

**Summary of Ordinance**

The purpose of this ordinance is to establish the Lakehaven Community Development District (CDD) on 751.34 +/- acres.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation "\* \* \*" shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

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**ORDINANCE NO. 2025 - 27**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, ESTABLISHING THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT LOCATED IN UNINCORPORATED LAKE COUNTY AND CONTAINING APPROXIMATELY 751.34 ACRES; PROVIDING FOR THE AUTHORITY OF THE DISTRICT; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Pulte Home Company, LLC, a Michigan limited liability company, has petitioned the Board of County Commissioners ("Board") of Lake County, Florida, a political subdivision of the State of Florida, to establish LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT ("District"); and

**WHEREAS**, the Board of County Commissioners, after proper published notice has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e), Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the Lake County Comprehensive Plan or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.
5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services, and facilities.
6. The area that will be served by the District is amenable to separate special-district government.

**WHEREAS**, it is the policy of this State, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the district so established does not have any zoning or permitting powers governing development; and

1           **WHEREAS**, Section 190.004(3), Florida Statutes, provides that all governmental planning,  
2 environmental, and land development laws, regulations, and ordinances apply to all development of the land  
3 within a community development district. Community development districts do not have the power of a local  
4 government to adopt a comprehensive plan, building code, or land development code, as those terms are  
5 defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district  
6 shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of  
7 the applicable local general-purpose government; and

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9           **WHEREAS**, on the 1st day of July 2025, this application was presented to the Board of County  
10 Commissioners for consideration.

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12           **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
13 Florida, as follows:

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15           **Section 1.     Legislative Findings of Fact.** The foregoing recitals are hereby adopted as  
16 legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and  
17 correct and are hereby made a specific part of this Ordinance upon adoption hereof.

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19           **Section 2.     Authority of Ordinance.** This Ordinance is adopted pursuant to Section  
20 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

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22           **Section 3.     Establishment of the Lakehaven Community Development District.** The  
23 Lakehaven Community Development District is hereby established within the boundaries of the real property  
24 described in Exhibit "A" attached hereto and incorporated by reference herein.

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26           **Section 4.     Designation of Initial Board Members.** The following five persons are herewith  
27 designated to be the initial members of the Board of Supervisors: Maleia Smiferguso, Mary Burns, Bernard  
28 Sullivan, Richard Jerman, and Dan Edwards.

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30           **Section 5.     District Name.** The community development district herein established shall  
31 henceforth be known as the "Lakehaven Community Development District."

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33           **Section 6.     Statutory Provisions Governing the District.** The Lakehaven Community  
34 Development District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other  
35 applicable general and local law.

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37           **Section 7.     Consent to Special Powers.** Upon the effective date of this Ordinance, the  
38 Lakehaven Community Development District will be duly and legally authorized to exist and exercise all of its  
39 powers as set forth in Sections 190.011 and 190.012(1), (3) & (4), Florida Statutes, and as otherwise provided  
40 by law. Furthermore, pursuant to Section 190.005(2)(d) and Subsection 190.012(2), Florida Statutes, as  
41 amended, the Board of County Commissioners hereby consents to the exercise by the District board of  
42 supervisors of the special powers listed in Sections 190.012(2)(a) & (d), Florida Statutes.

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44           **Section 8.     Administrative Correction of Scrivener's Errors.** The administrative correction of  
45 typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by  
46 the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of  
47 same with the County Clerk.



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EXHIBIT "A" – Legal Description.

PARCEL 1

A TRACT OF LAND BEING A PORTION OF SECTIONS 33, 34 AND 35 TOWNSHIP 23 SOUTH, RANGE 26 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°39'21" WEST ALONG THE EAST LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 662.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 57°54' FEET OF THE NORTH 1900.00 FEET OF THE NORTH THREE QUARTERS OF THE WEST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 89°36'09" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 157, PAGE 10 AND OFFICIAL RECORDS BOOK 5947, PAGE 2309 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1438.11 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°36'04" WEST FOR A DISTANCE OF 22.65 FEET; THENCE RUN SOUTH 08°22'46" WEST FOR A DISTANCE OF 222.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTH-WESTERLY HAVING A RADIUS OF 1750.00 FEET, WITH A CHORD BEARING OF SOUTH 32°01'58" WEST, AND A CHORD DISTANCE OF 149.42 FEET; THENCE RUN SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°18'24" FOR A DISTANCE OF 144.43 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 55°41'10" WEST FOR A DISTANCE OF 145.47 FEET; THENCE RUN SOUTH 75°3'24" WEST FOR A DISTANCE OF 238.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF AFORESAID SECTION 33; THENCE RUN NORTH 89°34'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 150.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTH-EAST QUARTER OF AFORESAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 44°25'42" WEST FOR A DISTANCE OF 165.30 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 165.69 FEET; THENCE RUN SOUTH 67°29'12" WEST FOR A DISTANCE OF 232.34 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15240.00 FEET, WITH A CHORD BEARING OF SOUTH 67°51'25" WEST, AND A CHORD DISTANCE OF 819.14 FEET; THENCE RUN SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'48" FOR A DISTANCE OF 819.23 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 69°50'22" WEST FOR A DISTANCE OF 100.74 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET, WITH A CHORD BEARING OF SOUTH 65°51'45" WEST, AND A CHORD DISTANCE OF 58.31 FEET; THENCE RUN SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'09" FOR A DISTANCE OF 58.31 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 47°58'13" WEST FOR A DISTANCE OF 219.99 FEET; THENCE RUN NORTH 79°03'04" WEST FOR A DISTANCE OF 172.19 FEET; THENCE RUN SOUTH 52°1'13" WEST FOR A DISTANCE OF 666.98 FEET; THENCE RUN NORTH 89°53'51" WEST FOR A DISTANCE OF 584.83 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 01°39'25" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 386.16 FEET TO THE SOUTH-WEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°53'54" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 108.43 FEET TO THE NORTH-EAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF THE NORTH-WEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 303.02 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 61°26'40" WEST FOR A DISTANCE OF 515.23 FEET; THENCE RUN SOUTH 61°38'27" WEST FOR A DISTANCE OF 273.09 FEET; THENCE RUN SOUTH 75°29'49" WEST FOR A DISTANCE OF 151.57 FEET; THENCE RUN NORTH 19°19'59" WEST FOR A DISTANCE OF 272.18 FEET; THENCE RUN SOUTH 69°47'24" WEST FOR A DISTANCE OF 738.84 FEET; THENCE RUN SOUTH 77°58'58" WEST FOR A DISTANCE OF 271.75 FEET; THENCE RUN SOUTH 38°42'41" WEST FOR A DISTANCE OF 252.81 FEET; THENCE RUN NORTH 11°06'30" WEST FOR A DISTANCE OF 1430.26 FEET; THENCE RUN NORTH 19°21'36" WEST FOR A DISTANCE OF 1785.41 FEET; THENCE RUN SOUTH 85°39'29" WEST FOR A DISTANCE OF 82.51 FEET; THENCE RUN NORTH 84°27'29" WEST FOR A DISTANCE OF 37.06 FEET; THENCE RUN NORTH 72°54'19" WEST FOR A DISTANCE OF 85.04 FEET; THENCE RUN NORTH 59°23'37" WEST FOR A DISTANCE OF 53.26 FEET; THENCE RUN NORTH 24°46'53" WEST FOR A DISTANCE OF 58.92 FEET; THENCE RUN NORTH 17°05'11" WEST FOR A DISTANCE OF 114.80 FEET; THENCE RUN NORTH 04°38'10" WEST FOR A DISTANCE OF 10.69 FEET; THENCE RUN NORTH 28°34'16" WEST FOR A DISTANCE OF 50.97 FEET; THENCE RUN NORTH 13°31'17" WEST FOR A DISTANCE OF 223.47 FEET; THENCE RUN NORTH 02°11'47" EAST FOR A DISTANCE OF 54.35 FEET; THENCE RUN NORTH 26°15'31" EAST FOR A DISTANCE OF 152.61 FEET; THENCE RUN NORTH 37°28'12" EAST FOR A DISTANCE OF 79.13 FEET; THENCE RUN NORTH 48°54'08" EAST FOR A DISTANCE OF 118.91 FEET; THENCE RUN NORTH 67°36'40" EAST FOR A DISTANCE OF 76.63 FEET; THENCE RUN NORTH 72°12'16" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN NORTH 82°52'07" EAST FOR A DISTANCE OF 50.88 FEET; THENCE RUN SOUTH 89°17'51" EAST FOR A DISTANCE OF 156.29 FEET; THENCE RUN NORTH 71°53'52" EAST FOR A DISTANCE OF 46.94 FEET; THENCE RUN SOUTH 82°24'42" EAST FOR A DISTANCE OF 630.88 FEET; THENCE RUN SOUTH 72°54'13" EAST FOR A DISTANCE OF 56.13 FEET; THENCE RUN SOUTH 58°23'07" EAST FOR A DISTANCE OF 125.29 FEET; THENCE RUN SOUTH 88°27'25" EAST FOR A DISTANCE OF 68.76 FEET; THENCE RUN NORTH 30°03'45" EAST FOR A DISTANCE OF 52.33 FEET; THENCE RUN NORTH 15°07'04" EAST FOR A DISTANCE OF 79.88 FEET; THENCE RUN NORTH 22°01'09" EAST FOR A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 28°55'13" EAST FOR A DISTANCE OF 90.49 FEET; THENCE RUN NORTH 17°36'48" EAST FOR A DISTANCE OF 73.21 FEET; THENCE RUN NORTH 58°01'46" EAST FOR A DISTANCE OF 95.53 FEET; THENCE RUN NORTH 28°52'02" EAST FOR A DISTANCE OF 212.91 FEET; THENCE RUN NORTH 13°10'44" EAST FOR A DISTANCE OF 217.27 FEET; THENCE RUN NORTH 18°25'41" EAST FOR A DISTANCE OF 80.06 FEET; THENCE RUN NORTH 31°28'14" EAST FOR A DISTANCE OF 119.74 FEET; THENCE RUN NORTH 28°13'39" EAST FOR A DISTANCE OF 88.26 FEET; THENCE RUN NORTH 47°11'58" EAST FOR A DISTANCE OF 162.39 FEET; THENCE RUN NORTH 29°47'38" EAST FOR A DISTANCE OF 198.43 FEET; THENCE RUN NORTH 22°37'51" EAST FOR A DISTANCE OF 136.27 FEET; THENCE RUN NORTH 40°11'01" WEST FOR A DISTANCE OF 305.50 FEET; THENCE RUN NORTH 58°15'58" EAST FOR A DISTANCE OF 48.11 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 28.73 FEET; THENCE RUN NORTH 12°48'58" WEST FOR A DISTANCE OF 47.02 FEET; THENCE RUN NORTH 24°20'50" WEST FOR A DISTANCE OF 86.07 FEET; THENCE RUN NORTH 18°11'44" WEST FOR A DISTANCE OF 67.87 FEET; THENCE RUN NORTH 02°42'25" EAST FOR A DISTANCE OF 170.55 FEET; THENCE RUN NORTH 20°11'24" EAST FOR A DISTANCE OF 193.59 FEET; THENCE RUN NORTH 31°49'22" EAST FOR A DISTANCE OF 173.80 FEET; THENCE RUN NORTH 12°00'19" EAST FOR A DISTANCE OF 100.29 FEET; THENCE RUN NORTH 21°31'58" WEST FOR A DISTANCE OF 102.24 FEET; THENCE RUN NORTH 12°32'03" WEST FOR A DISTANCE OF 19.32 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHELL POINT ROAD ACCORDING TO DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 83°38'48" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 67.48 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET, WITH A CHORD BEARING OF SOUTH 07°58'09" EAST, AND A CHORD DISTANCE OF 146.83 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'00" FOR A DISTANCE OF 147.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET, WITH A CHORD BEARING OF SOUTH 09°15'16" WEST, AND A CHORD DISTANCE OF 527.25 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°45'42" FOR A DISTANCE OF 534.92 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 582.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTH-WESTERLY HAVING A RADIUS OF 835.00 FEET, WITH A CHORD BEARING OF NORTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 972.55 FEET, WITH A CHORD BEARING OF SOUTH 90°00'00" EAST, AND A CHORD DISTANCE OF 662.17 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°48'30" FOR A DISTANCE OF 675.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF SOUTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 56.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 345.00 FEET, WITH A CHORD BEARING OF SOUTH 74°00'30" EAST, AND A CHORD DISTANCE OF 190.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°59'00" FOR A DISTANCE OF 192.51 FEET TO A POINT OF ON A TANGENT LINE; THENCE RUN SOUTH 58°01'00" EAST FOR A DISTANCE OF 39.07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTH-WESTERLY HAVING A RADIUS OF 5000 FEET, WITH A CHORD BEARING OF NORTH 61°01'05" EAST, AND A CHORD DISTANCE OF 87.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°13'75" FOR A DISTANCE OF 105.14 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 02°21'09" EAST FOR A DISTANCE OF 550.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 168.00 FEET, WITH A CHORD BEARING OF NORTH 16°25'25" WEST, AND A CHORD DISTANCE OF 96.38 FEET; THENCE RUN NORTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°33'09" FOR A DISTANCE OF 93.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF NORTH 40°04'45" WEST, AND A CHORD DISTANCE OF 4.31 FEET; THENCE RUN NORTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°45'31" FOR A DISTANCE OF 4.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 68.00 FEET, WITH A CHORD BEARING OF NORTH 57°40'24" WEST, AND A CHORD DISTANCE OF 25.28 FEET; THENCE RUN NORTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°15'47" FOR A DISTANCE OF 25.43 FEET TO A POINT ON A NON-TANGENT LINE, LYING ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID SHELL POINT ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 5790 PAGE 352 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID SOUTH RIGHT-OF-WAY LINE: SOUTH 89°38'51" EAST FOR A DISTANCE OF 339.01 FEET; THENCE RUN SOUTH 89°38'46" EAST FOR A DISTANCE OF 2640.85 FEET TO A POINT ON THE EAST LINE OF THE NORTH-EAST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN SOUTH 00°33'40" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 266.61 FEET; THENCE RUN SOUTH 57°18'11" WEST DEPARTING SAID EAST LINE FOR A DISTANCE OF 1148.47 FEET; THENCE RUN SOUTH 00°18'11" WEST FOR A DISTANCE OF 1781.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH-EAST QUARTER OF SECTION 34; THENCE RUN NORTH 89°51'38" EAST A DISTANCE OF 1000.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 101.19 ACRES MORE OR LESS.

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### EXHIBIT "A" – Legal Description Continued.

PARCEL 2

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, THENCE RUN NORTH 89°33'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTH-EAST CORNER OF THE NORTH-EAST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTH-EAST QUARTER OF SECTION 3 FOR A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 02°19'21" WEST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 818.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 83°58'05" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 819.18 FEET; THENCE RUN NORTH 11°06'42" WEST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 280.93 FEET; THENCE RUN NORTH 61°29'30" EAST A DISTANCE OF 1179.88 FEET TO THE POINT OF BEGINNING.  
CONTAINING 12.56 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, THENCE RUN NORTH 89°33'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTH-EAST CORNER OF THE NORTH-EAST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTH-EAST QUARTER OF SECTION 3 FOR A DISTANCE OF 1427.91 FEET TO THE SOUTH-EAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1327.19 FEET TO THE NORTH-EAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°13'33" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 402.78 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 00°12'33" WEST CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 1689.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 80°59'24" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 731.63 FEET; THENCE RUN NORTH 26°41'19" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 56.74 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 46.66 FEET; THENCE RUN NORTH 28°39'29" WEST FOR A DISTANCE OF 81.92 FEET; THENCE RUN SOUTH 83°40'00" WEST FOR A DISTANCE OF 100.73 FEET; THENCE RUN NORTH 21°48'45" WEST FOR A DISTANCE OF 1254.54 FEET; THENCE RUN NORTH 79°41'43" EAST FOR A DISTANCE OF 203.84 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1517.00 FEET, WITH A CHORD BEARING OF NORTH 61°40'34" EAST, AND A CHORD DISTANCE OF 535.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'42" FOR A DISTANCE OF 538.33 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 51°50'17" EAST FOR A DISTANCE OF 141.28 FEET; THENCE RUN SOUTH 68°45'44" EAST A DISTANCE OF 536.04 FEET TO THE POINT OF BEGINNING.  
CONTAINING 38.59 ACRES MORE OR LESS.

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**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 13, 2025

Gary J. Cooney  
Clerk  
Lake County  
315 W. Main Street  
Tavares, FL 32778

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. 2025-27, which was filed in this office on August 13, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp