LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

JANUARY 19, 2008

RICHEY & COONEY
POST OFFICE BOX 492460
601 SOUTH 9TH STREET
LEESBURG, FLORIDA 34749-2460

Project #2007120004, Application Request #1054

Description: GREEN VALLEY COUNTRY CLUB, INCORPORATED
AMEND ORDINANCE #1998-78 TO INCREASE NUMBER OF LOTS FROM 157 TO 159

Dear RICHEY & COONEY:

This letter is to notify you that your rezoning application has been placed on the **Development Review** Agenda for **Thursday, January 24, 2008 at 9:00 a.m.** This meeting will be held in the Lake County Administration Building at 315 West Main Street, Tavares, Florida on the 2nd Floor in Room #235.

This application is also scheduled for the February public hearings. It will be presented to the **Zoning Board** on **March 5, 2008 at 9:00 a.m.** in the Commissioners Chambers, Lake County Administration Building at 315 West Main Street, Tavares, Florida. The Zoning Board will consider this application based on the standards set forth in the Comprehensive Plan and Land Development Regulations. The Zoning Board may recommend approval, approval with conditions, or denial. Following the meeting, their recommendation will be forwarded to the Board of County Commissioners (BOCC).

The **BOCC** will consider your application at a public hearing on **March 25, 2008 at 9:00 a.m.**, in the Commissioners Chambers, Lake County Administration Building at 315 West Main Street, Tavares, Florida. The Board will consider the recommendation made by the Zoning Board, staffs' report and consistency with the Comprehensive Plan and Land Development Regulations.

A copy of the staff report will be available a minimum of five (5) working days prior to the hearing. The Development Review agenda and staff comments for all projects are available for viewing on the Countys' web site at www.lakecountyfl.gov under Board Agendas/Minutes.

I have attached the staffs' comments for this application. Please submit the requested items on/before Tuesday, January 29, 2008.

Contact me if you have any questions or concerns. I can be reached at 352.343.9739 x5574, or you may visit our office Monday through Friday between the hours of 8:30a.m. and 4:30p.m.

Sincerely,

Stacy Allen, Senior Planner
Division of Planning and Community Design
Growth Management Department

Project #2007120004, Application Request #1054

PLANNING & COMMUNITY DESIGN DIVISION - Stacy Allen, Senior Planner 352.343.9739 x5574
Rejection Comments
Item: APPLICATION IS SUFFICIENT
Remarks: 01-08-08 / Sufficiency Review / Stacy Allen
Please sumbit the following documentation/information:
Letter of (utility) non/availability from City of Groveland;
Concurrency affidavit / Concurrency affidavit of deferral;
An 8.5x11 copy of the "Preliminary Development Plan" as referenced in Ordinance #1998-78;
Acreage of the PUD.

Items submitted and reviewed for accuracy/complete:
Rezoning application;
Owner's affidavit signed by Christine Bishop;
Applicant's affidavit signed by Steve Richey;
Statement of intended use - rezone ag to PUD, amend PUD for SFR lots and open space;
Porperty record cards for AK #1704502 and AK #3290054;
Warranty deeds 1067/1691 and 1548/2009;
For Ag property, boundary survey dated 11-08-07 signed/sealed by State of Florida registered land surveyor;
For PUD property, PB31/PG4;
Aerial photograph with property boundaries overlain.

Information - items not required for rezoning application:
Landscape plan;
Tree removal permit;
Environmental assessment.

Informational Comments
Item: LEGAL DESCRIPTION IS ACCURATE
Remarks: 01-08-08 / Sufficiency Review / Stacy Allen
For Ag property, legal description and boundary survey reviewed for accuracy.
For PUD property, see PB31/PG4.
Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041
Rejection Comments
Item:
Remarks:

Informational Comments
Item: RIGHT-OF-WAY
Remarks: 12-19-07 / Seth Lynch
Site fronts on CR 565A (#1629) with 25 feet from centerline (50 feet total). Classified as a Revised Urban Collector requiring 50 feet from centerline (100 feet total).
Also fronts on Green Valley Blvd. (#1528) with 25 feet from centerline (50 feet total). Classified as a Local Road.
Per Ross - No Dolan test for rezoning application.
Note: Survey and Plat show 50 feet from centerline (100 feet total); however, we can only find in our records 25 feet from centerline (50 feet total) recorded R/W on CR 565A. Request recording information for 100 foot R/W.

Item: FLOODPLAIN
Remarks: 12-19-07 / Seth Lynch
There are flood concerns in the area. Unable to determine the location of the additional lots.
Review Status: COMPLETE

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments
Item:
Remarks:

Informational Comments
Item:
Remarks:
Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130
Rejection Comments
Item:
Remarks:

Informational Comments
Item: SITE PLAN MUST BE TO SCALE (IF APPLICABLE)
Remarks: 01/09/08 - No objection to rezoning only, however, future submittals will need to address the following:
Provide a letter from the controlling utility district stating whether central water or sewer service are available.
Provide scaled site plans showing that the lots will conform with size and density requirements.
Show that all required setbacks can be met for wells and septic systems on the existing and proposed lots.
-MJB-
12/19/07 - Application is sufficient for review, futher comments forthcoming. -MJB-
Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776
Rejection Comments
Item:
Remarks:

Informational Comments
Item:
Remarks:
Review Status: COMPLETE

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739
Rejection Comments
Item:
Remarks:

Informational Comments
Item:
Remarks:
Review Status: CANCEL

CONCURRENCY - DEVELOPMENT REVIEW - Jennifer Myers 352.343.9640
Rejection Comments
Item: AFFIDAVIT OF DEFERRAL
Remarks: 1/18/2008 - 1st Review - need Affidavit of Deferral for Concurrency to be submitted/jsm.

Informational Comments
Item:
Remarks:
Review Status: REJECT

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD
March 5, 2008

LAKE COUNTY
FLORIDA

BOARD OF COUNTY COMMISSIONERS
March 25, 2008

Case: PH #19-07-3 (GVCC)	**Case Manager:** Stacy Allen, Senior Planner	**Agenda Item #1**

- Application Request -

Owner:	Green Valley Country Club, Incorporated (the "Owner")	**Applicant:**	Richey & Cooney (the "Applicant")
Future Land Use:	Urban Expansion	**Zoning District:**	Planned Unit Development (PUD)
Land Use Density / Intensity:	Minimum open space requirement for residential PUD – 25%; Maximum impervious surface ratio – 45%; Maximum residential density – 4du/a; (Comprehensive Plan Policies 1-1.2, 1-1.6, 1-1.13: 1. c. and 1-10A.1)	**Zoning Density:**	Maximum residential density – 4du/a; (Comprehensive Plan Policies 1-1.6, 1-1.13: 1. c. and 1-10A.1) Maximum impervious surface ratio allowed - 65%; Maximum floor area ratio – 50% [Land Development Regulations (LDR) Table 3.02.06, and LDR Section 4.03.04]

Requested Action: The Applicant is requesting to amend Ordinance #1998-78 for the addition of five (5) acres of open space and six (6) single-family residential lots located within common areas of the PUD identified as Tracts B, C, and F.

- Site Information -

Size of Parcel:
Expansion parcel - 5.0 acres, Agriculture
Existing common area tracts - 155.1 acres, Planned Unit Development (PUD)
Existing acreage of PUD - ~268 acres
Proposed total acreage of PUD - ~273 acres

Map Location:
Sections 16 and 21 / Township 22S / Range 25E

Location:	Groveland area – between SR 50 and CR 565A Alternate Key Number(s) 1704502 - Expansion parcel, 5.0 acres, Agriculture 3200054 - Existing common area tracts, 155.1 acres, PUD
Future Land Use Category:	Urban Expansion
Current Zoning District:	Expansion parcel - 5.0 acres, Agriculture Existing common area tracts – 155.1 acres, PUD
Joint Planning Area:	N/A
Utility Area:	City of Groveland
Site Utilities:	Central water and individual septic systems
Road Classification:	SR 50 - rural, principal arterial, asphalt CR 565A – minor collector, asphalt Green Valley Boulevard – CR #3-1528, local, asphalt
Flood Zone / FIRM Panel:	X, 325B

Site Visits: December 10, 2007 **Signs Posted:** 2 on December 10, 2007

Commissioner's District: 3 (Stivender)

Surrounding Land Use		Surrounding Zoning	
NORTH	Commercial, Vacant commercial	NORTH	Community Commercial (C-2)
SOUTH	Vacant residential	SOUTH	Urban Residential (R-6)
EAST	Vacant commercial, Vacant residential	EAST	Neighborhood Commercial (C-1), Urban Residential (R-6)
WEST	Vacant residential	WEST	Urban Residential (R-6)

- Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **approval with conditions,** as outlined in the proposed Ordinance, of the request to amend Ordinance #1998-78 for the addition of five (5) acres of open space and six (6) single-family residential lots located within common areas of the PUD identified as Tracts B, C, and F.

ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to amend Ordinance #1998-78 for the addition of five (5) acres of open space and six (6) single-family residential lots located within common areas of the PUD identified as Tracts B, C and F (Location / Staff Report Map is attached for your reference). The PUD Zoning District would increase in area from 268 acres to 273 acres.

The site is located in the Groveland area between SR 50 and CR 565A. This area is within the Urban Expansion Future Land Use Category (FLUC) and these properties are zoned Agriculture and PUD.

Ordinance #1998-78 allows a density of 1.24 dwelling units per acre (du/a), 157 single-family dwellings and 143 townhouse units.
The PUD currently consists of 268 acres.
Based on these figures, the current density of the PUD is 1.12du/a.
(157+143=300du, 300du/268a=1.12du/a)

There are currently 154 single-family residential lots and
0 townhouse units within the PUD.

The Applicant is proposing Lots 1A through 6A for single-family residential development.

Since the PUD is approved for 157 single-family residential lots, and only 154 exist, the net increase is 3 lots, for a total of 160 single-family residential lots.

This proposal consists of
160 single-family residential lots and
143 townhouse units, and
5 additional acres of open space
for a total area of 273 (268a+5a=273a) acres.
Based on these figures, the proposed density of the PUD would be 1.11du/a.
(160+143=303, 303du/273a=1.11du/a)

The existing and proposed density of the PUD is consistent with the Comprehensive Plan and Land Development Regulations.

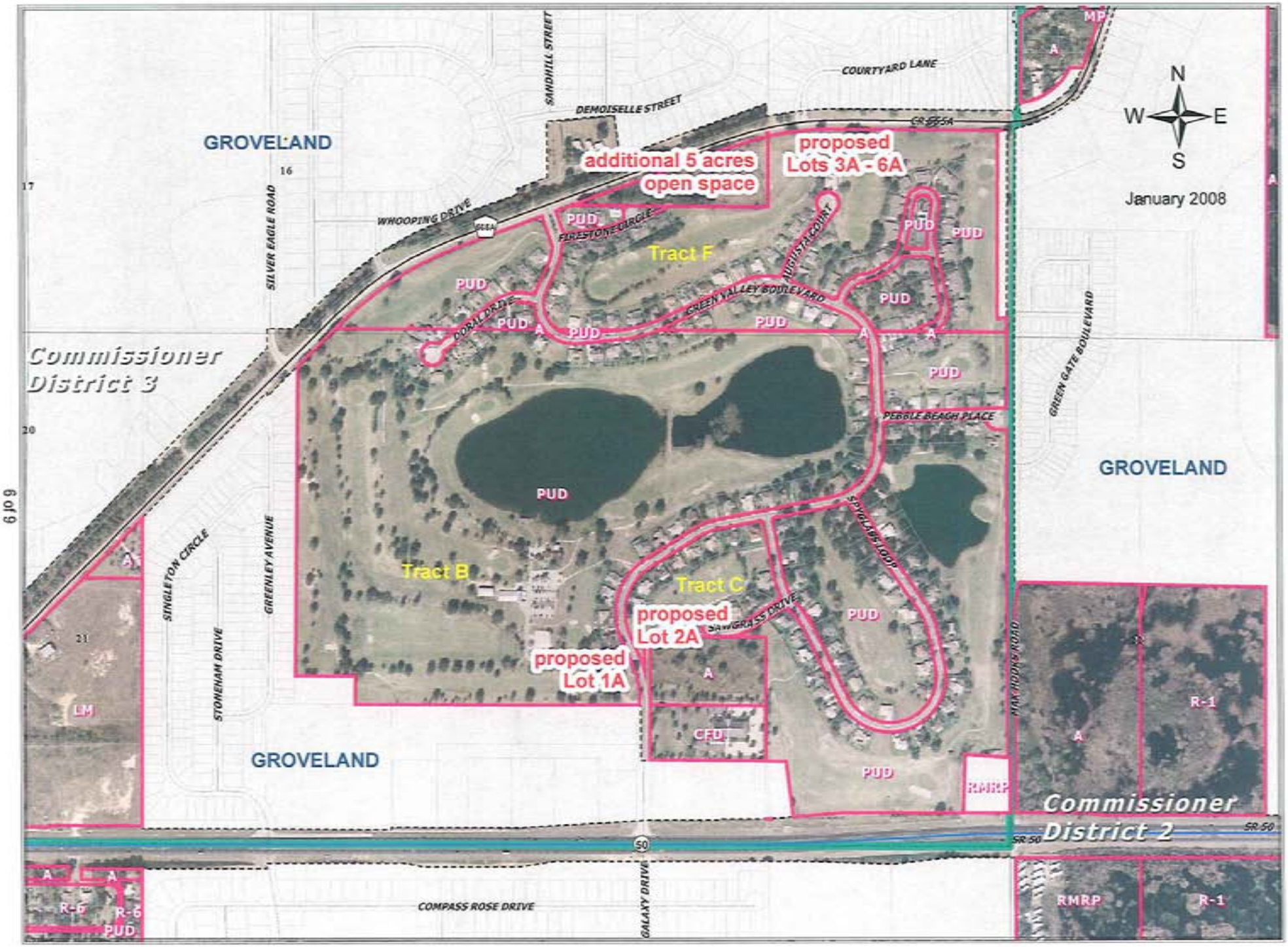
Based on these findings, staff recommends **approval with conditions** as outlined in the attached ordinance.

end

- Findings of Fact-

According to the Lake County Land Development Regulations, Section 14.03.03, Standards for Review, in reviewing the application for a rezoning, the Lake County Zoning Board and Board of County Commissioners shall consider:

A. **Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;**



Location / Staff Report Map
Green Valley Planned Unit Development (PUD)

0 550 1,100 2,200 Feet

ORDINANCE #2008-
Green Valley Country Club, Incorporated
PH #19-07-3

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

WHEREAS, Green Valley Country Club, Incorporated did request an amendment to Ordinance #1998-78 as shown in **EXHIBIT "B"** – attached; and

WHEREAS, this petition will rescind and supersede Ordinance #1998-78; and

WHEREAS, this petition will rescind and supersede Ordinance #13-89; and

WHEREAS, the conditions of CUP #352-2 for the existing golf course and clubhouse facilities shall remain in effect and are considered as part of this PUD; and (REPEATED ON PAGE 4)

WHEREAS, Green Valley Country Club, Incorporated did request a rezoning from Agriculture to Planned Unit Development (PUD) to allow for the expansion of the PUD District; and

WHEREAS, subject property consists of 273 acres and is located in the Groveland area between SR 50 and CR 565A in Sections 16 and 21 – Township 22S – Range 25E having Alternate Key Numbers 1704502 and 3290054, further described as:

LEGAL DESCRIPTION: EXHIBIT "A" – attached

WHEREAS, the property is located within the Urban Expansion Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Zoning Board did, on the 5th day of March, 2008, review petition PH #19-07-3;

AND, after giving Notice of Hearing on petition for a change in the use of land, including notice that said ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 25th day of March, 2008; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of

the Lake County 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; and

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

Section 1. Terms: The terms and conditions of this Ordinance shall include the following uses: ~~those uses of Ordinance #13-89, as incorporated herein, and as amended to include that portion of a vacated right-of-way as part of the Planned Unit Development:~~

A. Residential:

1. Number and Type of Residential Units:
   A total of 157 single-family dwellings and 143 townhouse units shall be permitted at a gross residential density not to exceed 1.24 dwelling units per acre. The PUD shall be developed in five (5) phases. All single family lots shall have a minimum lot size of 12,500 square feet per lot.

2. Setbacks:
   a. Single family units shall meet the following setbacks:
      Front: 25 feet from the property line;
      Side/Rear: 10 feet from the property line;
   b. Townhouse units shall meet the following setbacks:
      Front: 25 feet from the right of way of interior roads;
      Building Separations: A minimum of 20 feet shall be maintained between all townhouse units;
   All setbacks shall be measured from the overhang of the residential unit.

3. All residential units shall maintain a minimum setback of 50 feet from the right of way of SR 50 and CR 565A and Max Hooks Road.

4. All residential units shall maintain twenty-five feet setback from all boundaries of the PUD.

5. All residential units shall maintain a fifty foot setback from the normal high water elevation of all water bodies.

B. Recreation Facilities:
   1. The existing golf course shall be expanded as part of the PUD;
   2. The existing club house may be expanded to provide additional active and

passive recreational facilities;

3. The parking lot for the clubhouse shall be expanded to meet the parking requirements of the Lake County Land Development Regulations, as amended.

C. Recreational Vehicle Storage:
As part of Phase I of the PUD, a Recreational Vehicle (RV) storage area may be provided as indicated on the **Preliminary Development Plan** as shown in **EXHIBIT "C"** - attached. The area shall be used as RV storage for residents of the PUD only and shall not be developed as a recreational vehicle park.

D. Phase V:
The tract designated as Phase V - "Reserved for Future Use" shall not be used for commercial purposes unless this PUD Ordinance is amended by the Board of County Commissioners.

E. Public Facilities:
1. Central Water and sewer:
   a. A central water system shall be provided, during construction of Phase I of the PUD;
   b. Individual septic tanks shall be utilized for sewage disposal. All lot sizes shall meet the requirements of the Lake County Land Development Regulations, as amended.
2. Drainage/Stormwater Management:
   A stormwater management plan shall be submitted when filing for plat approval. Use of the ponds for drainage must be approved by the Lake County, as part of the well drainage plan.
3. Fire Protection:
   During Phase I of the PUD, a 1 acre site shall be dedicated to Lake County for a fire station.

F. Open Space / Buffer Requirements:
1. Twenty-five (25%) percent of the gross land area used for residential purposes shall be allocated as open space, as indicated on the **Preliminary Development Plan**, **EXHIBIT "C"** - attached;
2. Twenty (20%) percent of the net land area used for RV storage shall be allocated for open space;
3. A twenty-five (25') feet wide buffer shall be provided along all boundaries of the PUD;
4. All wetland areas within the legal description shall be preserved.

G. Transportation Improvement:
1. The applicant shall construct an easement left-hand turn lanes at the entrance on SR 50 during Phase I of the PUD;
2. The applicant shall construct a left-hand turn lane and a deceleration lane at the entrance of C-565A during Phase I of the PUD;
3. The applicant shall dedicate a total of 40 feet of right-of-way from the

centerline of C-565A (or Max Hooks Road? - as stated in Ordinance #13-89);

4. The applicant shall dedicate a total of 33 feet of right-of-way from the centerline of Max Hooks Road;
5. The main boulevard off SR 50 and C-565A shall have a right-of-way of 80 feet to the first intersection. All other interior roads shall consist of a fifty foot (50') right-of-way if curb and gutter is used for drainage;
6. The PUD shall be required to return to the Development Review Staff for review when the future right-of-way indicated as part of Phase IV along the western property line is to be developed;
7. Align western Phase IV road with Slab Church Road.

H. Creation of Municipal Service Taxing Unit (MSTU): The applicant shall have the option to create a MSTU to maintain open space, street lighting, drainage facilities and other common areas in the PUD.

I. Status of Existing CUP #352-2: The conditions of CUP #352-2 for the existing golf course and clubhouse facilities shall remain in effect and are considered as part of this PUD. (REPEATED ON PAGE 1)

J. Development Review and Approval: Prior to the issuance of any permits, the Owner shall submit formal preliminary plats and/or site plans for review and approval by the County Manager or designee. The preliminary plats and/or site plans shall meet all submittal requirements according to LDR Section 14.07.00 and/or LDR Section 14.09.00 and comply with all County codes and ordinances, as amended.

K. Future Development Orders: Any requested development order must comply with the Comprehensive Plan and LDR, as amended.

L. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. **Conditions** as altered and amended which pertain to the above tract of land shall mean:

A. The aforementioned property shall only be used as specified in this Ordinance.

B. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out;

C. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the

purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in LDR Chapter XIV, 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, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. **Effective Date.** This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2008.

FILED with the Secretary of State _____, 2008.

EFFECTIVE _____, 2008.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

_____
WELTON G. CADWELL, Chairman

ATTEST:

_____
NEIL KELLY, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY

_____
SANFORD A. MINKOFF, County Attorney

EXHIBIT "A" – LEGAL DESCRIPTION

LEGAL DESCRIPTION: BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 22S, RANGE 25E, LAKE COUNTY, FLORIDA, RUN THENCE S 00°01'48" W ALONG THE EAST LINE OF SAID SECTION 21, TOWNSHIP 22S, RANGE 25E, A DISTANCE OF 2268.50 FEET; THENCE DEPARTING SAID EAST LINE OF SECTION 21, RUN N 86°27'50" W, 273.26 FEET; THENCE S 01°55'50" W, 305.18 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 50; THENCE N 90°00'00" W ALONG SAID NORTH RIGHT-OF-WAY LINE 678.98 FEET; THENCE S 84°59'58" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 363.23 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 00°11'55" E, 965.36 FEET TO THE SOUTHEAST CORNER OF THE NORTH 4.55 ACRES OF TRACT 22 OF GROVELAND FARMS AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 89°39'58" W ALONG THE SOUTH LINE OF SAID NORTH 4.55 ACRES, 660.40 FEET TO A POINT ON THE WEST LINE OF TRACT 22 OF SAID GROVELAND FARMS; THENCE S 00°16' 30" W ALONG THE WEST LINE OF SAID TRACT 22, 365.81 FEET TO THE SOUTHEAST CORNER OF TRACT 21, SAID GROVELAND FARMS, THENCE N 89°42'18" W, ALONG THE SOUTH LINE OF SAID TRACT 21, 660.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 21; SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 22S, RANGE 25E; THENCE N 89°52'59" W ALONG THE SOUTH BOUNDARY OF SAID NORTH ½, A DISTANCE OF 1352.23 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21; THENCE N 00°41'06" E ALONG SAID WEST LINE A DISTANCE OF 1643.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CR 565A; THENCE RUN N 44°59"15" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 520.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1860.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°59'14", AN ARC DISTANCE OF 811.20 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N 69°58'29" E ALONG SAID RIGHT-OF-WAY, 611.64 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF CR 565A, RUN S 89°28'16" E, 1042.57 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 22S, RANGE 25E, LAKE COUNTY, FLORIDA, THENCE N 00°11'45 E, ALONG THE WEST LINE OF SAID NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 , 377.50 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY OF CR 565A, SAID POINT BEING ON A CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1518.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY OF CR 565A, THROUGH A CENTRAL ANGLE OF 13°26'15", AN ARC DISTANCE OF 356.02 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S 89°26'16" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 839.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 623.69 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'53", AN ARC DISTANCE OF 125.16 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16; RUN THENCE S 00°16'07" W ALONG SAID EAST LINE OF SECTION 16, A DISTANCE OF 1083.99 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16 ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING.

AND

THAT PART OF THE NORTH ½ OF THE SW ¼ OF THE SE ¼ LYING SOUTH OF CR 565A IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

EXHIBIT "B– YEAR 2008 PUD AMENDMENT
ADDITIONAL LOTS AND ACREAGE

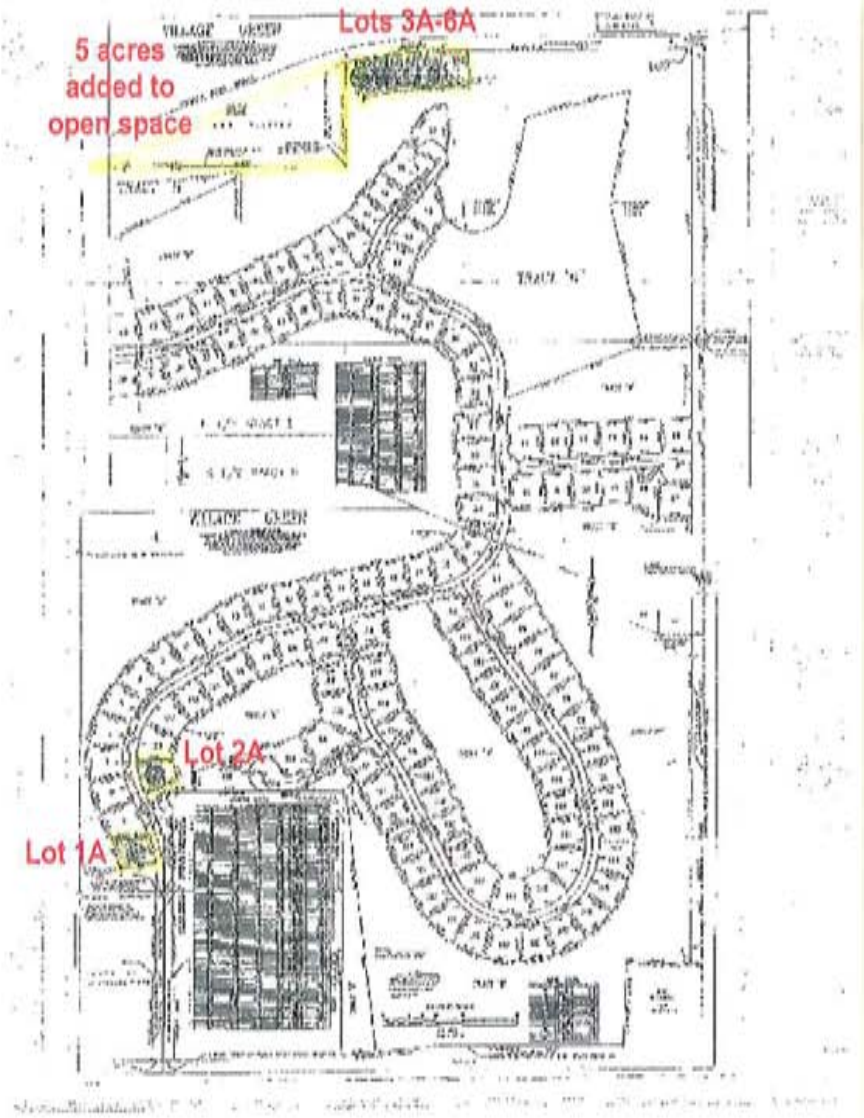


EXHIBIT "C" – PRELIMINARY DEVELOPMENT PLAN