

1 **ORDINANCE 2022-44**

2 **Mount Dora Groves North**

3 **RZ-22-14-4**

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

6 **WHEREAS**, Tara Tedrow, Lowndes Law (the "Applicant"), submitted a rezoning application on behalf
7 of Simpson Family Partnership LTD (the "Owner"), to rezone approximately 144.23 +/- acres from Agriculture
8 (A), Urban Residential District (R-6), and Neighborhood Commercial (C-1), to Planned Unit Development (PUD)
9 to accommodate a 275-lot single-family residential development; and

10 **WHEREAS**, the subject property consists of approximately 144.23 +/- gross acres (62.3 +/- net acres)
11 located north of US Highway 441 and south of Loch Leven, in the unincorporated Mount Dora area, in Section
12 20, Township 19 South, Range 27 East, identified by Alternate Key Number 3884341 and 1445671, and more
13 particularly described in Exhibit "A" – Legal Description; and

14 **WHEREAS**, the property is located within the Urban Medium Density Future Land Use Category, as
15 designated by Ordinance 2022-43; and

16 **WHEREAS**, the Lake County Planning & Zoning Board did on the 7th day of September 2022 review
17 Petition RZ-22-14-4; after giving Notice of Hearing on petition for a change in the use of land, including notice
18 that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the
19 11th day of October 2022; and

20 **WHEREAS**, the Board of County Commissioners has reviewed the recommended application and
21 ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments,
22 favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised;
23 and

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

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

28 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned
29 Unit Development (PUD). The uses of the property shall be limited to those uses specified in this
30 Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit "B". To the
31 extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall take
32 precedence.

33 **A. Permitted Land Uses.**

- 34 1. A maximum of 275 Single-Family Dwelling Units, not to exceed 4.42 dwelling units per net acre. A
35 mandatory homeowner's association must be established.
- 36 2. The subdivision shall be developed as a clustered subdivision, consistent with the Wekiva Study
37 area policies contained within the Comprehensive Plan, as amended.
- 38 3. Accessory uses directly associated with the above uses may be approved by the County Manager
39 or designee. Any other use of the site not specified above shall require approval of an amendment
40 to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, Building Height, and Lot Size.

1. Open Space: A minimum of twenty (20) percent of the net buildable area shall be designated as Open Space. Open Space standards shall adhere to the definition in the Comprehensive Plan, as amended.
2. Impervious Surface Area: Maximum ISR shall be 0.65 for the overall development. Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed 0.65.
3. Maximum Building Height: The maximum building height is forty (40) feet.
4. Minimum Lot Sizes: Lakefront lots shall contain no less than 7,700-square feet, with a minimum lot width of 70-feet and a minimum lot depth of 110-feet. All other lots shall contain no less than 4,400-square feet, with a minimum lot width of 40-feet and a minimum lot depth of 110-feet.

C. Setbacks. The development standards for Single-Family Dwelling Units shall be as follows:

Front Setback:	12-feet from the property line
Garage Setback:	20-feet from the property line
Front Porch Setback:	12-feet from the property line
Secondary Front Setback:	15-feet from the property line
Side Setback:	5-feet from the property line
Rear Setback:	10-feet from the property line (primary structure), 5-feet from the property line (accessory structures)
Wetland Setback:	50-feet from jurisdictional wetland line

D. Residential Design Guidelines.

1. General Neighborhood Design and Layout.
 - a. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and to provide a diverse range of housing styles. Larger building types set on large lots are encouraged for corners and at prominent intersections. Smaller lots are encouraged surrounding or adjacent to common open spaces.
 - b. Neighborhood design for Mount Dora Groves should respect the character of the existing topography and maximize preservation of environmental areas and native vegetation.
 - c. Front elevations shall be designed to emphasize entries, porches, and other residential use features, and to de-emphasize vehicular use area and garages and shall generally be consistent with Exhibit "C".
 - d. A higher level of elevation design and finish shall be maintained on both faces or corner lots with similar articulation and detail on both street-facing facades.

- 1 e. Driveways on corner lots are encouraged to be located as far as possible from street
2 intersections.
- 3 2. Housing Models and Style Varieties.
- 4 a. Each development of 50 or more homes shall have at least seven base models,
5 developments of less than 50 units but more than 20 units shall have at least five base
6 models, and developments of less than 20 units shall have at least three base models.
7 Each base model proposed shall have multiple variations and design options available
8 for customization.
- 9 b. Each single-family dwelling unit shall present an individual character through building
10 placement, floorplan, exterior elevation, and color. No two buildings with the same
11 exterior elevation shall be located adjacent to one another. Flexibility in the building
12 elevation variation requirements may be considered at the discretion of the
13 homeowner's association provided the overall intent of this section is maintained.
- 14 c. Minimum structure size shall be 1,500 square feet living area (heated and air-
15 conditioned space).
- 16 3. Architectural Styles and Components.
- 17 a. Desired architectural components. The following list of architectural components
18 represents a partial list of desired elements associated with traditional residential
19 architecture. Not all residential styles or buildings will contain every element in the list
20 but must include components consistent with the established style.
- 21 i. Open air front or wrap around porches;
- 22 ii. Stoops and Covered entry;
- 23 iii. Overhangs and awnings;
- 24 iv. Gable or hip type roofs;
- 25 v. Second story balconies;
- 26 vi. Decorative roof treatments, including, but not limited to pediments, dormers, ridge
27 cresting, decorative bridgeboard, stickwork, brackets, rafter tails, and decorative
28 shingles.
- 29 vii. Decorative window treatments, including, but not limited to double-hung windows,
30 arched windows, transoms, bay windows, and louvered shutters.
- 31 b. Prohibited architectural components.
- 32 i. Front facing garage doors that exceed 55% of the street primary front façade;
- 33 ii. Homes that have less than two windows on the front facing façade are prohibited.
34 Full glass front doors and/or sidelights shall count towards the window
35 requirements.
- 36 c. The mixing of elements from multiple architectural styles within a single residential
37 building is discouraged.
- 38 4. Roof Elements.

- 1 a. All roof projections, including chimneys, dormers, flues, and vents shall be compatible
2 in scale, height and material with the structure from which they project. Chimney
3 hardware must be screened within an architectural feature such as a decorative
4 chimney cap in keeping with the architectural style of the home.
- 5 b. Gutters and downspouts are highly encouraged as long as they are consistent with
6 the established architectural style of the residential building.
- 7 c. When overhangs and awnings are included, they shall be no less than one foot deep
8 when measured perpendicular to the building face, to function as an energy
9 conservation measure and/or to protect people and the house from inclement weather.
10 Required setbacks shall be measured from the bearing wall of the primary structure
11 and not the overhang/awning.
- 12 5. Windows and Doors.
- 13 a. All-front, street-facing facades shall have windows and doors covering at least 15
14 percent of the primary front façade (exclusive of the garage façade in calculating this
15 area). Full glass front doors and sidelights shall count towards meeting this
16 requirement.
- 17 b. The front entry of the residential unit should be in scale with the façade and designed
18 appropriate to the established architectural style of the building.
- 19 6. Exterior Finishes.
- 20 a. Exterior finishes shall be consistent with the established architectural style of the
21 residential building.
- 22 b. Acceptable finishes may include wood, cement board, brick, rock and masonry.
23 Stucco is acceptable if consistent with the established architectural style of the
24 building.
- 25 c. Prohibited finishes include Exterior Insulation Finishing Systems (EIFs), foam
26 moldings, and vinyl siding.
- 27 d. All exterior color shall be predominately earth tones.
- 28 7. Garages.
- 29 a. Garages shall not comprise more than 55 percent of the front of the residence.
- 30 b. Garages facing the street shall be recessed at least five feet from the primary front
31 façade of the home or shall include hinges, handles, and coach lights.
- 32 c. Garage doors should be simple in design with door patterns and accent colors
33 complementary to the architectural character of the home. Windows are encouraged
34 to reduce the visual impact.
- 35 d. Side facing garage doors, if chosen, must incorporate a minimum of 15% in area
36 windows and trim on the wall facing the front street.
- 37 e. Two-car garages must be a minimum of 20 feet deep.
- 38 f. Either side load or front load garage design may be utilized. All single-family dwelling
39 units shall be designed with a 2-car garage minimum.

- 1 g. Conversion of garage into living space shall be prohibited.
- 2 8. Lot trees. Each single-family lot is required to plant a minimum of three trees on the lot prior to
- 3 issuance of the certificate of occupancy. A minimum of one canopy type tree must be located in
- 4 the front yard. The size of the trees must be a minimum caliper of 3.0 inches, Florida Number One
- 5 Grade or Better, and 8 to 12 feet in height upon planting.
- 6 9. A development entrance with residential-scaled landscaping and signage shall be constructed.
- 7 Entrance features of consistent design are required at both primary and secondary entrances of
- 8 each project to enhance the visual identity of the development. Gates at entrances are allowed if
- 9 the internal roads are private. Publicly dedicated roads shall not be gated.
- 10 10. Streets within residential neighborhoods shall be designed for people, as well as vehicles. Each
- 11 residential unit shall have direct access to a sidewalk. Residential streets should be designed to
- 12 encourage slower speeds.
- 13 11. Pedestrian and bicycle connections shall be provided to promote access to surrounding areas,
- 14 including schools, public buildings, parks, and nearby commercial areas.
- 15 12. Street lighting along roadways in developments should provide a smooth, even pattern that
- 16 eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed
- 17 according to optimum spacing as recommended by the manufacturer. Light poles should not
- 18 exceed 30 feet in height. Illumination for vehicles in residential neighborhoods should be
- 19 approximately 0.50 foot-candles. Street lighting shall be designed consistent with the
- 20 International Dark-Sky Association lighting principals.
- 21 13. Boat Docks and Ramps are permitted in accordance with Land Development Regulations (LDR)
- 22 Section 10.01.04. Any communal boat ramp or dock will be for resident use only and not publicly
- 23 accessible.
- 24 14. Front Yard fencing shall not exceed 4-feet in height.
- 25 15. RV storage on lots with or without a single-family dwelling unit is prohibited.
- 26 16. The Architectural Design Standards above shall be incorporated into the Homeowners Association
- 27 Restrictive Covenants or other applicable documents.
- 28 17. All areas of the Planned Unit Development (PUD) shall maintain grass height of 12 inches or less
- 29 until as such time as the PUD fully develops.

1 **E. Landscaping, Buffering, and Screening Requirements.**

Buffer Number	Location	Adjacent Property	Buffer Width	Buffer Type
1	North	Loch Leven	50-feet	50-foot-wide Upland Buffer
2	East	Country Club of Mount Dora	Fence/Wall	Fence and/or Precast Wall adjacent to FDOT Access & Utility Easement & Pond
3	South*	US 441	25-feet	Type "C" (25-foot-wide), as defined by LDR Chapter 9.01.06
4	West (Commercial)	Loch Leven Landing	N/A	Use existing buffer on neighboring property per LDR Section 9.01.06 – MD Ordinance 2008-1015: 30-foot Type B Buffer
5	West (Residential)	Residential	10-feet	Type "A" (10-foot-wide), as defined by LDR Chapter 9.01.06
6	Frontage Road	Loch Leven Landing / US 441	25-feet, or Fence/Wall	Type "C" (25-foot-wide) on south side of frontage road along US 441; Fence and/or Wall on north side of frontage road adjacent to residential properties

*The first 15-feet adjacent to US 441 will not have plantings due to a 15-foot-wide SECO easement; buffer plantings will be located within the remaining 10-feet.

- 2 1. A fence and/or wall immediately adjacent to the residences along U.S. 441 shall be provided. The
- 3 fence and/or wall will be constructed with architectural enhancement such as brick, stone, or similar
- 4 materials, and must be setback from the landscape buffer and frontage road.
- 5 2. Drought tolerant, native trees, and vegetation shall be utilized for all street trees, landscape buffers,
- 6 and stormwater retention/detention areas.
- 7 3. Best Management Practices for native landscaping and "right plant-right place" landscaping
- 8 techniques shall be utilized in the design and installation of invasive exotic plant species in all
- 9 landscape plantings is prohibited.
- 10 4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall
- 11 incorporate soil moisture and rain sensors into the irrigation design.
- 12 5. The homeowner's association is required to enforce compliance with the County's fertilizer
- 13 regulations contained under LDR Section 6.13.00, as amended, and shall incorporate the same
- 14 into the Homeowners Association Restrictive Covenants or other applicable documents.

- 1 6. Landscaping, irrigation, and screening shall be in accordance with the Comprehensive Plan and
2 LDR, as amended

3 **F. Transportation.**

- 4 1. Primary access shall be from US 441 and will require permitting from the Florida Department of
5 Transportation (FDOT). All access management shall be in accordance with the FDOT,
6 Comprehensive Plan and Land Development Regulations, as amended.
- 7 2. Cross-Access to the adjacent Loch Leven Landing development shall be required to assist with
8 access management and traffic circulation for this development and neighboring shopping center;
9 provided, however, that if the final cross-connection is not allowed by Loch Leven Landing,
10 developer will only be required to construct the connection to the westerly property line.
11 Owner/developer is not required to obtain a cross-access easement or construction easement from
12 Loch Leven Landing.
- 13 3. The development will provide a location for, and will design, a 12' golf cart trail from the western
14 edge of the FDOT 70' easement to the development's full median opening at US 441 to allow the
15 residents of the Country Club of Mount Dora access to the frontage road. The golf cart trail will be
16 located within the 15' SECO easement adjacent to US 441, and will be constructed with either
17 asphalt or concrete. This requirement is subject to SECO's approval. Further, the golf cart trail will
18 only be constructed if either the City of Mount Dora or the County Club of Mount Dora assumes
19 ownership and maintenance of this facility.
- 20 4. If required, the development will provide for, and design, a frontage road for traffic circulation
21 provided, however, that road will only be constructed if either the City of Mount Dora or the Country
22 Club of Mount Dora assumes ownership and maintenance of these facilities. The frontage road
23 will be 34' of right-of-way from the westerly boundary to the full median opening at US 441.
- 24 5. The development shall be required to design, permit, and construct a traffic signal on US 441 and
25 the site entrance, if warranted by FDOT, along with coordinating the design and operation with
26 both the Florida Department of Transportation (FDOT) and Lake County.
- 27 6. Sidewalks will be required within the development.
- 28 7. Internal roads within the development shall be designed to meet Florida Greenbook and Lake
29 County road design standards.
- 30 8. If the roads within the PUD are platted as public roads, future road maintenance will be funded
31 through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU)
32 as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat
33 or site plan approval, the Owner shall provide any documentation required by the County to impose
34 an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner
35 acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem
36 assessment using the uniform method of collection set forth under Section 197.3632, Florida
37 Statutes.

- 38 **G. Environmental Requirements.** An Environmental Assessment must be submitted within 6-months of
39 the date the preliminary plat application is filed to address natural vegetative communities, wildlife
40 corridors and designated species. The assessment shall be prepared in accordance with other
41 applicable provisions of the LDR.

1 **H. Stormwater and Floodplain Management.**

- 2 1. The stormwater management system shall be designed in accordance with all applicable Lake
3 County and St. Johns River Water Management District (SJRWMD) requirements, as amended.
4 2. The developer shall be responsible for conducting any flood studies required for developing the
5 site and shall comply with FEMA regulations, the Comprehensive Plan and the LDR, as amended.
6 Any development within the floodplain as identified on the FEMA maps will require compensating
7 storage.

8 **I. Signage.** All signage shall be consistent with the Comprehensive Plan and LDR, as amended.

9 **J. Lighting.** Exterior lighting must be in accordance with the LDR, as amended, and consistent with Dark-
10 Sky Principles.

11 **K. Noise.** The development must comply with the noise protection provisions contained with the LDR, as
12 amended.

13 **L. Utilities.** Water and sewer shall be provided to the development by the City of Mount Dora unless the
14 City declines the provision of such utility services. A copy of the utility service agreement shall be
15 provided to the County if entered into between the parties. If the City declines to provide utilities, the
16 developer shall provide central water and sewer through alternative means as approved by the County.

17 **M. Mass Grading for Site Development.** All grading for the site development shall be in accordance with
18 the LDR, as amended.

19 **N. Concurrency Management Review and Impact Fees.** The Owner and Developer shall comply with
20 concurrency management regulations and shall be subject to all applicable concurrency requirements
21 as set forth in the LDRs.

22 **O. Development Review and Approval.** Prior to the issuance of any permits, the developer will be
23 required to submit applications for a preliminary plat, construction plans, and final plat generally
24 consistent with Exhibit "B" - Conceptual Plan for review and approval in accordance with the
25 Comprehensive Plan and LDR, as amended.

26 **P. PUD Expiration.** Physical development shall commence within three (3) years from the effective date
27 of this Ordinance. Failure to commence construction within three (3) years of approval shall cause the
28 revocation of this Ordinance, in accordance with the Comprehensive Plan, as amended. Prior to
29 expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public
30 Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that
31 reasonable efforts have been made towards securing the required approvals and commencement of
32 work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time
33 pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary
34 plat, construction plans, or final plat, commencement of physical development shall be equally
35 extended so long as the development is proceeding in good faith and does not allow the originally
36 extended development order to expire.

37 **Q. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references in this
38 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
39 the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

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

- 2 **A.** After establishment of the facilities as provided herein, the property shall only be used for the purposes
3 named in this Ordinance. Any other proposed use must be specifically authorized by the Board of
4 County Commissioners.
- 5 **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
6 convert, or demolish any building, structure, add other uses, or alter the land in any manner within the
7 boundaries of the above-described land without first obtaining the necessary approvals in accordance
8 with the LDR, as amended, and obtaining the permits required from the other appropriate governmental
9 agencies.
- 10 **C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and
11 the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any
12 successors and shall be subject to each condition herein set out.
- 13 **D.** Construction and operation of the proposed use shall always comply with the regulations of this and
14 other governmental permitting agencies.
- 15 **E.** The transfer of ownership or lease of any or all the property described in this Ordinance shall be
16 included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of
17 the conditions established by this Ordinance and agrees to be bound by these conditions. The
18 purchaser or lessee may request a change from the existing plans and conditions by following
19 procedures contained in the LDR, as amended.
- 20 **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms and
21 conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

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

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

ENACTED this 11 day of October, 2022.


FILED with the Secretary of State October 26th, 2022.

EFFECTIVE October 11th, 2022.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman

ATTEST:


Gary J. Cooney, Clerk of the
Board of County Commissioners
Lake County, Florida



APPROVED AS TO FORM AND LEGALITY


Melanie Marsh, County Attorney

Exhibit "A" – Legal Description

1
2 PARCEL 6:

3
4 NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27
5 EAST, LYING NORTHEASTERLY OF US HWY 441.
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7 PARCEL 7:

8
9 FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE
10 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY
11 RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY
12 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00"
13 EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST
14 LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN
15 NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY
16 ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4
17 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE
18 OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT
19 WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE
20 OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45"
21 EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A
22 DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF
23 THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET
24 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
25 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST
26 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN
27 NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.
28

29 LESS AND EXCEPT:

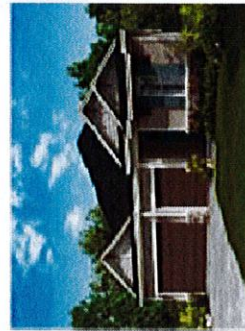
30
31 FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN
32 NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE
33 INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE
34 CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST
35 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE
36 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE
37 ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE
38 NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST
39 CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF
40 BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A
41 DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET,
42 NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST
43 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB
44 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF
45 MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT
46 ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST
47 ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF
48 BEGINNING.
49

50 THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 144.23
51 ACRES MORE OR LESS.

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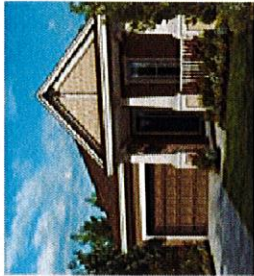
EXHIBIT "C" – Elevations

ARCHITECTURAL ELEVATION EXAMPLES



ARCHITECTURAL ELEVATION EXAMPLES
ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

2



3





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 26, 2022

Honorable Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Gary Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lake County Ordinance No. 2022-44, which was filed in this office on October 26, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra