

1 A bill to be entitled
 2 An act relating to Lake County; providing the purpose
 3 of rural protection areas in Lake County; creating the
 4 Wekiva-Ocala Rural Protection Area, the Emeralda Marsh
 5 Rural Protection Area, and the Yalaha-Lake Apopka
 6 Rural Protection Area; providing boundaries; providing
 7 maximum densities; providing exceptions to maximum
 8 densities; providing applicability; providing an
 9 effective date.

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 11 Be It Enacted by the Legislature of the State of Florida:

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 13 Section 1. Purpose.—Rural lands and rural lifestyles are
 14 intrinsic, inalienable parts of the character, history, culture,
 15 and quality of life within Lake County. The preservation of
 16 rural land, coupled with sustainable agriculture and forestry,
 17 contributes to the conservation of natural resources. Within
 18 Lake County, three core rural areas, described as rural
 19 protection areas, are recognized, and preserved by the county
 20 and all municipalities within the geographic boundaries of Lake
 21 County.

22 Section 2. Wekiva-Ocala Rural Protection Area.—There is
 23 created a rural protection area in Lake County to be known as
 24 the "Wekiva-Ocala Rural Protection Area," more particularly
 25 described as follows:

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A region of land lying within Lake County, Florida and being more particularly described as follows:

Beginning at the southwest corner of Section 30, Township 17 South, Range 27 East on the westerly boundary of Lake County; thence north, along said westerly boundary of Lake County, to the southwest corner of Government Lot 4 of Section 18, Township 17 South, Range 27 East; thence north, along the west boundary of said Government Lot 4, 190.67 feet; thence east, 96.33 feet; thence north, 381.33 feet; thence west, 96.33 feet, to the aforementioned west boundary of Government Lot 4; thence northerly, along the western boundary of Lake County, to the northernmost point of Lake County; thence southeasterly, along the southwesterly boundary of Lake George, to the mouth of the St. Johns River at its centerline; thence southeasterly, along said centerline of the St. Johns River, approximately 3,500 feet; thence southwesterly, to the southwesterly bank of the St. Johns River; thence southeasterly, along said southwesterly bank of the St. Johns River, to the south boundary of Section 13, Township 15 South, Range 27 East; thence easterly, to the centerline of said St. Johns River; thence southeasterly, along said centerline of the St. Johns River, to the easterly boundary of Section 24,

51 Township 15 South, Range 27 East; thence southerly, along
 52 said easterly boundary of said Section 24, to the
 53 southwesterly bank of the St. Johns River; thence
 54 southeasterly, along said southwesterly bank of the St.
 55 Johns River, to the westerly boundary of Lake Dexter;
 56 thence southerly, along said westerly boundary of Lake
 57 Dexter, to the centerline of the St. Johns River; thence
 58 southeasterly, along said centerline of the St. Johns
 59 River, to the northwest corner of Government Lot 6, Section
 60 23, Township 17 South, Range 29 East; thence southerly,
 61 along the westerly, southerly and easterly boundaries of
 62 said Government Lot 6, to the southwesterly boundary of the
 63 St. Johns River; thence southerly, along said southwesterly
 64 boundary of the St. Johns River, to the southeast corner of
 65 Government Lot 7, Section 25, Township 17 South, Range 29
 66 East; thence east, to the easterly boundary of Lake County;
 67 thence southerly, along said easterly boundary of Lake
 68 County, to the south boundary of Township 17 South, Range
 69 29 East; thence west, along said south boundary of Township
 70 17 South, Range 29 East, to the north 1/4 corner of Section
 71 6, Township 18 South, Range 29 East, being on the boundary
 72 of Royal Trails Unit No. 1, as recorded in Plat Book 19,
 73 page 1 of the public records of Lake County, Florida;
 74 thence westerly, along the south boundary of Block 149 of
 75 said Royal Trails Unit No. 1, to the southwest corner of

76 said Block 149; thence west, to the southeast corner of Lot
 77 5, Block 124, of said Royal Trails Unit No. 1; thence
 78 north, to the northeast corner of Lot 5, Block 124, of said
 79 Royal Trails Unit No. 1; thence west, to the northwest
 80 corner of Lot 5, Block 124, of said Royal Trails Unit No.
 81 1; thence northwest, to the southeast corner of Lot 2,
 82 Block 125, of said Royal Trails Unit No. 1; thence
 83 northwest, to the southwest corner of Lot 2, Block 125, of
 84 said Royal Trails Unit No. 1; thence southwest, to the
 85 southwest corner of Lot 10, Block 125, of said Royal Trails
 86 Unit No. 1; thence northwest, to the southeast corner of
 87 Lot 6, Block 128, of said Royal Trails Unit No. 1; thence
 88 southwest, to the northeast corner of Lot 1, Block 127, of
 89 said Royal Trails Unit No. 1; thence northwest, to the
 90 northwest corner of Lot 1, Block 127, of said Royal Trails
 91 Unit No. 1; thence southwesterly, 100 feet, to a corner on
 92 the plat boundary of said Royal Trails Unit No. 1; thence
 93 northwesterly, along said plat boundary Royal Trails Unit
 94 No. 1, to the south boundary of Township 17 South, Range 28
 95 East; thence west, along said south boundary of Township 17
 96 South, Range 28 East, to the northeast corner of Township
 97 18 South, Range 27 East; thence south, along the east
 98 boundary of said Township 18 South, Range 27 East, to the
 99 southeast corner of said Township 18 South, Range 27 East;
 100 thence south, along the west boundary of Section 6,

101 Township 19 South, Range 28 East, to the southwest corner
 102 of Sunny Acres Subdivision, as recorded in Plat Book 24,
 103 page 28 of the public records of Lake County; thence east,
 104 along the south boundary of said Sunny Acres Subdivision,
 105 to the west right-of-way of County Road 437; thence
 106 southerly, along said west right-of-way of County Road 437,
 107 to the north right-of-way of State Road 44; thence west,
 108 along said north right-of-way of State Road 44, to the east
 109 right-of-way line of County Road 439; thence north, along
 110 said east right-of-way line of County Road 439, to the
 111 south boundary of Section 3, Township 19 South, Range 27
 112 East; thence west, along said south boundary of Section 3,
 113 Township 19 South, Range 27 East, to the southeast corner
 114 of Section 4, Township 19 South, Range 27 East; thence
 115 west, along the south boundary of said Section 4, Township
 116 19 South, Range 27 East, to the east right-of-way line of
 117 Thrill Hill Road; thence north, along said east right-of-
 118 way line of Thrill Hill Road and North Thrill Hill Road, to
 119 the north right-of-way line of Bill Collins Road; thence
 120 west, along said north right-of-way line of Bill Collins
 121 Road, to the southwest corner of those lands described in
 122 Official Records Books 4932, page 1111, public records of
 123 Lake County; thence north, along the westerly boundary of
 124 said lands described in Official Records Books 4932, page
 125 1111, to the boundary of Lake Dalhousie; thence

126 northeasterly, to the southeast corner of the northwest 1/4
127 of the northwest 1/4 of Section 28, Township 18 South,
128 Range 27 East; thence north, to the southeast corner of
129 Tract D of Lake Dalhousie Estates, as recorded in Plat Book
130 31, page 22, public records of Lake County; thence north,
131 to the northeast corner of Lot 15, of said Lake Dalhousie
132 Estates; thence west, to the west 1/4 corner of Section 21,
133 Township 18 South, Range 27 East; Thence north, along the
134 west boundary of Sections 16 and 21, Township 18 South,
135 Range 27 East, to the northwest corner of Section 16,
136 Township 18 South, Range 27 East; thence east, to the east
137 right-of-way line of East Ninth Street; thence north, along
138 said east right-of-way line of East Ninth Street, to the
139 south right-of-way line of East Fifth Street; thence east,
140 along said south right-of-way line of East Fifth Street, to
141 the southerly projection of the easterly boundary of East
142 Umatilla, as recorded in Plat Book 6, page 87, of the
143 public records of Lake County; thence northerly, along said
144 easterly boundary of East Umatilla and a northerly
145 projection thereof, to the south line of Section 4,
146 Township 18 South, Range 27 East; thence west, to the
147 southwest corner of said Section 4, Township 18 South,
148 Range 27 East; thence north, to the northwest corner of
149 said Section 4, Township 18 South, Range 27 East; thence
150 north, to the north right-of-way line of County Road 42;

151 thence northwesterly, along said north right-of-way line of
 152 County Road 42, to the southeast corner of Lake King
 153 Gardens, as recorded in Plat Book 6, page 53, of the public
 154 records of Lake County; thence north, to the northeast
 155 corner of said Lake King Gardens; thence westerly, along
 156 the southerly boundary of those lands described in Official
 157 Records Book 4932, page 710, of the public records of Lake
 158 County, to the east boundary of Section 31, Township 17
 159 South, Range 27 East; thence north, along the east boundary
 160 of said Section 31, to the northeast corner of said Section
 161 31; thence west, along the north boundary of said Section
 162 31, to the point of beginning.

163 Section 3. Emeralda Marsh Rural Protection Area.—There is
 164 created a rural protection area in Lake County to be known as
 165 the "Emeralda Marsh Rural Protection Area," more particularly
 166 described as follows:

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 168 A region of land lying within Lake County, Florida and
 169 being more particularly described as follows:

170
 171 Beginning at the northwest corner of Section 4, Township 18
 172 South, Range 24 East; thence east, along the north boundary
 173 of Township 18 South, Range 24 East, to the northeast
 174 corner thereof; thence east, along the north boundary of
 175 Township 18 South, Range 25 East, to the northeast corner

176 thereof; thence east, along the north boundary of Township
 177 18 South, Range 26 East, to the easterly boundary of Ella
 178 Lake; thence southwesterly, along said easterly boundary of
 179 Ella Lake, to the east boundary of Section 4, Township 18
 180 South, Range 26 East; thence south, along the east
 181 boundaries of Sections 4 and 9, Township 18 South, Range 26
 182 East, to the southeast corner of said Section 9; thence
 183 east, along the north boundary of Section 15, Township 18
 184 South, Range 26 East, to the northeast corner thereof;
 185 thence south, along the east boundary of said Section 15,
 186 to the north right-of-way line of County Road 450; thence
 187 westerly, along said north right-of-way line of County Road
 188 450; to the northerly projection of the west right-of-way
 189 line of Wilson Parrish Road; thence south, along said west
 190 right-of-way line of Wilson Parrish Road, to the north
 191 right-of-way line of Crest Haven Road; thence west, along
 192 said north right-of-way line of Crest Haven Road to the
 193 northwest corner of Crest-Haven Addition, as recorded in
 194 Plat Book 13, page 64, public records of Lake County;
 195 thence south, to the northwest corner of Lot 28, of said
 196 Crest-Haven Addition; thence east, to northeast corner of
 197 Lot 28, of said Crest-Haven Addition; thence south, to the
 198 southeast corner of Lot 27, of said Crest-Haven Addition;
 199 thence west, to the southwest corner of Lot 27, of said
 200 Crest-Haven Addition; thence south, to the southwest corner

201 of said Crest-Haven Addition; thence east, along the south
 202 boundary of said Crest-Haven Addition and the north
 203 boundary of those lands described as Tax Parcel 15-18-26-
 204 000100000800 in Official Records Book 5100, page 2166,
 205 public records of Lake County, to the easternmost corner of
 206 said Tax Parcel 15-18-26-000100000800; thence
 207 southwesterly, along the easterly boundary of said Tax
 208 Parcel 15-18-26-000100000800, to the northwesterly
 209 projection of the southerly boundary of those lands
 210 described in Official Records Book 5965, page 950, public
 211 records of Lake County; thence southeasterly along said
 212 southerly boundary, to the westerly boundary of those lands
 213 described in Official Records Book 1449, page 105, public
 214 records of Lake County; thence southerly, along said
 215 westerly boundary, to the southwest corner of said lands;
 216 thence east, along the south boundary of said lands, to the
 217 east boundary of Section 15, Township 18 South, Range 26
 218 East; thence south, along said east boundary of Section 15,
 219 to the northwest corner of the south 1/2 of the southwest
 220 1/4 of Section 14, Township 18 South, Range 26 East; thence
 221 east, along the north boundary of the south 1/2 of the
 222 southwest 1/4 of said Section 14, to the northwest corner
 223 of the east 423 feet of the south 1/2 of the southwest 1/4
 224 of said Section 14; thence south along the west boundary of
 225 the east 423 feet of the south 1/2 of the southwest 1/4 of

226 said Section 14, to the south boundary of said Section 14;
 227 thence west, along said south boundary of Section 14, to
 228 the northwest corner of the north 933.38 feet of the east
 229 581.18 feet of the north 1/2 of the northwest 1/4 of
 230 Section 23, Township 18 South, Range 26 East; thence south
 231 along the west boundary of the north 933.38 feet of the
 232 east 581.18 feet of the north 1/2 of the northwest 1/4 of
 233 said Section 23, to the southwest corner thereof; thence
 234 east, along the south boundary of the north 933.38 feet of
 235 the east 581.18 feet of the north 1/2 of the northwest 1/4
 236 of said Section 23, to the southeast corner thereof; thence
 237 continue east, along the south boundary of the north 933.38
 238 feet of the west 352.4 feet of the northwest 1/4 of the
 239 northeast 1/4 of said Section 23, to the southeast corner
 240 thereof; thence south, along the east boundary of the west
 241 352.4 feet of the northwest 1/4 of the northeast 1/4 of
 242 said Section 23, to the southeast corner thereof; thence
 243 east, along the north boundary of the west 990 feet of the
 244 southwest 1/4 of the northeast 1/4 of said Section 23, to
 245 the northeast corner thereof; thence south, along the east
 246 boundary of the west 990 feet of the southwest 1/4 of the
 247 northeast 1/4 of said Section 23, to the southeast corner
 248 thereof; thence west, along the south boundary of the north
 249 1/2 of said Section 23, to the southwest corner thereof;
 250 thence south, to the southeast corner of Section 22,

251 Township 18 South, Range 26 East; thence west, along the
 252 south boundary of said Section 22, to the northeast corner
 253 of the northwest 1/4 of the northeast 1/4 of Section 27,
 254 Township 18 South, Range 26 East; thence south,
 255 approximately 100 feet, to a corner of those lands
 256 described in Official Records Book 2790, page 1631, public
 257 records of Lake County; thence west, approximately 330
 258 feet, to another corner of said lands; thence north,
 259 approximately 100 feet, to another corner of said lands on
 260 the south boundary of Section 22, Township 18 South, Range
 261 26 East; thence west, along said south boundary of Section
 262 22, to the southwest corner thereof; thence west, along the
 263 south boundary of Section 21, Township 18 South, Range 26
 264 East, to the easterly boundary of Lake Yale; thence
 265 northerly, along said easterly boundary of Lake Yale, to
 266 the north boundary of said Section 21, Township 18 South,
 267 Range 26 East; thence westerly, across Lake Yale, to the
 268 westerly boundary thereof on the north boundary of Section
 269 24, Township 18 South, Range 25 East; thence southerly,
 270 along the westerly boundary of Lake Yale, to the south
 271 boundary of those lands described in Official Records Book
 272 5103, page 372, of the public records of Lake County;
 273 thence westerly, southerly and westerly, along said
 274 southerly boundary of those lands described in Official
 275 Records Book 5103, page 372 (and the westerly projection

276 thereof), to the west right-of-way line of Felkins Road;
 277 thence south, along the west right-of-way of Felkins Road,
 278 to the northwesterly right-of-way line of Goose Prairie
 279 Road; thence southwesterly, along the northwesterly right-
 280 of-way line of Goose Prairie Road, to the north boundary
 281 Section 35, Township 18 South, Range 25 East; thence west,
 282 along the north boundary of said Section 35, to the
 283 northeast corner of the west 1/2 of the northwest 1/4 of
 284 said Section 35; thence south, along the east boundary of
 285 the west 1/2 of the northwest 1/4 of said Section 35, to
 286 the southeast corner thereof; thence west, along the south
 287 boundary of the west 1/2 of the northwest 1/4 of said
 288 Section 35, to the east boundary of Section 34, Township 18
 289 South, Range 25 East; thence south, along the east boundary
 290 of said Section 34, to the northeast corner of the
 291 southeast 1/4 of the southeast 1/4 of said Section 34;
 292 thence west, along the north boundary of the southeast 1/4
 293 of the southeast 1/4 of said Section 34, to the northwest
 294 corner thereof; thence south, along the west boundary of
 295 the southeast 1/4 of the southeast 1/4 of said Section 34,
 296 to the southwest corner thereof; thence west, along the
 297 south boundary of said Section 34, to the northeast corner
 298 of Section 4, Township 19 South, Range 25 East; thence
 299 south, along the east boundary of said Section 4, to the
 300 southeast corner thereof; thence west, along the south

301 boundary of said Section 4, to the southeast corner of the
 302 west 330 feet of the southeast 1/4 of the southeast 1/4 of
 303 the southeast 1/4 of said Section 4; thence north, along
 304 the east boundary of the west 330 feet of the southeast 1/4
 305 of the southeast 1/4 of the southeast 1/4 of said Section
 306 4, to the north right-of-way line of East Treasure Island
 307 Avenue; thence west, along the north right-of-way of line
 308 East Treasure Island Avenue, to the east right-of-way line
 309 of North Treasure Island Avenue; thence west, to the
 310 intersection of the west right-of-way line of North
 311 Treasure Island Avenue and the north right-of-way line of
 312 Treasure Island Road; thence westerly, along the north
 313 right-of-way line of Treasure Island Road, to the easterly
 314 boundary of the abandoned right-of-way of the former
 315 Seaboard Coast Line Railroad; thence westerly, to the
 316 intersection of westerly boundary of the abandoned right-
 317 of-way of the former Seaboard Coast Line Railroad and the
 318 south right-of-way line of Treasure Island Road; thence
 319 west, along the south right-of-way line of Treasure Island
 320 Road, to the west boundary of Lot 1 of Carrol George
 321 Estates, as recorded in Plat Book 42, page 50, of the
 322 public records of Lake County; thence south, along said
 323 west boundary of Lot 1 of Carrol George Estates, to the
 324 boundary of Lake Griffin; thence westerly, along the
 325 boundary of Lake Griffin, approximately 1700 feet to the

326 northeast corner of Government Lot 2, Section 8, Township
327 19 South, Range 25 East; thence west, along the north
328 boundary of said Government Lot 2, Section 8, Township 19
329 South, Range 25 East, to the northwest corner of said
330 Government Lot 2; thence westerly, along the boundary of
331 Lake Griffin, to the westerly boundary of those lands
332 described in Official Records Book 1759, page 608, of the
333 public records of Lake County; thence northeasterly, along
334 the westerly boundary of said lands described in Official
335 Records Book 1759, page 608, to the south right-of-way line
336 of Treasure Island Road; thence continue northeasterly, to
337 the north right-of-way line of Treasure Island Road; thence
338 westerly, along said north right-of-way line of Treasure
339 Island Road, to the easterly boundary of Treasure Island
340 Shores First Addition, as recorded in Plat Book 12, page
341 95, of the public records of Lake County; thence northerly,
342 along said easterly boundary of Treasure Island Shores
343 First Addition, to the boundary of Lake Griffin; thence
344 westerly, along the boundary of said Lake Griffin,
345 approximately 2400 feet; thence N14°W, across the open
346 waters of Lake Griffin, 900 feet; thence west, across the
347 open waters of Lake Griffin, approximately 4500 feet, to
348 the west boundary of Lake Griffin at the southeast corner
349 of Government Lot 2, of Section 1, Township 19 South, Range
350 24 East; thence west, along the south boundary of said

351 Government Lot 2, of Section 1, Township 19 South, Range 24
352 East, to the southwest corner thereof; thence north, along
353 the west boundary of said Government Lot 2, of Section 1,
354 Township 19 South, Range 24 East, to the southeast corner
355 of the north 3/4 of the southeast 1/4 of the northwest 1/4
356 of said Section 1; thence west, along the south boundary of
357 the north 3/4 of the southeast 1/4 of the northwest 1/4 of
358 said Section 1, to the southwest corner thereof; thence
359 south, along the east boundary of the west 1/2 of the
360 northwest 1/4 of said Section 1, to the southeast corner
361 thereof; thence south, along the east boundary of the north
362 333 feet of the northwest 1/4 of the southwest 1/4 of said
363 Section 1, to the southeast corner thereof; thence west,
364 along the south boundary of the north 333 feet of the
365 northwest 1/4 of the southwest 1/4 of said Section 1, to
366 the west boundary of said Section 1; thence north, along
367 the west boundary of said Section 1, 90 feet, more or less,
368 to a corner on the boundary of Picciola Highland Estates,
369 as recorded in Plat Book 17, page 53, of the public records
370 of Lake County; thence northerly, around the easterly
371 perimeter boundary of said Picciola Highland Estates, 4200
372 feet, more or less, back to the west boundary of said
373 Section 1; thence north, along the west boundary of said
374 Section 1, to the southwest corner of Section 36, Township
375 18 South, Range 24 East; thence north, along the west

376 boundary of said Section 36, to the southeast corner of the
377 northeast 1/4 of Section 35, Township 18 South, Range 24
378 East; thence west, along the south boundary of the
379 northeast 1/4 of said Section 35, to the west right-of-way
380 line of Lake Unity Nursery Road; thence north, along the
381 west right-of-way line of Lake Unity Nursery Road, to the
382 south right-of-way line of Eagles Nest Road; thence west,
383 along the south right-of-way of said Eagles Nest Road, to
384 the northwest corner of those lands described in Official
385 Records Book 2015, page 1344, of the public records of Lake
386 County; thence north, to the south boundary of Section 26,
387 Township 18 South, Range 24 East; thence continue north, to
388 the north right-of-way of said Eagles Nest Road; thence
389 west, along the north right-of-way of said Eagles Nest
390 Road, to the southwest corner of Parcel 1 described in
391 Official Records Book 5524, page 2104, of the public
392 records of Lake County; thence north, along the westerly
393 perimeter boundary of Parcel 1 described in Official
394 Records Book 5524, page 2104, to the northwest corner
395 thereof; thence west, along the north boundary of the south
396 1/2 of the southeast 1/4 of the southeast 1/4 of said
397 Section 26 and a westerly projection thereof, to the east
398 boundary of the west 1300 feet of the southwest 1/4 of the
399 southeast 1/4 of said Section 26; thence north, along the
400 east boundary of the west 1300 feet of the southwest 1/4 of

401 the southeast 1/4 of said Section 26, to the south boundary
 402 of the northwest 1/4 of the southeast 1/4 of said Section
 403 26; thence west, along the south boundary of the northwest
 404 1/4 of the southeast 1/4 of said Section 26, to the
 405 southwest corner thereof; thence north, along the west
 406 boundary of the northwest 1/4 of the southeast 1/4 of said
 407 Section 26, to the northwest corner thereof; thence east,
 408 along the north boundary of the northwest 1/4 of the
 409 southeast 1/4 of said Section 26, to the southeast corner
 410 of the west 20 feet of the east 1/2 of the west 1/2 of the
 411 northeast 1/4 of said Section 26; thence north, along the
 412 east boundary of the west 20 feet of the east 1/2 of the
 413 west 1/2 of the northeast 1/4 of said Section 26, to the
 414 south boundary of Section 23, Township 18 South, Range 24
 415 East; thence west, along the south boundary of said Section
 416 23, to the southwest corner of the east 1/2 of said Section
 417 23; thence north, along the west boundary of the east 1/2
 418 of said Section 23, to the southwest corner of the
 419 southeast 1/4 of Section 14, Township 18 South, Range 24
 420 East; thence north, along the west boundary of the
 421 southeast 1/4 of said Section 14, to the east right-of-way
 422 line of French Road; thence north, along said east right-
 423 of-way line of French Road, to the centerline of Lake
 424 Griffin Road; thence continue north, along said east right-
 425 of-way line of French Road and a northerly projection

426 thereof, to the intersection with the south boundary of Lot
 427 2, Block 18, of Carlton Village, Unit "C", as recorded in
 428 Plat Book 13, page 26, of the public records of Lake
 429 County, said point being on the north right-of-way line of
 430 French Road (Lake Griffin Road per plat); thence east,
 431 along the north right-of-way line of French Road (Lake
 432 Griffin Road per plat), to the southeast corner of Block
 433 19, of said Carlton Village, Unit "C"; thence north, along
 434 the boundary of said Carlton Village, Unit "C", to the
 435 northeast corner of Block 36 of said Carlton Village, Unit
 436 "C, being also the southeast corner of the west 1/2 of the
 437 northwest 1/4 of the southeast 1/4 of Section 11, Township
 438 18 South, Range 24 East; thence north, to the northeast
 439 corner of the west 1/2 of the southwest 1/4 of the
 440 northeast 1/4 of said Section 11; thence west, along the
 441 south boundary of the north 1/4 of said Section 11, to the
 442 east right-of-way line of Grays Airport Road; thence north,
 443 along the east right-of-way line of Grays Airport Road , to
 444 the easterly projection of the north right-of-way line of
 445 Griffin Avenue; thence west, along the north right-of-way
 446 line of Griffin Avenue, to the south boundary of Section 3,
 447 Township 18 South, Range 24 East; thence west, along the
 448 south boundaries of Sections 3 & 4, Township 18 South,
 449 Range 24 East, to the southwest corner of Section 4; thence
 450 north, along the west boundary of said Section 4, to the

451 point of beginning.

452
 453 Less and except those lands contained within Harbor Hills
 454 Unit 1 (excepting Tract "P"), as recorded in Plat Book 30,
 455 page 13, of the public records of Lake County, Florida.

456 Section 4. Yalaha-Lake Apopka Rural Protection Area.—There
 457 is created a rural protection area in Lake County to be known as
 458 the "Yalaha-Lake Apopka Rural Protection Area," more
 459 particularly described as follows:

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 461 A region of land lying within Lake County, Florida and
 462 being more particularly described as follows:

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 464 Beginning at the northeast corner of Township 21 South,
 465 Range 26 East; thence south, along the easterly boundary of
 466 Lake County, to the northeast corner of Government Lot 1,
 467 Section 12, Township 22 South, Range 26 East; thence
 468 northwesterly along the boundary of Lake Apopka, to the
 469 north boundary of Section 1, Township 22 South, Range 26
 470 East; thence west, along the north boundary of Township 22
 471 South, Range 26 East, to the northwest corner of Section 2
 472 thereof; thence west, along the north boundary of Section
 473 3, Township 22 South, Range 26 East, to the west boundary
 474 of those lands described in Official Records Book 1845,
 475 page 1299, of the public records of Lake County; thence

476 south, along said west boundary, to the north right-of-way
 477 of County Road 455; thence northwest, along said north
 478 right-of-way of County Road 455, to the southwest corner of
 479 those lands described in Official Records Book 3950, page
 480 418, of the public records of Lake County; thence south, to
 481 the northernmost corner of Vista Verde, as recorded in Plat
 482 Book 34, page 1, of the public records of Lake County;
 483 thence southerly, along the westerly perimeter boundary of
 484 said Vista Verde, to the south boundary of the north 1/2 of
 485 Section 3, Township 22 South, Range 26 East; thence west,
 486 along said south boundary of the north 1/2 of Section 3, to
 487 the southwest corner thereof; thence north, along the east
 488 boundary of Section 4, Township 22 South, Range 26 East, to
 489 the southeast corner of the northeast 1/4 of the northeast
 490 1/4 of said Section 4; thence west, along the south
 491 boundary of the northeast 1/4 of the northeast 1/4 of said
 492 Section 4, to the southwest corner thereof; thence north,
 493 along the west boundary of the northeast 1/4 of the
 494 northeast 1/4 of said Section 4, to the southeast corner of
 495 the northeast 1/4 of the northwest 1/4 of the northeast 1/4
 496 of said Section 4; thence west, to the southwest corner of
 497 the northeast 1/4 of the northwest 1/4 of the northeast 1/4
 498 of said Section 4; thence north, to the northwest corner of
 499 the northeast 1/4 of the northwest 1/4 of the northeast 1/4
 500 of said Section 4; thence west, along the north boundary of

501 said Section 4, to the westerly right-of-way of Triple E
 502 Road; thence northerly, along the westerly right-of-way of
 503 Triple E Road, to the southeast corner of those lands
 504 described in Official Records Book 1788, page 211, of the
 505 public records of Lake County; thence west, along the south
 506 boundary of said lands described in Official Records Book
 507 1788, page 211, to the northerly boundary of the Villages
 508 at Minneola Hills Phase 1A, as recorded in Plat Book 75,
 509 page 33, of the public records of Lake County; thence
 510 westerly, along the northerly boundary of said Villages at
 511 Minneola Hills Phase 1A, to a point lying 60 feet east of
 512 the west boundary of Section 33, Township 21 South, Range
 513 26 East; thence north, along a line 60 feet east of said
 514 west boundary of Section 33, to the south right-of-way line
 515 of County Road 561A; thence northwest, to the intersection
 516 of the north right-of-way line of County Road 561A and the
 517 west boundary of said Section 33; thence north, along the
 518 west boundary of said Section 33, to the northwest corner
 519 thereof; thence north then east, along the west and north
 520 perimeter boundary of Hunters Ridge, recorded in Plat Book
 521 41, page 4, to the west right-of-way line of Sugarloaf
 522 Mountain Road; thence north, along said west right-of-way
 523 line of Sugarloaf Mountain Road, approximately 3900 feet,
 524 to point of intersection of said right-of-way; thence
 525 northeasterly, to the intersection of the east right-of-way

526 line of Sugarloaf Mountain Road and the south boundary of
527 Section 21, Township 21 South, Range 26 East; thence east,
528 along said south boundary of Section 21, to the southeast
529 corner thereof; thence north, along the east boundary of
530 said Section 21, to the northeast corner of the southeast
531 1/4 of said Section 21; thence west, along the north
532 boundary of the southeast 1/4 of said Section 21, to the
533 northeasterly right-of-way of County Road 455; thence
534 northwest, along said northeasterly right-of-way of County
535 Road 455, to the west boundary of the east 1/2 of the
536 northeast 1/4 of said Section 21; thence north, along the
537 west boundary of the east 1/2 of the northeast 1/4 of said
538 Section 21, to the southwesterly boundary of the abandoned
539 Tavares and Gulf Railroad right-of-way; thence
540 northwesterly, along said southwesterly boundary of the
541 abandoned Tavares and Gulf Railroad right-of-way, to the
542 south boundary of the north 165.00 feet of the south 1/2
543 the northeast 1/4 of Section 17, Township 21 South, Range
544 26 East; thence west, along said south boundary of the
545 north 165.00 feet of the south 1/2 the northeast 1/4 of
546 said Section 17, to the northeasterly right-of-way line of
547 County Road 455; thence southeasterly, along the
548 northeasterly right-of-way line of County Road 455, to the
549 north boundary of the south 1/2 of the southeast 1/4 of
550 said Section 17; thence west, along the north boundary of

551 the south 1/2 of the southeast 1/4 of said Section 17, to
 552 the northwest corner of the south 1/2 of the southeast 1/4
 553 of said Section 17; thence south, along the west boundary
 554 of the south 1/2 of the southeast 1/4 of Section 17, to the
 555 southwest corner thereof; thence south, along the west
 556 boundary of the north 1/2 of the northeast 1/4 of Section
 557 20, Township 21 South, Range 26 East, to the southwest
 558 corner thereof; thence west, to the east right-of-way line
 559 of Sugarloaf Mountain Road; thence south, along the east
 560 right-of-way line of Sugarloaf Mountain Road, to the north
 561 boundary of the south 1/2 of the north 1/4 of the southwest
 562 1/4 of the northeast 1/4 of said Section 20; thence east,
 563 along the north boundary of the south 1/2 of the north 1/4
 564 of the southwest 1/4 of the northeast 1/4 of said Section
 565 20, to the northeast corner thereof; thence south, along
 566 the west boundary of the east 1/4 of said Section 20, to
 567 the north right-of-way line of Sugarloaf Mountain Road;
 568 thence west, along the north right-of-way line of Sugarloaf
 569 Mountain Road, to the intersection with the north right-of-
 570 way line of Mountain View; thence continue west, along the
 571 north right-of-way lines of Mountain View and Homan Lee
 572 Road, to the intersection with the easterly right-of-way
 573 line of County Road 561; thence westerly, along the
 574 easterly right-of-way line of County Road 561, 780 feet;
 575 thence southwest, 87 feet, more or less, to the

576 intersection of the west right-of-way line of County Road
 577 561 and the north boundary of Section 30, Township 21
 578 South, Range 26 East; thence west, along the north boundary
 579 of said Section 30, to the northwest corner thereof; thence
 580 west, along the north boundary of Section 25, Township 21
 581 South, Range 25 East, to the northwest corner of Lot 19,
 582 Lake Montgomery Estates, as recorded in Plat Book 44, page
 583 63, of the public records of Lake County; thence south and
 584 westerly, along the southeasterly perimeter boundary of Lot
 585 12, Montgomery Estates, to the north right-of-way line of
 586 Lake Montgomery Boulevard; thence westerly, along the north
 587 right-of-way line of Lake Montgomery Boulevard, to the
 588 south boundary of Lot 9, Lake Montgomery Estates; thence
 589 westerly, along the west perimeter boundary of Lot 9, Lake
 590 Montgomery Estates, to the southeast corner of Section 23,
 591 Township 21 South, Range 25 East; thence west, along the
 592 south boundary of said Section 23, to the southwest corner
 593 of Arrowtree Reserve Phase I, as recorded in Plat Book 45,
 594 page 71, of the public records of Lake County; thence
 595 northerly, along the westerly boundary of said Arrowtree
 596 Reserve Phase I, to the southwest corner of Tract K,
 597 Arrowtree Reserve Phase II, as recorded in Plat Book 50,
 598 page 48, of the public records of Lake County; thence
 599 continue northerly, along the westerly boundary of said
 600 Arrowtree Reserve Phase II, to the southeasterly right-of-

601 way line of State Road 19; thence northeasterly, along the
602 southeasterly right-of-way line of State Road 19, 1580
603 feet, more or less, to the westerly right-of-way of an
604 electrical transmission line; thence northwest, along said
605 westerly right-of-way of an electrical transmission line,
606 to the south boundary of the north 1/2 of the northwest 1/4
607 of Section 14, Township 21 South, Range 25 East; thence
608 west, along the south boundary of the north 1/2 of the
609 northwest 1/4 of said Section 14, to the southeast corner
610 of the northeast 1/4 of the northeast 1/4 of Section 15,
611 Township 21 South, Range 25 East; thence continue west,
612 along the south boundary of the northeast 1/4 of the
613 northeast 1/4 of said Section 15, to the southwest corner
614 thereof; thence north, along the west boundary of the
615 northeast 1/4 of the northeast 1/4 of said Section 15 and
616 the northerly projection thereof, to the north right-of-way
617 line of O'Brien Road; thence westerly, along the north
618 right-of-way line of O'Brien Road, to the west boundary of
619 Section 15, Township 21 South, Range 25 East; thence north,
620 along the west boundary of Section 15, Township 21 South,
621 Range 25 East and Section 10, Township 21 South, Range 25
622 East, to the southwest corner of the north 1/2 of the
623 northwest 1/4 of the southwest 1/4 of the northwest 1/4 of
624 Section 10, Township 21 South, Range 25 East; thence east,
625 along the south boundary of the north 1/2 of the northwest

626 1/4 of the southwest 1/4 of the northwest 1/4 of said
627 Section 10, to the southeast corner thereof; thence north,
628 along the east boundary of the north 1/2 of the northwest
629 1/4 of the southwest 1/4 of the northwest 1/4 of said
630 Section 10, to the northeast corner thereof; thence east,
631 to the southwest corner of the east 1/4 of the northwest
632 1/4 of the northeast 1/4 of said Section 10; thence north,
633 along the west boundary of the east 1/4 of the northwest
634 1/4 of the northeast 1/4 of said Section 10, to the south
635 right-of-way line of East Dewey Robbins Road; thence
636 northwest, to the intersection of the north right-of-way of
637 East Dewey Robbins Road and the west boundary of the east
638 403.52 feet of the southwest 1/4 of the southeast 1/4 of
639 Section 3, Township 21 South, Range 25 East; thence west,
640 along the north right-of-way of East Dewey Robbins Road, to
641 the right-of-way of Robbins Ridge Court; thence northerly
642 and then southerly, along the right-of-way of Robbins Ridge
643 Court, back to the north right-of-way of East Dewey Robbins
644 Road; thence west, along the north right-of-way of East
645 Dewey Robbins Road, to the south boundary of Section 5,
646 Township 21 South, Range 25 East; thence west, along the
647 south boundary of said Section 5, to the southeast corner
648 of the west 1/2 of the southwest 1/4 of said Section 5;
649 thence north, along the east boundary of the west 1/2 of
650 the southwest 1/4 of said Section 5, 901.55 feet; thence

651 west, parallel with the south boundary of said Section 5,
652 to the west boundary of said Section 5; thence north, along
653 the west boundary of said Section 5, to the south right-of-
654 way line of Dewey Robbins Road; thence east, along the
655 south right-of-way of Dewey Robbins Road, to the southerly
656 projection of the east boundary of Section 31, Township 20
657 South, Range 25 East; thence north, along east boundary of
658 Section 31 and southerly projection thereof, to the north
659 right-of-way of Dewey Robbins Road; thence west, along the
660 north right-of-way of Dewey Robbins Road, to the east
661 boundary of the west 1/2 of Government Lot 4, Section 31,
662 Township 20 South, Range 25 East; thence north, along the
663 east boundary of the west 1/2 of both Government Lots 3 and
664 4, of said Section 31, to the northeast corner of the west
665 1/2 of said Government Lot 3, Section 31; thence west,
666 along the north boundary of the west 1/2 of said Government
667 Lot 3, Section 31, to the northwest corner thereof; thence
668 north, along the west boundary of Sections 31 and 30,
669 Township 20 South, Range 25 East, to the southwest corner
670 of Tract J, Windsong at Leesburg, as recorded in Plat Book
671 57, page 36, of the public records of Lake County; thence
672 northerly, along the easterly perimeter boundary of said
673 Tract J of Windsong at Leesburg, to the west boundary of
674 Section 19, Township 20 South, Range 25 East; thence north,
675 along the west boundary of Section 19, Township 20 South,

676 Range 25 East, to the northwest corner of the South 1/2 of
 677 said Section 19; thence east, along the north boundary of
 678 the south 1/2 of said Section 19, to the northeast corner
 679 thereof; thence north, along the west boundary of Section
 680 20, Township 20 South, Range 25 East, to the northwest
 681 corner of the south 1/4 of the northwest 1/4 of said
 682 Section 20; thence east, along the north boundary of the
 683 south 1/4 of the northwest 1/4 of said Section 20, to the
 684 northeast corner thereof; thence north, along the west
 685 boundary of the south 1/2 of the northeast 1/4 of said
 686 Section 20, to the northwest corner thereof; thence east,
 687 along the north boundary of the south 1/2 of the northeast
 688 1/4 of said Section 20, to the northeast corner thereof;
 689 thence east, to the northeast corner of the west 1/2 of the
 690 southeast 1/4 of the northwest 1/4 of Section 21, Township
 691 20 South, Range 25 East; thence south, to the southeast
 692 corner of the west 1/2 of the northeast 1/4 of the
 693 southwest 1/4 of said Section 21; thence east, to the
 694 northeast corner of the east 1/2 of the southeast 1/4 of
 695 the southwest 1/4 of said Section 21; thence south, along
 696 the east line of the northeast 1/4 of the southeast 1/4 of
 697 the southwest 1/4 of said Section 21, to the southeast
 698 corner thereof being also a corner of Parcel 2 as described
 699 in Official Records Book 4633, page 927, of the public
 700 records of Lake County; thence south, along the easterly

701 boundary of said Parcel 2, to the north boundary of Section
 702 28, Township 20 South, Range 25 East; thence east, along
 703 the north boundary of said Section 28, to the northeast
 704 corner thereof; thence south, along the east boundary of
 705 said Section 28, to the southeast corner thereof; thence
 706 east, along the north boundary of Section 34, Township 20
 707 South, Range 25 East, to the northeast corner of the
 708 northwest 1/4 of said Section 34; thence south, along the
 709 east boundary of the northwest 1/4 of said Section 34, to
 710 the southeast corner thereof; thence east, along the north
 711 boundary of the west 1/2 of the southeast 1/4 of said
 712 Section 34, to the northeast corner thereof; thence south,
 713 along the east boundary of the west 1/2 of the southeast
 714 1/4 of said Section 34, to the southeast corner thereof;
 715 thence west, along the north boundary of Section 3,
 716 Township 21 South, Range 25 East, to the northwest corner
 717 of Government Lot 1 of said Section 3; thence south, along
 718 the west boundary of Government Lot 1 of said Section 3, to
 719 the southwest corner of the north 1/2 of Government Lot 1
 720 of said Section 3; thence east, to the northeast corner of
 721 the west 660 feet of the south 1/2 of Government Lot 1 of
 722 said Section 3; thence south, to the north right-of-way of
 723 Orange Blossom Road; thence easterly, along the north
 724 right-of-way of Orange Blossom Road, to the west boundary
 725 of Section 2, Township 21 South, Range 25 East; thence

726 south, along the west boundary of said Section 2, to the
 727 west 1/4 corner of said Section 2; thence east, along the
 728 north boundary of the south 1/2 of said Section 2, to the
 729 west right-of-way line of State Road 19; thence south,
 730 along the west right-of-way line of State Road 19, to the
 731 westerly projection of the south boundary of Tract 4-A, as
 732 described in Official Records Book 2082, page 272, of the
 733 public records of Lake County; thence easterly along said
 734 projection and southerly boundary of Tract 4-A, to the
 735 intersection with the north boundary of the south 1/2 of
 736 Section 2, Township 21 South, Range 25 East; thence east,
 737 along the north boundary of the south 1/2 of said Section
 738 2, to the west 1/4 corner of Section 1, Township 21 South,
 739 Range 25 East; thence north, along the west boundary of
 740 said Section 1, to the northwest corner thereof; thence
 741 east, along the north boundary of said Section 1, to the
 742 boundary of Lake Bertha; thence easterly, along the
 743 northerly boundary of said Lake Bertha, to the north
 744 boundary of said Section 1; thence continue east, along
 745 said north boundary of Section 1, to the westerly boundary
 746 of Little Lake Harris; thence southerly, along the westerly
 747 boundary of said Little Lake Harris, to the north boundary
 748 of the south 1/2 of the north 1/2 of Government Lot 1, of
 749 said Section 1, Township 21 South, Range 25 East; thence
 750 east, along the north boundary of the south 1/2 of the

751 north 1/2 of Government Lot 1, of said Section 1, to the
752 west boundary of Section 6, Township 21 South, Range 26
753 East; thence north, along the west boundary of said Section
754 6, to the northwest corner thereof; thence east along the
755 north boundary of said Section 6, to the northeast corner
756 of Government Lot 4, of said Section 6; thence south, along
757 the east boundary of Government Lot 4, of said Section 6,
758 to the southeast corner thereof; thence east, to the west
759 1/4 corner of Section 5, Township 21 South, Range 26 East;
760 thence north, along the west boundary of said Section 5, to
761 the northwest corner thereof; thence east, along the north
762 boundary of said Section 5, to the easterly right-of-way of
763 County Road 561; thence southerly, along the easterly
764 right-of-way of County Road 561, 2500 feet, more or less,
765 to the westerly projection of the southerly boundary of
766 those lands described in Official Records Book 4733, page
767 1463, of the public records of Lake County; thence
768 N82°09'35"E, along said projection and southerly boundary,
769 to the southeast corner of said lands; thence south, to the
770 southwest corner of Government Lot 1, of said Section 5,
771 Township 21 South, Range 26 East; thence east, to the
772 southeast corner of Government Lot 4, Section 4, Township
773 21 South, Range 26 East; thence north, to the northeast
774 corner of Government Lot 4, of said Section 4; thence east,
775 along the north boundary of said Section 4, to the right-

776 of-way of Ranch Road; thence easterly, along the southerly
777 right-of-way of Ranch Road, to the north boundary of said
778 Section 4, Township 21 South, Range 26 East; thence east,
779 along the north boundary of said Section 4, to the
780 southwest corner of Section 34, Township 20 South, Range 26
781 East; thence north, along the west boundary of said Section
782 34, to the northwest corner thereof; thence east, along the
783 north boundary of said Section 34, to the southeast corner
784 of Lot 20, of Underhill Hammock, as recorded in Plat Book
785 26, page 73, of the public records of Lake County; thence
786 northeasterly, along the southeasterly boundary of said
787 Underhill Hammock, to the easternmost corner of Lot 18 of
788 said Underhill Hammock; thence northwest, along the
789 northeast boundary of said Lot 18 of Underhill Hammock, to
790 the southeasterly right-of-way line of County Road 48;
791 thence northeast, along the southeasterly right-of-way line
792 of County Road 48, to the west boundary of Section 27,
793 Township 20 South, Range 26 East; thence north, along the
794 west boundaries of Sections 22 and 27, Township 20 South,
795 Range 26 East, to the northwest corner of said Section 22;
796 thence east, along the north boundary of said Section 22,
797 to the southwest corner of the east 1/2 of the southwest
798 1/4 of Section 15, Township 20 South, Range 26 East; thence
799 north, along the west boundary of the east 1/2 of the
800 southwest 1/4 of said Section 15, to the northwest corner

801 thereof; thence east, along the north boundary of the south
 802 1/2 of said Section 15, to the southwest corner of Parcel
 803 1, as described in Official Records Book 5483, page 227, of
 804 the public records of Lake County; thence north, along the
 805 west boundary of said Parcel 1, to the south right-of-way
 806 line of County Road 448; thence southeasterly, along the
 807 south right-of-way of County Road 448, to the south
 808 boundary of the CSX Transportation railroad right-of-way;
 809 thence southeasterly, along the south boundary of said CSX
 810 Transportation railroad right-of-way, to the east boundary
 811 of said Section 15, Township 20 South, Range 26 East;
 812 thence north, along the east boundary of said Section 15,
 813 to the north right-of-way line of County Road 448; thence
 814 east, along the north right-of-way line of County Road 448,
 815 to the west boundary of the Apopka-Beauclair Canal; thence
 816 northerly, along the west boundary of the Apopka-Beauclair
 817 Canal, to the south boundary of the northwest 1/4 of the
 818 northwest 1/4 of Section 14, Township 20 South, Range 26
 819 East; thence west, along the south boundary of the
 820 northwest 1/4 of the northwest 1/4 of said Section 14, to
 821 the edge of a canal; thence northerly, northeasterly,
 822 southeasterly, along said edge of the canal and a
 823 southeasterly projection thereof, to the east boundary of
 824 the Apopka-Beauclair Canal; thence southerly, along the
 825 east boundary of the Apopka-Beauclair Canal, to the north

826 right-of-way line of County Road 448; thence easterly,
827 along the north right-of-way line of County Road 448, to
828 the east boundary of Section 14, Township 20 South, Range
829 26 East; thence south, along the east boundary of Sections
830 14, 23, 26 and 35, Township 20 South, Range 26 East, to the
831 southeast corner of said Section 35; thence east, along the
832 south boundary of Section 36, Township 20 South, Range 26
833 East, to the point of beginning.

834 Section 5. Maximum densities.—Development located in the
835 unincorporated areas and within municipal limits that take place
836 within the designated rural protection areas shall be limited to
837 a density of one dwelling unit per five (5) net buildable acres;
838 or limited to one dwelling unit per three (3) net buildable
839 acres with a minimum of 35 percent open space; or one dwelling
840 unit per one (1) acre with a minimum of 50 percent open space.
841 The term "open space" means land area that remains undeveloped
842 or minimally developed, such as trails and boardwalks, as part
843 of a natural resource preserve or passive recreation area and
844 shall include land preserved for conservation purposes. Within a
845 development site, the local governmental entity with
846 jurisdiction shall require that a minimum quantity of buildable
847 area remain preserved, which shall represent the minimum open
848 space requirement. The minimum required open space shall exclude
849 water bodies, wetlands, residential lots, street rights-of-way,
850 parking lots, impervious surfaces, and active recreation areas.

HB 1171

2023

851 Minimum required open space may include permeable stormwater
852 management areas if enhanced as amenities using native
853 vegetation. Golf courses shall be generally excluded with the
854 exception that areas of a golf course outside of the regularly
855 maintained fairways that are naturally vegetated and not subject
856 to chemical application may be credited toward the minimum open
857 space requirement. The minimum required open space within a
858 development site shall be calculated over the net buildable area
859 of a parcel, which is defined as the total area of a parcel less
860 wetlands and water bodies. Nonbuildable areas, including
861 wetlands and water bodies, are recognized as protected features
862 but may not be credited toward the minimum open space
863 requirement.

864 Section 6. Exceptions.—

865 (1) Nothing herein shall prohibit a local government from
866 establishing lower densities for the designated rural protection
867 areas in its comprehensive plan.

868 (2) The densities set forth herein may be modified upon
869 approval of a joint planning agreement by both the Lake County
870 Board of County Commissioners and the municipality after the
871 effective date of this act.

872 Section 7. Applicability.—This act shall apply to all
873 residential development applications filed after the effective
874 date, including for properties located within established
875 interlocal service boundary agreements and properties that are

HB 1171

2023

876 | annexed subsequent to the effective date of this act.

877 | Section 8. This act shall take effect upon becoming a law.