



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): September 3, 2025
Board of County Commissioners (BCC): October 7, 2025

Case No. and Project Name: PZ2024-195, Rubi Shores

Commissioner District: District 3 – Kirby Smith

Applicant(s): Charles C. Hiott

Owner(s): Shangri-la by the Lake, Inc.

Requested Action: Rezone approximately 4.46 +/- acres from Estate Residential (R-2) District to Urban Residential (R-6) District to facilitate the development of a residential subdivision.

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

Case Manager: James Frye, Planner II

PZB Recommendation:

Subject Property Information

Size: 4.46 +/- acres

Location: Generally located south of Forest Lake Road, North of Eagle Point Court, and bisected by Golden Tree Drive in the unincorporated Leesburg area

Alternate Key No.: 1214688

Future Land Use: Urban Low Density Future Land Use (Attachment “A”)

Current Zoning District: Estate Residential (R-2) (Attachment “B”)

Proposed Zoning District: Urban Residential (R-6) District (Attachment “C”)

JPA/ISBA: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Mixed Home Residential (RM)	Residential	Single Family Residences
South	Urban Low Density	Urban Residential District (R-6)	Residential, Right-of-Way	Single-Family Residences and Eagle Point Court
East	Urban Low Density	Urban Residential District (R-6) and Mobile Home Rental Park District (RMRP)	Residential, Right-of-Way, Mobile Home Park	Single-Family Residences, Shangri La by the Lake Mobile Home Park, and Golden Tree Drive

Direction	Future Land Use	Zoning	Existing Use	Comments
West	Urban Low Density	Urban Residential District (R-6) and Planned Unit Development (PUD) by Ord. #2023-36	Vacant and Wastewater Treatment Facility	Goose Creek Development for 145 residential lots (Construction Plans being reviewed); and Shangri La by the Lake Wastewater Plant per the Lake County Property Appraiser.

- Summary of Analysis -

The subject property comprises 4.46 +/- acres, is identified by Alternate Key Number 1214688, and is generally located south of Forest Lake Road, North of Eagle Point Court, and bisected by Golden Tree Drive in the unincorporated Leesburg area. The subject parcel is currently vacant and zoned Estate Residential (R-2) (Attachment “B”). The property is also designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan (Attachment “A”).

The Applicant is requesting to rezone the subject property from Estate Residential (R-2) to Urban Residential (R-6) to provide consistent zoning with two (2) contiguous parcels also owned by Shangri-la by the Lake, Inc., identified by Alternate Key Numbers 3777479 and 1214696, and currently zoned Urban Residential (R-6) and designated with an Urban Low Density FLUC. The rezoning will facilitate the development of a residential subdivision on all three (3) parcels owned by Shangri-la by the Lake, Inc. consisting of approximately 6.43+- net acres and a maximum of twenty-four (24) single-family lots as shown on the Concept Plan (Attachment “D”). The rezoning request is consistent with the Comprehensive Plan and Land Development Regulations, as residential uses are allowed within the Urban Low Density FLUC and Urban Residential (R-6) and at a maximum density of four (4) dwelling units per net buildable acre per the Urban Low Density FLUC.

Additionally, pursuant to Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density Future Land Use Category*, any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space. Open space will be addressed during the platting process.

Table 1. Existing and Property Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Estate Residential (R-2)	2 DU / 1 AC	N/A	0.35	N/A	40-feet
Proposed	Urban Residential (R-6)	6 DU / 1 AC	Maximum of 24 single-family dwelling units (approximately 3.73 du/ac)	0.55	25%	40-feet

The Applicant provided a Project Narrative for the rezoning request as shown on Attachment “E”

- Staff Analysis -

LDR Section 14.05.03 (Standards for Review)

A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).

The rezoning request is consistent with LDR Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which states that single-family dwelling units are permitted within the Urban Residential (R-6) zoning district.

New development will be required to meet all criteria specified in the LDR, as amended.

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

The rezoning request to Urban Residential (R-6) zoning district is consistent with Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density Future Land Use Category*, which allows residential uses.

The rezoning request is consistent with the maximum density specified by Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density Future Land Use Category*, in which residential uses are permitted within the FLUC at a maximum density of four (4) dwelling units per one (1) net buildable acres. The Concept Plan specifies a maximum of 24 single-family dwelling units with an approximate density of 3.73 dwelling units per net acre.

New development will be required to meet all criteria specified in the Comprehensive Plan.

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

The rezoning request to Urban Residential (R-6) zoning district is consistent with the surrounding land uses and zoning districts, which allow for single-family residential uses. The proposed zoning map illustrates the consistency between the proposed zoning and existing zoning of surrounding parcels (Attachment "C")

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

The rezoning has been requested as the Applicant desires to develop a residential subdivision consistent with surrounding development. The rezoning request provides consistency with the existing Urban Low Density FLUC.

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

Any future development of this property 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 for public facilities and services.

Water and Sewage

The Applicant provided documentation indicating that central sewer and water are available to the subject parcel through Florida Community Water Systems, Inc. The Utility Notification Form states that connectivity to central sewage is within 1,000-feet and connectivity to central water is within 300-feet to the subject parcel (Attachment "F").

Any future development of this property will require that the Applicant comply with Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection*, which requires new development exceeding a density of one unit per net acre to provide a central water system, and Comprehensive Plan Policy IX-3.1.2, entitled *Mandatory Sewer Connection*, which requires new development exceeding a density of one unit per net acre shall provide a regional / sub-regional sanitary sewer system.

Further, according to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, any new development in the Urban Land Use Series where density occurs at one unit per net acre or greater or wastewater discharge of the development is equal to or greater than 100,000 GPD, shall be required to connect to a regional system. However, a central system may be used on a temporary basis until a regional system becomes available. The temporary system must be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code and must be planned, designed and constructed to serve as a nucleus of a future regional system, or can act as a lift station with minimal modification.

Schools

Lake County Schools reviewed the application, and a Letter of No Impact was provided for the proposed twenty-four single-family dwelling units. Lake County Schools determined that the project would be considered a de minimis impact for the school district (Attachment "G").

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #72, located at 12340 County Road 44, Leesburg, is approximately one (1) mile from the subject property. Fire protection, water supply, and emergency access will be addressed during the platting process, should the rezoning request be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of CR 44 is "D" with capacity of 1166 trips in the peak direction. Currently the impacted segment from CR 473 to Apiary Road is operating at fifty-five percent (55%) in the peak hour direction. This project will be generating approximately thirteen (13) pm peak hour trips, in which eight (8) trips will impact the peak hour direction.

Application approved as project is *de minimis*.

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

An environmental assessment will be submitted with preliminary plat 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. 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).

Pursuant to LDR Section 6.01.04, *Development Near Wetlands and Waterbodies*, principal structures, buildings, and impervious surface, excluding water dependent structures shall be located at least fifty (50) feet from the ordinary high water line, mean high water line, or jurisdictional wetland line, whichever is further landward. A survey delineating the ordinary high water line, mean high water line, or jurisdictional wetland line will be required for future development.

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

There is no indication that the rezoning application will affect property values in the area.

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

The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area as the subject parcel is surrounded by existing residential development.

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

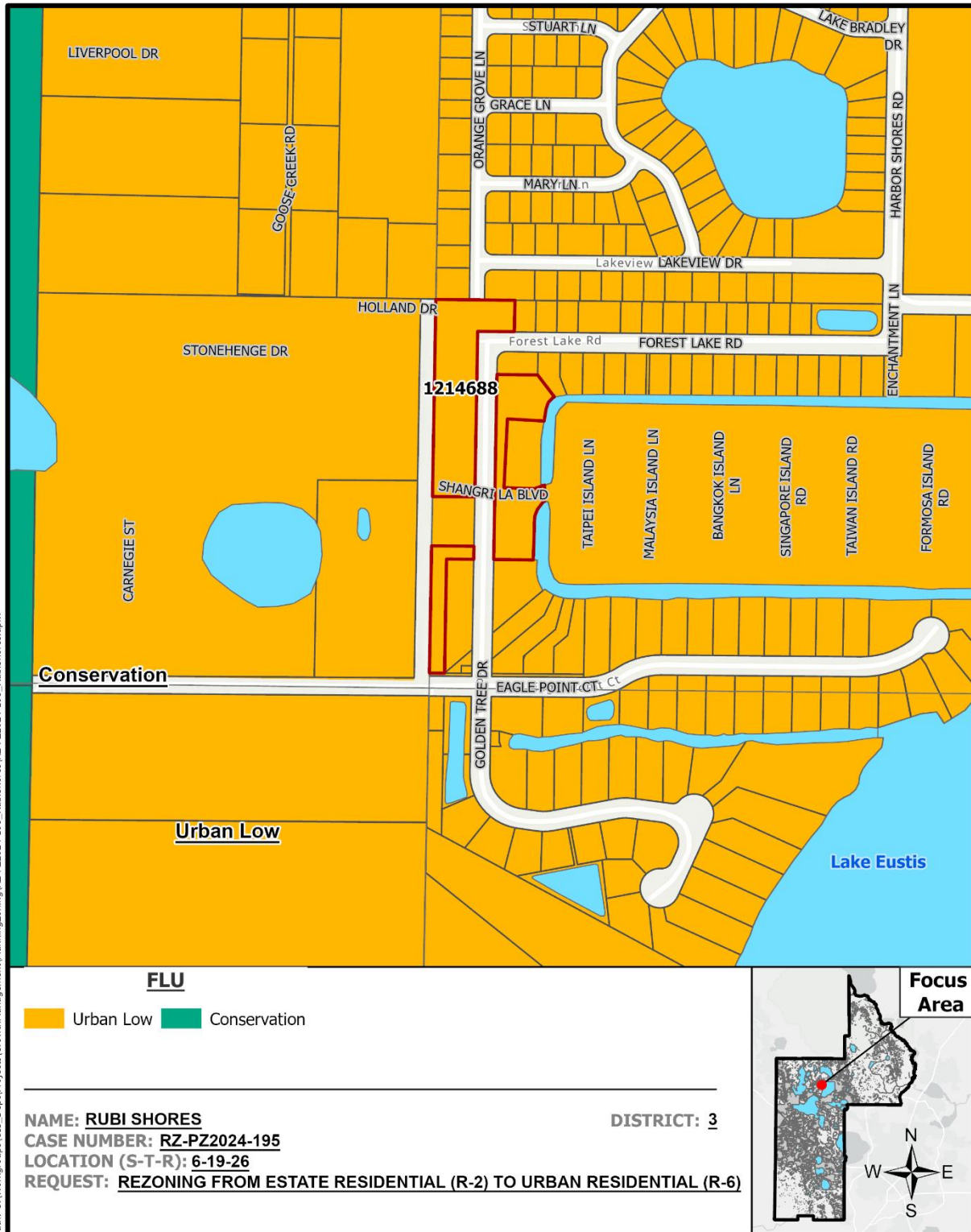
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

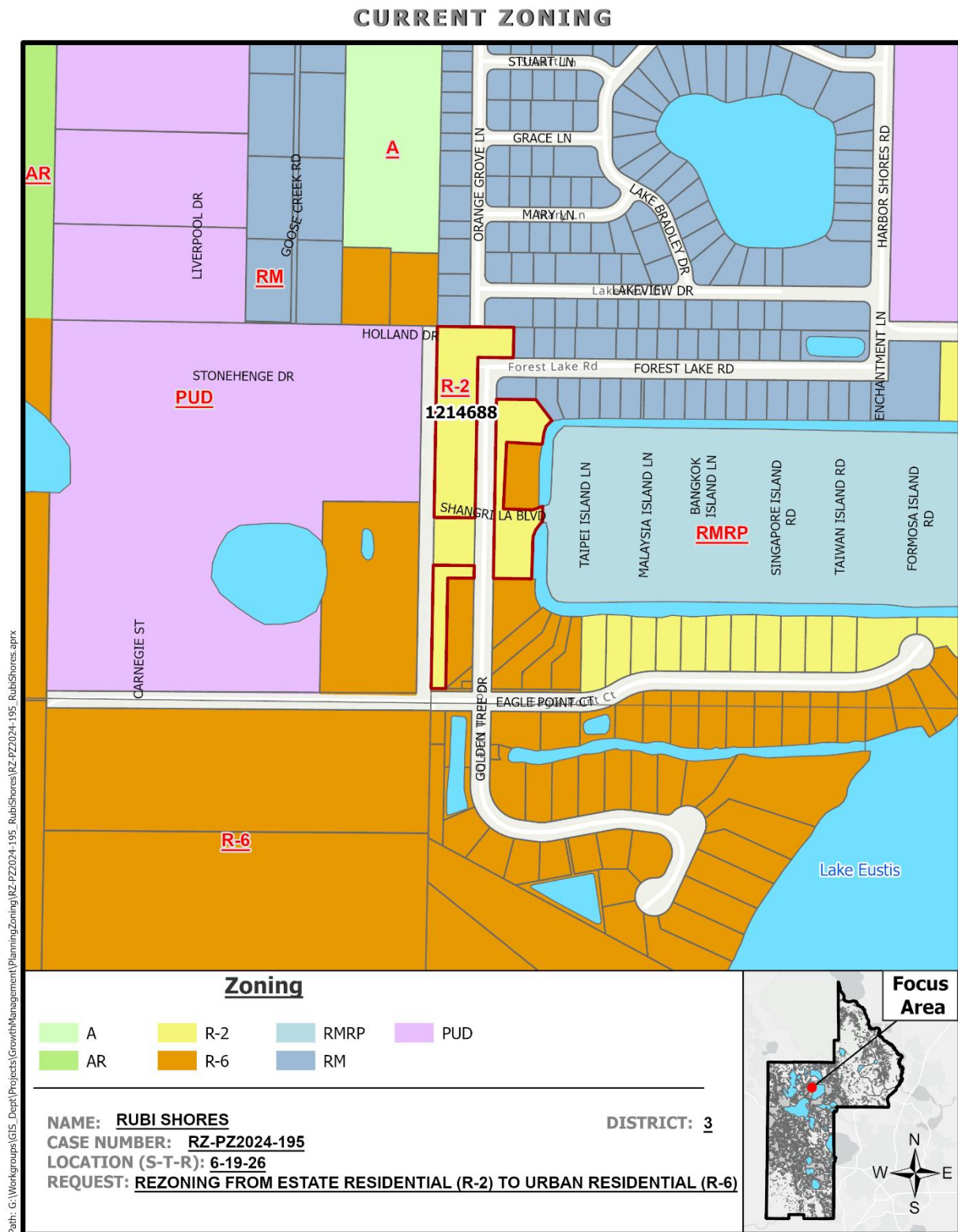
N/A

Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE

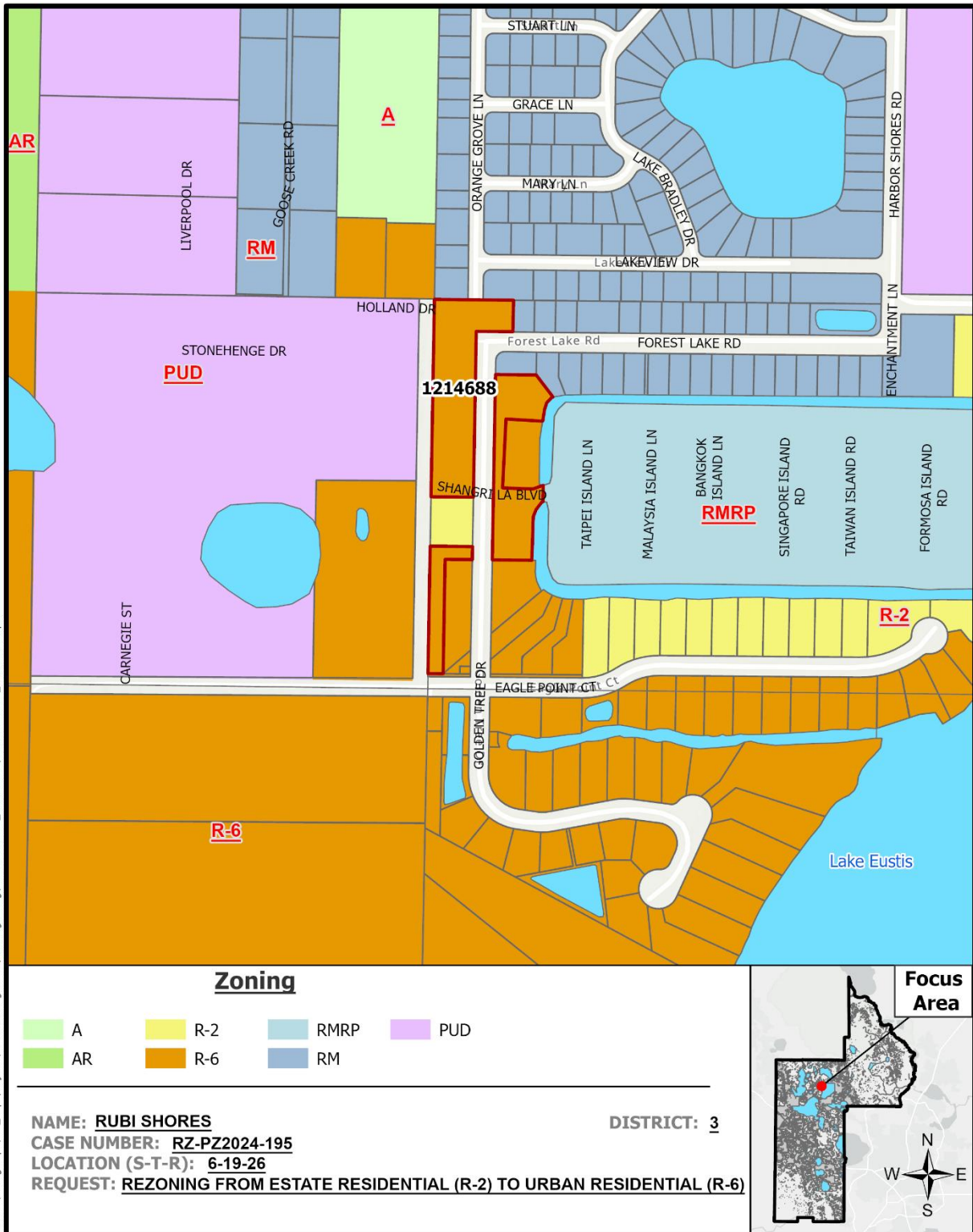


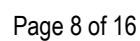
Attachment “B” – Zoning District Map



Attachment “C” – Proposed Zoning District Map

PROPOSED ZONING





Attachment “D” – Concept Plan (2 of 2)

CURRENT LAND USE: VACANT RESIDENTIAL
THERE ARE NO STRUCTURES ON THE PROPERTY

OWNER:
SHANGRI-LA BY THE LAKE INC
1403 W AVENUE A
BELLE GLAFE FL 33430

ALT KEY #	1214688 (R-2 ZONING) 3777479 & 1214696 (R-6 ZONING)
ACREAGE	4.46 AC (ALT KEY 1214688) PLUS 2.44 AC (ALT KEY 3777479 & 1214696) TOTAL = 6.90 AC (300,681 SF)
WETLAND AREA	0.47 AC (19,451 SF)
EXISTING ZONING	R-2 & R-6
FUTURE LAND USE	URBAN LOW
PROPOSED ZONING	R-6
PROPOSED LAND USE	URBAN LOW
TOTAL UNITS	24
DENSITY	$24 / (6.90 - 0.47) = 3.73$ UNITS PER ACRE
MAX ISR	0.55
FLOOD ZONE	ZONE X PER FEMA MAP # 12069C0330E, EFFECTIVE 12/18/2012
EXISTING ZONING	NORTH: RM SOUTH: R-6 EAST: RMRP WEST: PUD
EXISTING FUTURE LAND USE	NORTH: URBAN LOW SOUTH: URBAN LOW EAST: URBAN LOW WEST: URBAN LOW
LANDSCAPE	MEET COUNTY LAND DEVELOPMENT REQUIREMENTS
WATER & FIRE PROTECTION	US WATERS
SEWER	US WATERS
NO KNOWN KARSTS FEATURES ON SITE	
NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS ON SITE	

Attachment “E” – Project Narrative (Page 1 of 3)

Rubi Shores - Project Narrative

Demonstrate that facilities and services are available within the adopted level of service, 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. The Property is within Florida Community Water Systems, Inc certified service area for the provision of potable water and wastewater.

Solid Waste. The County, through its solid waste providers is currently serving the area and has adequate capacity and infrastructure to provide services to the property. *Policy II-1.1.4, Lake Co. Comprehensive Plan.*

Stormwater. Stormwater will be retained onsite and permitted through the St. Johns River Water Management district (SJRWMD) in compliance with, *Policy II-1.1.6 Lake Co. Comprehensive Plan.*

Recreation. The County’s adopted LOS for recreation is 10 acres per 1,000 residents. *Policy II-1.1.5 and Policy VII-1.4.3, Lake Co. Comprehensive Plan.* The proposed Rezoning designation will generate less than 50 residents. The additional residents will not decrease the LOS currently provided by Lake County as there is adequate recreation lands to accommodate the additional residents.

Transportation. Development of the subject property will not result in a lower LOS of the road network serving the site or create an unsafe condition as defined by Lake County. The local roadway network has adequate capacity to accommodate the new trips without reducing the existing Level of Service (LOS) *Policy II-3.1.6, Lake Co. Comprehensive Plan.*

Schools. The Property is located in Concurrency Service Area (CSA) #7. The 24 single-family dwelling units would generate approximately seven (7) students, which is considered a de minimus impact for the school district.

Summary of the proposed Rezoning: Describe the intent of the Rezoning.

The proposed Rezoning change of R-2 to R-6 with a development density of 3.73 DU/Net Acre or 24 units, accommodates site specific development that is compatible with and similar to existing development adjacent to and in the general vicinity of the subject property. The subject property is surrounded by existing R-6 Zoned lands and development.

Residential Justification Statement.

Attachment “E” – Project Narrative (Page 2 of 3)

Rubi Shores - Project Narrative

Lake County’s Comprehensive Plan projects a demand for an additional 70,000 single family units by 2025 increasing the number of single-family units to 135,831 in 2025 and 143,587 in 2023 (*Lake County Comprehensive Plan – Housing Element: Data, Inventory & Analysis*). The Comprehensive Plan also projects the County’s population to increase to 410,050 by 2030; however, based on more recent data obtained by the *Florida Housing Data Clearinghouse*, by 2025 Lake County’s population is projected to be 432,298, an increase of 22,248 people by 2025 over the Comprehensive Plan’s projections for 2030. Based on the most recent factual data, more than 70,000 additional single-family units are needed to serve Lake County’s population by 2025.

The proposed Project is located on a site that is ideal for approximately 24 single-family units. As a significantly greater number residents are moving to the area resulting the County is experiencing increased demands for housing. Water and solid waste services are currently available to the Property and to more densely developed properties in close proximity to the property. Existing fire stations LCFR 71 and Leesburg Fire Station 62 are located in close proximity to serve the Property.

Land Use Compatibility Analysis.

Existing Residential development is located adjacent to north, south, west and east of the property. The area surrounding the subject site is currently Zoned R-6 and developed in accordance with that Zoning density and intensity. The proposed density of 3.73 DU/Net Acre is consistent and compatible with the surrounding development pattern of lots less than ¼ acre in size. The proposed Rezoning is consistent with the pattern of development in the general area.

Describe and demonstrate how the Rezoning will not fiscally burden County services:

The proposed Rezoning change developing 24 Lots will not result in a change of adverse impact upon the LOS currently provided by the County. The proposed change of Rezoning will increase property values in the area. The Property is currently vacant and undeveloped. A residential community is more valuable per acre than vacant land maintained as an open field. The surround lands are currently Zoned R-6 and developed in an intensity and density proposed by the subject property. There is adequate capacity for the necessary public services.

Demonstrate how the Rezoning will affect the natural environment:

Attachment “E” – Project Narrative (Page 2 of 3)

Rubi Shores - Project Narrative

The proposed Rezoning change will not affect the natural environment. An environmental study will be conducted and all protocols provided by the environmentalist will be followed. All protocols provided by Fish and Wildlife Commission will be followed.

Attachment "F" – Utility Notification Form



Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling 24 Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Split _____ Commercial Project _____ Rezoning _____

Legal description: Section 6 Township 19 Range 26 Alt Key # 12146396, 1214688, 3777479, 3828232

Subdivision Shangri La Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage is within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water is within 300 feet of the above described property.
(is or is not)

The City of Florida Community Water Systems, Inc., will provide immediate hook up to this property for:

Central Sewage: Yes X No _____ Central Water: Yes X No _____
Will the connection to the central sewage system be via a x gravity line or a _____ force main/pump?

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not X within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name and Title: Troy Rendell, Vice President Date 2/7/25

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff:	Staff Name: _____
Date Received: _____	Address #: _____ Project Name: _____

Attachment “G” – Lake County Schools



201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias, MAOM
District 2
Tyler Brandenburg
District 3
Marc Dodd, M.Ed.
District 4
Mollie Cunningham
District 5
Stephanie Luke, Ed.D.

March 31, 2025

Charles C Hiott
Halff Associates, Inc.
902 N. Sinclair Ave.
Tavares, Florida 32778

**RE: Rubi Shores – Unincorporated Lake County / Concurrency Service Area (CSA) #7
School Concurrency – Letter of No Impact #NI2024-20
Alt Key(s): 1214688, 1214696, 3777479, 3828232, approximately 6.54 acres**

Dear Mr. Hiott:

The school district has received your request for a school concurrency review for twenty-four (24) single-family dwelling units on approximately 6.54 acres. The proposed development is to be located at Golden Tree Drive and Forest Lake Road in the Leesburg area of unincorporated Lake County (Alternate Key Numbers 1214688, 1214696, 3777479, and 3828232) in Eustis, and this property is located in Concurrency Service Area (CSA) #4.

Please be advised that 24 single-family dwelling units would generate approximately seven (7) students, which would be considered a de minimus impact for the school district. Therefore, a full school concurrency review will not be required at this time.

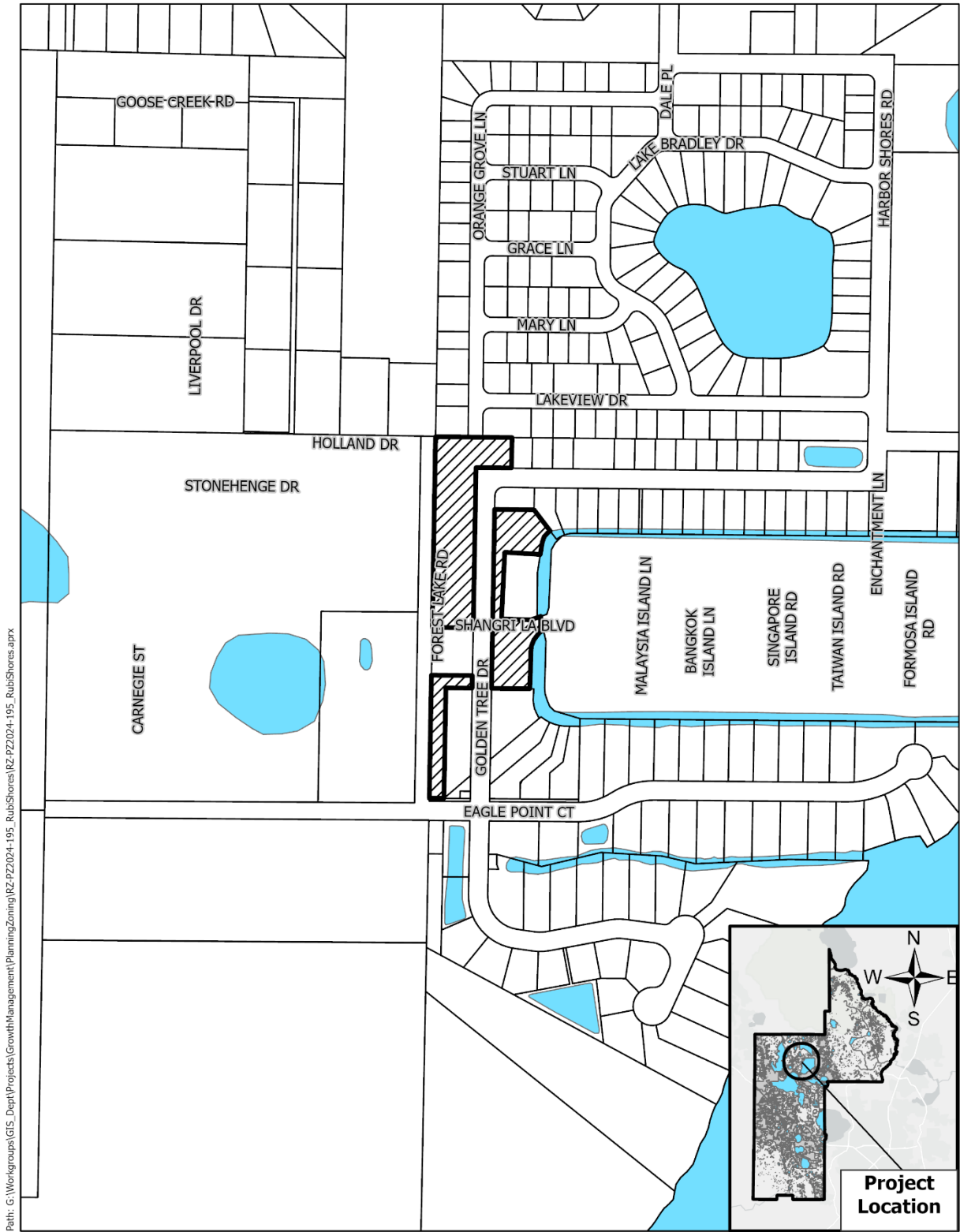
If you should have questions or need more information please do not hesitate to contact me at 352-253-6696 or by email at croneyh@lake.k12.fl.us.

Sincerely,

Heather Croney
Senior Planner
Growth Planning Dept.

"Equal Opportunity in Education and Employment"

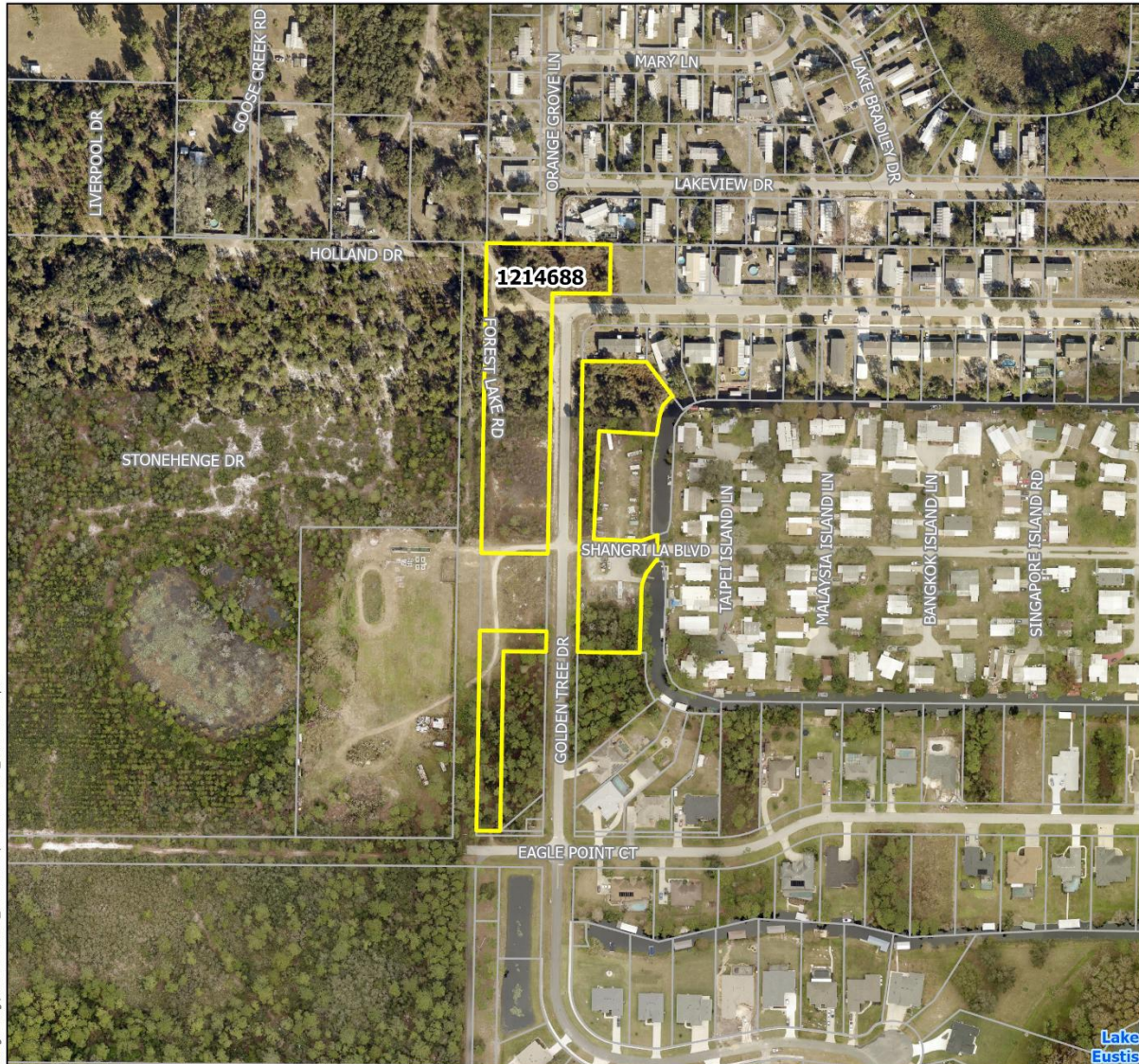
Map of Subject Property



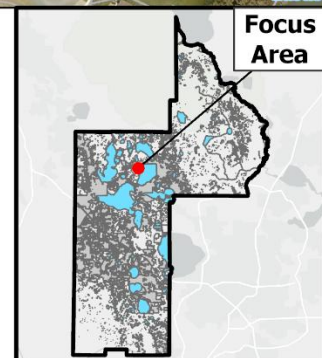
Aerial Map of Subject Property

RZ-PZ2024-195

Rubi Shores



Rezoning from Estate Residential (R-2) to Urban Residential (R-6)



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2024-195_RubiShores\RZ-PZ2024-195_RubiShores.aprx

6/30/2025

ORDINANCE #2025-__

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 4.46 +/- ACRES FROM ESTATE RESIDENTIAL (R-2) TO URBAN RESIDENTIAL (R-6) IDENTIFIED AS ALTERNATE KEY NUMBER 1214688, LOCATED IN SECTION 06, TOWNSHIP 19 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Charles C. Hiott, (the "Applicant") submitted a rezoning application on behalf of Shangri-la by the Lake, Inc., (the "Owner"), to rezone approximately 4.46 +/- acres from Estate Residential (R-2) District to Urban Residential (R-6) District to facilitate the development of a residential subdivision; and

WHEREAS, the subject property consists of approximately 4.46 +/- acres generally located south of Forest Lake Road, North of Eagle Point Court, and bisected by Golden Tree Drive in the unincorporated Leesburg area in Section 6, Township 19 South, Range 26 East, known as Alternate Key Number 1214688, and more particularly described in Exhibit "A"; and

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

WHEREAS, the Lake County Planning and Zoning Board did on the 3rd day of September 2025, review Petition PZ2024-195; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of October 2025; and

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

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

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map from Estate Residential (R-2) District to Urban Residential (R-6) District for the property described in Exhibit "A". The adoption of this Ordinance shall revoke and replace all previous ordinances.

Section 2. Development Review and Approval: Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended.

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

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

Section 5. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this _____ day of _____, 2025.

FILED with the Secretary of State _____, 2025.

EFFECTIVE _____, 2025.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT "A" - Legal Description

TRACT 1:

THAT PART OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, RUN N00°59'11"E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 9, SAID BOUNDARY ALSO BEING THE WEST BOUNDARY OF EAGLES POINT, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 9 THROUGH 12, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°59'11"E, ALONG SAID WEST BOUNDARY OF GOVERNMENT LOT 9, A DISTANCE OF 420.52 FEET TO A POINT ON THE SOUTH LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2617, PAGE 1558, SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN S89°29'34"E, ALONG SAID SOUTH LINE, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GOLDEN TREE DRIVE ACCORDING TO SAID EAGLES POINT SUBDIVISION; THENCE S00°59'54"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 43.13 FEET TO A POINT ON THE NORTH LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 523, PAGE 903, SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN N89°29'49"W, ALONG SAID NORTH LINE, A DISTANCE OF 89.99 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE S00°59'11"W, ALONG THE WEST LINE OF SAID LAND, A DISTANCE OF 377.37 FEET TO A POINT ON THE NORTH LINE OF TRACT "H", AFORESAID EAGLES POINT SUBDIVISION; THENCE N89°30'37"W, ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.57 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD.

EXHIBIT "A" - Legal Description Continued

TRACT 2:

THAT PART OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, RUN N00°59'11"E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 9, SAID BOUNDARY ALSO BEING THE WEST BOUNDARY OF EAGLES POINT, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 9 THROUGH 12, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "H" SAID EAGLES POINT SUBDIVISION; THENCE DEPARTING SAID WEST BOUNDARY LINE, RUN S89°30'37"E, ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 523, PAGE 903, SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN N00°59'11"E, ALONG SAID WEST LINE, A DISTANCE OF 377.37 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE S89°29'49"E, ALONG THE NORTH LINE OF SAID LAND, A DISTANCE OF 155.99 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF GOLDEN TREE DRIVE, AFORESAID EAGLES POINT SUBDIVISION AND THE POINT OF BEGINNING; THENCE N00°59'54"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 612.38 FEET TO THE SOUTHWEST CORNER OF LOT 19, SHANGRI-LA SHORES SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 57, 58, AND 59, SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S89°29'34"E, ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 135.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE S37°21'53"E, ALONG THE SOUTHWESTERLY LINE OF LOT 20, SAID SHANGRI-LA SHORES SUBDIVISION PHASE 1, A DISTANCE OF 126.75 FEET TO A POINT ON THE CENTERLINE OF A 60 FOOT WIDE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 411, PAGE 995, OFFICIAL RECORDS BOOK 418, PAGE 342, AND OFFICIAL RECORDS BOOK 1516, PAGE 1698, SAID PUBLIC RECORDS, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF S26°50'11"W, A CHORD LENGTH OF 87.08 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF SAID LOT 20, RUN SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND CENTERLINE OF SAID CANAL EASEMENT, THROUGH A CENTRAL ANGLE OF 51°37'09", AN ARC LENGTH OF 90.09 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID CENTERLINE OF EASEMENT, S01°01'36"W, A DISTANCE OF 434.28 FEET, TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THAT LAND AS DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 523, PAGE 903, SAID PUBLIC RECORDS; THENCE N89°29'49"W, A DISTANCE OF 175.50 FEET, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING.

LESS THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2617, PAGE 1560, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
CONTAINING 2.49 ACRES, MORE OR LESS.

EXHIBIT "A" - Legal Description Continued

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD.

TRACT 3:

THAT PART OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 9, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, RUN N00°59'11"E, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 9, A DISTANCE OF 633.53 FEET TO A POINT ON THE NORTH LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2617, PAGE 1558, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N00°59'11"E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 652.24 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 9; THENCE N89°29'34"W, ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 9, A DISTANCE OF 261.61 FEET TO THE NORTHWEST CORNER LOT 18, SHANGRI-LA SHORES SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 57, 58 AND 59, SAID PUBLIC RECORDS; THENCE S00°59'11"W, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 105.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF FOREST LAKE ROAD SAID SHANGRI-LA SHORES SUBDIVISION PHASE 1; THENCE S89°29'34"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 121.46 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GOLDEN TREE DRIVE, EAGLES POINT, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 9 THROUGH 12, INCLUSIVE, SAID PUBLIC RECORDS; THENCE S00°59'54"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 547.25 FEET TO THE AFORESAID NORTH LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2617, PAGE 1558, SAID PUBLIC RECORDS; THENCE N89°29'34"W, ALONG SAID NORTH LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.39 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD.

1

EXHIBIT "A" - Legal Description Continued

