

**AGENDA
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, JANUARY 3, 2022 5:30 PM**

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. ELECT MAYOR

3. ELECT MAYOR PRO-TEM

4. PRESENT PLAQUE TO OUTGOING MAYOR JOHN H. CHRISTIAN

5. APPOINTMENTS

A. Commission Appointments for 2022

**6. PUBLIC HEARINGS:
COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW)
AVAILABLE**

A. SECOND READING OF ORDINANCES

- 1. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 1,088 +/- acres; and being generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48, lying in Sections 24 and 25, Township 20 South, Range 24 East; and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East, Lake County, Florida, providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the**

City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date (Whispering Hills/ Marsan).

- 2. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, Florida changing the Future Land Use Map Designation of certain property containing 1,088 +/- acres from Lake County Rural to City of Leesburg Neighborhood Mixed Use, for a property generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48, as legally described in Sections 24 and 25, Township 20 South, Range 24 East; and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Whispering Hills/ Marsan)**
- 3. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 1,088 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for mixed use development for a property generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48, as legally described in Sections 24 and 25, Township 20 South, Range 24 East; and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Whispering Hills/ Marsan)**
- 4. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 148.67 +/- acres; being generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, lying in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida, providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Hodges Reserve AX)**
- 5. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, Florida, changing the Future Land Use Map Designation of certain property containing 148.67 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, as legally described in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Hodges Reserve LGCP)**
- 6. An Ordinance of the City of Leesburg, Florida, changing the zoning on**

approximately 148.67 +/- acres from Lake County A (Agriculture) to City PUD (Planned Unit Development) to allow for a single-family residential subdivision for a property generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, as legally described in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Hodges Reserve)

7. CITY ATTORNEY ITEMS:

8. CITY MANAGER ITEMS:

9. ROLL CALL:

10. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.A.

Meeting Date: January 3, 2022

From: Andi Purvis, (City Clerk)

Subject: Commission Appointments for 2022

Staff Recommendation:

The Commission makes appointments to several Committees at its Organizational Meeting in January each year.

Listed below are the Boards, Committees, and Organizations to which Commissioners / employees are appointed. Also listed are the Commissioners / employees who served on each committee for 2021.

Personnel Committee (called as required)

Appoint two Commissioners
Commissioner Pederson
Mayor Christian

Lake Community Action Agency, Inc., Board of Directors

Appoint one Commissioner and one Commissioner as alternate
Mayor Christian
Commissioner Burry, alternate

Lake County League of Cities Board of Directors

Appoint one Commissioner and one Commissioner as alternate
Commissioner Pederson
Commissioner Connell, alternate

Florida League of Cities

Appoint one Commissioner and one Commissioner as alternate
Commissioner Pederson
Mayor Christian, alternate

Metropolitan Planning Organization

Appoint one Commissioner and one Commissioner as alternate
Commissioner Robuck
Commissioner Burry, alternate

St John's River Water Management District Liaison

Appoint one Commissioner
Commissioner Burry

Florida Municipal Power Agency

Appoint one Representative and one alternate
Electric Director Brad Chase
City Manager Al Minner, alternate
Finance Director James "Jim" Williams, alternate

Florida Municipal Electric Association

Appoint one Representative and one alternate
Electric Director Brad Chase
City Manager Al Minner, alternate

Florida Municipal Power Agency Policy Makers Liaison Committee

Appoint one Commissioner and one alternate
Commissioner Robuck
Commissioner Burry, alternate

Leesburg Center for the Arts

Appoint one Commissioner
Commissioner Pederson

Leesburg Partnership

Appoint one Commissioner
Commissioner Burry
Commissioner Connell, alternate

Analysis:

N/A

Procurement Analysis:

N/A

Options:

1. Appoint Commissioners and/or employees to the different boards; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

None

Submission Date and Time:

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.A.1.

Meeting Date: January 3, 2022

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 1,088 +/- acres; and being generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48, lying in Sections 24 and 25, Township 20 South, Range 24 East; and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East, Lake County, Florida, providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date (Whispering Hills/ Marsan).

Staff Recommendation:

The Planning and Zoning staff and the Planning Commission recommend approval of the proposed ordinance for annexation of the Whispering Hills/ Marsan Property.

Analysis:

The applicant has submitted a request for annexation of approximately 1,088 acres of land generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48, as shown on the attached General Location Map. At this time, the property has a limited number of single family residences and barns. The current zoning is Lake County A (Agriculture); the proposed zoning is City PUD (Planned Unit Development). The proposed Future Land Use of the property is Neighborhood Mixed Use; the proposed zoning is PUD (Planned Unit Development). The property is surrounded by Lake County A (Agriculture), Lake County PUD (Planned Unit Development), Lake County CFD (Community Facility District), Lake County RP (Residential Professional), Lake County R-1 (Rural Residential), RMRP (Mobile Home Rental Park District), and City of Leesburg PUD (Planned Unit Development). Under the conditions of the PUD (Planned Unit Development) zoning case, which is also on this agenda, significant efforts have been made to mitigate potential negative impacts to adjacent properties. Also, on this City Commission agenda, is a Large-Scale Comprehensive Plan Amendment, which, along with the Planned Unit Development Application, had recommendations for approval from the staff and Planning Commission at the public hearing held on July 22, 2021.

Procurement Analysis:

N/A

Options:

1. Approve the requested annexation, which would give the City jurisdiction over the use and future development of the subject site and provide for the application of City standards to this property; or
2. Disapprove the proposed annexation and allow the property to remain in Lake County.

Fiscal Impact:

A positive fiscal impact will result from the annexation and development of this property due to increased tax revenue added to the General Fund. Future development of the property will increase this anticipated impact.

Submission Date and Time:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1,088 +/- ACRES; AND BEING GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, NORTH OF DEWEY ROBBINS ROAD, AND SOUTH OF COUNTY ROAD 48, LYING IN SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST; AND SECTIONS 20, 29, 30, 31, 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, PROVIDING THAT SAID PROPERTY SO ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY; PROVIDING THAT SUCH ANNEXED PROPERTY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL SUCH TERRITORY HAD BEEN A PART OF THE CITY OF LEESBURG AT THE TIME OF PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES; PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE PLACED IN CITY COMMISSION DISTRICT 3; AND PROVIDING AN EFFECTIVE DATE (WHISPERING HILLS/ MARSAN).

WHEREAS, the City Commission has received written objections, recommendations, and comments from the City of Leesburg Planning Commission, acting as the Local Planning Agenda, regarding amendment of the Comprehensive Plan of the City of Leesburg, and has made recommendations to the City Commission for approval of the Plan; and

WHEREAS, the City Commission of the City of Leesburg has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public;

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.

Based upon the petition of Marsan Real Estate Group, LLC, (Tara Tedreow, Agent) for the property hereinafter described, shall be annexed into the city limits of the City of Leesburg, Florida, which petition has heretofore been approved by the City Commission of the City of Leesburg, Florida, pursuant to the provisions of the Laws of Florida, the hereinafter described property is hereby annexed and made a part of the city limits of the City of Leesburg, Florida. The subject property lying and situated in Lake County, Florida, is more particularly described as:

Legal Description
(See Exhibit A);

Section 2.

All of the property, real and personal, within said annexed territory, described in Section 1 above, as provided by this ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the City of Leesburg, Florida, and the said annexed property shall be liable, proportionately, for all of the present outstanding and existing, as well as future, indebtedness of the City of Leesburg, Florida; that all of the ordinances of the City of Leesburg, and all

the laws heretofore passed by the Legislature of the State of Florida relating to and which now or hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the City of Leesburg, Florida, at the time of the passage and approval of said laws and ordinances. The property annexed hereby is assigned to City Commission District 3;

Section 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed;

Section 4.

This ordinance shall become effective immediately upon approval at second reading.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 3rd day of January 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

**WHISPERING HILLS/MARSAN JOURNEY CIRCLE "M" RANCH
LEGAL DESCRIPTION
LAKE COUNTY, FLORIDA**

METES & BOUNDS LEGAL DESCRIPTION

PARCEL ONE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND PORTIONS OF SECTION 19, 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 89°22'10" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 2654.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°37'56" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1330.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 89°01'24" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1256.29 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°39'35" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1331.96 FEET TO THE SOUTHEAST CORNER OF U.S. GOVERNMENT LOT 2 OF SAID SECTION 30; THENCE NORTH 88°57'18" WEST A DISTANCE OF 70.49 FEET; THENCE NORTH 89°08'43" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1185.10 FEET TO THE WEST BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID WEST BOUNDARY OF SECTION 30, A DISTANCE OF 1177.95 FEET TO THE SOUTHEAST CORNER OF THE NORTH 660.16 FEET OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 25 AS MONUMENTED; THENCE NORTH 89°06'05" WEST ALONG THE MONUMENTED SOUTH BOUNDARY THEREOF, A DISTANCE OF 2388.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE NORTH 09°41'21" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 672.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 25 AS MONUMENTED; THENCE SOUTH 89°09'06" EAST ALONG SAID NORTH LINE AS MONUMENTED, A DISTANCE OF 2511.43 FEET TO THE AFOREMENTIONED EAST BOUNDARY OF SAID SECTION 25 AND THE WEST BOUNDARY OF THE AFOREMENTIONED WEST BOUNDARY OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 525.26 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 300.00 FEET OF U.S. GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 250.00 FEET TO THE EAST BOUNDARY OF THE WEST 250.00 FEET OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 00°48'27" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 300.00 FEET TO THE NORTH BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE SOUTH BOUNDARY OF THE AFOREMENTIONED SECTION 19; THENCE SOUTH 89°06'36" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 500.00 FEET OF U.S. GOVERNMENT LOT 4 OF SAID SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 700.00 FEET TO THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4; THENCE NORTH 89°06'36" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 500.00 FEET TO THE WEST BOUNDARY OF SAID SECTION 19; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 275.58 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 500.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE 89°08'53" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF THE EAST 200.00 FEET OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 500.00 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE SOUTH 89°08'53" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 200.00 FEET TO THE EAST BOUNDARY OF SAID 24, THE SAME ALSO BEING THE WEST BOUNDARY OF U.S. GOVERNMENT LOT 3 IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 179.89 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH 330.00 FEET OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 925.20 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE WEST 1/2 OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 330.00 FEET TO THE SOUTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 330.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4 IN SAID SECTION 19; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1324.49 FEET TO THE SOUTH BOUNDARY THEREOF, THE SAME ALSO BEING THE NORTH BOUNDARY OF U.S. GOVERNMENT LOT 1 IN THE

AFOREMENTIONED SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID BOUNDARY, A DISTANCE OF 1251.79 FEET TO THE NORTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE SOUTH 00°37'05" WEST ALONG SAID EAST BOUNDARY THEREOF, A DISTANCE OF 1334.47 FEET TO THE SOUTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 89°04'57" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1324.99 TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1907, PAGE 1852 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°39'49" WEST ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THOSE CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4835, PAGE 560, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 880.32 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 856, PAGE 1260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°02'40" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1643.26 FEET; THENCE NORTH 00°47'05" EAST, A DISTANCE OF 881.29 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°05'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 25.00 FEET TO THE WEST BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 855, PAGE 1697, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°47'05" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1279.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 87°38'35" EAST ALONG THE SOUTH BOUNDARY OF SAID LANDS, A DISTANCE OF 989.73 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°47'51" EAST ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 1303.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00°48'01" EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 679.98 FEET; THENCE SOUTH 89°04'03" EAST, A DISTANCE OF 668.89 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°52'38" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 679.89 FEET TO THE NORTH BOUNDARY OF THE AFOREMENTIONED SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°04'31" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 667.55 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°20'35" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1211.92 FEET TO THE WEST RIGHT-OF-WAY OF NUMBER 2 ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1.) SOUTH 45°22'24" EAST, A DISTANCE OF 1095.45 FEET; THENCE 2.) SOUTH 45°50'46" EAST, A DISTANCE OF 161.55 FEET; THENCE 3.) SOUTH 48°01'02" EAST, A DISTANCE OF 152.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 417.00 FEET; THENCE 4.) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 33°27'24" (CHORD = 240.05 FEET, CHORD BEARING = SOUTH 64°44'44" EAST) FOR A DISTANCE OF 243.50 FEET TO THE POINT OF TANGENCY; THENCE 5.) SOUTH 81°28'26" EAST, A DISTANCE OF 155.64 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PUMPKIN CENTER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1080, PAGE 2084; THENCE SOUTH 01°01'19" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 238.61 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE NORTH 89°26'20" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1285.10 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°55'35" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.30 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°26'44" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 661.43 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°50'43" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.72 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89°28'00" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 577.88 ACRES, MORE OR LESS.

AND

PARCEL TWO:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, THE SAME ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID SECTION 31; THENCE SOUTH 89°28'00" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 32, A DISTANCE OF 1319.95 FEET; THENCE CONTINUE SOUTH 89°28'00" EAST ALONG THE AFORESAID NORTH BOUNDARY, A DISTANCE OF 1338.64 FEET; THENCE SOUTH

00°50'07" WEST, A DISTANCE OF 372.44 FEET; THENCE SOUTH 88°46'09" WEST, A DISTANCE OF 1338.25 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°38'52" WEST ALONG SAID BOUNDARY, A DISTANCE OF 2255.08 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°36'46" EAST, A DISTANCE OF 1298.73 FEET; THENCE SOUTH 00°34'45" WEST, A DISTANCE OF 166.26 FEET; THENCE NORTH 89°35'59" WEST, A DISTANCE OF 1299.23 FEET; THENCE SOUTH 00°36'49" WEST, A DISTANCE OF 165.94 FEET; THENCE NORTH 89°35'41" WEST, A DISTANCE OF 1324.19 FEET TO THE WEST BOUNDARY OF SAID SECTION 32 AND THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 31; THENCE NORTH 00°44'14" EAST ALONG SAID BOUNDARY, A DISTANCE OF 331.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89°17'56" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1325.81 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°43'16" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1329.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°26'12" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1321.28 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°23'30" WEST, A DISTANCE OF 1258.12 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 3; THENCE NORTH 00°42'17" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1334.65 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 324.41 FEET; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°17'20" WEST ALONG THE SHORELINE OF TURKEY LAKE, A DISTANCE OF 266.06 FEET; THENCE NORTH 52°25'37" WEST, STILL ALONG SAID SHORELINE, A DISTANCE OF 97.32 FEET; THENCE DEPARTING SAID SHORELINE, NORTH 44°47'59" EAST, A DISTANCE OF 449.77 FEET; THENCE SOUTH 44°37'43" EAST, A DISTANCE OF 43.57 FEET RETURNING TO THE AFORESAID WEST BOUNDARY OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 660.57 FEET TO THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2; THENCE SOUTH 89°14'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1257.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°14'52" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1326.64 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°43'11" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1335.16 FEET TO THE NORTH BOUNDARY OF SAID SECTION 31; THENCE SOUTH 89°22'10" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1326.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 349.52 ACRES, MORE OR LESS.

AND

PARCEL THREE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 20 AND 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°13'55" EAST, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY OF NUMBER 2 ROAD: AND THE POINT OF BEGINNING; THENCE NORTH 00°49'05" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF NUMBER 2 ROAD, A DISTANCE OF 1326.96 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 89°12'36" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 2608.12 FEET TO THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°34'05" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 1325.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 01°02'37" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 2364.13 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF NUMBER 2 ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1.) NORTH 81°28'26" WEST, A DISTANCE OF 187.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 351.00 FEET; THENCE 2.) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE/Delta OF 33°27'24" (CHORD = 202.06 FEET, CHORD BEARING = NORTH 64°44'44" WEST) FOR A DISTANCE OF 204.96 FEET TO THE POINT OF TANGENCY; THENCE 3.) NORTH 48°01'02" WEST, A DISTANCE OF 151.20 FEET; THENCE 4.) NORTH 45°50'46" WEST, A DISTANCE OF 160.03 FEET; THENCE 5.) NORTH 45°22'24" WEST, A DISTANCE OF 1026.80 FEET TO THAT CERTAIN ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THE PLAT OF BELLA LADERA AS RECORDED IN PLAT BOOK 57, PAGE 100 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 45°49'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1186.68 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°57'04" EAST, A DISTANCE

OF 518.87 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 20; THENCE NORTH 89°13'55" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 402.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 157.99 ACRES, MORE OR LESS.

AND

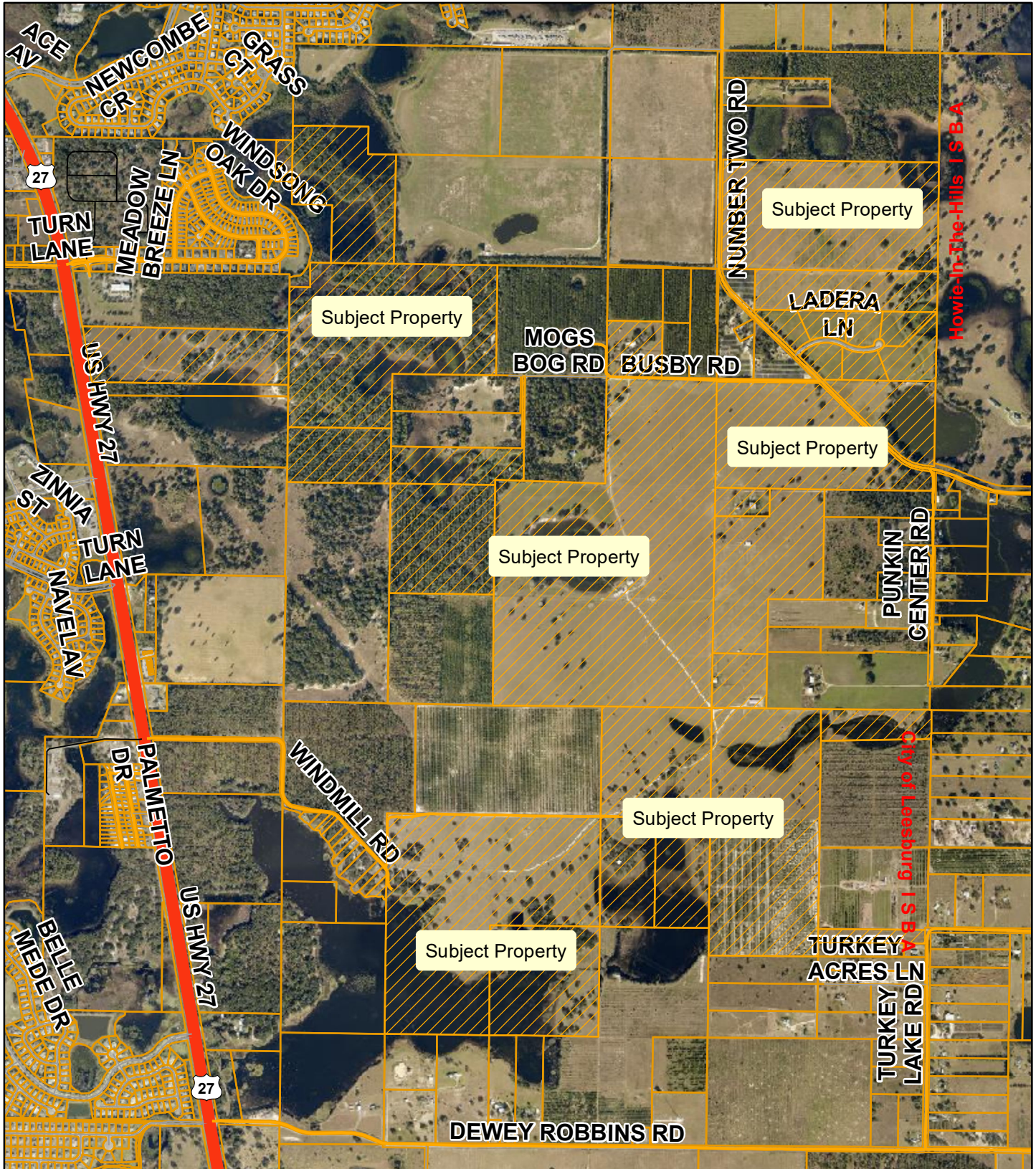
PARCEL FOUR:

A PARCEL OF LAND LYING AND BEING A PORTION OF U.S. GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

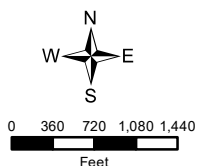
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF U.S. GOVERNMENT LOT 2 IN SAID SECTION 31; THENCE NORTH 89°14'52" WEST ALONG THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°12'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 44°48'00" WEST, A DISTANCE OF 287.73 FEET, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE; THENCE NORTHWESTERLY ALONG SAID SHORELINE NORTH 47°30'49" WEST, A DISTANCE OF 100.08 FEET, MORE OR LESS TO A POINT WHICH LIES SOUTH 44°48'00" WEST OF THE AFOREMENTIONED POINT OF BEGINNING; THENCE NORTH 44°48'00" EAST, A DISTANCE OF 291.77 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.66 ACRES, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE.

Aerial



**Planning
& Zoning
Division**



Whispering Hills LSCP-21119, PUD-21-120

AKs: 1030111, 1030188, 1030234, 1030242, 1030315, 1036178, 1064848, 1209340, 1209412, 1209455, 1209498, 1209510, 1704146, 1780284, 1780659, 2865971, 3638000, 3766407, 3848919, 3848920, 3848921, 3848922, 3848923, 3848924, 3848925, 1704111, 1701252, 1704154, 1701287, 2788488, 1030196, 1030200, 3870986.

Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

ISBA

ISBAboundaries

ISBA

HOWE_IN_THE_HILLS ISBA

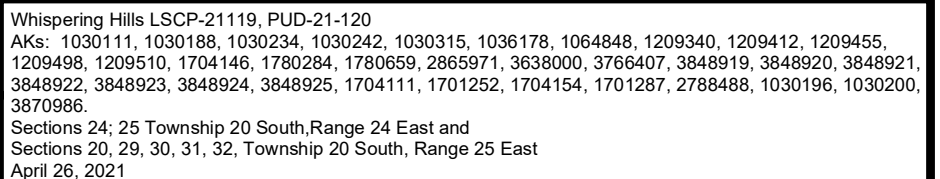
LEESBURG ISBA

Whispering Hills LSCP-21119, PUD-21-120

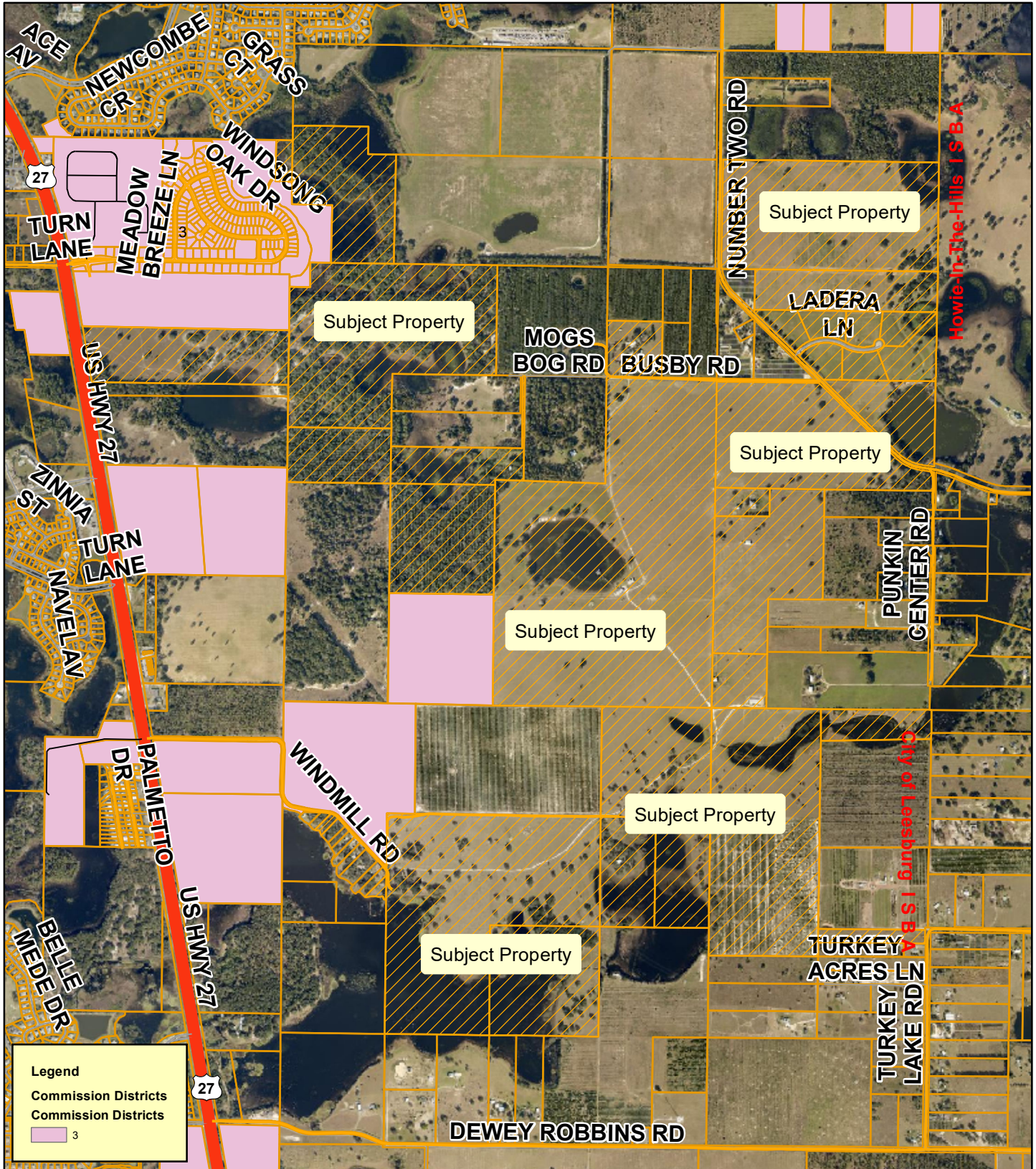
AKs: 1030111, 1030188, 1030234, 1030242, 1030315, 1036178, 1064848, 1209340, 1209412, 1209455, 1209498, 1209510, 1704146, 1780284, 1780659, 2865971, 3638000, 3766407, 3848919, 3848920, 3848921, 3848922, 3848923, 3848924, 3848925, 1704111, 1701252, 1704154, 1701287, 2788488, 1030196, 1030200, 3870986.

Sections 24; 25 Township 20 South, Range 24 East and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East

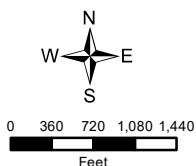
April 26, 2021



Commission District



**Planning
& Zoning
Division**



Whispering Hills LSCP-21119, PUD-21-120

AKs: 1030111, 1030188, 1030234, 1030242, 1030315, 1036178, 1064848, 1209340, 1209412, 1209455, 1209498, 1209510, 1704146, 1780284, 1780659, 2865971, 3638000, 3766407, 3848919, 3848920, 3848921, 3848922, 3848923, 3848924, 3848925, 1704111, 1701252, 1704154, 1701287, 2788488, 1030196, 1030200, 3870986.

Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021



Close up of sign posting.



Posting of sign on site along Windmill Road.



Looking south from sign posting.



Looking north from sign posting.



Looking north along Number 2 Road from sign posting.



Looking west across Number 2 Road From sign posting.



Looking south along Number 2 Road from sign posting.



Posting of sign along Turkey Lake Road.



Looking south from sign posting (Turkey Lake Road).



Looking north from sign posting (Turkey Lake Road).



Looking east from sign posting (Turkey Lake Road).



Posting of sign on site along Number 2 Road.



Looking northwest along Number 2 Road from sign posting.



Looking west across Number 2 Road from sign posting.



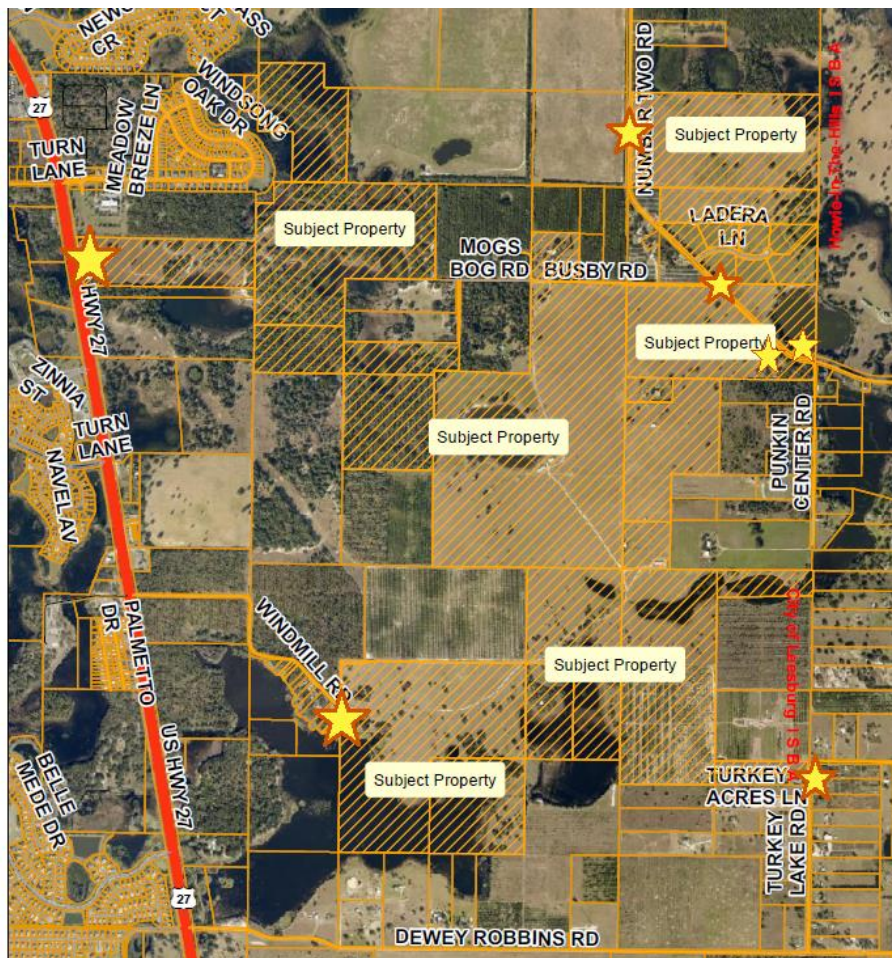
Looking north along Number 2 Road from sign posting.



Looking east across Number 2 Road from sign posting.



Looking north along Number 2 Road from sign posting.



Approximate sign posting locations.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.A.2.

Meeting Date: January 3, 2022

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, Florida changing the Future Land Use Map Designation of certain property containing 1,088 +/- acres from Lake County Rural to City of Leesburg Neighborhood Mixed Use, for a property generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48, as legally described in Sections 24 and 25, Township 20 South, Range 24 East; and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Whispering Hills/ Marsan)

Staff Recommendation:

The Planning & Zoning Staff and the Planning Commission recommend approval of the proposed large-scale comp plan amendment of the City's Future Land Use Map on 1,088 +/- acres from Lake County Rural to City of Leesburg Neighborhood Mixed Use.

Analysis:

The project site is approximately 1,088 acres. The property is generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48. Currently, the property has four (4) single family residences and barns. The proposed use is for commercial and residential development. The surrounding Future Land Use Map designations of Lake County Rural, Lake County Urban Low Density, Lake County Rural Transition, City of Leesburg Estate Residential, and City of Leesburg Institutional is compatible, as conditioned in the PUD zoning, with the proposed future land use designation of City Neighborhood Mixed Use. The proposed zoning designation of City PUD (Planned Unit Development) will provide for development that is consistent with the City's adopted Growth Management Plan and would allow an appropriate use for the property.

The project site is in excess of fifty (50) acres and is, therefore, considered a large-scale comprehensive land use plan amendment under current statutes. The City will notify the Florida Department of Economic Opportunity (FDEO) of the plan amendment and the Department will review the project site area to confirm that it is more than ten (10) acres.

This property lies within the ISBA (Interlocal Service Boundary Area) agreement. This agreement, which was approved by the City Commission on November 24, 2014, allows property within the ISBA area but

outside the current city limits to be annexed and obtain City of Leesburg utility services.

The Planning Commission held a public hearing on the application on July 22, 2021 and recommended approval.

Procurement Analysis:

N/A

Options:

1. Approve the requested large-scale comprehensive plan amendment from Lake County Rural to City of Leesburg Neighborhood Mixed Use; or
2. Such other action as the Commission may deem appropriate.

Fiscal Impact:

There is no direct fiscal impact to the City for this action. Future development of the property will increase this anticipated impact from collection of impact fees, ad valorem taxes and utility charges.

Submission Date and Time:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, FLORIDA CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 1,088 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG NEIGHBORHOOD MIXED USE, FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, NORTH OF DEWEY ROBBINS ROAD, AND SOUTH OF COUNTY ROAD 48, AS LEGALLY DESCRIBED IN SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST; AND SECTIONS 20, 29, 30, 31, 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (WHISPERING HILLS/ MARSAN)

WHEREAS, the City Commission has received written objections, recommendations, and comments from the City of Leesburg Planning Commission, acting as the Local Planning Agenda, regarding amendment of the Comprehensive Plan of the City of Leesburg, and has made recommendations to the City Commission for amendment of the Plan; and

WHEREAS, the City Commission of the City of Leesburg has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public;

NOW, THEREFORE,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.

The Growth Management Plan of the City of Leesburg, adopted by the City of Leesburg on December 10, 2012, pursuant to the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes, after public hearings by the City of Leesburg Planning Commission, is hereby amended in the following manner;

The Future Land Use Map is amended by changing the designation of approximately 1,088 acres of land generally located east of US Highway 27, north of Dewey Robbins Road, and south of County Road 48 from Lake County Rural to City of Leesburg Neighborhood Mixed Use, as shown on the revised map of said area, lying in Sections 24 and 25, Township 20 South, Range 24 East, and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East, Lake County Florida;

Section 2.

That this amendment is hereby transmitted to the Department of Economic Opportunity as required by the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes;

Section 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed;

Section 4.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 3rd day of January 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

**WHISPERING HILLS/MARSAN JOURNEY CIRCLE "M" RANCH
LEGAL DESCRIPTION
LAKE COUNTY, FLORIDA**

METES & BOUNDS LEGAL DESCRIPTION

PARCEL ONE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND PORTIONS OF SECTION 19, 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 89°22'10" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 2654.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°37'56" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1330.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 89°01'24" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1256.29 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°39'35" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1331.96 FEET TO THE SOUTHEAST CORNER OF U.S. GOVERNMENT LOT 2 OF SAID SECTION 30; THENCE NORTH 88°57'18" WEST A DISTANCE OF 70.49 FEET; THENCE NORTH 89°08'43" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1185.10 FEET TO THE WEST BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID WEST BOUNDARY OF SECTION 30, A DISTANCE OF 1177.95 FEET TO THE SOUTHEAST CORNER OF THE NORTH 660.16 FEET OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 25 AS MONUMENTED; THENCE NORTH 89°06'05" WEST ALONG THE MONUMENTED SOUTH BOUNDARY THEREOF, A DISTANCE OF 2388.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE NORTH 09°41'21" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 672.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 25 AS MONUMENTED; THENCE SOUTH 89°09'06" EAST ALONG SAID NORTH LINE AS MONUMENTED, A DISTANCE OF 2511.43 FEET TO THE AFOREMENTIONED EAST BOUNDARY OF SAID SECTION 25 AND THE WEST BOUNDARY OF THE AFOREMENTIONED WEST BOUNDARY OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 525.26 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 300.00 FEET OF U.S. GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 250.00 FEET TO THE EAST BOUNDARY OF THE WEST 250.00 FEET OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 00°48'27" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 300.00 FEET TO THE NORTH BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE SOUTH BOUNDARY OF THE AFOREMENTIONED SECTION 19; THENCE SOUTH 89°06'36" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 500.00 FEET OF U.S. GOVERNMENT LOT 4 OF SAID SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 700.00 FEET TO THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4; THENCE NORTH 89°06'36" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 500.00 FEET TO THE WEST BOUNDARY OF SAID SECTION 19; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 275.58 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 500.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE 89°08'53" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF THE EAST 200.00 FEET OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 500.00 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE SOUTH 89°08'53" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 200.00 FEET TO THE EAST BOUNDARY OF SAID 24, THE SAME ALSO BEING THE WEST BOUNDARY OF U.S. GOVERNMENT LOT 3 IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 179.89 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH 330.00 FEET OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 925.20 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE WEST 1/2 OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 330.00 FEET TO THE SOUTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 330.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4 IN SAID SECTION 19; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1324.49 FEET TO THE SOUTH BOUNDARY THEREOF, THE SAME ALSO BEING THE NORTH BOUNDARY OF U.S. GOVERNMENT LOT 1 IN THE

AFOREMENTIONED SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID BOUNDARY, A DISTANCE OF 1251.79 FEET TO THE NORTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE SOUTH 00°37'05" WEST ALONG SAID EAST BOUNDARY THEREOF, A DISTANCE OF 1334.47 FEET TO THE SOUTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 89°04'57" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1324.99 TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1907, PAGE 1852 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°39'49" WEST ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THOSE CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4835, PAGE 560, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 880.32 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 856, PAGE 1260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°02'40" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1643.26 FEET; THENCE NORTH 00°47'05" EAST, A DISTANCE OF 881.29 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°05'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 25.00 FEET TO THE WEST BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 855, PAGE 1697, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°47'05" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1279.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 87°38'35" EAST ALONG THE SOUTH BOUNDARY OF SAID LANDS, A DISTANCE OF 989.73 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°47'51" EAST ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 1303.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00°48'01" EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 679.98 FEET; THENCE SOUTH 89°04'03" EAST, A DISTANCE OF 668.89 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°52'38" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 679.89 FEET TO THE NORTH BOUNDARY OF THE AFOREMENTIONED SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°04'31" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 667.55 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°20'35" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1211.92 FEET TO THE WEST RIGHT-OF-WAY OF NUMBER 2 ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1.) SOUTH 45°22'24" EAST, A DISTANCE OF 1095.45 FEET; THENCE 2.) SOUTH 45°50'46" EAST, A DISTANCE OF 161.55 FEET; THENCE 3.) SOUTH 48°01'02" EAST, A DISTANCE OF 152.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 417.00 FEET; THENCE 4.) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 33°27'24" (CHORD = 240.05 FEET, CHORD BEARING = SOUTH 64°44'44" EAST) FOR A DISTANCE OF 243.50 FEET TO THE POINT OF TANGENCY; THENCE 5.) SOUTH 81°28'26" EAST, A DISTANCE OF 155.64 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PUMPKIN CENTER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1080, PAGE 2084; THENCE SOUTH 01°01'19" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 238.61 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE NORTH 89°26'20" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1285.10 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°55'35" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.30 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°26'44" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 661.43 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°50'43" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.72 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89°28'00" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 577.88 ACRES, MORE OR LESS.

AND

PARCEL TWO:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, THE SAME ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID SECTION 31; THENCE SOUTH 89°28'00" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 32, A DISTANCE OF 1319.95 FEET; THENCE CONTINUE SOUTH 89°28'00" EAST ALONG THE AFORESAID NORTH BOUNDARY, A DISTANCE OF 1338.64 FEET; THENCE SOUTH

00°50'07" WEST, A DISTANCE OF 372.44 FEET; THENCE SOUTH 88°46'09" WEST, A DISTANCE OF 1338.25 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°38'52" WEST ALONG SAID BOUNDARY, A DISTANCE OF 2255.08 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°36'46" EAST, A DISTANCE OF 1298.73 FEET; THENCE SOUTH 00°34'45" WEST, A DISTANCE OF 166.26 FEET; THENCE NORTH 89°35'59" WEST, A DISTANCE OF 1299.23 FEET; THENCE SOUTH 00°36'49" WEST, A DISTANCE OF 165.94 FEET; THENCE NORTH 89°35'41" WEST, A DISTANCE OF 1324.19 FEET TO THE WEST BOUNDARY OF SAID SECTION 32 AND THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 31; THENCE NORTH 00°44'14" EAST ALONG SAID BOUNDARY, A DISTANCE OF 331.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89°17'56" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1325.81 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°43'16" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1329.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°26'12" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1321.28 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°23'30" WEST, A DISTANCE OF 1258.12 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 3; THENCE NORTH 00°42'17" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1334.65 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 324.41 FEET; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°17'20" WEST ALONG THE SHORELINE OF TURKEY LAKE, A DISTANCE OF 266.06 FEET; THENCE NORTH 52°25'37" WEST, STILL ALONG SAID SHORELINE, A DISTANCE OF 97.32 FEET; THENCE DEPARTING SAID SHORELINE, NORTH 44°47'59" EAST, A DISTANCE OF 449.77 FEET; THENCE SOUTH 44°37'43" EAST, A DISTANCE OF 43.57 FEET RETURNING TO THE AFORESAID WEST BOUNDARY OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 660.57 FEET TO THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2; THENCE SOUTH 89°14'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1257.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°14'52" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1326.64 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°43'11" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1335.16 FEET TO THE NORTH BOUNDARY OF SAID SECTION 31; THENCE SOUTH 89°22'10" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1326.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 349.52 ACRES, MORE OR LESS.

AND

PARCEL THREE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 20 AND 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°13'55" EAST, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY OF NUMBER 2 ROAD; AND THE POINT OF BEGINNING; THENCE NORTH 00°49'05" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF NUMBER 2 ROAD, A DISTANCE OF 1326.96 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 89°12'36" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 2608.12 FEET TO THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°34'05" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 1325.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 01°02'37" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 2364.13 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF NUMBER 2 ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1.) NORTH 81°28'26" WEST, A DISTANCE OF 187.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 351.00 FEET; THENCE 2.) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE/Delta OF 33°27'24" (CHORD = 202.06 FEET, CHORD BEARING = NORTH 64°44'44" WEST) FOR A DISTANCE OF 204.96 FEET TO THE POINT OF TANGENCY; THENCE 3.) NORTH 48°01'02" WEST, A DISTANCE OF 151.20 FEET; THENCE 4.) NORTH 45°50'46" WEST, A DISTANCE OF 160.03 FEET; THENCE 5.) NORTH 45°22'24" WEST, A DISTANCE OF 1026.80 FEET TO THAT CERTAIN ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THE PLAT OF BELLA LADERA AS RECORDED IN PLAT BOOK 57, PAGE 100 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 45°49'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1186.68 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°57'04" EAST, A DISTANCE

OF 518.87 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 20; THENCE NORTH 89°13'55" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 402.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 157.99 ACRES, MORE OR LESS.

AND

PARCEL FOUR:

A PARCEL OF LAND LYING AND BEING A PORTION OF U.S. GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF U.S. GOVERNMENT LOT 2 IN SAID SECTION 31; THENCE NORTH 89°14'52" WEST ALONG THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°12'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 44°48'00" WEST, A DISTANCE OF 287.73 FEET, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE; THENCE NORTHWESTERLY ALONG SAID SHORELINE NORTH 47°30'49" WEST, A DISTANCE OF 100.08 FEET, MORE OR LESS TO A POINT WHICH LIES SOUTH 44°48'00" WEST OF THE AFOREMENTIONED POINT OF BEGINNING; THENCE NORTH 44°48'00" EAST, A DISTANCE OF 291.77 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.66 ACRES, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE.

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: July 22, 2021
OWNER: Marsan Real Estate Group, LLC
PETITIONER: Marsan Real Estate Group, LLC
PROJECT: Whispering Hills / Marsan
REQUEST: Annexation, Large Scale Comprehensive Plan Amendment, and PUD
CASE NO.: ANNX-21-118, LSCP-21-119, PUD-21-120

GENERAL LOCATION: East of US Highway 27, north of Dewey Robbins Road and south of County Road 48.

FUTURE LAND USE DESIGNATION: Lake County Rural Transition, Lake County Rural

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Rural
South – Lake County Rural
East – Lake County Rural
West – Lake County Rural, Lake County Urban Low Density, Lake County Rural Transition, City of Leesburg Estate Residential, City of Leesburg Institutional

PROPOSED FUTURE LAND USE DESIGNATION: Neighborhood Mixed Use

EXISTING ZONING DESIGNATION: Lake County A (Agriculture)

SURROUNDING ZONING DESIGNATIONS:

North – Lake County A (Agriculture), Lake County CFD (Community Facility District), Lake County PUD (Planned Unit Development), City of Leesburg PUD (Planned Unit Development)
South – Lake County A (Agriculture), Lake County RP (Residential Professional)
East – Lake County A (Agriculture), Lake County R-1 (Rural Residential)
West – Lake County A (Agriculture), Lake County RMRP (Mobile Home Rental Park District), City of Leesburg PUD (Planned Unit Development)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: Lake County Rural Transition, Lake County Rural

SURROUNDING EXISTING LAND USE:

North – Lake County Rural
South – Lake County Rural
East – Lake County Rural
West – Lake County Rural, Lake County Urban Low Density, Lake County Rural Transition, City of Leesburg Estate Residential, City of Leesburg Institutional

PROPOSED LAND USE: Commercial and residential development

**CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY**

DATE: July 1, 2021
OWNER: Marsan Real Estate Group, LLC
PETITIONER: Tara Tedrow, Esquire, Lowndes Law and Econ South, LLC
PROJECT: Whispering Hills
REQUEST: Large Scale Comprehensive Plan Amendment
CASE NO.: LSCP-21-119

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 6/18/21

FIRE

No comment from Fire Department. Amanda Stevenson 6/7/21

ELECTRIC

This is outside of our service territory. Steve Davis 7/6/21

GAS

GIS Response: "No Comment" Tammy Magamoll 7/1/21

GIS

No comments received as of 6/18/21

BUILDING

No comments received as of 6/18/21

PUBLIC WORKS

Public Works has no issues with this request! Clifford Kelsey 6/8/21

ADDRESSING

No comments received as of 6/18/21

ECONOMIC DEVELOPMENT

No comments received as of 6/18/21

LAKE COUNTY PUBLIC WORKS

Please see attached letter.

LAKE COUNTY SCHOOLS

Please see attached letter.

PUBLIC RESPONSES

Approval

3 approvals

Disapproval

32 disapprovals 25 with comments

No comment

Notice of Appearance filed: 9

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

Alyce L. Bullock – No changes should be allowed in this area to this new community. Single family houses only. Too much additional traffic strains our existing communities already. Just maybe you should get off your chairs and actually look at the destruction to the existing trees and our way of life.

James Billman – We already have too much traffic on RT 27 for one. Two we do not want the City of Leesburg to rezone the properties from Ag use to PUD due to overcrowding.

Lauren Mofied – We do not need any more apartments, business or townhomes. When buying my home, I liked how it was quiet and somewhat secluded. I do not want anymore buildings around me. We will be causing a major imbalance between supply & demand by overpopulating.

Debra A Shea – I voted no because we live at the Palms Mobil Home Estates and we already have a hard time getting out of Hwy 27 because of traffic also the school can't handle more kids. It's already dangerous for our children on the bus which stops on Hwy 27. I have been complaining about this for some time. The bus shouldn't have to stop on a Hwy 27 to pick up children we have begged the City to put in a cut off so the bus can get off the Hwy 27 to pick up our kids. The bus was rear-ended a couple years ago. Luckily our children weren't hurt. We are County and not interested in living in the City limits.

Mary M Calkins – Our roads are already overcrowded. There are not enough stores. Doctors restaurants already. Rt 27 is horrible to drive on the speeders are out of control.

Kim Dobyns – I want to know what they plan on doing with all the stormwater run-off caused by the impervious surfaces caused by this development (i.e. rooftops, roads, driveways, sidewalks, etc.) There are a lot of wetlands in around the "subject property" that are low lying in relation to all of the hills. The run-off has to go somewhere. Has the FDEP, USACE, DEP, or the STRWMD been informed & do they approve?

Virginia Warburton – This will make a serious demand for water and more cars on our roads which will need to be further maintained.

Wendy Sikes – We need to preserve a rural community. There are City options for those that want to live in town. A farming/rural way of life needs to be preserved. There should be options for everyone.

Chastin Sikes – The proposed project is incompatible with the surrounding communities. There are plenty of other tracts of land adjacent to similar developments with the City of Leesburg.

Ben Sikes – I believe the area in question should only be developed per County specs. 5 acres minimum.

Chandon Sikes – The area in which the community is proposed to be is not conducive to the already existing community. The sudden increase in population will drastically hinder the live our quiet lives in a rural area we chose to live.

Karen R Thomas – I moved to an agriculture area in 1994. I had 18 acres with a pond. After the Legacy Development was built my pond area began flooding. U had to close off the road area for my horses. My well started pumping sand. I've spent over \$14,000.00 to get clean water & I still can't drink my water. This new development will only ruin the environment further. Mr. Marsan has trespassed on my property. His employees continue to come on my property. He has hired surveyors to survey my property on at least two occasions. Hus employees have called telling me their need to dig up my pasture to run lines. I told them again to stay off my land. They took advantage of our neighbor who recently lost her husband. It appears Mr. Marsan believes he can do what he wants & that laws don't apply to him. The roads are not designed to handle this type of traffic.

Ellen K. Batchelor – This type of development doesn't fit the existing area of Rural/Agriculture where all of the surrounding areas are 1 dwelling per 5 acres and is inconsistent with the 2030 Future Land Use Plan for Lake County, and the rural lifestyle that this community lives in.

Patricia Rosalind Brown – Too many units on Marsan's site concerned about all the water canals causing sink holes. We had a big sink hole under a house.

Paul R. Denzler – During the 29 years that we have live here, full-time, we have seen this area 99% flooded on at least 2 occasions. Has the St. John's Water Management been consulted/approved this development? Will this development cause any flooding/backup of water affecting our property since the above flooding on both occasions caused a backup on to our common area?

Jacqueline & Daniel Mizak – see letter attached

Roger & Jerome Niere – Definitely not approving this planning and zoning of the area mentioned. As a homeowner we paid a premium for our property to have privacy and this was the reason we chose to live in this spot of the development. Who knows what is meant by "Mixed use." Pretty sure a lot of things. This area was supposed to be a "Nature Preserve"

Pam Roustio – This project is not consistent with the existing land use, which is zoned agricultural and generally one unit on 5 or more acres. It does NOT comply with objective outlined in the Leesburg Growth Management Plan. "Policy 1.6.1: Inconsistencies. Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall NOT BE APPROVED by the city." This project is proposed inside the Yalaha – Lake Apopka RPA this should be respected and valued as intended. This project has only one small area that fingers out to U.S. 27, the majority is off the major roadway.

Jack D. Allums & Marsha L. Allums – We are dismayed to think of these areas of beautiful country living & safe animal habitats to be overrun with traffic & multitudes of homes. Please protect this county land.

Linda G. Reiher – I disapprove of the project for the following reasons! Project is too large if developer goes bankrupt or has financial difficulties, project will be scrapped and properly left in unfinished state. Too much traffic will be generated. US 27 can't handle this traffic volume. Will ruin the most beautiful rural area of the county. We could have lived in the Villages, but chose this location due to rural nature of the

area. This will be forever lost.

Christian Hutchcroft – This land is covered by current Rural Protection Act. Stop trying to annex land into Leesburg to circumvent these protections. Say no to urban sprawl. Stop destroying ecosystems, water, tables, wildlife, and our quality of life.

Kisha Hutchcroft – The annexation of rural land in lake county, Howey-In-The-Hills destroys the rural society, plans & dreams of those who spent their lives striving for a slower priced life. This disease called “urban sprawl” also destroys the ecosystem & leaves no room for true economic diversity by forcing the population into a one-size fits all cookie cutter. I disapprove 100%.

Rosemarie Mastrosimone – The traffic and road conditions in and around CR 48 and the South end of 27 (in Leesburg) are terrible. There are also not enough schools for this area of Lake Co. to support such a large increase in homes.

Phillip Petta – There is way too much development on Hwy 27. The Hwy is far too busy now to be able to handle more development.

Joyce Graham – See attached

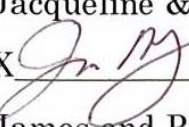
To whom it may concern,

Listed below are our reasons for disapproval of the proposed Whispering Hills development:

- 1) Continued urban sprawl into the little remaining rural areas in Lake County.
- 2) Severe increase in traffic to Number 2 Rd, Turkey Lake Road and CR 48.
- 3) Safety concerns for driving past Semi trucks and other large vehicles that would be required to drive on Number 2 Rd to build a development of such size. Currently, normal sized vehicles are forced to pull off the side of the road to accommodate passing larger vehicles due to the small width of the road.
- 4) Turkey Lake Rd being used as a major "cut through" road between Number 2 Rd and Dewey Robbins for ease of access to SR 27 and SR 19.
- 5) Construction to widen above roads that will be needed to accommodate the developing the proposed neighborhood and residents, creating more traffic issues.
- 6) Inevitable runoff and pollution to our surrounding bodies of water (small lakes and ponds) and water table from construction and habitation of such a large number of residences.
- 7) Displacement of wildlife creating significant issues to our local ecosystem.
- 8) Displacement of wildlife creating issues with over crowding onto surrounding rural properties.
- 9) Overall decimation to our current rural lifestyle.
- 10) Degrading our quality of life due to constant noise from construction.
- 11) Devaluation to our property and home.

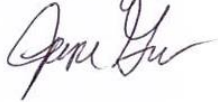
X  7/13/21

Jacqueline & Daniel Mizak – 7200 Turkey Acres Ln, Howey in the Hills, FL 34737

X 

James and Pamela Mizak – 7204 Turkey Acres Ln, Howey in the Hills, FL 34737

My family has lived in rural Howey-in-the-Hills since 1989 (32 years). We moved from Orlando to escape the crowded stressful life of the city and fell in love with the small-town charm, laid-back atmosphere, and natural beauty of Lake County. Most of you grew up in Leesburg, raised families, and are personally vested in this county. Do you really want to ruin our country life just to line the pockets of out-of-town builders and to view more rooftops? Rural life enhances the very beauty of our way of life and does not add stress or financial burden to our roads, schools, and hospitals. If you love your little piece of heaven, then you will support preserving our rural areas - THE VERY THING THAT MAKES LIVING HERE SO SPECIAL!

Sincerely,




CITY OF LEESBURG PLANNING & ZONING DIVISION RECOMMENDATIONS

DATE: July 22, 2021
OWNER: Marsan Real Estate Group, LLC
PETITIONER: Marsan Real Estate Group, LLC; Lowndes Law & Econ South, LLC
PROJECT: Whispering Hills
REQUEST: Large Scale Comprehensive Plan Map Amendment
CASE NO.: LSCP 21-119

THE PLANNING & ZONING DIVISION RECOMMENDS:

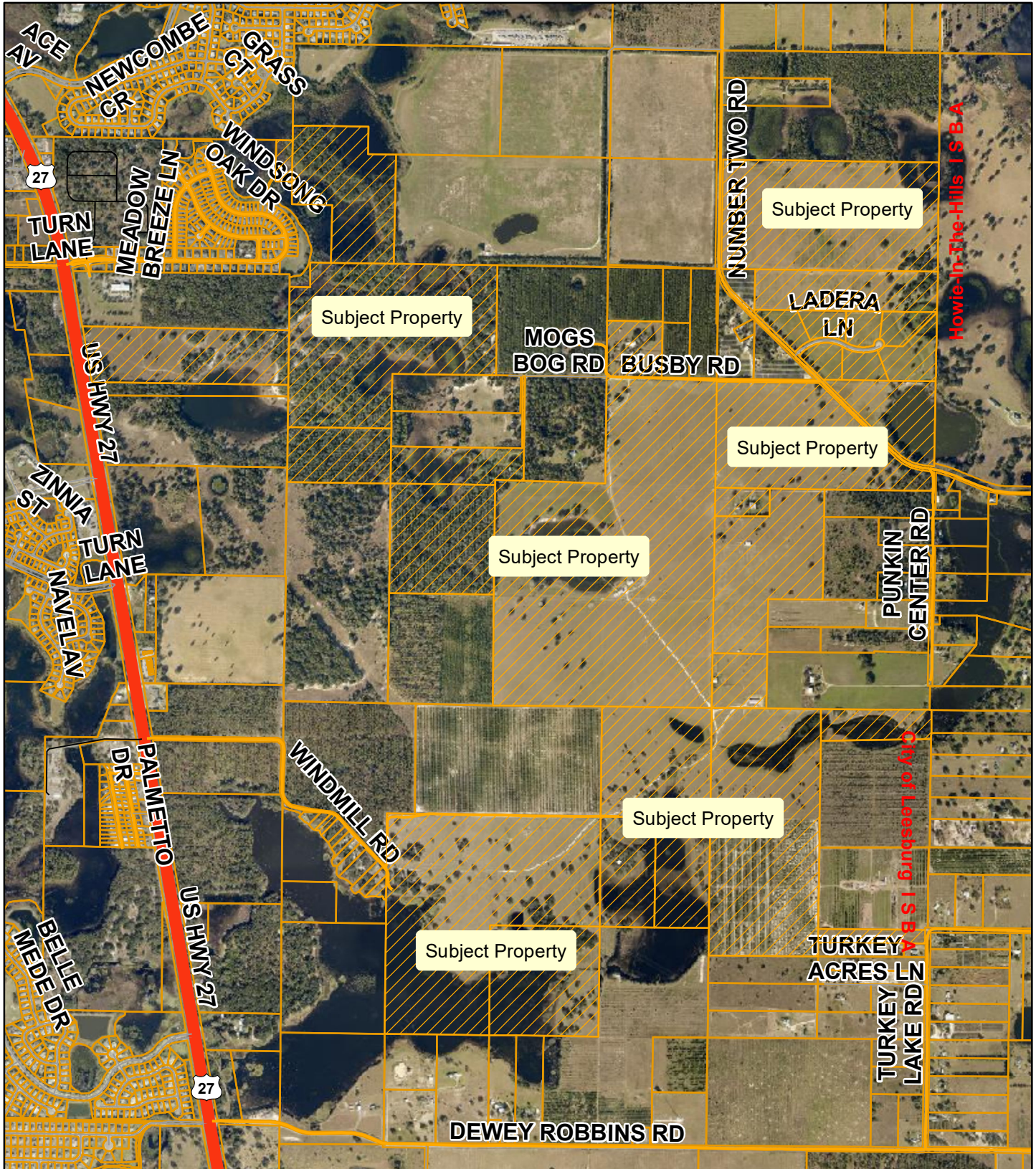
APPROVAL of the request for the following reason(s):

1. This project meets the requirements of Chapter 163.3184 Florida Statutes, for Large Scale Comprehensive Plan Amendments.
2. The proposed Future Land Use designation of City of Leesburg Neighborhood Mixed Use is compatible with adjacent properties that have Future Land Use designations which include City of Leesburg Estate Residential and Institutional and with property in Lake County having Future Land Use designations of Rural and Rural Transition.
3. The proposed Zoning classification of PUD (Planned Unit Development) is compatible as conditioned with adjacent properties in the City of Leesburg that are zoned PUD (Planned Unit Development) and Lake County zoning of CFD (Community Facility District), RMRP (Mobile Home Rental Park District), RP (Residential Professional), A (Agriculture) and R-1 (Rural Residential).
4. The proposed future land use designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

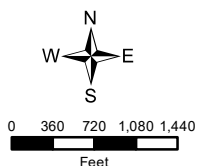
Action Requested:

1. Vote to approve the Large-Scale Comprehensive Plan Map Amendment designation from Lake County Rural and Rural Transition to City of Leesburg Neighborhood Mixed use and forward this recommendation to the City Commission for consideration.

Aerial



**Planning
& Zoning
Division**

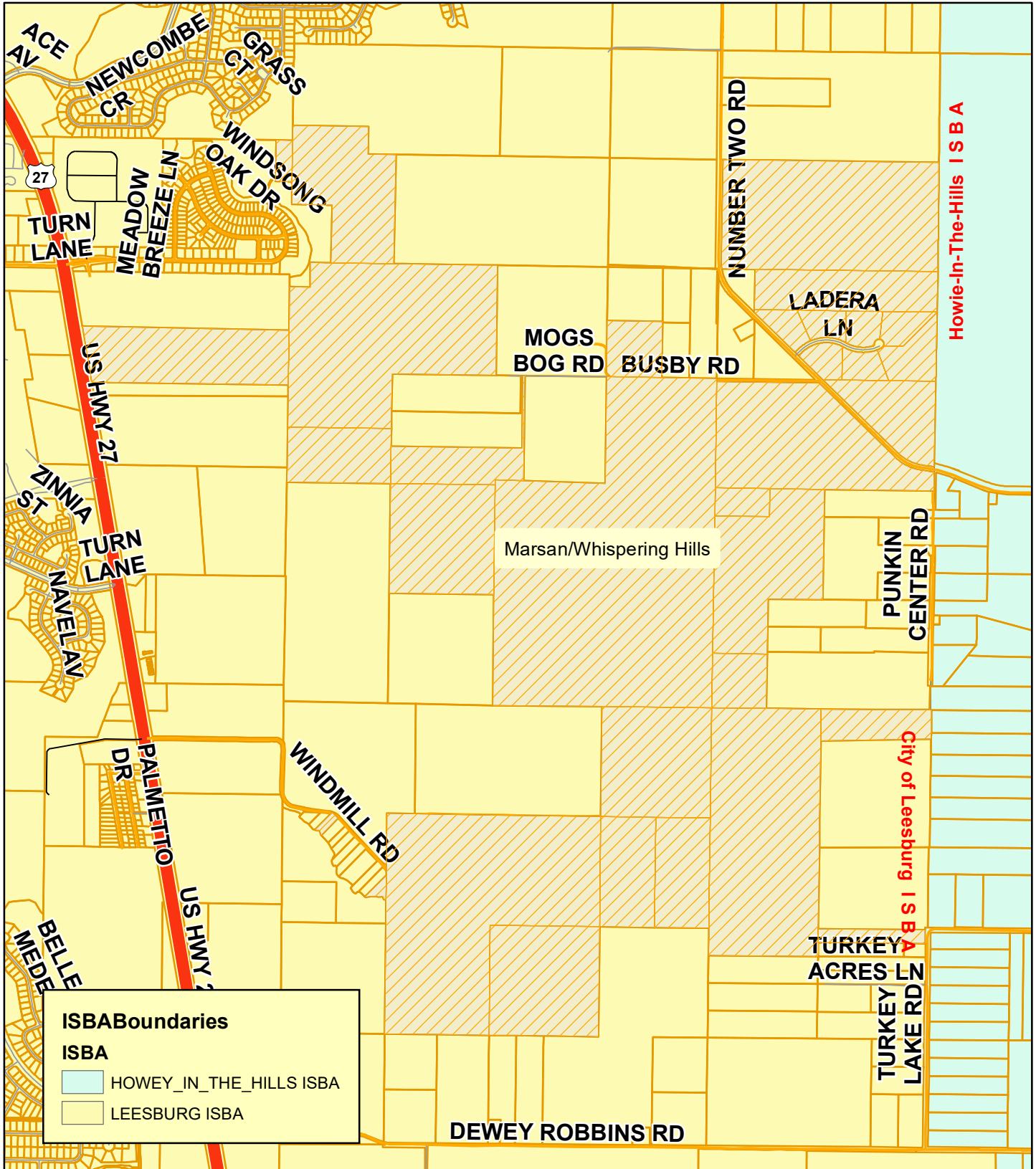


Whispering Hills LSCP-21119, PUD-21-120

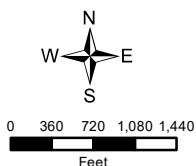
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

ISBA

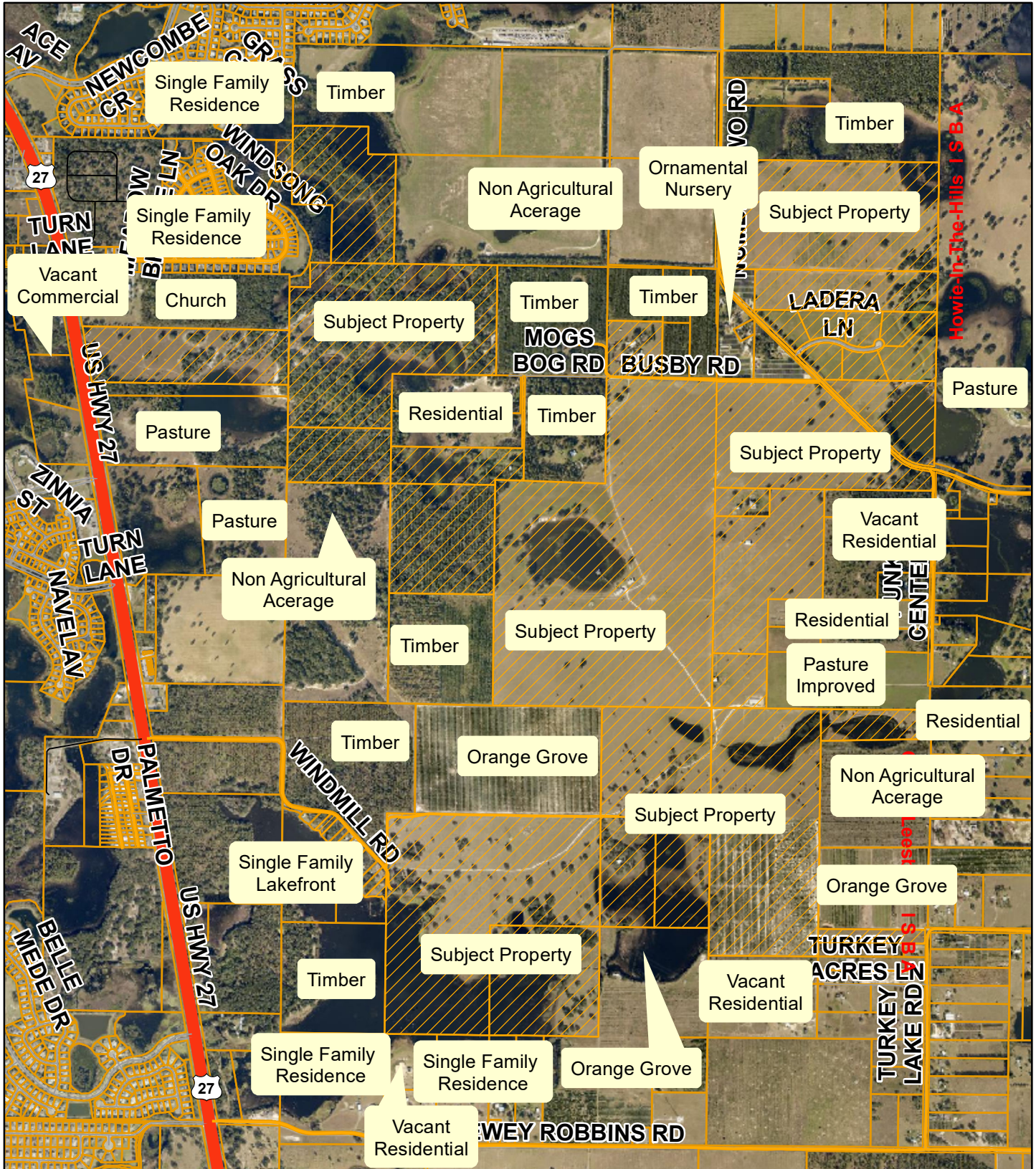


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Division**

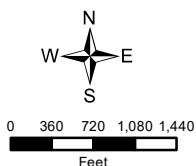


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 Sections 24; 25 Township 20 South, Range 24 East and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
 April 26, 2021

Surrounding Land Uses



**Planning
& Zoning
Division**

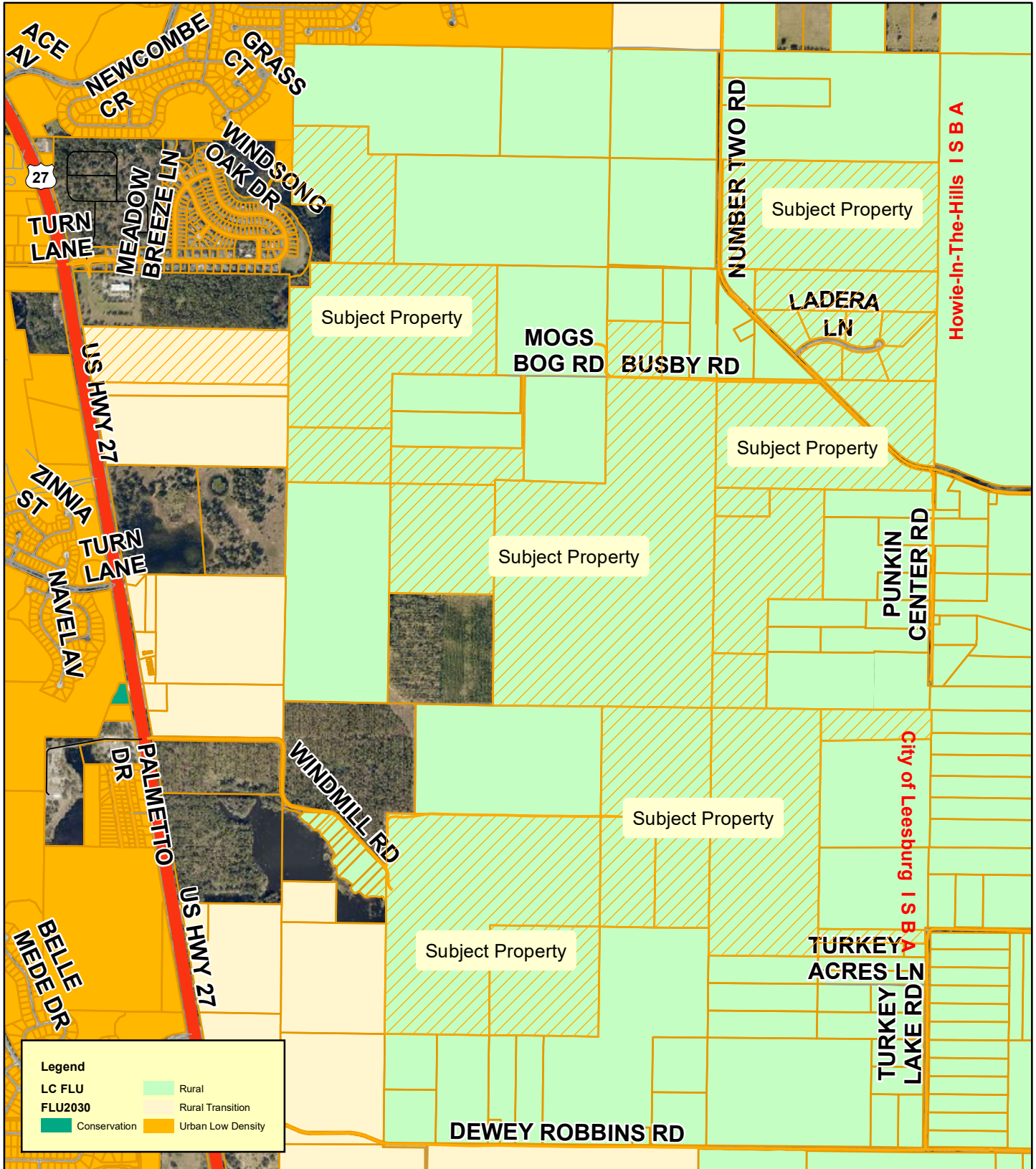


Whispering Hills LSCP-21119, PUD-21-120

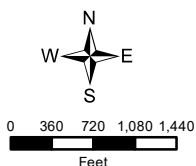
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June 30, 2021

Lake County Future Land Use



**Planning
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Division**

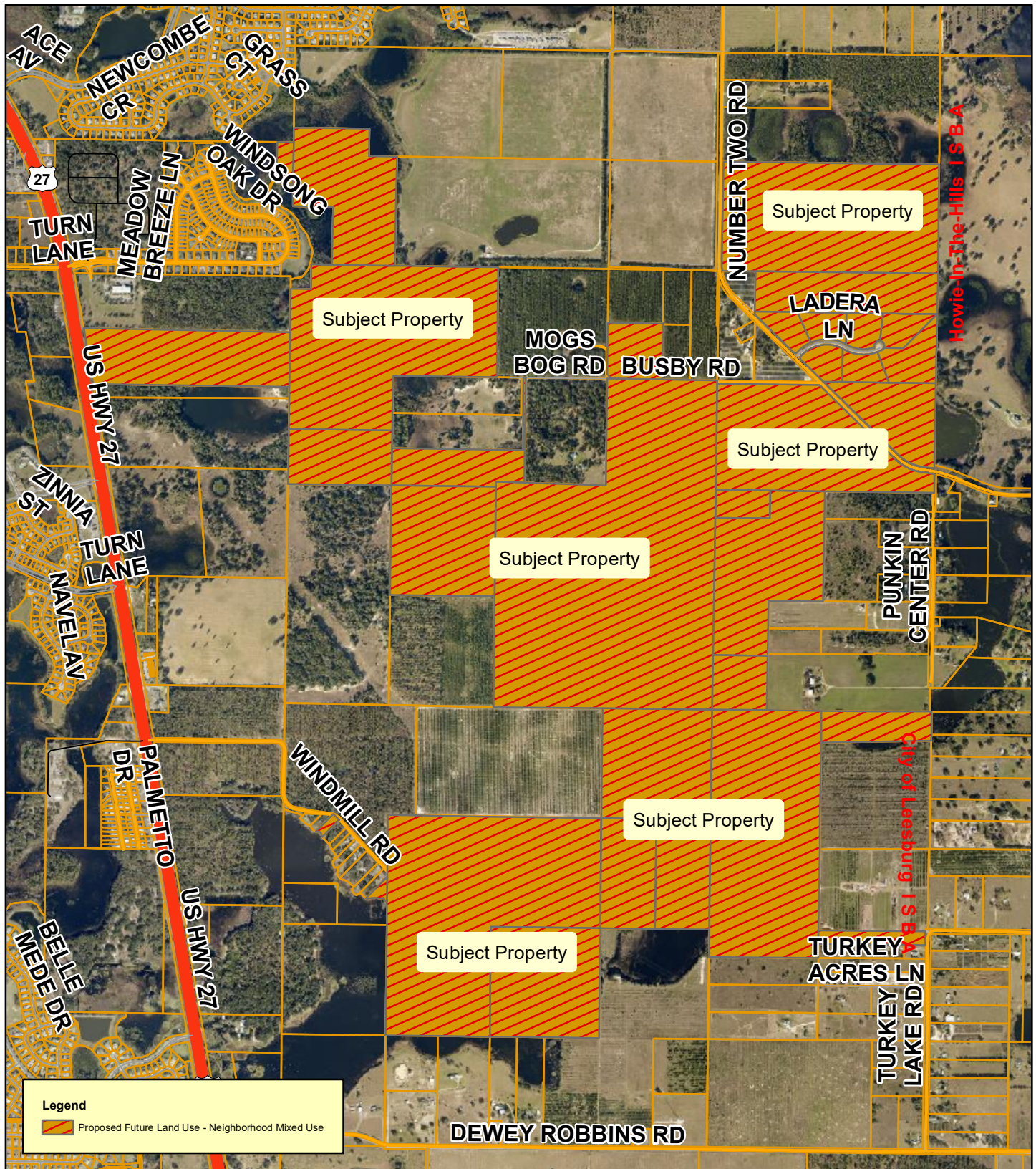


Whispering Hills LSCP-21119, PUD-21-120

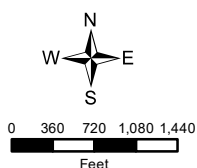
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Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
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Proposed Future Land Use



**Planning
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Division**

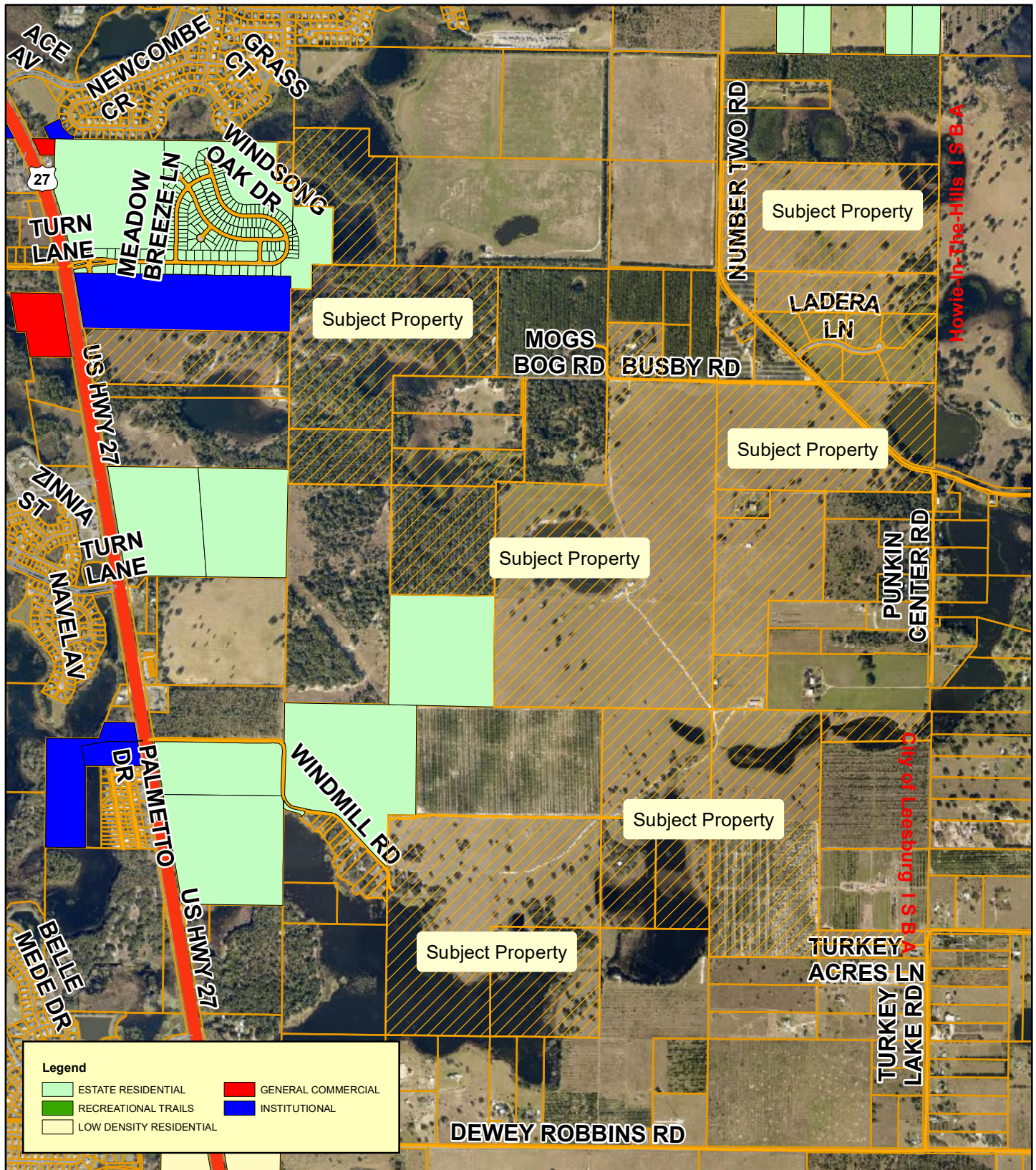


Whispering Hills LSCP-21119, PUD-21-120

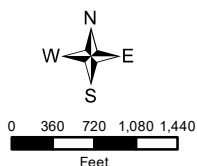
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Future Land Use



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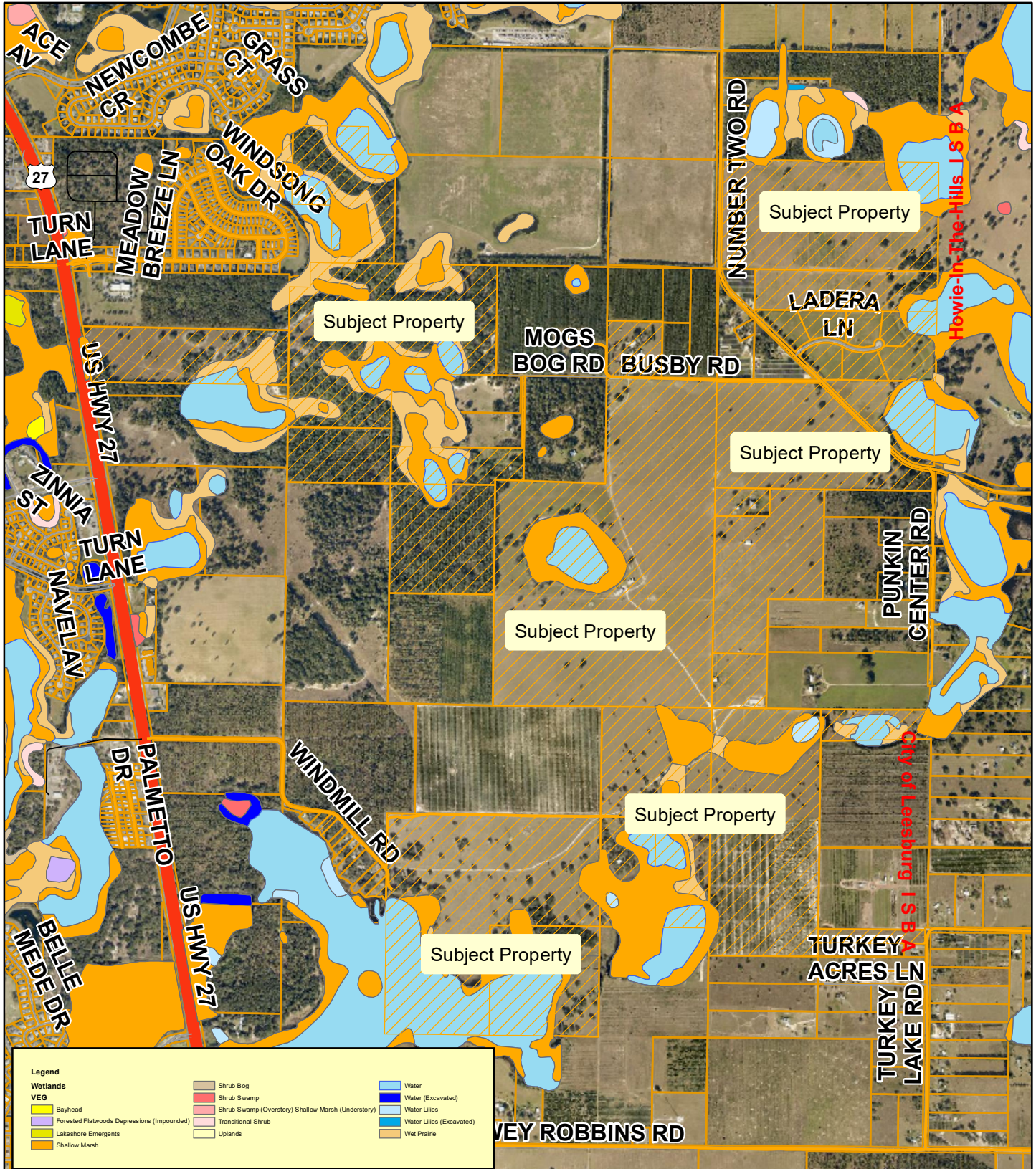


Whispering Hills LSCP-21119, PUD-21-120

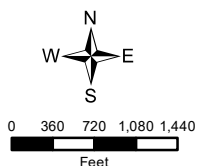
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

Wetlands



**Planning
& Zoning
Division**

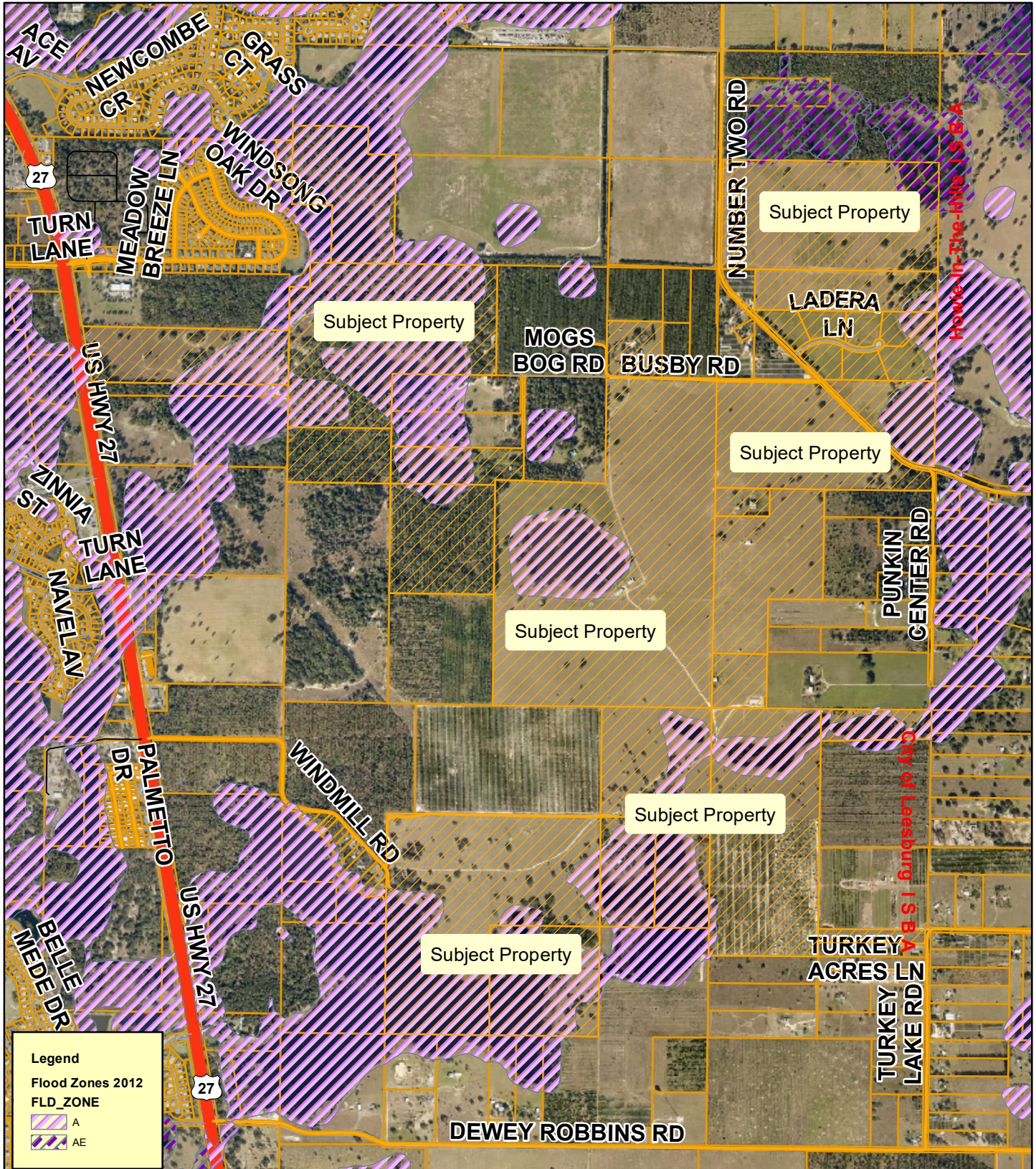


Whispering Hills LSCP-21119, PUD-21-120

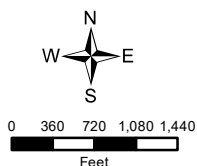
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

Flood Zone



**Planning
& Zoning
Division**



Whispering Hills LSCP-21119, PUD-21-120

AKs: 1030111, 1030188, 1030234, 1030242, 1030315, 1036178, 1064848, 1209340, 1209412, 1209455, 1209498, 1209510, 1704146, 1780284, 1780659, 2865971, 3638000, 3766407, 3848919, 3848920, 3848921, 3848922, 3848923, 3848924, 3848925, 1704111, 1701252, 1704154, 1701287, 2788488, 1030196, 1030200, 3870986.

Sections 24; 25 Township 20 South, Range 24 East and
 Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
 June 30, 2021

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.A.3.

Meeting Date: January 3, 2022

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 1,088 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for mixed use development for a property generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48, as legally described in Sections 24 and 25, Township 20 South, Range 24 East; and Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Whispering Hills/ Marsan)

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from Lake County A (Agriculture) to City PUD (Planned Unit Development) to allow for commercial and residential development.

Analysis:

The project site is approximately 1,088 +/- acres, and is generally located east of U.S. Highway 27, north of Dewey Robbins Road, and south of County Road 48 as shown on the attached maps. The proposal will allow for commercial and residential development. The existing land uses surrounding the property are timber, ornamental nursery, non-agricultural acreage, single family residences, orange grove, vacant residential, pasture, and a church. City of Leesburg utilities are available nearby.

Procurement Analysis:

N/A

Options:

1. Approve the proposed rezoning to PUD (Planned Unit Development); or
2. Such other action as the Commission may deem appropriate.

Fiscal Impact:

Future development of this site will create a substantial positive fiscal impact on the City of Leesburg, in the form of impact and utility fees, plus ad valorem taxes.

Submission Date and Time:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 1,088 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR MIXED USE DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, NORTH OF DEWEY ROBBINS ROAD, AND SOUTH OF COUNTY ROAD 48, AS LEGALLY DESCRIBED IN SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST; AND SECTIONS 20, 29, 30, 31, 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (WHISPERING HILLS/ MARSAN)

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that:

Section 1.

Based upon the petition of Marsan Real Estate Group, (Tara Tedrow with Lowndes Law & Econ South, LLC, agent) petitioner of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from **Lake County A (Agriculture)** to **City of Leesburg PUD (Planned Unit Development)**, to-wit:

(Legal Description)
(See Exhibit B)

Section 2.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 3rd day of January 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

WHISPERING HILLS/MARSAN/JOURNEY CIRCLE M RANCH
PUD (Planned Unit Development) Conditions
City of Leesburg, Florida
July 22, 2021

These Planned Unit Development Conditions for a PUD (Planned Unit Development) zoning district are granted by the City of Leesburg Planning Commission, Lake County, Florida to **Marsan Real Estate Group, LLC, 4407 Vineland Road, , D11, Orlando, Florida 32811, as "Permittee" (Lowndes Law & Econ South, LLC, Tara Tedrow, Agent)**, for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting a Planned Unit Development (PUD) zoning district to allow future construction of a proposed mixed-use development consisting of a maximum of 2,942 total residential units on a total of approximately 1,088 acres, with approximately 44 acres of town center, commercial, hotel, plus medical and office uses consisting of approximately 451,000 square feet. The property is generally located on the east side of U.S. Highway 27, north and south of Number Two Road, and west of Punkin Center Road, on a site proposed for annexation within the City of Leesburg, in accordance with their PUD application and supplemental information. This document is effective for property within the City of Leesburg ISBA (Interlocal Service Boundary Agreement), and neither contemplates nor controls any area of this project outside the boundaries thereof.

PURPOSE

The purpose of this document is to provide appropriate zoning standards for a high-quality built environment through the application of flexible and diversified land development requirements, which shall be implemented in conjunction with a master site development plan and the City of Leesburg Code of Ordinances, therefore allowing for efficient and optimal use of the subject property, and to increase the overall economic opportunity and employment base of Leesburg, Florida.

CONDITIONS

The following conditions shall apply to the development proposed herein. In the event of any conflict between the conditions of this document and the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **Marsan Real Estate Group, LLC, 4407 Vineland Road, D11, Orlando, Florida 32811, as "Permittee" (Lowndes Law & Econ South, LLC, Tara Tedrow, Agent)**, to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.

2. LEGAL DESCRIPTION

See attached **Exhibit B, Legal Description.**

3. LAND USES

The above-described property shall be used for mixed use development, including platted attached and detached single-family residential development, multifamily units, commercial, hotel, medical and office uses, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

- 1) Detached single family residential units
- 2) Attached single family units (Townhouses)
- 3) Multi-family units (4 + units)
- 4) Retail shops
- 5) Banking and investment services
- 6) Restaurants/Diners/Bakeries
- 7) Liquor/package stores
- 8) Indoor recreational/entertainment/art gallery uses
- 9) Medical/dental offices and services
- 10) Personal services
- 11) Music/dance/gymnasium uses
- 12) Community Centers
- 13) Churches/houses of worship
- 14) Hotels
- 15) General office uses
- 16) Government offices and uses
- 17) Educational facilities
- 18) Day care
- 19) ACLF/Assisted living/nursing homes
- 20) RV/Boat Storage
- 21) Accessory residential and commercial structures
- 22) Sales office in a single-family unit
- 23) Recreational Uses (Pool/ Clubhouses/ Golf/Equestrian center/ etc.)
- 24) Accessory retail within a recreation center or clubhouse, intended for the primary use of residents, such as a snack bar
- 25) Temporary modular sales center office (during construction and sales of new units) and construction offices, not to exceed two years from the approval of the final plat of the final phase for the subdivision. Model homes may be used as sales centers during the duration of the project.
- 26) Interim agricultural uses as noted above, to include timber, citrus, cattle, horses, hay and sod production. These uses shall be allowed to continue until such time as the nearest pod has achieved either 50% build out of the square footage for commercial uses or 50% of the total residential units are constructed for the nearest residential pod. Should any disagreement over use arise, City Staff may consult Lake County Agriculture zoning district regulations.

- B. Prohibited Uses
- 1) Industrial Uses
 - 2) Bars/Lounges/Clubs
 - 3) Tattoo Parlors
 - 4) Check Cashing Stores
 - 5) Adult Uses.
 - 6) All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.
- C. Other Related Uses.
- 1) Other related uses may be included by written determination of the Planning & Zoning Manager. Such uses shall be consistent with the intent and purpose of the zoning requirements set forth in these PUD conditions, and shall meet the parking standards as required herein. Parking availability may limit the permitted uses.

Figure 1 – Land Areas by General Use (total project)

<i>LAND AREAS</i>		
<i>DESCRIPTION</i>	<i>ACRES ±</i>	<i>%</i>
<i>COMMERCIAL</i>	<i>43.87</i>	<i>4.0%</i>
<i>RESIDENTIAL</i>	<i>623.27</i>	<i>57.4%</i>
<i>NET DEVELOPABLE</i>	<i>667.14</i>	<i>61.4%</i>
<i>WETLAND</i>	<i>203.69</i>	<i>18.8%</i>
<i>OPEN SPACE / RECREATION / RETENTION</i>	<i>215.22</i>	<i>19.8%</i>
<i>TOTAL LAND AREA</i>	<i>1086.05</i>	<i>100.0%</i>

Figure 2 – Commercial Tract Summary by Use & Acreage

<i>COMMERCIAL TRACT SUMMARY</i>			
<i>TRACT</i>	<i>FLOOR AREA (SQ. FT.)</i>	<i>DESCRIPTION</i>	<i>ACRES ±</i>
<i>1</i>	<i>120,000</i>	<i>COMMERCIAL</i>	<i>11.23</i>
<i>2</i>	<i>120,000</i>	<i>MEDICAL / OFFICE</i>	<i>10.17</i>
<i>3</i>	<i>20,000</i>	<i>MEDICAL / OFFICE</i>	<i>1.89</i>
<i>5</i>	<i>10,000</i>	<i>PRO-SHOP / CLUBHOUSE</i>	<i>2.52</i>
<i>6</i>	<i>81,000</i>	<i>HOTEL SITE</i>	<i>7.30</i>
<i>7</i>	<i>20,000</i>	<i>COMMERCIAL / OFFICE</i>	<i>3.25</i>
<i>9</i>	<i>80,000</i>	<i>TOWN CENTER / COMMERCIAL</i>	<i>7.51</i>
<i>TOTAL</i>	<i>451,000</i>		<i>43.87</i>

Figure 3 – Residential Unit Summary, by Type

RESIDENTIAL UNIT SUMMARY	
SINGLE FAMILY LOTS	2302
MULTI FAMILY UNITS	640
TOTAL RESIDENTIAL UNITS	2942

Figure 3 – Residential Tract Summary, Acreage & Units Proposed

RESIDENTIAL TRACT SUMMARY				
TRACT	SINGLE FAMILY LOTS	LOT SIZE	MULTI FAMILY UNITS / ALF	ACRES ±
A	41	70' x 135'		17.79
B	94	50' x 120'		24.77
C	211	50' x 120'		48.80
D	150	50' x 120'		33.97
E	215	50' x 120'		53.58
F	79	70' x 140'		32.88
G	137	50' x 120'		20.86
H	135	50' x 120'		38.61
I	71	50' x 120'		20.86
J	153	50' x 120'		37.38
K	303	50' x 120'		74.75
L	225	50' x 120'		58.70
M	488	50' x 120'		114.66
4			250 (ALF)	15.75
8			160 (MF)	13.14
10			60 (MF)	5.21
11			170 (MF)	11.56
TOTAL	2302		640	623.27

4. DEVELOPMENT STANDARDS - RESIDENTIAL

- A. The project shall consist of mixed uses on a total of 1,088+/- acres, containing a maximum of 2,942 family residential units, at a gross density not to exceed 2.7 units per acre, along with a maximum of 451,000 square feet of commercial, medical and office uses as specified in this agreement, which shall be located on approximately 44 acres of land within the total acreage of the project, as shown on **Exhibit C, Conceptual Development Plan**.
- B. A mix of lot sizes is permitted as long as all lots are equal to or larger than the required minimums for each tract as shown below.
- C. Along each street, homes with the same architectural design shall not be immediately adjacent (side by side) or directly across from a lot with the same design. Facades may be varied to meet this requirement.

The maximum impervious surface for the project shall be 65%. Community and private swimming pools shall not count toward the impervious surface calculation.

D. Lots shall consist of 50- and 70-foot widths, as noted below.

1) For 50 x 120-foot lots:

- a) Minimum house size: 1,700 square feet, excluding the garage.
- b) Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- c) Minimum lot size shall be 6,000 square feet.
- d) Minimum width 50 feet
- e) Minimum depth 120 feet
- f) Minimum building setbacks:
 - Front – 20 feet;
 - Rear – 18 feet;
 - Side – 5 feet;
 - Corner Side – 15 feet.
 - Porch – 14 feet (porch must be a minimum width of 6 feet).

2) For 70 x 135 and (70 x 140-foot lots):

- a) Minimum house size: 1,800 square feet, excluding the garage
- b) Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- c) Minimum lot size shall be 9450/(9800) square feet.
- d) Minimum width 70 feet
- e) Minimum depth 135/(140) feet
- f) Minimum building setbacks:
 - Front – 20 feet;
 - Rear – 18 feet;
 - Side – 5 feet;
 - Corner Side – 15 feet.
 - Porch – 14 feet (porch must be a minimum width of 6 feet).

3) For all structures:

- a) Each residential structure shall have a minimum two car garage.
- b) Minimum distance between structures shall be 10 feet; measured from building wall to building wall, and the combined roof overhang of two adjacent structures shall not exceed forty (40) percent of the distance between the building wall and the property line.
- c) Maximum building height: two (2) stories or 35 feet.
- d) Accessory structures shall have a minimum rear and side setback of 5 feet and single accessory structures that are not attached to the principal structure shall not occupy more than 30 percent of the required rear yard.
- e) Attached screened enclosures (no solid roof) must maintain a minimum setback of five (5) feet from the side and rear property line. Attached swimming pool screened enclosure shall also maintain a minimum setback of five (5) feet from the side or rear property lines.

- f) Solid roof structures attached to the residence must meet the required rear setback as noted under “Minimum building setbacks.”
- g) As part of the site plan approval process, city staff shall review final site design standards in accordance with the approved PUD (Planned Unit Development) zoning conditions set forth herein.

5. **DEVELOPMENT STANDARDS, COMMERCIAL**

- A. General - The project shall contain a maximum of 451,000 square feet of commercial, medical, hotel and office uses on approximately 44 acres of land within the project, as shown on **Exhibit C, Conceptual Development Plan**.
- B. Commercial Development Standards - Commercial Development Standards shall follow the C-3 (Highway Commercial) development standards except as amended herein.
- C. Impervious surface coverage for commercial, government/ institutional areas within this site shall not exceed eighty (80) percent of the gross site area.
- D. A minimum of twenty (20) percent of the site within the commercial, government/institutional areas shall be developed as open space, including retention areas, buffer and landscaped areas. Parking areas and vehicle access areas shall not be considered in calculating open space.
- E. Maximum Building Height: shall be three (3) stories and 45 feet for commercial.
- F. Spatial requirements set forth herein for structures shall be deemed satisfied provided as-built measurements do not deviate from such requirement by more than five (5) percent.

6. **DESIGN/ARCHITECTURAL STANDARDS - RESIDENTIAL**

- A. All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12-inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim.
 - 10) Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc.
 - 11) Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc.
 - 12) Stone accents

- 13) Shutters
 - 14) Board and batten siding
 - 15) Hardy board siding
 - 16) Raised banding
 - 17) Craftsman style garage doors
- B. Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
- 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
 - 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).
 - 3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows, porches, etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.
- C. Other similar design variations meeting the intent of this section may be approved by the Community Development Director or designee.
- D. The architectural styles and facades shown in **Exhibit D, Building Elevations** herein are considered to meet the requirements of this section.

7. DESIGN ARCHITECTURAL STANDARDS - NON RESIDENTIAL

- A. The City of Leesburg, under Ordinance 16-35, adopted Commercial Architectural Standards, now codified under Section 25-360, City of Leesburg Code of Ordinances. This section shall be required for all non-residential construction for the subject property.

8. PARKING

- A. The permittee shall have off-street parking spaces within all areas of the property per an approved site plan pursuant to the City of Leesburg Code of Ordinances. Nonresidential development shall include the required number of handicapped parking spaces.
- B. The location and design of the proposed parking areas will be reviewed during the site plan review process to provide for adequate parking, which may limit the permitted uses of the site.

9. LANDSCAPING AND BUFFERS, GENERAL & RESIDENTIAL

- A. A master landscape plan shall be submitted for review by City staff for all landscaping, buffer and boundary areas, parking lots, access roads, entry ways and

new construction. This plan shall be reviewed for consistency with this PUD document and the Conceptual Site Plan (**Exhibit C**) and City of Leesburg landscape code requirements.

- B. All landscaped areas shall be designed to meet Section 25-337, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.
- C. In all areas directly adjacent (sharing a common boundary) to property not within the municipal boundaries of the City of Leesburg, the following shall be provided.
 - 1. A minimum fifty (50) foot wide buffer tract with plantings as shown in Figures A and B below, shall be provided on the property line of all areas which share a common border with property in unincorporated Lake County, and are currently zoned for agriculture or residential uses. This buffer shall be located along the entire exterior boundary of the property adjacent to unincorporated lands, unless otherwise provided for within these standards. In addition to this buffer, one of the following options shall be designated for each phase: 1) a four-foot split rail fence, or 2) a six-foot solid fence shall be provided along the property line. If the solid fence option is chosen, said fence shall be constructed of PVC or other synthetic material which allows for an opaque barrier.

Phase	Fence Location
A	South and West property line
B	South and West property line
C	South and West property line
D	East property line
E	East and south
F	South property line
G	North property line
H	West property line
I	North and East property line
J	West and North (along Windmill Road)
K	North along Windmill Rd, West boundary, and East boundary south of Powerline.
L	East and South, plus along both sides of Punkin Center Road if access is permitted by Lake County.
M	North property line
N	Complete fencing all sides (Equestrian area)

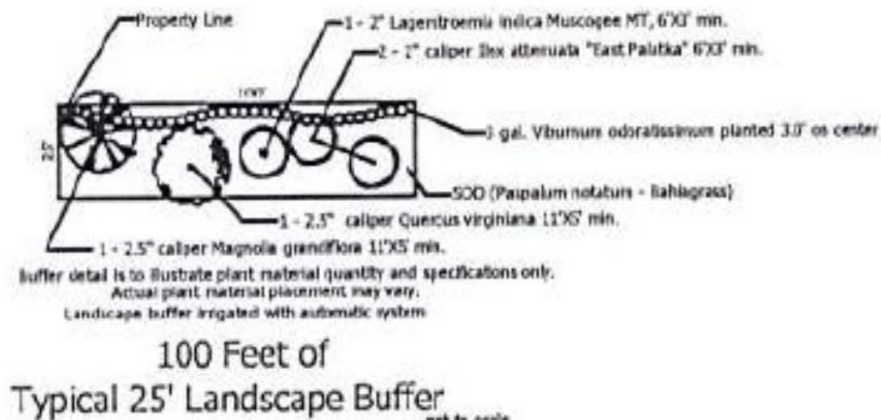
- D. In areas of the project which are primarily used as and platted for recreational or open space uses, no specific buffer shall be required.
- E. All buffers along the exterior property lines shall be distinct and separate from the residential and commercial lots and properties, and shall be platted as buffers which are owned and maintained by a property owners or homeowners association.

- F. Nothing herein shall be construed to prevent the developer/or property owners from increasing buffer width and/or plantings.
- G. Land uses allowed within the upland buffers are limited to hiking trails, walkways, passive recreation activities and stormwater facilities as permitted by St. Johns River Water Management District.
- H. In addition to the requirements herein, all landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below:

Figure A

Canopy Trees (per 100 l.f.)	2 per 100 linear ft
Tree CAL/Height	2" cal, 12' overall height
Optional Ornamental Trees (per 100 l.f.)	3 per 100 linear ft
Tree CAL/Height	2" cal, 7' overall height
Shrub Screen (per 100 l.f.)	
Square Ft. of Shrubs	(33) 3 gal plants, 18"—24" minimum at installation (depending on species); hedges to be 36"—42" high by thirty-six (36) inches wide hedge or continuous landscape screen with a ninety (90) percent opacity within one (1) year of planting
Container size	3 gal

Figure B



- I. Variations to the landscape requirements of the code may be approved by the Community Development Director or designee, as long as the intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.
- J. The surveying of trees on the property shall be conducted as follows:

- 1) All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
- 2) Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
- 3) Tree sample plots shall be located and trees identified by a registered landscape architect, certified arborist, or certified forester or licensed surveyor

10. LANDSCAPE AND BUFFERS – NON-RESIDENTIAL

- A. Wall buffers – Section 25-329(c) City of Leesburg Code of Ordinances, requires solid brick or stucco type walls as a visual buffer and separation in all areas where commercial development is directly adjacent to less intense development. Said walls shall be constructed as noted in the above referenced section. Pursuant to the above referenced code, the following requirements shall apply:

<u>Phase</u>	<u>Location</u>	<u>Buffer Type</u>
1	North property line	6-foot wall
2	South property line	6-foot wall
3	South property line	6-foot wall
4	#4 not shown on plan	
5	N/A	
6	East property line	6-foot wall
7	North property line	6-foot wall
8	North property line	6-foot wall (adjacent to POD I)
9	N/A	
10	N/A	
11	North and west property line	6-foot wall

B. Building Landscaping

- 1) All new building construction shall comply with Section 25-329 *Landscape Buffer Requirements*, City of Leesburg Code of Ordinances, for landscaping around building areas, including a five (5) foot landscape buffer around each building perimeter area facing the entrance and sides. All new structures shall extend the required landscape perimeter area to include all sides visible to the general public. Rear side of each building shall be exempt from landscaping where the rear of the building is not visible to the general public using the building.

C. Parking Lot, Sign and Landscaping

- 1) All parking aisles shall contain landscape islands located at the end of each aisle and at intervals of one each ten (10) spaces in parking aisles.
- 2) Each landscape island shall be at least 200 square feet, and contain at a minimum, one canopy or understory tree, plus shrubs and groundcover.

- 3) Landscaping around all monument signs shall comply with the standards and requirements of the sign regulations of the City of Leesburg Code of Ordinances, as amended.

D. Open Space

- 1) A minimum of thirty-five (35) percent of the property shall be open space. Retention areas, buffers, plus recreation and landscaped areas may be used for the purpose of calculating open space. Parking areas and vehicle access areas shall not be considered in calculating open space.

E. Variations to Landscape Requirements

- 1) Variations to these landscape requirements of this document may be approved by the Planning and Zoning Manager as long as the intent of the landscaping section of this PUD (Planned Unit Development) document is maintained.
- 2) Use of the University of Florida IFAS (Institute of Food and Agricultural Sciences) approved standards for “Florida Friendly Landscaping” will also be acceptable.

11. SITE ACCESS AND IMPROVEMENTS

- A. As recommended by the Lake County Public Works Department, the conditions and requirements shown in Attachment LCPW-1, a letter dated July 16, 2021, from Lake County Public Works to City of Leesburg Planning & Zoning: “RE PROJECT” Whispering Hills/Planned Unit Development – Mix Used Planned Use Development CASE NO.: PUD 21-120 are hereby noted and established as full conditions of this PUD agreement, and shall be executed as a part of any future development on the subject property.
- B. The above noted letter describes subjects, conditions and requirements requested by Lake County Public Works for development conditions to help mitigate roadway, development connectivity, signalization, access points, traffic, stormwater management, road design, flood study and future development reviews for the subject property.
- C. In addition, this letter is subject to amendment by Lake County Public Works for the purpose of allowing for appropriate development standards, based on field conditions such as seen on the property. This condition shall not extend, nor shall it be construed to significantly expand requirements, but to allow for revisions that are needed based on field conditions as determined by Lake County and the City of Leesburg.
- D. The main vehicular access to the project site shall be located at U.S. Highway 27 on the western side of the overall development. Access locations depicted on the Master Development Plan are conceptual and subject to Lake County approval. Actual location and design of the roads shall be determined at the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject site plan application review process.
 1. Offsite road improvements on existing roads adjacent to the property may be required based on finalized access locations. Such improvements may include, but are not limited to, signalization, left and right turn lanes, right-of-way dedication, and

- pavement rehabilitation. Any proposed offsite road improvements must be approved by Lake County Public Works Department.
2. Prior to completion of the subdivision design plans, the developer shall work with the Lake County Public Works Department to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
 3. The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.
- E. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points. The developer shall be responsible for all on and offsite improvements required as a result of any access points.
- F. Boulevard requirements: Main access to the property from U. S. Highway 27 shall be a boulevard type (divided roadway with landscaped median) and shall continue to a central point containing a round-about design, which then divides into two additional boulevard roadways. All phases of the proposed development with the exception of the properties represented under areas K, M and N under the Whispering Hills Master Development Plan, (Exhibit C) shall have a direct opening onto this boulevard roadway.
- G. All access points within the development and all access points to roadways outside the development shall be subject to the City of Leesburg, Florida Department of Transportation and Lake County permitting and review processes.

12. TRANSPORTATION IMPROVEMENTS

- A. As recommended by the Lake County Public Works Department, the conditions and requirements shown in Attachment LCPW-1, a letter dated July 16, 2021, from Lake County Public Works to City of Leesburg Planning & Zoning: “RE PROJECT” Whispering Hills/Planned Unit Development – Mix Used Planned Use Development CASE NO.: PUD 21-120 are hereby noted and established as full conditions of this PUD agreement, and shall be executed as a part of any future development on the subject property. (see Site Access and Improvements above).
- B. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of sidewalks, recreation paths, etc.
- C. A traffic/transportation study shall be submitted for review and determination of any necessary access improvements, including any off-site improvements required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.

- D. The Permittee shall provide necessary traffic improvements within and adjacent to the development as required by Lake County, the Lake-Sumter MPO and City of Leesburg.
- E. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.
- F. The Permittee shall be responsible for obtaining all necessary Lake County permits and a copy of all permits shall be provided to the City of Leesburg.
- G. The City of Leesburg will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Leesburg; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City that the road system is in suitable condition and meets City of Leesburg requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the road system to the residents of the project, and may require bonds or other financial assurance of maintenance.
- H. Sidewalks shall be provided on both sides of the entrance roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain one sidewalk. All sidewalks shall be constructed in accordance with City of Leesburg Codes.
- I. Golf cart paths and parking for golf carts shall be provided along the entire main boulevard roadway, and located in such a manner that allows access throughout the development. These paths shall allow access, via the main boulevard roadway, to each neighborhood, commercial and recreational area of the proposed development. Golf cart paths are permitted, but not required inside each residential neighborhood. Golf cart parking shall be provided at each commercial and recreational area.

13. SIGNAGE

- 1) *Commercial Monument* - All signs placed or constructed on the property shall comply with *Article VI- Sign Regulations, Section 25-421 through Section 25-426*, City of Leesburg Code of Ordinances, as amended or shall otherwise meet the requirements of this document, whichever is least restrictive.
- 2) *Monument signs* – Monument signs with fully enclosed bases and supports, adjacent to U.S Highway 27 shall be allowed as follows:
 - a) Max overall height: 20 feet
 - b) Max sign area: 100 sf per side (2 sides)

- c) Fully enclosed base, minimum 2 feet solid base (or 10% of overall height)
 - d) Base width: minimum 50% of sign area width
 - e) Location minimum 5 feet behind right of way, 10 feet if greater than 12 feet in height.
 - f) Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Community Development Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.
- 3) *Wall signs* - Wall signs shall be permitted per City of Leesburg Code of Ordinances, as amended.
- B. *Access points*- Each required neighborhood or commercial access point shall provide a decorative entry feature to include a concrete, brick or stucco wall at least five (5) feet in height, on each side of the entryway. This decorative entry feature may be used for signage per City of Leesburg Code of Ordinances, as amended.

14. LAKE COUNTY SCHOOL BOARD

- A. As seen in Attachment LCSB-1, dated July 16, 2021, from Lake County School Board, the entirety of the project, if approved, would create approximately 916 students, which would adversely impact, under the current school attendance zones, Leesburg Elementary and Oak Park Middle School. Leesburg High School would remain slightly under capacity.
- B. This impact will require the addition of either a separate school use site as noted elsewhere in this document, or a separate agreement with the Lake County School Board to mitigate the impact of additional students, or some combination of the two as agreed between the owner/developer and the School Board. This agreement may include, but is not limited to: a school site provided by the developer for additional future students, or an agreement between the owner/developer reflecting a negotiated settlement with the School Board, which allows the Lake County School Board the ability to provide adequate student stations to contain the projected number of students shown in Attachment LCSB-1.

15. CITY SUPPORT SERVICES

- A. A site, not to exceed three (3) acres, shall be dedicated to the City of Leesburg for support services, such as, but not limited to fire, police, emergency or other municipal uses as required by the City of Leesburg. The owner/developer and the City shall work in good faith to provide a site deemed adequate by the City for such facilities.

16. UTILITIES

Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Water, wastewater and natural gas services will be provided by the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.

- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, consistent with the typical pioneering agreement approved on new home projects in the city., including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.
- C. Developer shall be responsible for the installation of a natural gas water heater and natural gas furnace in eighty percent (80%) of all homes in the development.
- D. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant. All infrastructure necessary to provide water and wastewater services to the development must be in place, approved by the City, and operational, prior to issuance of building permits for any residential or commercial structures within the development.

17. STORMWATER/DRAINAGE MANAGEMENT

All drainage shall be designed and constructed in a manner to meet all State of Florida and City of Leesburg codes, including the requirement that all stormwater runoff is contained within the boundaries of the properties, and does not create a detriment to surrounding properties. Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

- A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's association is an acceptable maintenance entity.
- D. The existing 100-year flood plain shown shall be shown on all plans and lots.
- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.

- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

18. WETLANDS, FLOOD ZONES & WILDLIFE

- A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.
- B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.
- C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary.
- D. Wetlands shall have an average upland buffer of 25 feet, with a minimum of 15 feet or the upland buffer established by St. Johns River Water Management District and/or U.S. Army Corp of Engineers; whichever is more restrictive. All upland buffers shall be naturally vegetated and upland buffers that are devoid of natural vegetation shall be re-planted with native vegetation or as required by St. Johns River Water Management District and/or U.S. Army Corp of Engineers.
- E. Land uses allowed within the upland buffers for wetlands are limited to stormwater facilities as permitted by St. Johns River Water Management District.
- F. If wetland alteration is permitted by St. Johns River Water Management District and/or U.S. Army Corp of Engineers, wetland mitigation shall be required in

accordance with permit approvals from St. Johns River Water Management District or U.S. Army Corp of Engineers, whichever is more restrictive.

- G. A wildlife management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The wildlife management plan shall be submitted to the City as part of the site plan application process.
- H. A map indicating the location of the 100-year flood plain.
- I. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and/or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- J. Through the site plan review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

19. IRRIGATION & WATER USAGE

- A. All landscaped areas shall be irrigated and designed to meet Section 25-337, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.
- B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.
- C. For purposes of water conservation, all irrigated areas shall meet the requirements of section 25-337(c)(4), City of Leesburg Code of Ordinances.

20. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site shall include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall consist of not less than 200 square feet of space per dwelling unit or 588,400 square feet (13.5 acres).
- B. Required recreational amenities.
 - a) Golf course(s)*
 - b) Equestrian Center*
 - c) Swimming pool with clubhouse
 - d) Children's playground areas
 - e) Trails
 - f) Other mix of uses, to be reviewed and approved by staff, to include activities such as ball fields and courts to meet the requirements of this section.

**The required golf course and equestrian areas shall not be used to compute the required recreational acreage.*

- C. Recreational requirements shall consist of at least one primary active recreation area. Recreation areas may include such uses as a children's playground with equipment, soccer fields, softball fields, dog parks, gazebos, swimming pools, clubhouses with recreation rooms, and other amenities as reviewed and approved by staff. This primary recreational facility shall be constructed in conjunction with and completed no later than the certificate of completion of 250 residential units.
- D. Credit for recreational space shall be given for areas dedicated to recreational space, to include items such as a clubhouse with recreation room, swimming pool, outdoor cooking facilities such as grills, youth playgrounds, play courts, dog parks or other similar uses which will meet the intent of this document. Other similar uses which will meet the intent of this document may be supplied by the developer.
- E. In addition to the requirements above, two separate, active recreational areas shall be constructed to include a 27-hole golf course and a minimum ten (10) acre equestrian facility. The golf course shall include a club house and the equine facility shall include at least one barn, with stalls and a separate equine competition/exercise area, which is separate from any grazing areas. These amenities shall be completed prior to the certificate of occupancy of 500 residential units.
- F. Active recreational activity space shall be calculated at a rate of 1.25 times for activities such as, but not limited to:
 - 1) Trails, playgrounds, basketball, tennis, handball courts, etc.
 - 2) Community swimming pool, including the deck area surrounding such pools.
 - 3) Indoor recreation rooms provided such rooms are permanently maintained for the use of residents for recreational purposes.
 - 4) Other active recreational activities may be used for credit, subject to approval by the City of Leesburg.
 - 5) The required golf course and equestrian areas shall not be used to compute the required recreational space.

21. LIGHTING REQUIREMENTS

- A. All lighting installed shall meet City of Leesburg standards and details, shall be constructed in a manner that is directed to the interior of the property, and does not cause excessive light pollution on neighboring properties.
- B. Exterior lighting shall incorporate "Dark Sky Standards" in the lighting plan for the development. This will include, but not be limited to shielded fixtures, lower levels of blue light, directional lighting, timed and/or sensor activated light fixtures, and other methods which can reduce impact on adjacent and nearby properties

22. MAINTENANCE

- A. With the exception of any public utilities, maintenance of all site improvements, including but not limited to roadways, drives, internal sidewalks, landscaping and drainage and recreational facilities shall be the responsibility of the property owner. A homeowner's association or property owner's association shall serve as an appropriate entity for all common properties within the development.

23. DEVELOPMENT PHASING & IMPLEMENTATION

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.
- B. As part of the overall development process, if the project is constructed in phases, then the plat of the lots for each approved phase shall contain only those portions of the development approved under the Site Plan Review Process, i.e. each phase platted shall match each phase submitted for site plan review.
- C. Implementation of the project shall commence within 120 months (10 years) of approval of this PUD (Planned Unit Development). In the event that the conditions of the PUD have not been substantially implemented during the required time period, this PUD shall expire unless the developer has applied, at least 90 days prior to the expiration date, for an extension of time to commence development. "Implementation" for purposes of this subsection shall mean, at a minimum, recording of a final plat, and final approval of construction plans, together with actual commencement of construction on the property.

24. MISCELLANEOUS CONDITIONS

- A. The uses of the proposed project shall only be those uses identified in the approved Planned Unit Development Conditions. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- C. Construction and operation of the proposed use(s) shall at all times comply with the Planned Unit Development conditions set forth herein, and with all City and other governmental agencies rules and regulations.
- D. The transfer of ownership or lease of any or all of the property described in this PUD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the

Planned Unit Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.

- E. These PUD Conditions 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 as set forth herein.
- F. These conditions of approval shall be recited within the site plan and construction plan submittals.

25. LEVELS OF SERVICE

A. Levels of Service & Capacity

- 1) As submitted, the development resulting from the proposed zoning change will result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, schools, and solid waste. No final development order (site plan and building permits) shall be granted for proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

B. Utilities

1) Planning & Construction

- a) The City's utility planning efforts draw upon phasing, capacity and service requirements, based upon information provided by the applicant. The City develops its plans consistent with sound engineering principles, prudent fiscal practices and due regard for regulatory compliance.
- b) For all development requiring construction of new distribution, collection lines, or other infrastructure needed to develop the subdivision, the developer shall be required to construct such facilities to provide service. The developer will bear the cost of design, permitting and construction. Any such facilities must be constructed in a fashion consistent with the City's master plans and to the City standards and specifications.

2) Commitment of Capacity

- a) There are no concurrent or previous commitments of any existing or planned excess capacity for this property.

3) Ability to Provide Services

- a) At this time, the City intends to provide water, wastewater and reclaimed water services within its service area for the foreseeable future. The City's ability to provide said services is dependent upon capacity available at the time of permit submittal.
- b) Future development within the City of Leesburg utility service areas may impact the provision of utility services.

EXHIBIT B

LEGAL DESCRIPTION

WHISPERING HILLS/MARSAN JOURNEY CIRCLE "M" RANCH LEGAL DESCRIPTION LAKE COUNTY, FLORIDA

METES & BOUNDS LEGAL DESCRIPTION

PARCEL ONE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND PORTIONS OF SECTION 19, 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 89°22'10" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 2654.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°37'56" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1330.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 89°01'24" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1256.29 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°39'35" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1331.96 FEET TO THE SOUTHEAST CORNER OF U.S. GOVERNMENT LOT 2 OF SAID SECTION 30; THENCE NORTH 88°57'18" WEST A DISTANCE OF 70.49 FEET; THENCE NORTH 89°08'43" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1185.10 FEET TO THE WEST BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID WEST BOUNDARY OF SECTION 30, A DISTANCE OF 1177.95 FEET TO THE SOUTHEAST CORNER OF THE NORTH 660.16 FEET OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 25 AS MONUMENTED; THENCE NORTH 89°06'05" WEST ALONG THE MONUMENTED SOUTH BOUNDARY THEREOF, A DISTANCE OF 2388.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE NORTH 09°41'21" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 672.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 25 AS MONUMENTED; THENCE SOUTH 89°09'06" EAST ALONG SAID NORTH LINE AS MONUMENTED, A DISTANCE OF 2511.43 FEET TO THE AFOREMENTIONED EAST BOUNDARY OF SAID SECTION 25 AND THE WEST BOUNDARY OF THE AFOREMENTIONED WEST BOUNDARY OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 525.26 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 300.00 FEET OF U.S. GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 250.00 FEET TO THE EAST BOUNDARY OF THE WEST 250.00 FEET OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 00°48'27" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 300.00 FEET TO THE NORTH BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE SOUTH BOUNDARY OF THE AFOREMENTIONED SECTION 19; THENCE SOUTH 89°06'36" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 500.00 FEET OF U.S. GOVERNMENT LOT 4 OF SAID SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 700.00 FEET TO THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4; THENCE NORTH 89°06'36" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 500.00 FEET TO THE WEST BOUNDARY OF SAID SECTION 19; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 275.58 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 500.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE 89°08'53" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF THE EAST 200.00 FEET OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 500.00 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE SOUTH 89°08'53" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 200.00 FEET TO THE EAST BOUNDARY OF SAID 24, THE SAME ALSO BEING THE WEST BOUNDARY OF U.S. GOVERNMENT LOT 3 IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 179.89 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH 330.00 FEET OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 925.20 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE WEST 1/2 OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 330.00 FEET TO THE SOUTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 330.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4 IN SAID SECTION 19; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1324.49 FEET TO THE SOUTH BOUNDARY THEREOF, THE SAME ALSO BEING THE NORTH BOUNDARY OF U.S. GOVERNMENT LOT 1 IN THE

AFOREMENTIONED SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID BOUNDARY, A DISTANCE OF 1251.79 FEET TO THE NORTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE SOUTH 00°37'05" WEST ALONG SAID EAST BOUNDARY THEREOF, A DISTANCE OF 1334.47 FEET TO THE SOUTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 89°04'57" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1324.99 TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1907, PAGE 1852 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°39'49" WEST ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THOSE CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4835, PAGE 560, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 880.32 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 856, PAGE 1260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°02'40" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1643.26 FEET; THENCE NORTH 00°47'05" EAST, A DISTANCE OF 881.29 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°05'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 25.00 FEET TO THE WEST BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 855, PAGE 1697, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°47'05" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1279.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 87°38'35" EAST ALONG THE SOUTH BOUNDARY OF SAID LANDS, A DISTANCE OF 989.73 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°47'51" EAST ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 1303.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00°48'01" EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 679.98 FEET; THENCE SOUTH 89°04'03" EAST, A DISTANCE OF 668.89 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°52'38" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 679.89 FEET TO THE NORTH BOUNDARY OF THE AFOREMENTIONED SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°04'31" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 667.55 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°20'35" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1211.92 FEET TO THE WEST RIGHT-OF-WAY OF NUMBER 2 ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1.) SOUTH 45°22'24" EAST, A DISTANCE OF 1095.45 FEET; THENCE 2.) SOUTH 45°50'46" EAST, A DISTANCE OF 161.55 FEET; THENCE 3.) SOUTH 48°01'02" EAST, A DISTANCE OF 152.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 417.00 FEET; THENCE 4.) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 33°27'24" (CHORD = 240.05 FEET, CHORD BEARING = SOUTH 64°44'44" EAST) FOR A DISTANCE OF 243.50 FEET TO THE POINT OF TANGENCY; THENCE 5.) SOUTH 81°28'26" EAST, A DISTANCE OF 155.64 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PUMPKIN CENTER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1080, PAGE 2084; THENCE SOUTH 01°01'19" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 238.61 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE NORTH 89°26'20" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1285.10 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°55'35" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.30 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°26'44" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 661.43 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°50'43" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.72 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89°28'00" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 577.88 ACRES, MORE OR LESS.

AND

PARCEL TWO:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, THE SAME ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID SECTION 31; THENCE SOUTH 89°28'00" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 32, A DISTANCE OF 1319.95 FEET; THENCE CONTINUE SOUTH 89°28'00" EAST ALONG THE AFORESAID NORTH BOUNDARY, A DISTANCE OF 1338.64 FEET; THENCE SOUTH

00°50'07" WEST, A DISTANCE OF 372.44 FEET; THENCE SOUTH 88°46'09" WEST, A DISTANCE OF 1338.25 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°38'52" WEST ALONG SAID BOUNDARY, A DISTANCE OF 2255.08 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°36'46" EAST, A DISTANCE OF 1298.73 FEET; THENCE SOUTH 00°34'45" WEST, A DISTANCE OF 166.26 FEET; THENCE NORTH 89°35'59" WEST, A DISTANCE OF 1299.23 FEET; THENCE SOUTH 00°36'49" WEST, A DISTANCE OF 165.94 FEET; THENCE NORTH 89°35'41" WEST, A DISTANCE OF 1324.19 FEET TO THE WEST BOUNDARY OF SAID SECTION 32 AND THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 31; THENCE NORTH 00°44'14" EAST ALONG SAID BOUNDARY, A DISTANCE OF 331.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89°17'56" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1325.81 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°43'16" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1329.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°26'12" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1321.28 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°23'30" WEST, A DISTANCE OF 1258.12 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 3; THENCE NORTH 00°42'17" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1334.65 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 324.41 FEET; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°17'20" WEST ALONG THE SHORELINE OF TURKEY LAKE, A DISTANCE OF 266.06 FEET; THENCE NORTH 52°25'37" WEST, STILL ALONG SAID SHORELINE, A DISTANCE OF 97.32 FEET; THENCE DEPARTING SAID SHORELINE, NORTH 44°47'59" EAST, A DISTANCE OF 449.77 FEET; THENCE SOUTH 44°37'43" EAST, A DISTANCE OF 43.57 FEET RETURNING TO THE AFORESAID WEST BOUNDARY OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 660.57 FEET TO THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2; THENCE SOUTH 89°14'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1257.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°14'52" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1326.64 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°43'11" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1335.16 FEET TO THE NORTH BOUNDARY OF SAID SECTION 31; THENCE SOUTH 89°22'10" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1326.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 349.52 ACRES, MORE OR LESS.

AND

PARCEL THREE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 20 AND 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°13'55" EAST, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY OF NUMBER 2 ROAD: AND THE POINT OF BEGINNING; THENCE NORTH 00°49'05" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF NUMBER 2 ROAD, A DISTANCE OF 1326.96 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 89°12'36" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 2608.12 FEET TO THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°34'05" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 1325.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 01°02'37" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 2364.13 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF NUMBER 2 ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1.) NORTH 81°28'26" WEST, A DISTANCE OF 187.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 351.00 FEET; THENCE 2.) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE/DELTA OF 33°27'24" (CHORD = 202.06 FEET, CHORD BEARING = NORTH 64°44'44" WEST) FOR A DISTANCE OF 204.96 FEET TO THE POINT OF TANGENCY; THENCE 3.) NORTH 48°01'02" WEST, A DISTANCE OF 151.20 FEET; THENCE 4.) NORTH 45°50'46" WEST, A DISTANCE OF 160.03 FEET; THENCE 5.) NORTH 45°22'24" WEST, A DISTANCE OF 1026.80 FEET TO THAT CERTAIN ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THE PLAT OF BELLA LADERA AS RECORDED IN PLAT BOOK 57, PAGE 100 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 45°49'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1186.68 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°57'04" EAST, A DISTANCE

OF 518.87 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 20; THENCE NORTH 89°13'55" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 402.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 157.99 ACRES, MORE OR LESS.

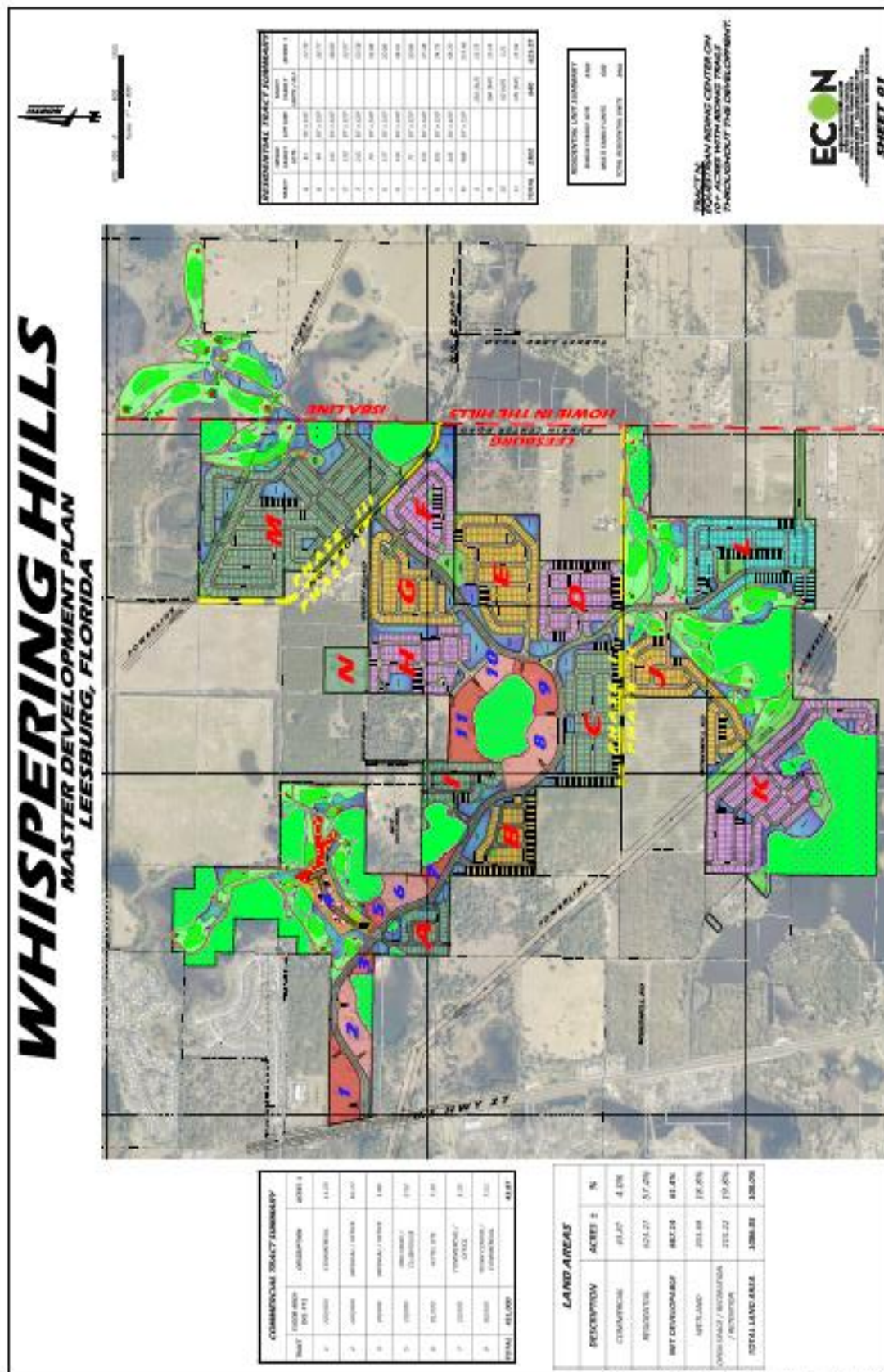
AND

PARCEL FOUR:

A PARCEL OF LAND LYING AND BEING A PORTION OF U.S. GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF U.S. GOVERNMENT LOT 2 IN SAID SECTION 31; THENCE NORTH 89°14'52" WEST ALONG THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°12'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 44°48'00" WEST, A DISTANCE OF 287.73 FEET, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE; THENCE NORTHWESTERLY ALONG SAID SHORELINE NORTH 47°30'49" WEST, A DISTANCE OF 100.08 FEET, MORE OR LESS TO A POINT WHICH LIES SOUTH 44°48'00" WEST OF THE AFOREMENTIONED POINT OF BEGINNING; THENCE NORTH 44°48'00" EAST, A DISTANCE OF 291.77 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.66 ACRES, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE.



SAMPLE FACADES





PLAN 1637
1,637 SQFT 4 Bedrooms 2 Baths
1 Story 2 Car Garage



PLAN 2877
2,877 SQFT 4 Bedrooms 2.5 Baths
2 Story 2 Car Garage



PLAN 2107
2,107 SQFT 3 Bedrooms 2.5 Baths
2 Story 2 Car Garage



PLAN 1511
1,511 SQFT 3 Bedrooms 2 Baths
1 Story 2 Car Garage



Department of Public Works, Engineering Division
P.O. Box 7800 • 350 N. Sinclair Ave. • Tavares, FL 32778

July 16, 2021

Dan Miller,
Planning & Zoning Manager
City of Leesburg
Planning and Zoning Department
204 North 5th Street
Leesburg, Florida 34749
(sent via email)

RE: PROJECT: Whispering Hills / Planned Unit Development - Mixed Use Planned Use Development
CASE NO.: PUD-21-120

Lake County Department of Public Works recommended requirements for the Whispering Hills PUD impacts to roadways and drainage systems:

CR 48:

- A Traffic signal may be required at Number Two Rd and CR 48. A signal warrant analysis will be required by the development that includes all existing trips and vested trips.

Turkey Lake Road:

- No access from Turkey Lake Road can occur from this development as this road is not capable of handling direct traffic from the proposed development.

Number Two Road:

- Number Two Rd. is a narrow road with a width of 18 ft. The road is structurally not capable of handling the traffic proposed from the full development. The pavement and structural base of the road are not capable of handling the proposed traffic from this development as proposed. Improvements by the development will need to be done to allow for the traffic from the north eastern pod to access the road. We recommend the western portion of the development not access based on current conditions of the road.
- Developer improvements on Number Two Rd. will require 12-foot lane width and 4-foot paved shoulders along the development. A northbound right turn lane on Number Two Rd will be

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Douglas B. Shields
District 1

Sean M. Parks, AICP, QEP
District 2

Kirby Smith
District 3

Leslie Campione
District 4

Josh Blake
District 5

required. Additional improvements maybe required along other portions of Number Two Road and will be further evaluate with future development applications.

- A sidewalk should be provided along CR 48, Rumford Rd., and Number Two Road.
- Additional right-of-way for CR 48 maybe required and further evaluation will be performed with subdivision plans based on impacts due to drainage, sidewalk, turn lanes, shoulders, etc.
- There is no apparent right of way dedication on Number Two Rd. Dedication of a minimum of 40 ft. from centerline will be required along the development frontage of Number Two Rd. Additional right of way will be required for the final roadway improvements which will exceed the minimum in order to construct turn lanes, drainage, and sidewalk.

Dewey Robbins Road:

- Dewey Robbins Rd. is a county road that maybe more capable of handling the traffic and provide a secondary access to the development. A connection through the proposed Hodges Reserve would allow it.
- Developer improvements on Dewey Robbins Rd. would be turn lanes

Development Connectivity:

- The development is recommended to have connections to the Windmill BLR PUD, Windmill Floribra, and to the Hodges Reserve PUD. These connections will need to be Feeder/Distributor or Collector Road type connections that allow for higher volume of traffic versus a Local Street with limited number of residential driveways off them. This connectivity will allow for future development in the area to have the least impact on some of the existing county local streets.
- The concept plan for the PUD is proposing a Feeder/Distributor/Collector Road running internally through the development. It is recommended to keep this internal road network to help provide the distribution of traffic within the development and to other future development parcels adjacent and within the area to this development.

Internal connectivity:

- The development is recommended to have internal pedestrian and bicycle connectivity throughout the development and to the Central Lake Trail along CR 48 and US 27 Trail. Both trails are identified on the Trail Master Plan and accommodations for these trails is recommended to be provided by this development.
- Sidewalks or Trails should be provided along all public right-of-way road frontages.

Traffic:

- A Traffic Impact Analysis will be required of this development for review by the County. The current methodology is under review by Lake -Sumter MPO, FDOT and Lake County.

Stormwater Management:

- The site's stormwater management design will need to be reviewed by Lake County when submitted to both the City of Leesburg and St Johns River Water Management District. We may require Lake County stormwater design standards on ponds that outfall or affect surrounding unincorporated lands or onto county roads.

Road Design

- The road design for the internal roads of the development and the offsite road improvements will need to be designed to meet City, County, Florida Greenbook, and FDOT standards, as applicable.

Flood Study:

- Development will be responsible for a drainage and flood study to determine the flood zones within and partially crossing into the development area. The flood study will require review by both the city and county. The study will evaluate downstream impacts from stormwater outfall from this site.

Future Development Applications:

- Request the City of Leesburg to include Lake County on reviews of future development applications for this development.

Sincerely,

Seth Lynch

Seth Lynch
Development Engineer/Project Manager
Lake County Department of Public Works
Engineering Division
slynch@lakecountyfl.gov

Cc: Fred Schneider, Public Works Director for Lake County
Jeff Earhart, Engineering Manager for Lake County
Tim McClendon, Planning Director for Lake County
Kandi Harper, Senior Planner for City of Leesburg



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristl Burns, Ph.D.
District 3
Marc Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

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

July 16, 2021

Via Email

Mr. Dan Miller, Director
Planning and Zoning Dept.
City of Leesburg
204 North 5th Street
Leesburg, FL 34749

**RE: Whispering Hills LSCP21-119/PUD21-120 – City of Leesburg
Adequate Public Facilities Determination (APF15-2021)**

Dear Mr. Miller:

The School District has reviewed the proposed Whispering Hills development project located in the area east of US Highway 27, north of Dewey Robbins Road and west of Howey in the Hills. The application indicates 2,302 single family units, 390 multi-family units and 250 assisted living facility dwelling units on approximately 1,088+/- acres.

The proposed residential development will generate approximately nine hundred and sixteen (916) students. Based on current school attendance zones, the schools impacted by the proposed residential project are as follows:

- | | |
|-------------------------------------|----------------------|
| • Leesburg Elementary School | 179% Capacity |
| • Oak Park Middle School | 118% Capacity |
| • Leesburg High School | 98% Capacity |

This project will adversely impact the assigned elementary and middle schools. The district's current Five-Year Capital Plan does not include a capital project to provide relief at the elementary school level.

The district has closely monitored the residential growth in this area, as well as, the projects currently moving through the development process. Additionally, the district is aware of the proposed portion of Whispering Hills located directly east of this project in unincorporated Lake County. The combination of the projects being approved and/or proposed in the area south of the lake, along and east of US Highway 27, north of Dewey Robbins Road and west of the Town of Howey in the Hills total over 7,000 dwelling units. At a minimum, one elementary school would be needed to address the impact of 7,000 dwelling units.

Please be advised that the information contained in this letter does not constitute school concurrency review. The capacities referenced above do not include current valid capacity reservations. Please advise the applicant that proportionate share mitigation may be required at time of school concurrency review.

"Equal Opportunity in Education and Employment"

This Adequate Public Facilities analysis is performed to provide you with information related to the schools directly impacted by the proposed residential development, as well as, assist the School District with future planning of school facilities. Any assistance the city can provide in the planning of school facilities is greatly appreciated.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at laalleyh@lake.k12.fl.us.

Sincerely,


Helen LaValley
Growth Planning Department

Encl: Adequate Public Facilities Determination

Copy: Kelly Randall, Growth Planning Supervisor
Kandi Harper, Leesburg Senior Planner

"Equal Opportunity in Education and Employment"

**WHISPERING HILLS/MARSAN JOURNEY CIRCLE "M" RANCH
LEGAL DESCRIPTION
LAKE COUNTY, FLORIDA**

METES & BOUNDS LEGAL DESCRIPTION

PARCEL ONE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND PORTIONS OF SECTION 19, 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 89°22'10" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 2654.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°37'56" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1330.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 89°01'24" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1256.29 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°39'35" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1331.96 FEET TO THE SOUTHEAST CORNER OF U.S. GOVERNMENT LOT 2 OF SAID SECTION 30; THENCE NORTH 88°57'18" WEST A DISTANCE OF 70.49 FEET; THENCE NORTH 89°08'43" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1185.10 FEET TO THE WEST BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID WEST BOUNDARY OF SECTION 30, A DISTANCE OF 1177.95 FEET TO THE SOUTHEAST CORNER OF THE NORTH 660.16 FEET OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 25 AS MONUMENTED; THENCE NORTH 89°06'05" WEST ALONG THE MONUMENTED SOUTH BOUNDARY THEREOF, A DISTANCE OF 2388.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE NORTH 09°41'21" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 672.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1660.23 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 25 AS MONUMENTED; THENCE SOUTH 89°09'06" EAST ALONG SAID NORTH LINE AS MONUMENTED, A DISTANCE OF 2511.43 FEET TO THE AFOREMENTIONED EAST BOUNDARY OF SAID SECTION 25 AND THE WEST BOUNDARY OF THE AFOREMENTIONED WEST BOUNDARY OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°48'27" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 525.26 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 300.00 FEET OF U.S. GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 250.00 FEET TO THE EAST BOUNDARY OF THE WEST 250.00 FEET OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 00°48'27" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 300.00 FEET TO THE NORTH BOUNDARY OF SAID SECTION 30, THE SAME ALSO BEING THE SOUTH BOUNDARY OF THE AFOREMENTIONED SECTION 19; THENCE SOUTH 89°06'36" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 500.00 FEET OF U.S. GOVERNMENT LOT 4 OF SAID SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 700.00 FEET TO THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4; THENCE NORTH 89°06'36" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 500.00 FEET TO THE WEST BOUNDARY OF SAID SECTION 19; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 275.58 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 500.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE 89°08'53" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF THE EAST 200.00 FEET OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 500.00 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE AFORESAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE SOUTH 89°08'53" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 200.00 FEET TO THE EAST BOUNDARY OF SAID 24, THE SAME ALSO BEING THE WEST BOUNDARY OF U.S. GOVERNMENT LOT 3 IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE NORTH 00°51'29" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 179.89 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH 330.00 FEET OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 925.20 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 330.00 FEET OF THE WEST 1/2 OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 330.00 FEET TO THE SOUTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 3; THENCE SOUTH 89°03'56" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 330.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE AFOREMENTIONED U.S. GOVERNMENT LOT 4 IN SAID SECTION 19; THENCE SOUTH 01°00'18" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1324.49 FEET TO THE SOUTH BOUNDARY THEREOF, THE SAME ALSO BEING THE NORTH BOUNDARY OF U.S. GOVERNMENT LOT 1 IN THE

AFOREMENTIONED SECTION 30, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°06'36" EAST ALONG SAID BOUNDARY, A DISTANCE OF 1251.79 FEET TO THE NORTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE SOUTH 00°37'05" WEST ALONG SAID EAST BOUNDARY THEREOF, A DISTANCE OF 1334.47 FEET TO THE SOUTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 1; THENCE NORTH 89°04'57" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1324.99 TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1907, PAGE 1852 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°39'49" WEST ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THOSE CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4835, PAGE 560, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 880.32 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 856, PAGE 1260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°02'40" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1643.26 FEET; THENCE NORTH 00°47'05" EAST, A DISTANCE OF 881.29 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°05'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 25.00 FEET TO THE WEST BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 855, PAGE 1697, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°47'05" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1279.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 87°38'35" EAST ALONG THE SOUTH BOUNDARY OF SAID LANDS, A DISTANCE OF 989.73 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°47'51" EAST ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 1303.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00°48'01" EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 679.98 FEET; THENCE SOUTH 89°04'03" EAST, A DISTANCE OF 668.89 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°52'38" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 679.89 FEET TO THE NORTH BOUNDARY OF THE AFOREMENTIONED SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°04'31" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 667.55 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°20'35" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1211.92 FEET TO THE WEST RIGHT-OF-WAY OF NUMBER 2 ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1.) SOUTH 45°22'24" EAST, A DISTANCE OF 1095.45 FEET; THENCE 2.) SOUTH 45°50'46" EAST, A DISTANCE OF 161.55 FEET; THENCE 3.) SOUTH 48°01'02" EAST, A DISTANCE OF 152.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 417.00 FEET; THENCE 4.) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 33°27'24" (CHORD = 240.05 FEET, CHORD BEARING = SOUTH 64°44'44" EAST) FOR A DISTANCE OF 243.50 FEET TO THE POINT OF TANGENCY; THENCE 5.) SOUTH 81°28'26" EAST, A DISTANCE OF 155.64 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PUMPKIN CENTER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1080, PAGE 2084; THENCE SOUTH 01°01'19" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 238.61 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE NORTH 89°26'20" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1285.10 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°55'35" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.30 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°26'44" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 661.43 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°50'43" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1322.72 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89°28'00" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 577.88 ACRES, MORE OR LESS.

AND

PARCEL TWO:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, THE SAME ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID SECTION 31; THENCE SOUTH 89°28'00" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 32, A DISTANCE OF 1319.95 FEET; THENCE CONTINUE SOUTH 89°28'00" EAST ALONG THE AFORESAID NORTH BOUNDARY, A DISTANCE OF 1338.64 FEET; THENCE SOUTH

00°50'07" WEST, A DISTANCE OF 372.44 FEET; THENCE SOUTH 88°46'09" WEST, A DISTANCE OF 1338.25 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°38'52" WEST ALONG SAID BOUNDARY, A DISTANCE OF 2255.08 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°36'46" EAST, A DISTANCE OF 1298.73 FEET; THENCE SOUTH 00°34'45" WEST, A DISTANCE OF 166.26 FEET; THENCE NORTH 89°35'59" WEST, A DISTANCE OF 1299.23 FEET; THENCE SOUTH 00°36'49" WEST, A DISTANCE OF 165.94 FEET; THENCE NORTH 89°35'41" WEST, A DISTANCE OF 1324.19 FEET TO THE WEST BOUNDARY OF SAID SECTION 32 AND THE EAST BOUNDARY OF THE AFOREMENTIONED SECTION 31; THENCE NORTH 00°44'14" EAST ALONG SAID BOUNDARY, A DISTANCE OF 331.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89°17'56" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1325.81 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°43'16" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1329.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°26'12" WEST ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1321.28 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°23'30" WEST, A DISTANCE OF 1258.12 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 3; THENCE NORTH 00°42'17" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1334.65 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 324.41 FEET; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°17'20" WEST ALONG THE SHORELINE OF TURKEY LAKE, A DISTANCE OF 266.06 FEET; THENCE NORTH 52°25'37" WEST, STILL ALONG SAID SHORELINE, A DISTANCE OF 97.32 FEET; THENCE DEPARTING SAID SHORELINE, NORTH 44°47'59" EAST, A DISTANCE OF 449.77 FEET; THENCE SOUTH 44°37'43" EAST, A DISTANCE OF 43.57 FEET RETURNING TO THE AFORESAID WEST BOUNDARY OF U.S. GOVERNMENT LOT 2; THENCE NORTH 00°42'40" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 660.57 FEET TO THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2; THENCE SOUTH 89°14'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1257.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°14'52" EAST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1326.64 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°43'11" EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1335.16 FEET TO THE NORTH BOUNDARY OF SAID SECTION 31; THENCE SOUTH 89°22'10" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1326.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 349.52 ACRES, MORE OR LESS.

AND

PARCEL THREE:

A PARCEL OF LAND LYING AND BEING IN PORTIONS OF SECTIONS 20 AND 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°13'55" EAST, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY OF NUMBER 2 ROAD: AND THE POINT OF BEGINNING; THENCE NORTH 00°49'05" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF NUMBER 2 ROAD, A DISTANCE OF 1326.96 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 89°12'36" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 2608.12 FEET TO THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°34'05" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 1325.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE SOUTH 01°02'37" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 2364.13 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF NUMBER 2 ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3657, PAGE 2287 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1.) NORTH 81°28'26" WEST, A DISTANCE OF 187.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 351.00 FEET; THENCE 2.) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE/Delta OF 33°27'24" (CHORD = 202.06 FEET, CHORD BEARING = NORTH 64°44'44" WEST) FOR A DISTANCE OF 204.96 FEET TO THE POINT OF TANGENCY; THENCE 3.) NORTH 48°01'02" WEST, A DISTANCE OF 151.20 FEET; THENCE 4.) NORTH 45°50'46" WEST, A DISTANCE OF 160.03 FEET; THENCE 5.) NORTH 45°22'24" WEST, A DISTANCE OF 1026.80 FEET TO THAT CERTAIN ADDITIONAL RIGHT-OF-WAY AS DEDICATED BY THE PLAT OF BELLA LADERA AS RECORDED IN PLAT BOOK 57, PAGE 100 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 45°49'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1186.68 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°57'04" EAST, A DISTANCE

OF 518.87 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 20; THENCE NORTH 89°13'55" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 402.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 157.99 ACRES, MORE OR LESS.

AND

PARCEL FOUR:

A PARCEL OF LAND LYING AND BEING A PORTION OF U.S. GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF U.S. GOVERNMENT LOT 2 IN SAID SECTION 31; THENCE NORTH 89°14'52" WEST ALONG THE NORTH BOUNDARY OF SAID U.S. GOVERNMENT LOT 2, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°12'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 44°48'00" WEST, A DISTANCE OF 287.73 FEET, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE; THENCE NORTHWESTERLY ALONG SAID SHORELINE NORTH 47°30'49" WEST, A DISTANCE OF 100.08 FEET, MORE OR LESS TO A POINT WHICH LIES SOUTH 44°48'00" WEST OF THE AFOREMENTIONED POINT OF BEGINNING; THENCE NORTH 44°48'00" EAST, A DISTANCE OF 291.77 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.66 ACRES, MORE OR LESS TO THE SHORELINE OF TURKEY LAKE.

**CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY**

DATE: July 1, 2021
OWNER: Marsan Real Estate Group, LLC
PETITIONER: Tara Tedrow, Esquire, Lowndes Law and Econ South, LLC
PROJECT: Whispering Hills
REQUEST: PUD (Planned Unit Development)
CASE NO.: PUD-21-120

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 6/18/21

FIRE

No comment from Fire Department. Amanda Stevenson 7/6/21

ELECTRIC

This is outside our service territory. Steve Davis 7/6/21

GAS

No comments received as of 6/18/21

GIS

GIS Response: "No Comment" Tammy Magamoll 7/1/21

BUILDING

No comments received as of 6/18/21

PUBLIC WORKS

Public Works has no issues with this item. However, the developer should note that sewer and water capacity are not reserved and will be allotted on a first come, first serve basis and designated when FDEP permits are applied for. Clifford Kelsey 7/6/21

ADDRESSING

No comments received as of 6/18/21

ECONOMIC DEVELOPMENT

No comments received as of 6/18/21

LAKE COUNTY PUBLIC WORKS

Please see attached letter.

LAKE COUNTY SCHOOLS

Please see attached letter.

PUBLIC RESPONSES

Approval

3 approvals

Disapproval

32 disapprovals 25 with comments

No comment

Notice of Appearance filed: 9

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

Alyce L. Bullock – No changes should be allowed in this area to this new community. Single family houses only. Too much additional traffic strains our existing communities already. Just maybe you should get off your chairs and actually look at the destruction to the existing trees and our way of life.

James Billman – We already have too much traffic on RT 27 for one. Two we do not want the City of Leesburg to rezone the properties from Ag use to PUD due to overcrowding.

Lauren Mofied – We do not need any more apartments, business or townhomes. When buying my home, I liked how it was quiet and somewhat secluded. I do not want any more buildings around me. We will be causing a major imbalance between supply & demand by overpopulating.

Debra A Shea – I voted no because we live at the Palms Mobil Home Estates and we already have a hard time getting out of Hwy 27 because of traffic also the school can't handle more kids. Its already dangerous for our children on the bus which stops on Hwy 27. I have been complaining about this for some time. The bus shouldn't have to stop on a Hwy 27 to pick up children we have begged the City to put in a cut off so the bus can get off the Hwy 27 to pick up our kids. The bus was rear-ended a couple years ago. Luckily our children weren't hurt. We are County and not interested in living in the City limits.

Mary M Calkins – Our roads are already overcrowded. There are not enough stores. Doctors restaurants already. Rt 27 is horrible to drive on the speeders are out of control.

Kim Dobyns – I want to know what they plan on doing with all the stormwater run-off caused by the impervious surfaces caused by this development (i.e. rooftops, roads, driveways, sidewalks, etc.) There are a lot of wetlands in around the "subject property" that are low lying in relation to all of the hills. The run-off has to go somewhere. Has the FDEP, USACE, DEP, or the STRWMD been informed & do they approve?

Virginia Warburton – This will make a serious demand for water and more cars on our roads which will need to be further maintained.

Wendy Sikes – We need to preserve a rural community. There are City options for those that want to live in town. A farming/rural way of life needs to be preserved. There should be options for everyone.

Chastin Sikes – The proposed project is incompatible with the surrounding communities. There are plenty of other tracts of land adjacent to similar developments with the City of Leesburg.

Ben Sikes – I believe the area in question should only be developed per County specs. 5 acres minimum.

Chandon Sikes – The area in which the community is proposed to be is not conducive to the already existing community. The sudden increase in population will drastically hinder the live our quiet lives in a rural area we chose to live.

Karen R Thomas – I moved to an agriculture area in 1994. I had 18 acres with a pond. After the Legacy Development was built my pond area began flooding. U had to close off the road area for my horses. My well started pumping sand. I've spent over \$14,000.00 to get clean water & I still can't drink my water. This new development will only ruin the environment further. Mr. Marsan has trespassed on my property. His employees continue to come on my property. He has hired surveyors to survey my property on at least two occasions. Hus employees have called telling me their need to dig up my pasture to run lines. I told them again to stay off my land. They took advantage of our neighbor who recently lost her husband. It appears Mr. Marsan believes he can do what he wants & that laws don't apply to him. The roads are not designed to handle this type of traffic.

Ellen K. Batchelor – This type of development doesn't fit the existing area of Rural/Agriculture where all of the surrounding areas are 1 dwelling per 5 acres and is inconsistent with the 2030 Future Land Use Plan for Lake County, and the rural lifestyle that this community lives in.

Patricia Rosalind Brown – Too many units on Marsan's site concerned about all the water canals causing sink holes. We had a big sink hole under a house.

Paul R. Denzler – During the 29 years that we have live here, full-time, we have seen this area 99% flooded on at least 2 occasions. Has the St. John's Water Management been consulted/approved this development? Will this development cause any flooding/backup of water affecting our property since the above flooding on both occasions caused a backup on to our common area?

Jacqueline & Daniel Mizak – see letter attached

Roger & Jerome Niere – Definitely not approving this planning and zoning of the area mentioned. As a homeowner we paid a premium for our property to have privacy and this was the reason we chose to live in this spot of the development. Who knows what is meant by "Mixed use." Pretty sure a lot of things. This area was supposed to be a "Nature Preserve"

Pam Roustio – This project is not consistent with the existing land use, which is zoned agricultural and generally one unit on 5 or more acres. It does NOT comply with objective outlined in the Leesburg Growth Management Plan. "Policy 1.6.1: Inconsistencies. Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall NOT BE APPROVED by the city." This project is proposed inside the Yalaha – Lake Apopka RPA this should be respected and valued as intended. This project has only one small area that fingers out to U.S. 27, the majority is off the major roadway.

Jack D. Allums & Marsha L. Allums – We are dismayed to think of these areas of beautiful country living & safe animal habitats to be overrun with traffic & multitudes of homes. Please protect this county land.

Linda G. Reiher – I disapprove of the project for the following reasons! Project is too large if developer goes bankrupt or has financial difficulties, project will be scrapped and properly left in unfinished state. Too much traffic will be generated. US 27 can't handle this traffic volume. Will ruin the most beautiful rural area of the county. We could have lived in the Villages, but chose this location due to rural nature of the

area. This will be forever lost.

Christian Hutchcroft – This land is covered by current Rural Protection Act. Stop trying to annex land into Leesburg to circumvent these protections. Say no to urban sprawl. Stop destroying ecosystems, water, tables, wildlife, and our quality of life.

Kisha Hutchcroft – The annexation of rural land in lake county, Howey-In-The-Hills destroys the rural society, plans & dreams of those who spent their lives striving for a slower priced life. This disease called “urban sprawl” also destroys the ecosystem & leaves no room for true economic diversity by forcing the population into a one-size fits all cookie cutter. I disapprove 100%.

Rosemarie Mastrosimone – The traffic and road conditions in and around CR 48 and the South end of 27 (in Leesburg) are terrible. There are also not enough schools for this area of Lake Co. to support such a large increase in homes.

Phillip Petta – There is way too much development on Hwy 27. The Hwy is far too busy now to be able to handle more development.

Joyce Graham – See attached

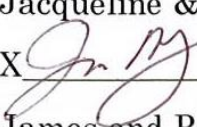
To whom it may concern,

Listed below are our reasons for disapproval of the proposed Whispering Hills development:

- 1) Continued urban sprawl into the little remaining rural areas in Lake County.
- 2) Severe increase in traffic to Number 2 Rd, Turkey Lake Road and CR 48.
- 3) Safety concerns for driving past Semi trucks and other large vehicles that would be required to drive on Number 2 Rd to build a development of such size. Currently, normal sized vehicles are forced to pull off the side of the road to accommodate passing larger vehicles due to the small width of the road.
- 4) Turkey Lake Rd being used as a major "cut through" road between Number 2 Rd and Dewey Robbins for ease of access to SR 27 and SR 19.
- 5) Construction to widen above roads that will be needed to accommodate the developing the proposed neighborhood and residents, creating more traffic issues.
- 6) Inevitable runoff and pollution to our surrounding bodies of water (small lakes and ponds) and water table from construction and habitation of such a large number of residences.
- 7) Displacement of wildlife creating significant issues to our local ecosystem.
- 8) Displacement of wildlife creating issues with over crowding onto surrounding rural properties.
- 9) Overall decimation to our current rural lifestyle.
- 10) Degrading our quality of life due to constant noise from construction.
- 11) Devaluation to our property and home.

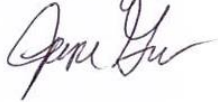
X  7/13/21

Jacqueline & Daniel Mizak – 7200 Turkey Acres Ln, Howey in the Hills, FL 34737

X 

James and Pamela Mizak – 7204 Turkey Acres Ln, Howey in the Hills, FL 34737

My family has lived in rural Howey-in-the-Hills since 1989 (32 years). We moved from Orlando to escape the crowded stressful life of the city and fell in love with the small-town charm, laid-back atmosphere, and natural beauty of Lake County. Most of you grew up in Leesburg, raised families, and are personally vested in this county. Do you really want to ruin our country life just to line the pockets of out-of-town builders and to view more rooftops? Rural life enhances the very beauty of our way of life and does not add stress or financial burden to our roads, schools, and hospitals. If you love your little piece of heaven, then you will support preserving our rural areas - THE VERY THING THAT MAKES LIVING HERE SO SPECIAL!

Sincerely,




CITY OF LEESBURG PLANNING & ZONING DIVISION RECOMMENDATIONS

OWNER: Marsan Real Estate Group, LLC
PROJECT: Whispering Hills
REQUEST: PUD (Planned Unit Development) – residential and commercial
CASE NO.: PUD-21-120
MEETING DATE: July 22, 2021

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed request is to rezone properties from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for a neighborhood mixed use development containing a mix of residential uses, town center with hotel, office and commercial uses and recreational amenities on property legally described in *Exhibit B dated April 1, 2021*, is consistent with appropriate legally mandated planning and development practices in Florida, including the establishment of zoning districts and supporting land development regulations.
2. The proposed request, as conditioned is compatible with adjacent property zoned PUD (Planned Unit Development) and Lake County CFD (Community Facility District), RP (Residential Professional), RMRP (Mobile Home Rental Park District), A (Agriculture) and R-1 (Rural Residential).
3. The proposed request as conditioned, is compatible with the proposed future land use designation of Neighborhood Mixed Use and with adjacent properties under the future land use designations of City of Leesburg Estate Residential and Institutional and Lake County Rural Transition and Rural.
4. The proposed request is consistent with the Comprehensive Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the proposed rezoning from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development, dated July 22, 2021) together with *Exhibits A through D* and attachments *LCPW-1* and *LCSB-1* attached hereto and forward to the City Commission for consideration.

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: July 22, 2021
OWNER: Marsan Real Estate Group, LLC
PETITIONER: Marsan Real Estate Group, LLC
PROJECT: Whispering Hills / Marsan
REQUEST: Annexation, Large Scale Comprehensive Plan Amendment, and PUD
CASE NO.: ANNX-21-118, LSCP-21-119, PUD-21-120

GENERAL LOCATION: East of US Highway 27, north of Dewey Robbins Road and south of County Road 48.

FUTURE LAND USE DESIGNATION: Lake County Rural Transition, Lake County Rural

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Rural
South – Lake County Rural
East – Lake County Rural
West – Lake County Rural, Lake County Urban Low Density, Lake County Rural Transition, City of Leesburg Estate Residential, City of Leesburg Institutional

PROPOSED FUTURE LAND USE DESIGNATION: Neighborhood Mixed Use

EXISTING ZONING DESIGNATION: Lake County A (Agriculture)

SURROUNDING ZONING DESIGNATIONS:

North – Lake County A (Agriculture), Lake County CFD (Community Facility District), Lake County PUD (Planned Unit Development), City of Leesburg PUD (Planned Unit Development)
South – Lake County A (Agriculture), Lake County RP (Residential Professional)
East – Lake County A (Agriculture), Lake County R-1 (Rural Residential)
West – Lake County A (Agriculture), Lake County RMRP (Mobile Home Rental Park District), City of Leesburg PUD (Planned Unit Development)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

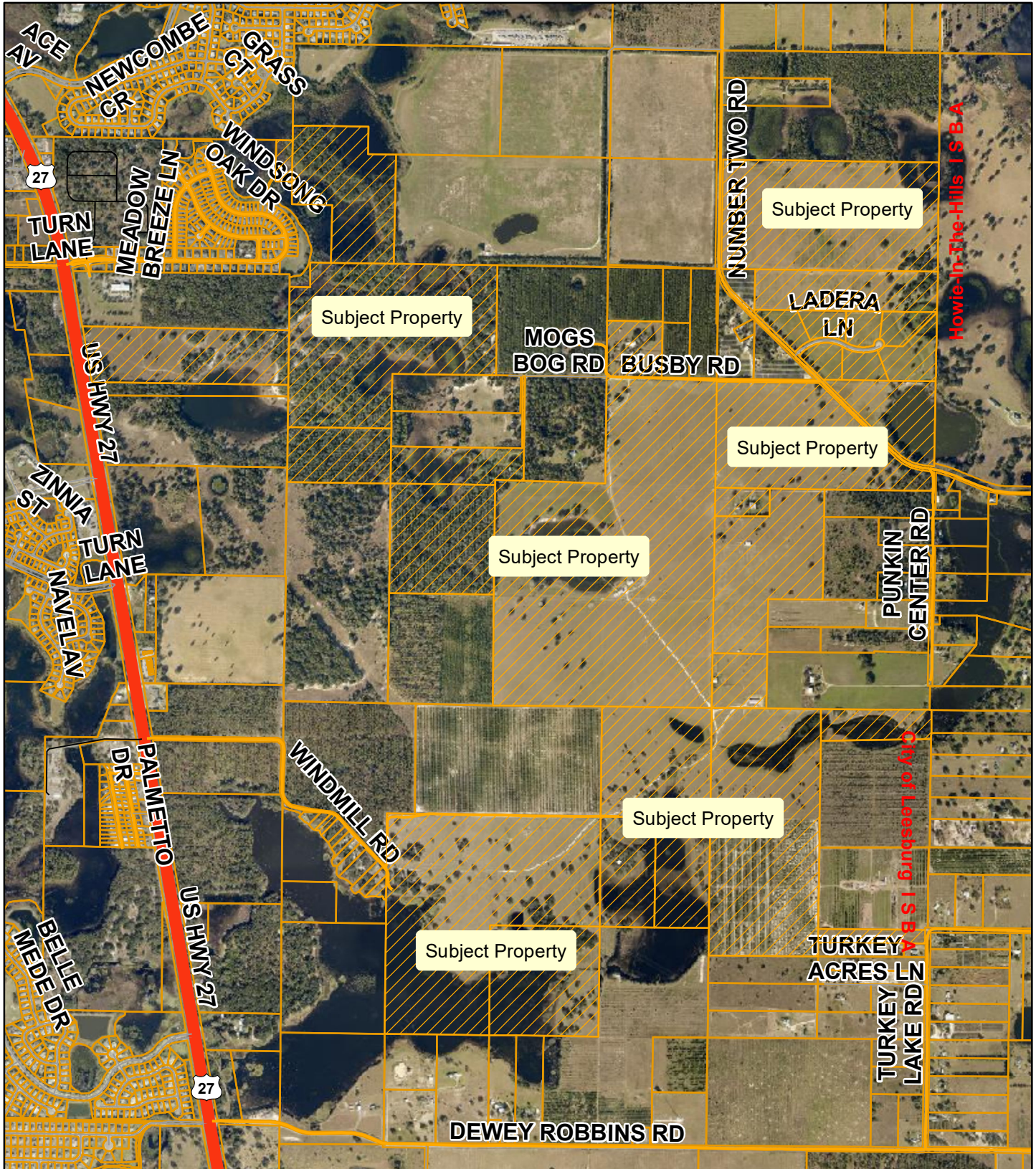
EXISTING LAND USE: Lake County Rural Transition, Lake County Rural

SURROUNDING EXISTING LAND USE:

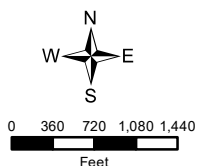
North – Lake County Rural
South – Lake County Rural
East – Lake County Rural
West – Lake County Rural, Lake County Urban Low Density, Lake County Rural Transition, City of Leesburg Estate Residential, City of Leesburg Institutional

PROPOSED LAND USE: Commercial and residential development

Aerial



**Planning
& Zoning
Division**

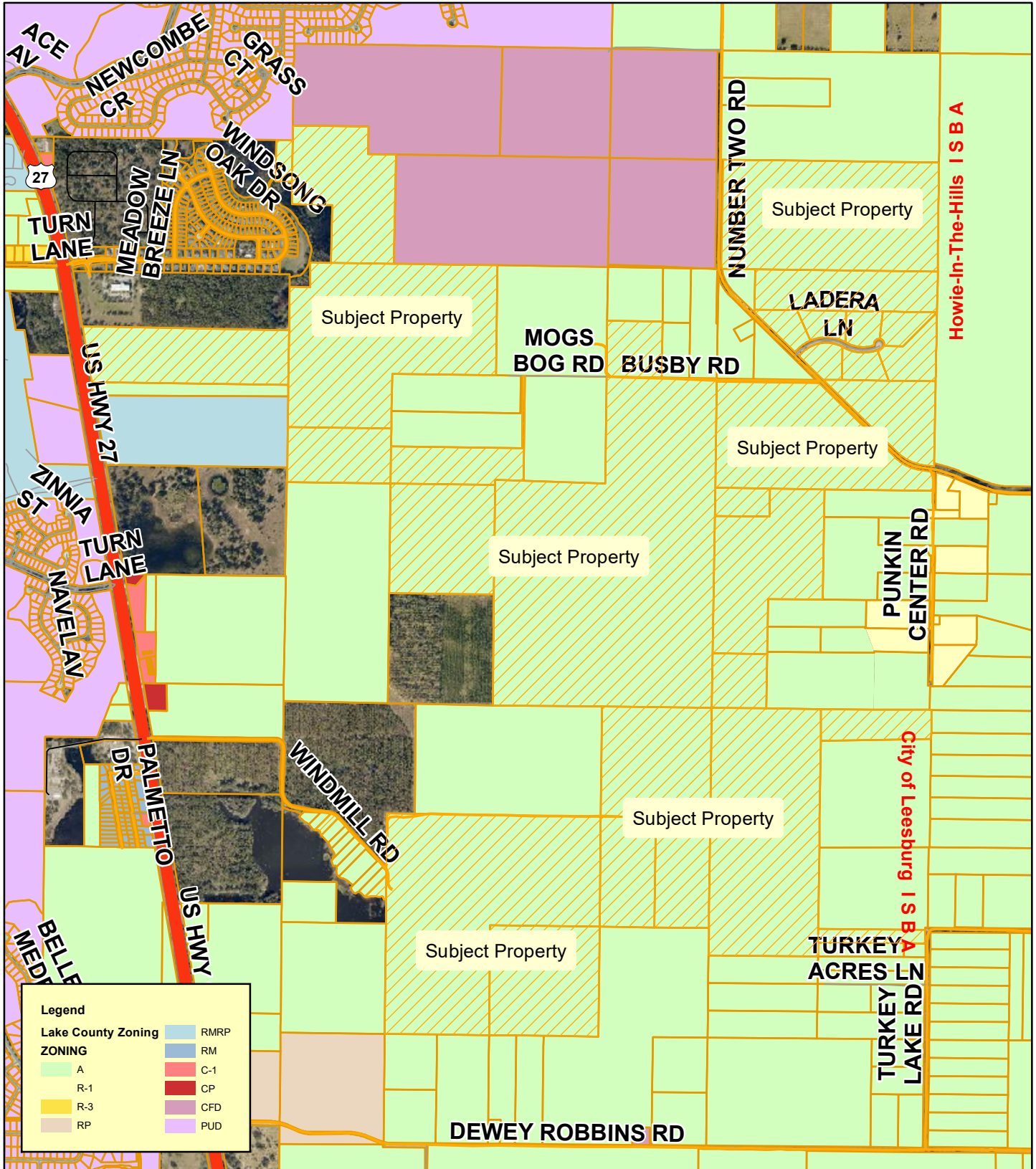


Whispering Hills LSCP-21119, PUD-21-120

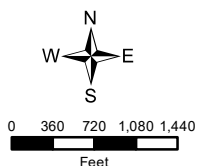
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

Lake County Zoning



**Planning
& Zoning
Division**

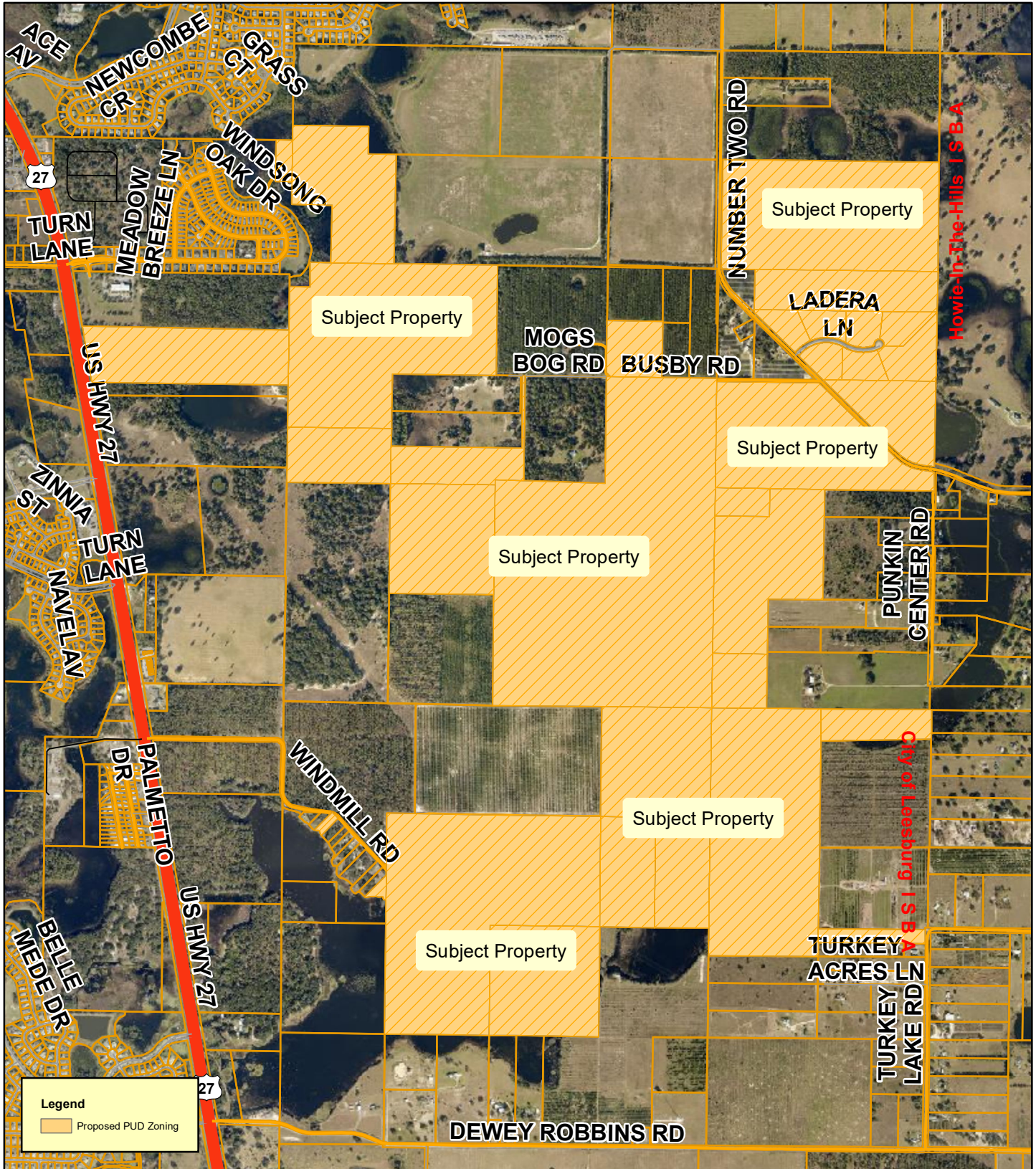


Whispering Hills LSCP-21119, PUD-21-120

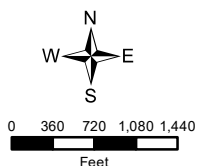
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

Proposed Zoning



**Planning
& Zoning
Division**

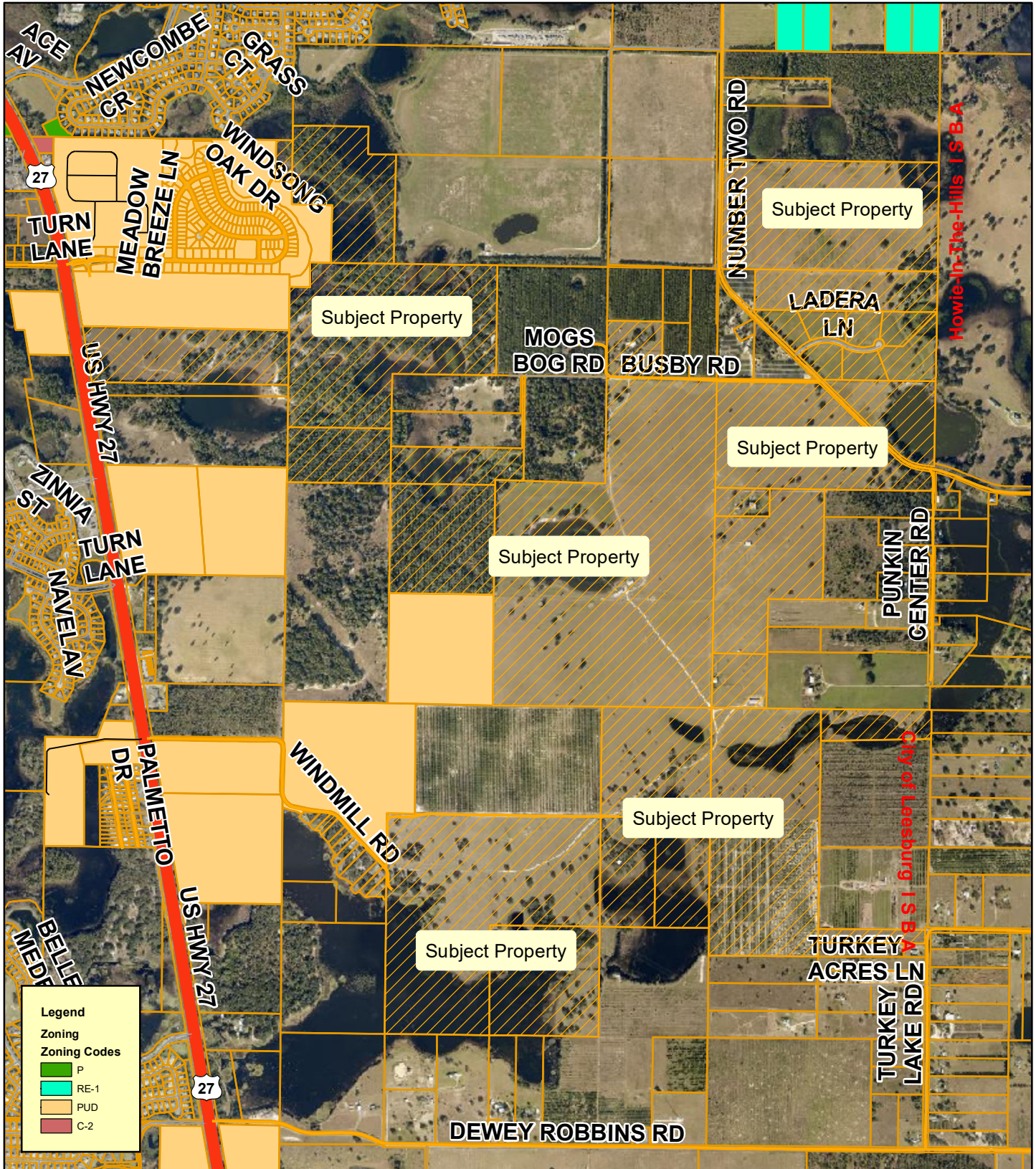


Whispering Hills LSCP-21119, PUD-21-120

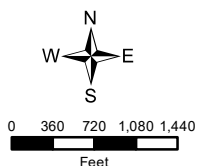
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

Zoning



**Planning
& Zoning
Division**

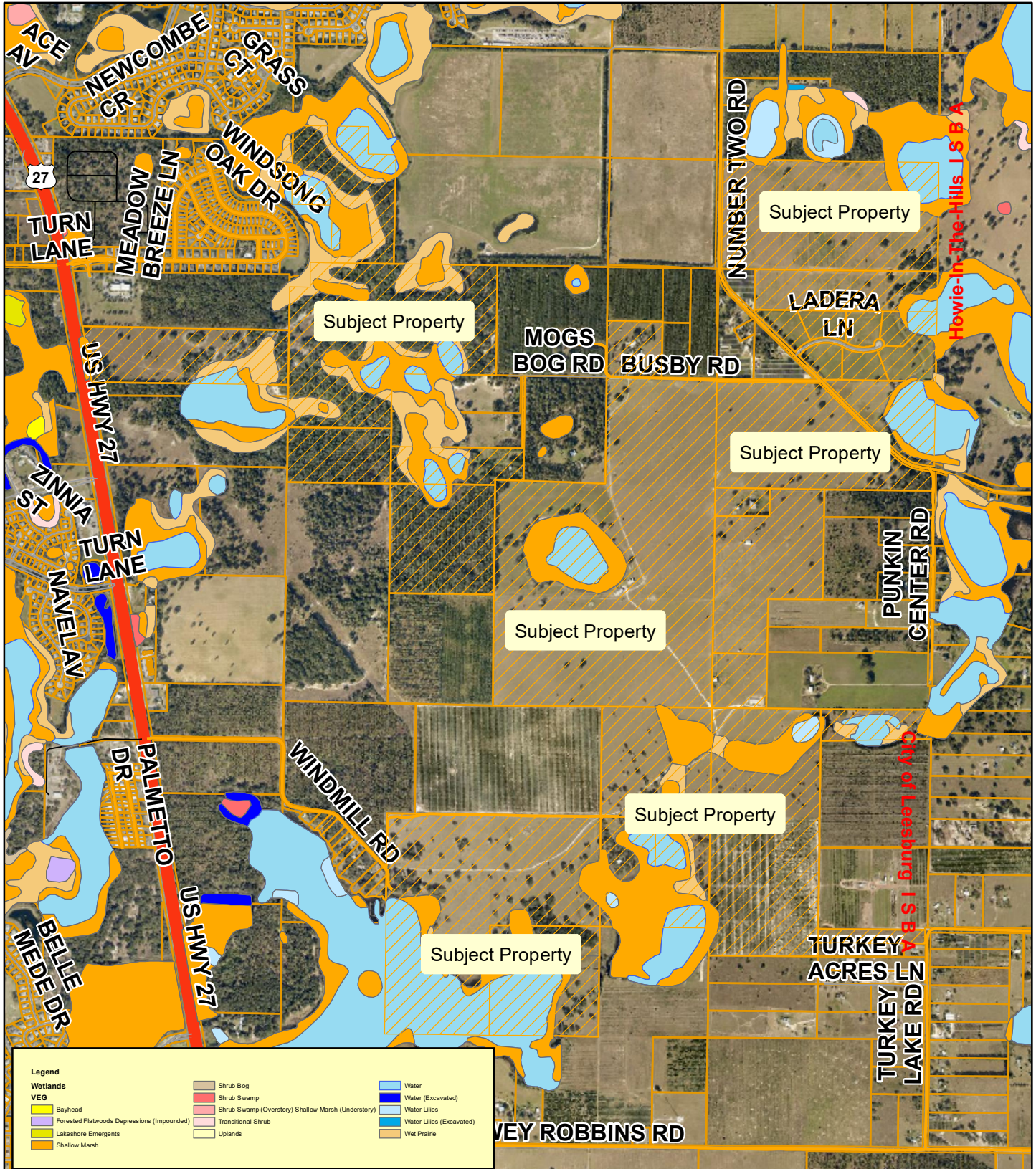


Whispering Hills LSCP-21119, PUD-21-120

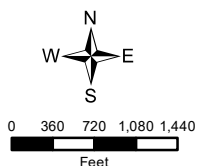
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

Wetlands



**Planning
& Zoning
Division**

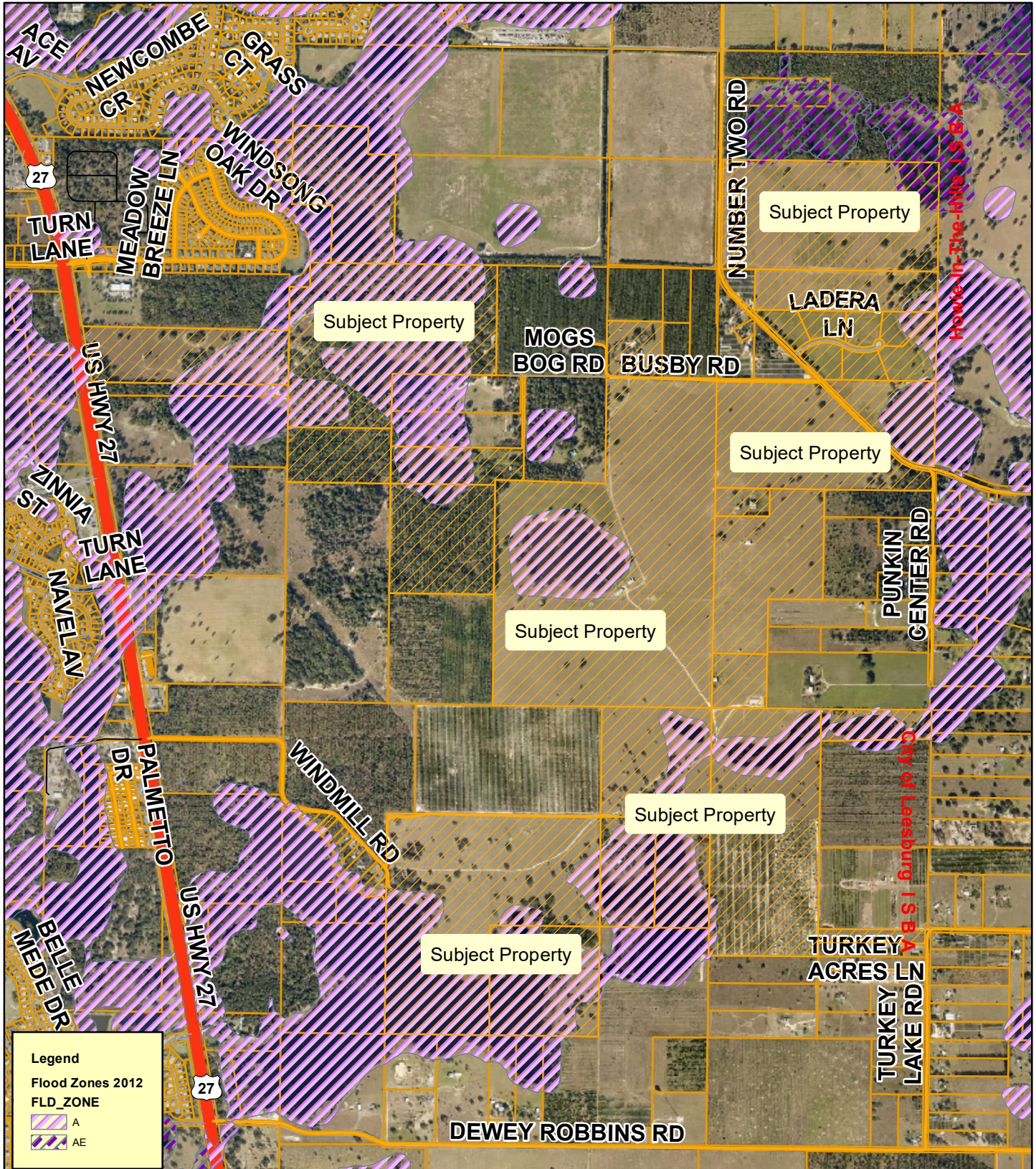


Whispering Hills LSCP-21119, PUD-21-120

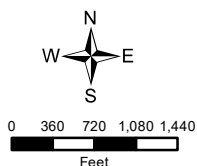
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Sections 24; 25 Township 20 South, Range 24 East and
Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
June 30, 2021

Flood Zone



**Planning
& Zoning
Division**



Whispering Hills LSCP-21119, PUD-21-120

AKs: 1030111, 1030188, 1030234, 1030242, 1030315, 1036178, 1064848, 1209340, 1209412, 1209455, 1209498, 1209510, 1704146, 1780284, 1780659, 2865971, 3638000, 3766407, 3848919, 3848920, 3848921, 3848922, 3848923, 3848924, 3848925, 1704111, 1701252, 1704154, 1701287, 2788488, 1030196, 1030200, 3870986.

Sections 24; 25 Township 20 South, Range 24 East and
 Sections 20, 29, 30, 31, 32, Township 20 South, Range 25 East
 June 30, 2021



Close up of sign posting.



Posting of sign on site along Windmill Road.



Looking south from sign posting.



Looking north from sign posting.



Looking north along Number 2 Road from sign posting.



Looking west across Number 2 Road From sign posting.



Looking south along Number 2 Road from sign posting.



Posting of sign along Turkey Lake Road.



Looking south from sign posting (Turkey Lake Road).



Looking north from sign posting (Turkey Lake Road).



Looking east from sign posting (Turkey Lake Road).



Posting of sign on site along Number 2 Road.



Looking northwest along Number 2 Road from sign posting.



Looking west across Number 2 Road from sign posting.



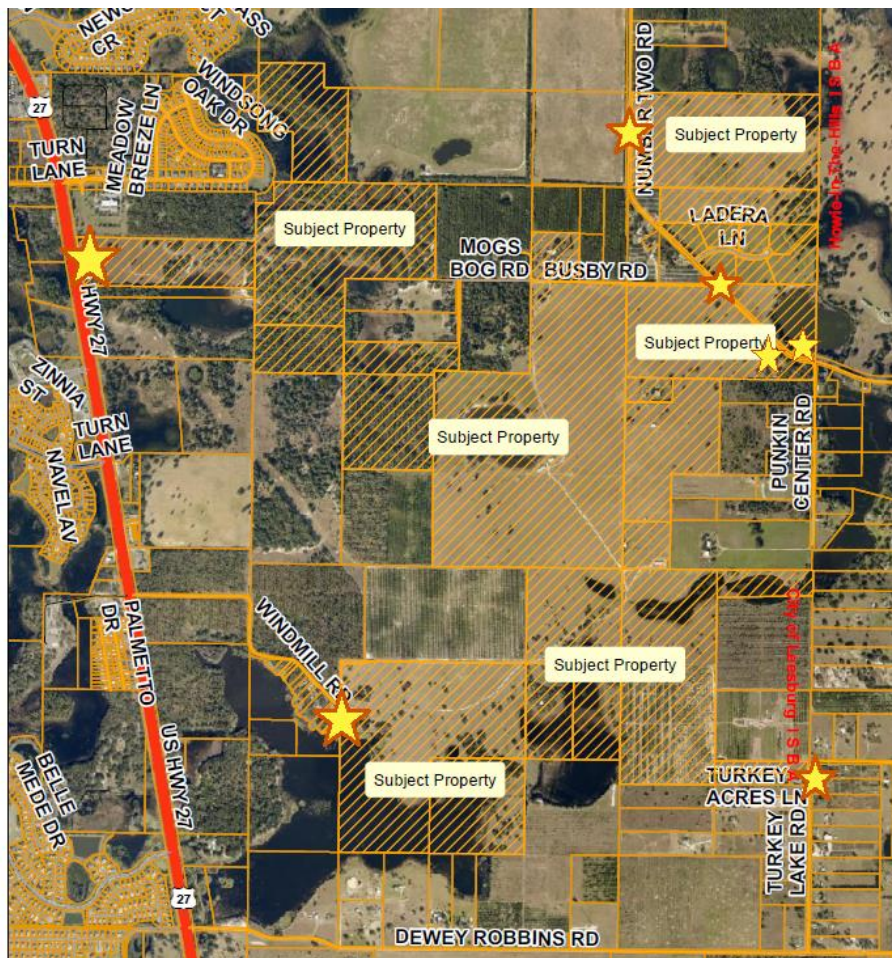
Looking north along Number 2 Road from sign posting.



Looking east across Number 2 Road from sign posting.



Looking north along Number 2 Road from sign posting.



Approximate sign posting locations.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.A.4.

Meeting Date: January 3, 2022

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 148.67 +/- acres; being generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, lying in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida, providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Hodges Reserve AX)

Staff Recommendation:

The Planning and Zoning staff recommends **disapproval** of the proposed ordinance for annexation of the Hodges Reserve.

Analysis:

The applicant has submitted a request for annexation of approximately 148.67 acres of land generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, as shown on the attached General Location Map. At this time, the property is agricultural. The current zoning is Lake County A (Agriculture); the proposed zoning is City PUD (Planned Unit Development). The reason for this request is to attain water and sewer service. The proposal of the property is for a single-family residential subdivision.

The property is surrounded by Lake County A (Agriculture) on the north, south, east, and west sides. At this time, there are no similar development or zoning proposals in the immediate area.

Also, on this City Commission agenda, is a Large-Scale Comprehensive Plan Amendment, which along with the Planned Unit Development Application, were recommended for **disapproval** from both staff and the Planning Commission.

Procurement Analysis:

N/A

Options:

1. Approve the requested annexation. This would give the City jurisdiction over the use and future development of the subject site and provide for the application of City standards to this property; or
2. Disapprove the proposed annexation and allow the property to remain in the County; or
3. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

A positive fiscal impact will result from the annexation and development of this property due to increased tax revenue added to the General Fund. Future development of the property will increase this anticipated impact.

Submission Date and Time:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 148.67 +/- ACRES; BEING GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND ON THE NORTH SIDE OF DEWEY ROBBINS ROAD, LYING IN SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, PROVIDING THAT SAID PROPERTY SO ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY; PROVIDING THAT SUCH ANNEXED PROPERTY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL SUCH TERRITORY HAD BEEN A PART OF THE CITY OF LEESBURG AT THE TIME OF PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES; PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE PLACED IN CITY COMMISSION DISTRICT 3; AND PROVIDING AN EFFECTIVE DATE. (HODGES RESERVE AX)

WHEREAS, the City Commission has received written objections, recommendations, and comments from the City of Leesburg Planning Commission, acting as the Local Planning Agenda, regarding amendment of the Comprehensive Plan of the City of Leesburg, and has made recommendations to the City Commission for amendment of the Plan; and

WHEREAS, the City Commission of the City of Leesburg has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.

Based upon the petition of Hodges Reserve, (Andrew McCown, AICP, GAI Consultants, Inc) for the property hereinafter described, shall be annexed into the city limits of the City of Leesburg, Florida, which petition has heretofore been approved by the City Commission of the City of Leesburg, Florida, pursuant to the provisions of the Laws of Florida, the hereinafter described property is hereby annexed and made a part of the city limits of the City of Leesburg, Florida. The subject property lying and situated in Lake County, Florida, is more particularly described as:

Legal Description
(See Exhibit A)

Section 2.

All of the property, real and personal, within said annexed territory, described in Section 1 above, as provided by this ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the City of Leesburg, Florida, and the said annexed property shall be liable, proportionately, for all of the present outstanding and existing, as well as future, indebtedness of the City of Leesburg, Florida; that all of the ordinances of the City of Leesburg, and all the laws heretofore passed by the Legislature of the State of Florida relating to and which now or

hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the City of Leesburg, Florida, at the time of the passage and approval of said laws and ordinances. The property annexed hereby is assigned to City Commission District 3;

Section 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed;

Section 4.

This ordinance shall become effective immediately upon approval at second reading.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 3rd day of January 2022.

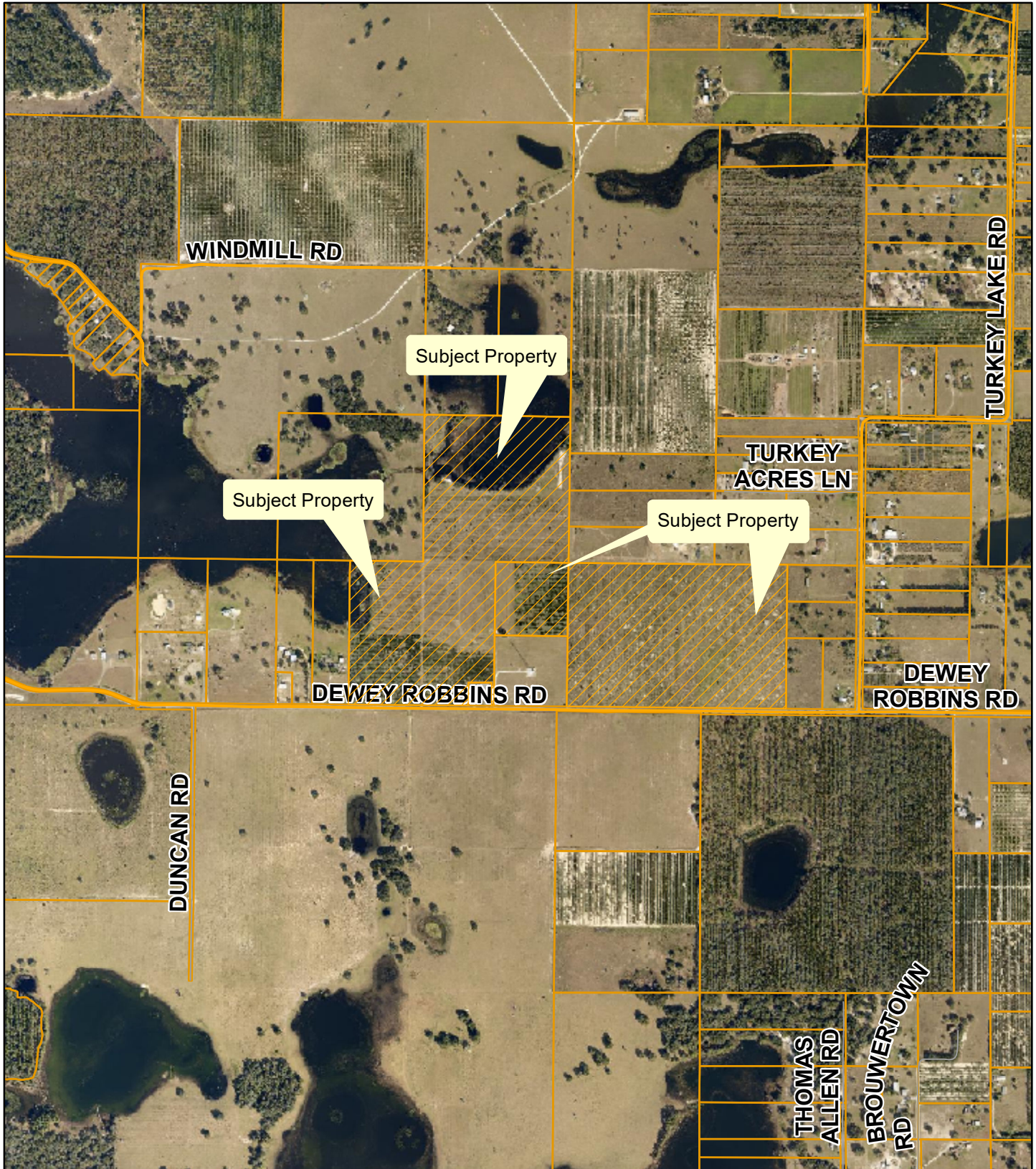
THE CITY OF LEESBURG, FLORIDA

Mayor

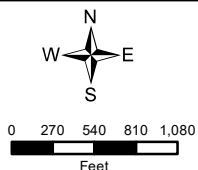
ATTEST:

City Clerk

Aerial

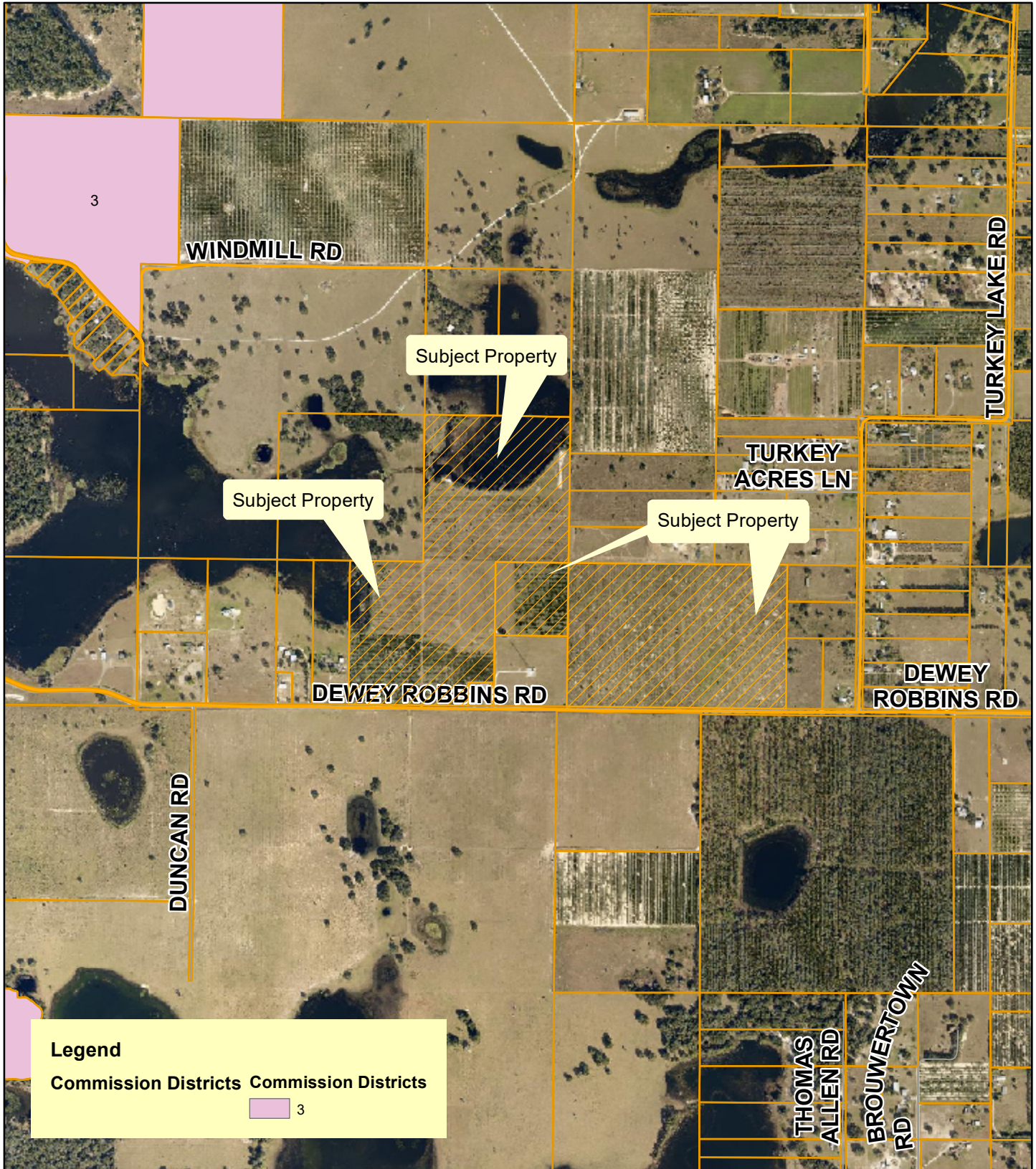


**Planning
& Zoning
Division**

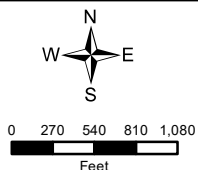


ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
AK#s: 1209463, 1030285, 1404410
Section 31, Township 20 South, Range 25 East and
Section 32, Township 20 South, Range 25 East
March 24, 2021

Commission Districts



**Planning
& Zoning
Division**



ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
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 Section 31, Township 20 South, Range 25 East and
 Section 32, Township 20 South, Range 25 East
 March 24, 2021

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: April 22, 2021
OWNER: Ray Kemp Trustee et al and J & R Groves
PETITIONER: Ben Snyder, Hanover Land Company
PROJECT: Hodges Reserve
REQUEST: Large Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD (Planned Unit Development)
CASE NO.: LSCP 21-53; PUD-21-54

GENERAL LOCATION: The property is generally located east of US Highway 27 and on the north side of Dewey Robbins Road.

FUTURE LAND USE DESIGNATION: Lake County Rural

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Rural
South – Lake County Rural Transition
East – Lake County Rural
West – Lake County Rural

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: Lake County A (Agriculture)

SURROUNDING ZONING DESIGNATIONS:

North – Lake County A (Agriculture)
South – Lake County A (Agriculture)
East – Lake County A (Agriculture)
West – Lake County A (Agriculture)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE:

North – Pasture
South – Timber; Pasture; Vacant Residential
East – Vacant Residential & Residential
West – Residential; Pasture

PROPOSED LAND USE: Residential subdivision

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.A.5.

Meeting Date: January 3, 2022

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, Florida, changing the Future Land Use Map Designation of certain property containing 148.67 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, as legally described in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Hodges Reserve LGCP)

Staff Recommendation:

The Planning and Zoning Staff and the Planning Commission recommend **disapproval** of the proposed large-scale comp plan amendment of the City's Future Land Use Map on 148.67 +/- acres from Lake County Rural to City of Leesburg Estate Residential.

Analysis:

The project site is approximately 148.67 acres. The property is generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road. Currently, the property is in agricultural uses. The proposed use is for a single-family residential subdivision. The surrounding Future Land Use Map designations of Lake County Rural and Lake County Rural Transition are not - at this time, considered compatible with the proposed future land use designation of City Estate Residential. The staff's recommendation goes into further detail regarding the recommendation for **disapproval**, which includes timing of the proposal, distance from city utility services, lot sizes and overall compatibility with the area.

This property lies within the ISBA (Interlocal Service Boundary Area) agreement. This agreement, which was approved by City Commission on November 24, 2014, allows property within the ISBA area but outside the current city limits to be annexed and obtain City of Leesburg utility services.

The Planning Commission held a public hearing on the application on April 22, 2021 and recommended **disapproval by a vote of 7-0.**

Procurement Analysis:

N/A

Options:

1. Approve the requested large-scale comprehensive plan amendment from Lake County Rural to City of Leesburg Estate Residential; or
2. Deny this request as recommended; or
3. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

There is no direct fiscal impact to the City for this action. Future development of the property will increase this anticipated impact from collection of impact fees, ad valorem taxes, and utility charges.

Submission Date and Time:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 148.67 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND ON THE NORTH SIDE OF DEWEY ROBBINS ROAD, AS LEGALLY DESCRIBED IN SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (HODGES RESERVE LGCP)

WHEREAS, the City Commission has received written objections, recommendations, and comments from the City of Leesburg Planning Commission, acting as the Local Planning Agenda, regarding amendment of the Comprehensive Plan of the City of Leesburg, and has made recommendations to the City Commission for amendment of the Plan; and

WHEREAS, the City Commission of the City of Leesburg has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public;

NOW, THEREFORE,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.

The Growth Management Plan of the City of Leesburg, adopted by the City of Leesburg on December 10, 2012, pursuant to the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes, after public hearings by the City of Leesburg Planning Commission, is hereby amended in the following manner;

The Future Land Use Map is amended by changing the designation of approximately 148.67 acres of land generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road from Lake County Rural to City of Leesburg Estate Residential, as shown on the revised map of said area, lying in Sections 31 and 32, Township 20 South, Range 25 East, Lake County Florida;

Section 2.

All ordinances or parts of ordinances in conflict the any of the provisions of this ordinance are hereby repealed;

Section 3.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 3rd day of January 2022.

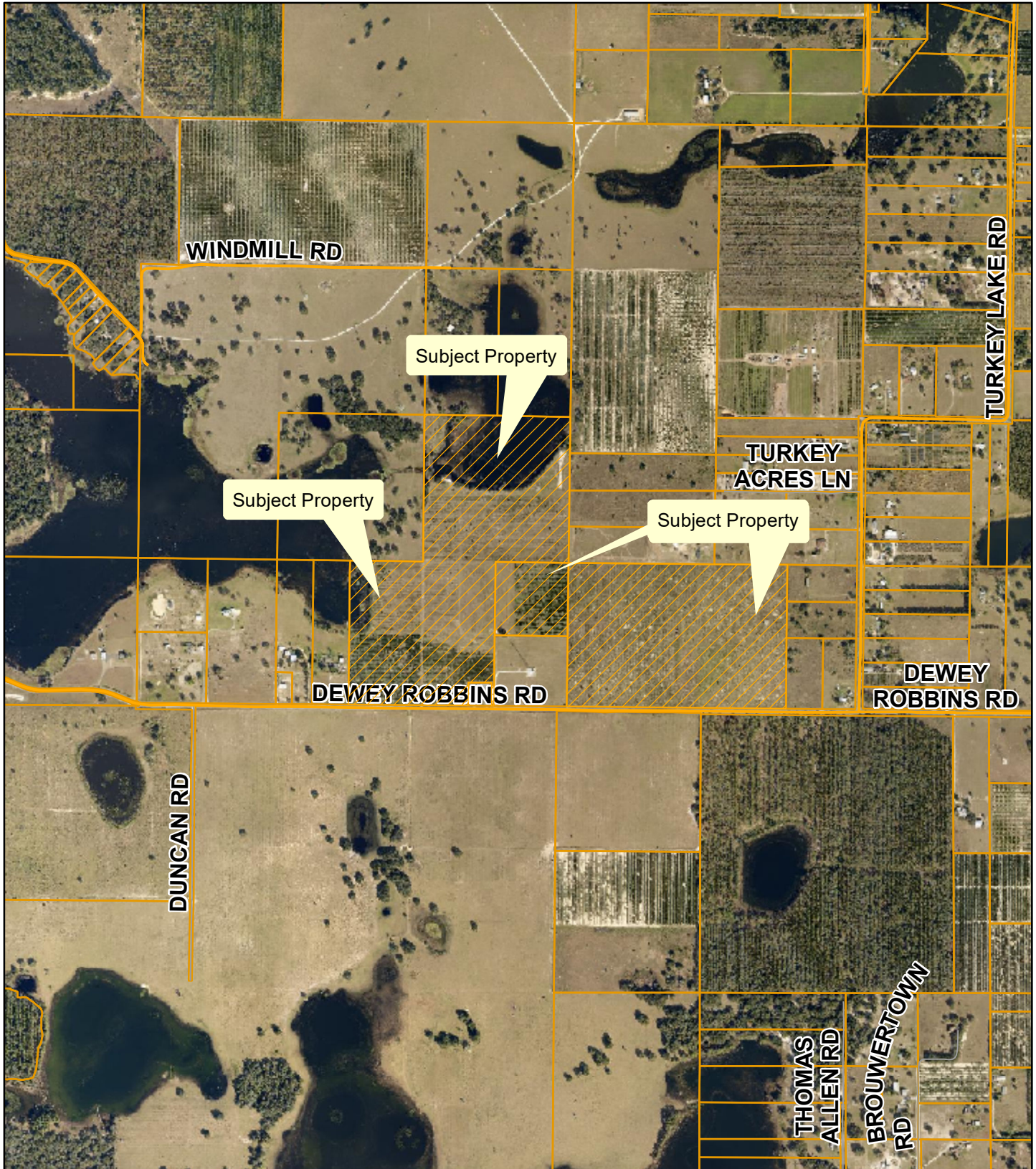
THE CITY OF LEESBURG, FLORIDA

Mayor

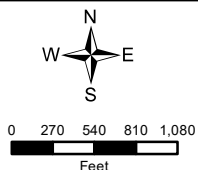
ATTEST:

City Clerk

Aerial

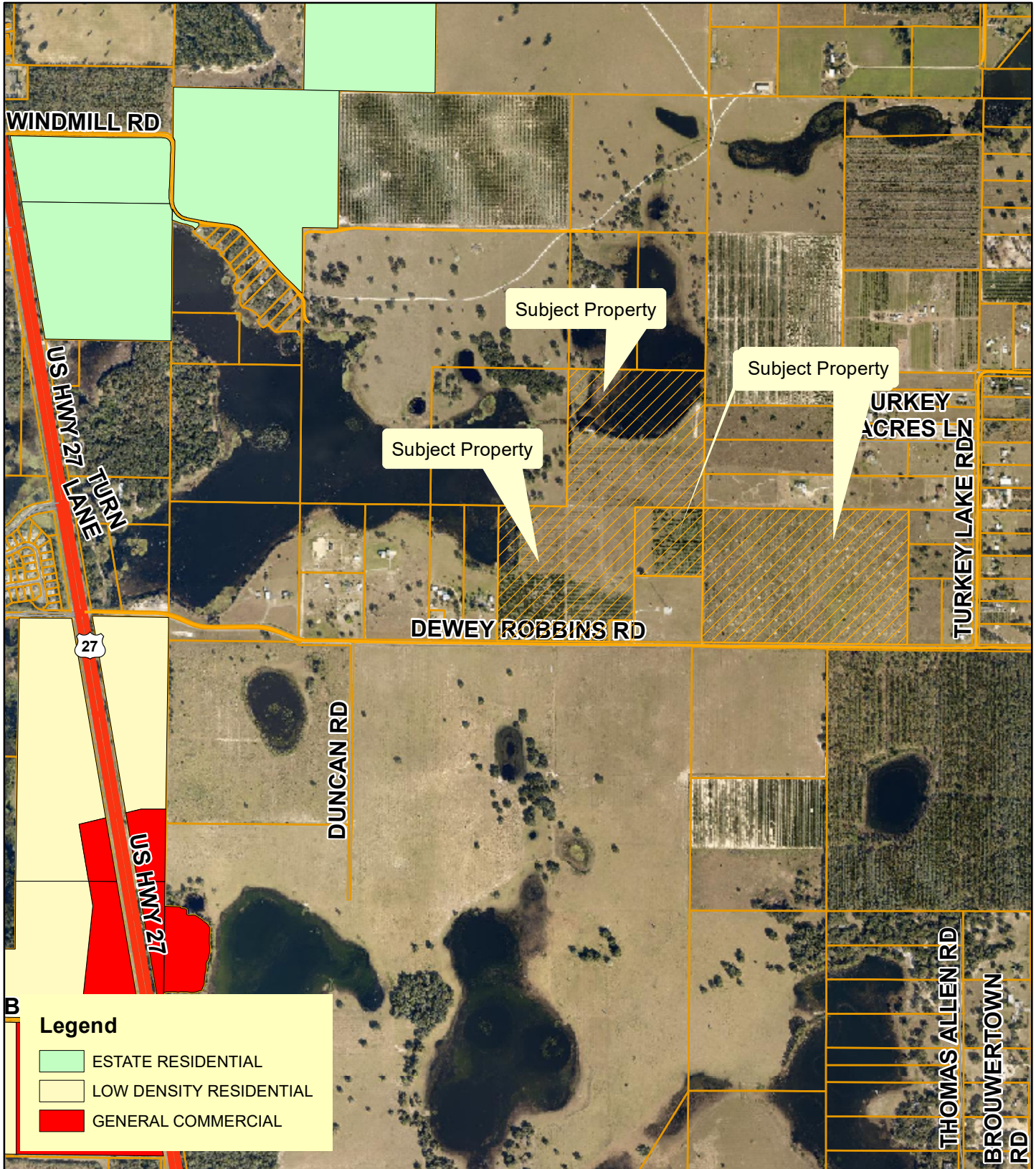


**Planning
& Zoning
Division**

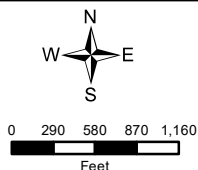


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March 24, 2021

Future Land Use

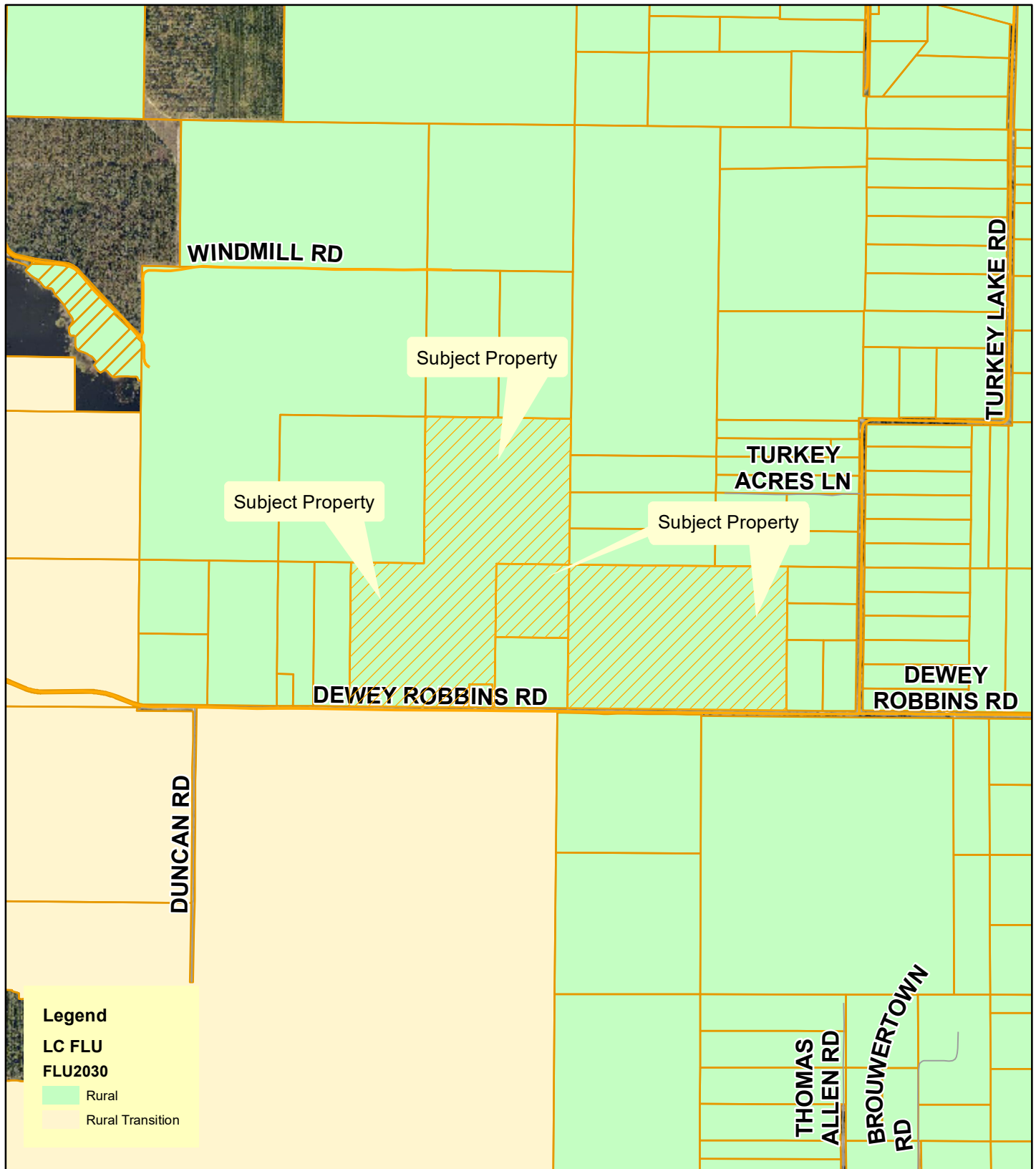


**Planning
& Zoning
Division**

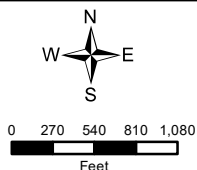


ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
 AK#s: 1209463, 1030285, 1404410
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 Section 32, Township 20 South, Range 25 East
 March 24, 2021

Lake County Future Land Use



**Planning
& Zoning
Division**



ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
 AK#s: 1209463, 1030285, 1404410
 Section 31, Township 20 South, Range 25 East and
 Section 32, Township 20 South, Range 25 East
 March 24, 2021

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.A.6.

Meeting Date: January 3, 2022

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 148.67 +/- acres from Lake County A (Agriculture) to City PUD (Planned Unit Development) to allow for a single-family residential subdivision for a property generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, as legally described in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Hodges Reserve)

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend **disapproval** of the request to rezone the subject property Lake County A (Agriculture) to City PUD (Planned Unit Development) to allow for a single-family residential subdivision.

Analysis:

The project site is approximately 148.67 +/- acres, and is generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road as shown on the attached maps. At this time, the property is agriculture. The proposal will allow for a single-family residential subdivision. The existing land uses surrounding the property are pasture, timber, vacant residential, and agriculture.

The staff's recommendation goes into further detail regarding the recommendation for **disapproval**, which include timing of the proposal, distance from city utility services, lot sizes and overall compatibility with the area.

The Planning Commission held a public hearing on the application on April 22, 2021 and recommended **disapproval by a vote of 7-0**.

Procurement Analysis:

N/A

Options:

1. Approve the proposed rezoning to PUD (Planned Unit Development); or
2. Deny the proposal as recommended; or
3. Other such action as the Commission may deem appropriate.

Fiscal Impact:

Future development of this site will create a positive fiscal impact on the City of Leesburg, in the form of impact and utility fees, plus ad valorem taxes.

Submission Date and Time:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 148.67 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND ON THE NORTH SIDE OF DEWEY ROBBINS ROAD, AS LEGALLY DESCRIBED IN SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (HODGES RESERVE)

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that:

Section 1.

Based upon the petition of Ben Snyder, Hanover Land Company, (Andrew McCown, GAI Consultants, agent) petitioner of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from Lake County A (Agriculture) to City PUD (Planned Unit Development), to-wit:

(Legal Description)
(See Exhibit B)

Section 2.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 3rd day of January 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

**HODGES RESERVE
PUD (PLANNED UNIT DEVELOPMENT)
PLANNED DEVELOPMENT CONDITIONS
April 22, 2021**

These Planned Unit Development Conditions for a PUD (Planned Unit Development) zoning district are granted by the City of Leesburg Planning Commission, Lake County, Florida to **Ray Kemp Trustee and J&R Groves, et. al.**, (Ben Snyder, Petitioner), "Permittee" for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is desirous of obtaining a Planned Unit Development (PUD) zoning district to allow future construction of a proposed mixed-use residential development consisting of a maximum of 449 single family residential units on approximately 148.68 acres, generally located in the 6000 block of Dewey Robbins Road, 0.75 miles east of US Hwy 27, on a site within the City of Leesburg in accordance with their PUD application and supplemental information.

PURPOSE

The purpose of this document is to provide appropriate zoning standards for a high-quality built environment through the application of flexible and diversified land development requirements, which shall be implemented in conjunction with a master site development plan and the City of Leesburg Code of Ordinances, therefore allowing for more efficient and optimal use of the subject property, and to increase the overall economic opportunity and employment base of Leesburg, Florida.

CONDITIONS

The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **Ray Kemp Trustee and J&R Groves, et.al**, (Ben Snyder, Petitioner), to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.
2. **LEGAL DESCRIPTION**
See attached **Exhibit B, Legal Description**.
3. **LAND USE**
The above-described property, containing approximately 148.68 acres, shall be used for platted single-family residential development, pursuant to City of Leesburg development codes and standards.

- A. Permitted Uses
 - 1) Detached single family residential units
 - 2) Accessory structures for residential uses
 - 3) Sales office in a single-family unit
 - 4) Accessory retail within a recreation center or clubhouse, intended for the primary use of residents, such as a snack bar
 - 5) Temporary modular sales center office (during construction and sales of new units) not to exceed one year, and construction office not to exceed two years from the approval of the final plat of the final phase for the subdivision. Model homes may be used as sales centers during the duration of the project.
- B. Prohibited Uses
 - 1) Townhouses
 - 2) Condominium units
 - 3) Multi-family units (Apartments)
 - 4) Commercial uses (as a primary use)
 - 5) All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

4. DEVELOPMENT STANDARDS

- A. The project shall contain a maximum of 449 single family residential units, at a gross density not to exceed 3.01 units per acre on the approximately 148.68 acre site, as shown on **Exhibit C, Master Development Plan**.
- B. Lot sizes shall be varied, to include ~~40 and~~ 50- and 60-foot widths. Table 1 allows for a mix of lot sizes, shows required minimums and maximums permitted of each lot size. The mix of lot sizes may change as long as it remains consistent with the requirements for minimum width and depth and location requirements in paragraph C below.

Table 1

Lot Size*	40 <u>50</u> feet	50 <u>60</u> feet
Minimum Required	0	192
Maximum Permitted	257	449

***lots larger than these minimum requirements are permitted without amendment to this PUD**

- C. Along each street, homes with the same architectural design shall not be immediately adjacent (side by side) or directly across from a lot with the same design. Facades may be varied to meet this requirement. The maximum impervious surface for the project shall be 70%. Community and private swimming pools shall not count toward the impervious surface calculation.
- D. The minimum lot development standards shall be:

- 1) For 40 50 foot lots:
 - a. ~~40 50~~ foot lots shall not be located directly adjacent to the 25 foot property buffer, ~~except for the six (6) 40 foot lots shown on the plan to be adjacent to the perimeter buffer.~~
 - b. Minimum house size: ~~1,300-1600~~ square feet.
 - c. Each additional bedroom added to the above minimum house size shall be a minimum of 120 square feet.
 - d. Minimum lot size shall be ~~4,000~~ 5,000 square feet.
 - e. Minimum width ~~40 50~~ feet
 - f. Minimum depth 100 feet
 - g. Minimum building setbacks:
 - Front – 20 feet;
 - Rear – 18 feet;
 - Side – 5 feet;
 - Corner Side – 15 feet; and
 - Porch – 14 feet (porch must be a minimum width of 6 feet).
- 2) For 50 60 foot lots:
 - a. ~~60 foot lots shall be required on the exterior of the subdivision.~~
 - b. Minimum house size: ~~1,500~~ 1,800 square feet.
 - c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
 - d. Minimum lot size shall be ~~5000~~ 6000 square feet.
 - e. Minimum width ~~50-60~~ feet
 - f. Minimum depth 100 feet
 - g. Minimum building setbacks:
 - Front – 20 feet;
 - Rear – 18 feet;
 - Side – 5 feet;
 - Corner Side – 15 feet.
 - Porch – 14 feet (porch must be a minimum width of 6 feet).
- 3) For all structures:
 - a. Each residential structure shall have a minimum two car garage.
 - b. Minimum distance between structures shall be 10 feet; measured from building wall to building wall, and the roof overhang shall not exceed forty (40) percent of the distance between the building wall and the property line.
 - c. Maximum building height: two (2) stories or 35 feet.
 - d. Accessory structures shall have a minimum rear and side setback of 5 feet and single accessory structures that are not attached to the principal structure shall not occupy more than 30 percent of the required rear yard.
 - e. Attached screened enclosures (no solid roof) must maintain a minimum setback of five (5) feet from the side and rear property line. Attached swimming pool screened enclosure shall also maintain a minimum setback of five (5) feet from the side or rear property lines.

- f. Solid roof structures attached to the residence must meet the required rear setback as noted under “Minimum building setbacks.”
- g. As part of the site plan approval process, city staff shall review final site design standards in accordance with the approved PUD (Planned Unit Development) zoning conditions set forth herein.

5. DESIGN/ARCHITECTURAL STANDARDS

- A. All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim.
 - 10) Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc.
 - 11) Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc.
 - 12) Stone accents
 - 13) Shutters
 - 14) Board and batten siding
 - 15) Hardy board siding
 - 16) Raised banding
 - 17) Craftsman style garage doors
- B. Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
 - 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
 - 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).
 - 3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows, porches, etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

- C. Other similar design variations meeting the intent of this section may be approved by the Community Development Director or designee.
- D. The architectural styles and facades shown in **Exhibit D, Building Elevations** herein are considered to meet the requirements of this section.

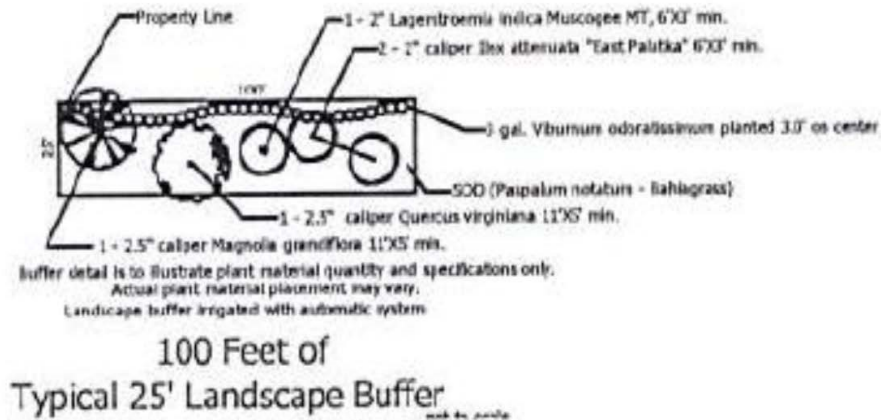
6. LANDSCAPING & BUFFER REQUIREMENTS

- ~~A. A minimum twenty-five (25) foot buffer tract with plantings as shown in Figure A below, shall be provided along the entire boundary of the property. unless otherwise provided for within these standards. Buffers shall be separate from platted lots and shall not be part of individually platted lots, but shall common areas to be maintained by an entity such as a Property Owners, or Homeowners Association.~~
- ~~B. In areas of the project not directly adjacent to existing single-family homes on the adjacent parcel, the final width of the required buffer may be reduced to fifteen (15) feet during the site plan review process.~~
- C. Along Dewey Robbins Road, the 25-foot buffer may be reduced if right of way is needed for the roadway. In no case shall the buffer along Dewey Robbins Road be reduced to less than ten (10) feet.
- D. Land uses allowed within the upland buffers are limited to hiking trails, walkways, passive recreation activities and stormwater facilities as permitted by St. Johns River Water Management District.
- E. All landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below:

Figure A

Canopy Trees (per 100 l.f.)	2 per 100 linear ft
Tree CAL/Height	2" cal, 12' overall height
Optional Ornamental Trees (per 100 l.f.)	3 per 100 linear ft
Tree CAL/Height	2" cal, 7' overall height
Shrub Screen (per 100 l.f.)	
Square Ft. of Shrubs	(33) 3 gal plants, 18"—24" minimum at installation (depending on species); hedges to be 36"—42" high by thirty-six (36) inches wide hedge or continuous landscape screen with a ninety (90) percent opacity within one (1) year of planting
Container size	3 gal

Figure B



F. Variations to the landscape requirements of the code may be approved by the Community Development Director or designee, as long as the intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.

- G. The surveying of trees on the property shall be conducted as follows:
- 1) All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
 - 2) Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
 - 3) The tree survey shall be completed by a licensed surveyor.

7. SITE ACCESS AND SIGNAGE

- A. The main vehicular access to the project site shall be split between two entrances on Dewey Robbins Road. Access locations depicted on the Master Development Plan are conceptual and subject to Lake County approval. Actual location and design of the roads shall be determined at the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject site plan application review process.
- 1) Offsite road improvements on existing roads adjacent to the property may be required based on finalized access locations. Such improvements may include, but are not limited to, left and right turn lanes, right-of-way dedication, and pavement rehabilitation. Any proposed offsite road improvements must be approved by Lake County Public Works.

- 2) Prior to completion of the subdivision design plans, the developer shall work with the Lake County Department of Public Works to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
 - 3) The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.
- B. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points. The developer shall be responsible for all on and offsite improvements required as a result of any access points.
- C. Each required access point shall provide a decorative entry feature to include a concrete, brick or stucco wall at least five (5) feet in height, on each side of the entryway. This may be used for signage per City of Leesburg Code of Ordinances, as amended.
- D. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Community Development Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.

8. TRANSPORTATION IMPROVEMENTS

- A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of sidewalks, recreation paths etc.
- B. A traffic/transportation study shall be submitted⁵⁴ for review and determination of any necessary access improvements, including any off-site improvements required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.
- C. The Permittee shall provide necessary traffic improvements within and adjacent to the development as required by Lake County, the Lake-Sumter MPO and City of Leesburg.
- D. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.
- E. The Permittee shall be responsible for obtaining all necessary Lake County permits and a copy of all permits shall be provided to the City of Leesburg.

- F. The City of Leesburg will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Leesburg; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City that the road system is in suitable condition and meets City of Leesburg requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time.
- G. Sidewalks shall be provided on both sides of the boulevard entrance road and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain one sidewalk. All sidewalks shall be constructed in accordance with City of Leesburg Codes.

9. UTILITIES

Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Water, wastewater and natural gas services will be provided by the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.
- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, consistent with the typical pioneering agreement approved on new home projects in the city., including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.
- C. Developer shall be responsible for the installation of a natural gas water heater and natural gas furnace in eighty percent (80%) of all homes in the development.
- D. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

10. STORMWATER/DRAINAGE MANAGEMENT

All drainage shall be designed and constructed in a manner to meet all State of Florida and City of Leesburg codes, including the requirement that all stormwater runoff is contained within the boundaries of the properties, and does not create a detriment to surrounding properties. Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

- A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's association is an acceptable maintenance entity.
- D. The existing 100-year flood plain shown shall be shown on all plans and lots.
- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

11. WETLANDS, FLOOD ZONES & WILDLIFE

- A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.

- B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.
- C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary.
- D. Wetlands shall have an average upland buffer of 25 feet, with a minimum of 15 feet or the upland buffer established by St. Johns River Water Management District and/or U.S. Army Corp of Engineers; whichever is more restrictive. All upland buffers shall be naturally vegetated and upland buffers that are devoid of natural vegetation shall be re-planted with native vegetation or as required by St. Johns River Water Management District and/or U.S. Army Corp of Engineers.
- E. Land uses allowed within the upland buffers for wetlands are limited to stormwater facilities as permitted by St. Johns River Water Management District.
- F. If wetland alteration is permitted by St. Johns River Water Management District and/or U.S. Army Corp of Engineers, wetland mitigation shall be required in accordance with permit approvals from St. Johns River Water Management District or U.S. Army Corp of Engineers, whichever is more restrictive.
- G. A wildlife management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The wildlife management plan shall be submitted to the City as part of the site plan application process.
- H. A map indicating the location of the 100-year flood plain.
- I. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and/or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- J. FEMA flood zones exist on the property. Through the site plan review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

12. IRRIGATION & WATER USAGE

- A. All landscaped areas shall be irrigated and designed to meet Section 25-337, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.
- B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.

13. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall consist of not less than 200 square feet of space per dwelling unit or 2.26 total acres, whichever is greater.
- B. Recreational requirements shall include at least one primary active recreation area, to include a swimming pool and cabana with onsite parking. Other recreation areas may include such uses as a children's playground with equipment, dog park area or gazebo. The primary recreational facility shall be constructed in conjunction with and completed no later than the completion of the first 150 residential units.
- C. Credit for recreational space shall be given for areas dedicated to recreational space, to include items such as a clubhouse with recreation room, swimming pool, outdoor cooking facilities such as grills, youth playgrounds, play courts, dog parks or other similar uses which will meet the intent of this document. Other similar uses which will meet the intent of this document may be supplied by the developer.
- D. Active recreational activity space shall be calculated at a rate of 1.25 times for activities such as, but not limited to:
 - 1) Trails, playgrounds, basketball, tennis, handball courts, etc.
 - 2) Community swimming pool, including the deck area surrounding such pools.
 - 3) Indoor recreation rooms provided such rooms are permanently maintained for the use of residents for recreational purposes.
 - 4) Other active recreational activities may be used for credit, subject to approval by the City of Leesburg.

14. MAINTENANCE

- A. With the exception of any public utilities, maintenance of all site improvements, including but not limited to roadways, drives, internal sidewalks, landscaping and drainage shall be the responsibility of the property owner. A homeowner's association shall serve as an appropriate entity for all common properties within the development.

15. DEVELOPMENT PHASING & IMPLEMENTATION

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this

agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.

- B. As part of the overall development process, if the project is constructed in phases, then plat of the lots for each approved phase shall contain only portions of the development approved under the Site Plan Review Process, i.e. each phase platted shall match each phase submitted for site plan review.
- ~~C. Implementation of the project shall substantially commence within twelve (12) months of the site plan and construction plan approvals of this PUD (Planned Unit Development). In the event that the conditions of the PUD have not been substantially implemented during the required time period, the PUD may be scheduled with due notice for reconsideration by the Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PUD approval or rezone the property to another appropriate zoning classification.~~
- ~~D. Satisfaction of the implementation requirements above shall be attained at such point as the developer has performed any of the following:
 - 1) Completed and received approval from the City of Leesburg for the site plan review process for one (1) phase of the development, to include permits from regional and State of Florida agencies as required by law, and;
 - 2) Applied for and received a building permit and diligently pursued completion of a new roadway, or other infrastructure as shown on the approved site plan.~~

16. MISCELLANEOUS CONDITIONS

- A.
- B. The uses of the proposed project shall only be those uses identified in the approved Planned Unit Development Conditions. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.
- C. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- D. Construction and operation of the proposed use(s) shall at all times comply with the Planned Unit Development conditions set forth herein, and with all City and other governmental agencies rules and regulations.
- E. The transfer of ownership or lease of any or all of the property described in this PUD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and

conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.

- F. These PUD Conditions 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 as set forth herein.

17. LEVELS OF SERVICE

A. Levels of Service

- 1) As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid waste. ~~However, No~~ final development order (site plan and building permits) shall be granted for proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

B. Utilities

- 1) Projected Capacities
 - a. The City's utility planning efforts draw upon phasing, capacity and service requirements, based upon information provided by the applicant. The City develops its plans consistent with sound engineering principles, prudent fiscal practices and due regard for regulatory compliance.
 - b. If the development requires construction of new distribution or collection lines, or other infrastructure needed, the developer will be required to construct such facilities to provide service. The developer will bear the cost of design, permitting and construction. Any such facilities must be constructed in a fashion consistent with the City's master plans and to the City standards and specifications.
- 2) Commitment of Capacity
 - a. There are no previous commitments of any existing or planned excess capacity for this property.
- 3) Ability to Provide Services
 - a. At this time, the City intends to provide water, wastewater and reclaimed water services within its service area for the foreseeable future.
 - b. Future development within the City of Leesburg utility service areas may impact the provision of utility services.

EXHIBIT B

LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 32, run thence along the South line of the Southwest 1/4 of said Section 32, N 89°30'17" W, a distance of 664.70 feet; thence N 00°38'43" E, a distance of 25.00 feet to a point on the North Right of Way line of Dewey Robbins Road and the **POINT OF BEGINNING**; thence along said North Right of Way line, N 89°30'17" W, a distance of 1991.34 feet; thence N 00°45'28" E, a distance of 638.43 feet; thence N 89°27'21" W, a distance of 662.31 feet; thence S 00°44'21" W, a distance of 639.00 feet to a point on the aforesaid North Right of Way line of Dewey Robbins Road; thence along said North Right of Way line, N 89°30'16" W, a distance of 22.52 feet; thence N 00°29'44" E, a distance of 210.00 feet; thence N 89°30'16" W, a distance of 210.00 feet; thence S 00°29'44" W, a distance of 210.00 feet to a point on the aforesaid North Right of Way line of Dewey Robbins Road; thence along said North Right of Way line, N 89°30'16" W, a distance of 1091.91 feet to a point on the West boundary of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence along said West boundary, N 00°42'30" E, a distance of 1305.48 feet to a point on the North boundary of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence along said North boundary S 89°23'11" E, a distance of 662.59 feet to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 31; thence along the West boundary of said Northeast 1/4 of the Southeast 1/4, N 00°43'14" E, a distance of 1329.32 feet to the Northwest corner of said Northeast 1/4 of the Southeast 1/4; thence along the North boundary of said Northeast 1/4 of the Southeast 1/4, S 89°18'05" E, a distance of 1325.91 feet to the Northeast corner of said Northeast 1/4 of the Southeast 1/4; thence along the East boundary of said Northeast 1/4 of the Southeast 1/4, S 00°45'28" W, a distance of 1326.87 feet to the Southeast corner of said Northeast 1/4 of the Southeast 1/4; thence along the North boundary of the South 1/2 of the Southwest 1/4 of said Section 32, S 89°33'32" E, a distance of 1988.79 feet to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 32; thence along the East boundary of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 32, S 00°38'43" W, a distance of 1303.74 feet to the **POINT OF BEGINNING**.

Containing 148.675 acres, more or less.





CITY OF LEESBURG PLANNING & ZONING DIVISION RECOMMENDATIONS

OWNER: Ray Kemp Trustee, et.al
PETITIONER: Hanover Land Company
PROJECT: Hodges Reserve
REQUEST: Rezoning to PUD (Planned Unit Development)
CASE NO.: PUD 21-54
MEETING DATE: April 22, 2021

REQUEST

The applicant has submitted a request to rezone the subject property from Lake County A (Agriculture) to PUD (Planned Unit Development) to allow the future development of 449 single family units on 40 and 50-foot-wide lots on a 149 +/- acre parcel, generally located on the north side of Dewey Robbins Road and east of U.S.27.

THE PLANNING & ZONING DIVISION RECOMMENDS:

DISAPPROVAL of this request
for the following reason(s):

1. **At this time, the proposal should be considered premature.** Staff would argue that this is a timing issue. There is no similar development or zoning proposal in the immediate area. Land to the south of this area, which is at a major intersection, (U.S. 27 and the Florida Turnpike), down to and including the South Lake Medical Pavilion, has been zoned for commercial, medical, office and residential uses. The creation of an anchor or activity node for the southern end of Leesburg at U.S.27 and the Turnpike would then more appropriately support the timing and development of a project of this nature. In addition, it is anticipated that sizable properties to the north of the subject property will at some point in the future be purchased, zoned and developed for residential and commercial uses, which would also reduce the concern for appropriate timing of development at this location. Future Land Use Element, Policy 1.8.3 *Annexation* states "The city shall pursue a policy of annexation which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the city and surrounding area."
2. **The proposed size of lots is incompatible with the character of the surrounding area.** Lot sizes in the general area range from 3 acres to over 40 acres, which is significantly larger than the

proposal. Both the City of Leesburg Planning Commission, and the Leesburg City Commission, have both expressed a desire to see larger lots in future development proposals. The City of Leesburg has approved, over the past five years, no less than 500 lots of 40 feet in width or less. Staff is therefore concerned that continuing to approve lots this size will limit housing options available within the City. The City's Comprehensive Plan, Policy 1.6.1 *Inconsistencies*, of the Future Land Use Element states that "Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City."

3. **The proposed zoning is not compatible with adjacent land uses in Lake County.** Future Land Use Element, Objective 1.8 *Adjacent jurisdictions* states "The City shall promote compatibility of adjacent land uses with Lake County and the neighboring Cities." Development at this time, along with the proposed size of the lots at this location is not compatible with adjacent land uses in Lake County.

SUMMARY

1. At this time, the proposal should be considered premature
2. The proposed size of lots is incompatible with the character of the surrounding area.
3. The proposed rezoning is considered inconsistent with adjacent uses in Lake County.

Staff does wish to recognize, that at some point in the future, such a proposal could be considered as compatible for this area. This would occur when properties to the north and east of U.S. 27, are annexed and rezoned, and properties to the south (Turnpike area) submit plans for viable development. It is likely that in the future, development of large areas north of this site, which lie east U.S. 27 may be considered for zoning into residential and commercial areas, could trigger such compatibility.

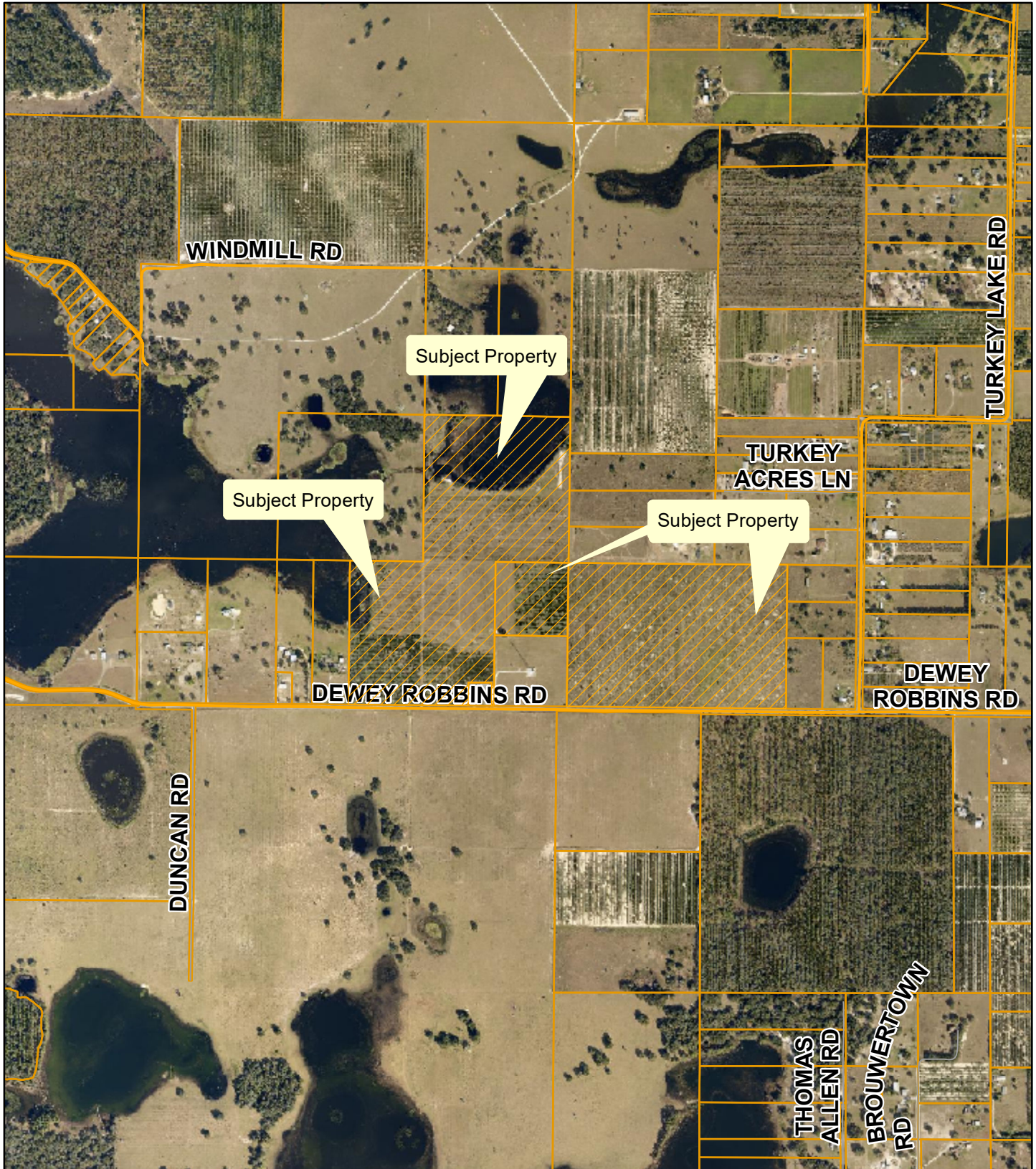
Action Requested:

1. **Vote to recommend DISAPPROVAL of the proposed rezoning from Lake County A (Agriculture) to PUD (Planned Unit Development).**

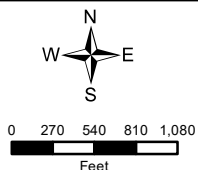
OPTIONS NOTE:

1. Should the Planning Commission choose to recommend APPROVAL of the requested zoning, staff requests that the conditions contained in "Exhibit A – HODGES RESERVE PUD CONDITIONS dated April 22, 2019 be used.

Aerial



**Planning
& Zoning
Division**



ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
AK#s: 1209463, 1030285, 1404410
Section 31, Township 20 South, Range 25 East and
Section 32, Township 20 South, Range 25 East
March 24, 2021

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: April 22, 2021
OWNER: Ray Kemp Trustee et al and J & R Groves
PETITIONER: Ben Snyder, Hanover Land Company
PROJECT: Hodges Reserve
REQUEST: Large Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD (Planned Unit Development)
CASE NO.: LSCP 21-53; PUD-21-54

GENERAL LOCATION: The property is generally located east of US Highway 27 and on the north side of Dewey Robbins Road.

FUTURE LAND USE DESIGNATION: Lake County Rural

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Rural
South – Lake County Rural Transition
East – Lake County Rural
West – Lake County Rural

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: Lake County A (Agriculture)

SURROUNDING ZONING DESIGNATIONS:

North – Lake County A (Agriculture)
South – Lake County A (Agriculture)
East – Lake County A (Agriculture)
West – Lake County A (Agriculture)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE:

North – Pasture
South – Timber; Pasture; Vacant Residential
East – Vacant Residential & Residential
West – Residential; Pasture

PROPOSED LAND USE: Residential subdivision

**CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY**

DATE: March 29, 2021
OWNER: Ray Kemp Trustee et al and J & R Grove
PETITIONER: Ben Snyder, Hanover Land Company
PROJECT: Hodge Reserve
REQUEST: Large Scale Comprehensive Plan Amendment to Estate Residential and zoning to PUD (Planned Unit Development)
CASE NO.: LSCP 21-53; PUD-21-54

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 4/16/21

FIRE

No comments from Leesburg Fire Department. Amanda Stevenson 4/5/21

ELECTRIC

This is outside Leesburg Electric's territory. Steve Davis 3/31/21

GAS

No comments received as of 4/16/21

GIS

GIS has no comments. Tammy Magamoll 3/31/21

BUILDING

No comments received as of 4/16/21

PUBLIC WORKS

Public Works has no issues with this proposal. Clifford Kelsey 4/12/21

ADDRESSING

No comments received as of 4/16/21

ECONOMIC DEVELOPMENT

No comments received as of 4/16/21

LAKE COUNTY PUBLIC WORKS

Lake County Public works has the attached comments for the Hodge Reserve PUD. Thanks, Seth Lynch 4/6/21

LAKE COUNTY SCHOOLS

I have attached the Adequate Public Facilities Determination for the Hodge Reserve residential project. Please advise the applicant that School Concurrency review is required. Proportionate share mitigation may be required at that time. Let me know if you have any questions. Thanks, Helen LaValley 4/6/21

PUBLIC RESPONSES

Approval

no approvals

Disapproval

9 disapprovals 9 with comments

No comment

Notice of Appearance filed:

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

Daisy Gomez – See attached letter.

Jacqueline Mizak – Please see attached list.

Wendy Sikes – There would be too much traffic for a small road such as Dewey Robbins. No traffic lights. There is a water way running through that property which leads to a problem with the natural flow. There are endangered birds out here that rely on larger properties & water to live. There's not enough of anything to sustain a neighborhood.

Ben Sikes – Your addicted to Urban Sprawl. Get Help!

Chandon Sikes – This community will be disturbing natural wildlife and waterways. There's too many people on such a small road and no adequate infrastructure. Very poor lifestyle for all.

Kassidi Sikes – There is no potential creating the necessary infrastructure to successfully support a community of this size long-term. It is an ill-advised financial mistake.

Chastin Sikes – I feel that the impact the proposed community will have on both traffic on Dewey Robbins and the water shed locally will be negative, if not devastating. It seems irresponsible to have any entrance on Dewey Robbin, and not Hwy 27. Every other community of equal size around does not get accessed from such a small county road. The current community relies on well water, unlike urban communities. The number of pesticides from the proposal housing concerns me.

Kisha Hutchcroft – The invasion of urban developments into rural Howey-In-The-Hills, a historical citrus town is destroying the integrity, history, appeal, & charm of Howey. The new proposed population quantity exceeds what the roads capacity can handle. The natural water supply & wetlands are in danger. Approval of this development will destroy Howey as we know it.

Christian Lon Hutchcroft – My family has spent thousands of dollars and years of our lives building a home in Howey. The damage of this urban sprawl is real. The roads, environment, water, wetland, and infrastructure simply can not handle this. Please learn that!! Find another source for money and leave our lives alone.

Daisy D Gomez & Efrain Sarabia

24237 Turkey Lake Rd

Howey In The Hills, FL 34737

daisy.sarabia@yahoo.com

(352)-874-8120

We the undersigned owners of the property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development code which would zone the property to any reclassification other than agricultural for the following reasons:

- Unnecessary increase in traffic, needs for traffic lights, road signs, etc. all costing the county and/or city more money
- Increase in property taxes with concern for home value diminution
- Additional damages will occur in the form of noise, odor, and visual disturbances on the peace and privacy we currently have
- Generalized increase in crime rates with concern for safety. For example, Leesburg's violent crime is 42.6 and Leesburg's property crime is 71.4 in 2019 vs. Howey in the Hills' significantly lower violent crime at 9 and property crime at 17.9 in 2019.
- Environmentally, it would be an intrusion to the surrounding wildlife, create unnecessary pollution, and decrease the ability to conserve water and electricity
- Conservation of the soil and land that could potentially be preserved and developed for farming/agricultural necessities

Petition for Rezoning Disapproval:

Case # LSCP 21-53; PUD-21-54

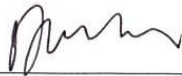
We the undersigned neighbors of the property affected by the request of rezoning change described in the referenced file do hereby protest against any change of the land development code which would zone the property to any classification other than agricultural. As do the following undersigned.

Name	Signature	Address	Phone Number
Dianna McCoy		24100 Turkey Lk Rd.	2556376
Ross Russo		24100 Turkey Lk Rd.	3968100
Marla Raber		24329 Turkey Lk Rd	406-2271
Sharon W. Judge		24244 Turkey Lk Rd	362-2762
Robbie P. Judge		24244 Turkey Lk Rd	360-9982
Orlinda Sarabia		22329 Cessina Ln Highway In The Hills FL	352-217-2189
Efren Sarabia		22329 Cessina Ln Highway In The Hills FL	352-2278200
Tom Biekmann		24253 Turkey Lake Rd.	407-9255393
Joel Wiedewake		23745 Boudi Kaka Lane	407-352-5848
Victoria Dryer		8545 Orange Blossom Rd	407-791-5500
Michael Maas		8545 Orange Blossom Rd	321-580161
Cristina Maas		8545 Orange Blossom Rd	813-6947700
Patricia Dryer		8545 Orange Blossom Rd	321-443-9069
MITCHELL J. SACHS		8338 ORANGE BLOSSOM RD.	352-449-8002
Jesse M Rogers		8300 Orange Blossom Rd	352-883-9502
Carynne Overstore		23949 Reading Rd	407-592-9760
Colin O'SHAUGHNESSY		23949 Reading Rd. Honey	407-404-2835
Roxana Navarro		23211 S. Dewey Robbins Rd	352-396-4694
Joyce Graham		6545 Dewey Robbins Rd	353-365-1706
Randy Graham		6545 Dewey Robbins Rd	352-801-2927
Jesse Graham		6545 Dewey Robbins Rd	352-504-2672
Jeremy Miller		6533 Dewey Robbins Rd	352-348-1877
Michelle Cronin-Miller		6533 Dewey Robbins Rd	352-348-5704
Michael Cronin		6531 Dewey Robbins Rd	352-248-0291
Kim Cronin		6531 Dewey Robbins Rd	352-988-8906
Mark Flint		22405 Cessina Ln Highway In The Hill	407-468-8155
Brandi Lopez		24020 Turkey Lake Rd	352-702-2174
Glenn Batchelor		24240 Turkey Lake Rd	352-267-3135
Andrew J. Batchelor		24240 Turkey Lake Rd	352-267-6933

Reasons for disapproval are as followed (but not limited to):

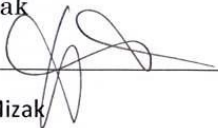
- Destruction of natural ecosystem causing:
 - displacement of wildlife
 - Will creating dangerous environment on our property for our children to play
 - venomous eastern diamondback rattlesnakes
 - wild coyotes
 - Will create increased pest issues because of decreased natural pest control especially in regards to rats and gulf coast ticks (as ALREADY seen with the destruction and burning of the previous citrus groves pushing out our local coyote population in April of 2019)
- Increased crime rate:
 - Our property will no longer be safe for our children to play outside safely without the threat of kidnapping because of increased human population density NEXT DOOR with the development of subdivisions
 - Our property and belongings will be threatened for theft and stealing because of increased human population density NEXT DOOR with the development of subdivisions
- Pollution to our natural water table affecting the quality of our well water due to increased use of pesticides and herbicides that are inevitable with development of subdivisions
- Increased vehicle traffic to Dewey Robbins and Turkey Lake Rd
 - Will likely result in the need for road widening and traffic lights which means more construction and devastation to property and wildlife

Sincerely,



4/12/21

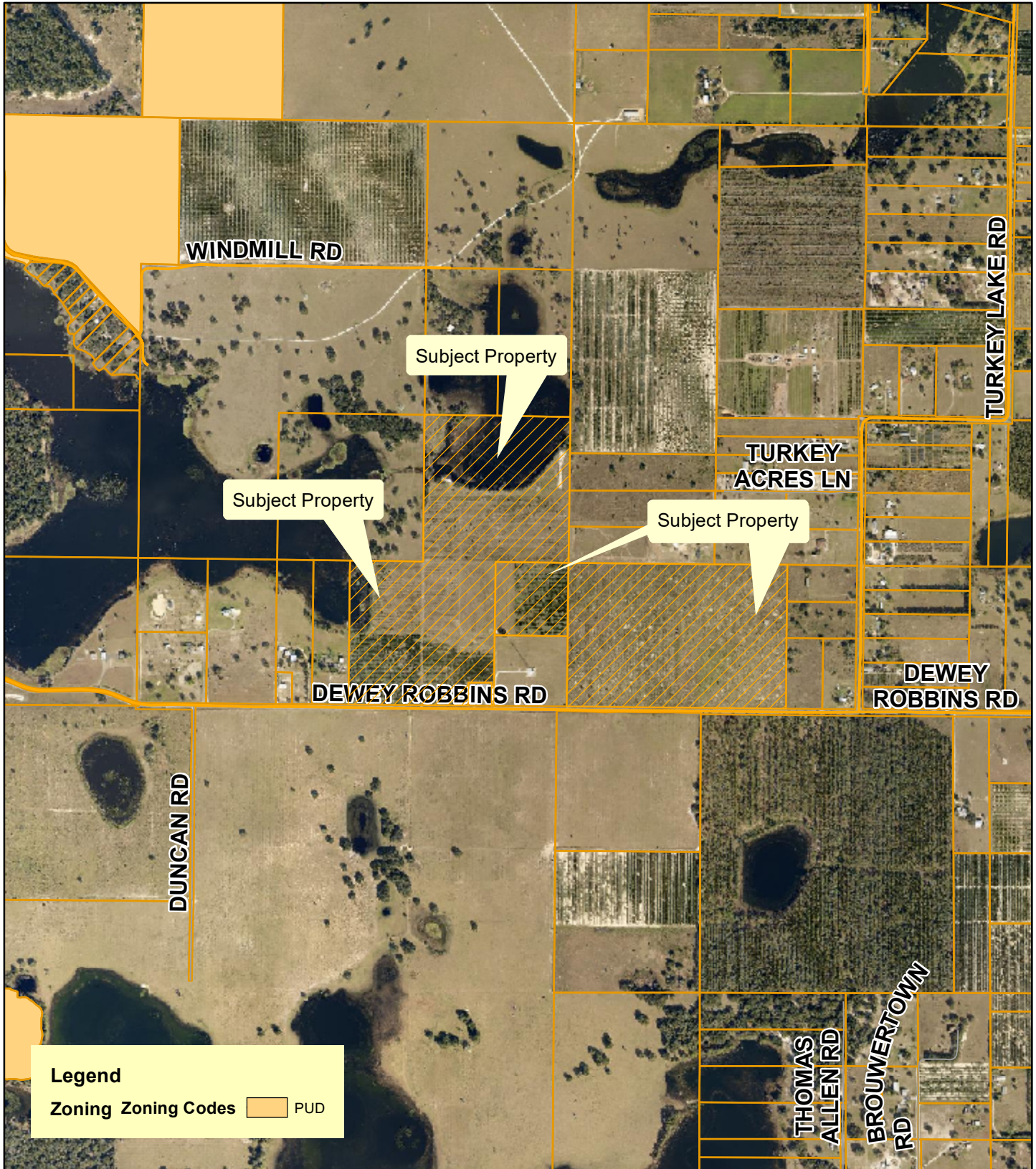
Daniel Mizak



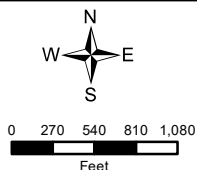
4/12/21

Jacqueline Mizak

Zoning

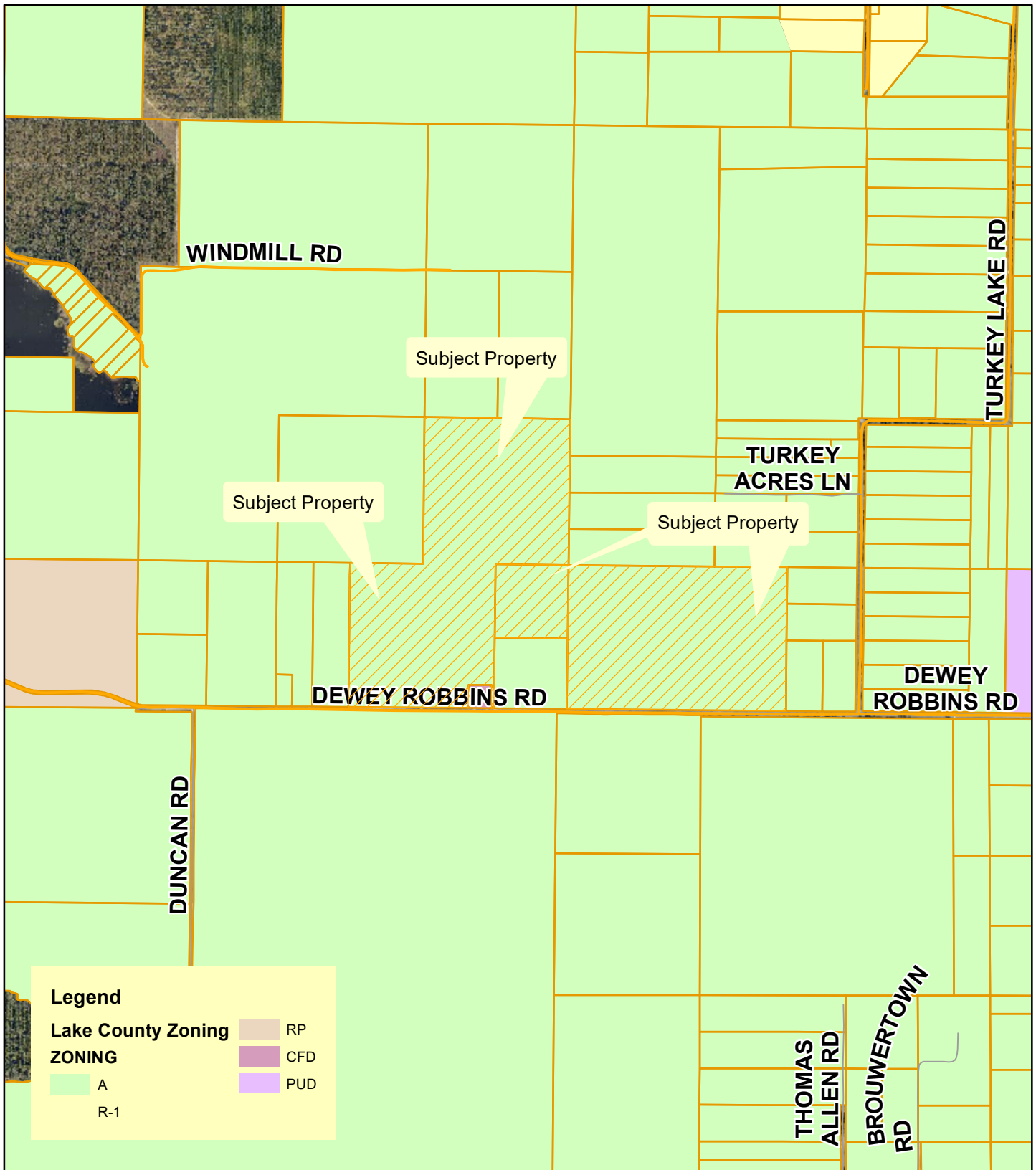


**Planning
& Zoning
Division**

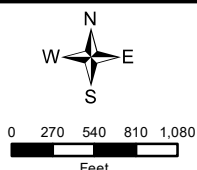


ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
 AK#s: 1209463, 1030285, 1404410
 Section 31, Township 20 South, Range 25 East and
 Section 32, Township 20 South, Range 25 East
 March 24, 2021

Lake County Zoning

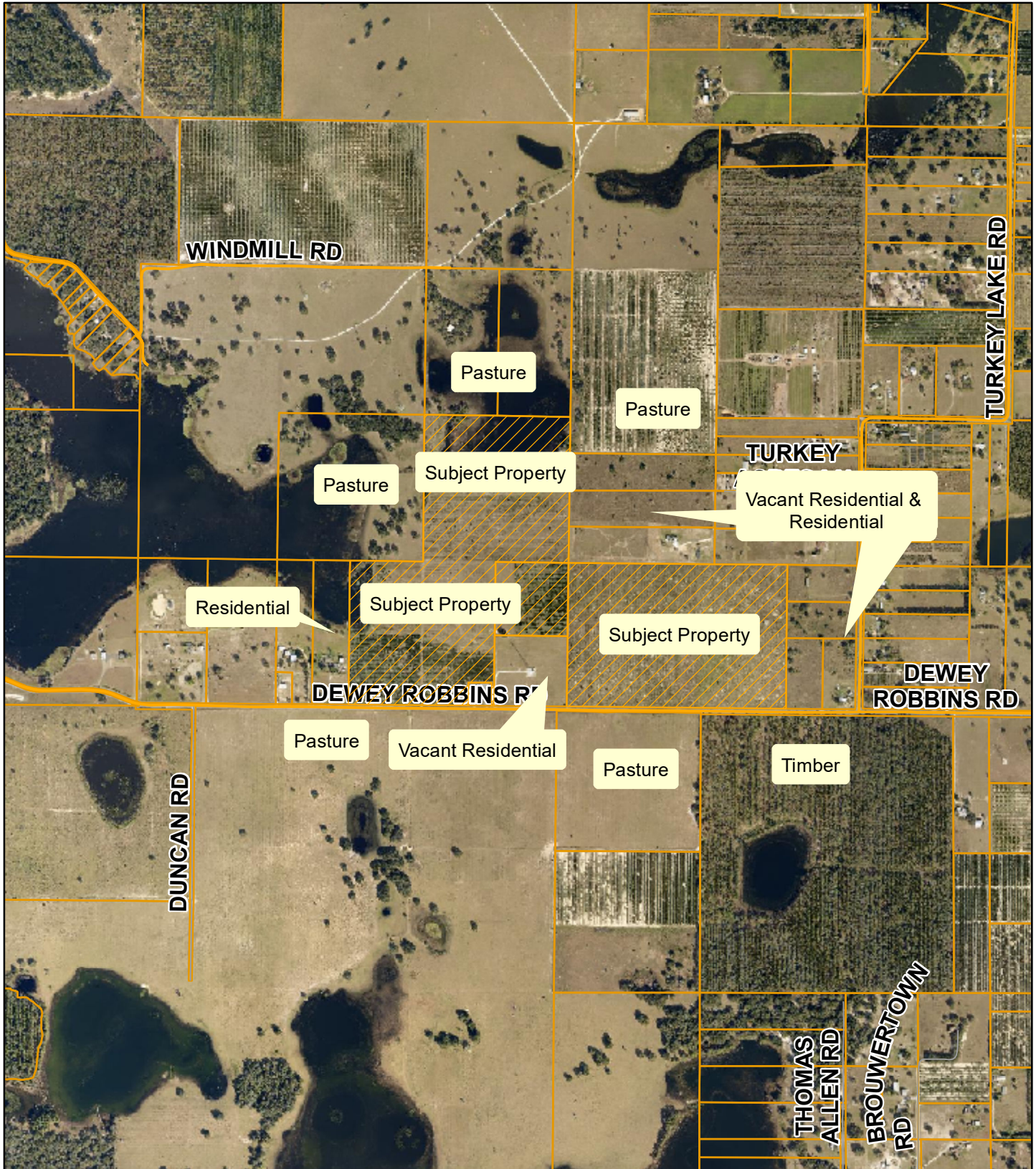


**Planning
& Zoning
Division**

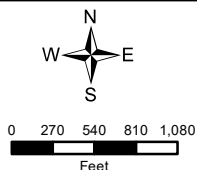


ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
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March 24, 2021

Surrounding Land Uses

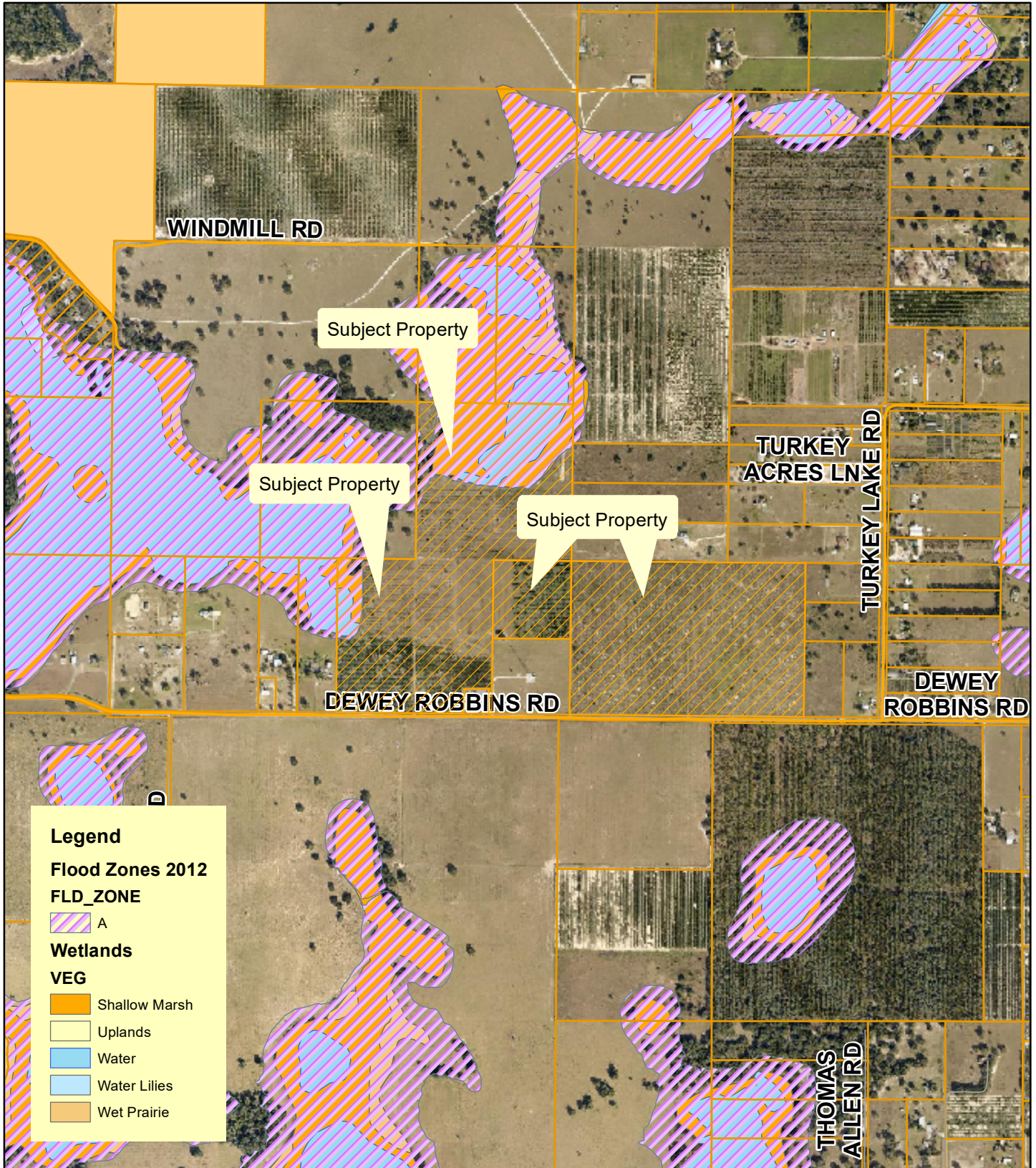


**Planning
& Zoning
Division**

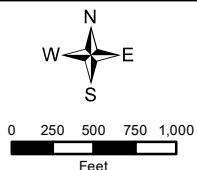


ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
 AK#s: 1209463, 1030285, 1404410
 Section 31, Township 20 South, Range 25 East and
 Section 32, Township 20 South, Range 25 East
 March 24, 2021

Wetlands and Flood Zone



**Planning
& Zoning
Division**



ANNX-21-52, LSCP-21-53, PUD-21-54 - Hodges Reserve
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