

1 **DRAFT ORDINANCE 2020-08**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN COMMISSION OF LADY LAKE, FLORIDA, ADOPTING THE**
4 **ELEVENTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE TRI-COUNTY**
5 **VILLAGES DEVELOPMENT OF REGIONAL IMPACT LAKE COUNTY; PROVIDING AN**
6 **EFFECTIVE DATE.**

7 **WHEREAS**, on January 18, 1988, a DRI known as Orange Blossom Gardens-South (OBGS) was
8 approved by the Town of Lady Lake in Ordinance 88-1. A substantial deviation to the OBG-South
9 DRI was approved on May 7, 1990 by Ordinance 90-12. A second substantial deviation was
10 approved as the Orange Blossom Gardens-West (OBGW) DRI on May 7, 1990. The OBGW DRI
11 Development Order was amended on August 14, 1990 and again on February 16, 1993. On
12 October 12, 1994, a substantial deviation to the OBGS and OBGW DRI development orders was
13 approved, combining them and referring to the development collectively as the Tri-County
14 Villages DRI. The Town of Lady Lake has approved the following amendments to the Tri-County
15 Villages DRI: August 3, 1998 by Ordinance 98-13 (first amendment), October 18, 1999 by
16 Ordinance 99-37 (second amendment), May 8, 2000 by Ordinance 2000-20 (third amendment),
17 May 5, 2003 by Ordinance 2003-07 (fourth amendment), August 2, 2004 by Ordinance 2004-06
18 (fifth amendment), March 17, 2005 by Ordinance 2005-07 (sixth amendment), February 23, 2009
19 by Ordinance 2009-01 (seventh amendment), March 17, 2014 by Ordinance 2014-03 (eighth
20 amendment), November 17, 2014 by Ordinance 2014-03 (ninth amendment), June 18, 2018 by
21 Ordinance 2018-25 (tenth amendment). The Tri-County Villages DRI and all adopted
22 amendments are referred to in this Development Order as the ADO; and

23 **WHEREAS**, in 2018, the Florida Legislature amended Chapter 380, F.S. to eliminate all state and
24 regional review from the DRI process and giving local governments full authority to review DRI
25 changes against their local comprehensive plan and land development regulations; and

26 **WHEREAS**, due to the elimination of state and regional review, the Sumter County portion of the
27 DRI should be removed because the Town of Lady Lake has no authority over that portion of the
28 DRI; and

29 **WHEREAS**, on July 13, 2020, The Villages of Lake-Sumter, Inc. submitted its application (the
30 APPLICATION) to the Town of Lady Lake to amend the Tri-County Villages Development of
31 Regional Impact (DRI) Amended Development Order, (the ADO); and

32 **WHEREAS**, the Town of Lady Lake (Lady Lake), as governing body of the local government
33 having jurisdiction, is authorized and empowered to consider DRIs; and

1 **WHEREAS**, the Town of Lady Lake has reviewed the APPLICATION, as well as all related
2 testimony and evidence submitted by each party and members of the general public.

3 **NOW, THEREFORE BE IT RESOLVED** by the Lady Lake Town Commission, in a public meeting
4 duly constituted and assembled this _____ day of _____ 2020, that the Tri-County
5 Villages of Lake DRI is hereby approved, effective as specified herein, based upon and subject to
6 the following findings of fact, conclusions of law and conditions/restrictions:

7 **SECTION 1: Findings of Fact.**

8 Based on the documentation and testimony received at the public hearing, the Board hereby
9 finds as fact as follows:

- 10 1. The Tri-County Villages DRI is a mixed-use retirement community Development of Regional
11 Impact located in the Town of Lady Lake.
- 12 2. On July 13, 2020, the Developer submitted the APPLICATION to amend the Tri-County Villages
13 DRI as follows:

14 A. Update the DRI to reflect the changes in Chapter 380, F.S., which removed all state and
15 regional review from the DRI process. The revisions to Chapter 380, F.S. require the
16 following edits to the ADO:

- 17 1) Remove all references to requiring state and regional review from the ADO including
18 rendering (also called transmitting or sending) the DRI amendment or any other
19 documents to state and regional agencies, which includes the Department of Economic
20 Opportunity (previously called the Department of Community Affairs), the East Central
21 Florida Regional Planning Council and the Withlacoochee Regional Planning Council;
- 22 2) Remove all references to requiring a substantial deviation review including references
23 to certain changes requiring further review pursuant to Chapter 380.06(19), F.S.;
- 24 3) add a provision clarifying that the ADO is now a local development order requiring only
25 the approval of the Town of Lady Lake after demonstrating consistency with the Town
26 of Lady Lake comprehensive plan and land development regulations;
- 27 4) delete all references to submitting an annual report or final report;
- 28 5) delete any provisions requiring the ADO to be consistent with the East Central Florida
29 and Withlacoochee Strategic Regional Policy Plans; and
- 30 6) remove the Sumter County portion from the ADO which requires amending the Map H,
31 Map H-1, Map H-2 and the legal description to remove the property, the entitlements,
32 the acreages and those land uses assigned only to the Sumter portion.

- 1 B. Amend the ADO to permit multi-family attached or detached units in the town center
- 2 through the following revisions:
- 3 1) Clarify that the approved 2,108 residential units can be built as single-family or multi-
- 4 family attached or detached units;
- 5 2) delete the phrase “not more than” when referring to the 2,108 residential units since
- 6 the conversion of already approved non-residential entitlements could result in more
- 7 than 2,108 residential units within the DRI;
- 8 3) rename Map H as Master Plan and create a single master plan by deleting Maps H-1 and
- 9 H-2 and combining with Map H;
- 10 4) amend Master Plan to clarify that multi-family units are permitted in the town center
- 11 and to remove the Sumter County portion from the Master Plan and entitlements table;
- 12 and
- 13 5) adopt a land use conversion table in the ADO to allow approved land uses to be
- 14 converted without creating additional external impacts and insert implementing
- 15 language for how the land use conversion table will function.
- 16 C. Delete the three dwelling unit per gross acre density standard currently in the ADO and
- 17 replace with the adopted comprehensive plan density which is 12 dwelling units per acre.
- 18 D. Delete all references to acreages in the ADO for residential and non-residential uses.
- 19 E. Extend the DRI buildout and expiration dates to December 31, 2025.

20 3. The changes proposed in the APPLICATION are consistent with the Town of Lady Lake
21 Comprehensive Plan and Land Development Regulations and do not create any additional
22 external impacts.

23 4. A duly noticed public hearing was conducted on the APPLICATION by The Town of Lady Lake
24 on _____, 2020 and all interested parties and members of the public were similarly
25 afforded the opportunity to participate.

26 **SECTION 2. Conclusions of Law.**

27 Based on the findings of fact adopted above, Lady Lake hereby adopts the following conclusions
28 of law:

29 1. The Town of Lady Lake is the governing body having jurisdiction over the review and approval
30 of the APPLICATION and is authorized and empowered to issue this Eleventh Amendment to the
31 Tri-County Villages DRI ADO.

- 1 2. The proposed development is consistent with the applicable local comprehensive plan and is
2 consistent with the applicable local land development regulations.
- 3 3. The provisions of this amendment to the ADO shall not be construed as a waiver of or
4 exception to any local, state or federal law or regulation.
- 5 4. The impacts of this development, as conditioned by this Eleventh Amendment to the ADO,
6 are adequately addressed and do not create additional local impacts.
- 7 5. To the extent that the application for development approval (ADA), DRI amendment
8 application, or any other document is inconsistent with the terms and conditions of this
9 amendment to the ADO, this amendment to the ADO shall prevail.

10 **SECTION 3. General Conditions.**

11 The Town of Lady Lake, having made the aforementioned Findings of Fact and Conclusions of
12 Law, hereby approves the proposed changes contained in the APPLICATION and subsequent
13 addendum submittals and incorporated by reference herein, subject to the following
14 modifications and conditions of development set forth in this amendment to the ADO:

15 1. Revisions to Development Order:

- 16 A. Delete All References to State and Regional Review. Delete all provisions in the ADO that
17 require state and regional review for the Tri-County Villages DRI including rendering (also
18 called transmitting or sending) the ADO or any other documents to state agencies which
19 includes the Department of Economic Opportunity (previously called the Department of
20 Community Affairs), the East Central Florida Regional Planning Council and the
21 Withlacoochee Regional Planning Council.
- 22 B. Delete All References to Substantial Deviation Review. Delete all provisions in the ADO
23 that require substantial deviation review for the Tri-County Villages DRI including
24 references that certain changes require further review pursuant to Chapter 380.06(19),
25 F.S.
- 26 C. Add Provision that ADO is now Local Development Order. The Tri-County Villages DRI is a
27 local development order that must be approved by the Town of Lady Lake Commission.
- 28 D. Delete All References to Annual Report and Final Report. All references requiring the
29 submittal of annual report or final report by the Developer is deleted within the ADO.
- 30 E. Delete Consistency Requirements with Strategic Regional Policy Plans. All provisions
31 requiring that the Tri-County Villages DRI be consistent with the East Central Florida
32 Strategic Regional Policy Plan and Withlacoochee Regional Policy Plan are deleted.

- 1 F. Delete Sumter County Portion from ADO. Amend the legal description to remove the
2 Sumter County property from the DRI as shown on EXHIBIT 1.
- 3 G. Add Multi-Family As Permitted Use in ADO. The Tri-County Villages DRI is approved for
4 2,108 single-family or multi-family attached or detached residential units. The use of the
5 conversion table could result in more than 2,108 residential units but only if other uses
6 are converted to ensure no increase in external impacts. The reference to “not more than
7 2,108” units is deleted. In addition, rename Map H as Master Plan and amend the Master
8 Plan to add multi-family to the list of permitted uses as shown on EXHIBIT 2.
- 9 H. Amend Master Plan. Amend Master Plan to revise the permitted uses allowed in the town
10 center including the addition of multi-family as a permitted use and the removal of uses
11 only located in the Sumter County portion of the DRI. Additionally, remove the Sumter
12 County portion from the Master Plan as shown on EXHIBIT 2. Finally, create a single
13 Master Plan by renaming Map H as Master Plan and deleting Maps H-1 and H-2 and
14 combining with Map H.
- 15 I. Adopt Land Use Conversion Table. Developer may convert development entitlements
16 depicted in the Master Plan to other uses approved in ADO, only so long as the total trips
17 generated do not exceed the trips permitted in the ADO. Attached and incorporated as
18 EXHIBIT 3 is a Land Use Conversion Table (the “Conversion Table”) identifying the trip
19 equivalency for each land use permitted. No amendment to the ADO is required in order
20 to utilize the Conversion Table. Developer must provide the Town notice of at least thirty
21 (30) days in advance of using the Conversion Table with no approval required by the
22 Town.
- 23 J. Amend Density Standard. The maximum residential density for the Tri-County Villages DRI
24 is 12 dwelling units per acre which is the density permitted in the Town of Lady Lake
25 Comprehensive Plan for the property. The previous density standard of three dwelling
26 units per gross acre is deleted.
- 27 K. Delete References to Acreage for Residential and Non-Residential Uses. Delete all
28 references to acreage for residential and non-residential in the ADO and the previously
29 approved Maps H, H-1 and H-2 as reflected in EXHIBIT 2.
- 30 L. Extend Buildout and Expiration Dates. Adopt December 31, 2025 as the DRI buildout and
31 expiration dates.
- 32 M. Final Order. That this amendment to the ADO shall constitute the final order of the Town
33 of Lady Lake in response to the APPLICATION filed by the Developer.

- 1 N. Definitions. That the definitions found in Chapter 380, F.S. (2020) shall apply to this
2 amendment to the ADO.
- 3 O. Assignability: Persons Bound. That this amendment to the ADO shall be binding upon the
4 Developer and its heirs, assignees, or successors in interest.
- 5 P. Severability. That in the event any portion or section of this amendment to the ADO is
6 determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction,
7 such decision shall in no manner affect the remaining portions or sections of this
8 amendment to the ADO, which shall remain in full force and effect.
- 9 Q. Recordation of Notice of Adoption. That within 60 days of the issuance of this amendment
10 to the ADO, The Villages of Lake-Sumter, Inc. shall cause a Notice of Adoption of this
11 amendment to be recorded among the Public Records of Lake County and shall provide a
12 copy of the recorded Notice to the Town of Lady Lake.
- 13 R. Restriction on Downzoning, Density Reduction or Intensity Reduction. That the Town of
14 Lady Lake agrees that the approved DRI shall not be subject to down zoning, density
15 reduction, or intensity reduction after the effective date of this amendment to the ADO,
16 unless the Town of Lady Lake can demonstrate that substantial changes in the conditions
17 underlying the approval of the amendment to the ADO have occurred, or that the
18 amendment to the ADO was based on substantially inaccurate information provided by
19 the Developer, or that the change is clearly established by the Town of Lady Lake to be
20 essential to the public health, safety or welfare.
- 21 S. Impact Fees. That approval of this amendment to the ADO shall not exempt any portion or
22 unit of the Tri-County Villages of Lake development from any future impact fees imposed
23 by the Town of Lady Lake. Developer credit for applicable improvements paid for by it
24 pursuant to the requirements of this amendment to the ADO shall be given as provided for
25 by Section 380.06(16), F.S.
- 26 T. Effective Date. This Amendment to the ADO shall become effective upon adoption by the
27 Town of Lady Lake.

28 **PASSED AND ORDAINED** this ___ day of _____, 2020, in the regular session of the Town
29 Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final reading.

1

Town of Lady Lake, Florida

2

3

Jim Richards, Mayor

4 Attest:

5

6 Kristen Kollgaard, Town Clerk

7 Approved as to form:

8

9 Derek Schroth, Town Attorney

EXHIBIT 1 — Legal Description

TRI-COUNTY VILLAGES

DEVELOPMENT OF REGIONAL IMPACT

TOWN OF LADY LAKE

LAKE COUNTY, FLORIDA

A TRACT OF LAND IN SECTIONS 6, 7 AND 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 WITH THE WEST LINE OF THE SW1/4 OF SECTION 6; THENCE ALONG SAID WEST LINE RUN S00°09'15"E TO A POINT THAT IS N00°09'15"W, 306.67 FEET OF THE SOUTHWEST CORNER OF SECTION 6; SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°44'22"E, 525.81 FEET; THENCE N48°21'06"E, 234.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF OPAL DRIVE IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37K, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG SAID NORTHERLY PROJECTION AND ALONG SAID RIGHT-OF-WAY LINE OF OPAL DRIVE TO THE NORTHWEST CORNER OF LOT 60, BLOCK 53, ORANGE BLOSSOM HILLS, SOUTH, UNIT 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37H, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 60; THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 39 OF AFORESAID BLOCK 53; ALSO BEING THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE; THENCE SOUTHWESTERLY ACROSS SAID DAKOTA AVENUE TO THE NORTHEAST CORNER OF BLOCK 45, ORANGE BLOSSOM HILLS, SOUTH, UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37G, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 IN SECTION 18; THENCE AGAIN CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF GOVERNMENT LOT 7 IN SECTION 18; THENCE WEST TO THE SOUTHWEST CORNER OF AFORESAID N1/2 OF GOVERNMENT LOT 7; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 7, RUN S00°24'25"E, 663.70 FEET TO THE NORTH LINE OF THE S1/4 OF GOVERNMENT LOT 7; THENCE S66°37'14"E, 161.77 FEET; THENCE S00°23'19"E, 559.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 80.00 FEET WIDE); THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE EAST LINE OF GOVERNMENT LOT 6 IN SECTION 18; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S89°41'00"W, 726.2 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 359, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE

1 ALONG AFORESAID EAST LINE RUN N00°23'52"W, 1,288.10 FEET, MORE OR LESS, TO THE SOUTH
2 LINE OF ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS
3 RECORDED IN PLAT BOOK 15, PAGE 37D, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE
4 ALONG AFORESAID SOUTH LINE OF UNIT NO. 2 RUN WEST TO THE SOUTHWEST CORNER OF LOT
5 6, BLOCK 14, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF
6 AS RECORDED IN PLAT BOOK 15, PAGE 37C, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;
7 THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6; SAID POINT LYING ON THE SOUTH
8 RIGHT-OF-WAY LINE OF ALABAMA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ALABAMA
9 AVENUE TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 13 OF AFOREMENTIONED UNIT NO. 1;
10 THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE EAST TO THE
11 SOUTHWEST CORNER OF LOT 41, BLOCK 13 OF SAID UNIT NO. 1; THENCE NORTH TO THE
12 NORTHWEST CORNER OF SAID LOT 41; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE
13 OF ARIZONA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ARIZONA AVENUE TO THE
14 SOUTHWEST CORNER OF LOT 4, BLOCK 12 OF SAID UNIT NO. 1; THENCE EAST TO THE
15 SOUTHWEST CORNER OF LOT 3, BLOCK 12 OF SAID UNIT NO. 1; THENCE NORTH TO THE
16 NORTHWEST CORNER OF SAID LOT 3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 36,
17 BLOCK 12 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 36;
18 SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS AVENUE; THENCE
19 WEST TO THE NORTHWEST CORNER OF LOT 35, SAID BLOCK 12; THENCE NORTH ACROSS SAID
20 ARKANSAS AVENUE TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 11 OF AFOREMENTIONED
21 UNIT NO. 1; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS
22 AVENUE; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 11; SAID POINT ALSO
23 LYING ON THE EAST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE CONTINUE WEST ACROSS
24 DIANA DRIVE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 OF SAID UNIT NO. 1; THENCE
25 NORTH TO THE NORTHWEST CORNER OF LOT 67 OF SAID BLOCK 4; SAID POINT ALSO LYING ON
26 THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE; THENCE CONTINUE NORTH ACROSS
27 SAID CALIFORNIA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 5 OF SAID UNIT NO. 1;
28 THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 SAID BLOCK 5; SAID POINT
29 ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE; THENCE CONTINUE
30 NORTH ACROSS SAID CAROLINA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF
31 SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 OF SAID
32 BLOCK 6; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE;
33 THENCE NORTHEASTERLY ACROSS SAID COLORADO AVENUE TO THE SOUTHWEST CORNER OF
34 LOT 3, BLOCK 7 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER
35 OF LOT 68 OF SAID BLOCK 7; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF
36 DELAWARE AVENUE; THENCE CONTINUE NORTH ACROSS SAID DELAWARE AVENUE TO THE

1 SOUTHWEST CORNER OF LOT 3, BLOCK 26 IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 3,
2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37E, PUBLIC
3 RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY
4 LINE OF SAID DELAWARE AVENUE; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE
5 SOUTHWEST CORNER OF LOT 6, BLOCK 26 OF SAID UNIT NO. 3; THENCE NORTH TO THE
6 SOUTHEAST CORNER OF LOT 64 OF SAID BLOCK 26; THENCE WEST TO THE SOUTHWEST
7 CORNER OF LOT 60 OF SAID BLOCK 26; THENCE NORTH TO THE NORTHWEST CORNER OF SAID
8 LOT 60; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE;
9 THENCE CONTINUE NORTH ACROSS DAKOTA AVENUE TO THE SOUTHWEST CORNER OF LOT 11,
10 BLOCK 27 OF SAID UNIT NO. 3; SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE
11 OF SAID DAKOTA AVENUE; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK
12 27; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE NORTH
13 ALONG THE WEST RIGHT-OF-WAY OF DIANA DRIVE TO THE SOUTHEAST CORNER OF LOT 70,
14 BLOCK 30 OF SAID UNIT NO. 3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 64 OF SAID
15 BLOCK 30; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 64; SAID POINT BEING ON
16 THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS AVENUE; THENCE WEST ALONG SAID SOUTH
17 RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAXON
18 DRIVE; SAID POINT ALSO BEING ON THE WEST LINE OF THE NW1/4 OF SECTION 18; THENCE
19 ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SECTION 7 AND 6 RUN NORTH TO THE
20 POINT OF BEGINNING.

21 AND

22 THAT PORTION OF TRACT "A" OF OAK MEADOWS, ACCORDING TO THE PLAT THEREOF,
23 RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING
24 SOUTH OF TRACT "6", THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED
25 IN PLAT BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

26 AND

27 TRACT "6", THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
28 BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

29 AND

30 THAT PORTION OF THE NORTH 3/4 OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH,
31 RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY 441/27, LESS RIGHT
32 OF WAY FOR ROLLING ACRES ROAD AND LESS THE FOLLOWING DESCRIBED PROPERTY:

33 A PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE
34 COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4

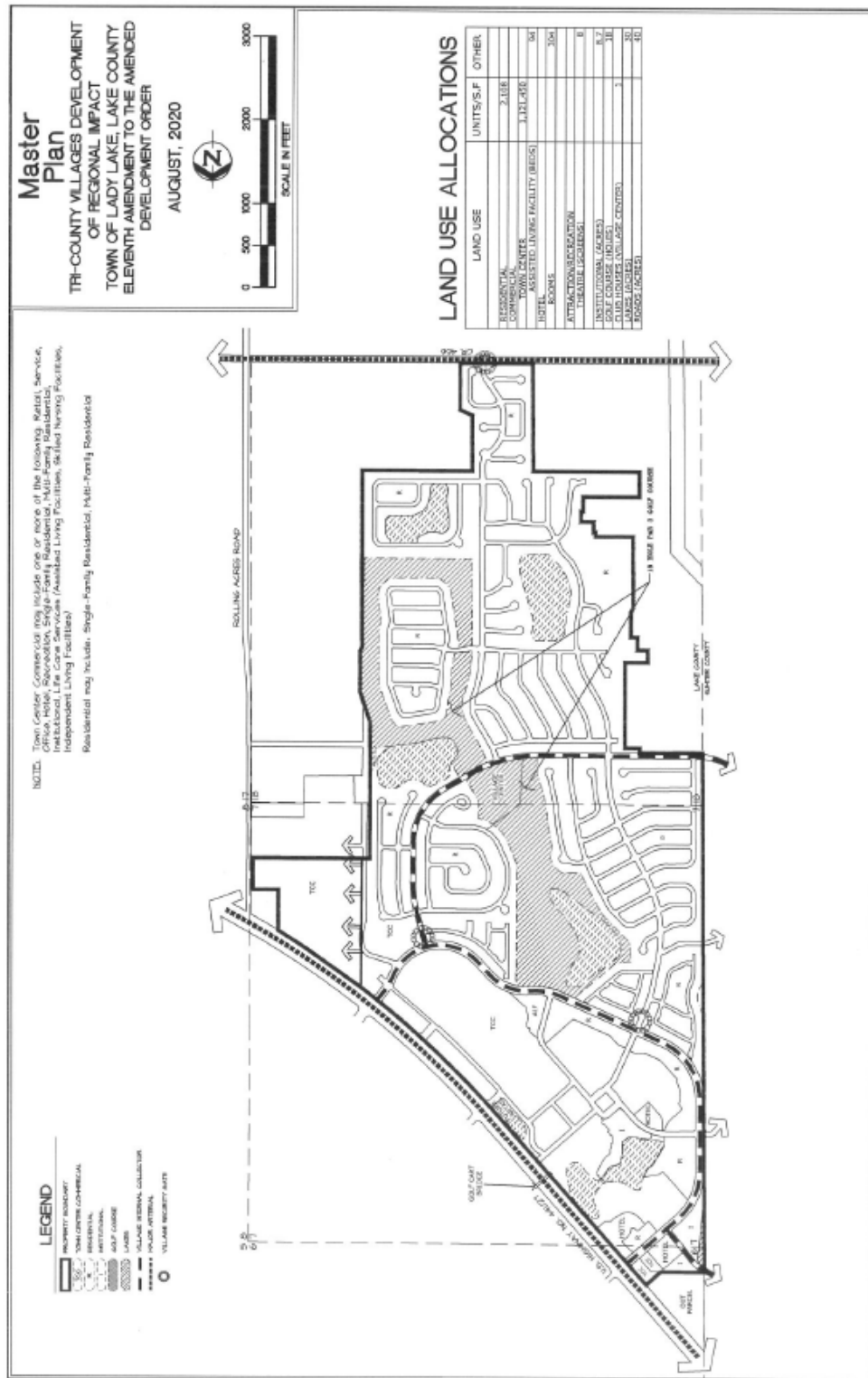
1 INCH X 4 INCH CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 14, OAK
2 MEADOWS AS RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY,
3 FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD
4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, PUBLIC RECORDS OF LAKE
5 COUNTY, FLORIDA; THENCE N0°13'28"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF
6 356.19 FEET; THENCE N14°05'30"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 23.18
7 FEET TO A 5/8 INCH IRON ROD, LB 4475, FOR A POINT OF BEGINNING; THENCE N89°46'46"W, A
8 DISTANCE OF 297.17 FEET TO A 5/8 INCH IRON ROD, LB 4475; THENCE N00°13'14"E, A DISTANCE
9 OF 485.24 FEET TO A 3 INCH ROUND CONCRETE MONUMENT ON THE SOUTHWESTERLY RIGHT
10 OF WAY LINE OF US HIGHWAY 27 & 441 AS DESCRIBED IN OFFICIAL RECORDS BOOK 68, PAGE 619,
11 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S58°17'18"E ALONG SAID
12 SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 314.30 FEET TO A 5/8 INCH IRON ROD, LB
13 4475, BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET
14 AND BEING SUBTENDED BY A CHORD BEARING OF S29°04'03"E, AND A CHORD DISTANCE OF
15 24.41 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
16 CENTRAL ANGLE OF 58°26'30" AND A DISTANCE OF 25.50 FEET TO A 5/8 INCH IRON ROD, LB 4475
17 MARKING THE POINT OF TANGENCY, SAID POINT LYING ON SAID WEST RIGHT OF WAY LINE OF
18 ROLLING ACRES ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2)
19 COURSES: S00°13'28"W, A DISTANCE OF 232.21 FEET TO A 5/8 INCH IRON ROD, LB 4475; THENCE
20 S14°05'30"E, A DISTANCE OF 69.72 FEET TO THE POINT OF BEGINNING.

21 LESS AND EXCEPT THE FOLLOWING:

22 LOTS 7 THROUGH 9, BLOCK 82, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 8 ACCORDING TO
23 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37J, PUBLIC RECORDS OF LAKE
24 COUNTY, FLORIDA; AND LESS LOTS 1 THROUGH 9, BLOCK 11, ORANGE BLOSSOM HILLS, SOUTH,
25 UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37G,
26 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

1
2

EXHIBIT 2 REVISED MASTER PLAN



3

1
2
3

EXHIBIT 3

LAND USE CONVERSION TABLE

Convert from	Convert to
0.571 Villages Single-Family Dwelling Unit	1 Villages Multi-Family Dwelling Unit
52.5 Square Feet Commercial	1 Villages Multi-Family Dwelling Unit