

10-13-14 P04:51 RCVD

10-13-14 P03:44 RCVD



Interoffice Memorandum

DATE: October 10, 2014

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Alberto A. Vargas, MArch, Manager, Planning Division

CONTACT PERSON: **John Smogor, Planning Administrator**
Planning Division 407-836-5616 and
john.smogor@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing

Project Name: Orange Lake Country Club Planned Development/Land Use Plan (PD/LUP), Case # CDR-14-06-157

Type of Hearing: Substantial Change

Applicant(s): Gregory Lee, Baker & Hostetler, LLP

Commission District: 1

General Location: Generally located east of County Road 545 (Avalon Road), north of U.S. Highway 192, and along both sides of the realigned segment of Hartzog Road.

BCC Public Hearing Required by: Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

11/18/14
c 2pm

Clerk's Advertising
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person: IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: lourdes.o'farrill@ocfl.net 407-836-5686

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-5684.836-5686

Advertising Language:

This substantial change request is to amend the Orange Lake County Club Planned Development (PD) and Land Use Plan (LUP) by reclassifying the approved land use of "timeshare" as "timeshare/short term rental", while incorporating a new condition of approval stating that short term rentals shall not exceed 179 days. The request would also amend the PD/LUP by reflecting a modified Hartzog Road alignment and access points; an updated trip conversion matrix; updated project phasing dates; and revised notes addressing short term rental setbacks and alley design requirements. Finally, a note indicating that up to 25,000 square feet of retail uses and 400 hotel rooms may be located in the North Village has been added to the amended PD/LUP.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

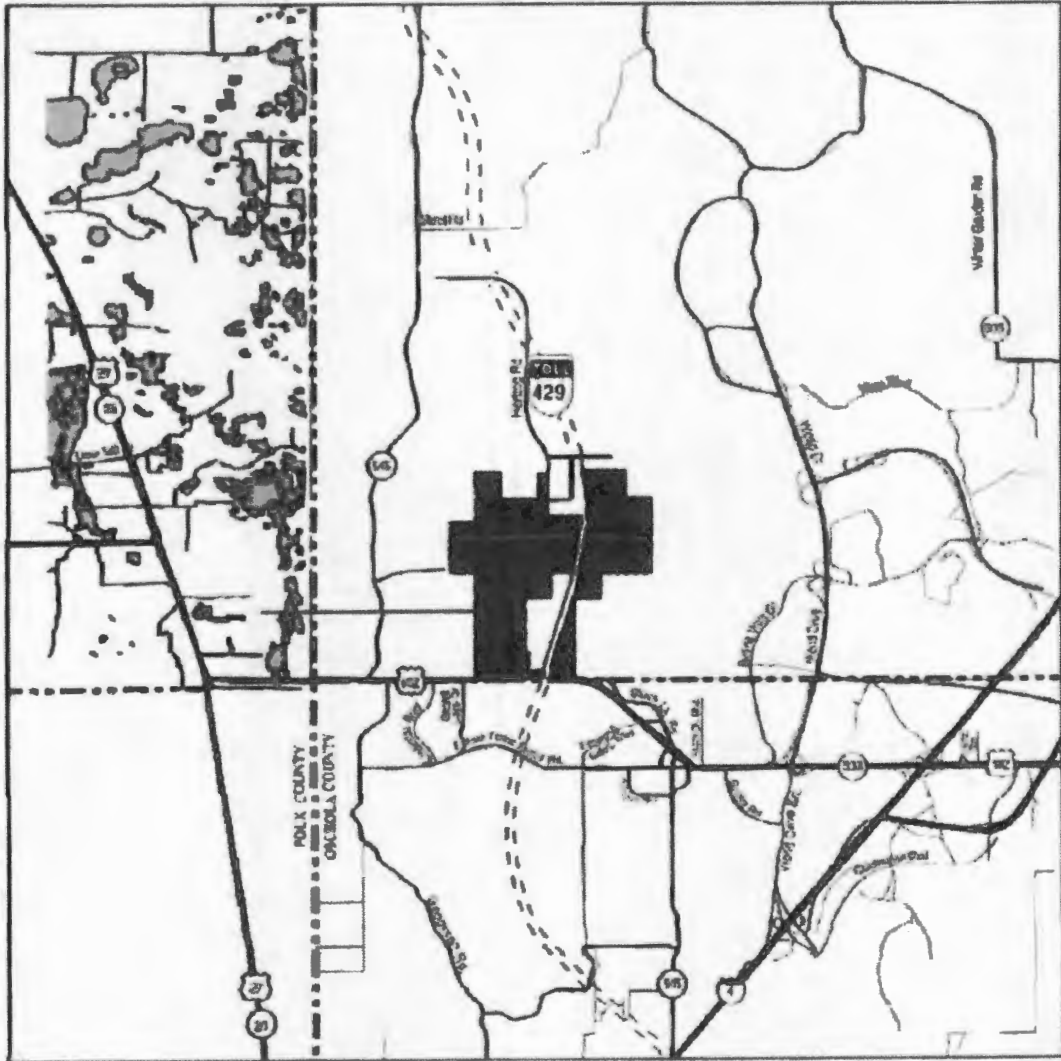
Special instructions to the Clerk:

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

LOCATION MAP



If you have any questions
regarding this map, please call
John Smogor at 407-836-5616.

DESCRIPTION:

PARCEL ID 28-24-27-0000-00-007

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (LESS ROAD RIGHT-OF-WAY) ALL BEING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL APPROXIMATELY 70 FEET X 70 FEET:

COMMENCE AT A 6"x6" CONCRETE MONUMENT LOCATED AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°18'15"E, ALONG THE MONUMENTED NORTH-SOUTH CENTER SECTION LINE, 2635.88 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED AT THE MONUMENT CENTER SECTION OF SAID SECTION 28; THENCE RUN N89°42'52"W, 81.82 FEET TO A 1" IRON PIPE LOCATED AT THE CENTERLINE RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 839, PAGE 444, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N00°19'49"E ALONG THE MONUMENTED CENTERLINE, 300.00 FEET TO A 1" IRON PIPE; THENCE LEAVING SAID CENTERLINE RUN N89°40'11"W, 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARTZOG ROAD, SAID POINT BEING LOCATED ON A CURVE CONCAVE SOUTHEASTERLY HAVING FOR ITS ELEMENTS A RADIUS OF 5759.65, A DELTA OF 01°04'40", A CHORD, A CHORD DISTANCE OF 108.33' AND A CHORD BEARING OF N00°52'09"E; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 108.33 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N60°16'49"W, 103.13 FEET TO THE POINT OF BEGINNING OF SAID LEASE AREA WHICH LIES 128.95 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID NORTH 3/4 AND 200.49 FEET WESTERLY FROM THE MONUMENTED NORTH-SOUTH CENTER SECTION LINE; THENCE RUN S89°41'28"E, 35.00 FEET TO A 1/2" IRON ROD (LB4596); THENCE RUN N00°18'32"E, 70.00 FEET TO 1/2" IRON ROD (LB4596); THENCE RUN N89°41'28"W, 70.00 FEET TO A 1/2" IRON ROD (LB4596); THENCE RUN S 89°41'28"E, 35.00 FEET TO THE POINT OF BEGINNING.

PARCEL ID 28-24-27-0000-00-016

COMMENCE AT A 6"x6" CONCRETE MONUMENT LOCATED AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°18'15"E, ALONG THE MONUMENTED NORTH-SOUTH CENTER SECTION LINE, 2635.88 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED AT THE MONUMENT CENTER SECTION OF SAID SECTION 28; THENCE RUN N89°42'52"W, 81.82 FEET TO A 1" IRON PIPE LOCATED AT THE CENTERLINE RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 839, PAGE 444, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N00°19'49"E ALONG THE MONUMENTED CENTERLINE, 300.00 FEET TO A 1" IRON PIPE; THENCE LEAVING SAID CENTERLINE RUN N89°40'11"W, 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARTZOG ROAD, SAID POINT BEING LOCATED ON A CURVE CONCAVE SOUTHEASTERLY HAVING FOR ITS ELEMENTS A RADIUS OF 5759.65, A DELTA OF 01°04'40", A CHORD, A CHORD DISTANCE OF 108.33' AND A CHORD BEARING OF N00°52'09"E; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 108.33 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N60°16'49"W, 103.13 FEET TO THE POINT OF BEGINNING OF SAID LEASE AREA WHICH LIES 128.95 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID NORTH 3/4 AND 200.49 FEET WESTERLY FROM THE MONUMENTED NORTH-SOUTH CENTER SECTION LINE; THENCE RUN S89°41'28"E, 35.00 FEET TO A 1/2" IRON ROD (LB4596); THENCE RUN N00°18'32"E, 70.00 FEET TO 1/2" IRON ROD (LB4596); THENCE RUN N89°41'28"W, 70.00 FEET TO A 1/2" IRON ROD (LB4596); THENCE RUN S 89°41'28"E, 35.00 FEET TO THE POINT OF BEGINNING.

PARCEL ID 28-24-27-0000-00-011

EAST 1/2 OF NE 1/4 OF NW 1/4 LESS ROAD RIGHT-OF-WAY ON THE EAST AND LESS THE NORTH 55' OF EAST 215', SECTION 28, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL ID 29-24-27-0000-00-006

THE EAST 1/2 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL ID 29-24-27-0000-00-005

THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

TOGETHER WITH;

THAT PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;

BEGIN AT THE WEST 1/4 CORNER OF SECTION 28; THENCE RUN N89°59'06"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, 1326.22 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N00°00'32"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 330.84 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N89°56'48"E ALONG SAID SOUTH LINE, 1214.42 FEET TO THE WEST RIGHT OF WAY LINE OF HARTZOG ROAD BEING A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 00°18'54", A RADIUS OF 5759.65 FEET, AN ARC LENGTH OF 31.67 FEET, A CHORD BEARING OF S00°08'11"W AND A CHORD DISTANCE OF 31.67 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S00°01'16"E, 2621.69 FEET TO THE NORTH RIGHT OF WAY LINE OF HARTZOG ROAD BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°34'20", A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 110.65 FEET, A CHORD BEARING OF S45°15'54"W AND A CHORD DISTANCE OF 99.49 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT OF WAY LINE N89°26'56"W, 1403.25 FEET TO A CURVE CONCAVE TO THE NORTH; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°16'00", A RADIUS OF 925.37 FEET, AN ARC LENGTH OF 327.32 FEET, A CHORD BEARING OF N79°18'56"W AND A CHORD DISTANCE OF 325.62 FEET; THENCE RUN N69°10'56"W, 121.50 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°09'00", A RADIUS OF 985.37 FEET, AN ARC LENGTH OF 346.54 FEET, A CHORD BEARING OF N79°15'26"W AND A CHORD DISTANCE OF 344.76 FEET; THENCE RUN N89°19'56"W, 261.02 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°07'50", A RADIUS OF 925.37 FEET, AN ARC LENGTH OF 34.41 FEET, A CHORD BEARING OF N88°16'02"W AND A CHORD DISTANCE OF 34.41 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°00'02"E ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 2205.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

A PORTION OF HARTZOG ROAD (A 60 FOOT RIGHT OF WAY) AS DESCRIBED IN DEED BOOK 839, PAGES 442 THROUGH 444, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE RUN N00°00'02" E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 387.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HARTZOG ROAD FOR POINT OF BEGINNING; THENCE CONTINUE N00°00'02"E ALONG SAID WEST LINE, 60.07 FEET TO THE NORTH RIGHT OF WAY LINE OF HARTZOG ROAD BEING A NON-TANGENT CURVE CONCAVE TO THE NORTH; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°07'50", A RADIUS OF 925.37 FEET, AN ARC LENGTH OF 34.41 FEET; A CHORD BEARING OF S88°16'02"E AND A CHORD DISTANCE OF 34.41 FEET; THENCE CONTINUE ALONG SAID NORTH AND WEST RIGHT OF WAY LINES OF HARTZOG ROAD THE FOLLOWING (8) EIGHT COURSES, S89°19'56"E, 261.02 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°09'00", A RADIUS OF 985.37 FEET, AN ARC LENGTH 346.54 FEET; A CHORD BEARING OF S79°15'26"E AND A CHORD DISTANCE OF 344.76 FEET; THENCE RUN S69°10'56"E, 121.50 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°16'00", A RADIUS OF 925.37 FEET, AN ARC LENGTH OF 327.32 FEET, A CHORD BEARING OF S79°18'56"E AND A CHORD DISTANCE OF 325.62 FEET; THENCE RUN S89°26'56"E, 1403.25 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°34'20", A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 110.65 FEET, A CHORD BEARING OF N45°15'54"E AND A CHORD DISTANCE OF 99.49 FEET; THENCE RUN N00°01'16"W, 2621.69 FEET TO A CURVE CONCAVE TO THE EAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 00°18'54", A RADIUS OF 5759.65 FEET, AN ARC LENGTH OF 31.67 FEET, A CHORD BEARING OF N00°08'11"E AND A CHORD DISTANCE OF 31.67 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE RUN N89°56'48"E ALONG SAID SOUTH LINE, 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF HARTZOG ROAD BEING A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 00°19'07", A RADIUS OF 5699.65 FEET, AN ARC LENGTH OF 31.70 FEET, A CHORD BEARING OF S00°08'17"W AND A CHORD DISTANCE OF 31.70 FEET; THENCE CONTINUE THE FOLLOWING (8) EIGHT COURSES ALONG THE EAST AND SOUTH RIGHT OF WAY LINES OF HARTZOG ROAD, S00°01'16", 2621.69 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°34'20", A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 205.50 FEET, A CHORD BEARING OF S45°15'54"W AND A CHORD DISTANCE OF 184.76 FEET; THENCE RUN N89°26'56"W, 1403.25 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°16'00", A RADIUS OF 985.37 FEET, AN ARC LENGTH OF 348.55 FEET, A CHORD BEARING OF N79°18'56"W AND A CHORD DISTANCE OF 346.73 FEET; THENCE RUN N69°10'56"W, 121.50 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°09'00", A RADIUS OF 925.37 FEET, AN ARC LENGTH OF 325.44 FEET, A CHORD BEARING OF N79°15'26"W AND A CHORD DISTANCE OF 323.76 FEET; THENCE RUN N89°19'56"W, 261.02 FEET TO A CURVE CONCAVE TO THE NORTH; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°57'36", A RADIUS OF 985.37 FEET, AN ARC LENGTH OF 33.71 FEET, A CHORD BEARING OF N88°21'08"W AND A CHORD DISTANCE OF 33.71 FEET TO THE POINT OF BEGINNING.

PARCEL ID 28-24-27-0000-00-006, 33-24-27-6377-00-002, 33-24-27-6377-00-004, 33-24-27-6377-00-005, 33-24-27-6377-00-006, 33-24-27-6377-00-040, 33-24-27-6377-00-050, 33-24-27-6377-00-060, 33-24-27-6377-00-051, 33-24-27-6377-00-052, 33-24-27-6378-00-001, 33-24-27-6378-00-010, 33-24-27-6378-00-030, 33-24-27-6379-00-070

THAT PORTION OF SECTIONS 27, 28 AND 33, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF SECTION 27; THENCE RUN N89°37'52"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, 1328.27 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27; THENCE RUN S00°00'31"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, 1330.98 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N89°29'16"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, 1332.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°10'20"E ALONG THE EAST LINE OF THE WEST 1/2 OF SECTION 27, 3964.69 FEET TO THE SOUTH 1/4 CORNER OF SECTION 27; THENCE RUN S89°44'52"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, 2679.62 FEET TO THE SOUTHWEST CORNER OF SECTION 27; THENCE RUN S00°08'11"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, 1329.07 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S89°36'38"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 1326.60 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE RUN S00°08'23"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1329.02 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S00°08'15"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33 AND THE EAST LINE OF ORANGE LAKE EAST TOWN CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 18 AND 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, 2558.01 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. 192; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT OF WAY LINE S89°36'45"W, 177.70 FEET; N00°23'15"W, 20.00 FEET; S89°36'45"W, 800.00 FEET; S00°23'15"E, 20.00 FEET; S89°36'45"W, 201.47 FEET TO THE WEST LINE OF AFORESAID ORANGE LAKE EAST TOWN CENTER ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF THE WESTERN BELTWAY; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE N00°23'55"W, 620.44 FEET; N13°32'04"E, 535.00 FEET; N19°46'06"E, 460.49 FEET TO THE NORTHWEST CORNER OF SAID ORANGE LAKE EAST TOWN CENTER; THENCE DEPARTING ORANGE LAKE EAST TOWN CENTER RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE, N19°11'56"E, 195.25 FEET; THENCE RUN N19°36'03"E, 2504.60 FEET TO A CURVE CONCAVE TO THE WEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 25°30'16", A RADIUS OF 10892.96 FEET, AN ARC LENGTH OF 4848.84 FEET, A CHORD BEARING OF N06°50'55"E AND A CHORD DISTANCE OF 4808.91 FEET; THENCE RUN N04°53'13"W, 1628.44 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28; THENCE RUN N89°39'57"E ALONG SAID NORTH LINE, 884.62 FEET TO THE POINT OF BEGINNING.

PARCEL ID 28-24-27-0000-00-013, 33-24-27-0000-00-001

THAT PORTION OF SECTION 28, 32 AND 33, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 28; THENCE RUN S00°08'36"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, 1428.98 FEET TO A LINE 100 FEET SOUTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S89°36'47"W ALONG SAID LINE, 1326.96 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33; THENCE RUN S00°08'06"E ALONG SAID EAST LINE, 1228.99 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°19'06"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, 1321.74 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE RUN N89°54'48"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 169.86 FEET; THENCE RUN S00°19'47"E, 1060.89 FEET; THENCE RUN S25°32'15"W, 151.32 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. 192; THENCE RUN THE FOLLOWING COURSES

ALONG SAID NORTH RIGHT OF WAY LINE N89°45'26"W, 1081.28 FEET TO A CURVE CONCAVE TO THE SOUTH; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°08'57", A RADIUS OF 33799.39 FEET, AN ARC LENGTH OF 677.91 FEET, A CHORD BEARING OF S89°40'05"W AND A CHORD DISTANCE OF 677.89 FEET; THENCE RUN S89°05'37"W, 174.75 FEET; S00°54'23"E, 25.00 FEET; S89°05'37"W, 828.06 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°23'09"W ALONG SAID WEST LINE, 2540.85 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4; THENCE RUN N00°12'04"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, 2661.45 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4; THENCE RUN N89°44'52"E ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4, 1336.86 FEET TO THE NORTHWEST CORNER OF SECTION 33; THENCE RUN N00°00'02"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 28, 387.21 FEET TO THE SOUTH RIGHT OF WAY LINE OF HARTZOG ROAD BEING A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°57'36", A RADIUS OF 985.37 FEET, AN ARC LENGTH OF 33.71 FEET, A CHORD BEARING OF S88°21'08"E AND A CHORD DISTANCE OF 33.71 FEET; THENCE RUN S89°19'56"E, 261.02 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°09'00", A RADIUS OF 925.37 FEET, AN ARC LENGTH OF 325.44 FEET, A CHORD BEARING OF S79°15'26"E AND A CHORD DISTANCE OF 323.76 FEET; THENCE RUN S69°10'56"E, 121.50 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°16'00", A RADIUS OF 985.37 FEET, AN ARC LENGTH OF 348.55 FEET, A CHORD BEARING OF S79°18'56"E AND A CHORD DISTANCE OF 346.73 FEET; THENCE RUN S89°26'56"E, 1403.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HARTZOG ROAD BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°34'20", A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 205.50 FEET, A CHORD BEARING OF N45°15'54"E AND A CHORD DISTANCE OF 184.76 FEET; THENCE RUN N00°01'16"W ALONG SAID EAST RIGHT OF WAY LINE, 2621.69 FEET TO A CURVE CONCAVE TO THE EAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 00°19'07", A RADIUS OF 5699.65 FEET, AN ARC LENGTH OF 31.70 FEET, A CHORD BEARING OF N00°08'17"E AND A CHORD DISTANCE OF 31.70 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE RUN N89°56'48"E ALONG SAID SOUTH LINE, 51.73 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N89°56'42"E ALONG THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, 1327.66 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N89°56'46"E, 337.81 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE WESTERN BELTWAY BEING A CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 16°08'45", A RADIUS OF 10592.96 FEET, AN ARC LENGTH OF 2985.09 FEET, A CHORD BEARING OF S05°50'38"W AND A CHORD DISTANCE OF 2975.23 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE RUN S89°36'30"W, 1361.47 FEET TO THE POINT OF BEGINNING.

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THAT PORTION OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE RUN S00°19'06"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 1196.73 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 192; THENCE RUN S89°45'26"E ALONG SAID NORTH RIGHT OF WAY LINE, 269.28 FEET TO THE POINT OF BEGINNING; THENCE RUN N25°39'25"E, 305.51 FEET;

THENCE RUN S89°45'37"E, 407.64 FEET; THENCE RUN S24°52'34"W, 331.10 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE RUN N89°45'26"W ALONG SAID NORTH RIGHT OF WAY LINE, 400.74 FEET; THENCE RUN N00°14'34"E, 25.00 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28. RUN S89°49'36"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF HARTZOG ROAD AS DESCRIBED IN DEED BOOK 839, PAGE 455, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°07'03"W ALONG SAID WEST RIGHT OF WAY LINE, 198.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'03"W, 1127.86 FEET TO A NON-TANGENT CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG SAID CURVE, BEING THE WEST RIGHT OF WAY LINE OF HARTZOG ROAD AS DESCRIBED IN DEED BOOK 839, PAGE 444, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A CENTRAL ANGLE OF 04°56'16", A RADIUS OF 5699.65 FEET, AN ARC LENGTH OF 491.21 FEET, A CHORD BEARING OF S03°23'17"W AND A CHORD DISTANCE OF 491.06 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S05°51'26"W, 249.23 FEET TO A CURVE CONCAVE TO THE EAST; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND WEST RIGHT OF WAY LINE, HAVING A CENTRAL ANGLE OF 02°33'59", A RADIUS OF 5759.64 FEET, AN ARC LENGTH OF 257.99 FEET, A CHORD BEARING OF S04°34'26"W AND A CHORD DISTANCE OF 257.97 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, HEREINAFTER REFERRED TO AS POINT "A"; THENCE RUN N89°54'54"W ALONG THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, 57.47 FEET TO A NON-TANGENT CURVE CONCAVE TO THE WEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 10°04'00", A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF 180.09 FEET, A CHORD BEARING OF N13°07'57"E AND A CHORD DISTANCE OF 179.86 FEET; THENCE RUN S81°54'03"E, 5.50 FEET; THENCE RUN N08°05'57"E, 201.68 FEET TO A CURVE CONCAVE TO THE WEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 08°18'13", A RADIUS OF 2013.49 FEET, AN ARC LENGTH OF 291.80 FEET, A CHORD BEARING OF N03°56'50"E AND A CHORD DISTANCE OF 291.55 FEET; THENCE RUN N00°12'16"W, 931.40 FEET TO A CURVE CONCAVE TO THE EAST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°19'57", A RADIUS OF 2153.50 FEET, AN ARC LENGTH OF 238.01 FEET, A CHORD BEARING OF N02°57'42"E AND A CHORD DISTANCE OF 237.89 FEET; THENCE RUN N06°07'41"E, 290.85 FEET TO THE POINT OF BEGINNING:

TOGETHER WITH:

COMMENCE AT AFORESAID POINT "A"; THENCE RUN N89°54'54"W ALONG THE AFORESAID SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, 60.10 FEET TO THE EAST RIGHT OF WAY LINE OF HARTZOG ROAD AS DESCRIBED IN AFORESAID DEED BOOK 839, PAGE 444 FOR THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE TO THE EAST; THENCE RUN NORTHERLY, ALONG SAID CURVE AND EAST RIGHT OF WAY LINE, HAVING A CENTRAL ANGLE OF 02°31'58", A RADIUS OF 5699.65 FEET, AN ARC LENGTH OF 251.94 FEET, A CHORD BEARING OF N04°35'27"E AND A CHORD DISTANCE OF 251.92 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE N05°51'26"E, 232.41 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN S00°07'03"W ALONG SAID EAST LINE, 482.37 FEET TO THE AFORESAID SOUTH LINE OF NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°54'54"W ALONG SAID SOUTH LINE, 42.89 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE ±1443.516 ACRES