximately 333.7 +/- gross acres, identified by Alternate Key Numbers 1112001, 1124841, 1102235, 1085110, 1709261, 3900130, 2731541, 1814596 and 1510767 as depicted on the Survey (Attachment “E”). The subject parcels are generally located east of Round Lake Road and bisected by State Road 453, in the unincorporated Mount Dora area of Lake County. The current use of the parcels consists of single-family residential, agriculture and specifically, parcels identified by Alternate Key Number 1112001, 2731541, 1102235 and 1085110 were allowed to operate a borrow pit to supply fill material for the Wekiva Parkway construction in accordance with Ordinance #2020-54. The subject parcels are located within the Mt. Plymouth – Sorrento Special Community and Wekiva Study Area (WSA). The requested action proposes to amend the Future Land Use Category on a total of 333.7 +/- gross acres from Mount Plymouth Sorrento Neighborhood and Regional Office to Planned Unit Development (PUD) to facilitate the proposed development program for Mount Dora South. The amendment will facilitate development of the proposed mixed-use employment center development within the WBID to create employment generating uses and substantial industrial/flex space, as well as housing as indicated in the Applicant’s Justification Narrative (Attachment “H”).

<b>Table 1. Zoning District and Future Land Use Category</b>		
Alternate Key Number (s)	Zoning District	Future Land Use Category
1124841	Agriculture and Planned Unit Development by Ordinance #2020-54	Regional Office and Mount Plymouth Sorrento Neighborhood
1709261 and 3900130	Rural Residential District (R-1)	Regional Office
1112001, 1102235, 1814596, 1510767, 1085110 and 2731541	Planned Unit Development by Ordinance #2020-54	Regional Office

The Land Use Plan (Attachment “F”) depicts the WBID boundaries, proposed mixed-use employment center development that proposes a mix of residential (densities), non-residential (intensities), open space, flood zone areas, Wekiva Study Area buffer, site and emergency access.

If the Large-Scale Comprehensive Plan Amendment is approved by the Board of County Commissioners (the ‘Board’) for transmittal to the Florida Department of Commerce (DOC) consistent with Comprehensive Plan Policy I-7.14, the companion rezoning of the subject property from Agriculture, Rural Residential District (R-1), and Planned Unit Development (PUD) by Ordinance #2020-54 to Planned Unit Development (PUD) will be presented to the Board for approval at the same time as the application for the Future Land Use Amendment is presented for adoption.

<b>Table 2. Existing and Proposed Development Standards.</b>						
	Future Land Use Category	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Rural Transition	1 d.u. / 5 net acres 1 d.u. / 3 net acres* 1 d.u. / 1 net acre*	N/A	0.30	35% - 50%*	50 Feet
	Regional Office	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6))	N/A	0.75	15%	75 Feet
Proposed	Planned Unit Development (PUD)	N/A	Low Density Residential: 314 Single-Family Dwelling Units	Single-Family Detached 0.60	0.35	Single-Family Detached 35 Feet
			Moderate Density Residential: 190 Dwelling Units	Single-Family Attached and Multi-Family 0.75		Single-Family Attached and Multi-Family 50 Feet
			Industrial/Non-Residential Uses 10,393,416 square feet	0.80	0.20	100 Feet

The Applicant provided a Justification Narrative for the Large-Scale Future Land Use Amendment request as shown on Attachment “H”.

The subject property is located within the Mount Dora ISBA and the application was provided to the City of Moun Dora for comments. The City of Mount Dora provided correspondence indicating the property should be developed consistent with the WBID Design Guidelines for WBI-E zoning district of Section 3.4.15 of the City's Land Development Code (Attachment "I").

A proposed rezoning application was submitted concurrent with this site specific proposed future land use map amendment application to change the zoning district from Agriculture, Rural Residential District (R-1), and Planned Unit Development (PUD) by Ordinance #2020-54 to Planned Unit Development.

The WBID Implementation Plan was intended to establish a mixed-use employment center or regional importation in Lake County. The City of Mount Dora adopted the WBID Plan, but the County has not. As a Joint Planning Area and Interlocal Coordination initiative County and City staff met with Levey Consulting to review the proposed mixed-use employment center development and land uses.

On October 16, 2023, Levey Consulting presented an overview of the Richland Plan (Mount Dora North and Mount Dora South) in comparison to the WBID Plan during the City of Mount Dora and Lake County Joint Workshop (Attachment "K").

On December 1, 2023, Lake County provided the Applicant with the suggested uses that comply with the City of Mount Dora WBID Design Guidelines for WBI-E zoning district of Section 3.4.15, City of Mount Dora, Land Development Code and Lake County's Code, Appendix E, Land Development Regulations.

### **Standards for Review (LDR Section 14.02.03)**

#### **A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County's natural and cultural resources; and direct compact development to established urban areas to prevent sprawl.

The Future Land Use Amendment request is consistent with Comprehensive Plan Policy I-2.1, which recognizes the Mount Plymouth-Sorrento Special Community as part of Lake County with unique character and charm. The Policy requires approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection with the community's character. The proposed mixed-use employment center development within the WBID proposes a mix of residential (densities) and non-residential (intensities) land uses.

The proposed amendment and mixed-use employment center development within the WBID is consistent with Comprehensive Plan Policy I-2.1.6 entitled Office Employment Center, which indicates that the intent of this employment center is to promote orderly and logical development of land for office complexes and light, clean industrial development in an attractively designed, park-type setting and to maintain the integrity of existing or future nearby residential area. The Justification Narrative (Attachment "H") indicates that the amendment will facilitate development of a mixed-use employment center development within the WBID to create employment generating uses and substantial industrial/flex space, as well as provide housing as indicated in the Applicant's Justification Narrative (Attachment "H").

The proposed amendment is consistent with Comprehensive Plan Policy I-3.4.2 entitled Open Space Requirements within the Wekiva Study Area (WSA), which states that open space shall be provided consistent with the requirements of the applicable Future Land Use Category. The proposed Future Land Use Amendment request was submitted concurrent with a site-specific proposed rezoning to Planned Unit Development being presented under a separate cover, which proposes a minimum of thirty-five percent (35%) of the net buildable area.

The proposed mixed-use employment center development within the WBID will be serviced by central water and sewer systems and consistent with Comprehensive Plan Policy, I-3.4.5 entitled Development Design Standards, which states that central water and sewer facilities can be connected to a regional system when available, for new development in the Wekiva Study Area with a density equal to or greater than one unit per net acre.

The proposed amendment is consistent with Comprehensive Plan Objective I-7.14 entitled Planned Unit Development

(PUD) Future Land Use Series, which states that the PUD Land Use Series is intended to incorporate a broad mixture of uses with specific design standards. The proposed mixed-use employment center development is a site-specific development consistent with the WBID area.

The proposed amendment and mixed-use employment center development are consistent with Comprehensive Plan Policy I-7.14.1 entitled Standards of Review for the PUD Future Land Use Category, which states that applicants shall demonstrate that the proposed amendment is compatible with the surrounding area density, intensity and proposed uses. The proposed mixed-use employment center development proposes a mix of residential (densities) and non-residential (intensities) land uses consistent with the WBID area.

The proposed rezoning is consistent with Comprehensive Plan Policy I-7.14.2 entitled Time Frame of Planned Unit Development (PUD), which states that an approved PUD land use designation shall be considered for reversion to its former designation if development on the site has not commenced within three (3) years following the date of the land use amendment. The PUD rezoning ordinance includes a PUD expiration indicating that physical development shall commence within three (3) years from the date of Ordinance approval. The Applicant provided the following Table 3 comparing the proposed development with nearby subdivisions.

Table 3. Adjacent and Surrounding Subdivisions					
Project Name	Gross / Net Acres	Unit Count	Gross / Net Density	Min. Lot Size	Municipality
Sullivan Ranch	299.3 Gross Ac	692 DUs	Gross: 2.31 DU/AC	4,160 SF	Lake
Summerbrooke	242.0 Gross Ac	557 DUs	Gross: 2.3 DU/AC	2,420 SF	Mt. Dora
Timberwalk	170.6 Gross Ac 154.8 Net Ac	367 DUs	Gross: 2.15 DU/AC Net: 2.37 DU/AC	6,875 SF	Mt. Dora
Summerview at Wolfs Creek Ridge and Wolf Creek Ridge	78.7 Gross Ac	260 DUs	Gross: 3.3 DU/AC	6,900 SF	Mt. Dora
Sorrento Pines	199.4 Gross Ac 199.4 Net Ac	328 DU	Gross: 2.0 DU/AC Net: 2.0 DU/AC	4,800 SF	Lake
Wekiva Hill	33.83 Gross Ac 33.03 Net Ac	442 DUs 55,000 SF Commercial	Gross: 13.38 DU/AC Net: 17.71 DU/AC	760 SF (Multi-Family)	Mt. Dora

The proposed amendment is consistent with Comprehensive Plan Policy I-7.8.1 entitled Requirements for *Planned Unit Development*, which states that a PUD shall be required for any application proposing to development 200 or more dwelling units. The proposed Future Land Use Map application was submitted concurrent with a site-specific proposed rezoning to Planned Unit Development being presented under a separate cover.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The mixed-use employment center development will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County’s adopted levels of service to public facilities and services.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County's natural resources. The Applicant provided an Environmental Report, Preliminary Hydrogeologic Study and Preliminary Geotechnical Investigation Study. The report and study were reviewed by the County's third-party consultant. The information provided in the reports characterized the subsurface features with soil profiles identifying soil types, strengths, and confining units. The reports included information regarding karst features, raveled zones in the subsurface, and sinkhole potential. The County's third-party consultant concluded that the reports are in conformance with the Comprehensive Plan, specifically Comprehensive Plan Policy I-3.4.1 entitled Surveys and Studies and LDR, as amended.

The **Economic Element** seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. The proposed development program for Mount Dora South, will facilitate development of the proposed mixed-use employment center development within the WBID to create employment generating uses and substantial industrial/flex space, as well as provide housing as indicated in the Applicant's Justification Narrative (Attachment "H"). The mixed-use employment center development proposed by the amendment is consistent with the Economic Element.

The **Housing Element** is intended to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents. The proposed mixed-use employment center development proposed by the amendment introduces a mixture of housing types (single-family attached, single-family detached and multi-family) to accommodate different segments of the population and Lake County's growing population. The proposed amendment is consistent with the Housing Element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is located within the Mount Dora Joint Planning Area (JPA). As a Joint Planning Area and Interlocal Coordination initiative County and City staff meet with Levey Consulting to review the proposed mixed-use employment center development and land uses. The proposed amendment is consistent with the Intergovernmental Coordination Element.

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The concept plan depicts 35% of the subject property to be dedicated as open space. In addition, the proposed community will provide a minimum of 5.16 +/- acres of park land as identified in the companion rezoning request. The proposed amendment is consistent with the Parks and Recreation Element.

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The Traffic Demand Analysis indicates that the surrounding roadway network has capacity to serve the proposed densities and intensities set forth in the proposed amendment and will continue to operate at an acceptable level of service as outlines in Justification Narrative (Attachment "H"). The proposed amendment is consistent with the Transportation Element.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The mixed-use employment center development will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services. The City of Mount Dora provided documentation (Attachment "J") indicating that water and forced main sewer services are available on Round Lake Road.

**B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.**

The **Planned Unit Development District (LDR Section 4.03.00)** seeks to (1) exercise greater ingenuity and imagination in the planning and Development of Tracts of Land under unified control than generally is possible under these regulations; (2) allow a diversification of uses, structures, and open space in a manner compatible with both the surrounding, existing and approved development of land surrounding and abutting the site; (3) provide a means for land to be used more effectively, and for utilization of smaller networks of utilities and roads; (4) detail the natural amenities of land encouraging scenic and functional open space within the PUD; (5) provide for the reasonable protection of designated species of plants and animals; (6) ensure that development will occur according to limitation of use, design, density, and phasing stipulated on an approved Development Plan; and (7) provide reasonable assurance of approval of a PUD application before a developer expends complete design monies, while providing the County with assurances that the PUD will be developed according to approved specifications.

The rezoning request is consistent with LDR Section 4.03.01 entitled Purpose and Intent, which states that Planned Unit Developments shall be allowed in all Land Use classifications.

The rezoning request and conceptual plan are consistent with LDR Section 4.03.02 entitled Permitted Uses, which states that Planned Residential Communities are permitted with a PUD zoning district when they are designated within an approved Development Plan.

The rezoning request and conceptual plan are consistent with LDR Section 4.03.03 entitled General Site Development Standards, which states that site development standards are established for PUDs to ensure adequate levels of light, air, and density to maintain and promote functional compatibility of uses, to promote safe and efficient circulation of pedestrian and vehicular traffic, to provide orderly phasing of development. The ordinance contains specific conditions to promote protection of natural resources, and protect the health, safety, and general welfare of the public.

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

The proposed mixed-use employment center development proposes a mix of residential (densities) and industrial / non-residential (intensities) land uses consistent with the WBID area. See Table 3 above for surrounding development activity.

**D. Whether there have been changed conditions that justify an amendment.**

The WBID Implementation Plan was commissioned between the County and City of Mount Dora to establish a mixed-use employment center of regional significance in northeast Lake County.

The proposed amendment will facilitate development of a mixed-use employment center within the WBID to create employment generating uses and substantial industrial/flex space, as well as provide housing as indicated in the Applicant's Justification Narrative (Attachment "H").

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

Future development will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewer

The City of Mount Dora provided documentation (Attachment "K") indicating that wastewater and forced main sewer services are available on Round Lake Road. In addition, the City indicated that the services are subject to specific provisions as detailed in Attachment "K".

Schools

The proposed development program is subject to school concurrency review prior to final development order approval. Proportionate share mitigation may be required at the time of submittal.

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #39 is located at 31431 Walton Heath Avenue near the subject parcels and will provide advanced life support should an emergency on the property demand this services. Fire protection water supply and emergency access will be addressed during the site plan review process, should the land use amendment request be approved by the Board.

Transportation Concurrency

The proposed Comprehensive Plan amendment is not anticipated to adversely impact transportation levels of service.

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

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 Land Development Regulations (LDR). An environmental assessment will be submitted with the site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting, or mitigation will be obtained before development can commence.

The Applicant provided an Environmental Report, Preliminary Hydrogeologic Study and Preliminary Geotechnical Investigation Study. The report and study were reviewed by the County's third-party consultant. The information provided in the reports characterized the subsurface features with soil profiles identifying soil types, strengths, and confining units. The reports included information regarding karst features, raveled zones in the subsurface, and sinkhole potential. The County's third-part consultant concluded that the reports are in conformance with the Comprehensive Plan, specifically Comprehensive Plan Policy I-3.4.1 entitled Surveys and Studies and the LDR, as amended.

In addition to the Environmental Report, the Applicant submitted a Master Site Letter (Attachment "L") that states that the search area may contain unrecorded archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.

New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended.

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

There is no indication that the proposed Comprehensive Plan Amendment will affect the property values in the area.



**H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

The proposed amendment would not disrupt the existing orderly and logical development pattern of the area as the subject properties are located within the WBID, intended for a dynamic mix of non-residential, mixed-use, and residential uses to support employment center creation, and provide an enhanced economic base for the region.

**I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.**

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

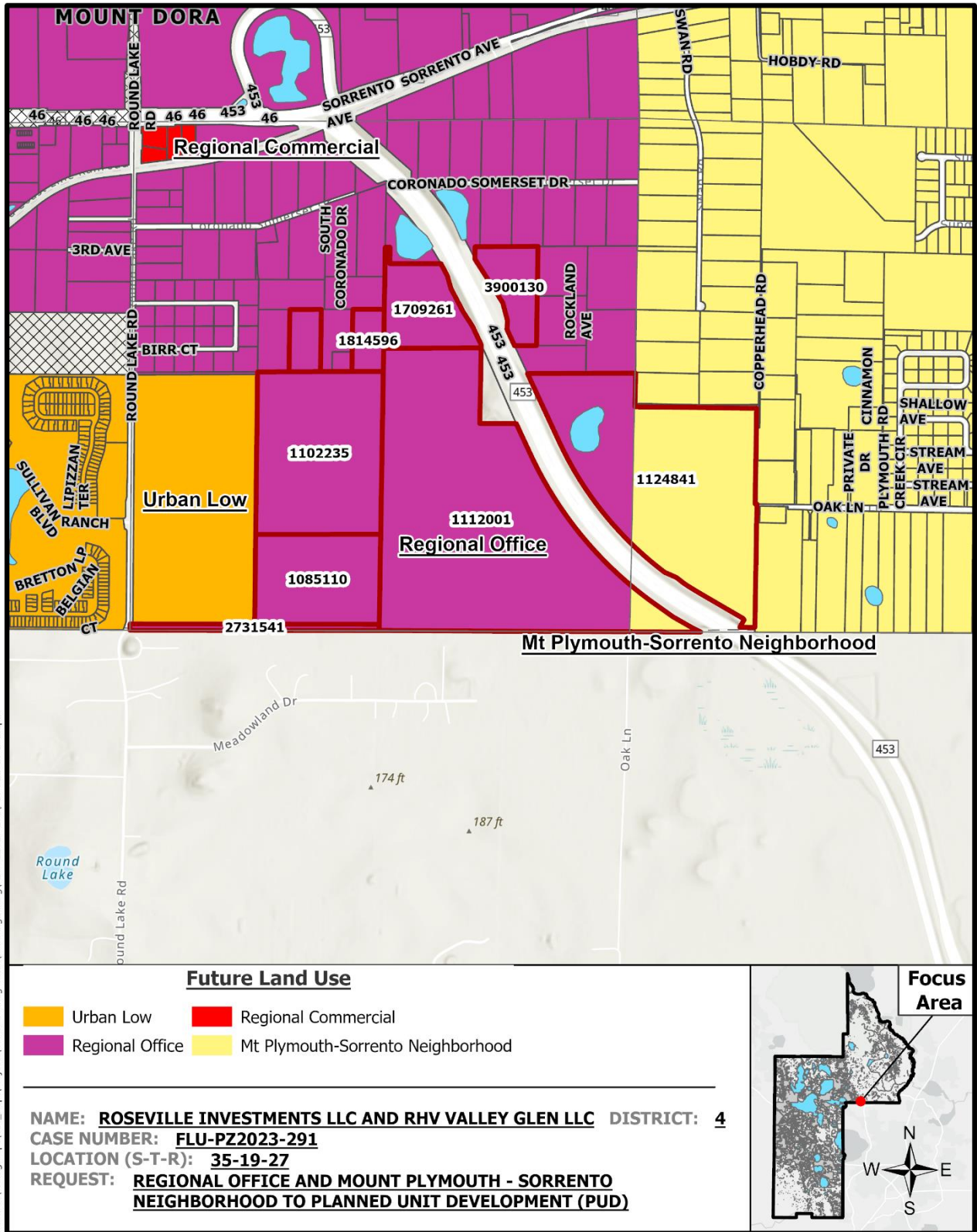
The Applicant has indicated that this amendment will facilitate development of a master-planned mixed-use project that implements the intent of the WBID to create employment generating uses and housing in the form of a well-integrated development as stated in the Justification Narrative (Attachment "H").

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

The proposed Comprehensive Plan Amendment application was submitted concurrent with a site-specific proposed rezoning to Planned Unit Development being presented under a separate cover.

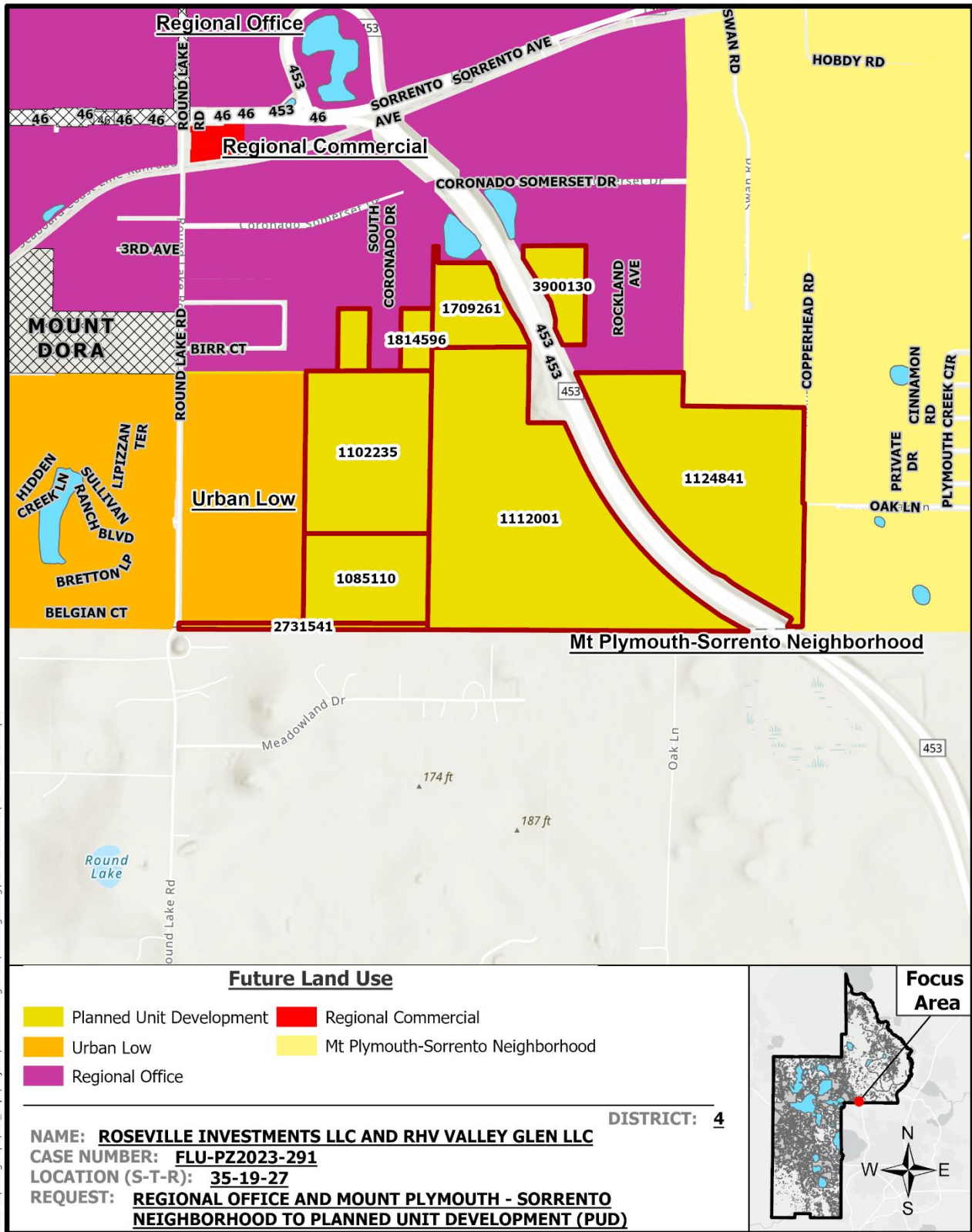
# Attachment "A" – Current Future Land Use Map

## CURRENT FUTURE LAND USE



## Attachment "B" – Proposed Future Land Use Map

### PROPOSED FUTURE LAND USE



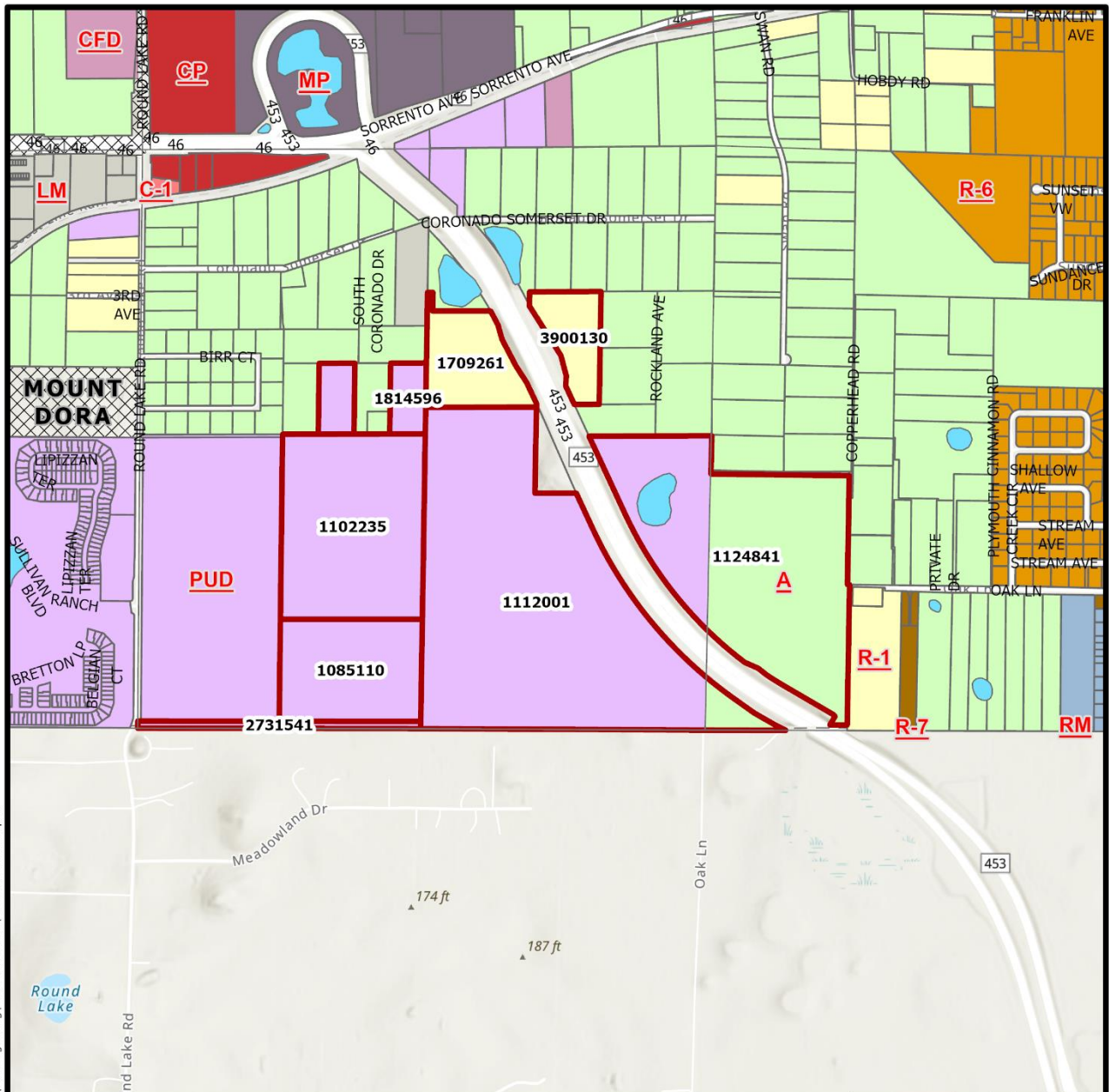
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## Attachment "C" – Zoning Map

### CURRENT ZONING

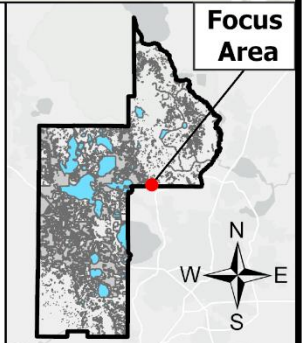


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#### Zoning Legend

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> R-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> R-7	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black;"></span> C-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black;"></span> LM	<span style="display: inline-block; width: 15px; height: 15px; background-color: #C08080; border: 1px solid black;"></span> CFD	

**NAME: ROSEVILLE INVESTMENTS LLC AND RHV VALLEY GLEN LLC DISTRICT: 4**  
**CASE NUMBER: FLU-PZ2023-291**  
**LOCATION (S-T-R): 35-19-27**  
**REQUEST: REGIONAL OFFICE AND MOUNT PLYMOUTH - SORRENTO NEIGHBORHOOD TO PLANNED UNIT DEVELOPMENT (PUD)**



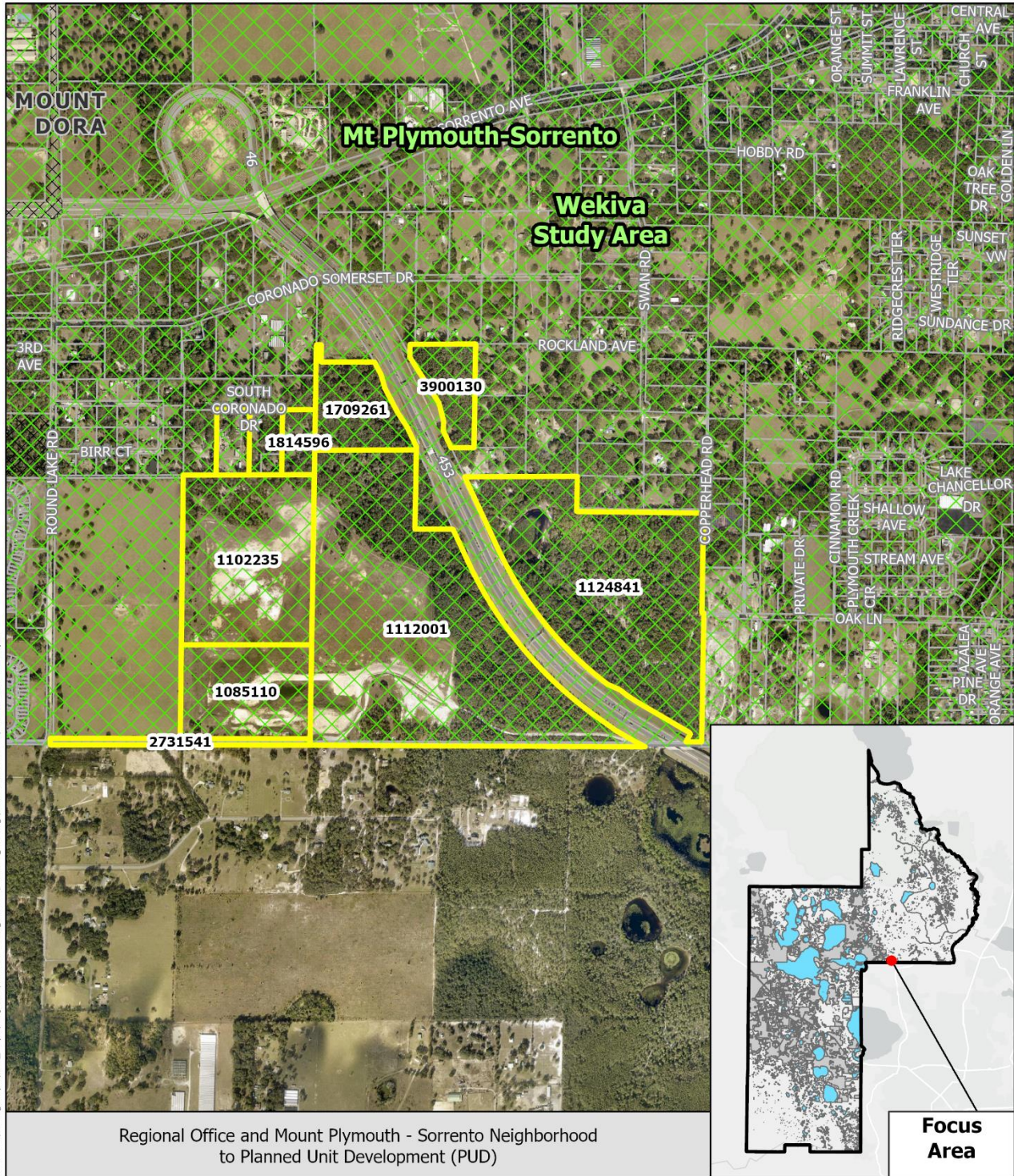
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### Attachment "D" – Overlay Districts Map



## FLU-PZ2023-291 (ROSEVILLE INVESTMENTS LLC AND RHV VALLEY GLEN LLC)



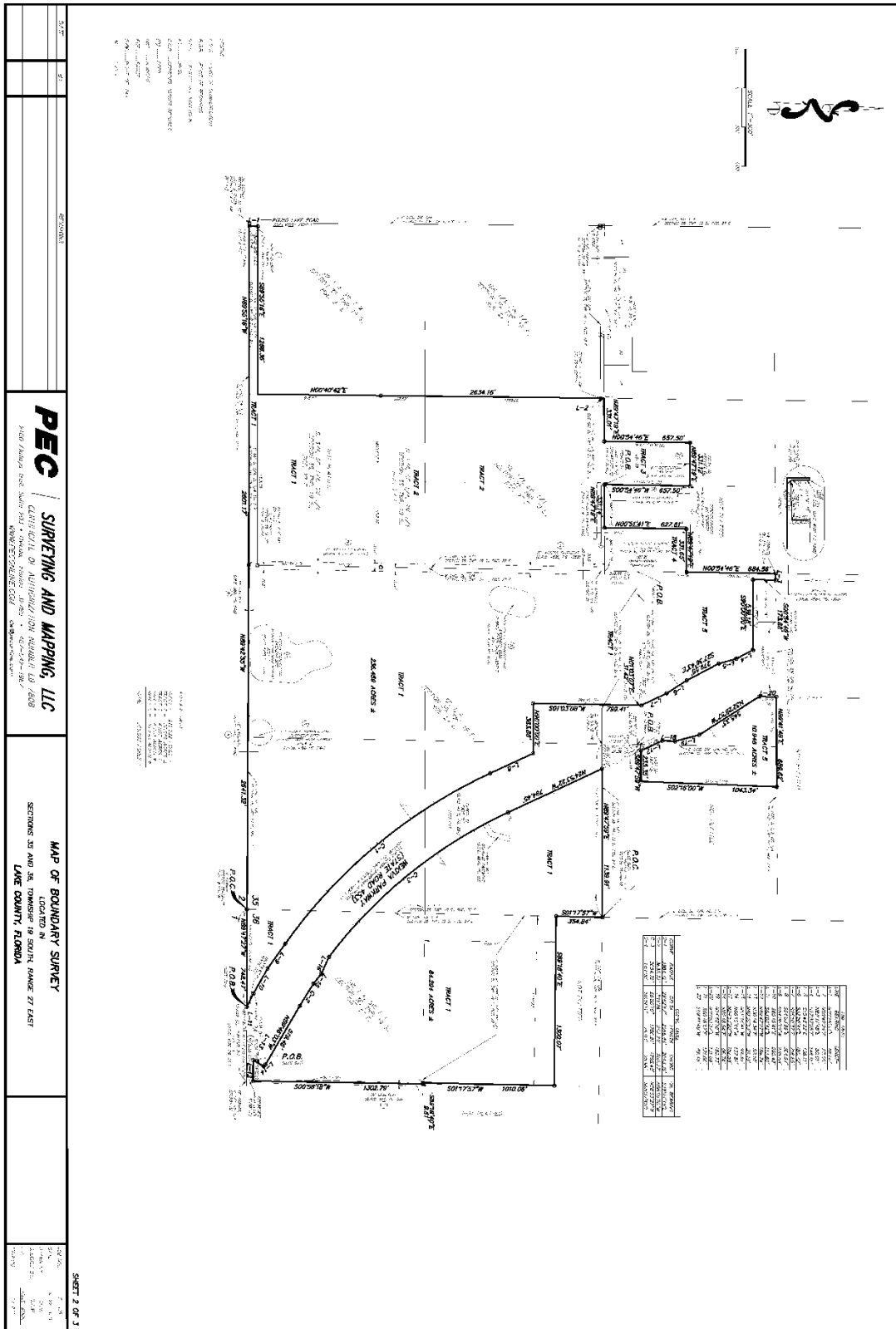
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Attachment "E" – Survey (Page 2 of 3)



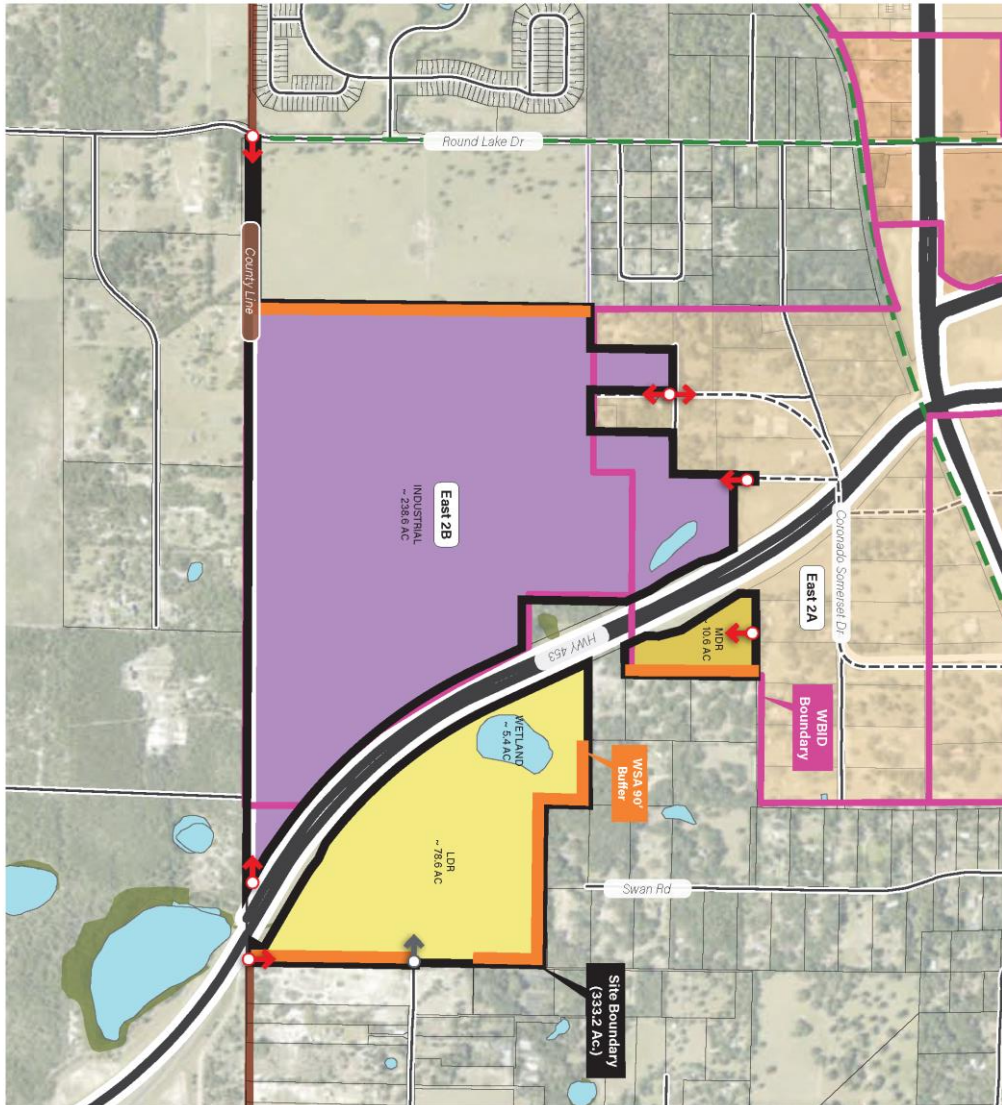


### Attachment "E" – Survey (Page 3 of 3)





# Attachment "F" – Land Use Plan



**MOUNT DORA  
SOUTH CPA**



## Attachment “H” – Justification Narrative (Page 1 of 6)

### MOUNT DORA SOUTH COMPREHENSIVE PLAN AMENDMENT

#### Justification Narrative

Richland Communities (“Applicant”) is requesting approval of a Future Land Use Map Amendment to designate the 333.2+/- acre subject property from “Regional Office” and “Mt. Plymouth-Sorrento Neighborhood” future land use categories (FLUC) to the “Planned Unit Development” FLUC. The amendment will comply with the intent of the Wolf Branch Innovation District (WBID) and the Employment Center area of the master plan envisioned between Lake County and the City of Mount Dora. The maximum proposed development is 504 residential dwelling units and 10.4 million square feet (SF) of non-residential development. This narrative outlines the relevant data and analysis to support this request.

#### I. Infrastructure Analysis

**Please demonstrate that facilities and services are or will be available within the adopted levels of service throughout the Comprehensive Plan (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located and as adopted in the Capital Improvements Element or by joint agreement with the County), including, but not limited to, water supplies (including permitted quantities) facilities, sewer services, solid waste, transportation, parks and recreational facilities and schools:**

**Water and Wastewater:** Water and sewer shall be provided to the development by the City of Mount Dora unless the City declines the provision of such utility services. A copy of the utility service agreement shall be provided to the County if entered into between the parties. If the City declines to provide utilities, the developer shall provide central water and sewer through alternative means as approved by the County.

**Solid Waste:** Solid waste services will be provided by Lake County. The County’s current level of service is sufficient to provide for the proposed development. The proposed Comprehensive Plan amendment is not anticipated to adversely impact solid waste capacities or levels of service.

**Schools:** The Property will be served by the Lake County School Board and is designated within CSA #5. Round Lake Charter Elementary School is approximately one mile north. The Property is also served by Mount Dora Middle and High Schools. It is noted in the 2021 Concurrency Report that there is available capacity for both elementary and middle schools in CSA #5. High school capacity in the neighboring CSA is being created through improvements to Tavares High School. At the time of site plan and plat review, the developer must obtain Concurrency Capacity Reservation approval from the School District. Should capacity fall short during the review process due to expiration of reservation or other reasons, the developer will work with the School Board to provide for mitigation alternatives as needed that will offset project impacts.

**Parks and Recreation:** According to Lake County’s Comprehensive Plan, Policy VII-1.4.3 Level of Service requires a minimum level of service of 4 acres for every thousand (1,000) residents. The proposed community will provide a minimum of 5.16 acres of park land (developed or undeveloped as outlined in the companion PUD rezone petition in compliance with the LDC. Additional park space is provided in the Mount Dora North project. Further, the 3.4+/-acre Sorrento Park is approximately 3 miles from the site and the 35-acre Lincoln Avenue Community Park is less than 4 miles from the site. The developer will pay the adopted park impact fee concurrent with development to ensure mitigation of impacts to area park facilities.

**Transportation:** As outlined in the attached Traffic Demand Analysis prepared by Traffic & Mobility Consultants, the surrounding roadway network has capacity to serve the proposed densities and intensities set forth in the amendment and will continue to operate at the acceptable levels of service per the County’s Comprehensive Plan. Due to the underlying Office Regional FLU, the amendment does not increase the property’s potential trip generation. As shown in the table below, the total daily trips are approximately 22,115 less than the current use and the PM peak hour trips decrease by 4,598 trips. Additionally, the developer will pay all required roadway impact fees concurrent with development permitting to offset

## Attachment “H” – Justification Narrative (Page 2 of 6)

impacts to the roadway network. Any required site-related improvements will be examined at the time of the site plan review.

ITE Code	Land Use	Size	Daily		PM Peak Hour	
			Rate	Trips	Rate	Total
<b>Existing Zoning</b>						
210	Single Family Residential	334 DU	9.16	3,060	0.93	309
710	General Office	35,600.00 KSF	5.41	192,469	0.61	21,774
<b>Total - Existing</b>				<b>195,529</b>		<b>22,083</b>
<b>Proposed Zoning</b>						
110	Light Industrial	3,433.33 KSF	4.87	16,720	0.65	2,232
210	Single Family Residential	504 DU	8.87	4,468	0.90	455
710	General Office	3,433.33 KSF	7.33	25,128	0.91	3,125
820	Shopping Center (>150k)	3,433.34 KSF	37.01	127,068	3.40	11,673
<b>Total - Proposed</b>				<b>173,414</b>		<b>17,485</b>
<b>Net Change in Trips</b>				<b>-22,115</b>		<b>-4,598</b>

**Describe and demonstrate how the amendment will not fiscally burden County Services:**

The subject property is located within the Wolf Branch Innovation District (WBID), intended for a dynamic mix of non-residential, mixed-use, and residential uses to support employment center creation, and provide an enhanced economic base for the region.

This amendment will directly effectuate the vision through the proposal for a maximum of 504 residential dwelling units and 10.4M+/- SF of non-residential uses as outlined in this application. These uses will substantially add to the Lake County tax base and result in a positive fiscal impact. Impacts of the development on infrastructure will be offset through payment of adopted impact fees to Lake County. The tables below outline both the generated annual tax base and impact fees that will result upon build out of the Mouth Dora South PUD.

<b>Proposed Generated Tax</b>		
Land Use Category	Proposed Amount	Estimated Taxed Amount
Residential (Single Family) <sup>(1)</sup>	504 Dwelling Units	\$1,509,480
Non-Residential (Light Industrial) <sup>(2)</sup>	10.4 Million SF	\$9,412,000
<b>Total Est. Tax Generated</b>		<b>\$10,921,480</b>
<b>Total Current Annual Taxes</b>		<b>\$30,957</b>
<b>Total Est. Tax Base Increase</b>		<b>\$10,890,523</b>

(1) Assumes \$300,000 home value  
 (2) Assumes \$905.00 /1,000 SF

<b>Estimated Impact Fees</b>		
Land Use Category	Estimated Impact Fee Amount	Total Estimated Fees
Residential <sup>(1)</sup>	504 DUs @ \$12,536	\$6,318,144
Non-residential (Light Industrial) <sup>(2)</sup>	10,400 SF @ \$3,173	\$32,999,200
<b>Total Impact Fees</b>		<b>\$39,317,344</b>

(1) Residential Impact Fees are calculated for 504 single family dwelling units with a living area between 1,500 – 2,499 square feet in the Northeast / Wekiva Benefit District. This total includes Roads, Schools, Fire, Parks, Library, and Administrative fees.  
 (2) The non-residential (Industrial Area) Impact Fees are calculated using warehouse-active (fulfillment Ctr / Parcel Hub) in the northeast / Wekiva and South districts. Fees are calculated per 1,000 square feet.

## Attachment “H” – Justification Narrative (Page 3 of 6)

***At buildout, the entire project is expected to provide Lake County with over \$39M in impact fees. The tax base will increase by \$10.9M per year.***

**Describe and demonstrate that historic and cultural resources will not be affected by unnecessary and unmitigated negative impacts:**

The Applicant has submitted a Master Site File Letter from the Department of State indicating that no historical or cultural resources are found within the Property boundary or surrounding area. It is understood that should any historic or cultural resources be discovered during the development process, activities shall cease, and the proper authority (Federal, State, or Local) shall be notified and authorization and/or necessary permits shall be pulled prior to resuming. Further, an Environmental Report prepared by Bio-Tech indicates that a large portion of the Property has been previously utilized as a borrow pit. As of September 2020, a Mining Conditional Use Permit (MCUP) was approved for the borrow pit and provided fill for the Wekiva Parkway construction and mass grading. The developer will follow all borrow pit mandatory reclamation requirements and as part of that process, the site will be stabilized and barren areas vegetated, which will help restore green space to the site.

### **II. Land Use Compatibility Analysis**

**Provide documentation that demonstrates that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a transition area between the rural area and existing urban development to reduce future intrusion into the rural area. Adequate land transition shall be required to maintain compatibility with adjacent, existing communities and may require flexible lot sizes, provision of open space or variable buffers.**

This amendment will facilitate development of a master-planned mixed-use project that implements the intent of the WBID to create employment generating uses and substantial industrial/flex space, as well as housing in a well-designed and integrated development. While the surrounding lands to the north and east are transitioning from agricultural and large-lot residential uses, the area is intended for development based upon the adopted Lake County Comprehensive Plan as well as the WBID Implementation Plan. The proposed conceptual site plan included in this application demonstrates the intent to locate the more intensive light-industrial center areas setback from SR 46 but allow for adequate access to the major roadways serving the site. The remaining portions of the Property are planned for moderate and low-density residential uses as well as conservation areas to protect environmentally sensitive lands. The conservation areas will also provide connectivity to off-site preserve lands to ensure large, contiguous tracts of protected habitat for the area flora and fauna. Through the companion PUD proposal, further design criteria and performance standards will be provided to further ensure protection of the surrounding lands and appropriate compatibility with the existing land use pattern.

### **Demand Analysis/Residential & Non-Residential Justification Statement**

The latest census population estimate for Lake County indicates a population of approximately 384,000 residents. The County continues to experience strong trends in population growth as evidenced by the 2021 Bureau of Economic and Business Research (BEBR) projections through the year 2050, which is not fully accommodated through the current Future Land Use Map and allowable densities. Moreover, the County has a demonstrated lack of well-integrated workforce housing development in proximity to major employment centers, which will be provided by this project.

The 2030 Comprehensive Plan supportive data and analysis (adopted in 2010) noted a projected 2030 population of 412,400. In contrast, BEBR's most current “medium” growth scenario projects a population of 487,600 by 2030. It is evident the County is experiencing growth in excess of projections necessitating additional housing and employment to accommodate this in-migration trend.

By 2050, an anticipated population of 614,500 is projected by BEBR. This represents a 60% increase in population over the next 30+/-years. The proposed amendment will meet the demand for new housing generated by this continued population growth and will do so within the Wolf Branch Innovation District, which is an area targeted for mixed-use development. An additional objective of the proposed amendment is to create an inclusive, diverse, and vibrant community that will provide various housing options that will accommodate residents with different economic and social needs. The mixed-use integrated dwelling units will provide a housing option for the anticipated work force within the Wolf Branch Innovation District.

## Attachment “H” – Justification Narrative (Page 4 of 6)

Similarly, the data and analysis available in the 2030 Lake County Comprehensive Plan notes deficiencies in both commercial and industrial land uses based upon the adopted Future Land Use Map. Specifically, the 2030 Plan states, “The need for more commercial and service development is an important issue in Lake County, and it is one that has and will continue to be addressed.”

The County and City of Mount Dora, through a deliberate master planning process, slated the subject property and surrounding lands as targeted area for economic development, diversification of tax base, and employment-generating land uses. This plan was created based upon the demand for additional non-residential land uses in northeast Lake County and infrastructure/roadways improvements that would bring new growth opportunities to the immediate area. The WBID Design Guidelines and Implementing Plan call for intensive floor area ratios to accommodate commercial, light industrial and retail, as well as supportive employee housing.

In sum, the range of uses, densities and intensities proposed through this amendment are demanded by the projected population growth, available lands on the adopted Future Land Use Map, and the stated intent for employment center development in the Wolf Branch Innovation District.

### Comprehensive Plan Consistency

The following is an analysis of the amendment’s consistency with key goals, objectives, and policies in the Lake County Comprehensive Plan.

**Policy I-2.1.2 Guiding principles for Development: The County Shall ensure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights.**

*The proposed amendment is consistent with the seven (7) guiding principles outlined in the above policy as follows:*

*(1) The proposed development intends to provide housing opportunities to accommodate Lake County’s growing population and create a community that is multigenerational. The project features a variety of dwelling types for residents with different economic and social needs.*

*(2) The development will feature architectural styles that are complementary to Mount Plymouth-Sorrento’s established neighborhoods and its equestrian-friendly communities. The single-family residential units will utilize an architectural design such as Craftsman, Bungalow, Florida Cracker/ Low Country, or Southern Living. These dwellings will include materials such as stone, stucco, craftsman columns, porches, metal roofs, tile, shutters, decorative doors, or other various architectural features.*

*(3) The site will feature open spaces and wetland conservation areas that ensure compatibility with the existing rural lifestyle, including enhanced perimeter buffers. The site will also include interconnectivity internal to the development with access to existing pedestrian infrastructure outside of the development where appropriate.*

*(4) Due to the well-designed plan, the site is positioned in a way that provides transition from greater to lesser intensities and densities that are compatible with adjacent uses. Further, the site features enhanced 90-foot-wide buffers where adjacent to rural residential land uses to provide compatibility with those uses that are less intense or dense.*

*(5) An integrated network of vehicular and pedestrian paths provides connectivity to all areas of the proposed community. These connected networks also consider the future transportation and trails map found within Mount Dora’s 2045 Comprehensive Plan.*

*(6) This property represents a significant portion of the WBID. The intent of this application is to set a precedent for the area and create a strong sense of place in this emerging employment center. In order to create a well-designed and innovated development, the site includes design standards that provide guidelines to architecture, lighting, landscaping, and mobility networks. These*

## Attachment “H” – Justification Narrative (Page 5 of 6)

*standards incorporate not only the intent of the City of Mount Dora's WBID standards, but also include single-family residential standards consistent with the character of the Mount Plymouth Sorrento Community Plan.*

*(7) As noted above, the site includes large continuous areas of conservation that provide for an environmentally responsible development. These continuous areas of conservation allow for protection of environmentally sensitive areas such as wildlife habitats and karst features. Additional open space, preserve, and water management is provided along various property lines to buffer the adjacent rural areas. Additionally, keeping these areas undisturbed allows for clustering of units that are well-defined and compact.*

**Policy I-2.1.6 Office Employment Center:** The County shall coordinate with the City of Mount Dora to establish a regional Professional Employment Center utilizing the Regional Office Future Land Use Category in the vicinity of State Road 46 and Round Lake Road for the purpose of creating quality professional jobs within east Lake County that is convenient to the residential areas of both communities. The intent of this employment center shall be to promote orderly and logical development of land for office complexes and light, clean industrial development within an attractively designed, park-type setting. Additionally, the intent is to assure appropriate design in order to maintain the integrity of existing of future nearby residential areas.

*The proposed development features over 10 million SF of non-residential uses, entirely in line with the intent of the above policy. The site's location is ideal for this development program based upon proximity to existing and planned infrastructure and the established vision for the WBID. This area of Lake County includes Hwy 453, a regional connection to larger major metro areas that can be reached via the existing roadway infrastructure network, including State Road 46. Moreover, providing a well-designed employment center with nearby housing options will attract quality businesses that will in turn attract residents/employees and other high quality institutions.*

**Policy I-3.4.1 Survey and Studies:** The County shall require the following surveys and studies to be submitted with applications for rezoning, site plans, plats or development proposals, subject to verification and approval by Lake County for projects within the Wekiva Study Area of 40 acres or greater.

*The project area has undergone several studies that are required at this phase of the application process. The specific studies that accompany this application include a Soils Analysis (Type “A” Hydrogeologic Soils), a site-specific Geotechnical Report, and Flora and Fauna Analysis.*

**Policy I-3.4.5 Development Design Standards:** In order to protect natural resources, including but not limited to aquifer recharge, karst features, native vegetation, habitat, and wildlife, new development within the Wekiva Study Area (WSA) shall implement conservation design standards.

*The minimum development design standards include clustering of development to create large contiguous tracks of open spaces, an implementation of best management practices according to Florida Yards and Neighborhoods Program. Additionally, the site will take into consideration of preservation of dark skies through dark sky lighting ordinances that protect environmentally sensitive areas.*

**Policy I-3.4.9 Development Best Management Practices for Ground Water Protection:** In order to minimize the contribution of nutrients and pollutants to ground water and to foster stewardship of the Wekiva Springhead, special design and Best Management Practices shall be instituted for development within the Wekiva Study Area (WSA).

*As noted in the Geotechnical report prepared by Andreyev Engineering Inc., the proposed development sits five to six feet above the groundwater table in low lying areas and twenty to thirty feet in higher elevations. In order to reduce nutrients and pollutants, the site will utilize the developments shared access to minimize the impervious surface area within the Wekiva Study Area. The site is designed in a way that clusters development to create large tracks of open space and conservation that minimize the removal of noninvasive trees and allows vegetation to thrive. All*



## Attachment “H” – Justification Narrative (Page 6 of 6)

*required stormwater management permits will be obtained by the appropriate state agencies prior to site development activities.*

### **Enhanced Alternative Buffer Justification**

The applicant is requesting a reduced rural residential buffer width of 90-feet to maximize space within the site to accommodate employment generating uses and housing in accordance with the WBID vision. It is understood that an amendment to Comprehensive Plan Policy I-3.4.2 was adopted prior to the original submittal of this application memorializing the 100-foot buffer requirement. Therefore, the following justification for this alternative buffer is provided.

The Applicant proposes a relatively nominal 10% reduction to the width of the buffer. However, the companion PUD will provide enhanced planting materials within the buffer to provide additional screening to meet the intent of the WSA and protect views from adjacent properties. This alternative buffer is consistent with the buffer widths of recently approved developments within the Wekiva Study Area, including Sorrento, which is also being developed by Richland Communities.

In addition to the enhanced planting, the applicant has committed to architectural design and specific standards for residential and non-residential land uses to ensure compatibility with surrounding rural residential properties. These design standards support the character of the existing Mount Plymouth-Sorrento community while also providing a unified theme to internal areas of the development. It should be noted that perimeter plantings, general shade trees, and preserved trees will be incorporated into the project and to uphold a high aesthetic value, above and beyond the perimeter buffer.

## Attachment "I" – City of Mount Dora Review Comments (Page 1 of 3)



CITY OF  
MOUNT  
DORA

*Someplace Special.*

January 26, 2023

RVi Planning and Landscape Architecture  
C/O Mr. Patrick Murray  
By Email: [pmurray@rviplanning.com](mailto:pmurray@rviplanning.com)

RE: JPA Development Review  
Mount Dora North, FLU-22-15-4  
Mount Dora South, FLU-22-16-4

Dear Mr. Murray:

The City of Mount Dora is in receipt of applications pertaining to the above-referenced Property which is located in the Wolf Branch Innovation District and is within the Mount Dora Joint Planning Area (JPA).

On October 22, 2019, the Board of County Commissioners approved the final Implementation Plan and voted to amend the Future Land Use Map for properties within the greater Mount Dora area to be consistent with the Wolf Branch Innovation District Implementation Plan; amend the relevant comprehensive plan policies to establish a Wolf Branch Innovation District section which will contain specific use and development criteria; amend relevant sections of the Land Development Regulations to establish a zoning district with specific uses and development standards consistent with the Wolf Branch Innovation District Implementation Plan; and create a new subsection in Section 9.10.00 of the Land Development Regulations to establish design guidelines for future development within the Wolf Branch Innovation District area.

Due to the County's lack of action to adopt development standards consistent with the Wolf Branch Implementation Plan, we believe the Property should be developed consistent with the Wolf Branch Innovation District Design Guidelines for WBI-E zoning district of Section 3.4.15 of the City's Land Development Code (link to design guideline document: <https://ci.mount-dora.fl.us/DocumentCenter/View/13000/WBID-Design-Standards-?bidId=>).



(352) 735-7100



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



510 N. Baker St. Mount  
Dora, FL 32757





## Attachment “I” – City of Mount Dora Review Comments (Page 2 of 3)

City Comments - JPA Review  
Mount Dora North, FLU-22-15-4  
Mount Dora South, FLU-22-16-44  
January 26, 2023

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Section 3.a, of Article III of the JPA states that “the City and the County shall ensure that the lands in the Joint Planning Area are developed consistent with development within the City.” Staff is available to meet and discuss our adopted standards.

In addition, staff has the following comments on the applications:

1. A portion of Alternate Key Number 1124841 is located outside of the JPA. Please note, the City planned its utility service area to be consistent with the JPA (enclosed).
2. Clarify a companion PUD request is being filed in concert with the proposed FLUM request.
3. We request that the PUD include provisions for the development of trails consistent with our trail map in our Comprehensive Plan (enclosed).
4. We request that the PUD include provisions to ensure the properties are developed consistent with our Transportation Plan (enclosed).
5. The proposed “North Site” change from County Regional Office to Residential Medium Density has the potential to diminish the main purposes of the Wolf Branch Innovation District, which is to provide an employment center for job-based industries. This is further supported by Article V – Specific Developmental and Environmental Considerations of the City and County JPA, which states: *“It is the intent of the City and County to designate and promote the creation of an employment center located in the vicinity of Round Lake Road and SR 46...The objective of this land use designation shall be to provide quality job opportunities, including professional offices, convenient to both the City of Mount Dora and unincorporated area of Sorrento and Mount Plymouth. The City and County shall coordinate efforts to develop Comprehensive Plan policies that are appropriate for this employment center, ensure compatibility with neighboring land uses, and respect the distinct identities of both the City and unincorporated area.”*
6. A minimum density should be established for the residential areas to ensure the property is not fully developed with low-density, single-family detached residences.
7. The Industrial area be limited to industrial uses which primarily take place within an enclosed building and do not generate off-site impacts. If heavy industrial uses which do not meet this criteria are currently permitted within the existing Summer Lake Grace Grove PUD, we wish that the square footage allocated for this use is not increased and the remainder of the industrial development be limited to uses which primarily take place within an enclosed building and do not generate off-site impacts.
8. The City has capacity concerns pertaining to the provision of central water and central sewer services. Further evaluation will be needed with more details of the development plans and phasing will be required.

## Attachment "I" – City of Mount Dora Review Comments (Page 3 of 3)

City Comments - JPA Review  
Mount Dora North, FLU-22-15-4  
Mount Dora South, FLU-22-16-44  
January 26, 2023

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Staff will be able to provide additional comments and considerations when the rezoning applications are submitted for review.

If you have any comments or questions, please do not hesitate to contact me at [janiszewskim@cityofmountdora.com](mailto:janiszewskim@cityofmountdora.com) or 352-735-7112. As always, thank you for allowing us the opportunity to review and comment on the projects.

Thank you,



Michele Janiszewski, AICP  
Senior Planner

Enclosure(s):           Map V-1 Mount Dora Utility Service Area, Mount Dora Comprehensive Plan  
                              Map III-3 City of Mount Dora Trails Map, Mount Dora Comprehensive Plan  
                              Map III-4 Future Transportation Plan, Mount Dora Comprehensive Plan

Cc:   Mr. Patrick Comiskey, City Manager  
      Ms. Sherry Stuphen, City Attorney  
      Mr. Vince Sandersfeld, Department of Planning & Development Director  
      Ms. Jennifer Barker, County Manager, [jbarker@lakecountyfl.gov](mailto:jbarker@lakecountyfl.gov)  
      Mr. Bobby Howell, Director of Planning & Zoning, [bobby.howell@lakecountyfl.gov](mailto:bobby.howell@lakecountyfl.gov)  
      Ms. Emily Johnson, Case Manager, [EWJohnson@lakecountyfl.gov](mailto:EWJohnson@lakecountyfl.gov)

## Attachment "J" – Utility Availability Letter



**CITY OF  
MOUNT  
DORA**

PUBLIC WORKS AND UTILITIES

March 17, 2023

Reference: General Water / Sewer Availability Inquiry: Richland Home (North & South Site), Mt. Dora, FL

To Whom It May Concern:

This letter is written to confirm that the aforementioned site is within the City of Mount Dora's utility service area for water and sewer. Water and forced main sewer services are available on the Round Lake Road side of the site as defined by the City's Land Development Code 6.4.1 and 6.4.3. The City's provision of service is subject to:

1. The City's review of the proposed project for conformance to the City Land Development Code and City Ordinances, including but not limited to, the owner/developer's construction or extension of on-site and off-site utility system improvements as necessary, to provide service to the site.
2. The owner/ developer's execution of all necessary development agreements including annexation or a covenant to annex, if required.
3. The owner/ developer preparing and securing all necessary permits.
4. The owner/ developer's payment of all appropriate connection and impact fees

Please be advised the release of this document does **not** constitute the reservation of water capacity or a commitment to serve. Additionally, and regardless of availability, the construction and dedication of dry lines may be required in accordance with the City's Land Development Code. Should you have any questions, please feel free to contact the Public Services Division at (352) 735-7151 or via email at [krammk@cityofmountdora.com](mailto:krammk@cityofmountdora.com).

Sincerely,

Joshua Kramm, Water/Sewer Utility Line Manager

CC: Development File: General Water / Sewer Availability Inquiries

**City Hall**  
510 N. Baker St.  
Mount Dora, FL 32757

Office of the City Manager  
352-735-7126  
Fax: 352-735-4801

Finance Department  
352-735-7118  
Fax: 352-735-1406

Human Resources  
352-735-7106  
Fax: 352-735-9457

Planning and Development  
352-735-7112  
Fax: 352-735-7191

**Annex Building**  
900 N. Donnelly St.  
Mount Dora, FL 32757

Public Works & Utilities  
352-735-7151  
Fax: 352-735-1539

Parks and Recreation  
352-735-7183  
Fax: 352-735-3681

**Public Safety Complex**  
1300 N. Donnelly St.  
Mount Dora, FL 32757


Police Department  
352-735-7130  
Fax: 352-383-4623

Fire Department  
352-735-7140  
Fax: 352-383-0881

**W. T. Bland Public Library**  
1995 N. Donnelly St.  
Mount Dora, FL 32757  
352-735-7180  
Fax: 352-735-0074

**Website:**  
[www.cityofmountdora.com](http://www.cityofmountdora.com)

## Attachment “K” – Master Site File Letter (Page 1 of 2)

 **This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com) for project review information.**

September 20, 2023

Patrick Murray  
Planning Project Manager  
RVi Planning + Landscape Architecture  
111 N. Magnolia Avenue, Suite  
1350 • Orlando, FL 32801  
407.680.0650 Main

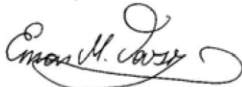
In response to your request on September 20, 2023, the Florida Master Site File lists no cultural resources recorded at Zippo Pine Ave, Sorrento FL 32776 (26-19-27-0002-000-00106)

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.MyFlorida.com](mailto:CompliancePermits@dos.MyFlorida.com).

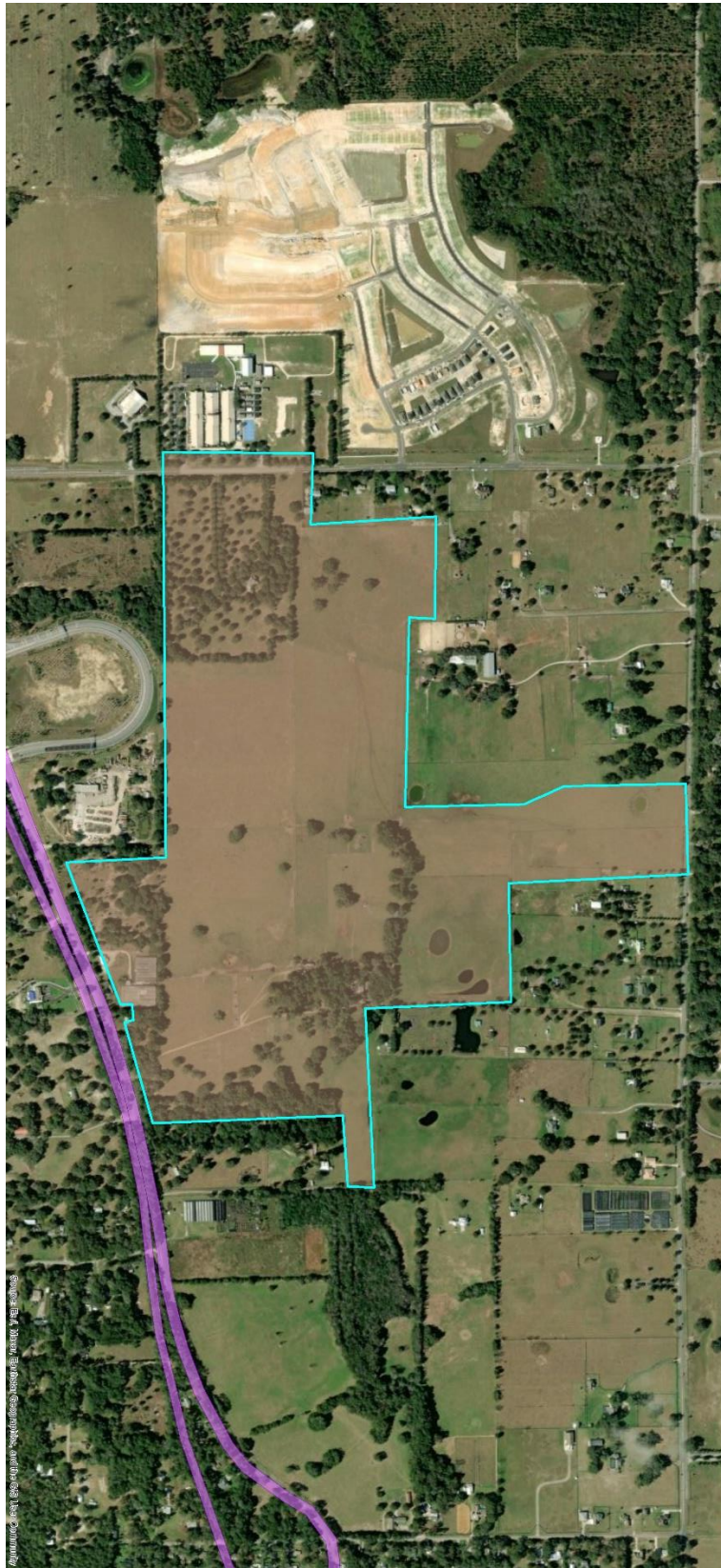
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,



Eman M. Vovsi, Ph.D.  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)

**Attachment "K" – Master Site File Letter (Page 2 of 2)**





# ORDINANCE 2024 – \_\_\_\_

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA,  
2 AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND  
3 USE MAP FROM REGIONAL OFFICE AND MOUNT PLYMOUTH SORRENTO NEIGHBORHOOD  
4 FUTURE LAND USE CATEGORIES TO PLANNED UNIT DEVELOPMENT FUTURE LAND USE  
5 CATEGORY FOR 333.7 +/- ACRES LOCATED AT EAST OF ROUND LAKE RD AND BISECTED BY  
6 STATE ROAD 453, IN THE MOUNT DORA AREA OF UNINCORPORATED LAKE COUNTY,  
7 IDENTIFIED AS A PORTION OF ALTERNATE KEY NUMBERS 1112001, 1124841, 1102235,  
8 1085110, 1709261, 3900130, 2731541, 1814596 and 1510767 AND LEGALLY DESCRIBED IN  
9 EXHIBIT "A;" PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11),  
10 FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE  
11 DATE.

12 WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal  
13 planning, and land development regulation in the State of Florida; and

14 WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County  
15 Commissioners of Lake County to "[p]repare and enforce comprehensive plans for the development of the  
16 county"; and

17 WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the  
18 Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030  
19 Comprehensive Plan; and

20 WHEREAS, on the 23rd day of July 2010, the State of Florida Department of Community Affairs,  
21 now known as the Florida Department of Commerce, published a Notice of Intent finding the Lake County  
22 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

23 WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of  
24 Comprehensive Plan Amendments; and

25 WHEREAS, on the 4th day of September 2024, this Ordinance was heard at a public hearing before  
26 the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

27 WHEREAS, on the 1st day of October 2024, this Ordinance was heard at a public hearing before the  
28 Lake County Board of County Commissioners for approval to transmit to the state planning agency and other  
29 reviewing agencies; and

30 WHEREAS, on the \_\_\_\_ day of \_\_\_\_ 202X, this Ordinance was heard at a public hearing before  
31 the Lake County Board of County Commissioners for approval to adopt and transmit to the state planning  
32 agency and other reviewing agencies; and

33 WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt  
34 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

35 NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County,  
36 Florida, that:

37 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive  
38 Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject  
39 properties, described in Exhibit "A" attached hereto, and incorporated in this Ordinance, from Regional Office  
40 and Mount Plymouth Sorrento Neighborhood Future Land Use Categories to Planned Unit Development  
41 Future Land Use Category.

1           **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,  
 2 Policy I-7.14.4 entitled ‘Planned Unit Development Land Use Category,’ shall be amended to read as follows:

3           **Policy I-7.14.4 Planned Unit Development Land Use Category**

4           The following land use table details the development program, including the maximum densities and  
 5 intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020-65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 Temporary RV spaces, 112 mobile home sites and associated facilities	2021-38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwelling units and accessory uses	2021-40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32
FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreational facilities], Commercial [150,000-square feet], and 25% open space.	2022-56

FLU-22-01-4	Atlantic Housing	Urban High	Residential [175 dwelling units and 20% open space]	2023-01
FLU-22-14-4	Haines Creek RV Village	Rural Transition	RV Park [159 mobile home, park model and RV lots, associated facilities], Commercial [15,000 square feet, and 25% open space.	2023-26
FLU-23-35-4	Lake Norris/CR 44A Properties	Wekiva River Protection Area A-1-20 Receiving Area	Residential [Two (2) single family dwelling units] and Commercial [one story free standing commercial building]	2023-56
FLU-23-29-1	Golden Eagle Mixed-Use	Urban Low Density	138,520 square feet of self-storage	2023-72
<del>FLU-22-14-04</del> <u>PZ2023-253</u>	Hillcrest PUD	Mt. Plymouth Sorrento Main Street and Mt. Plymouth Sorrento Neighborhood	Residential [1,725 dwelling units], commercial [350,000 square feet] and 35% open space	2024-24
FLU-23-18-4	Sorrento Pines Expansion PUD	Public Facilities and Infrastructure	Residential [328 dwelling units], and 50% open space]	2024-26
PZ2023-290	Mount Dora North PUD	Regional Office and Rural Transition	Low Density Residential: 87 Single-Family Dwelling Units, Moderate Density Residential: 2,549 Dwelling Units, Mixed-Use /Employment: 606 Dwelling Units and 2,199,780 square feet and 35% open space.	2024-XX
<u>PZ2023-291</u>	<u>Mount Dora South PUD</u>	<u>Regional Office and Mt. Plymouth Sorrento Neighborhood</u>	<u>Low Density Residential: 314 Single-Family Dwelling Units, Moderate Density Residential: 190 Dwelling Units, Industrial / Employment: 10,393,416 square feet and 35% open space.</u>	<u>2024-XX</u>





**Exhibit "A" – Legal Description**

**TRACT 1: (TAX I.D. NO. 35-19-27-0001-000-01200; 35-19-27-0004-000-01100; 35-19-27-0003-000-00901)**

THE SOUTH 66 FEET OF SOUTH 3/4 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

AND THE SOUTH 66 FEET OF THE WEST 1/2 OF SW 1/4, SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR ROUND LAKE ROAD.

AND THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

AND THE SOUTH 272.5 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

AND THE SOUTH 1,010 FEET OF THE WEST 1,300 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

ALL BEING LESS AND EXCEPT PARCEL A (PURPOSE: RIGHT OF WAY)

A PARCEL OF LAND LYING IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID POINT BEING A 6"X6" CONCRETE MONUMENT WITH 1/2" IRON ROD STAMPED "2 1 36 35"; THENCE RUN SOUTH 89°47'27" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 748.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 63°09'42" WEST, A DISTANCE OF 113.78 FEET; THENCE RUN SOUTH 89°47'27" EAST, A DISTANCE OF 671.51 FEET; THENCE RUN SOUTH 00°58'18" WEST, A DISTANCE OF

51.00 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION

36, SAID POINT BEING A FOUND 3.5" CONCRETE MONUMENT WITH CAP STAMPED "LB 3827"; THENCE RUN NORTH 89°47'27" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 411.53 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

PARCEL B (PURPOSE: LIMITED ACCESS RIGHT OF WAY)

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 35 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID POINT BEING A 6"X6" CONCRETE MONUMENT WITH 1/2"

1 IRON ROD STAMPED "2 1 36 35"; THENCE RUN SOUTH 89°47'27" EAST ALONG THE SOUTH LINE  
2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1317.59 FEET TO THE  
3 SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, SAID  
4 POINT BEING A FOUND 3.5" CONCRETE MONUMENT WITH CAP STAMPED "LB 3827"; THENCE  
5 DEPARTING SAID SOUTH LINE, RUN NORTH 00°58'18" EAST, A DISTANCE OF 51.00 FEET;  
6 THENCE RUN NORTH 89°47'27" WEST, A DISTANCE OF 159.72 FEET TO THE POINT OF  
7 BEGINNING; THENCE CONTINUE NORTH 89°47'27" WEST, A DISTANCE OF 511.79 FEET; THENCE  
8 RUN NORTH 60°15'41" WEST, A DISTANCE OF 220.43 FEET; THENCE RUN NORTH 54°36'10"  
9 WEST, A DISTANCE OF 235.58 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST,  
10 HAVING A RADIUS OF 3984.72 FEET AND A CENTRAL ANGLE OF 29°42'47"; THENCE RUN  
11 NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2066.44 FEET (CHORD  
12 BEARING = NORTH 39° 44'46" WEST, CHORD DISTANCE = 2043.36') TO THE END OF SAID  
13 CURVE; THENCE RUN NORTH 24°53'22" WEST, A DISTANCE OF 364.97 FEET; THENCE RUN  
14 NORTH 90°00'00" WEST, A DISTANCE OF 383.88 FEET; THENCE RUN NORTH 01°03'08" EAST, A  
15 DISTANCE OF 799.40' TO A POINT ON THE NORTH LINE OF THE OF THE SOUTH 272.50 FEET OF  
16 THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH RANGE  
17 27 EAST; THENCE RUN NORTH 89°47'59" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
18 301.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 272.50 FEET, SAID POINT BEING A  
19 3.5" DIAMETER CONCRETE MONUMENT WITH CAP STAMPED "LB 3827"; THENCE RUN SOUTH  
20 00°53'15" WEST ALONG THE EAST LINE OF SAID SOUTH 272.50 FEET, A DISTANCE OF

21 272.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4  
22 OF SAID SECTION 35; THENCE RUN NORTH 89°47'59" EAST ALONG THE NORTH LINE OF THE  
23 SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 190.12 FEET; THENCE DEPARTING SAID  
24 NORTH LINE, RUN SOUTH 24°53'22" EAST, A DISTANCE OF 794.45 FEET TO A POINT ON A  
25 CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3654.72 FEET AND A CENTRAL  
26 ANGLE OF 28°00'10"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A  
27 DISTANCE OF 1786.22 FEET (CHORD BEARING = SOUTH 38°53'28" EAST, CHORD DISTANCE =  
28 1768.49 FEET) TO THE END OF SAID CURVE; THENCE RUN SOUTH 66°10'44" EAST, A DISTANCE  
29 OF 137.81 FEET; THENCE RUN SOUTH 51°38'41" EAST, A DISTANCE OF 99.35 FEET TO A POINT  
30 ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3632.72 FEET AND A  
31 CENTRAL ANGLE OF 03°11'26"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID  
32 CURVE, A DISTANCE OF 202.29 FEET (CHORD BEARING = SOUTH 58°10'20" EAST, CHORD  
33 DISTANCE = 202.26 FEET) TO THE END OF SAID CURVE; THENCE RUN SOUTH 59°46'03" EAST,  
34 A DISTANCE OF 519.46 FEET; THENCE RUN SOUTH 40°36'53" EAST, A DISTANCE OF 21.18 FEET;  
35 THENCE RUN SOUTH 30°14'34" WEST, A DISTANCE OF 92.10 FEET TO THE POINT OF  
36 BEGINNING.

37 **TRACT 2: (TAX I.D. NO. 3519270003-000-00800)**

38 THE SOUTH 27 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35,  
39 TOWNSHIP 19 SOUTH, RANGE 27 EAST IN LAKE COUNTY, FLORIDA.

40 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE SOUTHEAST  
41 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST IN LAKE  
42 COUNTY, FLORIDA.

43 AND THE SOUTH 27 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35,  
44 TOWNSHIP 19 SOUTH, RANGE 27 EAST IN LAKE COUNTY, FLORIDA.

1       **TRACT 3: (TAX I.D. NO. 3519270002-000-04300)**

2       FROM A POINT 27 FEET NORTH OF THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION  
3       35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN SOUTH 88°53' WEST 662.23 FEET TO THE  
4       POINT OF BEGINNING, THENCE CONTINUE SOUTH 88°53' WEST 331.115 FEET THENCE NORTH  
5       00°00'52" WEST PARALLEL WITH THE EAST LINE OF SAID SE 1/4 OF NW 1/4 A DISTANCE OF  
6       657.50 FEET, THENCE NORTH 88°53' EAST 331.64 FEET, THENCE SOUTH 00°00'17" EAST 657.50  
7       FEET TO POINT OF BEGINNING. ALSO DESCRIBED AS LOT 28 ACCORDING TO AN  
8       UNRECORDED PLAT OF SORRENTO RANCHES, AS RECORDED IN UNX, PAGE 18, PUBLIC  
9       RECORDS OF LAKE COUNTY, FLORIDA.

10       **TRACT 4: (TAX I.D. NO. 3519270002-000-02600)**

11       THE EAST 1/4 OF THE NORTH 657.50 FEET OF THE SOUTH 684.50 FEET OF THE SOUTHEAST  
12       1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LESS THE  
13       NORTH 30 FEET THEREOF, BEING ALSO DESCRIBED AS LOT 26, ACCORDING TO THE SURVEY  
14       OF SORRENTO RANCHOS, RECORDED IN OFFICIAL RECORDS BOOK 421, AT PAGE 871, PUBLIC  
15       RECORDS OF LAKE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF.

16       **TRACT 5: (TAX I.D. NO. 3519270001-000-0020; 3519270001-000-05600)**

17       FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19  
18       SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF  
19       SAID NORTHEAST 1/4

20       272.5 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN EAST AND  
21       PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 1329 FEET, THENCE NORTH AND  
22       PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 27 FEET, THENCE EAST AND  
23       PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 283 FEET, THENCE NORTH 02  
24       DEGREES 16°00' EAST 1042.86 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID  
25       NORTHEAST 1/4, THENCE WEST ALONG SAID NORTH LINE 1630.5 FEET TO THE NORTHWEST  
26       CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, THENCE RUN SOUTH ALONG THE  
27       WEST LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING.

28       LESS:

29       FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35,  
30       TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN EASTERLY ALONG THE  
31       NORTHLINE OF SAID SOUTH 1/2 OF NORTHEAST 1/4, 66.02 FEET FOR A POINT OF BEGINNING  
32       FROM THE POINT OF BEGINNING RUN SOUTHERLY AND PARALLEL WITH THE WEST LINE OF  
33       SAID NORTHEAST 1/4, 121.06 FEET TO THE P.C. OF A 140.00 FEET RADIUS CURVE CONCAVE  
34       TO THE EASTERLY, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A  
35       CENTRAL ANGLE OF 10°39'11" AN ARC LENGTH OF 26.03 FEET TO A POINT HEREBY  
36       DESIGNATED AS POINT "A". RETURN TO THE POINT OF BEGINNING AND RUN EASTERLY  
37       ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF NORTHEAST 1/4 304.79 FEET, THENCE RUN  
38       SOUTHERLY AND PERPENDICULAR TO THE NORTH LINE OF SAID S 1/2 OF NE 1/4, 137.54 FEET.  
39       THENCE RUN WESTERLY IN A STRAIGHT LINE 305.64 FEET TO THE ABOVE DESIGNATED POINT  
40       "A" ALSO LESS:

41       A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35,  
42       TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY  
43       DESCRIBED AS FOLLOWS:

1 COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP  
2 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID POINT BEING A 4"X4" CONCRETE  
3 MONUMENT WITH NO IDENTIFICATION; THENCE RUN SOUTH 89°47'59" WEST ALONG THE  
4 SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1330.03 FEET TO THE SOUTHEAST  
5 CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, SAID POINT  
6 BEING A 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM 3715 PCP"; THENCE  
7 DEPARTING SAID SOUTH LINE, RUN NORTH 00°53'15" EAST ALONG THE EAST LINE OF THE  
8 SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 272.55 FEET TO THE  
9 NORTHEAST CORNER OF THE SOUTH 272.50 FEET OF SAID SOUTHWEST 1/4 OF THE  
10 NORTHEAST 1/4, SAID POINT BEING A 3.5" CONCRETE MONUMENT WITH CAP STAMPED "LB  
11 3827" AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN SOUTH  
12 89°47'59" WEST ALONG THE NORTH LINE OF SAID SOUTH 272.50 FEET, A DISTANCE OF 301.90  
13 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°03'07" EAST, A DISTANCE OF  
14 31.43 FEET; THENCE RUN NORTH 25° 10'37" WEST, A DISTANCE OF 216.65 FEET; THENCE RUN  
15 NORTH 32°56'44" WEST, A DISTANCE OF 180.72 FEET; THENCE RUN NORTH 27°36'43" WEST, A  
16 DISTANCE OF 279.55 FEET; THENCE RUN NORTH 15°42'22" WEST, A DISTANCE OF 138.11 FEET;  
17 THENCE RUN NORTH 27°37'25" WEST, A DISTANCE OF 146.16 FEET; THENCE RUN NORTH  
18 90°00'00" WEST, A DISTANCE OF 539.19 FEET; THENCE RUN NORTH 00°54'47" EAST, A  
19 DISTANCE OF 173.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE  
20 NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89°41'48" EAST ALONG SAID  
21 NORTH LINE, A DISTANCE OF 16.01 FEET TO A POINT ON THE WEST LINE OF LANDS  
22 DESCRIBED IN OFFICIAL RECORDS BOOK 4109, PAGE 1849 OF THE PUBLIC RECORDS OF LAKE  
23 COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°18'12" EAST  
24 ALONG SAID WEST LINE, A DISTANCE OF 121.06 FEET TO A POINT ON A CURVE, CONCAVE TO  
25 THE EAST, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 10°39'11"; THENCE  
26 CONTINUE SOUTHEASTERLY ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE,  
27 A DISTANCE OF 26.03 FEET (CHORD BEARING = SOUTH 05° 37'47" EAST, CHORD DISTANCE =  
28 25.99 FEET) TO THE END OF SAID CURVE AND TO A POINT ON THE SOUTH LINE OF SAID LANDS  
29 DESCRIBED IN OFFICIAL RECORDS BOOK 4109, PAGE 1849; THENCE RUN NORTH 87°54'58"  
30 EAST ALONG SAID SOUTH LINE. A DISTANCE OF 302.52 FEET TO A POINT ON THE EAST LINE  
31 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4109, PAGE 1849; THENCE RUN  
32 NORTH 00°18'12" WEST ALONG SAID EAST LINE, A DISTANCE OF 137.54 FEET TO A POINT ON  
33 SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SAID POINT BEING THE  
34 NORTHEAST CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 4109, PAGE 1849 OF THE  
35 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°41'48" EAST ALONG  
36 SAID NORTH LINE, A DISTANCE OF 576.29 FEET; THENCE DEPARTING SAID NORTH LINE, RUN  
37 SOUTH 00°53'37" WEST, A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 32°28'57" EAST, A  
38 DISTANCE OF 545.33 FEET; THENCE RUN SOUTH 14°48'10" EAST, A DISTANCE OF 192.73 FEET;  
39 THENCE RUN SOUTH 02°18'54" WEST, A DISTANCE OF 96.74 FEET; THENCE RUN SOUTH  
40 24°53'22" EAST, A DISTANCE OF 188.76 FEET TO A POINT ON THE NORTH LINE OF LANDS  
41 DESCRIBED IN OFFICIAL RECORDS BOOK 1427, PAGE 2378 OF THE PUBLIC RECORDS OF LAKE  
42 COUNTY, FLORIDA; THENCE RUN SOUTH 89°41'48" WEST ALONG SAID NORTH LINE, A  
43 DISTANCE OF 49.45 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE  
44 NORTHEAST 1/4; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°53'15" WEST ALONG  
45 SAID EAST LINE, A DISTANCE OF 21.29 FEET TO THE POINT OF BEGINNING.