



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): October 2, 2024
Board of County Commissioners (BCC): November 5, 2024

Case No. and Project Name: PZ2024-150, Old Hammock Cove, Emeraldal Marsh Rural Protection Area Removal

Applicant: Andrew McCown

Owner: Harbor Hills Development, LP

Requested Action: Amend the Future Land Use Map (FLUM) to remove 1,321.86 +/- acres from the Emeraldal Marsh Rural Protection Area.

Staff Determination: Staff finds the application inconsistent with the Comprehensive Plan.

Case Manager: Janie Barron, Planning Manager

PZB Recommendation:

Subject Property Information

Size: 1,321.86 +/- Acres

Location: North of the Harbor Hills community, west of Lake Griffin and Ocklawaha River, in the unincorporated Lady Lake area.

Alternate Key Numbers: 1176786, 1386373, 1386381, 1742391, 1811007, 1811015, 1811023, 1811040, 3249313, 3355865, 3355873, 3362616, 1386314, 1386306, 1811147, 3304411, 1238901, 1811031, 1238935, and 3635469

Current Future Land Use: Rural and Rural Transition (Attachment "B")

Current Zoning Districts: Rural Residential, (R-1), Mobile Home Rental Park District (RMRP), Agricultural (A), and Planned Unit Development (PUD) (Attachment "D")

Flood Zones: "A" & "AE"

Joint Planning Area / ISBA: Town of Lady Lake ISBA

Overlay Districts: Emeraldal Marsh Rural Protection Area (Attachment "A")

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	<u>Marion County</u> Preservation/Rural Land	<u>Marion County</u> General Agriculture	Pasture, Wetlands	
South	Rural Transition	Planned Unit Development	Golf Country Club, Single-Family Residential	Harbor Hills PUD
East	N/A	N/A	Open Water	Lake Griffin, Ocklawaha River
West	Rural	Ranchette District and Agriculture	Pasture, Non-Ag Acreage; Single- Family Residential	

Staff Analysis

The proposed Map Amendment is for approximately 1,321.86+/- acres on twenty (20) parcels that are generally located north of the Harbor Hills community, west of Lake Griffin and Ocklawaha River, in the unincorporated Lady Lake area. The subject properties are identified by Alternate Key (AK) Numbers 1176786, 1386373, 1386381, 1742391, 1811007, 1811015, 1811023, 1811040, 3249313, 3355865, 3355873, 3362616, 1386314, 1386306, 1811147, 3304411, 1238901, 1811031, 1238935, and 3635469; and contain a cumulative total of approximately 1,313.50 +/- gross acres. The requested action proposes to remove 1,313.50 +/- gross acres from the Emeraldal Marsh Rural Protection Area (EMRPA).

The Emeraldal Marsh is designated as a National Natural Landmark and bird rookery. Pursuant to Comprehensive Plan Policy III-3.1.3 entitled Emeraldal Marsh, Lake County shall preserve the environmental integrity of the Emeraldal Marsh as an intact ecosystem which has linkage to the Ocala National Forest by protecting its natural resources.

Comprehensive Plan Objective I-5.3 outlines the importance and intent of the Emerald Marsh Rural Protection Area. The Emeraldal Marsh, including its waters, wetlands, floodplain, and pasture, is a natural resource of unique value to Lake County and has been federally designated as a National Natural Landmark. Within the Emeraldal Marsh Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County. The Emeraldal Marsh Rural Protection Area is intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and private lands associated with Emeraldal Marsh, Sawgrass Island Preserve, Lake Griffin, Lake Yale, and the Ocklawaha River.

Table 1. below outlines the current development standards outlined in the Comprehensive Plan.

Table 1. Existing Development Standards.					
	Future Land Use Category	Comp Plan Policy	Allowable Development Program	Maximum Impervious Surface Ratio	Minimum Open Space
Existing	Rural	Policy I-1.4.4	One (1) du/5 net acre	.20	35%
Existing	Rural Transition	Policy I-1.4.5	1 d.u. / 5 net acres 1 d.u. / 3 net acres* 1 d.u. / 1 net acre*	0.3 - 0.5*	35% - 50%*
<p>* Pursuant to Comprehensive Plan Policy I-1.4.5 Rural Transition Future Land Use Category, the base density is one (1) dwelling unit per five (5) net acres. Alternatively, residential development not to exceed one (1) dwelling unit per three (3) net acres may be permitted provided that 35% open space is preserved, and the subdivision is developed as either (i) a Rural Clustered Subdivision or (ii) rezoned to a Planned Unit Development. As a third alternative, residential development not to exceed a maximum density of one (1) dwelling unit per one (1) net acre may be permitted provided that 50% open space is preserved, and the subdivision is developed as either (i) a Rural Clustered Subdivision or (ii) rezoned to a Planned Unit Development.</p>					

The subject property is located within the Lady Lake ISBA and on January 29, 2024, the application was provided to the Town of Lady Lake for comments. The Town of Lady Lake provided no comment.

The Text Amendment is being considered by the Board of County Commissioners (the 'Board') for transmittal to the Florida Department of Commerce (DOC).

Standards for Review (LDR Section 14.02.03)

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

Removal of property from the Emeraldal Marsh Rural Protection Area is inconsistent with the public interest establishing the Emeraldal Marsh Rural Protection Area.

Comprehensive Plan Policy I-5.3.2, Land Use in the Emeraldal Marsh Rural Protection Area, states that, "Lake County shall limit future land use within the Emeraldal Marsh Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series." Removal from the EMRPA would allow for applications that would seek to change the established Future Land Use to other categories that would be inconsistent with current restrictions.

The amendment is inconsistent with items contained in Comprehensive Plan Policy I-5.1.3, Rural Protection Area Principles, as it would remove the subject properties from necessary environmental protections.

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

The proposed amendment is consistent with the Lake County Land Development Regulations.

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

The proposed amendment is inconsistent with existing land uses. This request to remove approximately 1,321.86 +/- acres from the Emeraldal Marsh rural Protection Area would create the possibility for different land uses on the subject properties from the surrounding properties remaining in the Emeraldal Rural Protection Area.

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

No changed conditions were provided to support removal from the Emeraldal Marsh Rural Protection Area.

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.

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

Removal from the Emeraldal Marsh Rural Protection Area has an impact on the natural environment by removing limits on development put in place by the adoption of the rural protection area. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

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

Removal from the Emeraldal Marsh Rural Protection Area would allow for greater flexibility in development of the property removed. Property values may be affected by expanded development options.

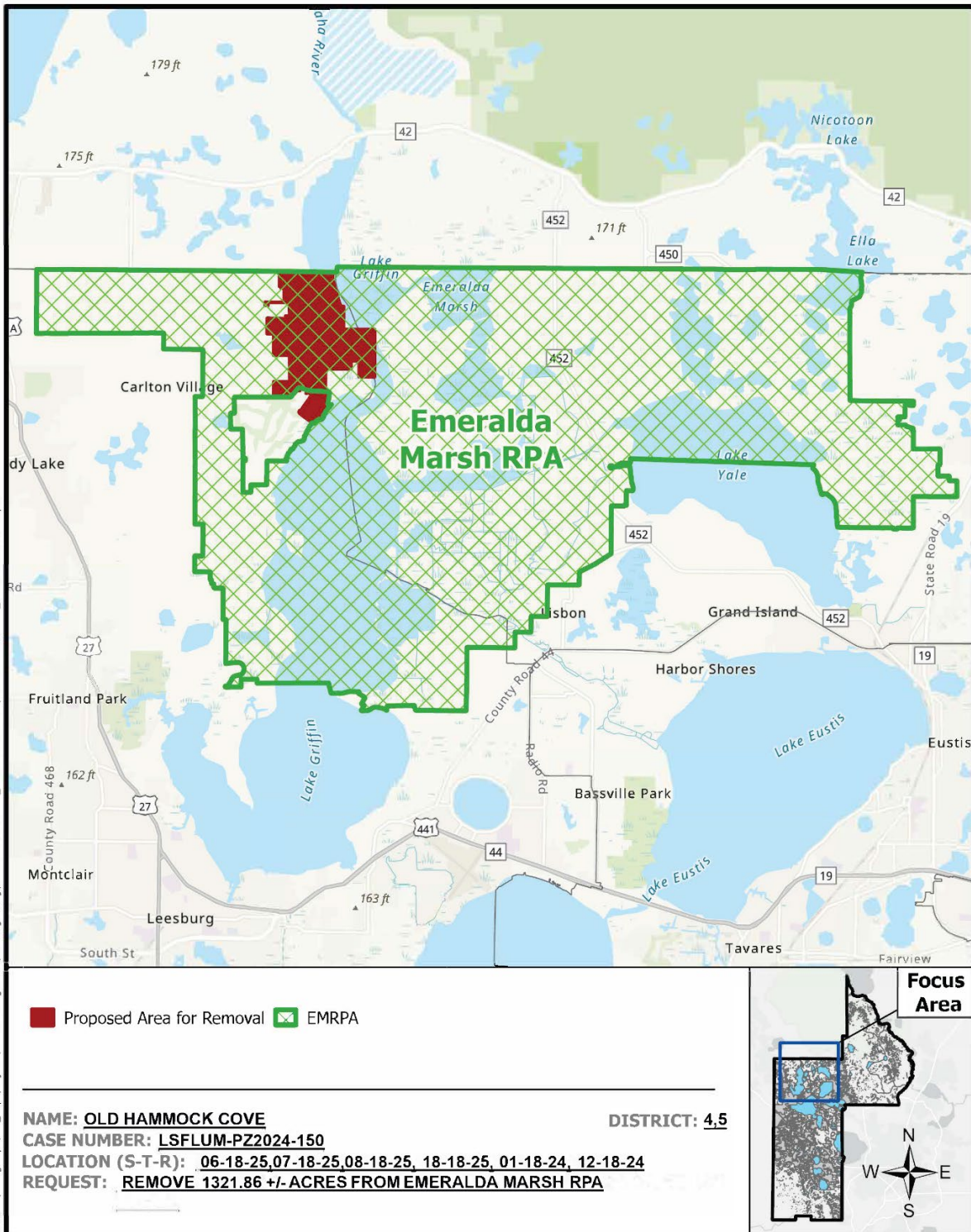
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

Removal of property from the Emeraldal Marsh Rural Protection Area will not function to alter the logical development patten in the area.

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.

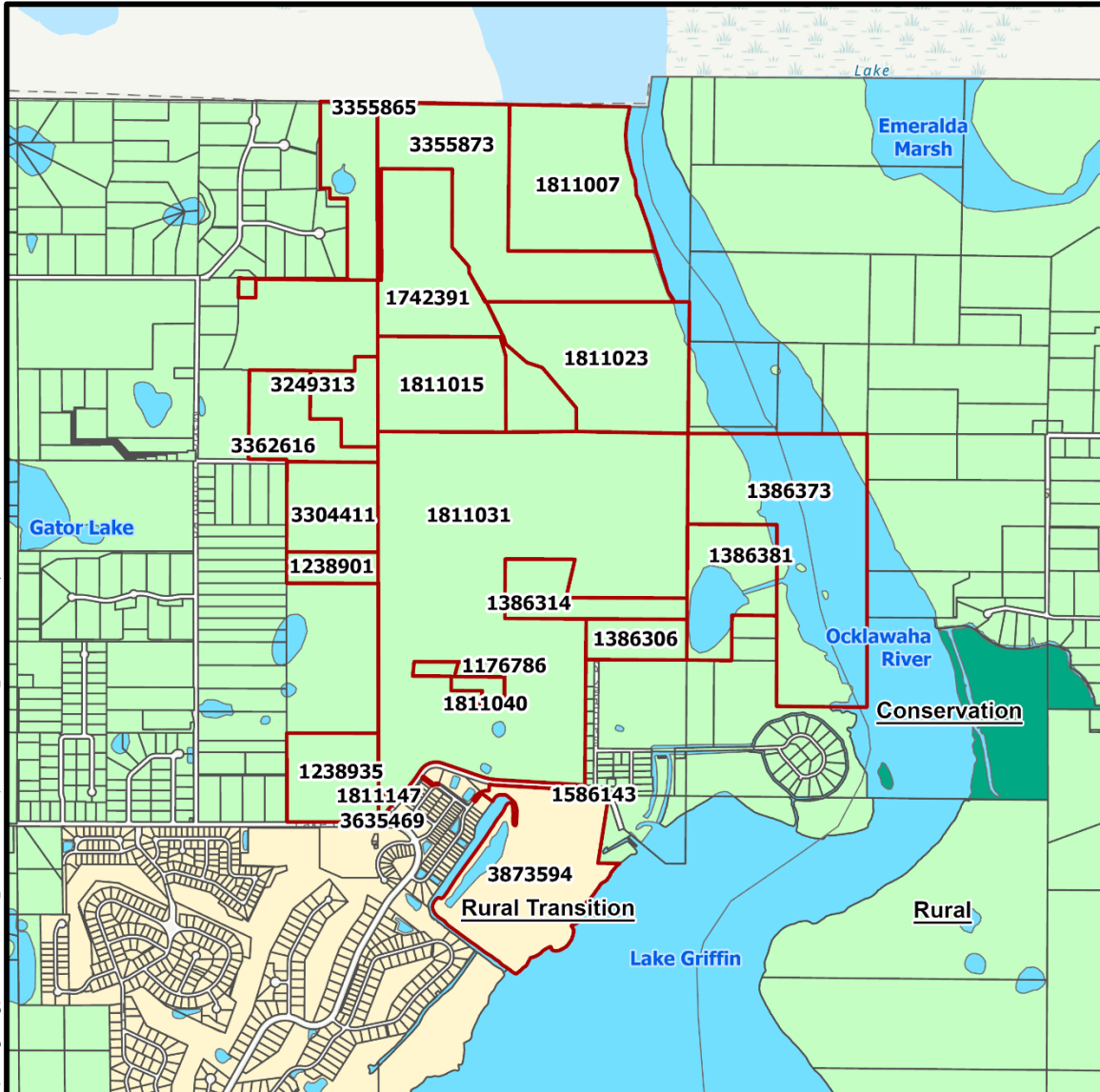
Removal of property from the Emeraldal Marsh Rural Protection Area is inconsistent with the public interest establishing the Emerald Marsh Rural Protection Area.

Attachment "A" – Emeralda Marsh Rural Protection Area



Attachment "B" – Current Future Land Use Map

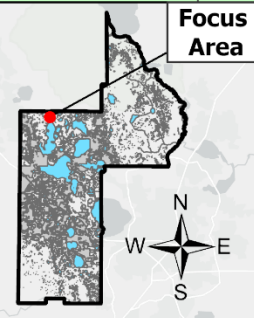
CURRENT FUTURE LAND USE



FLU

- Rural
- Conservation
- Rural Transition

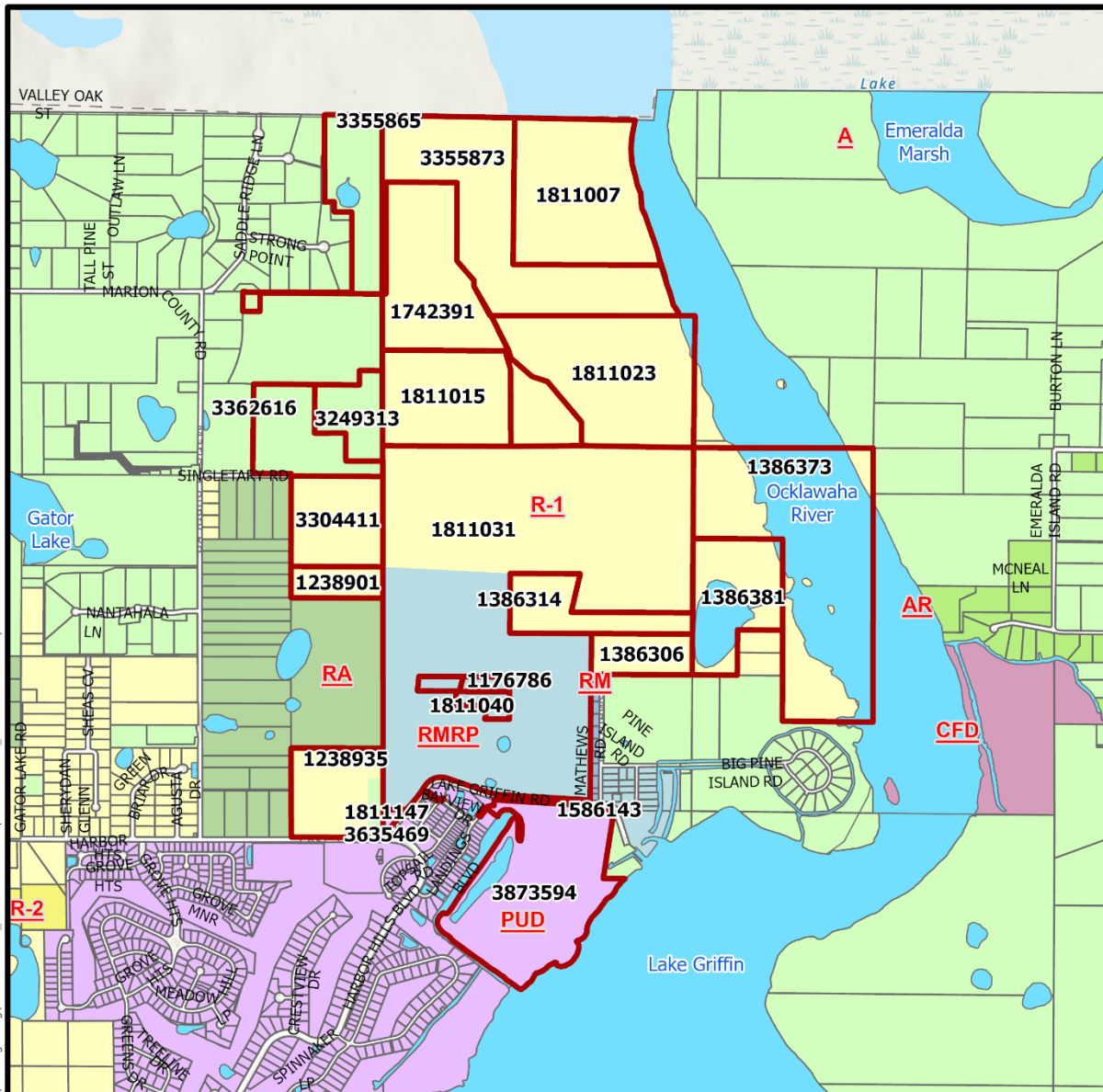
NAME: OLD HAMMOCK COVE **DISTRICT:** 4,5
CASE NUMBER: LSFLUM-PZ2023-343
LOCATION (S-T-R): 06-18-25,07-18-25,08-18-25, 18-18-25, 01-18-24, 12-18-24
REQUEST: AMEND FLUM FROM RURAL, RURAL TRANSITION, EMERALDA MARSH RPA TO PUD



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9/17/2024

Attachment "D" – Zoning Map

CURRENT ZONING



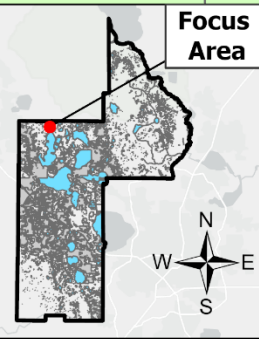
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Zoning

- | | | | | |
|---|--|---|--|--|
| A | RA | R-2 | RM | PUD |
| AR | R-1 | RMRP | CFD | |

NAME: OLD HAMMOCK COVE **DISTRICT:** 4,5
CASE NUMBER: RZ-PZ2023-342
LOCATION (S-T-R): 06-18-25,07-18-25,08-18-25,18-18-25,01-18-24,12-18-24
REQUEST: REZONE FROM RURAL RESIDENTIAL, RMRP, AGRICULTURAL, TO PUD

Focus Area



ORDINANCE #2024 - _____

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,**
2 **FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE**
3 **FUTURE LAND USE MAP TO REMOVE 1,321.86 +/- ACRES FROM THE EMERALDA MARSH**
4 **RURAL PROTECTION AREA FOR PROPERTY IDENTIFIED AS A PORTION OF ALTERNATE**
5 **KEY NUMBERS 1176786, 1386373, 1386381, 1742391, 1811007, 1811015, 1811023, 1811040,**
6 **3249313, 3355865, 3355873, 3362616, 1386314, 1386306, 1811147, 3304411, 1238901, 1811031,**
7 **1238935 and 3635469, AND LEGALLY DESCRIBED IN EXHIBIT "A"; AMENDING OBJECTIVE**
8 **I-5.3 EMERALDA MARSH RURAL PROTECTION AREA PROVIDING FOR PUBLICATION AS**
9 **REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR**
10 **SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

13 **WHEREAS,** Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
14 Commissioners of Lake County to "prepare and enforce comprehensive plans for the development of the
15 county"; and

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

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

23 **WHEREAS,** on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan
24 became effective; and

25 **WHEREAS,** Section 163.3184, Florida Statutes, sets forth the process for adoption of
26 Comprehensive Plan Amendments; and

27 **WHEREAS,** on the 2nd day of October 2024, this Ordinance was heard at a public hearing before
28 the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

29 **WHEREAS,** on the _____ day of _____ 2024, this Ordinance was heard at a public hearing
30 before the Lake County Board of County Commissioners for approval to transmit to the state planning agency
31 and other reviewing agencies; and

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

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

36 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive
37 Plan Future Land Use Map is hereby amended to remove 1,321.86 +/- acres described in Exhibit "A" attached
38 hereto, and incorporated in this Ordinance, from the Emeraldal Marsh Rural Protection Area.

1 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and
2 163.3184, Florida Statutes.

3 **Section 4. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for
4 any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not
5 affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners'
6 intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the
7 remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid,
8 as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held
9 inapplicable to any person, groups of persons, property, kind of property, circumstances or set of
10 circumstances, such holding shall not affect the applicability thereof to any other person, property or
11 circumstances.

12 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not
13 timely challenged, shall be no less than 31 days after the state land planning agency notifies the local
14 government that the plan amendment package is complete; however the Effective Date shall be the date the
15 Ordinance is recorded in the public records' of Lake County, Florida, at the applicant's expense. If timely
16 challenged, this amendment shall become effective on the date the state land planning agency, or the
17 Administration Commission enters a final order determining this adopted amendment to be in compliance.
18 No development orders, development permits, or land uses dependent on this amendment may be issued or
19 commence before it has become effective. If a final order of noncompliance is issued by the Administration
20 Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its
21 effective status, a copy of which resolution shall be sent to the state land planning agency.

22 **ENACTED this ____ day of _____, 2024.**

23 **FILED with the Secretary of State _____, 2024.**

24
25 **BOARD OF COUNTY COMMISSIONERS**
26 **LAKE COUNTY, FLORIDA**

27
28
29
30 _____
31 Kirby Smith, Chairman

32 **ATTEST:**

33
34 _____
35 Gary J. Cooney, Clerk
36 Board of County Commissioners of
37 Lake County, Florida

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40 Approved as to form and legality:

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42 _____
43 Melanie Marsh, County Attorney

Exhibit "A" – Legal Description

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PARCEL A:

THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. LESS AND EXCEPT THOSE LANDS CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY STATUTORY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1668, PAGE 778, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND THOSE LANDS CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY STATUTORY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1902, PAGE 2126 AND AS CORRECTED BY STATUTORY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1908, PAGE 216, ALL BEING RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE PLAT OF SADDLE RIDGE RECORDED IN PLAT BOOK 58, PAGES 35 THROUGH 40, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL B:

THAT PART OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE EAST 1/4 CORNER OF SAID SECTION 1 AND RUN SOUTH 0°33'43" EAST 31.55 FEET; THENCE NORTH 89°59'17" WEST 1774.95 FEET; THENCE SOUTH 0°0'34" EAST 269.66 FEET; THENCE NORTH 89°55'51" WEST 389.46 FEET; THENCE NORTH 0°18'38" WEST 269.28 FEET; THENCE NORTH 89°58'17" WEST 457.87 FEET TO THE WEST LINE OF THE SAID SOUTHEAST 1/4; THENCE NORTH 0°12'00" EAST TO THE NORTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

PARCEL C:

THAT PART OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY FLORIDA, RUN SOUTH 0°33'43" EAST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 301.56 FEET TO THE POINT OF BEGINNING OF SAID LINE. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°59'17" EAST TO WATERS OF THE OKLAWAHA RIVER AND THE POINT OF TERMINUS OF SAID LINE.

LESS AND EXCEPT THE FOLLOWING: FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 31.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING, RUN SOUTH 89°59'10" EAST 55.09 FEET; THENCE NORTH 0°30'38" WEST 1627 FEET; THENCE NORTH 89°54'47" EAST 1036.46 FEET; THENCE SOUTH 0°18'02" EAST 1140.51 FEET; THENCE SOUTH 41°28'12" EAST 374.15 FEET; THENCE SOUTH 01°31'12" EAST 86.66 FEET; THENCE SOUTH 30°26'54" EAST 453.95 FEET; THENCE NORTH 89°59'17" WEST 1560.50 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 1; THENCE NORTH 0°33'43" WEST ALONG SAID EAST LINE 270.01 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

1 PARCEL D:

2 THAT PART OF GOVERNMENT LOTS 7 AND 8 IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
3 LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST
4 CORNER OF SAID SECTION 1; RUN THENCE SOUTH 89.5°18'53" WEST ALONG THE SOUTH LINE OF
5 SAID SECTION 1 A DISTANCE OF 1995.31 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF
6 THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH .5°0'8" EAST
7 ALONG THE WEST BOUNDARY OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
8 A DISTANCE OF 1425.55 FEET; THENCE SOUTH 89.5°52'30" EAST 996.05 FEET; THENCE SOUTH
9 5°8'28" EAST 674.67 FEET; THENCE NORTH 89.5°24'37" EAST 455.56 FEET; THENCE SOUTH 5°35'48"
10 EAST 407.23 FEET; THENCE NORTH 89.5°45'34" EAST 534.96 FEET TO THE EAST LINE OF SAID
11 SECTION 1; THENCE SOUTH 5°41' EAST ALONG SAID EAST LINE 224.59 FEET TO THE POINT OF
12 BEGINNING. LESS AND EXCEPT THAT PART THEREOF LYING WITHIN THE WEST 109.50 FEET OF
13 THE NORTHEAST 1/4 OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 7 AND THE WEST 769.50 FEET
14 OF THE SOUTH 1/4 OF SAID GOVERNMENT LOT 7 IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24
15 EAST, LAKE COUNTY, FLORIDA.

16 PARCEL E:

17 GOVERNMENT LOTS 1, 2, 3 AND THAT PART OF GOVERNMENT LOT 4 LYING NORTH OF THE NORTH
18 RIGHT-OF-WAY LINE OF LAKE GRIFFIN ROAD, ALL IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 25
19 EAST, LAKE COUNTY, FLORIDA.

20 AND

21 THE NORTHEAST 1/4; THE WEST 1186.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;
22 THE WEST 1186.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING NORTH OF LAKE
23 GRIFFIN ROAD, ALL IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY,
24 FLORIDA.

25 AND

26 THE NORTH 1/4 OF THE SOUTHEAST 1/4, LESS AND EXCEPT THE WEST 1186.00 FEET THEREOF,
27 ALL IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

28 PARCEL F:

29 THE NORTHWEST 1/4; THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTHWEST 1/4 OF THE
30 NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 25
31 EAST, LAKE COUNTY, FLORIDA.

32 PARCEL G:

33 THAT PART OF GOVERNMENT LOT 2 LYING NORTH OF LAKE GRIFFIN ROAD IN SECTION 18,
34 TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

35 PARCEL H:

36 THAT PART OF GOVERNMENT LOTS 4 AND 5 AND THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP
37 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE FOLLOWING
38 DESCRIBED LINE: FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24
39 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 5°33'43" EAST ALONG THE EAST LINE OF SAID
40 SECTION 1 A DISTANCE OF 301.56 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE
41 SOUTH 89.5°59'17" EAST TO THE WATERS OF THE OKLAWAHA RIVER AND THE END OF SAID LINE.

1 LESS AND EXCEPT THE FOLLOWING: FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 18
2 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH .5°33'43" EAST ALONG THE EAST
3 LINE OF SAID SECTION 1 A DISTANCE OF 301.56 FEET TO THE POINT OF BEGINNING OF THIS
4 DESCRIPTION. FROM SAID POINT OF BEGINNING, RUN SOUTH 89.5°59'17" EAST 1560.50 FEET;
5 THENCE SOUTH 30.5°26'54" EAST 99.77 FEET; THENCE SOUTH 26.5°51'49" EAST 512.95 FEET;
6 THENCE SOUTH 16.5°45'9" EAST 111.11 FEET; THENCE SOUTH 49.5°26'0" EAST 408.47 FEET;
7 THENCE SOUTH 72.5°21'23" EAST 234.42 FEET; THENCE SOUTH 40.5°34'32" EAST 770.53 FEET,
8 THENCE SOUTH .5°30'40" EAST 344.02 FEET; THENCE SOUTH 89.5°51'17" WEST 1027.65 FEET;
9 THENCE NORTH .5°36'23" WEST 1099.60 FEET; THENCE NORTH 16.5°45'9" WEST 287.50 FEET;
10 THENCE SOUTH 89.5°51'57" WEST 1785.30 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE
11 NORTH .5°33'43" WEST ALONG SAID LINE 548.26 FEET TO THE POINT OF BEGINNING.

12 TOGETHER WITH THE FOLLOWING EASEMENT: FROM A POINT ON THE EAST LINE OF SECTION 1,
13 TOWNSHIP 18 SOUTH, RANGE 24 EAST, RUN SOUTH .5°33'43" EAST 849.82 FEET FROM THE 1/4
14 SECTION CORNER OF SAID EAST LINE; THENCE NORTH 89.5°51'57" EAST 1785.30 FEET TO THE
15 POINT OF BEGINNING OF THIS EASEMENT; FROM SAID POINT OF BEGINNING RUN THENCE NORTH
16 89.5°51'57" EAST 52.18 FEET; THENCE SOUTH 16.5°45'9" EAST 52.18 FEET; THENCE SOUTH
17 89.5°51'57" WEST 52.18 FEET; THENCE NORTH 16.5°45'9" WEST 52.18 FEET TO THE POINT OF
18 BEGINNING.

19

20 PARCEL I:

21 THAT PART OF GOVERNMENT LOT 8, IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE
22 COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE EAST 1/4 CORNER OF
23 SAID SECTION 1; RUN THENCE .5°33'43" EAST ALONG THE EAST LINE OF SAID SECTION 1 A
24 DISTANCE OF 1148.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID
25 POINT OF BEGINNING, RUN SOUTH 89.5°46'04" WEST 334.73 FEET; THENCE SOUTH .5°29'34" EAST
26 210.15 FEET TO A POINT, SAID POINT BEING HEREBY DESIGNATED AS POINT "A". BEGIN AGAIN AT
27 THE POINT OF BEGINNING, RUN SOUTH .5°33'43" EAST ALONG THE EAST LINE OF SAID SECTION
28 1 TO A POINT THAT IS NORTH .5°33'43" WEST 224.59 FEET FROM THE SOUTHEAST CORNER OF
29 SAID SECTION 1; RUN THENCE SOUTH 89.5°45'34" WEST 534.96 FEET; THENCE NORTH .5°35'48"
30 WEST 407.23 FEET; THENCE SOUTH 89.5°24'37" WEST 455.56 FEET; THENCE NORTH .5°8'28" EAST
31 674.67 FEET; THENCE SOUTH 89.5°52'30" EAST TO THE ABOVE DESIGNATED POINT "A".

32

33 PARCEL J:

34 THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
35 LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 33 FEET THEREOF CONVEYED TO LAKE
36 COUNTY, FLORIDA, A POLITICAL SUBDIVISION, FOR ROAD PURPOSES, BY INSTRUMENT
37 RECORDED IN OFFICIAL RECORDS BOOK 6, PAGE 1, PUBLIC RECORDS LAKE COUNTY, FLORIDA.

38 AND

39 THE NORTH 456 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP
40 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

1 PARCEL K:

2 SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
3 LAKE COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT OF WAY.

4
5 PARCEL L:

6 A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND IN SECTION
7 6, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

8 BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID SECTION 1, SOUTH 0°33'43" EAST, 31.55
9 FEET FROM THE QUARTER SECTION CORNER ON SAID EAST BOUNDARY, THENCE RUN SOUTH
10 89°59'10" EAST, 55.09 FEET; THENCE NORTH 0°30'38" WEST, 1,627.00 FEET; THENCE NORTH
11 89°54'47" EAST, 1,036.46 FEET; THENCE SOUTH 0°18'02" EAST, 1,140.51 FEET; THENCE SOUTH
12 41°28'12" EAST, 374.15 FEET; THENCE SOUTH 1°31'12" EAST, 86.66 FEET; THENCE SOUTH 30°26'54"
13 EAST, 553.72 FEET; THENCE SOUTH 26°51'49" EAST, 512.95 FEET; THENCE SOUTH 16°45'09"
14 EAST, 111.11 FEET, THENCE SOUTH 49°26'00" EAST, 408.47 FEET; THENCE SOUTH 72°21'23" EAST, 234.42
15 FEET; THENCE SOUTH 40°34'32" EAST, 770.53 FEET; THENCE SOUTH 0°30'40" EAST, 344.02 FEET;
16 THENCE SOUTH 89°51'17" WEST, 1,027.65; THENCE NORTH 0°36'23" WEST, 1,099.60 FEET; THENCE
17 NORTH 16°45'09" WEST, 287.50 FEET; THENCE SOUTH 89°51'57" WEST, 1,785.30 FEET TO A POINT
18 ON SAID EAST BOUNDARY; THENCE SOUTH 0°33'43" EAST ALONG SAID EAST BOUNDARY 298.22
19 FEET; THENCE SOUTH 89°46'40" WEST, 334.73 FEET; THENCE SOUTH 0°29'34" EAST, 210.15 FEET;
20 THENCE NORTH 89°52'30" WEST, 1,646.08 FEET TO A POINT ON THE EAST BOUNDARY OF THE
21 NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST OF SAID SECTION 1; THENCE NORTH
22 0°00'08" EAST ALONG SAID EAST BOUNDARY OF THE NORTHWEST 1/4 OF SOUTHWEST OF
23 SOUTHEAST 1/4, 7.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE
24 SOUTHWEST 1/4 OF SOUTHEAST 1/4; THENCE SOUTH 89°25'29" WEST ALONG THE NORTH
25 BOUNDARY OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4, 660.33 FEET TO
26 THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 0°12'00" EAST
27 ALONG SAID WEST BOUNDARY 1,324.54 FEET; THENCE SOUTH 89°59'17" EAST 457.87 FEET;
28 THENCE SOUTH 0°18'58" EAST, 269.28 FEET; THENCE SOUTH 89°55'51" EAST, 389.46 FEET;
29 THENCE NORTH 0°00'34" WEST 269.66 FEET; THENCE SOUTH 89°59'17" EAST, 1,774.95 FEET TO
30 THE POINT OF BEGINNING; LESS AND EXCEPT THE WEST 33 FEET THEREOF FOR RIGHT-OF-WAY.

31 LESS AND EXCEPT THE FOLLOWING: THE PLAT OF DOVE HILL RECORDED IN PLAT BOOK 47,
32 PAGES 81 AND 82, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ALSO, LESS AND EXCEPT
33 THOSE LANDS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS
34 BOOK 5272, PAGE 1329, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

35
36 PARCEL M:

37 TRACT P, HARBOR HILLS UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK
38 30, PAGES 13 THROUGH 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

39 PARCEL N:

40 TRACT N, HARBOR HILLS UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK
41 30, PAGES 13 THROUGH 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS CORRECTED BY
42 SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 2259, PUBLIC
43 RECORDS OF LAKE COUNTY, FLORIDA.

1 LESS AND EXCEPT:

2 THAT PORTION OF THE ABOVE DESCRIBED LANDS CONTAINED IN THAT CERTAIN WARRANTY
3 DEED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN
4 OFFICIAL RECORDS BOOK 1112, PAGE 2015, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

5
6 FURTHER LESS AND EXCEPT:
7 ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE PLAT OF HARBOR HILLS UNIT
8 2A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 73, PUBLIC RECORDS
9 OF LAKE COUNTY, FLORIDA.

10
11 FURTHER LESS AND EXCEPT:
12 ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE PLAT OF A PARTIAL REPLAT OF
13 HARBOR HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 53, PUBLIC
14 RECORDS OF LAKE COUNTY, FLORIDA, AS CORRECTED BY SURVEYOR AFFIDAVITS RECORDED IN
15 OFFICIAL RECORDS BOOK 1314, PAGE 220, AND OFFICIAL RECORDS BOOK 1319, PAGE 18, ALL BEING
16 RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

17
18 FURTHER LESS AND EXCEPT:
19 ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE PLAT OF A PARTIAL REPLAT
20 OF HARBOR HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 80,
21 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

22
23 AND FURTHER LESS AND EXCEPT:
24 ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE PLAT OF THE LANDINGS AT
25 HARBOR HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 29,
26 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.