

**SEMINOLE COUNTY GOVERNMENT**  
**LAND PLANNING AGENCY I PLANNING AND ZONING COMMISSION**  
*AGENDA MEMORANDUM*

**SUBJECT:** Forest Lake Academy II PUD, Large Scale Land Use Amendment from PUB to PD; Rezoning from A-I, R-I and R-IAA to PUD (John H. Percy)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** Jeff Hopper **EXT.** 7431

<b>Agenda Date</b> <u>2/06/02</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approval of the large scale land use amendment from PUB to PD, and approval of rezoning from A-I, R-I and R-IAA to PUD, north of SR 436 and west of West Lake Brantley Rd., for transmittal to the Florida Department of Community Affairs, per the attached Development Order (133.6 acres). John H. Percy, applicant.

(District 3 – Comm. Van Der Weide)

(Jeff Hopper, Senior Planner)

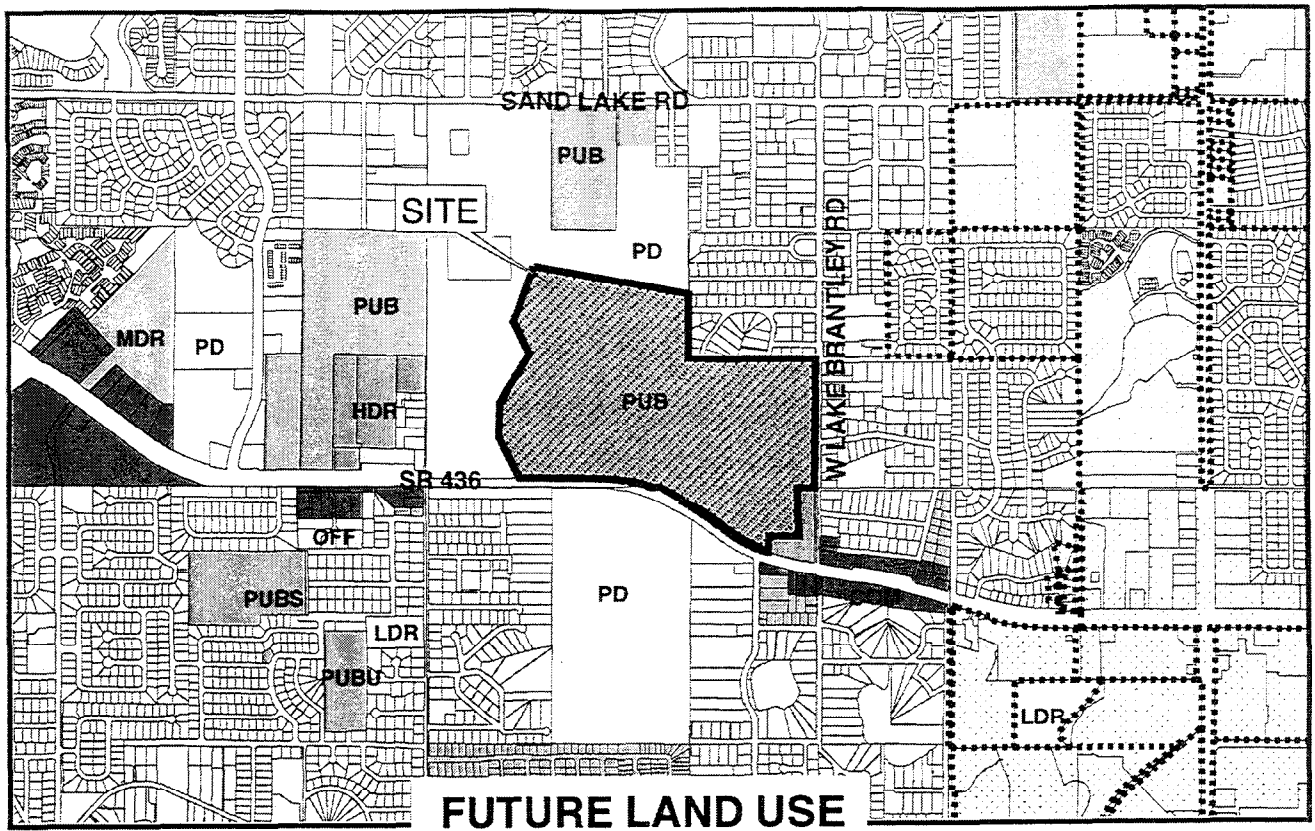
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**BACKGROUND:**

The applicant, John H. Percy, requests approval of a large scale land use amendment from Public to Planned Development, and rezoning from A-I, R-I and R-IAA to PUD for this 133.6-acre parcel in order to develop a mixed-use development consisting of a school, church, assisted living facility, and retail uses. The subject property is the current location of Forest Lake Academy and has a Public/Quasi-Public land use designation.

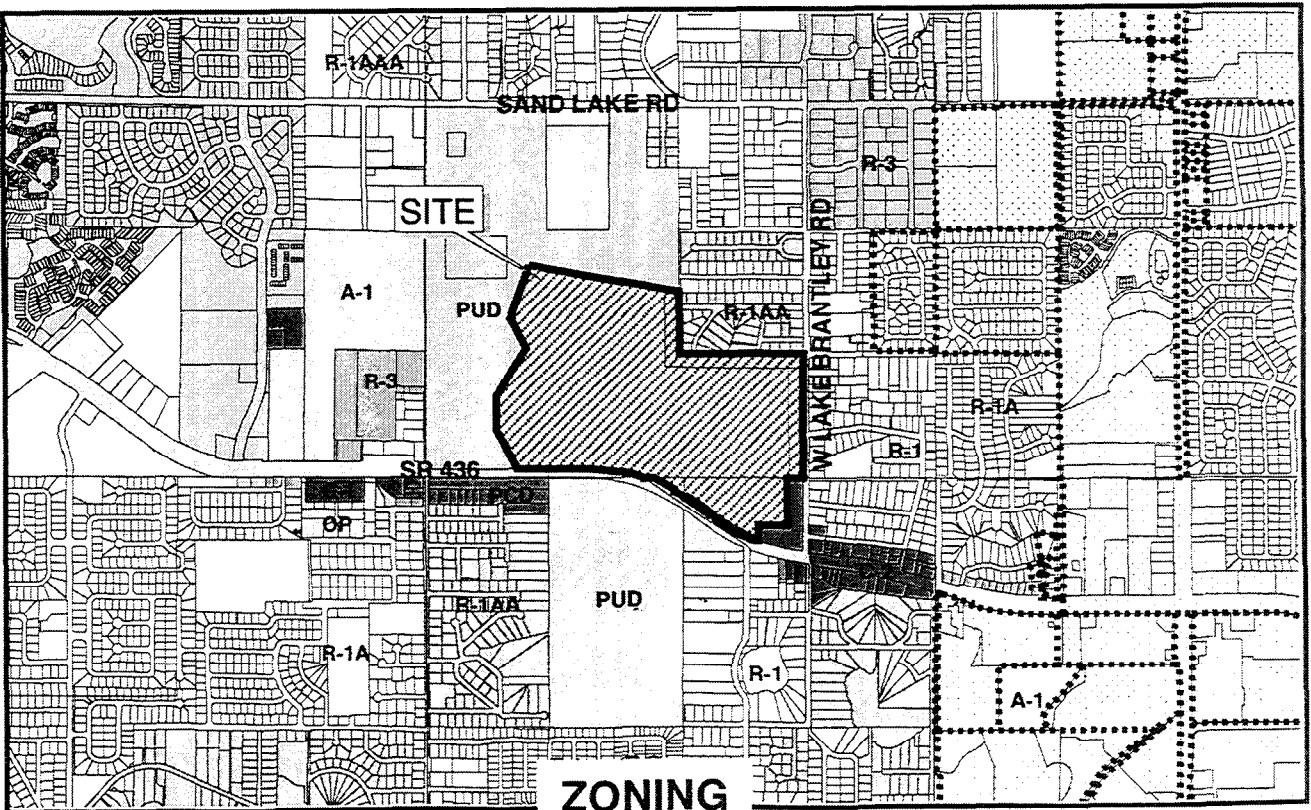
Planning staff is-recommending approval of this request.

<b>Reviewed by:</b>
<b>Co Atty:</b> _____
<b>DFS:</b> _____
<b>OTHER:</b> _____
<b>DCM:</b> _____
<b>CM:</b> _____
<b>File No.</b> <u>Z2001-042</u>

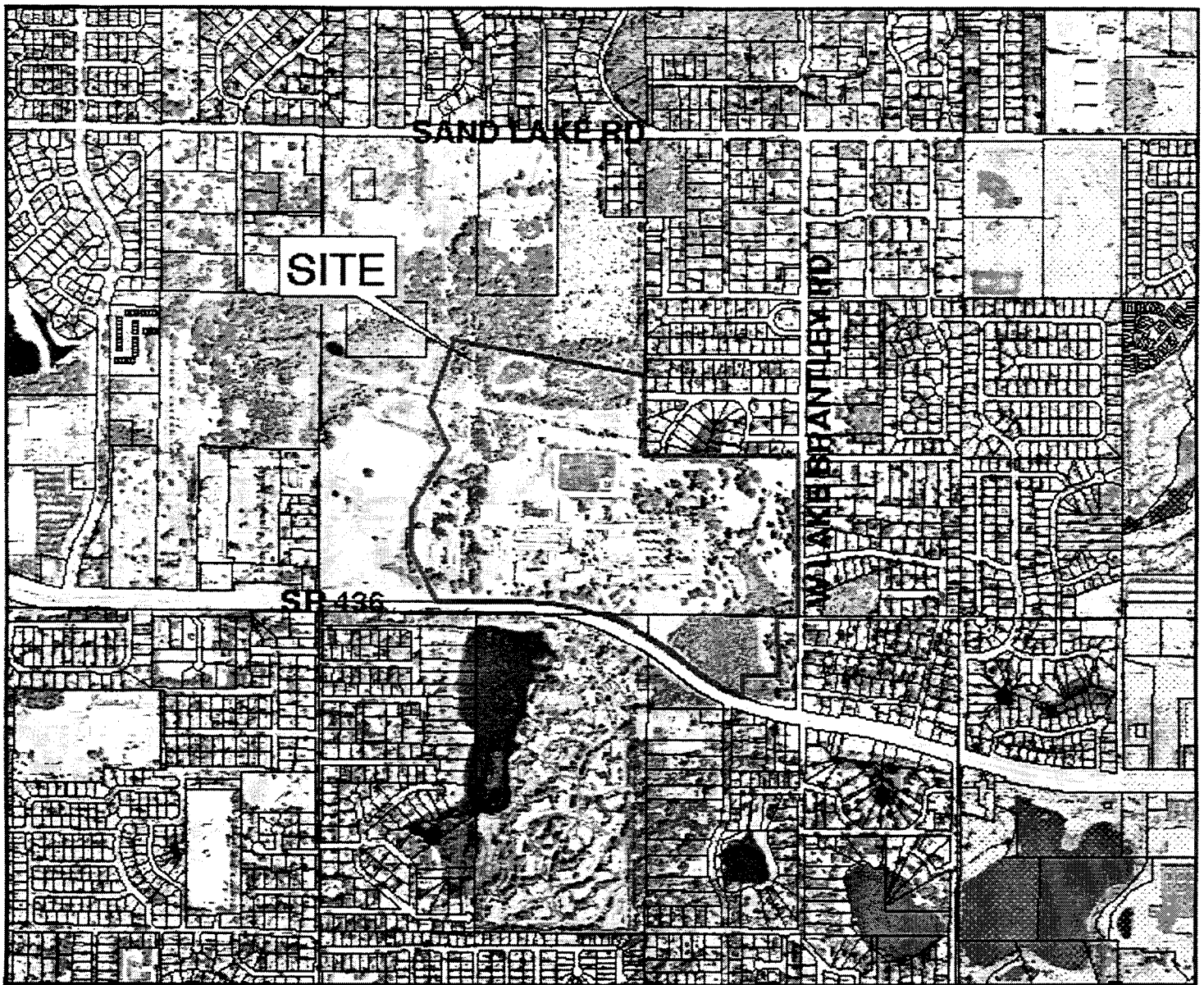


Applicant: John H. Percy - Glatting Jackson  
 Physical STR: 082131/A/1C,1D,11; & 17212930000500000  
 Gross Acres: 136.6 BCC District: 3  
 Existing Use: Mixed Use  
 Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU	02S.FLU2	PUB	PD
Zoning	Z2001-042	R-1A/R-1AAA-1	PUD



A-1 C-1 OP PUD PCD RC-1 R-i R-1A R-1AA R-1AAA  
 R-1AAAA R-2 R-3 R-3A



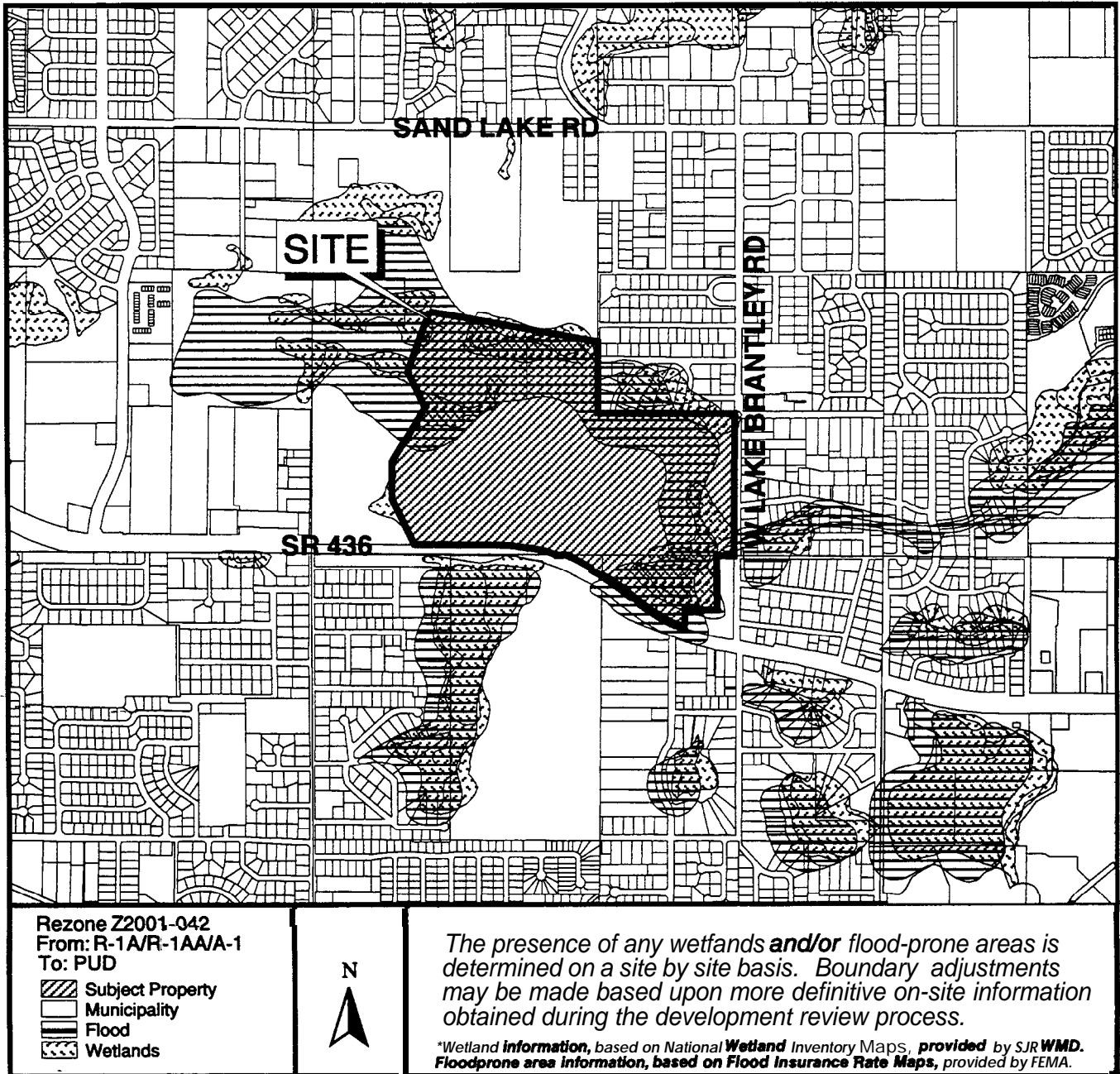
Rezone No. 2200 1-42  
From: R-1A/R-1AA/A-1  
To: PUD

- ☐ Subject Property
- ☐ Parcelbase



February 1999 Color Aerials

# CONSERVATION



filename: /plan/cpcr02/amend/pz01-042.apr/pz01-042cons 11/28/0

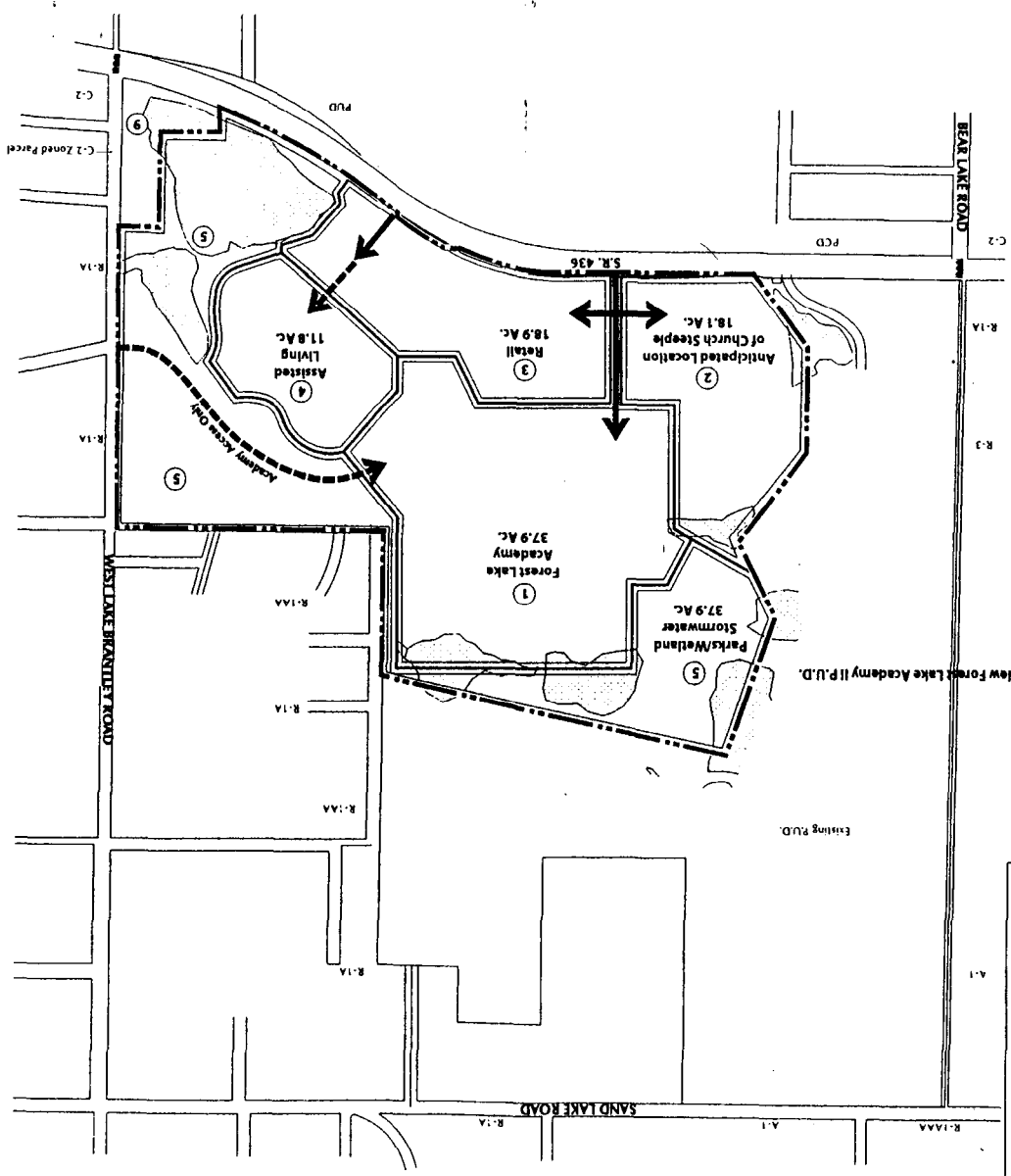
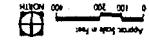


Forest Lake Academy II  
limited Unit Development

Preliminary Master Plan

Project No. 15491  
Designed By PCS  
Drawn By JMM  
Checked By JHP  
Revisions:

Sheet  
2 of 10



DEVELOPMENT PROGRAM

Use	Acres	Program	Intensity
Forest Lake	18.9	199,000 sf	23 FAR
Retail	11.8	102 beds	102 beds/ac
Assisted Living Facility	18.0	140,000 sf	18 FAR
Church	45.0	250,000 sf	15 FAR
School			

ACREAGE SUMMARY

Use	Acres
Academy	37.9
Church	18.1
Retail	11.8
Assisted Living Facility (ALF)	18.9
Open Space/Unimproved/Stormwater	37.9
TOTAL	124.6

- LEGEND
- EXISTING WETLAND
  - PARCEL NUMBERS
  - PARCEL BOUNDARY
  - ACCESS
  - PROPERTY LINES

SOURCE: CLAYTONS JACKSON RANCHERIA ANGLIN LOPEZ RINCHART, INC.

## FOREST LAKE ACADEMY II PUD

REQUEST INFORMATION		
APPLICANT	John H. Percy/Glatting Jackson	
PROPERTY OWNER	Florida Conference of Seventh Day Adventists	
REQUEST	Large Scale Comprehensive Plan Amendment from Public/Quasi-Public to Planned Development (PD); Rezone from Agriculture (A-I), Single-Family Dwelling (R-1A, R-1AA) to Planned Unit Development (PUD)	
HEARING DATE (S)	P&Z: Feb. 6, 2002	BCC: TBD
SEC/TWP/RNG	08-21-29-300-001 C-0000	
LOCATION	SW Seminole Co., N. of SR 436, W. of W. Lake Brantley Rd.	
FUTURE LAND USE	Public (PUB)	
FILE NUMBER	Z2001-042	
COMMISSION DISTRICT	3 (Van Der Weide)	

### OVERVIEW

**Zoning Request:** The applicant is seeking approval of a 133.6 acre PUD on the site of the existing Forest Lake Academy and the associated church. In addition to an expansion of the school and church facilities, the proposal includes an Assisted Living Facility (ALF) and retail uses. Due to its size, the project must be handled as a large scale land use amendment and will be processed in the Spring amendment cycle.

The following table summarizes the proposed uses and their characteristics:

Use	Acres	Development Program	Intensity
Academy	37.9	125,000-150,000 s.f.	750+ students
Church	18.1	140,000 s.f.	1000-1 200 seats
Retail	18.9	189,000 s.f.	.23 FAR
ALF	11.8	120 beds	10.2 beds/ac
Open Space/ Conservation/Retention	46.9		
	<b>133.6 TOTAL</b>		

- The project occupies an area not substantially addressed in the previous Forest Lake Academy PUD, approved in 1995. That request did not propose changes in use or intensity of use at the location of the existing school and church facilities. Instead, it established a commercial tract at the intersection of SR 436 and Bear Lake Rd., and office tracts on a proposed northerly extension of Bear Lake Rd. Also, single family residential tracts were designated to the north of the current subject property, with primary access on Sand Lake Rd. A golf driving range at the west edge of the property (outside the boundary of the current request), is the only development on the Forest Lake property that has taken place since the previous request. However, PUD approval for these properties is still in effect.

As described by the applicant, the current request would be a mixed-use community with the church and school as focal points, in a “campus-like” setting. Uses within the PUD would be interconnected with internal streets and a pedestrian walkway system. Sidewalks within the PUD will be connected to existing sidewalks on SR 436 and West Lake Brantley Rd. as available. Primary entrances to the site would be through 2 access points from SR 436; no additional curb cuts are proposed. An existing access to West Lake Brantley Rd. would be retained for use by the Academy only. School access would be gated and all internal streets would be private.

The school would be substantially rebuilt, while the church would be greatly expanded from its current size of 50,000 s.f. The ALF would include apartment units and a nursing home (prices have not been established as yet).

Proposed commercial uses are expected to serve the PUD itself and surrounding neighborhoods in the immediate area. Allowable uses would be those permitted in the C-I district, with the applicant specifically proposing to exclude communication towers, alcoholic beverage establishments, multi-family housing and funeral homes. In addition to C-I uses, the retail parcel would allow a car wash and a hotel. It should be noted that automobile repairs are currently conducted on the existing Academy site as part of the school’s education program. These would continue under the new proposal, but only as a school activity and not as an independent business.

Building heights would not exceed 35 feet, with the exception of the church. A proposed 80-foot-tower would be part of the church building and not a freestanding structure. Building types have not been identified as yet, but the developer intends to apply consistent architectural controls throughout the project.

Open space to be provided on the site totals approximately 47 acres, including wetlands and stormwater management areas. Landscaping would be provided at road entrances, and on individual parcels as required by the Land Development Code. Minimum buffer widths would be as follows:

Retail Parcel	10’ from other uses
	10’ along internal roads
	20’ along SR 436
Academy Parcel	25’ from external residential development

In summary, the proposed development represents a major expansion of existing uses and significant new uses on the Forest Lake property, but generally at the location of existing development on the site. Extensive open space parcels would buffer the development from existing residential uses to the east and approved residential uses to the north. Substantial landscape buffering would screen the retail uses fronting SR 436.

As no new accesses to West Lake Brantley Rd. are proposed, traffic impacts on surrounding neighborhoods would be minimal, -although pedestrian linkages would be provided.

**Existing Land Uses:** The existing zoning designations and land uses are as follows:

North – Existing land use is vacant, with single family residential approved through the previous Forest Lake PUD. Future land use is PD.

South – SR 436, single family development in R-1AA, multi-family residential in PUD, and vacant. Future land use is PD and LDR.

East – Single family development in R-I and R-IAA. Future land use is LDR.

West – Existing land use is a golf driving range and vacant, with commercial and office uses approved through the previous Forest Lake PUD. Future land use is PD.

For more detailed information regarding zoning and land use, please refer to the attached map.

## **SITE ANALYSIS**

### **Facilities and Services:**

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. Water and sewer service are provided by Sanlando Utilities.

### **Compliance with Environmental Regulations:**

Prior to approval of final engineering plans, the developer will be required to provide:

1. an acceptable mitigation plan for proposed wetland impacts;
2. a Listed Species survey report;
3. a plan showing an upland buffer **landward** of post development wetlands not less than 15 feet and averaging 25 feet.

**Compatibility with surrounding development:** Currently, the surrounding area has a PD land use designation to the north and east of the subject property, and LDR to the east. The proposed PD land use designation and PUD zoning classification are compatible with the surrounding land use designations.

## **STAFF RECOMMENDATION**

Staff recommends APPROVAL of the requested land use amendment and PUD zoning classification, per the development order. If approved, the development should be subject to the following conditions:

1. Consistent architectural design throughout the development.
2. An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.



3. Maximum building height 35 feet as measured per the Land Development Code, except a maximum of 80 feet for a church steeple.
4. Automobile repairs shall only be conducted in connection with educational programs.
5. Adult entertainment, alcoholic beverage establishments, multi-family housing and funeral homes shall be prohibited in the commercial parcel.
6. The developer shall provide a wetland mitigation plan acceptable to the Development Review Division during Final Master Plan review.
7. Post-development wetland areas shall be provided with an upland buffer at an average width of 25 feet and a minimum width of 15 feet prior to site plan approval.
8. Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities shall be shown on the Final Master Plan.
9. The development shall be limited to 2 entrances to SR 436.
10. The church access point shall be aligned with the Mirror Lake Commercial entrance opposite the site, on the south side of SR 436.
11. Buffers and setbacks as shown on Sheet 1 of the Preliminary Master Plan, including a 20-foot minimum buffer between commercial uses and SR 436.

**FILE #** 2200 I-042

**DEVELOPMENT ORDER # I-23000004**

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On \_\_\_\_\_, 2002, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** FLA CONFERENCE ASSN OF SEVENTH DAY ADVENTISTS, RANDEE REYNOLDS, OFFICER

**Project Name:** REZONE / LAND USE AMEND. LARGE

**Requested Development Approval:** Large Scale Land Use Amendment from PUB to PD and rezoning from A-I, R-IA, and R-IAA zoning classification to Planned Unit Development (PUD) zoning classification

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: JEFF HOPPER  
1101 East First Street  
Sanford, Florida 32771

Order

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. Consistent architectural design throughout the development.
2. An interconnected sidewalk system shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.  
Maximum building height 35 feet as measured per the Land Development Code, except a maximum of 80 feet for a church steeple.
4. Automobile repairs shall only be conducted in connection with educational programs.
5. Adult entertainment, alcoholic beverage establishments, multi-family housing and funeral homes shall be prohibited in the commercial parcel.
6. The developer shall provide a wetland mitigation plan acceptable to the Development Review Division during Final Master Plan review.
7. Post-development wetland areas shall be provided with an upland buffer at an average width of 25 feet and a minimum width of 15 feet prior to site plan approval.
8. Stormwater management areas shall be amenitized per Section 30.1344 of the Land Development Code such that they may be used as Open Space. These amenities shall be shown on the Final Master Plan.
9. The development shall be limited to 2 entrances to SR 436.
10. The church access point shall be aligned with the Mirror Lake Commercial entrance opposite the site, on the south side of SR 436.
11. Buffers and setbacks as shown on Sheet 1 of the Preliminary Master Plan, including a 20-foot minimum buffer between commercial uses and SR 436.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a

document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman  
Board of County Commissioners

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Randee Reynolds, Florida Conference of Seventh Day Adventists, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
RANDEE REYNOLDS  
FLA CONFERENCE OF SEVENTH DAY  
ADVENTISTS  
Property Owner

\_\_\_\_\_  
Witness

**---STATE OF FLORIDA**

**COUNTY OF SEMINOLE**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## EXHIBIT A

A PART OF SECTIONS 8 AND 17, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S  $89^{\circ}37'16''$  E, A DISTANCE OF 1291.62 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE BRANTLEY ROAD; THENCE S  $00^{\circ}23'39''$  W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1318.31 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 17, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE N  $89^{\circ}46'00''$  W ALONG SAID LINE, A DISTANCE OF 180.00 FEET; THENCE S  $00^{\circ}32'20''$  E, A DISTANCE OF 500.00 FEET; THENCE N  $89^{\circ}46'00''$  W, A DISTANCE OF 300.00 FEET; THENCE S  $00^{\circ}32'20''$  W, A DISTANCE OF 138.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 436, SAID POINT LYING ON A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 2795.18 FEET, A CHORD BEARING OF N  $66^{\circ}32'06''$  W, AND A CHORD LENGTH OF 231.75 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF  $4^{\circ}45'07''$ , AND ARC DISTANCE OF 231.82 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 2807.68 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF  $12^{\circ}54'33''$  TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1694.52 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF  $2^{\circ}47'02''$ , AN ARC DISTANCE OF 82.33 FEET; THENCE N  $00^{\circ}21'24''$  E, A DISTANCE OF 23.26 FEET TO A POINT ON A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1507.69 FEET, A CHORD BEARING OF N  $56^{\circ}35'41''$  W, AND A CHORD LENGTH OF 256.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF  $9^{\circ}45'11''$ , AN ARC DISTANCE OF 256.33 FEET; THENCE N  $89^{\circ}25'23''$  W, A DISTANCE OF 79.80 FEET TO A POINT ON A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1539.22 FEET, A CHORD BEARING OF N  $75^{\circ}48'48''$  W AND A CHORD LENGTH OF 477.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF  $17^{\circ}51'05''$ , AN ARC DISTANCE OF 479.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 11,516.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF  $4^{\circ}41'14''$ , AN ARC DISTANCE OF 942.13 FEET; THENCE, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 436, N  $26^{\circ}38'29''$  W, A DISTANCE OF 401.03 FEET; THENCE N  $00^{\circ}47'14''$  E, A DISTANCE OF 348.05 FEET; THENCE N  $31^{\circ}18'41''$  E, A DISTANCE OF 591.51 FEET; THENCE N  $26^{\circ}13'40''$  W, A DISTANCE OF 367.19 FEET; THENCE N  $20^{\circ}07'11''$  E, A DISTANCE OF 597.75 FEET; THENCE S  $79^{\circ}39'52''$  E, A DISTANCE OF 1604.66 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE S  $00^{\circ}36'41''$  W, ALONG SAID LINE A DISTANCE OF 659.72 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

ABOVE DESCRIBED CONTAINING 133.6 ACRES, MORE OR LESS.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM AGRICULTURE (A-I), SINGLE FAMILY DWELLING (R-I AND R-I AA) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT); PROVIDING FOR SPECIFIC DEVELOPMENT CONDITIONS BY MEANS OF A DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Forest Lake Academy II PUD."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.**

The zoning classification assigned to the following described property is changed from A-I (Agriculture) R-I (Single Family Dwelling), and R-I AA (Single Family Dwelling) to PUD (Planned Unit Development):

Legal Description Attached as Exhibit A

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or

applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.**

A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon the date of recording of this Development Order in the official records of Seminole County.

ENACTED this day of February, 2002.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman



## **EXHIBIT "A"**

A PART OF SECTIONS 8 AND 17, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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