REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, February 10, 2014
Time: 6:00 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – November 13, 2013 Meeting

2. **Selection of a Chairperson and a Vice Chairperson**

3. **Hilltop Subdivision** – Preliminary Plat of a 94 Unit Single-Family Residential Subdivision on 44.43 +/-Acres – Located on Griffin Avenue Approximately 5,650 Ft. East of the Intersection at County Road 25 (Wendy Then)

4. **Ordinance No. 2014-03** – Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting an Eighth Amendment to the Amended Development Order to Add a 94 Bed Assisted Living Facility to the DRI and Remove 7,550 Sq. Ft. of Commercial Entitlements (Wendy Then)

CHAIRPERSON/MEMBERS' REPORT

ADJOURN

NOTE: THIS BOARD IS ADVISORY. ALL RECOMMENDATIONS ARE FORWARDED TO THE TOWN COMMISSION.

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

MINUTES OF THE TOWN OF LADY LAKE
SPECIAL PLANNING AND ZONING BOARD MEETING
LADY LAKE, FLORIDA

November 13, 2013
6:00 p.m.

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL: William Scott, Member
Mike McKenzie, Member
Julius Chirieleison, Member
William Sigurdson, Vice Chairperson/Member
John Gauder, Chairperson

STAFF MEMBERS PRESENT: Attorney Todd Mazenko, BRS Legal; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Julia Wolfe, Staff Assistant to Town Clerk

OPEN FORUM:

Mr. Gauder asked if anyone in the audience had any other comments or questions. There was no one.

NEW BUSINESS:

1. **Approval of Minutes:** September 9, 2013 Planning and Zoning Board Meeting

Chairperson John Gauder asked if anyone had any corrections or deletions to the September 9, 2013 Planning and Zoning Board meeting minutes.

Upon a motion by Member McKenzie and a second by Member Scott, the Planning and Zoning Board approved the Minutes of the Planning and Zoning Board Meeting of September 9, 2013 by a vote of 5-0.

2. **Ordinance No. 2013-15 – An Ordinance Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan (Wendy Then)**

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Town Clerk's office). She stated this is a request to adopt the Town's annual update of the Capital Improvements Schedule which is part of the Town's Comprehensive Plan. Ms. Then stated the Capital Improvement Plan update process and the corresponding requirements are no

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longer required to be processed by a Comprehensive Plan Amendment, but may be adopted by local Ordinance. House Bill 7207 (2011) states: *"The CIE must be reviewed by the local government on an annual basis. Modification to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local Comprehensive Plan."*

Ms. Then stated the Town must annually update the Five-Year Schedule of Capital Improvements pursuant to Florida Statutes 163.3177 (3)(b). The purpose of the Capital Improvements Element and the Improvement Schedules is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities.

Ms. Then stated these facilities include: water, water supply, sewer, solid waste, drainage, parks and recreation, public schools, transportation and mass transit. While the Town does not have financial responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five year capital improvement schedules from other entities.

Corrections, updates, and modifications concerning costs, revenues, or the dates of construction of any facility or project identified in the Comprehensive Plan/Capital Improvement Program are not considered amendments and may be accomplished by local ordinance.

Staff recommended forwarding Ordinance No. 2013-15 to the Planning and Zoning Board for their consideration and recommendation as this ordinance serves to update the Capital Improvements Schedule as required under F.S. 163.3177(3)(b). Ms. Then stated the attached "Exhibit A" reflects the proposed improvements for the Five Year Planning Period 2013/14 – 2017/18. Also attached is Ordinance No. 2012-20 with Attachment "A" to document the prior Five Year Capital Improvement Schedule 2012/13 - 2016/17, which is being replaced by this ordinance.

Ms. Then stated the Technical Review Committee reviewed the application for Ordinance No. 2013-15 at its regular meeting on Tuesday, November 5, 2013, recommending approval by a 5-0 vote. The Town Commission is scheduled to consider Ordinance No. 2013-15 for first reading on Monday, December 2, 2013, and for second/final reading on Monday, December 16, 2013.

Ms. Then asked if there were any comments or questions.

Thad Carroll, Growth Management Director, stated the reason this came before the Planning and Zoning Board is because this board reviews ordinances that may impact schools and rezoning regarding residential developments, and all those improvements tie into the Town's capital improvement elements. Mr. Carroll stated the information is presented to the Board to make them aware of what is out there, and what improvements are coming, so everyone can stay concurrent with the level of service throughout the Town.

Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter. There was no one.

Upon a motion by Vice Chairperson/Member Sigurdson, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2013-15 to the Town Commission for consideration by a vote of 5-0.

3. Resolution No. 2013-109 – The Village Center Community Development District – A Variance Request to Authorize the Removal of One 36" Historic Tree to Accommodate Improvements to the Orange Blossom Hills Golf Maintenance Facility – Located at 1025 Lindsey Lane Court (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Town Clerk's office). She stated the applicant has submitted an application for a variance in accordance with Chapter 10, Section 4 f) of the Land Development Regulations (LDRs) which states "*on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and the Town Commission*".

Ms. Then stated the applicant, Village Center Community Development District, proposes the removal of a 36" historic live oak tree to accommodate construction replacement of the existing 6,160 sq. ft. building on the same footprint at their Orange Blossom Hills Maintenance Facility. Due to the tree's proximity to the existing building, removing the old building slab and pouring a new one will damage existing roots and make the tree unstable. The base of the tree is located just 19" from the foundation of the maintenance building.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.

2. Granting the permit would be of benefit to the public interest.

3. Denial of the permit would result in unnecessary hardship to the owner seeking it.

4. The use must not be contrary to the spirit of this Code.

5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.

6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 06, Township 18, Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Manufactured Home High Density (MH – HD) and is zoned "MX-8" Mixed-Residential up to eight dwelling units/acre. Ms. Then stated the subject property is located at 1425 Lindsey Lane Court within Orange Blossom Gardens Unit 13 (Tracts A & A-1), in the vicinity surrounding a golf course located southwest of Water Tower Circle (Alternate Key 3452399), within the town limits of the Town of Lady Lake, Florida.

Aerial views of the property and photos of the property and postings were shown.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for recommendation to the Town Commission. Resolution No. 2013-109 was reviewed by Town Attorney Derek Schroth on Monday, November 4, 2013, and was determined to be correct in form.

Ms. Then stated, as part of the variance application, the applicant has submitted a justification statement and the arborist report states: *"The base of the tree is only 19" from the foundation of the maintenance building at this time. Demolition of the existing building and slab will adversely affect the stability of this tree especially with the new construction. Also, the new sewer line that must be run to accommodate the new building would run right next to, or right under this tree. Due to the close proximity of the demolition, construction of the new slab and building and the installation and hooking up of the new sewer line, there is no way this tree will remain viable and should be removed."*

Ms. Then stated that if this resolution is approved by the Town Commission, there is a provision within the Land Development Regulations Ch. 10-5,C(2)(c), and the applicant is aware of and is prepared to make the payment of $3,600 to the Town tree bank within 30 days of the approval to mitigate the loss of this historic tree.

Ms. Then stated that notices to inform the surrounding property owners within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Wednesday, October 30, 2013 and the property was also posted this same date. Ms. Then reported that of the 23 notices sent out, 22 return receipts were received back, and there have been no e-mails or written statements thus far on the matter, and only one inquiry by phone.

Upon approval of this variance resolution, the applicant will continue the Minor Modification to Site Plan application process for the improvements proposed at the Orange Blossom Hills Maintenance facility.

Ms. Then stated the Technical Review Committee reviewed the application for Resolution No. 2013-109 at its regular meeting on Tuesday, November 5, 2013, recommending approval with a 5-0 vote. The Town Commission will review the application for Resolution No. 2013-109 for final consideration at its regular meeting on Monday, December 2, 2013 at 6:00 p.m.

Ms. Then stated the applicant was present to answer any questions.

Member Chirieleison asked how and why the Tree and Beautification Board is not involved in this consideration.

Ms. Then replied that variance applications do not go before the Tree and Beautification Committee. She stated the provision of the tree bank donation takes care of mitigating the removal of the historic tree should it be approved by the Town Commission, and the $3,600 will be disbursed to the Tree and Beautification Committee to be used for their approved projects.

Vice Chairperson/Member Sigurdson stated the picture gives the appearance that the tree is much closer than 19" from the building. He asked how the building got built so close to the tree in the first place.

Ms. Then replied that it is her understanding that it is a very old building. She stated when new developments are constructed, there may be some oversight or poor planning on the location of planting, whether it be too close to a sign or building and it becomes a problem later whenever expansion or upgrades to sewer, etc. is required.

Vice Chairperson/Member Sigurdson stated he has no problem with the removal if the tree is unhealthy, although he did not like to see big trees removed.

Member Scott commented the tree has been there a long time and trees grow fast around here.

Chairperson Gauder stated it appears the tree may have been planted after the building was built because it is leaning away from the building.

Randy Wilkerson introduced himself as the Construction Manager for The Village Center Community Development District. He stated the building was the original office of Mr. Schwartz and it is 30 years old or more, and they are not certain if the tree was planted after the building was built. Mr. Wilkerson stated the building is in disrepair and is an eyesore to the community. He stated their intention is to remove the building and build a new one in the exact location so they do not adversely impact any more impervious areas or expand the facility pertaining to this building.

Chairperson Gauder asked what is on the other side of the building.

Mr. Wilkerson replied the building is rather unusual and has been added on to many times. He stated when you look at the photos, the front of the building elevation appears to be at ground level, but the back of the building is buried four feet into the hill below ground in a concrete retaining wall.

Chairperson Gauder asked if there are any other places the building could be erected.

Mr. Wilkerson stated they have investigated and there is no other place to put the building on that particular site. He stated they are not insensitive to the tree removal and go to great lengths to preserve these types of trees. He stated they build quality facilities and it is their intention to re-landscape after the new facility is built. He stated the building is unsafe and does not have any handicapped facilities and needs to be replaced.

Upon a motion by Member Chirieleison, and a second by Member Scott, the Planning and Zoning Board recommended transmittal of Resolution No. 2013-109 to the Town Commission for consideration of approval by a vote of 5-0.

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder stated he hoped everyone has a good Thanksgiving.

ADJOURN:

With nothing further to discuss, the meeting was adjourned at 6:23 p.m.

Julia Wolfe, Staff Assistant to Town Clerk

John Gauder, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk

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PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: February 10, 2014

SUBJECT: **PRELIMINARY PLAT – HILLTOP SUBDIVISION**

DEPARTMENT: **GROWTH MANAGEMENT**

RECOMMENDED MOTION:

1. **Motion to forward the Preliminary Plat of the Hilltop Subdivision to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward the Preliminary Plat of the Hilltop Subdivision to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY:

Applicant Milton Jennings, President of Hilltop Manors, Inc., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 94 single-family residential units on approximately 44.43 acres. The property is located on Griffin Avenue Approximately 5,650 Ft. East of the Intersection at County Road 25 (Alternate Key Numbers 1238277, 1770483, and 1238111). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated 12/6/2013 and 01/29/2014 (Satisfied).
2. Fire Review No. 3 for the Preliminary Plat completed by Kerry Barnett dated 01/31/2014 (Satisfied)
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 01/30/2014. (Satisfied)
4. Lake County Public Works Review completed by Ross Pluta dated 12/5/2013 (Satisfied).
5. Lake County School District-School Concurrency Review by Dawn McDonald dated 12/5/2013 (Satisfied).
6. Lake Sumter MPO Traffic Analysis review dated 12/4/2013 (Satisfied).
7. Lady Lake Building Official comments dated January 29, 2014 (Satisfied).

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is Planned Unit Development (PUD) governed by the Memorandum of Agreement adopted under Ordinance 2013-02 establishing Residential Single Family up to 6 dwelling units per acre.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of five (5) sheets, are drawn in 24"x36" pages and have been certified by Donald A. Griffey, Professional Engineer of Griffey Engineering for Jennings Construction Services Corporation.

Comments:

1) The Hilltop subdivision proposes not to connect to Town's Sewer, Water, and Reuse; therefore, Utility Plans will be submitted in the subsequent Improvement Plan application.

2) In accordance with the provisions of Chapter 8, Section 8-6).e).1, the applicant shall submit copies of all jurisdictional agency approved permits and/or Exemption Letters (when applicable), including:

    - Lake County Right-of-Way Utilization Permit
    - DEP Water Well Permits
    - St. John's River Water Management District ER Permit
    - Florida Fish & Wildlife Permit to relocate Gopher tortoises off-site
    - Drafts of protective covenant

3) The applicant will be required to submit the Covenants and Articles of Home Owner's Association for the subdivision.

4) The Hilltop residential subdivision will be providing the required Open Space area for activity-based recreation facilities, as provided by the following matrix:

Zoning District	Open Space Percentage	Activity-Based Recreation Area*
PUD	25 %	5%

In accordance with Chapter 8, Section 8-5).f).1), the applicant will be listing the dimensional acreage for activity-based recreation areas on the plans before final approval for the Town Commission Meeting; showing that it meets the required 5% of the 25% Open Space.

Note:

Preliminary Plat Approval does not permit the construction of any improvements. All permits from other agencies with jurisdiction must be completed before a development order may be issued.

Public Meeting(s):

The **Technical Review Committee (TRC)** reviewed this plat application at the regular meeting on Tuesday, February 4, 2014, by a vote of 5-0 reviewed and recommended that this preliminary plat was complete and ready for transmittal to the P&Z Board.

The **Town Commission** is scheduled to consider the Preliminary Plat at their regular Meeting on Monday, March 3, 2014.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[X] Other – Preliminary Plat

[ ] Support Documents/Contracts Available for Review in Manager's Office

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2-5-14 **DEPARTMENT HEAD**		**Submitted** 2/5/14	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 2/10/14	**Date** 2/6/14

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

TOWN OF LADY LAKE
PRELIMINARY PLAT APPLICATION

RECEIVED
AUG 22 2013
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

Alternate Key Number 1238111/1770483/1238277

1. Owner's Name: Hilltop Manors, Inc.

   Mailing Address: 3930 RCA Blvd., Ste 3008, Palm Beach Gardens, FL 33410

   Telephone #: (561) 799-8002

   Email Address: michaelorem@gmail.com

2. Applicant's Name: Milton Jennings

   Mailing Address: 3930 RCA Blvd., Ste 3008, Palm Beach Gardens, FL 33410

   Telephone #: (561) 799-8002

   Email Address: _____

3. Applicant is: Owner ✓ Agent ___ Purchaser ___ Lessee ___ Optionee ___

4. Property Address/Location: Griffin Avenue, Approx 1 mile E of CR 25

5. Name of Subdivision for Preliminary Platting Hilltop

6. Area of Property: _____ Square feet 45.34 Acres

7. Utilities: Central Water ✓ Central Sewer ✓ Well ___ Septic Tank ___

8. Zoning of property: PUD

9. Proposed number of lots/parcels: 137

10. Proposed use of the property: Single Family Residential Subdivision

11. Have any land use applications been filed within the last year in connection with this property? ✓ Yes ___ No. If yes, briefly describe the nature of the request and date when this was done: PUD Modification, 2013

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Hilltop Manors, Inc. by M.S. Jennings - Pres, who being by me first duly sworn on oath, deposes and says:

(1) That Hilltop Manors, Inc. affirms and certifies that it understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of its knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That Hilltop Manors, Inc. desires approval for:
Preliminary Plat

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

M. S. Jennings

Hilltop Manors, Inc. by M.S. Jennings - President

The foregoing instrument was acknowledged before me this 16 day of AUG., 2013, by MILTON S. JENNINGS who is personally known to me or who has produced N/A as identification and who ~~did~~ (did not) take an oath.

Carolyn E. Eckroade

Notary Public

CAROLYN E. ECKROADE
Notary Public - State of Florida
My Comm. Expires Jun 18, 2014
Commission # DD 979558
Bonded Through National Notary Assn

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Milton S. Jennings, who being by me first duly sworn on oath, deposes and says:

(1) That Hilltop Manors Inc. is the fee-simple owner of the property legally described on page one of this application.

(2) That Hilltop Manors, Inc. desires approval for:
Preliminary Plat

(3) That Hilltop Manors, Inc. has appointed M.S. Jennings - President to act as agent in its behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

M. S. Jennings

Hilltop Manors, Inc. by M.S. Jennings - President

The foregoing instrument was acknowledged before me this 16 day of Aug., 2013, by MILTON S. JENNINGS, who is personally known to me or who has produced N/A as identification and who ~~did~~ (did not) take an oath.

Carolyn E. Eckroade
Notary Public

CAROLYN E. ECKROADE
Notary Public - State of Florida
My Comm. Expires Jun 18, 2014
Commission # DD 979558
Bonded Through National Notary Assn.

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

Application fee for Preliminary Plat $3,300.00

I certify that the statements in this application are true to the best of my knowledge.

M.S. Jennings

Signature of Applicant - Hilltop Manors, Inc. by M.S. Jennings President

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-FIVE (45) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: Aug. 22, 2013 Received By: T. Carroll

Fees Paid: $3,300 ✓

Property Record Card

General Information

Alternate Key:	1238111	**Parcel:**	09-18-24-000400002200
Owner Name:	HILLTOP MANORS INC	**Millage:**	00LL (Lady Lake) : 17.6629
Owner Address:	3930 RCA BLVD STE 3008 PALM BEACH GARDENS, FL 33410	**Property Location:**	LADY LAKE FL 32159
Legal Description:	W 3/4 OF N 1/2 OF NW 1/4 OF SE 1/4, N 10 FT OF W 3/4 OF S | 1/2 OF NW 1/4 OF SE 1/4 | ORB 3028 PG 682 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	PASTURE IMPROVED GOOD (6200)	0	0		15	AC	$5,625.00	$19,125.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
947 / 2419	11/1/1987	WD	M	V	$1.00
2460 / 576	11/14/2003	TR	Q	V	$120,000.00
2751 / 2357	1/31/2005	WD	Q	V	$325,900.00
2751 / 2358	1/31/2005	WD	M	V	$1.00
3028 / 682	12/5/2005	WD	M	V	$1.00

Value

Total Just Value:		$19,125.00
Agricultural Classification:	-	$13,500.00
Assessed Value:	=	$5,625.00
Other Exemptions:	-	$0.00
Total Taxable Value:	=	$5,625.00
Millage Rate:	x	0.0176629
Base Ad-Valorem Tax:	=	$99.37
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$99.37

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

Property Record Card

General Information

Alternate Key:	1238277	**Parcel:**	09-18-24-000400002000
Owner Name:	HILLTOP MANORS INC	**Millage:**	00LL (Lady Lake) : 17.6629
Owner Address:	3930 RCA BLVD STE 3008 PALM BEACH GARDENS, FL 33410	**Property Location:**	LADY LAKE FL 32159
Legal Description:	N 1/4 OF SW 1/4 OF SE 1/4] ORB 3028 PG 682]		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	PASTURE IMPROVED GOOD (6200)	0	0		10	AC	$3,750.00	$12,750.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
897 / 11	10/1/1986	WD	Q	V	$42,000.00
1049 / 876	3/1/1990	CT	U	V	$9,400.00
1115 / 830	6/1/1991	PR	U	V	$0.00
2478 / 1549	12/18/2003	WD	U	V	$15,000.00
2478 / 1552	12/22/2003	WD	U	V	$15,000.00
2478 / 1555	12/18/2003	WD	U	V	$0.00
2751 / 2352	1/28/2005	WD	Q	V	$220,000.00
2751 / 2358	1/31/2005	WD	M	V	$1.00
3028 / 682	12/5/2005	WD	M	V	$1.00

Value

Total Just Value:		$12,750.00
Agricultural Classification:	-	$9,000.00
Assessed Value:	=	$3,750.00
Other Exemptions:	-	$0.00
Total Taxable Value:	=	$3,750.00
Millage Rate:	x	0.0176629
Base Ad-Valorem Tax:	=	$66.23
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$66.23

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

Property Record Card

General Information

Alternate Key:	1770483	**Parcel:**	09-18-24-000400002100
Owner Name:	HILLTOP MANORS INC	**Millage:**	00LL (Lady Lake) : 17.6629
Owner Address:	3930 RCA BLVD STE 3008 PALM BEACH GARDENS, FL 33410	**Property Location:**	LADY LAKE FL 32159
Legal Description:	W 3/4 OF S 1/2 OF NW 1/4 OF SE 1/4--LESS N 10 FT--, E 1/4 OF| NW 1/4 OF SE 1/4--LESS FROM NW COR OF SE 1/4 RUN N 89DEG | 01MIN 17SEC E 993.88 FT, S 00DEG 29MIN 38SEC E 25 FT TO S | R/W LINE OF GRIFFIN AVE & POB, RUN N 89DEG 01MIN 17SEC E | ALONG SAID S R/W LINE 331.28 FT TO E LINE OF NW 1/4 OF SE | 1/4, S 00DEG 27MIN 39SEC E 648.22 FT, S 88DEG 54MIN 56SEC W | 330.91 FT, N 00DEG 29MIN 38SEC W 648.83 FT TO POB-- | ORB 3028 PG 682 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	PASTURE IMPROVED GOOD (6200)	0	0		19.65	AC	$7,369.00	$25,054.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
676 / 1430	1/1/1979	MI	Q	V	$112,500.00
902 / 1630	9/1/1986	WD	U	V	$1.00
902 / 1631	9/1/1986	WD	U	V	$1.00
902 / 1634	12/1/1986	WD	Q	V	$95,000.00
1070 / 869	8/1/1990	CT	U	V	$0.00
2459 / 43	10/30/2003	WD	Q	V	$135,000.00
2751 / 2354	1/31/2005	WD	Q	V	$437,400.00
2751 / 2358	1/31/2005	WD	M	V	$1,200,000.00
3028 / 682	12/5/2005	WD	M	V	$1,995,000.00

Value

Total Just Value:		$25,054.00
Agricultural Classification:	-	$17,685.00
Assessed Value:	=	$7,369.00
Other Exemptions:	-	$0.00
Total Taxable Value:	=	$7,369.00

GRIFFEY ENGINEERING, INC.

December 13, 2013

Thad Carroll, Director
Department of Growth Management
Town of Lady Lake
409 Fennel Boulevard
Lady Lake, FL 32159

Re: Hilltop – Preliminary Plat Review Comments
(GEI Proj. #: 10037SPN)

Dear Mr. Carroll:

This documentation is being submitted in response to the Town of Lady Lake's Plan Review Comments dated September 2013.

The following are the responses to the Town's comments:

Growth Management:

1. Utility Plans not provided.

   RESPONSE: Comment has been noted. Per the submittal requirements of the Town's LDRs, utility plans will be included in the Improvement Plan.

2. Will the project be completed in phases? If so, please establish the phases proposed.

   RESPONSE: The project will be completed in a single phase. A notation has been made on sheet 2.

3. Maximum Building Height.

   RESPONSE: The maximum building height shall be 35'. A notation has been made on sheet 2.

4. Width of all proposed streets.

   RESPONSE: The width of proposed streets has been included on sheets 2 and 3.

5. Development Notes for each lot (landscaping requirements (number of canopy trees required per each lot in accordance with Chapter 10- Landscape and Tree Protection), maximum impervious surface ratio, etc.).

   RESPONSE: Lot canopy tree and maximum impervious surface ration requirements have been noted on sheet 2.

6. Notes on the plans regarding Utility and Drainage Easements (10 feet in combination) in accordance to Chapter 8, Sec 8-5.d, along front yards, side yards, or rear yards).

   RESPONSE: Utility and drainage easement notation has been included on sheets 2 and 4.

7. Sidewalk Requirement along Griffin Avenue. Please see Lake County Public Works 40' right-of-way dedication requirement.

   RESPONSE: Griffin Avenue sidewalk has been included on sheet 4.

8. Page 2-Site Data missing information as follows: Breakdown of Lengths of Roadways in L.F. per each road as required by LDRs.

   RESPONSE: The breakdown of roadway length (per road) has been included on sheet 2.

9. Subdivision Entrance/Monument Sign Detail.

   RESPONSE: Comment has been noted. Entrance/monument sign details, if proposed, will be included with the Improvement Plan.

Kerry Barnett Fire Safety Consulting:

1. Per NFPA 1, Chapter 18.4.5.1 the minimum fire flow shall be 1000 gpm's at 20 psi for a duration of 1 hour. The flow shall be based on full development of the subdivision. If the buildings are greater than 5000 sq ft, then Table 18.4.5.1.2 shall be reviewed to determine fire flow.

   RESPONSE: Comment has been noted and will be incorporated into the utility design for the Improvement Plan.

2. Hydrant spacing shall be in accordance to Annex I of NFPA 1 (500 feet). A hydrant should be installed just inside the entrance and then at 500' intervals. NFPA 101: 4.6.1.

   RESPONSE: Comment has been noted and will be incorporated into the utility design for the Improvement Plan.

3. Excluding flow requirements and hydrant spacing, refer to Lady Lake LDC, 14.9 for water distribution and hydrant requirements.

   RESPONSE: Comment has been noted and will be incorporated into the utility design for the Improvement Plan.

4. Hydrants to be installed shall be properly color coded based on the flow, shall be unobstructed, and proper signage and road markings shall be in place. NFPA 1: Chapter 18. Refer to NFPA 1 Handbook for signage and pavement markings.

RESPONSE: Comment has been noted and will be incorporated into the utility design for the Improvement Plan.

5. Separate plans shall be submitted for all underground fire protection which will include water mains with fire hydrants to obtain a permit for install. Plans shall include all details, cut sheets and any calculations (if necessary).

   RESPONSE: There will not be a separate fire protection system. Fire protection will be provided by the potable water distribution system. Detailed plans and specifications will be provided with the Improvement Plan.

Neel-Schaffer, Inc.:

1. Sheet 4 – need to identify the roadway widths for all streets since Hillcrest Drive and Community Loop appears to have different widths.

   RESPONSE: The width of proposed streets has been included on sheets 2 and 3.

2. Sheet 4 - need to show any storm water easements to the corner retention ponds.

   RESPONSE: Storm water easements have been delineated on sheet 4.

3. Sheet 5 – need to identify any areas for storm water easements and show the width of these easements.

   RESPONSE: Storm water easements have been delineated on sheet 4.

4. Drainage assessment within the ecological report.

   RESPONSE: A detailed stormwater management design report will be included with the Improvement Plan submittal.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Donald A. Griffey, P.E.

cc. Michael Orem, Jennings Construction Services Corp.

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

   ___ Comprehensive Plan Land Use Amendment
   ✓ Preliminary/Final Subdivision Approval
   ___ Rezoning
   ___ Site Plan Approval
   ___ Other

2. **Applicant:** Milton Jennings
   Address: 3930 RCA Blvd., Ste 3008, Palm Beach Gardens, FL 33410
   Telephone: (561) 799-8002 **E-Mail:** michaelorem@gmail.com

3. **Owner:** Hilltop Manors, Inc.
   Address: 3930 RCA Blvd., Ste 3008, Palm Beach Gardens, FL 33410
   Telephone: (561) 799-8002 **E-Mail:** michaelorem@gmail.com

4. **Property Address:** Griffin Avenue, Approx 1 mile E of CR 25

5. **Alt. Key #:** 1238111, 1770483, 1238277 6. **Total Acreage:** 45.34

7. **Existing Zoning:** PUD 8. **Proposed Zoning:** PUD

9. **Existing Land Use:** Single Family Med. Density 10. **Proposed Land Use:** Single Family Med. Density

11. **Residential Lots/Units:** 94 12. **Non-Resident, Gross Sq. Ft.:** 0

13. **Method of Wastewater Treatment:**
    a. **Septic Tank:** ✓ b. **Central Sewer:** ___ c. **Other:** ___
    County Permit: ___ **County #:** ___

14. **Wastewater Flow Rates:*** (no Town Utilities)
    ERU Determination Per Chapter 14, Appendix A-A: 94 **ERUS x 250 =** ~~23,500~~ **GPD**

15. **Water Usage:***
    ERU Determination Per Chapter 14, Appendix A-A: ~~94~~ **ERUS x 250 =** ~~23,500~~ **GPD**

16. **Solid Waste: (3.39 pounds per capita, per day):** 592 **Pounds**

17. **Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):**
    Traffic Study Submitted.

18. **Population (residential only) 1.86 persons per household:** 175 **Persons**

19. **Recreation (residential only) 4 acres per 1,000 residents:** 0.7 **Acres**

Signature of Engineer: [signature] **Date:** 12-6-13

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

Wendy Then

From: C.T. Eagle [cteagle@LadyLakePW.org]
Sent: Wednesday, January 29, 2014 9:35 AM
To: Wendy Then; Thad Carroll
Cc: Butch Goodman
Subject: RE: Hilltop Preliminary Plat Plans-Revised

I don't believe we have any additional comments since this is just a preliminary plat. Thanks,

C. T. Eagle, Sr
Town of Lady Lake
Public Works Director
136 Skyline Dr.
Lady Lake, Fl 32159

Phone: 352-751-1526
Fax: 352-751-1595

cteagle@ladylakepw.org

ATTENTION: The new operating hours for the Public Works Department are Monday- Thursday, 7:00AM - 6:00PM. Offices will be closed on Friday's.

Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, January 28, 2014 8:45 AM
To: C.T. Eagle; Butch Goodman; MJones@usanova.com; Kerry or Lisa Barnett
Subject: Hilltop Preliminary Plat Plans-Revised

Good Morning,

Please see attached response letter and revised plans for the Hilltop Preliminary Subdivision Plat for a final review. It appears that the applicant has addressed all comments at the Preliminary Plat stage, so Town Staff would like to bring this application to the 02/04/2014 TRC Meeting. Would it be possible to have comments back by Thursday (if any)?

The files are too big to attach so the applicant posted them to their ftp site where you can download them:

Go to: www.griffeyengineering.com
Click on: FTP Login
Username: hilltop
Password: hilltop1

Let me know if anything else is needed and/or if you would like a hard copy plans to conduct your review. Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

Wendy Then

From: Butch Goodman [bgoodman@LadyLakePW.org]
Sent: Friday, December 06, 2013 12:40 PM
To: Wendy Then
Cc: Robert Barnes; C.T. Eagle
Subject: FW: Hilltop Subdivision Comments
Attachments: 20131206_133738.pdf

There are no comments needed for the Hilltop Preliminary Subdivision Plat Submittal as they will not be connecting to the Towns Utilities Water,Sewer,Reuse at this time.

See att:

Thank you

Thomas '' Butch'' Goodman
Town of Lady Lake
Utilities Supervisor
136 Skyline Dr.
Lady Lake, Fl 32159
Phone: 352-751-1513
Fax: 352-751-1594
bgoodman@ladylakepw.org

ATTENTION: The new operating hours for the Public Works Department as of October 7th, 2013 will be Monday- Thursday, 7:00AM - 6:00PM. Offices will be closed on Friday's.
Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

-----Original Message-----
From: psmith@ladylakepw.org [mailto:psmith@ladylakepw.org]
Sent: Friday, December 06, 2013 1:38 PM
To: Butch Goodman
Subject: Hilltop Subdivision

Reply to: Public Works <psmith@ladylakepw.org> Device Name: Town Of Lady Lake Device Model: MX-2600N
Location: Public Works

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.
Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.
Adobe(R)Reader(R) can be downloaded from the following URL:
Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

http://www.adobe.com/

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Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-l5122@peoplepc.com

Plan Review #: 13-069B
Project: Site Plan (Hilltop Manors
Location: Lady Lake
Address of Job: Griffin Ave. (1 mi east of CR 25)
Pages: 5

Review For: Hilltop Manors
Contact: Milton Jennings
Telephone: 561-799-8002

January 31, 2014

I have received and reviewed the revised site plans and comment letter for the construction of a 137 home single family subdivision with a designated use as a residential occupancy for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments pertaining to the review are noted below in bold. At this time, the plan is approved and is allowed to move forward from this stage. Should the engineer feel comments are not enforceable, he or she shall contact this authority to resolve before approval of permit is allowed.

1. Per NFPA 1, Chapter 18.4.5.1 the minimum fire flow shall be 1000 gpm's at 20 psi for a duration of 1 hour. The flow shall be based on full development of the subdivision. If the buildings are greater than 5000 sq ft, then Table 18.4.5.1.2 shall be reviewed to determine fire flow. **Engineer acknowledge and this will be incorporated into the utility design for the Improvement Plan. Comment satisfied.**
2. Hydrant spacing shall be in accordance to Annex I of NFPA 1 (500 feet). A hydrant should be installed just inside the entrance and then at 500' intervals. NFPA 101: 4.6.1 . **Engineer acknowledge and this will be incorporated into the utility design for the Improvement Plan. Comment satisfied.**
3. Excluding flow requirements and hydrant spacing, refer to Lady Lake LDC, 14.9 for water distribution and hydrant requirements. . **Engineer acknowledge and this will be incorporated into the utility design for the Improvement Plan. Comment satisfied.**
4. Hydrants to be installed shall be properly color coded based on the flow, shall be unobstructed, and proper signage and road markings shall be in place. NFPA 1: Chapter 18. Refer to NFPA 1 Handbook for signage and pavement markings. . **Engineer acknowledge and this will be incorporated into the utility design for the Improvement Plan. Comment satisfied.**
5. Separate plans shall be submitted for all underground fire protection which will include water mains with fire hydrants to obtain a permit for install. Plans shall include all details, cut sheets and any calculations (if necessary). **Engineer advised this will not be required and that this will be completed off a potable distribution system. This will be part of the site development. Comment satisfied.**

Kerry Barnett/ldb

KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

January 30, 2014

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: Preliminary Plat of Hilltop Manor

Dear Ms. Then,

Neel-Schaffer, Inc. (NSI) has reviewed the Responses for the Preliminary Plat for the above referenced project dated January 27, 2014. Based on our engineering review of the revised preliminary plat, all of our comments have been addressed. We have no additional comments.

If you have questions or comments, please do not hesitate to contact me at 772-770-4707.

Sincerely,

Frank Watanabe, P.E.
Senior Project Manager

2925 20th Street, Suite B • Vero Beach, FL 32960 • 772-770-4707 fax: 772-770-4640

Wendy Then

From: Pluta, Ross [RPluta@lakecountyfl.gov]
Sent: Thursday, December 05, 2013 10:08 AM
To: Wendy Then
Subject: RE: Hilltop Manor-Preliminary Subdivision Plat

Wendy – the answer to your question is Yes. Additional right-of-way dedication required is 40' from the mid-section line.

Thanks,

Ross Pluta
Project Manager
Lake County Public Works Department
Engineering Division
437 Ardice Avenue
Eustis, Fl. 32726
PH # (352) 483-9041
FAX # (352) 483-9015
rpluta@lakecountyfl.gov

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, December 04, 2013 1:30 PM
To: Pluta, Ross
Subject: RE: Hilltop Manor-Preliminary Subdivision Plat

Hi Ross,

Regarding Comment #2, the last statement references additional clarification regarding right-of-way data to be obtained before September 16th. Is this information the same where you stated that there is additional right-of-way dedication required (40' from the mid-section line)?

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm

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Please think before you print.

From: Pluta, Ross [mailto:RPluta@lakecountyfl.gov]
Sent: Wednesday, December 04, 2013 12:50 PM
To: Wendy Then
Subject: RE: Hilltop Manor-Preliminary Subdivision Plat

Wendy – our comments are the same:

1. Lake County Driveway and Right-of-Way Utilization Permit shall be required before construction plans approval.
2. Lake Count right-of-way standard is 33' from centerline for a local road. Additional right-of-way dedication will be required (40' from the mid-section line)for road swales and turn lane construction - it can be dedicated by Deed (also Quit Claim Deed) or by Final Plat.
   We are still reviewing existing right-of-way data and I will provide additional clarification in this matter before September 16th.
3. Tree foot wide paved shoulder will be required along the right turn lane length.

Thanks,

Ross Pluta
Project Manager
Lake County Public Works Department
Engineering Division
437 Ardice Avenue
Eustis, Fl. 32726
PH # (352) 483-9041
FAX # (352) 483-9015
rpluta@lakecountyfl.gov

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From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, December 04, 2013 10:59 AM
To: Pluta, Ross
Subject: RE: Hilltop Manor-Preliminary Subdivision Plat

Good Morning Ross,

Please find enclosed revised plans for the Hilltop Preliminary Plat. The project has been modified from 137 Single Family Residence units to 94 Single Family Residence units, since they will be installing individual septic tanks for sewer and water will be provided by on-site wells. Let us know if you need any additional information.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

From: Pluta, Ross [mailto:RPluta@lakecountyfl.gov]
Sent: Wednesday, September 18, 2013 8:26 AM
To: Wendy Then
Subject: RE: Hilltop Manor-Preliminary Subdivision Plat

Wendy,– we would need a minimum of 40 foot (from the mid-section line) of right-of-way dedication. It could be done by Plat or by Deed.
Thanks,

Ross Pluta
Project Manager
Lake County Public Works Department
Engineering Division
437 Ardice Avenue
Eustis, Fl. 32726
PH # (352) 483-9041
FAX # (352) 483-9015
rpluta@lakecountyfl.gov

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, September 17, 2013 10:11 AM
To: Pluta, Ross
Cc: Thad Carroll
Subject: RE: Hilltop Manor-Preliminary Subdivision Plat

Good Morning Ross,

I'm compiling all the comments for the Hilltop Preliminary Subdivision Plat. On comment 2, you indicated that additional clarification will be provided regarding the existing right-of-way data. Do you have that information at this time?

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

From: Pluta, Ross [mailto:RPluta@lakecountyfl.gov]
Sent: Friday, August 30, 2013 2:05 PM
To: Wendy Then
Subject: FW: Hilltop Manor-Preliminary Subdivision Plat

Wendy – I added a third comment.

1. Lake County Driveway and Right-of-Way Utilization Permit shall be required before construction plans approval.
2. Lake Count right-of-way standard is 33' from centerline for a local road. Additional right-of-way dedication will be required for road swales and turn lane construction - it can be dedicated by Deed (also Quit Claim Deed) or by Final Plat.
   We are still reviewing existing right-of-way data and I will provide additional clarification in this matter before September 16th.
3. Tree foot wide paved shoulder will be required along the right turn lane length.

Thanks,

Ross Pluta
Project Manager
Lake County Public Works Department
Engineering Division
437 Ardice Avenue
Eustis, Fl. 32726
PH # (352) 483-9041
FAX # (352) 483-9015
rpluta@lakecountyfl.gov

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From: Pluta, Ross
Sent: Friday, August 30, 2013 1:58 PM
To: Wendy Then (wthen@ladylake.org)
Subject: FW: Hilltop Manor-Preliminary Subdivision Plat

Wendy we have the following comments for the proposed subdivision:

1. Lake County Driveway and Right-of-Way Utilization Permit shall be required before construction plans approval.
2. Lake Count right-of-way standard is 33' from centerline for a local road. Additional right-of-way dedication will be required for road swales and turn lane construction - it can be dedicated by Deed (also Quit Claim Deed) or by Final Plat.
   We are still reviewing existing right-of-way data and I will provide additional clarification in this matter before September 16th.

Thanks and have a Good Weekend ☺

Ross Pluta
Project Manager
Lake County Public Works Department
Engineering Division
437 Ardice Avenue
Eustis, Fl. 32726
PH # (352) 483-9041
FAX # (352) 483-9015
rpluta@lakecountyfl.gov

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Friday, August 23, 2013 2:39 PM
To: Pluta, Ross
Subject: Hilltop Manor-Preliminary Subdivision Plat

Good Afternoon Ross,

Please find enclosed a preliminary plat for the proposed Hilltop Manor subdivision. The project proposes 137 Single Family Residence units. Please review and have comments to us by Monday, September 16, 2013, including confirmation of approval or denial. Let us know if you need any additional information or hard copy plans mailed to your office.

I will be sending subsequent emails for the remainder of the material in relation to this application. Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

LAKE COUNTY SCHOOLS
Leading our Students to Success
201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 343-0198 · www.lake.k12.fl.us

Superintendent:
Susan Moxley, Ed.D.

School Board Members:
District 1
Bill Mathias
District 2
Rosanne Brandeburg
District 3
Tod Howard
District 4
Debbie Stivender
District 5
Kyleen Fischer

December 5, 2013

Mr. Thad Carroll, AICP, Director
Growth Management Department
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159

RE: Hilltop Subdivision Preliminary Plat

Dear Mr. Carroll:

The Town is currently reviewing a preliminary plat for Hilltop Subdivision, which proposes 94 single-family residential dwelling units.

As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report. The School Board of Lake County Florida believes the preliminary plat will not have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2013-2017, and student generation rates from the Impact Fee Study.

The preliminary plat has the potential to add approximately 94 new single-family dwelling units that will contribute 35 new students to the Lake County School system. Based on current school attendance zones, schools that will not be adversely affected by the preliminary plat and their projected five-year capacity status are as follows:

- **Villages Elementary School** **4%** Under Capacity
- **Carver Middle School** **32%** Under Capacity
- **Leesburg High School** **14%** Under Capacity

Please see the attached District Growth Impact Report, which indicates the potential impact of the preliminary plat on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY	**Town of Lady Lake Growth Management Department**
NAME / CASE NUMBER	**Hilltop Subdivision Preliminary Plat**
DEVELOPER/OWNER	**Hilltop Manors, Inc. / Milton Jennings**
ITEM DESCRIPTION	The applicant proposes a preliminary plat with 94 single-family residential dwelling units on 45.34 acres.
LOCATION	Section 9, Township 18 South, Range 24 East Located north of Madera Court, south of Griffin Avenue, east of East Norman Street, and west of Morning Mist Drive
CURRENT LAND USE	Town of Lady Lake Single Family Medium Density (SF-MD) (6 dwelling units/1 acre)
CURRENT ZONING	Town of Lady Lake Planned Unit Development (PUD)

	SF-DU	MF-DU	Mobile	SF Impacts	
NEW DU IMPACT				**94**	**DUs**
STUDENT GENERATION	0.374	0.235	0.126	35	
Elementary School	0.172	0.133	0.065	16	
Middle School	0.085	0.051	0.029	8	
High School	0.117	0.051	0.032	11	

SCHOOL NAME	Projected Enrollment 2016-2017*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
Villages Elementary	849	904	94%	865	96%	No
Carver Middle	774	1,158	67%	782	68%	No
Leesburg High	1,688	1,982	85%	1,699	86%	No

Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2013-2017

CSA 8

	Student Enrollment 2016-2017*	Permanent Student Capacity*	% of Permanent Capacity
Elementary School	849	904	94%
Middle School	0	0	0%
High School	0	0	0%

Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2013-2017

COMMENTS:

The proposed preliminary plat, which would allow a maximum of 94 residential dwelling units on the site, will not adversely impact area schools.

The District previously provided comments for this development in 2006, with 116 proposed single-family residential dwelling units; and on 8/28/2013, with 137 proposed single-family residential dwelling units.

School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

Prepared By: Dawn McDonald, Senior Planner, Lake County School District **Date:** 12/5/2013

Wendy Then

From: Marcondes, Olga [omarcondes@lakecountyfl.gov]
Sent: Wednesday, December 04, 2013 2:46 PM
To: Wendy Then
Cc: Franco, Francis
Subject: RE: Hilltop Manor Sudvision - Traffic Impact Study Review
Attachments: Lady Lake - Hilltop Manors PUD (LOS Inquiry) - Revised.pdf

Wendy,

I have revised the Level Of Service (LOS) analysis for the updated density. I have enclosed a copy for your files. Please let me know when this project is approved so that we can reserve the trips in the database. Once all site work is completed and the project receives a final plat, then the trips can be removed from the database.

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

Go Green: Please do not print this e-mail unless you really need to.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, December 04, 2013 1:21 PM
To: Marcondes, Olga
Cc: Franco, Francis
Subject: RE: Hilltop Manor Sudvision - Traffic Impact Study Review

Thank you for the quick response.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Please think before you print.

From: Marcondes, Olga [mailto:omarcondes@lakecountyfl.gov]
Sent: Wednesday, December 04, 2013 12:29 PM
To: Wendy Then
Cc: Franco, Francis
Subject: RE: Hilltop Manor Sudvision - Traffic Impact Study Review

Good Afternoon Wendy;

You do not need to revise the study since the density has decreased. I will used the same trip distribution with the updated trip generation for when the project is approved.

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

Go Green: Please do not print this e-mail unless you really need to.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, December 04, 2013 11:01 AM
To: Marcondes, Olga
Subject: RE: Hilltop Manor Sudvision - Traffic Impact Study Review

Good Morning Olga,

Please find enclosed revised plans for the Hilltop Preliminary Plat. The project has been modified from 137 Single Family Residence units to 94 Single Family Residence units, since they will be installing individual septic tanks for sewer and water will be provided by on-site wells. I don't know if your report needs to be modified to reflect the change. Let me know at your convenience.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm

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Please think before you print.

From: Marcondes, Olga [mailto:omarcondes@lakesumtermpo.com]
Sent: Friday, September 20, 2013 4:20 PM
To: Thad Carroll
Cc: Franco, Francis; Wendy Then
Subject: Hilltop Manor Sudvision - Traffic Impact Study Review

Good Afternoon Thad;

The MPO has reviewed the traffic impact study submitted by Griffey Engineering, Inc. dated August 2013 in support of the Hilltop Manors PUD and offer the following comments:

1. The project is located on the south side of Griffin Avenue, west of Grays Airport Rd, in the Town of Lady Lake. Accesses to the proposed development is along Griffin Avenue. A methodology letter was reviewed by the MPO on 7/23/30. Build out of the project is projected to be completed by 2016 and consists of 137 single-family homes.

2. Trip Generation was determined using the ITE Trip Generation, 9th Edition. The site is estimated to generate ,304 daily trips, with 137 pm peak hour trips (86 entering and 51 exiting).

3. Trips distribution, which was estimated using the Central Florida Regional Planning Model (CFRPM) Version 5.1, was reviewed and found to be reasonable.

4. The segment analysis was reviewed for accuracy. The service volumes and E+C trips matched the information in the TMS Report posted May 14, 2013. Available capacity on each roadway segment was verified with the exception of Rolling Acres Rd (from US 27/US 441 to CR 466) which is currently operating overcapacity. Project impacts on US 27/SR 25 were up to 1.17%, Griffin Avenue were up to 13.29%, CR 466 were up to 3.18%. Project impacts on Rolling Acres Rd were up to 1.05%, a small impact to a roadway that is already operating at 1.53 V/C ratio. **I have enclosed a copy of the Capacity Analysis for your files.**

5. Turning movement counts (TMC) datasheets were reviewed for reasonableness. No significant errors were found and therefore it is concluded that the intersection analyses provide accurate projections and should operate within the adopted LOS.

If you have questions regarding my comments, please do not hesitate to contact me. **Please let us know if or when this project is approved so we can record it and update the TMS database.**

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street

PLAN REVIEW COMMENTS

January 29, 2014
Job Address: Hilltop Prelim. Subdivision Plat Submittal
Applicant: Milton Jennings
Phone No.: 561-799-8002
Email: None

I just completed reviewing the plans and documents submitted for the above project. Please see the following comment:

1. Further details need to be provided in the construction drawings for the accessible path and parking to the Pet Park.
2. Further details need to be provided in the construction drawings for accessibility and provided parking to Pool Cabana, Tot Lot, and Storage Facility.

If you have any questions or comments, feel free to contact me at (352) 751-1511, Cell (407) 832-3471 or send email to Christie Gosneigh at the office to cgosneigh@ladylake.org or Beverly Lester blester@ladylake.org.

Mark Jones, CBO
Building Official

INSTRUMENT#: 2013045473 OR BK 4312 PG 917 PAGES: 7 4/22/2013 10:19:13 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $61.00

RETURN

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE FL 32159

ORDINANCE NO. 2013-02

AN ORDINANCE OF THE TOWN OF LADY LAKE AMENDING ORDINANCE NO. 2005-57; REQUESTING AMENDMENT OF THE MEMORANDUM OF AGREEMENT (MOA) FOR THE PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY OWNED BY HILLTOP MANORS INC., SUBJECT PROPERTY LOCATED ON GRIFFIN AVENUE APPROXIMATELY 5,650 FEET EAST OF THE INTERSECTION AT COUNTY ROAD 25 (TEAGUE TRAIL); REFERENCED BY ALTERNATE KEY NUMBERS 1238277, 1770483, AND 1238111, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, on March 11, 2013, pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed the proposed amendment to the Memorandum of Agreement which is attached hereto as Exhibit "B" and recommended to the Town Commission of the Town of Lady Lake that said amendment be adopted; and

WHEREAS, the Town Commission of the Town of Lady Lake, on May 18, 2006, through Ordinance No. 2005-57, approved, at a duly noticed meeting, redesignation of said property owned by Hilltop Manors Inc., and approved and entered into a Memorandum of Agreement setting forth certain permitted uses under the "PUD" zoning. The Town of Lady Lake and Hilltop Manors Inc. desire to amend the Memorandum of Agreement and the "PUD" zoning to include and establish new terms regarding open space requirements.

Section 1. Amendment for Changes on Property

Said property is more particularly described in Exhibit "A" attached hereto and incorporated herein. The existing "PUD" zoning and the existing Memorandum of Agreement entered into by the parties is hereby amended and replaced in its entirety by the attached Memorandum of Agreement (Exhibit "B").

Section 2. Conflict

The prior agreement as adopted under Ordinance No. 2005-57 is hereby deleted in its entirety and is replaced in its entirety by Exhibit "B.

Section 3. Severability

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not effect the remaining portions of this ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not effect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date

This Ordinance shall become effective immediately upon final reading and adoption by the Town Commission of Town of Lady Lake, Florida in accordance with Florida law.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lady Lake, Florida, that the PUD Amendment is hereby approved, subject to the terms and conditions as set forth herein.

PASSED AND ADOPTED by the Town Commission of the Town of Lady Lake, Florida on this **15th** day of **April**, 2013.

TOWN OF LADY LAKE

Jim Richards, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

Ordinance No. 2013-02

EXHIBIT "A"
Legal Description

Section 09, Township 18 South, Range 24 East, Lady Lake, Florida

Alternate Key No. 1238277
N 1/4 OF SW 1/4 OF SE 1/4 ORB 3028 PG 682

Alternate Key No. 1770483
W 3/4 OF S 1/2 OF NW 1/4 OF SE 1/4--LESS N 10 FT--, E 1/4 OF NW 1/4 OF SE 1/4--LESS FROM NW COR OF SE 1/4 RUN N 89DEG 01MIN 17SEC E 993.88 FT, S 00DEG 29MIN 38SEC E 25 FT TO S R/W LINE OF GRIFFIN AVE & POB, RUN N 89DEG 01MIN 17SEC E ALONG SAID S R/W LINE 331.28 FT TO E LINE OF NW 1/4 OF SE 1/4, S 00DEG 27MIN 39SEC E 648.22 FT, S 88DEG 54MIN 56SEC W 330.91 FT, N 00DEG 29MIN 38SEC W 648.83 FT TO POB ORB 3028 PG 682

Alternate Key No. 1238111
W 3/4 OF N 1/2 OF NW 1/4 OF SE 1/4, N 10 FT OF W 3/4 OF S 1/2 OF NW 1/4 OF SE 1/4 ORB 3028 PG 682

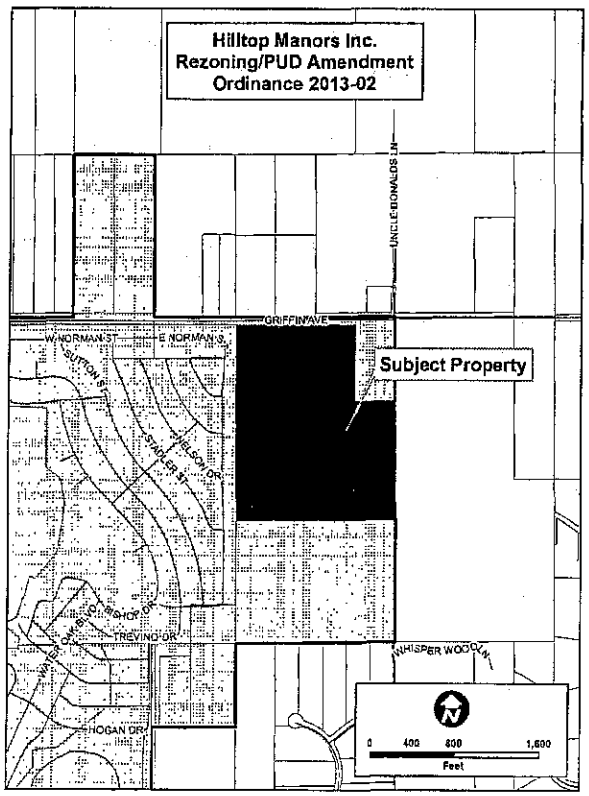


EXHIBIT "B"
MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is made and entered into as of this 15TH day of April, 2013 by and between the Town of Lady Lake, Florida, a Florida municipal corporation (hereinafter referred to as the "Town"), whose mailing address is 409 Fennell Boulevard, Lady Lake, FL 32159, and Hilltop Manors, Inc., a Florida Corporation (hereinafter referred as the "Property Owner"), whose mailing address is 3930 RCA Boulevard, Suite 3008, Palm Beach Gardens, FL 33410.

RECITALS

1. The Property Owner is the fee simple owner of certain real property in Lady Lake, Florida described in the legal description attached as Exhibit "A".

2. The Property Owner desires to retain a Land Use designation of Single-family Medium density residential (Six (6) dwelling units per acre).

3. The Property Owner desires to amend the Memorandum of Agreement of the Planned Unit Development (PUD) designation.

4. The Property Owner desires to appoint Ashley Hunt, Esq., Hunt Law Firm, P.A. as the agent representing the rezoning of the real property.

5. At this time, the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of the Town's Land Development Regulations.

NOW THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the Single-family Medium Density Residential Land Use category (Six (6) dwelling units per one (1) acre) for that property depicted and described in the attached legal description, Exhibit "A".

1. Permitted Uses.

   a. Single-family residential with a maximum density of six (6) dwelling units per one (1) acre, not to exceed a maximum of 141 dwelling units.

2. Uses Expressly Prohibited.

   a. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.

3. Design Standards.

   a. The maximum impervious surface ratio (which includes building coverage) shall be limited to sixty percent (60%).

b. Maximum building height is thirty-five feet (35'), unless adequate fire protection measures are provided.

c. The minimum lot size shall be six thousand five hundred square feet (6,500).

d. The minimum lot width shall be fifty feet (50').

e. Setbacks: Front – 20' (This may be modified if a Neo-traditional design is utilized); Side – 5'; and Rear – 10', 5' for accessory structures including, but not limited to pools and pool enclosures.

f. There shall be a minimum of twenty-five (25) percent open space.

g. The development shall be accessed from Griffin Avenue. Entry and departure shall be provided by the boulevard entrance as depicted in Exhibit "C" (Bubble Plan) as a means to provide safe ingress and egress.

h. A Type "A" Buffer shall be provided along the perimeter of the entire subdivision, maintaining a minimum width of ten (10) feet.

4. The property shall be developed in substantial accordance with an approved plat incorporating all conditions of this Memorandum of Agreement. Said plans shall be submitted for review and approval of the Technical Review Committee and Town Commission prior to authorization and issuance of a development permit.

5. The drainage and stormwater retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These areas shall be properly maintained.

6. All applicable rules and regulations for development within the Town shall be met, including but not limited to, final plat approval, landscaping, drainage, sign regulations, and all yard setbacks.

7. A St. Johns River Water Management District stormwater permit or letter of exemption shall be required and filed with the Town prior to receipt of a development permit or any form of construction activity on the site.

8. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by impacts of the project (i.e. Concurrency Management).

9. The property described in Exhibit "A" shall connect to the Town of Lady Lake's potable water and sanitary sewer system upon said services being available pursuant to the adopted Town of Lady Lake Codes and Regulations. All costs associated with design, permitting, engineering, materials, construction and inspections shall be the sole cost of the developer.

10. The terms and conditions as set forth in this Memorandum of Agreement shall insure to the benefit of, and shall constitute a covenant running with the land and under the terms, conditions and provisions hereof, and shall be legally binding upon any heirs, assigns and successors in title or interest, and shall be subject to each and every condition herein set out.

11. Enforcement of this Memorandum of Agreement shall be through the Town of Lady Lake Town Commission. Upon approval of this agreement the aforementioned property shall only be used for the purposes described herein. No change in the use, further expansion of the uses, additions to the uses, or additions to the facilities shall be permitted except as approved by formal amendment of this Memorandum of Agreement. Any other proposed use shall be specifically authorized by amendment and approval of the Town of Lady Lake Town Commission and shall be legally binding upon any heirs, assigns and successors in title or interest.

HILLTOP MANORS, INC.

By: _____
Milton S. Jennings, President

TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

By: _____
Jim Richards, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

State of Florida
County of Lake

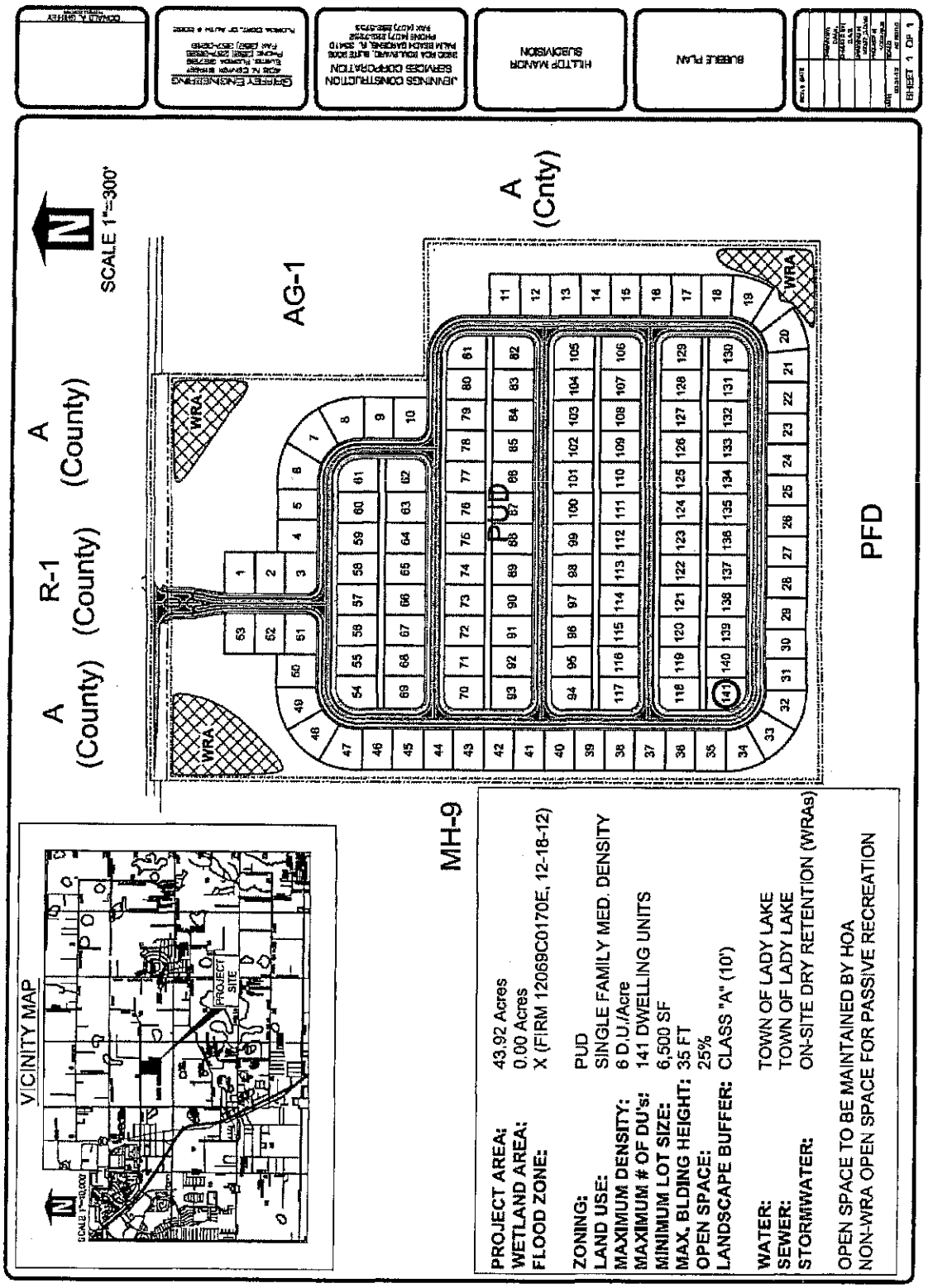
The foregoing instrument was acknowledged before me this 11TH day of APRIL, 2013 by MILTON S. JENNINGS Owner of the Property who is personally known to me or has produced FL DRIVERS LICENSE as identification.

_____
NOTARY PUBLIC, State of Florida
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Nancy V. Slaton
Commission # EE099910
Expires: JUNE 05, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

Ordinance No. 2013-02

EXHIBIT "C"
BUBBLE PLAN



TECHNICAL REVIEW COMMITTEE
Preliminary Plat Application
Meeting of February 4, 2014

TO: **Technical Review Committee**

FROM: **Wendy Then, Town Planner**

SUBJECT: **Hilltop Subdivision- Preliminary Plat Application**

DATE: **January 29, 2014**

SUMMARY:

Applicant Milton Jennings, President of Hilltop Manors, Inc., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 94 single-family residential units on approximately 44.43 acres. The property is located on Griffin Avenue Approximately 5,650 Ft. East of the Intersection at County Road 25 (Alternate Keys 1238277, 1770483, and 1238111). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated 12/6/2013 and 01/29/2014 (Satisfied).
2. Fire Review No. 3 for the Preliminary Plat completed by Kerry Barnett dated 01/30/2014.
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 01/30/2014. (Satisfied)
4. Lake County Public Works Review completed by Ross Pluta dated 12/5/2013 (Satisfied).
5. Lake County School District-School Concurrency Review by Dawn McDonald dated 12/5/2013 (Satisfied).
6. Lake Sumter MPO Traffic Analysis review dated 12/4/2013 (Satisfied).
7. Lady Lake Building Official comments dated January 29, 2014 (Satisfied).

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is Planned Unit Development (PUD) governed by the Memorandum of Agreement adopted under Ordinance 2013-02 establishing Residential Single Family up to 6 dwelling units per acre.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of five (5) sheets, are drawn in 24"x36" pages and have been certified by Donald A. Griffey, Professional Engineer of Griffey Engineering for Jennings Construction Services Corporation.

Comments:

1) The Hilltop subdivision proposes not to connect to Town's Sewer, Water, and Reuse; therefore, Utility Plans will be submitted in the subsequent Improvement Plan application.

2) In accordance with the provisions of **Chapter 8, Section 8-6).e).1,** the applicant shall submit copies of all jurisdictional agency approved permits and/or Exemption Letters (when applicable), including:

    - Lake County Right-of-Way Utilization Permit
    - DEP Water Well Permits
    - St. John's River Water Management District ER Permit
    - Florida Fish & Wildlife Permit to relocate Gopher tortoises off-site
    - Drafts of protective covenant

3) The applicant will be required to submit the Covenants and Articles of Home Owner's Association for the subdivision.

The Preliminary Plat is ready to be sent to the Planning & Zoning Board scheduled for Monday, February 10, 2014. Upon recommendation of the Planning and Zoning Board, the preliminary plat will be considered by the Town Commission for approval or denial.

Note:

Preliminary Plat Approval does not permit the construction of any improvements; therefore, upon approval of Preliminary Plat, Improvement Plans have to be submitted and approved with Development Order prior to construction.

TECHNICAL REVIEW COMMITTEE
Preliminary Plat Application
Meeting of January 7, 2014

TO: **Technical Review Committee**

FROM: **Wendy Then, Town Planner**

SUBJECT: **Hilltop Subdivision- Preliminary Plat Application**

DATE: **December 26, 2013**

SUMMARY:

Applicant Milton Jennings, President of Hilltop Manors, Inc., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 94 single-family residences located on approximately 44.43 acres at property located on Griffin Avenue Approximately 5,650 Ft. East of the Intersection at County Road 25 (Alternate Keys 1238277, 1770483, and 1238111). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated 12/6/2013.
2. Fire Review No. 2 for the Preliminary Plat completed by Kerry Barnett dated 12/7/2013.
3. Review No. 2 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 12/19/2013.
4. Lake County Public Works Review completed by Ross Pluta dated 12/5/2013.
5. Lake County School District-School Concurrency Review by Dawn McDonald dated 12/5/2013.
6. Lake Sumter MPO Traffic Analysis review dated 12/4/2013.
7. Lady Lake Building Official comments dated December 26, 2013.

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is Planned Unit Development (PUD) with Memorandum of Agreement Ordinance 2013-02 establishing Residential Single Family up to 6 dwelling units per acre.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan. Upon addressing the Preliminary Plat plan

comments, the application will be advanced for consideration and recommendation by the Planning and Zoning Board.

Comments:

1) The Hilltop subdivision proposes not to connect to Town's Sewer, Water, and Reuse; therefore, Utility Plans will be submitted in the subsequent Improvement Plan application.

2) Typical lot detail needs to show 20' setback along all roads on corner lots, not just the road where the driveway is proposed.

3) Will the entrance be gated? Also, are the proposed roads to be conveyed to the Town?

4) Applicant will be required to provide a Lake County Right-of-Way Utilization Permit.

5) Please provide copy of St. John's River Water Management District permit issued for the project.

6) Please provide dimensions for the proposed Pocket Parks & "Pool, Cabana, Tot-lot and Storage Facility" areas. Please provide dimensions of any proposed buildings to be erected. In accordance with LDRs, Chapter 8, Section 8-5, f).2).b)., each subdivision is required to provide a minimum combination of two (2) of the following amenities:

    a. Area with swing set (four seats minimum)
    b. Wood/Metal Benches two (2) minimum
    c. Built-In Grill
    d. One (1) Picnic Table
    e. One (1) Slide
    f. One (1) Jungle Gym
    g. One (1) Monkey Bar
    h. Other amenities as approved by the Town Commission

    Please indicate which amenities will be provided for this Tot-lot.

Preliminary Plat Approval does not permit the construction of any improvements. All permits from other agencies with jurisdiction must be completed before a development order may be issued.

Project Name: Hilltop Mannors (revised) **Jurisdiction: Town of Lady Lake**

LEVEL OF SERVICE (LOS) - PROJECT CAPACITY INQUIRY

Segment ID	Roadway	Segment From	Segment To	Adopted LOS	Adopted Capacity	Existing + Committed PM Peak Hour/Peak Direction NB/EB	Project	Total	LOS	SB/WB	Project	Total	LOS	V/C Ratio	Available Capacity	Project Trip Distr (%)	Project Impact (%)
40	ARLINGTON AVENUE	W LADY LAKE BOULEVARD	SOUTH TERMINI	D	572	52	0	52	C	70	0	70	C	0.12	502	0%	0.00%
210	C.R. 25	MARION COUNTY LINE	GRIFFIN AVENUE	D	750	509	3	512	D	291	4	295	C	0.68	238	7%	0.53%
220	C.R. 25	GRIFFIN AVENUE	US 27 / US 441	D	750	447	19	466	D	368	11	379	D	0.62	284	32%	2.53%
1020	C.R. 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	D	1,820	1,086	6	1,092	C	1,106	3	1,109	C	0.61	711	10%	0.33%
1030	C.R. 466	ROLLING ACRES ROAD	US 27	D	2,000	769	8	777	C	731	4	735	C	0.39	1,223	13%	0.40%
1040	C.R. 466 / LAKE GRIFFIN ROAD	US 27/ US 441	GRAYS AIRPORT ROAD	D	572	165	0	165	C	100	0	100	C	0.29	407	0%	0.00%
1050	C.R. 466 / LAKE GRIFFIN ROAD	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	D	572	158	0	158	C	97	0	97	C	0.28	414	0%	0.00%
1100	C.R. 466B	EAGLE NEST ROAD	CR 466A	D	572	287	0	287	C	180	0	180	C	0.50	285	0%	0.00%
1780	EAGLES NEST ROAD	US 27	CR 466B	D	572	155	0	155	C	88	1	89	C	0.27	417	1%	0.17%
1930	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	CR 466	D	560	93	0	93	C	72	0	72	C	0.17	467	0%	0.00%
1940	GRAYS AIRPORT ROAD	CR 466	GRIFFIN VIEW DRIVE	D	572	97	0	97	C	77	0	77	C	0.17	475	0%	0.00%
1950	S GRAYS AIRPORT ROAD	GRIFFIN VIEW DRIVE	EAGLES NEST ROAD	D	560	100	0	100	C	72	0	72	C	0.18	460	0%	0.00%
1960	S GRAYS AIRPORT ROAD	EAGLES NEST ROAD	US 27 / US 412	D	560	44	0	44	C	18	0	18	C	0.08	516	0%	0.00%
1970	GRIFFIN AVENUE	US 27 / US 411	CR 25	D	572	266	26	292	C	450	15	465	C	0.81	107	44%	4.55%
1980	GRIFFIN AVENUE	CR 25	UNCLE DONALDS LANE	D	572	107	30	137	C	75	52	127	C	0.24	435	88%	9.09%
1990	GRIFFIN AVENUE	UNCLE DONALDS LANE	GRAYS AIRPORT ROAD	D	560	107	7	114	C	74	4	78	C	0.20	446	12%	1.25%
2000	GRIFFIN ROAD	US 27	LEE STREET	D	572	84	0	84	C	97	0	97	C	0.17	475	0%	0.00%
2010	GRIFFIN VIEW DRIVE	US 27	GRAYS AIRPORT ROAD	D	572	237	0	237	C	127	0	127	C	0.41	335	0%	0.00%
2020	GRIFFIN VIEW DRIVE	GRAYS AIRPORT ROAD	SULEN ROAD	D	560	83	0	83	C	40	0	40	C	0.15	477	0%	0.00%
2220	E LADY LAKE BOULEVARD	US 27/US441	BERCHFIELD ROAD	D	572	29	0	29	C	19	0	19	C	0.05	543	0%	0.00%
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	ROLLING ACRES ROAD	D	560	65	0	65	C	132	0	132	C	0.24	428	0%	0.00%
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 27	D	560	94	0	94	C	78	0	78	C	0.17	466	0%	0.00%
2540	MARION COUNTY ROAD	CR 25	GRAYS AIRPORT ROAD	D	572	103	0	103	C	68	0	68	C	0.18	469	0%	0.00%
2550	MARION COUNTY ROAD	GRAYS AIRPORT ROAD	LAKE GRIFFIN ROAD	C	469	103	0	103	C	68	0	68	C	0.22	366	0%	0.00%
2570	McLENDON STREET	CLAY AVENUE	US 27/US441	D	572	18	0	18	C	15	0	15	C	0.03	554	0%	0.00%
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	D	560	240	0	240	C	296	0	296	C	0.53	264	0%	0.00%
2750	ROLLING ACRES ROAD	US 27 / US 441	OAK STREET	D	572	874	3	877	F	758	4	762	F	1.53	-305	7%	0.70%
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	D	572	738	2	740	F	900	3	903	F	1.58	-331	5%	0.52%
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	D	560	216	0	216	C	332	0	332	C	0.59	228	0%	0.00%
2810	SHAY BOULEVARD	TARRSON BOULEVARD	GRIFFIN AVENUE	D	572	141	0	141	C	157	0	157	C	0.27	415	0%	0.00%
3670	US 27/US441	SUMTER COUNTY LINE	GRIFFIN AVENUE	D	3,020	1,490	9	1,499	C	1,552	17	1,569	C	0.52	1,451	28%	0.56%
3680	US 27/US441	GRIFFIN AVENUE	ALT US 441 / ALT US 27	D	2,000	1,379	0	1,379	C	1,447	0	1,447	C	0.72	553	0%	0.00%
3690	US 27/US441	ALT US 441 / ALT US 27	CR 466	D	2,000	1,278	16	1,294	C	1,416	9	1,425	C	0.71	575	27%	0.80%
3700	US 27/US441	CR 466	LAKE ELLA ROAD	D	2,000	1,561	8	1,569	C	1,595	5	1,600	C	0.80	400	14%	0.40%
3710	US 27/US441	LAKE ELLA ROAD	CR 466A / MILLER BOULEVARD	D	3,020	1,373	7	1,380	C	1,073	4	1,077	C	0.46	1,640	12%	0.23%

Note: Existing + Committed Volumes are based on the Lake County TMS Report dated October 25, 2013.

PRELIMINARY PLAT OF HILLTOP

INDEX

1. COVER SHEET
2. SURVEY & DETAILS
3. LAYOUT - OVERALL
4. LAYOUT - NORTH
5. LAYOUT - SOUTH

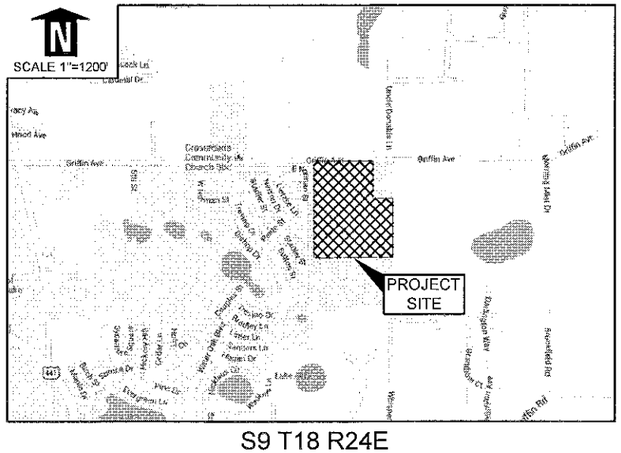
OWNER
Hilltop Manors, Inc.
3930 RCA Boulevard, Suite 3008
Palm Beach Gardens, FL 33410
Ph. 561-799-8002 Fax 561-799-8003

CIVIL ENGINEER
Donald A. Griffey, P.E.
Griffey Engineering, Inc.
406 North Center Street
Eustis, FL 32726
Ph. 352.357.3528 Fax 352.357.3219

DEVELOPER
Milton S. Jennings
Jennings Construction Services Corp.
3930 RCA Boulevard, Suite 3008
Palm Beach Gardens, FL 33410
Ph. 561-799-8002 Fax 561-799-8003

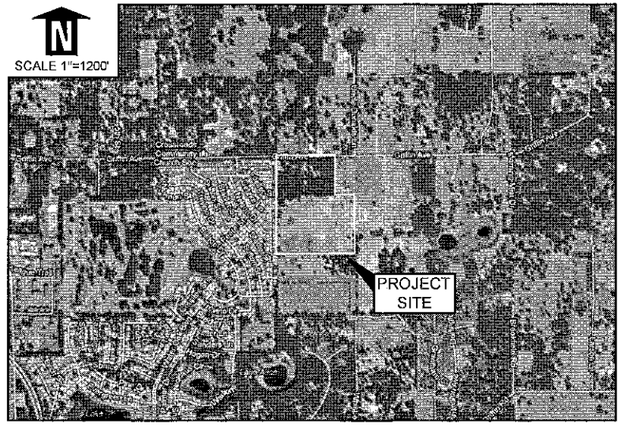
SURVEYOR
Tolbert McGlohorn
McGlohorn Land Surveyor, Inc.
P.O. Box 490061
1501 Akron Drive
Leesburg, FL 34749
Ph. 352.326.5089

VICINITY MAP



S9 T18 R24E

AERIAL MAP



PROPERTY DESCRIPTION

Description 1
The West 3/4 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and the North 10 feet of the West 3/4 of the South 1/2 of the Northwest 1/4 of the Southeast 1/4, of Section 9, Township 18 South, Range 24 East, Lake County, Florida, Less and except road right of way.

Description 2
PARCEL # 1: The East 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4

PARCEL # 2: The SE 1/4 of the NW 1/4 of the SE 1/4, Less the North 10 feet of the West 1/2 of the SE 1/4 of the NW 1/4 of the SE 1/4

PARCEL # 3: The SW 1/4 of the NW 1/4 of the SE 1/4 Less the North 10 feet thereof.

All above parcels are located in Section 9, Township 18 South, Range 24 East, Lake County, Florida, and are subject to any existing road ways.

Less and except the following:

Description : Lot 1

A parcel of land lying within Section 9, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 9; thence N89°01'17"E, along the North boundary line of the Southeast 1/4 of said Section 9 and along the centerline of Griffin Avenue (50 foot wide) a distance of 993.88 feet; thence S00°29'38"E. a distance of 25.00 feet to the South right of way of Griffin Avenue and the Point of Beginning; Thence N89°01'17"E along said South right of way line a distance of 331.28 feet to a point on the East boundary line of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence departing from said South right of way line and along said East boundary line S00°27'39"E, a distance of 648.22 feet; thence departing from said East boundary line S88°54'56"W, a distance of 330.91 feet; thence N00°29'38"W, along the West boundary line of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 9 a distance of 648.83 feet, to the Point of Beginning; Containing 4.929 Acres of land, more or less.

ALSO:

The North Quarter of the Southwest Quarter of the Southeast Quarter of Section 9, Township 18 South, Range 24 East, Lake County, Florida. ALSO an easement for ingress and egress over and across the West 6 feet of the Northwest Quarter of the Southeast Quarter and the East 6 feet of the Northeast Quarter of the Southwest Quarter, all in Section 9, Township 18 South, Range 24 East.

STATE OF FLORIDA
DONALD A. GRIFFEY
No 36799

GRIFFEY ENGINEERING
406 N. CENTER STREET
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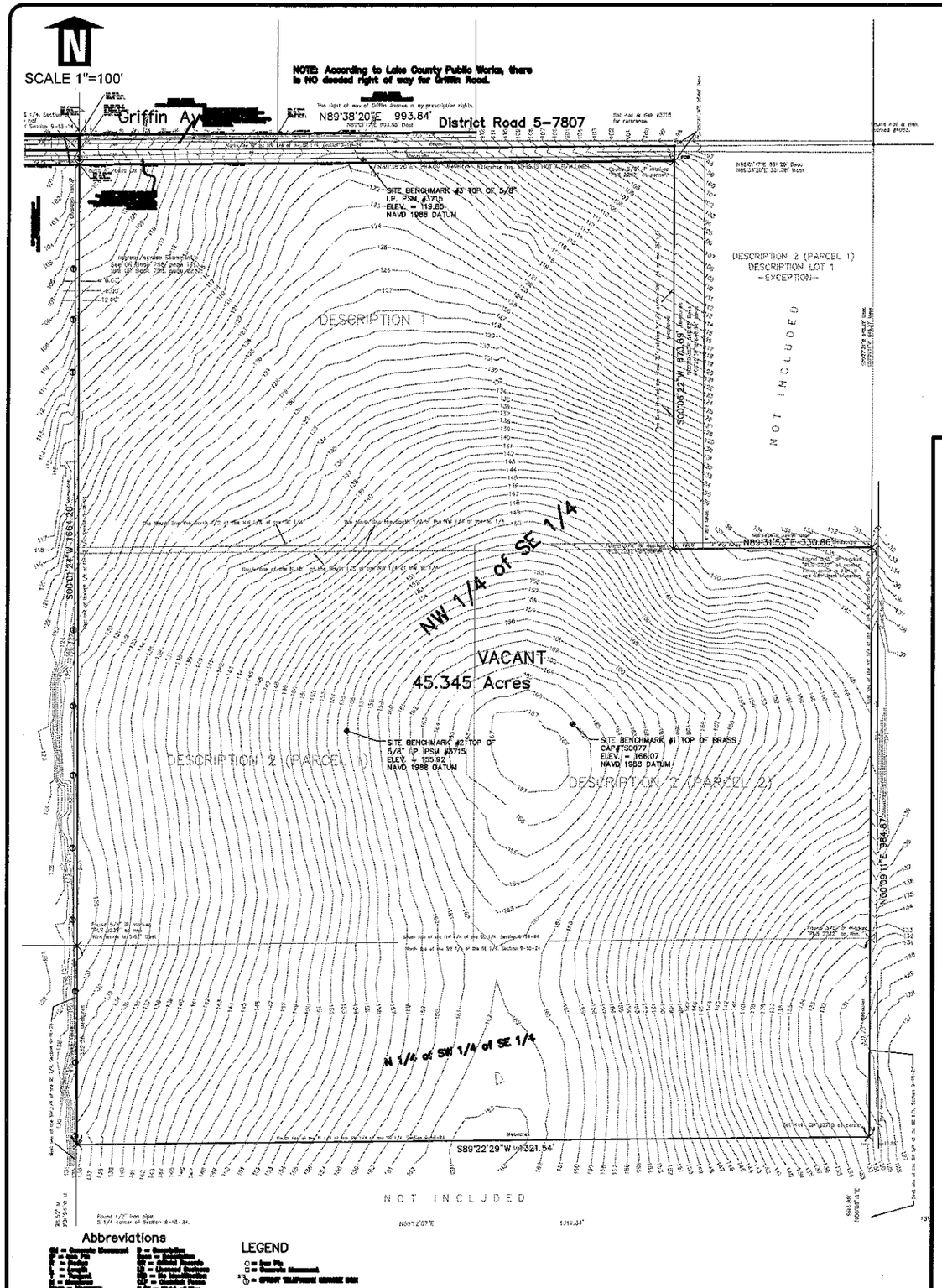
FAX (352) 357-3219
FLORIDA CERT. OF AUTH # 8062

JENNINGS CONSTRUCTION SERVICES CORPORATION
3930 RCA BOULEVARD, SUITE 3008
PALM BEACH GARDENS, FL 33410
PHONE (561) 799-8002
FAX (561) 799-8003

PRELIMINARY PLAT OF HILLTOP

COVER

REV. #	DATE	DRAWN BY: D.M.K.
		CHECKED BY: D.A.G.
		DRAWING #: 10037_9.DWG
		PROJECT #: 10037SUB
	DATE: 01-27-14	SCALE: AS NOTED



BOUNDARY & TOPOGRAPHIC SURVEY
BY
McGLOHORN
LAND SURVEYOR, INC.
P.O. BOX 490061
1501 ARKON DRIVE
LEESBURG, FLORIDA 34749
TEL (352) 326-5089

FIELD DATE 02-20-06

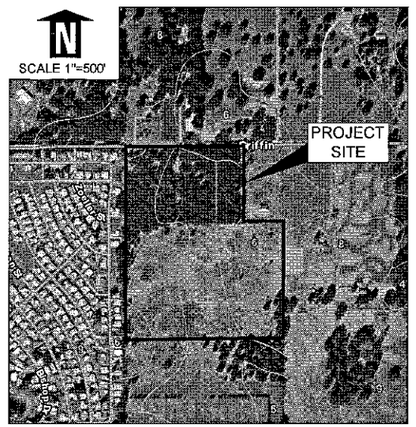
NOTES

1. The dimensions and information for the survey were derived from the legal description shown hereon and/or "boundary survey" provided by client.
2. Bearings based on an assumed north system (Florida East, NAD83, adjustment) with the East line of Section 9-18-24 having a bearing of S00°06'22"W.
3. This property is subject to all easements, rights-of-way and restrictions of record.
4. This survey only exists in conjunction with the certification sheet bearing the signature and seal of the undersigned Florida Registered Surveyor and Mapper.
5. Any copies of this survey not signed and sealed with embossed surveyor's seal should be considered unofficial and may contain unauthorized changes and alterations. Any use of this survey for purposes other than those for which it was prepared, as well as any changes made to this survey by anyone other than the undersigned surveyor, shall be the responsibility of the person, firm or corporation making such changes. Reproductions of this survey are not valid unless authorized in writing by the undersigned.
6. Fences were located only where they cross the property boundary or appeared near the boundary and may not be shown.
7. Property ownership information was obtained from county tax records.
8. The accuracy of the survey data and other measurements obtained from this boundary survey meet or exceed the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
9. The Primary Benchmark used for the Elevation shown hereon was an iron rod and cap stamped "PSM 3715" located on the East side of Griffin Road, approximately 0.2 miles south of Hillcrest Drive. Elevation = 119.85 feet (NAVD 1988).

ADJACENT PARCEL DATA

1	MH-9 (LADY LAKE)	ALT KEY 1584825
2	A (COUNTY)	ALT KEY 2500042
3	R-1 (COUNTY)	ALT KEY 1238099
4	A (COUNTY)	ALT KEY 1238226
5	AG-1 (LADY LAKE)	ALT KEY 3816070
6	A (COUNTY)	ALT KEY 1238188
7	PFD (LADY LAKE)	ALT KEY 1238081

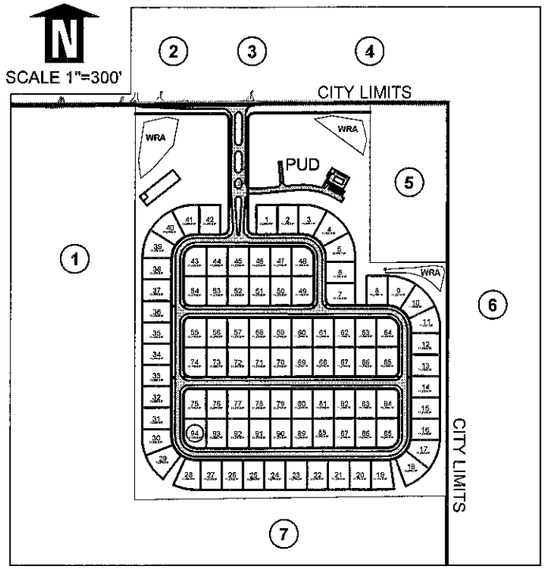
FIRE PROTECTION NOTE:
Fire protection will be provided per Town regulations.



NRCS SOILS MAP

PROJECT SOILS

6 - Apopka sand, 5 to 12 percent slopes
8 - Candler sand, 0 to 5 percent slopes
9 - Candler sand, 5 to 12 percent slopes



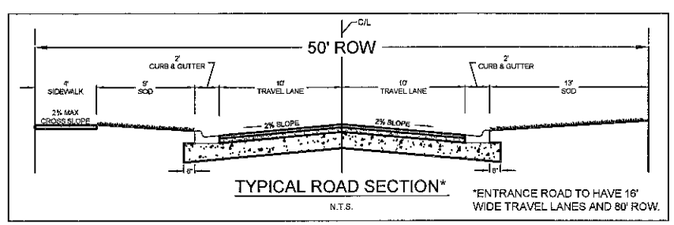
ADJACENT PARCEL MAP

PROJECT DATA

PROJECT AREA:	44.43 Acres
ZONING:	PUD
LAND USE:	SINGLE FAMILY MED. DENSITY
NO. OF LOTS:	94
LOT SIZE:	90x125 (11,250 SF)
OPEN SPACE:	13.28 Acres (29.9%)
LANDSCAPE BUFFER:	CLASS "A" (10')
WETLAND AREA:	0.00 Acres
FLOOD ZONE:	X (FIRM 12069C0170E, 12-18-12)
WATER:	ON-SITE PUBLIC SUPPLY
SEWER:	INDIVIUDAL SEPTIC
STORMWATER:	ON-SITE DRY RETENTION
PHASING:	SINGLE-PHASE
MAX. BLDG. HEIGHT:	35'
CANOPY TREES REQ'D. PER LOT:	TWO (2)
MAX. IMP. SURFACE RATIO (ORD. 2013-02):	60%
STREET DEDICATION:	TOWN OF LADY LAKE
STREET LENGTH:	HILLCREST DRIVE (575 LF) COMMUNITY LOOP (3559 LF) VALLEY VIEW LANE (600 LF) HIGHLANDS DRIVE (960 LF)
STORM DEDICATION:	TOWN OF LADY LAKE

OPEN SPACE TO BE MAINTAINED BY HOA
OPEN SPACE FOR PASSIVE & ACTIVE RECREATION

UTILITY AND DRAINAGE EASEMENTS TO BE 10' IN COMBINATION, ALONG FRONT, SIDE AND REAR YARDS (PER LDR CH. 8, SEC 8-5d.)



TYPICAL ROAD SECTION*
N.T.S.
*ENTRANCE ROAD TO HAVE 16' WIDE TRAVEL LANES AND 80' ROW.

STATE OF FLORIDA
DONALD A. GRIFFEY
No 36799
REGISTERED LAND SURVEYOR
02-21-14

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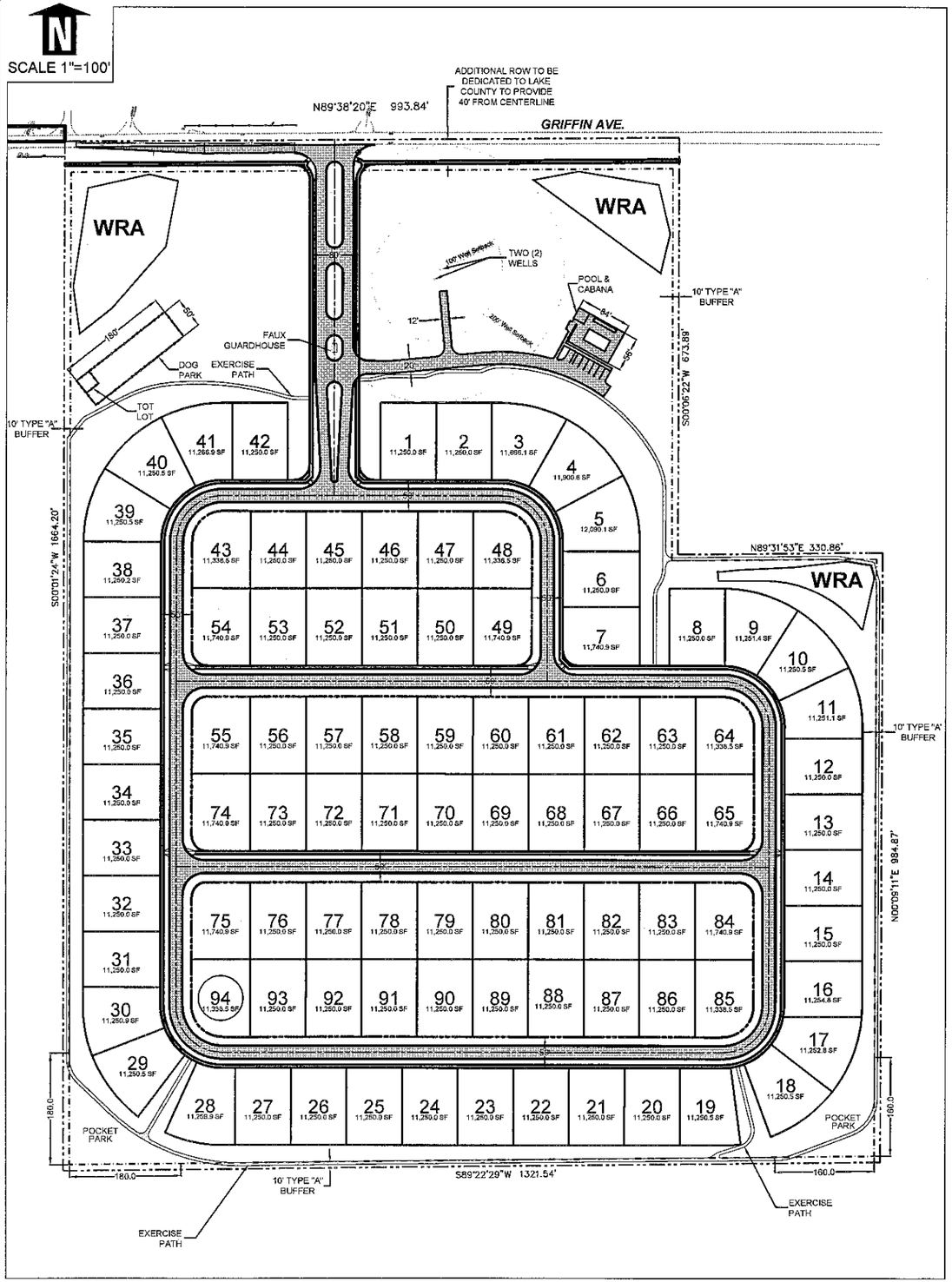
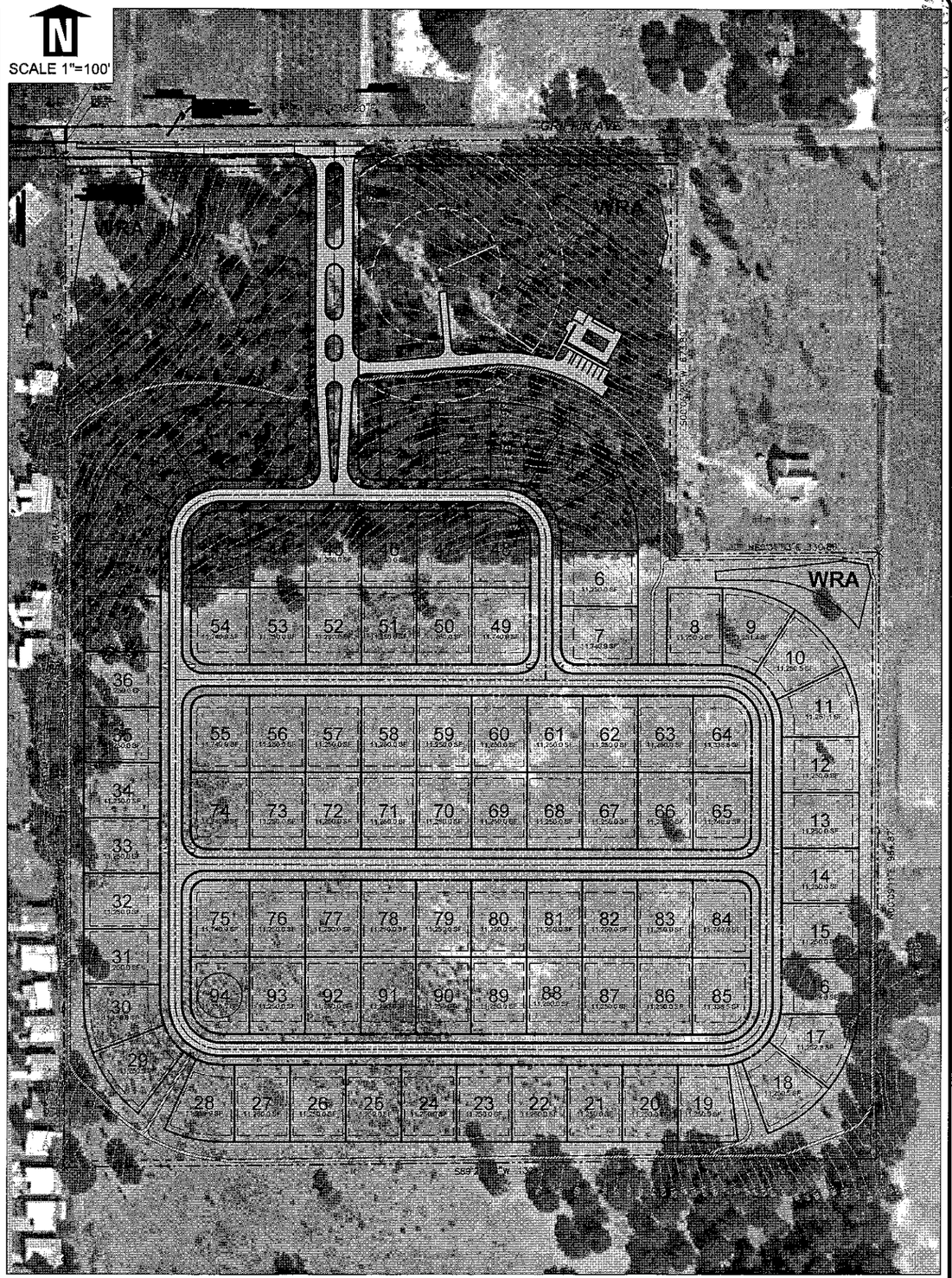
PRELIMINARY PLAT OF HILLTOP

SURVEY & DETAILS

REV. #	DATE	DRAWN BY: D.M.K.
		CHECKED BY: D.A.G.
		DRAWING #: 10037_S.DWG
	01-30-14	PROJECT #: 10037SUB
DATE:	01-27-14	SCALE: AS NOTED

SHEET 2 OF 5





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PRELIMINARY PLAT OF HILLTOP

LAYOUT - OVERALL

REV. #	DATE	DRAWN BY: D.M.K.
		CHECKED BY: D.A.G.
		DRAWING #: 10037_S.DWG
	01-30-14	PROJECT #: 10037SUB
DATE:	01-27-14	SCALE: AS NOTED

SHEET 3 OF 5

SCALE 1"=50'

GRIFFIN AVE.

HILLCREST DRIVE

COMMUNITY LOOP

WRA

100' Well Setback

200' Well Setback

ADDITIONAL ROW TO BE DEDICATED TO LAKE COUNTY TO PROVIDE 40' FROM CENTERLINE

N89°37'48"E 371.10'

N89°38'43"E 492.74'

N00°01'24"E 459.67'

N00°01'24"E 460.80'

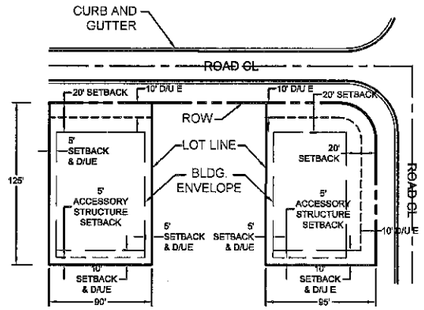
20' D.E. (TYP.)

D.E. WIDTH VARIES

40	11,250.5 SF	
41	11,266.9 SF	
42	11,250.0 SF	
39	11,250.5 SF	
38	11,250.2 SF	
1	11,250.0 SF	
2	11,250.0 SF	
3	11,666.1 SF	
4	11,900.6 SF	
5	12,090.1 SF	
6	11,250.0 SF	
43	11,338.5 SF	
44	11,250.0 SF	
45	11,250.0 SF	
46	11,250.0 SF	
47	11,250.0 SF	
48	11,338.5 SF	

MATCH LINE SHEET 5

MATCH LINE SHEET 5



INTERNAL CORNER

TYPICAL LOT DETAILS

N.T.S.

LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING
L49	10.00	N89°58'36"W
L50	90.00	N89°58'36"W
L51	10.00	N89°58'36"W
L52	45.00	N89°58'36"W
L53	90.00	N89°58'36"W
L54	90.00	N89°58'36"W
L55	90.00	N89°58'36"W
L56	90.00	N89°58'36"W
L57	45.00	N89°58'36"W
L58	75.00	N00°01'24"E
L59	100.00	N00°01'24"E
L60	70.00	N89°58'36"W
L61	90.00	N89°58'36"W
L62	90.00	N89°58'36"W
L63	90.00	N89°58'36"W
L64	90.00	N89°58'36"W
L65	70.00	N89°58'36"W
L66	100.00	N00°01'24"E
L67	75.00	N00°01'24"E
L68	70.00	N89°58'36"W
L69	90.00	N89°58'36"W
L70	90.00	N89°58'36"W
L71	90.00	N89°58'36"W
L72	90.00	N89°58'36"W
L73	90.00	N89°58'36"W
L74	90.00	N89°58'36"W
L75	90.00	N89°58'36"W

LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING
L103	75.00	N00°01'24"E
L104	45.00	N89°58'36"W
L105	90.00	N89°58'36"W
L106	90.00	N89°58'36"W
L107	90.00	N89°58'36"W
L108	90.00	N89°58'36"W
L109	90.00	N89°58'36"W
L110	90.00	N89°58'36"W
L111	90.00	N89°58'36"W
L112	90.00	N89°58'36"W
L113	45.00	N89°58'36"W
L114	75.00	N00°01'24"E
L115	100.00	N00°01'24"E
L116	15.00	N89°58'36"W
L117	15.00	N00°01'24"E
L118	87.50	N89°58'36"W
L119	17.27	N00°01'24"E
L120	72.73	N00°01'24"E
L121	66.76	S89°58'36"E
L122	21.24	S89°58'36"E
L123	30.11	N00°01'24"E
L124	89.89	N00°01'24"E
L125	15.00	N89°58'36"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	117.81	75.00	N44°58'36"W	106.07
C2	117.81	75.00	N44°58'36"W	106.07
C3	117.81	75.00	N45°01'24"E	106.07
C4	117.81	75.00	S44°58'36"E	106.07
C5	117.81	75.00	S45°01'24"W	106.07
C6	39.10	25.00	S44°49'52"W	35.24
C7	39.27	25.00	S44°58'36"E	35.36
C8	46.52	100.00	N76°38'56"W	46.10
C9	58.36	100.00	N46°18'52"W	58.50
C10	51.19	100.00	N14°38'32"W	50.93
C11	39.27	25.00	S44°58'36"E	35.36
C12	2.50	100.00	N89°15'36"W	2.50
C13	54.43	100.00	N72°57'04"W	53.76
C14	56.39	100.00	N41°29'27"W	54.85
C15	44.76	100.00	N12°48'01"W	44.39
C16	17.36	100.00	N04°59'45"E	17.34
C17	48.69	100.00	N23°55'03"E	48.21
C18	55.39	100.00	N53°44'04"E	54.68
C19	22.57	100.00	N76°04'02"E	22.52
C20	13.07	100.00	N86°16'41"E	13.06
C21	42.36	100.00	S77°50'26"E	42.05
C22	22.47	100.00	S59°18'03"E	22.42
C23	55.39	100.00	S36°57'47"E	54.68

CURVE TABLE (CONT'D)				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C24	39.88	100.00	S10°32'11"E	39.65
C25	55.35	100.00	S15°55'12"W	54.65
C26	55.42	100.00	S47°39'18"W	54.71
C27	46.24	100.00	S76°46'38"W	45.83
C28	39.27	25.00	N45°01'24"E	35.36
C29	39.44	25.00	N45°10'08"W	35.47
C30	78.54	50.00	S45°01'24"W	70.71
C31	78.54	50.00	N44°58'36"W	70.71
C32	39.27	25.00	N45°01'24"E	35.36
C33	39.27	25.00	S44°58'36"E	35.36
C34	39.27	25.00	S45°01'24"W	35.36
C35	78.54	50.00	N44°58'36"W	70.71
C36	39.27	25.00	N45°01'24"E	35.36
C37	39.27	25.00	S44°58'36"E	35.36
C38	39.27	25.00	S45°01'24"W	35.36
C39	39.27	25.00	N44°58'36"W	35.36
C40	78.54	50.00	N45°01'24"E	70.71
C41	78.54	50.00	S44°58'36"E	70.71
C42	110.14	225.00	N75°57'14"W	109.04
C43	131.04	225.00	N45°14'45"W	129.20
C44	112.25	225.00	N14°16'07"W	111.08
C45	2.50	225.00	N89°39'30"W	2.50
C46	125.59	225.00	N73°20'57"W	123.97

CURVE TABLE (CONT'D)				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C47	124.62	225.00	N41°28'27"W	123.03
C48	100.72	225.00	N12°46'01"W	99.88
C49	17.29	225.00	N02°13'28"E	17.28
C50	131.33	225.00	N21°08'47"E	129.47
C51	124.62	225.00	N53°44'04"E	123.03
C52	29.41	225.00	N86°16'41"E	29.39
C53	95.32	225.00	S77°50'26"E	94.61
C54	124.62	225.00	S36°57'47"E	123.03
C55	82.93	225.00	S10°32'11"E	82.47
C56	0.15	225.00	S00°02'34"W	0.15
C57	124.62	225.00	S15°55'47"W	123.03
C58	124.62	225.00	S47°39'52"W	123.03
C59	104.03	225.00	S76°46'39"W	103.11

LINE TABLE		
LINE	LENGTH	BEARING
L1	575.41	N00°01'24"E
L2	276.00	N89°58'36"W
L3	225.00	N00°01'24"E
L4	283.00	N89°58'36"W
L5	225.00	N00°01'24"E
L6	225.00	N00°01'24"E
L7	810.00	N89°58'36"W
L8	225.00	N00°01'24"E
L9	300.00	N00°01'24"E
L10	225.00	N00°01'24"E
L11	180.00	N89°58'36"W
L12	600.00	N89°58'36"W
L13	960.00	N89°58'36"W
L14	10.00	N89°58'36"W
L15	90.00	N89°58'36"W
L16	90.00	N89°58'36"W
L17	15.00	N89°58'36"W
L18	15.00	N00°01'24"E
L19	90.00	N00°01'24"E
L20	70.00	N00°01'24"E
L21	100.00	N89°58'36"W
L22	47.50	N89°58'36"W
L23	87.50	N89°58'36"W
L24	17.27	N00°01'24"E

LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING
L25	90.00	N00°01'24"E
L26	90.00	N00°01'24"E
L27	90.00	N00°01'24"E
L28	90.00	N00°01'24"E
L29	72.73	N00°01'24"E
L30	68.76	N89°58'36"W
L31	90.00	N89°58'36"W
L32	90.00	N89°58'36"W
L33	90.00	N89°58'36"W
L34	90.00	N89°58'36"W
L35	90.00	N89°58'36"W
L36	90.00	N89°58'36"W
L37	90.00	N89°58'36"W
L38	90.00	N89°58'36"W
L39	21.24	N89°58'36"W
L40	30.11	N00°01'24"E
L41	90.00	N00°01'24"E
L42	90.00	N00°01'24"E
L43	90.00	N00°01'24"E
L44	90.00	N00°01'24"E
L45	90.00	N00°01'24"E
L46	90.00	N00°01'24"E
L47	90.00	N00°01'24"E
L48	89.89	N00°01'24"E

LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING
L76	90.00	N89°58'36"W
L77	45.00	N89°58'36"W
L78	75.00	N00°01'24"E
L79	100.00	N00°01'24"E
L80	70.00	N89°58'36"W
L81	90.00	N89°58'36"W
L82	90.00	N89°58'36"W
L83	90.00	N89°58'36"W
L84	90.00	N89°58'36"W
L85	90.00	N89°58'36"W
L86	90.00	N89°58'36"W
L87	90.00	N89°58'36"W
L88	90.00	N89°58'36"W
L89	70.00	N89°58'36"W
L90	100.00	N00°01'24"E
L91	100.00	N00°01'24"E
L92	70.00	N89°58'36"W
L93	90.00	N89°58'36"W
L94	90.00	N89°58'36"W
L95	90.00	N89°58'36"W
L96	90.00	N89°58'36"W
L97	90.00	N89°58'36"W
L98	90.00	N89°58'36"W
L99	90.00	N89°58'36"W
L100	90.00	N89°58'36"W
L101	70.00	N89°58'36"W
L102	100.00	N00°01'24"E

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FLORIDA CERT. OF AUTH # 8082

DONALD A. GRIFFEY
STATE OF FLORIDA
No. 36799
REGISTERED LAND SURVEYOR

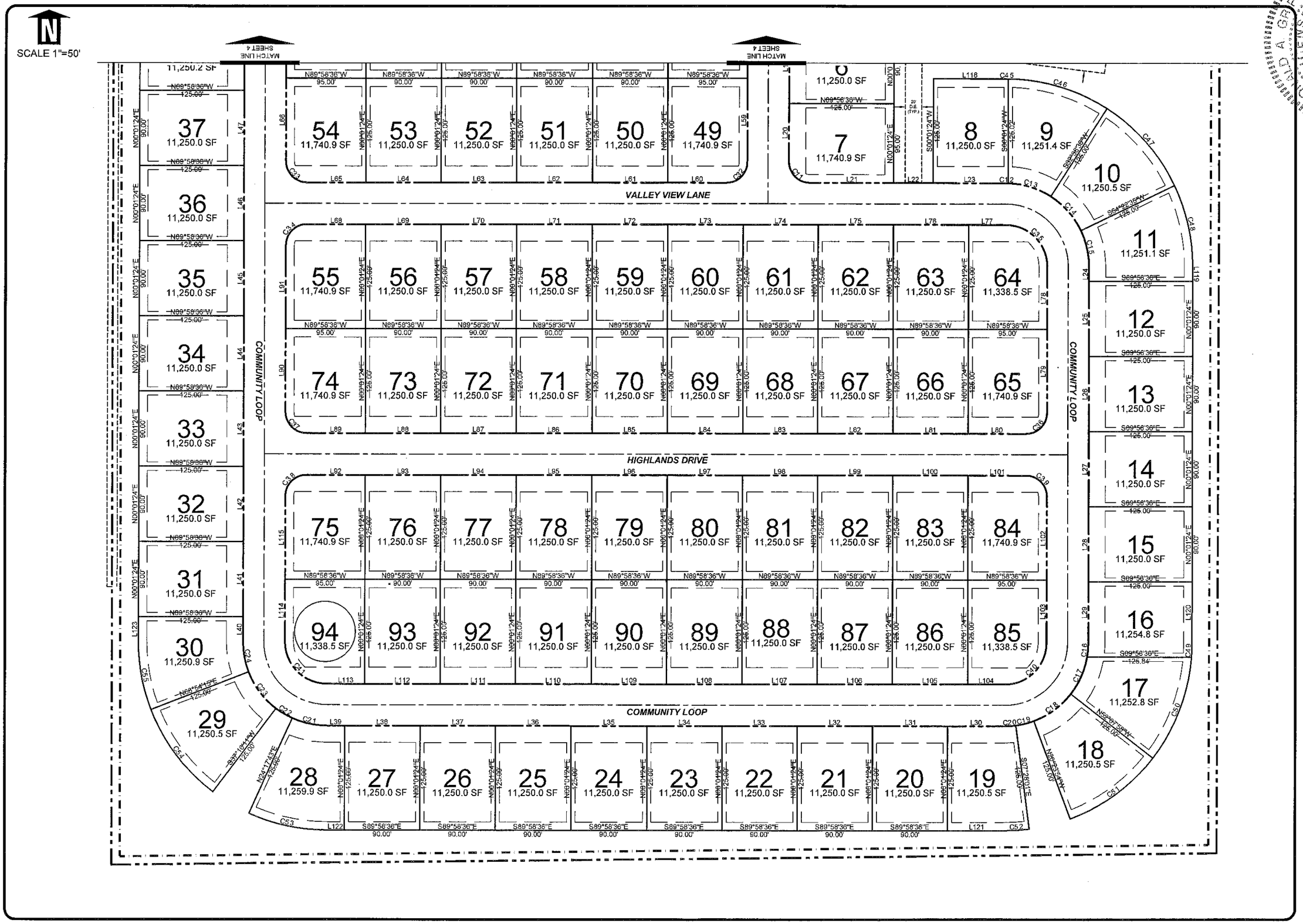
JENNINGS CONSTRUCTION SERVICES CORPORATION
3930 RCA BOULEVARD, SUITE 3008
PALM BEACH GARDENS, FL 33410
PHONE (561) 799-8002
FAX (561) 799-8003

PRELIMINARY PLAT OF HILLTOP

LAYOUT - NORTH

REV. # DATE	DRAWN BY: D.M.K.
	CHECKED BY: D.A.G.
	DRAWING #: 10037_9.DWG
01-30-14	PROJECT #: 10037SUB
DATE: 01-27-14	SCALE: AS NOTED

SHEET 4 OF 5



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FAX (561) 799-8003

PRELIMINARY PLAT OF HILLTOP

LAYOUT - SOUTH

REV. # DATE	DRAWN BY: D.M.K.
	CHECKED BY: D.A.G.
	DRAWING #: 10037_B.DWG
	PROJECT #: 10037SUB
DATE: 01-27-14	SCALE: AS NOTED

SHEET 5 OF 5

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: February 10, 2014

SUBJECT: **Ordinance No. 2014-03 - Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting an Eighth Amendment to the Amended Development Order to Add a 94 Bed Assisted Living Facility to the DRI and Remove 7,550 Square Feet of Commercial Entitlements**

DEPARTMENT: **Growth Management**

RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2014-03 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Ordinance 2014-03 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Applicant, Villages of Lake-Sumter, Inc., has submitted an application for a minor amendment to the Tri-County Villages of Lake DRI development order. The DRI Development Order must be amended to add 94 ALF beds since the Assisted Living Facility is currently not permitted in the DRI. The Villages proposes a reduction of 7,550 SF of commercial currently entitled on this site to ensure there is no increase in impacts from the change.

The ALF campus is to be located in the Spanish Springs area, within the Town Center Commercial area inside of Avenida Central and U.S. Highway 27/441. The campus will consist, more specifically, of approximately 94 ALF beds containing ALF and Memory Care beds with accessory uses such as a dining room, a cafeteria and other amenities. The proposed ALF campus is compatible with the surrounding area. The Town Center Commercial category in the DRI is being amended to permit the ALF use by amending the Phase Allocation table to identify ALF as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the use of Assisted Living Facilities.

In accordance with Florida Statute 380.06(19)(e)2, a local government can approve the amendment based on their local approval process. However, courtesy copies of the proposed amendment have been provided, under separate cover, to the East Central Florida Regional Planning Council (ECFRPC), Withlacoochee Regional Planning Council

(WRPC) and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

Traffic: The addition of 94 ALF beds while decreasing 7,550 square feet of commercial results in no increase in projected external vehicle traffic; this is demonstrated in the attached transportation analysis provided by Kimley-Horn. The analysis determines that according to the 9th edition of the ITE Trip Generation Manual, the 94 ALF beds would generate 28 pm peak hour trips and 284 trips per day. To ensure the project is trip-neutral, meaning no additional external trips are generated, the traffic analysis concludes that a reduction of 7,550 SF of commercial is needed.

Open Space: The amendment would also not reduce conservation lands or open space in the DRI. All of the subject property is designated as Town Center Commercial on the DRI Master Plan and none of the subject property is classified as Open Space or Conservation within the DRI. There are lands designated as Open Space and Conservation within the DRI but those lands are not impacted by this change.

Other Impacts: This amendment will have no impact to the Town's Water and Sewer Utilities, as these Town services are not provided to the Villages properties. In addition, no impacts to schools, parks and recreation, or library services will occur as a result of approval of the proposed amendment.

Based upon the evaluation of the justification as provided above, this amendment meets the criteria in s.380.06(19)(e)2.k. because the amendment 1) does not generate an increase in external vehicle trips, and 2) the amendment does not reduce any approved open space or conservation areas in the DRI. The applicant has provided the Department's determination letter with the application.

Past Actions:

The **Technical Review Committee** reviewed the application for Ordinance 2014-03 at its regular meeting on Tuesday, February 4, 2014, recommending approval to forward to the Planning and Zoning Board with a 5-0 vote.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2014-03 at first reading on Monday, March 3, 2014. Second and final reading is tentatively scheduled for Monday, March 17, 2014.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [X] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other -

[ ] Support Documents/Contracts Available for Review in Manager's Office

(W) 2-5-14

DEPARTMENT HEAD		Submitted 2/3/14	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 2/10/2014	Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2014-03

AN ORDINANCE OF THE TOWN COMMISSION OF LADY LAKE, FLORIDA, ADOPTING AN EIGHTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT LAKE COUNTY; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA:

WHEREAS, on January 18, 1988, a DRI known as Orange Blossom Gardens-South (OBGS) was approved by the Town of Lady Lake in Ordinance 88-1. A substantial deviation to the OBG-South DRI was approved on May 7, 1990 by Town of Lady Lake Ordinance 90-12. A second substantial deviation was approved as the Orange Blossom Gardens-West (OBGW) DRI on May 29, 1990 by the Sumter County Board of County Commissioners and on May 7, 1990 by the Town of Lady Lake. The OBGW DRI Development Order was amended on August 14, 1990 and again on February 16, 1993. On September 20, 1994 and October 12, 1994, Sumter County and Lady Lake respectively approved a substantial deviation to the OBGS and OBGW DRI development orders, combining them and referring to the development collectively as the Tri-County Villages DRI. A first revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 29, 1996. On August 3, 1998, a first revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 98-13. A second revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on September 15, 1998. On May 15, 2000, a third revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission. A fourth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on September 12, 2001. A fifth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on May 15, 2002. A sixth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on April 22, 2003. On October 18, 1999, a second revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 99-37. On May 8, 2000, a third revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 2000-20. A fourth revision to the Lady Lake Tri-County Villages development order was approved on

May 15, 2003 by Town of Lady Lake Ordinance 2003-07. A seventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on March 16, 2004. A seventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on March 16, 2004. On August 2, 2004, a fifth revision to the Lady Lake Tri-County Villages development order was approved on August 2, 2004 by Town of Lady Lake Ordinance 2004-6. An eighth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 26, 2004. A sixth revision to the Lady Lake Tri-County Villages development order was approved on March 17, 2005 by Town of Lady Lake Ordinance 2005-7. A ninth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 11, 2005. A tenth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on February 10, 2009; and a seventh revision to the Lady Lake Tri-County Villages development order was approved by the Lady Lake Town Commission on February 23, 2009. An eleventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on December 11, 2012.

WHEREAS, on January 2, 2014, The Villages of Lake-Sumter, Inc. submitted its e2 application pursuant to 380.06 (19)(e)(2.)k., Florida Statutes (F.S.), to the Town of Lady Lake to amend the Tri-County Villages Development of Regional Impact (DRI) Amended Development Order, (the ADO); and

WHEREAS, the Town of Lady Lake (Lady Lake), as governing body of the local government having jurisdiction, is authorized and empowered to consider DRIs; and

WHEREAS, Lady Lake has reviewed the e2 application, as well as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, Lady Lake has conducted an advertised public hearing on _____, 2014 for the purpose of receiving public comment.

NOW, THEREFORE BE IT RESOLVED BY THE LADY LAKE TOWN COMMISSION, IN PUBLIC MEETING DULY CONSTITUTED AND ASSEMBLED

THIS _____ DAY OF _____ 2014, THAT THE TRI-COUNTY VILLAGES OF LAKE DRI IS HEREBY APPROVED, EFFECTIVE AS SPECIFIED HEREIN, BASED UPON AND SUBJECT TO THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS/RESTRICTIONS:

SECTION 1. Findings of Fact. Based on the documentation and testimony received at the public hearing, the Commission hereby finds as fact as follows:

1. The Tri-County Villages DRI is a mixed-use retirement community Development of Regional Impact located in northwestern Lake County/Lady Lake and in northeastern Sumter County.
2. On January 2, 2014, the Developer submitted an e2 application to a previously approved DRI pursuant to Section 380.06 (19)(e)(2)k., F.S. to amend the DRI in Lady Lake as follows:
   - To add Assisted Living Facility as a permitted use in areas designated as Town Center Commercial on the Map H.
   - Amend Map H-1 to add 94 ALF beds and reduce commercial by 7,550 SF (see **EXHIBIT 1**);
3. The changes proposed in the e2 application meet the criteria in s.380.06(19)(e)2.k. because the amendment results in no increase in external peak hour trips and does not reduce open space or conserved lands in the Tri-County Villages Development of Regional Impact (DRI).
4. This amendment is not a substantial deviation to the DRI pursuant to s.380.06(19)(e)2.k.
3. A duly noticed public hearing was conducted on the e2 application by The Town of Lady Lake on _____, 2014 and all interested parties and members of the public were similarly afforded the opportunity to participate.

SECTION 2. Conclusions of Law. Based on the findings of fact adopted above, Lady Lake hereby adopts the following conclusions of law:

1. The Town of Lady Lake is the governing body having jurisdiction over the review and approval of the e2 application, pursuant to Chapter 380, F.S., and is

authorized and empowered to issue this eighth amendment to the Tri-County Villages DRI ADO.

2. The property does not lie within an Area of Critical State Concern as designated pursuant to Chapter 380.05, F.S.

3. The proposed development is consistent with the applicable local comprehensive plan and is consistent with the applicable local land development regulations.

4. The proposed development is consistent with the East Central Florida Strategic Regional Policy Plan.

6. The provisions of this amendment to the ADO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.

7. The impacts of this development, as conditioned by this Eighth Amendment to the ADO, are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the Town of Lady Lake do not constitute a substantial deviation to the original DRI Development Order or subsequent amendments or create additional local impacts.

8. To the extent that the application for development approval (ADA), NOPC or e2 application, or any other document is inconsistent with the terms and conditions of this amendment to the ADO, this amendment to the ADO shall prevail.

SECTION 3. General Conditions. The Town of Lady Lake, having made the aforementioned Findings of Fact and Conclusions of Law, hereby approves the proposed changes contained in the NOPC and subsequent addendum submittals and incorporated by reference herein, subject to the following modifications and conditions of development set forth in this amendment to the ADO:

1. Revisions to Development Order

   a. Revised Master Development Plan A revised DRI Phase Allocation Table (Map H-1) (revised January, 2014) and Phasing Chart is hereby adopted for the Tri-County Villages DRI and a copy is attached and incorporated herein as **EXHIBIT 1**.

   b. Add ALF as permitted use. Amend Map H-1 to add ALF as a permitted use in the Town Center Commercial land use category (see **EXHIBIT 1**).

c. Amend Development Entitlements. Amend Map H-1 by adding 94 ALF beds and reducing commercial entitlements by 7,550 square feet (see **EXHIBIT 1**).

d. Final Order. That this amendment to the ADO shall constitute the final order of the Town of Lady Lake in response to the DRI e2 application filed by the Developer.

e. Definitions. That the definitions found in Chapter 380, F.S. (2013) shall apply to this amendment to the ADO.

f. Assignability: Persons Bound. That this amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest.

g. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.

h. Recordation of Notice of Adoption. That within sixty (60) days of the issuance of this amendment to the ADO, The Villages of Lake-Sumter, Inc. shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Lake County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the Town of Lady Lake, Sumter County, the ECFRPC, the WRPC and the DEO.

i. Restriction on Downzoning, Density Reduction or Intensity Reduction. That the Town of Lady Lake agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless the Town of Lady Lake can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly

established by the Town of Lady Lake to be essential to the public health, safety or welfare.

j. Impact Fees. That approval of this amendment to the ADO shall not exempt any portion or unit of the Tri-County Villages of Lake development from any future impact fees imposed by the Town of Lady Lake. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.

k. Effective Date. That upon adoption, this Amendment to the ADO shall be transmitted to the ECFRPC, the DEO and the Developer and shall become effective upon rendering of this Development Order by the Town of Lady Lake.

l. Transmittal of Amendment. That certified copies of this amendment to the ADO shall be transmitted immediately by certified mail to ECFRPC, DEO and the Developer, by the Town of Lady Lake.

PASSED AND ORDAINED in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, this ____day of _____, **2014**.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

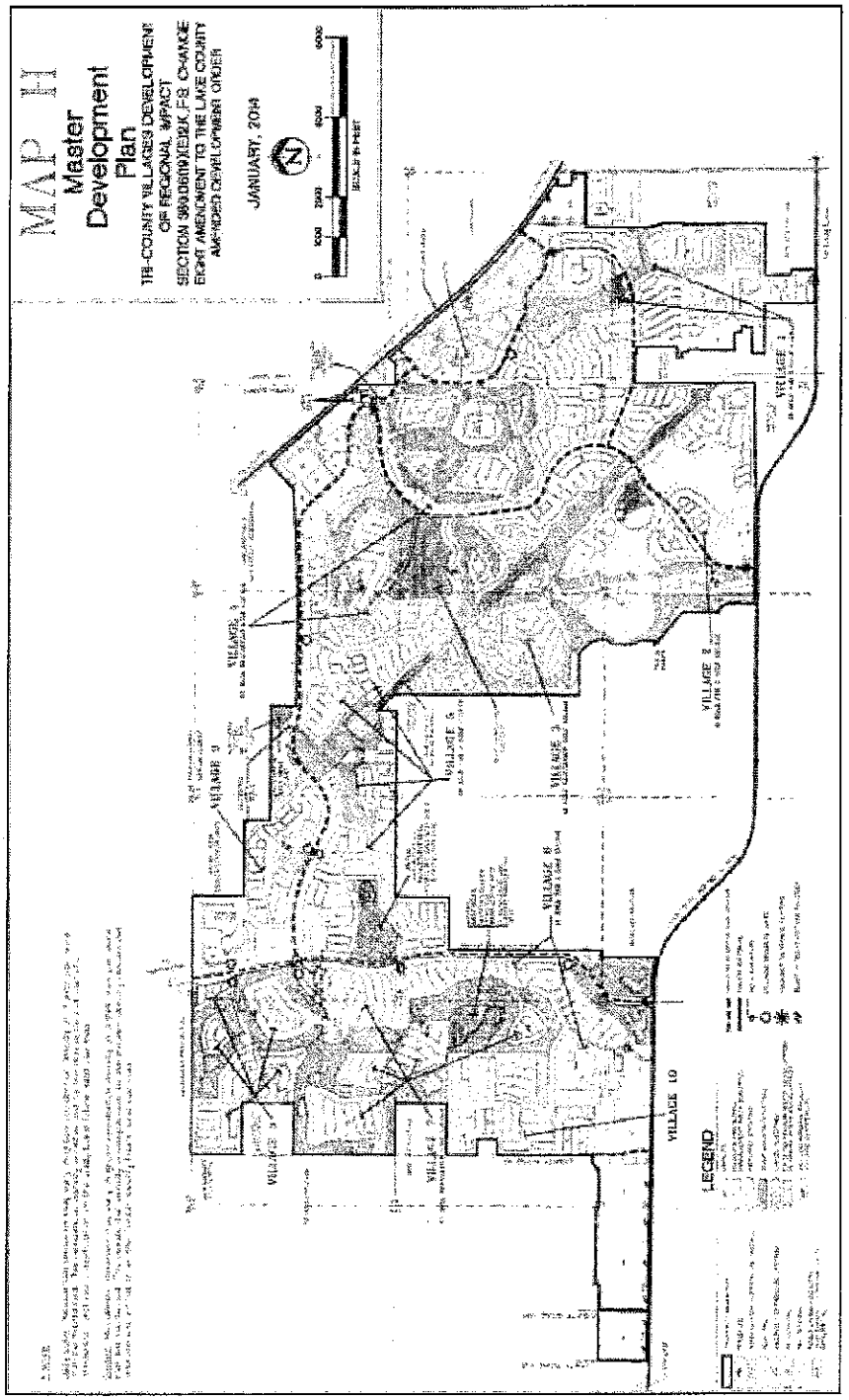
ATTACHMENTS

EXHIBIT 1 Master Development Plan, Map H-1 (Revised January, 2014)

EXHIBIT 2 Legal Description of the Tri-County Villages DRI Lake County

EXHIBIT 1

MASTER DEVELOPMENT PLAN,
MAP H-1
(REVISED JANUARY, 2014)



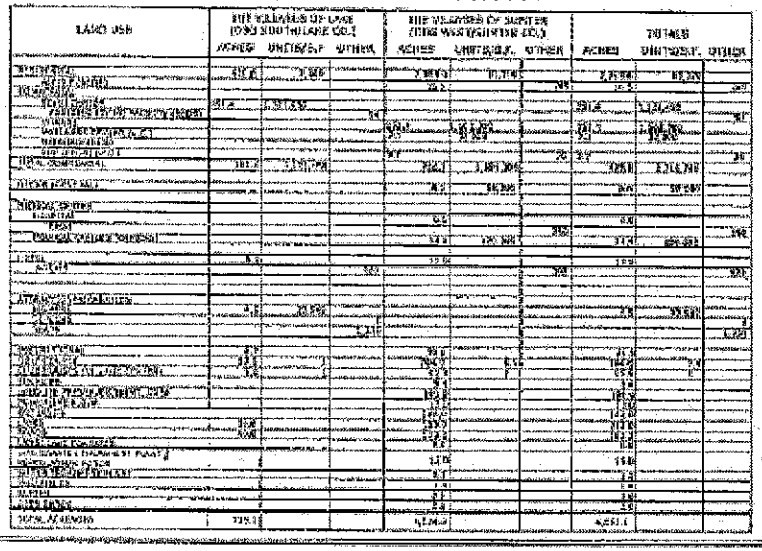
MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K.,F.S. CHANGES EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

JANUARY, 2014

LAND USE ALLOCATIONS



PHASING SCHEDULE

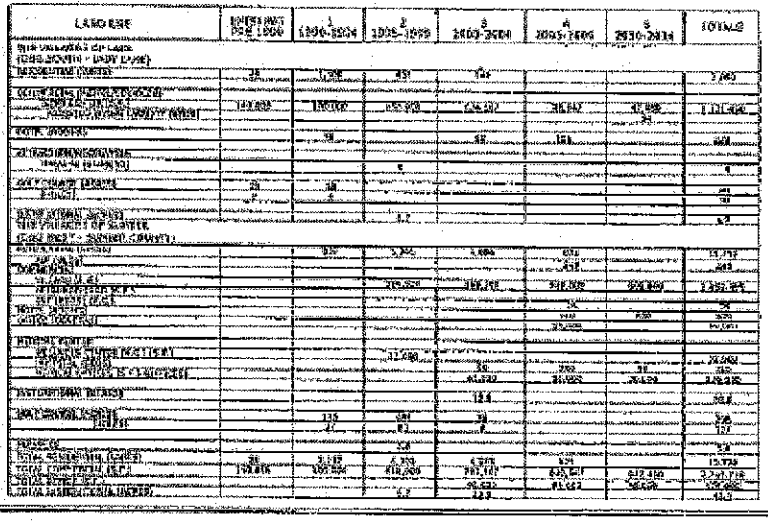


EXHIBIT 2

VILLAGES DRI'S LEGAL DESCRIPTIONS

TRI-COUNTY VILLAGES
DEVELOPMENT OF REGIONAL IMPACT
LOCATED IN THE TOWN OF LADY LAKE AND
LAKE AND SUMTER COUNTIES

A TRACT OF LAND IN SECTIONS 6, 7 AND 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 WITH THE WEST LINE OF THE SW 1/4 OF SECTION 6; THENCE ALONG SAID WEST LINE RUN S00°09'15"E TO A POINT THAT IS N00°09'15"W, 306.67 FEET OF THE SOUTHWEST CORNER OF SECTION 6; SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°44'22"E, 525.81 FEET; THENCE N48°21'06"E, 234.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF OPAL DRIVE IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO.9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37K, PUBLIC RECORDS OF LAKE COUNTY,FLORIDA; THENCE SOUTH ALONG SAID NORTHERLY PROJECTION AND ALONG SAID RIGHT-OF-WAY LINE OF OPAL DRIVE TO THE NORTHWEST CORNER OF LOT 60,BLOCK 53, ORANGE BLOSSOM HILLS, SOUTH, UNIT 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37H, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 60;THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 39 OF AFORESAID BLOCK 53; ALSO BEING THE INTERSECTION OF WITH THE NORTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE; THENCE SOUTHWESTERLY ACROSS SAID DAKOTA AVENUE TO THE NORTHEAST CORNEROF BLOCK 45, ORANGE BLOSSOM HILLS, SOUTH, UNIT 5,ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37G, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 IN SECTION 18; THENCE AGAIN CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF GOVERNMENT LOT 7 IN SECTION 18; THENCE WEST TO THE SOUTHWEST CORNER OF AFORESAID N1/2 OF GOVERNMENT LOT 7; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 7, RUN S00°24'25"E, 663.70 FEET TO THE NORTH LINE OF THE S1/4 OF GOVERNMENT LOT 7;. THENCE S66°37'14"E, 161.77 FEET; THENCE S00°23'19"E, 559.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 80.00 FEET WIDE); THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE EAST LINE OF GOVERNMENT LOT 6 IN SECTION 18; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S89°41'00"W, 726.2 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 359, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCEALONG AFORESAID EAST LINE

RUN N00°23'52"W, 1288.10 FEET, MORE OR LESS, TO THE SOUTH LINE OF ORANGE BLOSSOM HILLS, SOUTH, UNIT NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37D, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG AFORESAID SOUTH LINE OF UNIT NO.2 RUN WEST TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 14, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37C, PUBLIC RECORDS LAKE COUNTY, FLORIDA; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ALABAMA AVENUE TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 13 OF AFOREMENTIONED UNIT NO.1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE EAST TO THE SOUTHWEST CORNER OF LOT 41, BLOCK 13 OF SAID UNIT NO.1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 41; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ARIZONA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ARIZONA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 12 OF SAID UNIT NO.1;THENCE EAST TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 12 OF SAID UNIT NO. I; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 36, BLOCK 12 OF SAID UNIT NO.1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 36; SAID POINT ALSO LYING ON THE SOUTHRIGHT-OF-WAY LINE OF ARKANSAS AVENUE; THENCE WEST TO THE NORTHWEST CORNER OF LOT 35, SAID BLOCK 12; THENCE NORTH ACROSS SAID ARKANSAS AVENUE TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 11 OF AFOREMENTIONED UNIT NO.1; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS AVENUE; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 24, BLOCK11; SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE CONTINUE WEST ACROSS DIANA DRIVE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNEROF LOT 67 OF SAID BLOCK4; SAID POINT ALSO LYING ONTHE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE; THEN CONTINUE NORTH ACROSS SAID CALIFORNIA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 5 OF SAID UNIT NO.1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 SAID BLOCK 5; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE; THENCE CONTINUE NORTH ACROSS SAID CAROLINA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 OF SAID BLOCK 6; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE; THENCE NORTHEASTERLY ACROSS SAID COLORADO AVENUE TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 7 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 68 OF SAID BLOCK 7; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE; THENCE CONTINUE NORTH ACROSS SAID DELAWARE AVENUE TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 26 IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37E, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-

WAY LINE OF SAID DELAWARE AVENUE; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 26 OF SAID UNIT NO.3; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 64 OF SAID BLOCK 26; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 60 OF SAID BLOCK 26; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 60; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE; THENCE CONTINUE NORTH ACROSS DAKOTA AVENUE TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 27 OF SAID UNIT NO.3; SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DAKOTA AVENUE; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 27; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY OF DIANA DRIVE TO THE SOUTHEAST CORNER OF LOT 70, BLOCK 30 OF SAID UNIT NO.3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 64 OF SAID BLOCK 30; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 64; SAID POINT BEING ON THE SOUTH RIGHT-OF WAY LINE OF ILLINOIS AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAXON DRIVE; SAID POINT ALSO BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 18; THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SECTION 7 AND 6 RUN NORTH TO THE POINT OF BEGINNING.

AND THAT PORTION OF TRACT "A" OF OAK MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF TRACT "6", THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND TRACT "6", THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND THAT PORTION OF THE NORTH 3/4 OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY 441/27, LESS RIGHT OF WAY FOR ROLLING ACRES ROAD AND LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4 INCH X 4 INCH CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 14, OAK MEADOWS AS RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 00°13'28"E. ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 356.19 FEET; THENCE N 14°05'30" W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 23.18 FEET TO A 5/8 INCH IRON ROD, LB 4475,

FOR A POINT OF BEGINNING; THENCE N 89°46'46" W, A DISTANCE OF 297.17 FEET TO A 5/8 INCH IRON ROD, LB 4475; THENCE N 00°13'14" E A DISTANCE OF 485.24 FEET TO A 3 INCH ROUND CONCRETE MONUMENT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 & 441 AS DESCRIBED IN OFFICIAL RECORDS BOOK 68, PAGE 619, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S 58°17'18" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 314.30 FEET TO A 5/8 INCH IRON ROD, LB 4475, BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY,HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S 29°04'03"E. AND A CHORD DISTANCE OF 24.41 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°26'30" AND A DISTANCE OF 25.50 FEET TO A 5/8 INCH IRON ROD, LB 4475 MARKING THE POINT OF TANGENCY, SAID POINT LYING ON SAID WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: S 00°13'28" W. A DISTANCE OF 232.21 FEET TO A 5/8 INCH IRON ROD, LB 4475; THENCE S 14°05'30" E. A DISTANCE OF 69.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

LOTS 7 THROUGH 9, BLOCK 82, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37J, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND LESS LOTS 1 THROUGH 9, BLOCK 11, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37G, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND A TRACT OF LAND IN SECTIONS 1,2,3,4,9,8,10,11,12,13,14,15,16, AND 17 TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF THE S1/2 OF THE SE1/4 OF SECTION 9; FROM SAID POINT OF BEGINNING RUN NORTH TO THE NORTHWEST CORNER OF AFORESAID S1/2 OF SE 1/4; THENCE EAST TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE1/4 OF SECTION 9; THENCE NORTH TO THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 9; THENCE WEST TO THE SOUTHWEST CORNER OF THE N1/2 OF THE NE1/4; THENCE NORTH TO THE SOUTHEAST CORNER OF THE E1/2 OFTHE SW1/4 OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID E1/2 OF SW1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID E 1/2 OF SW 1/4;THENCE EAST TO THE NORTHEAST CORNER OF SAID E 1/2 OF SW1/4; THENCE NORTHTO THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW 1/4 OF SECTION 4; THENCEWEST TO THE SOUTHWEST CORNER OF SAID NE1/4 OF NW 1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID NE 1/4 OF NW1/4; THENCE EAST ALONG THE NORTH LINE OF SECTION 4 TO THE NORTHWEST CORNER OF SECTION 3; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SECTION 3 TO THE NORTHEAST CORNER OF THE NW1/4 OF SECTION 3; THENCE SOUTH TO THE NORTHWEST CORNER OF THE S 1/2 OF THE NE 1/4 OF SECTION 3;

THENCE EAST TO THE NORTHWEST CORNER OF THE NE l/4 OF THE SE 1/4 OF THE NE l/4 OF SECTION 3; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF SE 1/4 OF NE 1/4 THENCE EAST TO THE NORTHWEST CORNER OF THE S 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 2; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID S1/2 OF S1/2 OF NW1/4 TO A POINT THAT IS 330 FEET WEST OF THE EAST LINE OF THE NW 1/4 OF SECTION 2; THENCE PARALLEL WITH SAID EAST LINE RUN SOUTH TO THE EAST-WEST MID-SECTION LINE OF SECTION 2; THENCE ALONG SAID MID-SECTION LINE RUN EAST TO THE NORTHWEST CORNER OF THE N l/2 OF THE SW 1/4 OF SECTION 1; THENCE CONTINUEEAST TO THE NORTHEAST CORNER OF SAID N 1/2 OF SW 1/4; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441/27 (BEING 200 FEET WIDE) WITH THE EAST BOUNDARY OF THE W1/2 OF THE NE 1/4 OF SAID SECTION 1; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY TO THE EAST LINE OF SECTION 1;THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SECTION 12 AND 13 RUN SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF SE1/4 OF SECTION 13;THENCE WEST TO THE SOUTHEAST CORNER OF THE N 1/2 OF THE SW 1/4 OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID N 1/2 OF SW 1/4 RUN WEST TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100.00 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE CONTINUE WEST TO THE EASTLINE OF THE SE1/4 OF SECTION 14; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 RUN N89°45'11"W, 256.48 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 475, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF AFOREMENTIONED PROPERTY WITH THE FOLLOWING (5) COURSES: N00°29'26"E, 690.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY 170.86 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 55°56'21" AND A CHORD BEARING AND DISTANCE OF N27°28'45"W, 164.15 FEET TO THE POINT OF TANGENCY; THENCE N55°26'55"W, 176.96 FEET; THENCE N00°29'26"E, 925.00 FEET; THENCE N49°49'19"W, 1092.25 FEET TO A POINT ON THE WEST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 14; SAID POINT BEING S00°21'41"E, 24.96 FEET OF THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 14;THENCE N00°21'41"W ALONG AFORESAID WEST LINE 24.96 FEET TO THE SOUTHWESTCORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF NE1/4 RUN N00°23'21"E, 1093.86 FEET; THENCE N45°13'10"E, 163.12FEET; THENCE N00°23'21"E, 252.92 FEET; THENCE N21°04'15"W, 190.48 FEET; THENCE N41°28'52"W, 274.41 FEET THENCE N 52°14'07"W, 157.86 FEET; THENCE N 89°37'47"W, 1059.81 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11; THENCE ALONG SAID MID-SECTION LINE RUN NORTH TO THE SOUTHEAST CORNER OF THE W 1/2 OF SECTION 2; SAID POINT BEING N89°41'35"E, 2646.82 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 2; THENCE ALONG THE EAST LINE OF THE W1/2 OF SECTION 2 RUN N00°04'27"W, 109.72 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENTS;THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN N44°26'OO"W,622.28 FEET; THENCE

S00°04'35"E, 506.40 FEET TO A POINT THAT IS 50.00 FEET NORTHOF THE SOUTH LINE OF THE SWI/4 OF SECTION 2; THENCE PARALLEL WITH SAID SOUTH LINE RUN S89°41'35"W TO THE WEST LINE OF THE SW 1/4 OF SECTION 2; SAID POINT ALSO BEING ON THE EAST LINE OF THE SE1/4 OF SECTION 3; THENCE PARALLEL WITH AND 50.00 FEET NORTH OF SOUTH LINE OF THE SEI/4 OF SECTION 3 RUN WEST TO THE WEST LINE OF SAID SE1/4; THENCE SOUTH TO THE SOUTHWEST CORNER'OF SAID SE1/4; THENCE CONTINUE SOUTHTOTHE SOUTHEAST CORNER OF THE N1/2 OF THE NW1/4 OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID N1/2 0F NW1/4 RUN WEST TO THE NORTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 10; THENCE SOUTH TO THE NORTHEAST CORNER OF THE W1/2 OF THE SW1/4 OF SECTION 10; THENCE SOUTH TO THE SOUTHEAST CORNEROF SAID W1/2 OF SW1/4; SAID POINT ALSO BEING ON THE NORTH LINE OF THE NW1/4 OF SECTION 15;THENCE ALONG SAID NORTH LINE RUN WEST 185.91 FEET, MORE OR LESS, TO A 4 INCH CONCRETE MONUMENT; SAID MONUMENT BEING N89°59'15E, 1142.39 FEET OF THE NORTHWEST CORNER OF SECTION 15; FROM SAID CONCRETE MONUMENT RUN SOUTH 1334.50 FEET TO THE SOUTH LINE OF THE N 1/2 OF THE NW1/4 OF SECTION 15;THENCE S89°53'52"W ALONG SAID SOUTH LINE 363.01 FEET TO A POINT ON THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100-FEET WIDE); SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUSOF 1959.86 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.17 FEET; SAID ARC HAVING A CENTRAL ANGLE OF 06°05'09", A TANGENT DISTANCE OF 104.18 FEET, A CHORD BEARING OF N86°26'53"W AND A CHORD DISTANCE OF 208.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°29'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE NE1/4 OF SECTION 16; THENCE CONTINUE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NE1/4 OF SECTION 16; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST,SUMTER COUNTY, FLORIDA, AND THE E1/2 OF THE SW1/4, THE NW1/4 OF THE SE 1/4,AND THE SW 1/4 OF THE NE1/4 AND SE 1/4 OF NW 1/4, LESS BEGIN AT SW CORNER OF SE 1/4 OF NW 1/4, NORTH 525 FEET, EAST 415 FEET, SOUTH 525 FEET, WEST 415 FEET TO POINT OF BEGINNING OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR COUNTY ROAD 466 AND COUNTY ROAD 101.

AND THAT PORTION OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS ONE ACRE IN THE NORTHWEST CORNER THEREOF AND LESS RIGHT-OF-WAY FOR C.R. 101 AND LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N89°24'25"W, ALONG THE SOUTH

LINE THEREOF, 1,325.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N00°22'59"E, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 30.00 FEET; THENCE S89°24'25"E, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 871.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLEOF 55°27'39", AN ARC DISTANCE OF 164.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH, A CENTRAL ANGLE OF 55°12'55", AN ARC DISTANCE OF 221.65 FEET; THENCE S89°39'10"E, 125.00 FEET TO THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°20'50"W, 203.75 FEET TO THE POINT OF BEGINNING.

AND COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16. TOWNSHJP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S00°33'29"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 594.277 FEET TO THE SOUTH LINE OF THE NORTH 594.277 FEET OF THE, SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S89°24'25"E, ALONG THE EASTERLY EXTENSION OF THE SAID SOUTH LINE ADISTANCE OF 16.11 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 101 AS SHOWN ONTHE PLAT OF VILLAGES OF SUMTER UNIT NO. 67 AS RECORDED IN PLAT BOOK 5, PAGES 49 THROUGH 49C, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N13°40'21"W, 37.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,040.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°38'33", AN ARC DISTANCE OF 29.81 FEET TO A POINT ON THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S00°33'29"W, ALONG SAID EAST LINE A DISTANCE OF 65.24 FEET TO THE POINT OF BEGINNING.

AND THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF WAY FOR COUNTY ROAD 101.

AND THE SOUTH 106.60 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8.

AND THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF-WAY FOR COUNTY ROAD 103.

AND THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, LYING NORTH OF COUNTY ROAD 466; LESS ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE INTERSECTIONOF THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 17

AND THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY N89°23'30"W, 153.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N89°23'30"W, 0.34 FEET; N89°22'50"W, 1170.69 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°24'31 "E ALONG SAID WEST LINE A DISTANCE OF 17.87 FEET; THENCE DEPARTING SAID WEST LINE S89°22'50"E, 366.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING ARADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'13", AN ARC DISTANCE OF 403.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH AND HAVING ARADIUS OF 8,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'53", AN ARC DISTANCE OF 400.63 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING;

AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 103;

AND LESS RIGHT-OF WAY FOR COUNTY ROAD 105;

AND LESS AND EXCEPT HICKORY HILL HAMMOCK, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGES 77 AND 77-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

CARLTON FIELDS JORDEN BURT

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January 6, 2014

Thad Carroll, Director
Growth Management Department
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159

Re: Section 380.06(19)(e)2. Amendment to The Tri- County Villages of Lake DRI

Dear Mr. Carroll:

The Villages is requesting a minor amendment to the Tri-County Villages of Lake DRI development order to add 94 Assisted Living Facility Beds (ALF) to the DRI and simultaneously remove 7,550 square feet of commercial. The change is traffic-neutral because no new external automobile trips will be generated than is currently approved in the DRI. Included in the e2 application is a supporting traffic analysis from Kimley Horn.

This amendment meets the criteria for a minor change based on a determination by the Department of Economic Opportunity (DEO) pursuant to s.380.06(19)(e)2.k. The Department's determination letter is attached as **Exhibit A** to the application.

Since this amendment is an (e)2. change, then no NOPC review is required. Enclosed is our application requesting an amendment to the development order which includes the proposed development order language. Please place this request on the January 21st TRC agenda and the February 10th Planning and Zoning Board agenda. We also request that the Town Commission acts on the recommendation of the Planning and Zoning Board at the March 3rd meeting for first reading and March 17th for final approval.

Thank you for your cooperation and assistance. If there are any questions, please call me.

Sincerely,

Darrin Taylor, AICP
Government Consultant

DFT/bno
Attachment

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin L. Dzuro, who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the fee-simple owner of the property legally described on page one of this application. See Exhibit 2.

(2) That he/she desires approval for:

8th Amendment to the Amended Development Order for Tri-County Villages DRI (Lake)

(3) That he/she has appointed Darrin Taylor/Carlton Fields PA to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 4th day of February, 2014, by Martin L. Dzuro, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public Vicki C. Varnon

VICKI C. VARNON
Notary Public
State of Florida
My Commission Expires 9/22/2015
Commission No. EE 125038

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Darrin F. Taylor, who being by me first duly sworn on oath, deposes and says:

(1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:

Tri-County Villages - Lake e2 Change

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 3rd day of February, 2014, by Darrin F. Taylor, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

BARBARA O'NEAL
Notary Public - State of Florida
My Comm. Expires Aug 7, 2017
Commission # FF 026123
Bonded Through National Notary Assn.

TECHNICAL REVIEW COMMITTEE
COMMENTS AND RECOMMENDATIONS
Meeting of February 4, 2014

TO:	**Technical Review Committee**
FROM:	**Thad Carroll, Growth Management Director**
SUBJECT:	**Ordinance 2014-03 Minor Amendment to the Tri-County Villages of Lake DRI Development Order**
DATE:	**Thursday, January 30, 2014**

SUMMARY

Applicant, Villages of Lake-Sumter, Inc., has submitted an application for a minor amendment to the Tri-County Villages of Lake DRI development order. The DRI Development Order must be amended to add 94 ALF beds since the Assisted Living Facility is currently not permitted in the DRI. The Villages proposes a reduction of 7,550 SF of commercial currently entitled on this site to ensure there is no increase in impacts from the change.

The ALF campus is to be located in the Spanish Springs area, within the Town Center Commercial area inside of Avenida Central and U.S. Highway 27/441. The campus will consist, more specifically, of approximately 94 ALF beds containing ALF and Memory Care beds with accessory uses such as a dining room, a cafeteria and other amenities. The proposed ALF campus is compatible with the surrounding area. The Town Center Commercial category in the DRI is being amended to permit the ALF use by amending the Phase Allocation table to identify ALF as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the use of Assisted Living Facilities.

In accordance with Florida Statute 380.06(19)(e)2, a local government can approve the amendment based on their local approval process. However, courtesy copies of the proposed amendment have been provided, under separate cover, to the East Central Florida Regional Planning Council (ECFRPC), Withlacoochee Regional Planning Council (WRPC) and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

Traffic: The addition of 94 ALF beds while decreasing 7,550 square feet of commercial results in no increase in projected external vehicle traffic; this is demonstrated in the

attached transportation analysis provided by Kimley Horn. The analysis determines that according to the 9th edition of the ITE Trip Generation Manual, the 94 ALF beds would generate 28 pm peak hour trips and 284 trips per day. To ensure the project is trip-neutral, meaning no additional external trips are generated, the traffic analysis concludes that a reduction of 7,550 SF of commercial is needed.

Open Space: The amendment would also not reduce conservation lands or open space in the DRI. All of the subject property is designated as Town Center Commercial on the DRI Master Plan and none of the subject property is classified as Open Space or Conservation within the DRI. There are lands designated as Open Space and Conservation within the DRI but those lands are not impacted by this change.

Other Impacts: This amendment will have no impact to the Town's Water and Sewer Utilities, as these Town services are not provided to the Villages properties. In addition, no impacts to schools, parks and recreation, or library services will occur as a result of approval of the proposed amendment.

Based upon the evaluation of the justification as provided above, this amendment meets the criteria in s.380.06(19)(e)2.k. because the amendment 1) does not generate an increase in external vehicle trips, and 2) the amendment does not reduce any approved open space or conservation areas in the DRI. The applicant has provided the Department's determination letter with the application.

PUBLIC HEARINGS

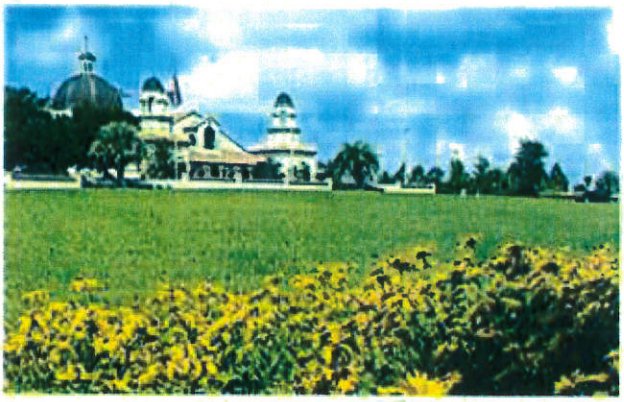
The **Planning and Zoning Board** is tentatively scheduled to consider Ordinance 2014-03 at their regular meeting on Monday, February 10, 2014.

The **Town Commission** is scheduled to consider Ordinance 2014-03 at first reading on Monday, March 3, 2014. Second and final reading is tentatively scheduled for Monday, March 17, 2014.

The Villages

REQUEST FOR SECTION 380.06(19)(e)2.k., F.S. CHANGE FOR THE TRI-COUNTY VILLAGES (LAKE) DRI

(8th Amendment to the Amended Development Order)



Prepared for:

THE VILLAGES OF LAKE-SUMTER, INC.
1020 LAKE SUMTER LANDING
THE VILLAGES, FLORIDA 32162

Prepared by:

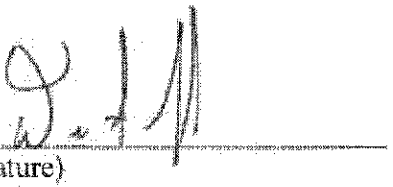
CARLTON FIELDS, P.A.
215 SOUTH MONROE, SUITE 500
TALLAHASSEE, FLORIDA 32302

JANUARY, 2014

REQUEST FOR SECTION 380.06(19)(E)2.K., F.S. CHANGE FOR THE TRI-COUNTY VILLAGES (LAKE) DRI

1. I, Darrin Taylor, the undersigned authorized representative of The Villages of Lake-Sumter, Inc., hereby gives notice of a proposed change to an approved Development of Regional Impact (DRI) in accordance with Section 380.06(19)(e)2.k., F.S. In support, I submit the following information concerning the Tri-County Villages DRI, which information is true and correct to the best of my knowledge. As supported in this application, this change meets the criteria of Section 380.06(19)(e)2.k., F.S., thereby no NOPC review is required. A copy of paragraph (e)2.k. is attached along with the Department of Economic Opportunity's (DEO) interpretation as **Exhibit A**. The local government can approve the amendment based on their local approval process. However, we are providing courtesy copies of the proposed amendment, under separate cover, to the East Central Florida Regional Planning Council (ECFRPC), Withlacoochee Regional Planning Council (WRPC) and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

January 2, 2014
(Date)


(Signature)

2. **Applicant (name, address, phone).**

The Villages of Lake Sumter, Inc.
c/o Martin L. Dzuro, Vice President
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262

3. **Authorized Agent (name, address, phone).**

Darrin Taylor, AICP
Carlton Fields, P.A.
215 South Monroe, Suite 500
P.O. Drawer 190
Tallahassee, Florida 32302
(850) 224-1585
dtaylor@carltonfields.com

4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Town of Lady Lake, Lake County, Township 18 South, Range 24 East, Sections 6, 7 and 18.

5. **Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate.

The Villages is proposing the construction of an Assisted Living Facility (ALF) campus in the Spanish Springs area. The campus is to be located within the Town Center Commercial (TCC) area of the Tri-County Villages Development of Regional Impact in Lady Lake, Lake County inside of Avenida Central and US Highway 441/27. **Exhibit C** identifies this TCC area. The campus will consist of approximately 94 ALF beds containing ALF and Memory Care beds with accessory uses such as a dining room, a cafeteria and other amenities.

The DRI Development Order (DRI DO) must be amended to add 94 ALF beds since ALF is currently not permitted in the DRI. The Villages proposes a reduction of 7,550 SF of commercial currently entitled on this site to ensure there is no increase in impacts from the change.

Exhibit C is an updated Map H and development approvals table (Map H-1) reflecting the additional 94 ALF beds and decrease in 7,550 square feet of commercial.

The TCC area is designated on the proposed Map H (see **Exhibit C**) and the proposed ALF campus is compatible with the surrounding area. The Town Center Commercial category in the DRI is being amended to permit the ALF use by amending the Phase Allocation table to identify ALF as a permitted use in the Town Center Commercial category (see **Exhibit C**). The Town of Lady Lake Comprehensive Plan and Zoning Districts already permit the ALF use.

Change in 2012 DRI Law

In the 2012 legislative session, a new criterion was added to the list of what constitutes an (e)2. change. **Exhibit A** is a copy of Section 380.06(19)(e)2., the portion of the statute addressing (e)2. changes. Section 380.06(19)(e)2.k. was added which states if an amendment results in no increase in external vehicle trips and no decrease in open space or conservation areas then the change is not a substantial deviation. The statute already provided an exemption from NOPC review for (e)2. changes. Correspondence with DEO on reducing confusion on when the new (e)2.k. criterion applies is also attached.

This amendment meets the new criterion in (e)2.k. The addition of 94 ALF beds while decreasing 7,550 square feet of commercial results in no increase in projected external vehicle traffic. This is demonstrated in the attached transportation analysis provided by Kimley Horn and is included as **Exhibit E**. The analysis determines that according to the 9th edition of the ITE Trip Generation Manual, the 94 ALF beds would generate 28 pm peak hour trips and 284 trips per day. To ensure the project is trip-neutral, meaning no additional external trips are generated, the traffic analysis concludes that a reduction of 7,550 SF of commercial is needed.

The amendment would also not reduce conservation lands or open space in the DRI. All of the subject property is designated as Town Center Commercial on the DRI Master Plan and none of the subject property is classified as Open Space or Conservation within the DRI. There are lands designated as Open Space and Conservation within the DRI but those lands are not impacted by this change.

Thus, this amendment meets the criteria in s.380.06(19)(e)2.k. because the amendment 1) does not generate an increase in external vehicle trips and 2) the amendment does not reduce any approved open space or conservation areas in the DRI.

6. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

Tri-County Villages is a mixed-use retirement community located in northwestern Lake County/Town of Lady Lake and in northeastern Sumter County. It was formerly referred to as Orange Blossom Gardens and consists of four components.

A. A portion of the property lying north and east of U.S. 27/441 was vested from Development of Regional Impact (DRI) review pursuant to a binding letter of vested rights dated November 29, 1973.

B. On January 18, 1988, the second portion of the development was approved as a DRI known as Orange Blossom Gardens-South (OBGS) by the Town of Lady Lake in Ordinance 88-1.

C. The third portion of the development was approved on May 7, 1990 by Town of Lady Lake Ordinance 90-12 for development as a substantial deviation to the original OBG-South DRI. This ordinance recognized the addition of a large development called Orange Blossom Gardens-West (OBGW) in Sumter County adjacent to OBGS. The OBGW DRI was approved on May 29, 1990 by the Sumter County Board of County Commissioners and on May 7, 1990 by the Town of Lady Lake. The OBGW DRI DO subsequently received minor amendments on August 14, 1990, and again on February 16, 1993.

D. The fourth component of the Orange Blossom Gardens development was approved on September 20, 1994 by the Sumter County Commission and October 12, 1994, by the Town of Lady Lake. This component added significant land area and development to the OBGW and OBGS DRIs and consolidated the entire development into a single entity called the Tri-County Villages under the new corporate name of Villages of Lake-Sumter, Inc.

A complete history of The Tri-County Villages DOs and amendments in Lady Lake and Sumter County is provided below:

Lady Lake Ordinance 88-1

This ordinance, approved on January 18, 1988 by the Town Council, authorized the original DRI DO for OBGS. The DO authorized 1,375 single-family residential units, 225 multi-family units and 500,000 s.f. of commercial space on 595.17 acres.

Lady Lake Ordinance 90-12

The Town Council approved this ordinance on May 7, 1990. The ordinance was passed to recognize the authorization of additional development of Orange Blossom Gardens in Sumter County. The DRI-sized addition to the development in Sumter County was treated as a substantial deviation from the OBGS DO. However, the new development in

Sumter County was named Orange Blossom Gardens-West. No additional development was authorized in the Town of Lady Lake. See Sumter resolution dated May 29, 1990 below for development authorized for OBGW.

Sumter County Resolution dated 05/29/90

This resolution authorized the OBGW substantial deviation to the OBGS DO. The DO authorized 200,000 s.f. gross leasable area (GLA) of community commercial space, 3,425 single family residential units and 2,725 multi-family units or any combination of these residential types, not exceeding 6,150 dwelling units on 1,737 acres and a gross density of 3.54 units per acre if conventionally constructed housing is employed. If any manufactured housing is utilized, a deviation of 10% from the maximum caps on 3,425 single family units and 2,725 multi-family units is allowed providing the total does not exceed 6,150 dwelling units on 1,737 acres and a gross density of 3.54 units per acre is maintained.

Sumter County Resolution dated 08/14/90

This amendment to the May 29, 1990 Sumter County DO provided clarification to Section III, H.3.b. (Page 9) of the resolution regarding hurricane preparedness. The amendment required the Developer to submit an emergency preparedness plan meeting the mitigation requirements of Rule 9J-2.0265 F.A.C. prior to the issuance of the 146th building permit or occupancy permit for mobile homes. The annual status report of the Developer shall show the cumulative and annual number of building permits and occupancy permits issued for mobile homes.

Sumter County Resolution dated 02/16/93

This amendment to the May 29, 1990 Sumter County DO amended the requirement that no building permit would be approved for any residential structure unless the structure had direct access via a Sumter County road to the North-South Collector road connecting CR-466 with US-441/27. The amendment provided an exception for a rectory for the St. Timothy's Catholic Church.

Sumter County Resolution dated 09/20/94

This amendment to the May 29, 1990 Sumter County DO consolidated all of the development in Sumter County approved for OBGW under the May 29, 1990 resolution and its amendments plus additional development and land area. The consolidated DO provided for 12,400 conventionally constructed single family dwelling units on 2,097.3 acres; 20 acres of institutional space, on which the Developer may construct local government and community facilities and up to 200,000 square feet of churches; up to 1,200 ACLF units; 910,000 square feet of Gross Floor Area (GFA) of neighborhood, community or general retail structures on 103 acres; 120,000 square feet GFA of office space on 12 acres; 720 acres of golf courses; and 738 acres of related roads, recreation and conservation areas, on a total project area of 3,697 acres, where residential density shall not exceed 3.354 dwelling units per gross acre.

Lady Lake Ordinance 94-17

This amendment to Ordinance 90-12 provided approval for additions to the OBGS or Lady Lake portion of the development and consolidated the total development in Lady Lake. The DO approved total development in the Town of Lady Lake to be 2,048 single

family attached or detached dwelling units on 393 acres; 1,250,000 s.f. of Gross Floor Area of neighborhood, community, or general retail structures on 160 acres; 60 acres of golf courses, and 75 acres of related roads, recreation and conservation areas for a total project area of 688 acres, where residential density shall not exceed 3 dwelling units per gross acre.

Memorandum of Correction to Ordinance 94-17

A Memorandum Of Correction was filed by the Town Manager of Lady Lake correcting three "scrivener's errors" to Ordinance 94-17.

Sumter County Resolution dated 10/29/96

This amendment to the September 20, 1994 resolution of Sumter County implemented the following changes: Reconfigured golf courses for Villages 4 and 5 to eliminate 9 Holes and eliminate 9 holes from Village 9; provided for filling wetland areas 12A and 12B in Village 4; realigned a road (El Camino Real) along the northern boundary of the project and added a roundabout (traffic circle) as an entrance feature; relocated residential land from Village 4 to Village 2 commercial area and relocated commercial development in Village 2 to east side of El Camino Real; created new lakes in Village 4; relocated water wellfields from Florida Power Corporation ROW easement to areas adjacent to the Gopher Tortoise Preserve and the Central Gopher Tortoise Management Area/Kestrel Preserve; added 43± acres to the northeast side of the DRI along US 441/27 and classified the area as Village Commercial on the Master Development Plan; corrected a scrivener's error in the alignment of the acreage totals with the corresponding land uses in The Tri-County Villages DO Land Use Allocations (Revised 4/6/94) table (Exhibit B) and correctly reflected the new land use totals in the revised Land Use Allocation Table (June 1996).

Lady Lake Ordinance 98-13 dated 8/3/98

This amendment designated an existing 48 unit hotel in the Village Town Center commercial area as a separate DRI land use and converted 100 units of residential sufficient to accommodate the 48 hotel units without increasing total traffic. The amendment added 47 townhouse hotel rental units to the Village Town Center commercial area and converted 35 units of residential and 8,000 s.f. of retail commercial sufficient to accommodate the 47 hotel units without increasing total traffic. The amendment also designated an existing 8 screen movie theater in the Village Town Center commercial area as a separate DRI land use and converted 32,000 s.f. of retail commercial sufficient to accommodate the 8 screen, 1,235 seat theater without increasing total traffic.

Sumter County Resolution dated 9/15/98

This resolution made minor changes in land use locations and acreage amounts and designated a Medical Center complex on Map H consisting of a possible 90 bed hospital, a wellness center and medical office; converted 39,700 s.f. (figure rounded) of the currently approved 850,000 s.f. of Village Commercial in Sumter County into a proposed 90 bed hospital; reduced the development plan by 410 residential units and 26,000 s.f. of Village Commercial to accommodate additional traffic resulting from conversion of general Office to Medical Office and to correct December 1993 traffic generation analysis which used 90,000 s.f. of Office instead of 120,000 s.f.

Lady Lake Ordinance No. 99-37 dated 10/18/99

This Ordinance amended the DO to provide for the following changes:

Land use changes as reflected in the Land Use Allocation Table and Phasing Chart and Map H (revised August 1999) for the Sumter County Tri-County Villages area; transfer 47 existing townhouse villa hotel units allocated in the Village Town Center commercial area to the La Hacienda hotel location to increase the hotel allocation in this location to 95 units; add 33 new hotel units to the La Hacienda hotel location thereby raising the total hotel allocation in this location to 128 hotel units and decreasing the land area for the hotel land use by 6.3 acres to construct 80 new hotel units; add 147 townhouse residential units to the Village Town Center commercial area and increase residential acreage by 20.1 acres; convert 27,000 s.f. of retail commercial sufficient to accommodate the additional 33 hotel units and 147 residential units and decrease Town Center commercial acreage by 13.8 acres.

Lady Lake Ordinance 2000-20

This ordinance added the Sumter County Commercial Area known as "Spanish Plaines" to Map H-1 so that it will depict the entire Town Center area. It reclassified three areas to Institutional land use to reflect church use. These areas include 4.0 acres for Church On The Square (Lady Lake), 3.4 acres for St. George Episcopal Church (Lady Lake), and 1.3 acres for St. Timothy's Catholic Church (Lady Lake). The ordinance reduced Town Center Commercial (Lady Lake) by 4.0 acres, 3.4 acres and 1.3 acres, a total of 8.7 acres. It added provisions to the DO strengthening the requirement to maintain level of service on public roads internal to the development.

Sumter County Resolution dated 5/15/00

This resolution added a commercial area known as "Spanish Plaines" to Map H-1; redesignated 10.8 acres of Institutional land use to Village Center Commercial; reclassified 2.8 acres from Village Commercial to Institutional land use for St. Timothy's Catholic Church; reclassified 2.8 acres of Open Space to Institutional land use; reclassified .78 acres of Open Space to Well/Water Treatment Plant land use; reconfigured the medical center area of 3.9 acres of Village Commercial (retail), 7.5 acres of Office and 9.2 acres of Hospital to 14 acres of Office and 6.6 acres of Hospital without changing the overall gross floor area of Village Commercial, Offices or the number of Hospital beds; redesignated .9 acres of Village Center Commercial to Residential without changing the number of residential units; redesignated .6 acres of roads as Wellfields/Water Treatment Plant, and; added a condition strengthening the requirement to maintain level of service on public roads internal to the development.

Sumter County Resolution dated 9/12/01

This resolution made the following changes in land use locations, acreage amounts and entitlements to the Sumter County portion of the DRI:

Converted 14.8 acres of Residential land in Village 2 located adjacent to CR 466 to Institutional use for the construction of two churches; converted 19 acres of Neighborhood Commercial located in Village 9 at the intersection of Buena Vista Boulevard and El Camino Real to Residential Use; Increased the number of hospital beds from 90 to 350; revised the residential and golf course phasing of the DRI to reflect much

higher absorption rates for residential housing and associated golf course construction than originally programmed; reduced the acreage for golf courses was by 2.8 acres and residential acreage was increased by 2.8 acres; deleted 60,000 s.f. of Neighborhood Commercial in Sumter County to accommodate additional traffic resulting from the increase of 260 hospital beds.

Sumter County Resolution dated 5/14/02

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

A. Add 232.5 acres to the existing DRI but not increase existing entitlements;

B. Add 184.8 acres of Residential land to the development plan;

C. Add a net of 5.9 acres of Village Commercial land to the development plan and convert 23.4 acres of Village Commercial to Residential to accommodate Nursing Home beds and/or Adult Congregate Living Facilities;

D. Add 15 acres of Institutional land to accommodate church construction;

E. Increase Lakes/Retention land use by 15 acres;

F. Add 11.7 acres of Roadways; and

G. Provide for an additional access point to the regional roadway network via C.R. 101.

Sumter County Resolution dated 4/22/2003

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

A. Add a 4.1 acre parcel to the existing DRI while simultaneously converting approximately 2.1 acres to the right-of-way for a relocation of CR 101, which yields a net increase in commercial land of approximately 2.0 acres but not increase existing entitlements;

B. Revise the Master Development Plan (Map H) to show the relocation of the intersection of CR 101 with CR 466 at the southwestern corner of the development and show new property;

C. Revise the legal description of The Tri-County Villages DRI.

Lady Lake Ordinance 2003-07

This Ordinance amended the DO to provide for the following changes:

A. Add a 1.07 acre parcel located in the northwest quadrant of the US 27/441/Avenida Central intersection to the DRI to be designated on the Master Development Plan as Village Center Commercial without increasing any entitlements.

B Convert a 2.1 acre parcel located directly adjacent to the 1.07 acre (in A. above) from commercial to an 80 room hotel site by simultaneously reducing 25,000

square feet of currently approved commercial floor area to offset any external traffic impacts.

C. Change the Annual Report due date from February 15 to May 1 beginning with the 2003 report.

Sumter County Resolution dated 3/16/2004

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

A. Add 157.5 acres to the existing DRI.

B. Increase entitlement by 95,000 square feet of retail/service use and 59,000 square feet of office use.

Lady Lake Ordinance 2004-6

This Ordinance amended the DO to provide for the following changes:

A. Add a 29.88 acre parcel to the DRI to be designated as Town Center Commercial without increasing entitlements.

B. Provide a list of land uses specifically allowed in the 29.88 acre parcel.

C. Incorporate a change from Residential to Town Center Commercial use (without changing entitlements) for a 2.54 acre parcel in the Town Center Commercial Area.

Sumter County Resolution dated October 26, 2004

This Resolution created an amended and restated DO for the substantial deviation that provided for an increase of 715,000 square feet of retail/service floor area and the addition of 300 hotel rooms to be located in the southwestern part of the DRI in the "Leatherman-Smith Tract" (now known as "Buffalo Ridge").

Lady Lake Ordinance 2005-7

This Ordinance amended the DO to provide for the following changes:

A. Convert 29,000 square feet of Town Center Commercial floor area to 125 hotel rooms.

B. Convert 1.4 acres from Town Center Commercial to Hotel.

C. Update the Tri-County Villages Map H, H-1 and H-2.

There has been no change of local government jurisdiction since the last approval or DO was issued.

Sumter County Resolution dated February 10, 2009

This Resolution amended the DO for the Sumter portion of the Tri-County Villages DRI as follows:

1. Updated Map H-1 Land Use Allocation and Phasing Tables to reflect the conversion of 24 approved, but unbuilt dwelling units to 16 skilled nursing facility beds and 14 approved, but unbuilt, dwelling units to 9 independent living

units (all Assisted Living Facilities) pursuant to the land use conversion table contained within the DO.

2. Affordable Housing – Included requirement for a one-time payment of $419,916 to the County for use in the County's affordable housing program to fully mitigate for the affordable housing conditions within the DO.

3. Transportation – Included the Proportionate Share Joint Participation Agreement between The Villages of Lake-Sumter, Inc. and the Florida Department of Transportation, executed on January 27, 2009. This agreement provides for the cumulative mitigation of transportation impacts through buildout. The transportation projects within the agreement include:

    a. Adding 2 new lanes to US 301 from south of Oxford to the north end of the CSX railroad overpass in Wildwood

    b. Intersection/operational improvements to US 301 and Florida Turnpike, CR 466 and US 301, US 301 and SR 44, and Morse Boulevard and CR 466

    c. Commitment to commence construction of a partial interchange at CR 468 and the Florida Turnpike by December 1, 2014

4. Modeling and Monitoring – Removed transportation monitoring and modeling requirements from the DO. This was the result of the full mitigation of The Villages transportation impacts through buildout from the transportation improvements contained within the Proportionate Share Joint Participation Agreement between The Villages of Lake-Sumter, Inc. and the Florida Department of Transportation. However, it does include a payment of $15,000 per year from the Villages of Lake-Sumter Inc. from 2010 to 2014 to the County to support the County's traffic count and monitoring program. In addition, the requirement to address the annual monitoring and modeling report is removed from the DO due to the elimination of the transportation monitoring and modeling requirement.

5. Buildout and Expiration Date – The DO clarifies the buildout date as December 31, 2014 and expiration date of the DO as December 31, 2019. This maintains consistency between the four Developments of Regional Impact and one Florida Quality Development that comprises The Villages.

A similar amendment was adopted by the Town of Lake Lady Lake on February 23, 2009 for the Lake County portion of the Tri-County Villages DRI.

Lake County Ordinance 2009-1 dated February 23, 2009

This Ordinance amended the DO to provide for the following changes:

1. Establish December 31, 2014 as the buildout date.

2. Establish December 31, 2019 as the expiration date.

3. Establish the Developer's cumulative transportation mitigation for significant state and regional roadways

4. Establish full transportation mitigation on local roadways.

5. Recognize that the Developer has now fully mitigated for the cumulative impacts of its development on Affordable Housing.
6. Update the Master Development Plan (Maps H and H-1) to account for changes made by use of the Land Use Conversion Matrix and Amendments made by Sumter County.
7. Clarify that the requirements for Annual Reports cease upon reaching buildout.

Permit Extension Requested by Villages of Lake Sumter pursuant to Section 54(19)(c)2. Chapter 2011-139, Laws of Florida dated August 2, 2011

This Notice pursuant to Section 54(19)(c)2. Chapter 2011-139, Laws of Florida extended Phase, Buildout and Expiration dates for Tri-County Villages DRI.

The extended dates are:

Phase V	December 31, 2018
Buildout	December 31, 2018
Expiration	December 31, 2023

Sumter County Resolution dated December 11, 2012

This Resolution amended the DO for the Sumter portion of Tri-County Villages DRI by amending solid waste provisions subsection 3 of Section III.H of the Amended DO by adding "Notwithstanding the expiration of the Developer Order, this provision shall continue until December 31, 2043.

7. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

No change in dates proposed.

8. **Will the proposed change require an amendment to the local government comprehensive plan?**

No.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06(15) F.S., and 9J-2.025, F.A.C.:

9. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

A revised Master Plan Map H-1 is included.

10. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order.**

Language changes related to this proposed DO amendment are found in the proposed resolution adopting this eighth amendment to the original Lake County Development Order for The Tri-County Villages DRI attached as **EXHIBIT D**.

This amendment does not add or delete any land to The Tri-County Villages DRI or make any other changes.

EXHIBITS

EXHIBIT A	COPY OF SECTION 380.06(19)(e)2.k., F.S. AND LETTER OF INTERPRETATION FROM DEO
EXHIBIT B	CURRENT MASTER DEVELOPMENT PLAN (MAP H) AND LAND USE AND PHASING TABLES (MAP H-1)
EXHIBIT C	PROPOSED MASTER DEVELOPMENT PLAN (MAP H) SHOWING TOWN CENTER COMMERCIAL AREA AND LAND USE AND PHASING TABLES (MAP H-1)
EXHIBIT D	PROPOSED AMENDMENT TO THE TRI-COUNTY VILLAGES DEVELOPMENT ORDER LAKE COUNTY
EXHIBIT E	TRAFFIC ANALYSIS FROM KIMLEY HORN

EXHIBIT A

COPY OF SECTION 380.06(19)(e)2.k., F.S. AND
LETTER OF INTERPRETATION FROM DEO

EXHIBIT A

COPY OF FLORIDA STATUTES CH. 380.06(E)(2)K.

(2). The following changes, individually or cumulatively with any previous changes, are not substantial deviations:
a. Changes in the name of the project, developer, owner, or monitoring official.
b. Changes to a setback which do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.
c. Changes to minimum lot sizes.
d. Changes in the configuration of internal roads which do not affect external access points.
e. Changes to the building design or orientation which stay approximately within the approved area designated for such building and parking lot, and which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.
f. Changes to increase the acreage in the development, if no development is proposed on the acreage to be added.
g. Changes to eliminate an approved land use, if there are no additional regional impacts.
h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, if these changes do not create additional regional impacts.
i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.
j. Changes that modify boundaries and configuration of areas described in subparagraph (b)11. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur before the time that a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the lands specifically set aside for permanent preservation in the final development order.
k. Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph j.
l. Any other change that the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-k. and that does not create the likelihood of any additional regional impact.

This subsection does not require the filing of a notice of proposed change but requires an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order. In accordance with the local government's procedures, including requirements for notice to the applicant and the public, the local government shall either deny the application for amendment or adopt an amendment to the development order which approves the application with or without conditions. Following adoption, the local government shall render to the state land planning agency the amendment to the development order. The state land planning agency may appeal, pursuant to s. 380.07(3), the amendment to the development order if the amendment involves sub-subparagraph g., sub-subparagraph h., sub-subparagraph j., sub-subparagraph k., or sub-subparagraph l. and if the agency believes that the change creates a reasonable likelihood of new or additional regional impacts.

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Hunting F. Deutsch
EXECUTIVE DIRECTOR

May 16, 2012

Mr. Darrin F. Taylor
Certified Planner/Government Consultant
Carlton Fields, Tallahassee Office
215 S. Monroe Street, Suite 500
Tallahassee, Florida 32301-1866

Dear Darrin:

I am writing in response to your letter of April 24, 2012 (copy attached), regarding the interpretation of House Bill 979 as it relates to a new provision included at sub-subparagraph 380.06(19)(e)2.k, F.S. This provision is an addition to the list of changes that are not substantial deviations and states that changes which do not increase external peak hour trips and do not reduce open space/conserved areas are not substantial deviations. We agree with the interpretations contained in your letter with the following clarifications:

1. On page 2, under item 2, we believe the fourth sentence should be revised to read as follows:

After adoption the local government must render the development order to DEO who may appeal if the amendment involves sub-subparagraphs g, h, j, k, or l and if the agency believes the change creates a reasonable likelihood of new or additional regional impacts ~~it meets the criteria in the statute~~.

It is unclear what "if it meets the criteria in the statute" means, and I have therefore quoted the portions of the statute that apply.

2. Also on page 2, item 2, we would rewrite the part of the paragraph that deals with the Florida Quality Development program as follows:

If the project is a Florida Quality Development (FQD), the developer must file the proposed changes (not a NOPC) with the local government, the DEO, and the RPC. The Department and the local government, in consultation with the regional planning council, determine whether the change is substantial. ~~The RPC is not required to review the change~~. As long as the DEO and local government agree that the changes meet the (e)2 criteria, then no further regional review is required. The local government must in a public hearing make a recommendation for

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the DEO to issue the development order amendment ~~and then render the development order to DEO~~. The DEO issues the development order.

3. On page 3, item 3, you state that "development order amendments that do not result in an increase in external peak hour trips (as determined by the local government) …." While it is true the local government makes the initial determination regarding whether there is an increase in peak hour trips, the Department is not bound by that determination and will conduct its own review.

If you have any questions, please contact Mike McDaniel at 717-8499 or James Stansbury at 717-8512.

Sincerely,

Tom Beck

J. Thomas Beck, Director
Division of Community Development

JTB/mm

Attachment: April 24, 2012 Letter

CARLTON FIELDS

ATTORNEYS AT LAW
215 S. Monroe Street, Suite 500
Tallahassee, Florida 32301-1866
P.O. Drawer 190 | Tallahassee, Florida 32302-0190
850.224.1585 | fax 850.222.0398

Atlanta
Miami
Orlando
St. Petersburg
Tallahassee
Tampa
West Palm Beach

Darrin Taylor
(850)425-3398
dtaylor@carltonfields.com

April 24, 2012

J.Thomas Beck, Director
Division of Community Development
Florida Department of Economic Opportunity
The Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

Re: Interplay between HB 979 and s.380.06(19)(b) and substantial deviation presumptions

Dear Tom:

This week Nancy Linnan, Linda Shelley and I met with Mike McDaniel, David Jordan and James Stansbury to discuss how the Department will interpret the new DRI law approved in the 2012 Legislative Session, specifically s.380.06(19)(e)2.k. This provision exempts from the Notice of Proposed Change (NOPC) requirements development order amendments that result in no increase in peak hour trips or decrease in open space or preserved lands. It reads as follows:

> k. *Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by subparagraph j.*

As with all legislative changes, as the dust begins to settle from the Session and planners and land use attorneys begin to compare and contrast the new and existing law, it is important for DRI practitioners and local governments to understand how the Department interprets the new (e)2.k. language as it relates to the existing provisions in s.380.06(19)(b) - (e) and (i). The meeting with your team was to help us understand your Department's interpretation.

Our position is the new law provides clear direction that if the amendment results in no numerical increase in external peak hour trips (as defined by the local government) and

no decrease in open space or conservation lands, it is deemed to be an (e)2. change and no NOPC review is required. Thus, this provision trumps certain provisions in (19)(b) and (c) that relate to changes in development amounts if the proposed development order amendment does not result in an increase in peak hour trips or a decrease in open space or preserved areas in the project.

At the meeting your staff generally agreed with our recommended approach. It was also agreed, however, that provisions related to non-numerical considerations such as additions of new land within a DRI (s.380.06(19)(e)3.) and development order extensions (s.380.06(19)(c)) were not eligible to be deemed an (e)2. change pursuant to (e)(2)k. The Department could determine, on a case-by-case basis after looking at all the facts, that the addition of new land within a DRI is an (e)2. change pursuant to s.380.06(19)(e)2.l.

We agreed at the meeting to submit our position in writing in order to receive a written determination from the Department and that is the purpose of this letter. As always, the local government retains the ultimate authority to approve or deny the project even if the amendment is deemed to be an (e)2. change.

Below is a comprehensive review of the options available for amending development orders and our position on how s. 380.06(19) should be interpreted in light of the new law change.

1. **Amendments that qualify under (19)(e)1.**

Development order amendments that are less than any of the numerical criteria identified in (19)(b)1. – 10., and do not exceed any other criterion or are a development order extension of less than 5 years, do not require a determination of whether the change is a substantial deviation and do not require a public hearing under s. 380.06. No NOPC is required and only the local approval process is applied. The DO amendment must be sent to the DEO and the Regional Planning Council (RPC) and serves as notice of the amendment to the development order.

2. **Amendments that qualify under (19)(e)2.**

Development order amendments that are identified in (19)(e)a. – j. (copy attached) are not substantial deviations pursuant to s. 380.06(19). These changes are considered to have no regional impacts and no NOPC review is required. The developer must file an application with the local government in accordance with local procedures including notice to the applicant and the public. After adoption the local government must render the development order to DEO who may appeal if it meets the criteria in the statute. If the project is a Florida Quality Development (FQD), the developer must file the proposed change (not a NOPC) with the local government, the DEO and the RPC. The RPC is not required to review the change. As long as the DEO and local government

agree that the changes meet the (e)2. criteria, then no further regional review is required. The local government must in a public hearing make a recommendation for the DEO to issue the development order amendment and then render the development order to DEO. The DEO issues the development order.

3. Amendments that qualify under (19)(e)2.k.

Development order amendments that do not result in an increase in external peak hour trips (as determined by the local government) and do not reduce open space and conservation areas within the project (except as authorized in j.) are deemed to be an (e)2. change. The change can result in additional external non-peak trips and generate additional peak hour trips as long as the trips are all retained on-site. The local government must follow the approval process identified in #2 above (including no NOPC review) and the DEO retains appeal authority if it believes the amendment will generate additional regional impacts.

The following changes identified in (19)(b) and (c) qualify as an (e)2.k. change as long as the effect of the change meets the criteria stated above:

A. Attraction/Recreation – 15% or greater increase in number of parking spaces or 500 or more spaces, or a 15% or greater increase in the number of spectators or 1,500 or more spectators, whichever is greater ((19)(b)1.)

B. Airport – 25% or greater increase in lengthening of an existing runway, a new runway, a new terminal facility or a 25% or greater increase in the number of gates for an existing terminal if at least three gates are added, whichever is greater ((19)(b)2.)

C. Office - 15% or greater increase in land area or gross floor area or 100,000 or more SF whichever is greater ((19)(b)3.)

D. Residential – 10% or greater increase in dwelling units or 55 or more units whichever is greater ((19)(b)4.)

E. Affordable Housing – 50% or greater increase in dwelling units or 200 or more units provided that 15% or more of the units are dedicated to affordable housing ((19)(b)5.)

F. Commercial – 10% or greater increase in square feet of gross floor area, 60,000 or more square feet of gross floor area or 425 or more parking spaces, whichever is greater ((19)(b)6.)

G. RV Parks – 10% or greater increase in vehicle spaces or 110 or more spaces, whichever is greater ((19)(b)7.)

H. Multi-Use – 110% or greater increase in the sum of each land use ((19)(b)9.)

I. New Land Use – Addition of new land use not previously reviewed for 15% or more of land area ((19)(e)5.a.)

J. Simultaneous increases and decreases – A proposed change consisting of simultaneous increases and decreases of at least two of the uses for a DRI which was originally approved with 3 or more uses and residential ((19)(e)5.b.)

K. Affordable Housing – An increase in affordable housing units within a DRI shall not constitute a substantial deviation and shall not be subject to DRI review for additional impacts as long as the total number of new affordable residential units does not exceed 200% of the substantial deviation threshold. ((19)(i))

4. Amendments that do not qualify under (e)1. or (e)2.

The following changes do not qualify under #1 - #3 above. These changes require the developer to either file a NOPC or seek a determination from the Department that the change will not result in additional regional impacts pursuant to s.380.06(19)(e)2.I.:

A. Decrease in Open Space – Decrease in the area set aside for open space of 5% or 20 acres, whichever is less. ((19)(b)8.)

B. External Vehicle Trips – A cumulative increase of 15% in external vehicle trips for the project. ((19)(b)10.)

C. Changes to Preservation Areas – Any change resulting in development of an area specifically set aside for preservation, except those that qualify under the criteria of (e)(2)j. ((19)(b)11.)

D. Changes as a result of requirements from DEP or Water Management District – Changes to an approved development order resulting from requirements imposed by the DEP or the Water Management District. These changes are presumed not to create a substantial deviation and may meet the criteria of (e)(2)l. ((19)(d))

E. Time extensions of 5 Years or More – Extensions to development order approval dates that are for five years or more do not qualify under (e)(2)k. Extensions of less than five years do not require the filing of a NOPC pursuant to s.380.06(19)(e)1., F.S. ((19)(c))

F. Addition of land not previously reviewed within the DRI – Additions of land within the DRI not previously reviewed are presumed to create a substantial

deviation. The amendment could receive a determination from the Department that the change would not result in additional regional impacts pursuant to (e)2.I. ((19)(e)3.)

G. Recalculation of Proportionate Share Calculation – Developers may request a recalculation of the proportionate share calculation and mitigation plan as a result of the new proportionate share formula. The local government is under no obligation to renegotiate the proportionate share calculation. The change, if agreed upon, is presumed not to create a substantial deviation and the change in the proportionate share calculation shall not be considered an additional regional impact. ((19)(e)6.)

Please review our interpretation and let us know if you agree with our position on s.380.06(19) and the new law change. If you have any questions you can call me at (850) 425 – 3398.

Sincerely,

CARLTON FIELDS, P.A.

Darrin F. Taylor

Cc: Linda Shelley
Nancy Linnan
David Jordan
Mike McDaniel
James Stansbury

List of s.380.06(19)(e)2. Changes

(e)2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

a. Changes in the name of the project, developer, owner, or monitoring official.

b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.

c. Changes to minimum lot sizes.

d. Changes in the configuration of internal roads that do not affect external access points.

e. Changes to the building design or orientation that stay approximately within the approved area designated for such building and parking lot, and which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.

f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.

g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.

h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.

i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.

j. Changes that modify boundaries and configuration of areas described in subparagraph (b)11. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur prior to the time a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the lands specifically set aside for permanent preservation in the final development order.

k. Any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-j. and which does not create the likelihood of any additional regional impact.

EXHIBIT B

CURRENT MASTER DEVELOPMENT PLAN (MAP H)

AND

LAND USE AND PHASING TABLES (MAP H-1)

MAP H

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SUMTER COUNTY TENTH AMENDMENT AND LAKE COUNTY SEVENTH AMENDMENT TO THE SECOND AMENDED DEVELOPMENT ORDERS
FEBRUARY, 2009

0 1000 2000 4000 6000
SCALE IN FEET

* NOTE:

Lady Lake: Residential densities may vary. A gross residential density of 3 units per acre shall be maintained. This residential density is reflected as the mixed, medium density residential land use classification on the Lady Lake future land use map.

Sumter: Residential densities may vary. A gross residential density of 3.954 units per acre shall be maintained. This residential density is comparable to the medium density residential land use classification on the Sumter County future land use map.

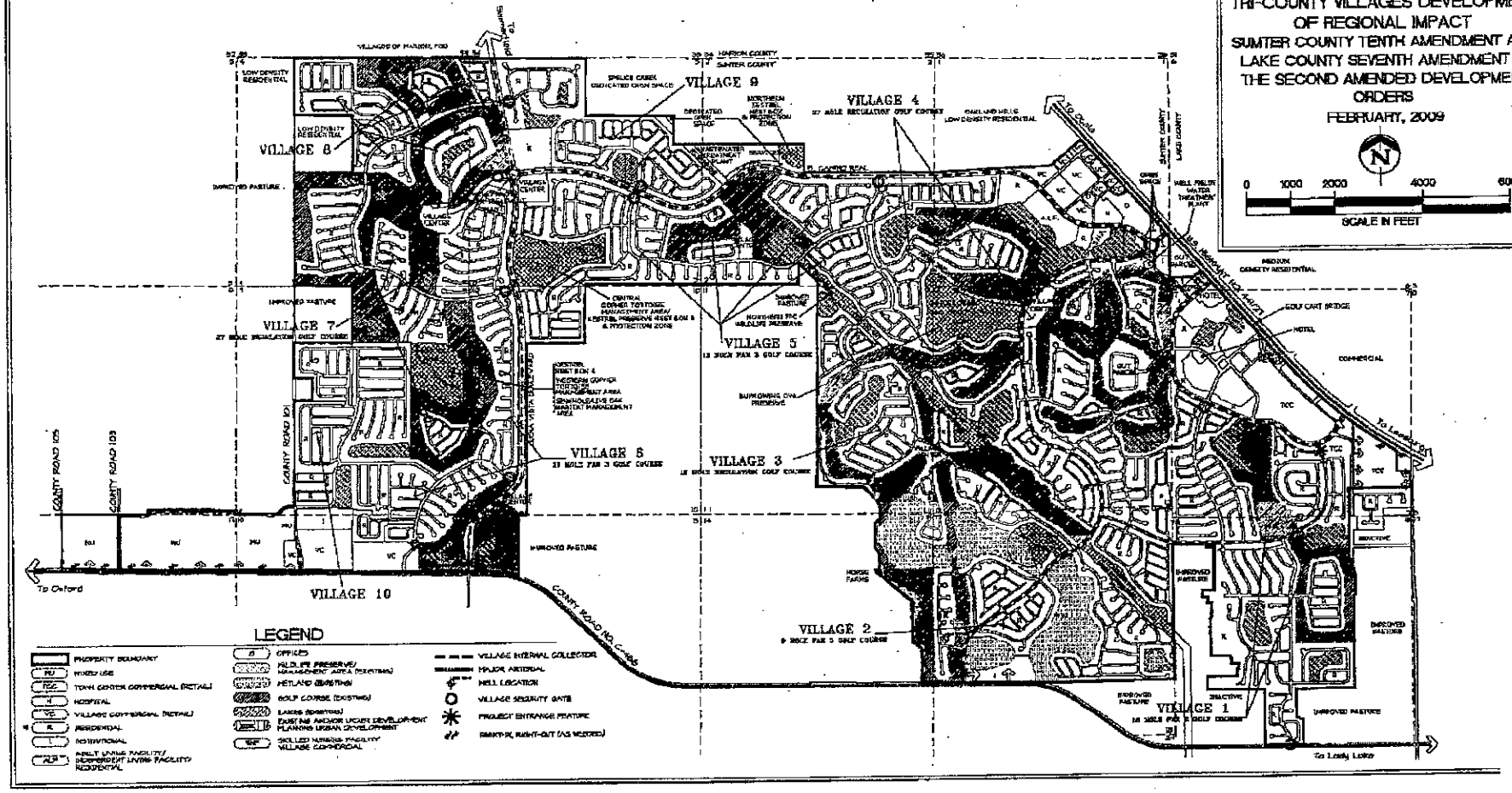

EXHIBIT B

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SUMTER COUNTY TENTH AMENDMENT AND LAKE COUNTY SEVENTH AMENDMENT TO THE SECOND AMENDED DEVELOPMENT ORDERS
FEBRUARY, 2009

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (DRG SOUTH/LAKE CO.) ACRES	UNITS/S.F.	OTHER	THE VILLAGES OF SUMTER (DRG WEST/SUMTER CO.) ACRES	UNITS/S.F.	OTHER	TOTALS ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	410.6	2,760		2,343.0	11,719		2,753.6	13,779	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,129,000					151.4	1,129,000	
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,600		2.1	32,600	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		75	3.7		75
TOTAL COMMERCIAL	151.4	1,129,000		258.2	1,594,900	75	409.6	2,723,900	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6			6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	8.9			11.0			19.9		
ROOMS			555			300			855
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	80.0		11	705.0	6.5		785.0	2.5	
CLUB HOUSES (VILLAGE CENTER)	5.0		1	41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MAINT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.4			163.4		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				13.0			13.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (DRG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,309	458	147			2,860
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,006	100,000	189,000	614,567	35,547	50,000	1,129,007
HOTEL (ROOMS)		48		80	203		313
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (DRG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	385,000	800,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		22	81	9			112
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,237	6,303	4,243	921		13,779
TOTAL COMMERCIAL (S.F.)	140,006	100,000	418,000	793,867	620,547	850,000	2,723,300
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT C

PROPOSED MASTER DEVELOPMENT PLAN (MAP H) SHOWING
TOWN CENTER COMMERCIAL AREA AND
LAND USE AND PHASING TABLES (MAP H-1)

MAP H

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K., F.S. CHANGE EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

JANUARY, 2014

0 1000 2000 4000 6000

SCALE IN FEET

* NOTE:

Lady Lake: Residential densities may vary. A gross residential density of 3 units per acre shall be maintained. This residential density is reflected as the mixed, medium density residential land use classification on the Lady Lake future land use map.

Sumter: Residential densities may vary. A gross residential density of 3.354 units per acre shall be maintained. This residential density is comparable to the medium density residential land use classification on the Sumter County future land use map.

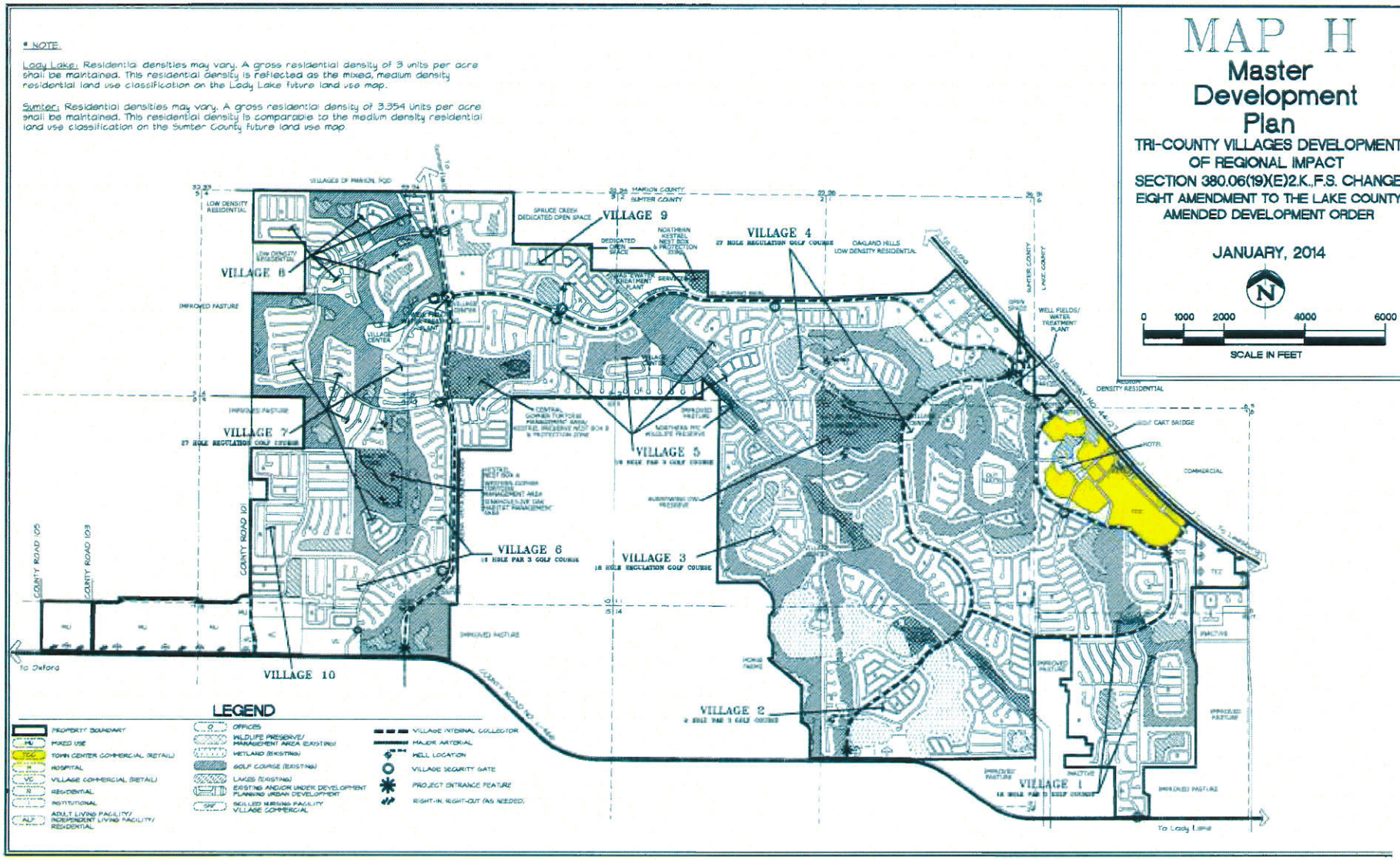

EXHIBIT C

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K.,F.S. CHANGE EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

JANUARY, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	410.6	2,060		2,343.0	11,719		2,753.6	13,779	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		75	3.7		75
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6			6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	8.9			11.0			19.9		
ROOMS			333			300			633
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,400	435	147			2,060
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	166,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		48		80	205		333
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		637	5,665	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					75		75
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,237	6,303	4,243	921		13,779
TOTAL COMMERCIAL (S.F.)	140,886	100,000	416,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT C

EXHIBIT D

PROPOSED AMENDMENT TO THE TRI-COUNTY VILLAGES DEVELOPMENT ORDER-LAKE COUNTY

EXHIBIT D

ORDINANCE NO. 2014-___

AN ORDINANCE OF THE TOWN COMMISSION OF LADY LAKE, FLORIDA, ADOPTING AN EIGHTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT LAKE COUNTY; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA:

WHEREAS, on January 18, 1988, a DRI known as Orange Blossom Gardens-South (OBGS) was approved by the Town of Lady Lake in Ordinance 88-1. A substantial deviation to the OBG-South DRI was approved on May 7, 1990 by Town of Lady Lake Ordinance 90-12. A second substantial deviation was approved as the Orange Blossom Gardens-West (OBGW) DRI on May 29, 1990 by the Sumter County Board of County Commissioners and on May 7, 1990 by the Town of Lady Lake. The OBGW DRI Development Order was amended on August 14, 1990 and again on February 16, 1993. On September 20, 1994 and October 12, 1994 Sumter County and Lady Lake respectively approved a substantial deviation to the OBGS and OBGW DRI development orders, combining them and referring to the development collectively as the Tri-County Villages DRI. A first revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 29, 1996. On August 3, 1998 a first revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 98-13. A second revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on September 15, 1998. On May 15, 2000 a third revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission. A fourth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on September 12, 2001. A fifth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on May 15, 2002. A sixth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on April 22, 2003. On October 18, 1999 a second revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 99-37. On May 8, 2000 a third revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 2000-20.

A fourth revision to the Lady Lake Tri-County Villages development order was approved on May 15, 2003 by Town of Lady Lake Ordinance 2003-07. A seventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on March 16, 2004. A seventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on March 16, 2004. On August 2, 2004 a fifth revision to the Lady Lake Tri-County Villages development order was approved on August 2, 2004 by Town of Lady Lake Ordinance 2004-6. An eighth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 26, 2004. A sixth revision to the Lady Lake Tri-County Villages development order was approved on March 17, 2005 by Town of Lady Lake Ordinance 2005-7. A ninth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 11, 2005. A tenth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on February 10, 2009; and a seventh revision to the Lady Lake Tri-County Villages development order was approved by the Lady Lake Town Commission on February 23, 2009. An eleventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on December 11, 2012.

WHEREAS, on January 2, 2014, The Villages of Lake-Sumter, Inc. submitted its e2 application pursuant to 380.06 (19)(e)(2.)k., Florida Statutes (F.S.), to the Town of Lady Lake to amend the Tri-County Villages Development of Regional Impact (DRI) Amended Development Order, (the ADO); and

WHEREAS, the Town of Lady Lake (Lady Lake), as governing body of the local government having jurisdiction, is authorized and empowered to consider DRIs; and

WHEREAS, Lady Lake has reviewed the e2 application, as well as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, Lady Lake has conducted an advertised public hearing on _____, 2014 for the purpose of receiving public comment.

NOW, THEREFORE BE IT RESOLVED BY THE LADY LAKE TOWN COMMISSION, IN PUBLIC MEETING DULY CONSTITUTED AND ASSEMBLED THIS ____ DAY OF _____ 2014, THAT THE TRI-COUNTY VILLAGES OF LAKE DRI IS HEREBY APPROVED, EFFECTIVE AS SPECIFIED HEREIN, BASED UPON AND SUBJECT TO THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS/RESTRICTIONS:

SECTION 1. Findings of Fact. Based on the documentation and testimony received at the public hearing, the Board hereby finds as fact as follows:

1. The Tri-County Villages DRI is a mixed-use retirement community Development of Regional Impact located in northwestern Lake County/Lady Lake and in northeastern Sumter County.
2. On January 2, 2014, the Developer submitted an e2 application to a previously approved DRI pursuant to Section 380.06 (19)(e)(2)k., F.S. to amend the DRI in Lady Lake as follows:
   - To add Assisted Living Facility as a permitted use in areas designated as Town Center Commercial on the Map H.
   - Amend Map H-1 to add 94 ALF beds and reduce commercial by 7,550 SF (see **EXHIBIT 1**);
3. The changes proposed in the e2 application meet the criteria in s.380.06(19)(e)2.k. because the amendment results in no increase in external peak hour trips and does not reduce open space or conserved lands in the Tri-County Villages Development of Regional Impact (DRI).
4. This amendment is not a substantial deviation to the DRI pursuant to s.380.06(19)(e)2.k.
3. A duly noticed public hearing was conducted on the e2 application by The Town of Lady Lake on _____, 2014 and all interested parties and members of the public were similarly afforded the opportunity to participate.

SECTION 2. Conclusions of Law. Based on the findings of fact adopted above, Lady Lake hereby adopts the following conclusions of law:

1. The Town of Lady Lake is the governing body having jurisdiction over the review and approval of the e2 application, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this eighth amendment to the Tri-County Villages DRI ADO.
2. The property does not lie within an Area of Critical State Concern as designated pursuant to Chapter 380.05, F.S.
3. The proposed development is consistent with the applicable local comprehensive plan and is consistent with the applicable local land development regulations.
4. The proposed development is consistent with the East Central Florida Strategic Regional Policy Plan.
6. The provisions of this amendment to the ADO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.
7. The impacts of this development, as conditioned by this Eighth Amendment to the ADO, are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the Town of Lady Lake do not constitute a substantial deviation to the original DRI Development Order or subsequent amendments or create additional local impacts.
8. To the extent that the application for development approval (ADA), NOPC or e2 application, or any other document is inconsistent with the terms and conditions of this amendment to the ADO, this amendment to the ADO shall prevail.

SECTION 3. General Conditions. The Town of Lady Lake, having made the aforementioned Findings of Fact and Conclusions of Law, hereby approves the proposed changes contained in the NOPC and subsequent addendum submittals and incorporated by reference herein, subject to the following modifications and conditions of development set forth in this amendment to the ADO:

1. Revisions to Development Order
   a. Revised Master Development Plan A revised DRI Phase Allocation Table (Map H-1) (revised January, 2014) and Phasing Chart is hereby adopted for the Tri-County Villages DRI and a copy is attached and incorporated herein as **EXHIBIT 1**.

b. Add ALF as permitted use. Amend Map H-1 to add ALF as a permitted use in the Town Center Commercial land use category (see **EXHIBIT 1**).

c. Amend Development Entitlements. Amend Map H-1 by adding 94 ALF beds and reducing commercial entitlements by 7,550 square feet (see **EXHIBIT 1**).

d. Final Order. That this amendment to the ADO shall constitute the final order of the Town of Lady Lake in response to the DRI e2 application filed by the Developer.

e. Definitions. That the definitions found in Chapter 380, F.S. (2003) shall apply to this amendment to the ADO.

f. Assignability: Persons Bound. That this amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest.

g. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.

h. Recordation of Notice of Adoption. That within sixty (60) days of the issuance of this amendment to the ADO, The Villages of Lake-Sumter, Inc. shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Lake County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the Town of Lady Lake, Sumter County, the ECFRPC, the WRPC and the DEO.

i. Restriction on Downzoning, Density Reduction or Intensity Reduction. That the Town of Lady Lake agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless the Town of Lady Lake can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or

that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the Town of Lady Lake to be essential to the public health, safety or welfare.

j. Impact Fees. That approval of this amendment to the ADO shall not exempt any portion or unit of the Tri-County Villages of Lake development from any future impact fees imposed by the Town of Lady Lake. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.

k. Effective Date. That upon adoption, this Amendment to the ADO shall be transmitted to the ECFRPC, the DEO and the Developer and shall become effective upon rendering of this Development Order by the Town of Lady Lake.

l. Transmittal of Amendment. That certified copies of this amendment to the ADO shall be transmitted immediately by certified mail to ECFRPC, DEO and the Developer, by the Town of Lady Lake.

PASSED AND ORDAINED, by the Town Commission for the Town of Lady Lake, Florida this _____ day of _____ 2014.

TOWN OF LADY LAKE, FLORIDA

_____
MAYOR

_____
By: TOWN CLERK

Approved as to form:

_____
DEREK SCHROTH
Town Attorney

ATTACHMENTS

EXHIBIT 1 Revised Phase Allocation Table and Phasing Chart (H-1) (Revised January, 2014)

EXHIBIT 2 Legal Description of the Tri-County Villages DRI Lake County

EXHIBIT 1

MASTER DEVELOPMENT PLAN,
MAP H-1
(REVISED JANUARY, 2014)

MAP H

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K.,F.S. CHANGE
EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

JANUARY, 2014

0 1000 2000 4000 6000

SCALE IN FEET

* NOTE:

Lady Lake: Residential densities may vary. A gross residential density of 3 units per acre shall be maintained. This residential density is reflected as the mixed, medium density residential land use classification on the Lady Lake future land use map.

Sumter: Residential densities may vary. A gross residential density of 3.354 units per acre shall be maintained. This residential density is comparable to the medium density residential land use classification on the Sumter County future land use map.

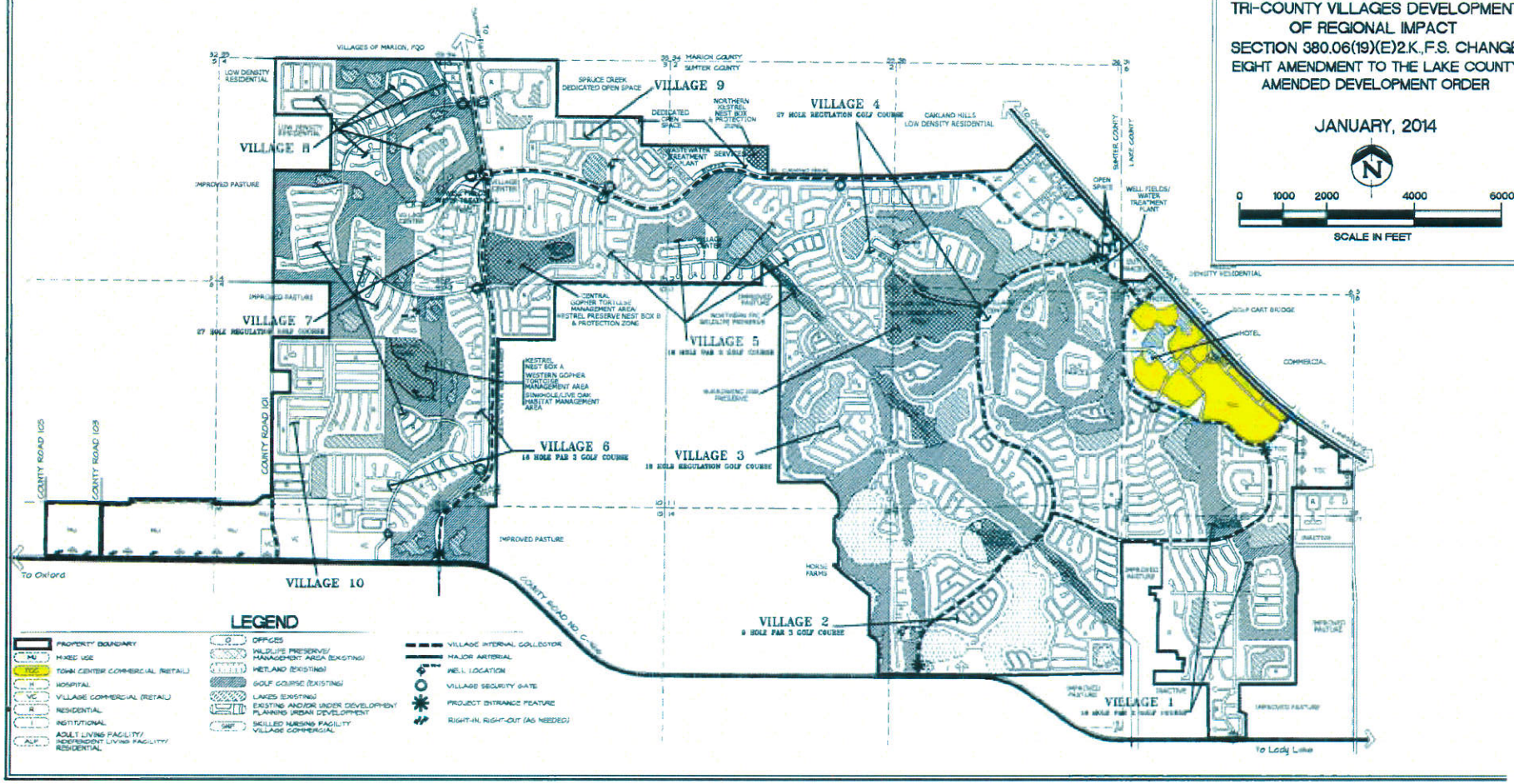

EXHIBIT 1

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K.,F.S. CHANGE EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

JANUARY, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	430.6	2,060		2,343.0	11,719		2,753.6	13,779	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.5			6.5		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	8.9			11.0			19.9		
ROOMS			333			300			633
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	3.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,400	438	147			2,060
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		48		80	205		333
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	486	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,237	6,303	4,243	921		13,779
TOTAL COMMERCIAL (S.F.)	140,886	100,000	419,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT 1

EXHIBIT 2

LEGAL DESCRIPTION FOR TRI-COUNTY VILLAGES DRI LAKE COUNTY

EXHIBIT 2

VILLAGES DRI'S LEGAL DESCRIPTIONS

TRI-COUNTY VILLAGES
DEVELOPMENT OF REGIONAL IMPACT
LOCATED IN THE TOWN OF LADY LAKE AND
LAKE AND SUMTER COUNTIES

A TRACT OF LAND IN SECTIONS 6, 7 AND 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 WITH THE WEST LINE OF THE SW1/4 OF SECTION 6; THENCE ALONG SAID WEST LINE RUN S00°09'15"E TO A POINT THAT IS N00°09'15"W, 306.67 FEET OF THE SOUTHWEST CORNER OF SECTION 6; SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°44'22"E, 525.81 FEET; THENCE N48°21'06"E, 234.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF OPAL DRIVE IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37K, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG SAID NORTHERLY PROJECTION AND ALONG SAID RIGHT-OF-WAY LINE OF OPAL DRIVE TO THE NORTHWEST CORNER OF LOT 60, BLOCK 53, ORANGE BLOSSOM HILLS, SOUTH, UNIT 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37H, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 60; THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 39 OF AFORESAID BLOCK 53; ALSO BEING THE INTERSECTION OF WITH THE NORTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE; THENCE SOUTHWESTERLY ACROSS SAID DAKOTA AVENUE TO THE NORTHEAST CORNER OF BLOCK 45, ORANGE BLOSSOM HILLS, SOUTH, UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37G, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 IN SECTION 18; THENCE AGAIN CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF GOVERNMENT LOT 7 IN SECTION 18; THENCE WEST TO THE SOUTHWEST CORNER OF AFORESAID N1/2 OF GOVERNMENT LOT 7; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 7, RUN S00°24'25"E, 663.70 FEET TO THE NORTH LINE OF THE S1/4 OF GOVERNMENT LOT 7; THENCE S66°37'14"E, 161.77 FEET; THENCE S00°23'19"E, 559.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 80.00 FEET WIDE); THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE EAST LINE OF GOVERNMENT LOT 6 IN SECTION 18; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S89°41'00"W, 726.2 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL

RECORDS BOOK 707, PAGE 359, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG AFORESAID EAST LINE RUN N00°23'52"W, 1288.10 FEET, MORE OR LESS, TO THE SOUTH LINE OF ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37D, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG AFORESAID SOUTH LINE OF UNIT NO. 2 RUN WEST TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 14, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37C, PUBLIC RECORDS LAKE COUNTY, FLORIDA; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ALABAMA AVENUE TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 13 OF AFOREMENTIONED UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE EAST TO THE SOUTHWEST CORNER OF LOT 41, BLOCK 13 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 41; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ARIZONA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ARIZONA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 12 OF SAID UNIT NO. 1; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 12 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 36, BLOCK 12 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 36; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS AVENUE; THENCE WEST TO THE NORTHWEST CORNER OF LOT 35, SAID BLOCK 12; THENCE NORTH ACROSS SAID ARKANSAS AVENUE TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 11 OF AFOREMENTIONED UNIT NO. 1; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS AVENUE; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 11; SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE CONTINUE WEST ACROSS DIANA DRIVE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF LOT 67 OF SAID BLOCK 4; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE; THEN CONTINUE NORTH ACROSS SAID CALIFORNIA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 5 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 SAID BLOCK 5; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE; THENCE CONTINUE NORTH ACROSS SAID CAROLINA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 OF SAID BLOCK 6; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE; THENCE NORTHEASTERLY ACROSS SAID COLORADO AVENUE TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 7 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 68 OF SAID BLOCK 7; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE; THENCE CONTINUE NORTH

ACROSS SAID DELAWARE AVENUE TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 26 IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37E, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID DELAWARE AVENUE; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 26 OF SAID UNIT NO. 3; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 64 OF SAID BLOCK 26; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 60 OF SAID BLOCK 26; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 60; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE; THENCE CONTINUE NORTH ACROSS DAKOTA AVENUE TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 27 OF SAID UNIT NO. 3; SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DAKOTA AVENUE; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 27; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY OF DIANA DRIVE TO THE SOUTHEAST CORNER OF LOT 70, BLOCK 30 OF SAID UNIT NO. 3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 64 OF SAID BLOCK 30; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 64; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAXON DRIVE; SAID POINT ALSO BEING ON THE WEST LINE OF THE NW1/4 OF SECTION 18; THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SECTION 7 AND 6 RUN NORTH TO THE POINT OF BEGINNING.

AND

THAT PORTION OF TRACT "A" OF OAK MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF TRACT "6", THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND

TRACT "6", THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND

THAT PORTION OF THE NORTH 3/4 OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY

441/27, LESS RIGHT OF WAY FOR ROLLING ACRES ROAD AND LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4 INCH X 4 INCH CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 14, OAK MEADOWS AS RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 00°13'28"E. ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 356.19 FEET; THENCE N 14°05'30" W. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 23.18 FEET TO A 5/8 INCH IRON ROD, LB 4475, FOR A POINT OF BEGINNING; THENCE N 89°46'46" W., A DISTANCE OF 297.17 FEET TO A 5/8 INCH IRON ROD, LB 4475; THENCE N 00°13'14" E. A DISTANCE OF 485.24 FEET TO A 3 INCH ROUND CONCRETE MONUMENT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 & 441 AS DESCRIBED IN OFFICIAL RECORDS BOOK 68, PAGE 619, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S 58°17'18" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 314.30 FEET TO A 5/8 INCH IRON ROD, LB 4475, BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S 29°04'03"E. AND A CHORD DISTANCE OF 24.41 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°26'30" AND A DISTANCE OF 25.50 FEET TO A 5/8 INCH IRON ROD, LB 4475 MARKING THE POINT OF TANGENCY, SAID POINT LYING ON SAID WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: S 00°13'28" W. A DISTANCE OF 232.21 FEET TO A 5/8 INCH IRON ROD, LB 4475; THENCE S 14°05'30" E. A DISTANCE OF 69.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

LOTS 7 THROUGH 9, BLOCK 82, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37J, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND LESS LOTS 1 THROUGH 9, BLOCK 11, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37G, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

A TRACT OF LAND IN SECTIONS 1, 2, 3, 4, 9, 8, 10, 11, 12, 13, 14, 15, 16, AND 17 TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE S1/2 OF THE SE1/4 OF SECTION 9; FROM SAID POINT OF BEGINNING RUN NORTH TO THE NORTHWEST CORNER OF AFORESAID S1/2 OF SE1/4; THENCE EAST TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SECTION 9; THENCE NORTH TO THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 9; THENCE WEST TO THE SOUTHWEST CORNER OF THE N1/2 OF THE NE1/4; THENCE NORTH TO THE SOUTHEAST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID E1/2 OF SW1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID E1/2 OF SW1/4; THENCE EAST TO THE NORTHEAST CORNER OF SAID E1/2 OF SW1/4; THENCE NORTH TO THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4 OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID NE1/4 OF NW1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID NE1/4 OF NW1/4; THENCE EAST ALONG THE NORTH LINE OF SECTION 4 TO THE NORTHWEST CORNER OF SECTION 3; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SECTION 3 TO THE NORTHEAST CORNER OF THE NW1/4 OF SECTION 3; THENCE SOUTH TO THE NORTHWEST CORNER OF THE S1/2 OF THE NE1/4 OF SECTION 3; THENCE EAST TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF THE NE1/4 OF SECTION 3; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SE1/4 OF NE1/4 THENCE EAST TO THE NORTHWEST CORNER OF THE S1/2 OF THE S1/2 OF THE NW1/4 OF SECTION 2; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID S1/2 OF S1/2 OF NW1/4 TO A POINT THAT IS 330 FEET WEST OF THE EAST LINE OF THE NW1/4 OF SECTION 2; THENCE PARALLEL WITH SAID EAST LINE RUN SOUTH TO THE EAST-WEST MID-SECTION LINE OF SECTION 2; THENCE ALONG SAID MID-SECTION LINE RUN EAST TO THE NORTHWEST CORNER OF THE N1/2 OF THE SW1/4 OF SECTION 1; THENCE CONTINUE EAST TO THE NORTHEAST CORNER OF SAID N1/2 OF SW1/4 ; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 (BEING 200 FEET WIDE) WITH THE EAST BOUNDARY OF THE W1/2 OF THE NE1/4 OF SAID SECTION 1; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY TO THE EAST LINE OF SECTION 1; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SECTION 12 AND 13 RUN SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF SE1/4 OF SECTION 13; THENCE WEST TO THE SOUTHEAST CORNER OF THE N1/2 OF THE SW1/4 OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID N1/2 OF SW1/4 RUN WEST TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100.00 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE CONTINUE WEST TO THE EAST LINE OF THE SE1/4 OF SECTION 14; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 RUN N89°45'11"W, 256.48 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 475,

PAGE 510, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF AFOREMENTIONED PROPERTY WITH THE FOLLOWING (5) COURSES: N00°29'26"E, 690.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY 170.86 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 55°56'21" AND A CHORD BEARING AND DISTANCE OF N27°28'45"W, 164.15 FEET TO THE POINT OF TANGENCY; THENCE N55°26'55"W, 176.96 FEET; THENCE N00°29'26"E, 925.00 FEET; THENCE N49°49'19"W, 1092.25 FEET TO A POINT ON THE WEST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 14; SAID POINT BEING S00°21'41"E, 24.96 FEET OF THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 14; THENCE N00°21'41"W ALONG AFORESAID WEST LINE 24.96 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE1/4 OF SECTION 14; THENCE ALONG THE WEST LINE OF SAID NE1/4 OF NE1/4 RUN N00°23'21"E, 1093.86 FEET; THENCE N45°13'10"E, 163.12 FEET; THENCE N00°23'21"E, 252.92 FEET; THENCE N21°04'15"W, 190.48 FEET; THENCE N41°28'52"W, 274.41 FEET THENCE N52°14'07"W, 157.86 FEET; THENCE N89°37'47"W, 1059.81 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11; THENCE ALONG SAID MID-SECTION LINE RUN NORTH TO THE SOUTHEAST CORNER OF THE W1/2 OF SECTION 2; SAID POINT BEING N89°41'35"E, 2646.82 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 2; THENCE ALONG THE EAST LINE OF THE W1/2 OF SECTION 2 RUN N00°04'27"W, 109.72 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENTS ; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN N44°26'00"W, 622.28 FEET; THENCE S00°04'35"E, 506.40 FEET TO A POINT THAT IS 50.00 FEET NORTH OF THE SOUTH LINE OF THE SW1/4 OF SECTION 2; THENCE PARALLEL WITH SAID SOUTH LINE RUN S89°41'35"W TO THE WEST LINE OF THE SW1/4 OF SECTION 2; SAID POINT ALSO BEING ON THE EAST LINE OF THE SE1/4 OF SECTION 3; THENCE PARALLEL WITH AND 50.00 FEET NORTH OF SOUTH LINE OF THE SE1/4 OF SECTION3 RUN WEST TO THE WEST LINE OF SAID SE1/4; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF THE NW1/4 OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID N1/2 OF NW1/4 RUN WEST TO THE NORTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 10; THENCE SOUTH TO THE NORTHEAST CORNER OF THE W1/2 OF THE SW1/4 OF SECTION 10; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID W1/2 OF SW1/4; SAID POINT ALSO BEING ON THE NORTH LINE OF THE NW1/4 OF SECTION 15; THENCE ALONG SAID NORTH LINE RUN WEST 185.91 FEET, MORE OR LESS, TO A 4-INCH CONCRETE MONUMENT; SAID MONUMENT BEING N89°59'15E, 1142.39 FEET OF THE NORTHWEST CORNER OF SECTION 15; FROM SAID CONCRETE MONUMENT RUN SOUTH 1334.50 FEET TO THE SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SECTION 15; THENCE S89°53'52"W ALONG SAID SOUTH LINE 363.01 FEET TO A POINT ON THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100-FEET WIDE); SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS

OF 1959.86 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.17 FEET; SAID ARC HAVING A CENTRAL ANGLE OF 06°05'09", A TANGENT DISTANCE OF 104.18 FEET, A CHORD BEARING OF N86°26'53"W AND A CHORD DISTANCE OF 208.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°29'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE NE1/4 OF SECTION 16; THENCE CONTINUE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NE1/4 OF SECTION 16; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

THE NE1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE E1/2 OF THE SW1/4, THE NW1/4 OF THE SE1/4, AND THE SW1/4 OF THE NE1/4 AND SE1/4 OF NW1/4, LESS BEGIN AT SW CORNER OF SE 1/4 OF NW1/4, NORTH 525 FEET, EAST 415 FEET, SOUTH 525 FEET, WEST 415 FEET TO POINT OF BEGINNING OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS RIGHT-OF-WAY FOR COUNTY ROAD 466 AND COUNTY ROAD 101.

AND

THAT PORTION OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS ONE ACRE IN THE NORTHWEST CORNER THEREOF AND LESS RIGHT-OF-WAY FOR C.R. 101 AND LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N89°24'25"W, ALONG THE SOUTH LINE THEREOF, 1,325.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N00°22'59"E, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 30.00 FEET; THENCE S89°24'25"E, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 871.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°27'39", AN ARC DISTANCE OF 164.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'55", AN ARC DISTANCE OF 221.65 FEET; THENCE S89°39'10"E, 125.00 FEET TO THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE

SOUTHWEST 1/4 ; THENCE S00°20'50"W, 203.75 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16. TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S00°33'29"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 594.277 FEET TO THE SOUTH LINE OF THE NORTH 594.277 FEET OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S89°24'25"E, ALONG THE EASTERLY EXTENSION OF THE SAID SOUTH LINE A DISTANCE OF 16.11 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 101 AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER UNIT NO. 67 AS RECORDED IN PLAT BOOK 5, PAGES 49 THROUGH 49C, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N13°40'21"W, 37.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,040.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°38'33", AN ARC DISTANCE OF 29.81 FEET TO A POINT ON THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S00°33'29"W, ALONG SAID EAST LINE A DISTANCE OF 65.24 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF-WAY FOR COUNTY ROAD 101.

AND

THE SOUTH 106.60 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8.

AND

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF-WAY FOR COUNTY ROAD 103.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, LYING NORTH OF COUNTY ROAD 466; LESS ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE INTERSECTION OF THE

NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 17 AND THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY N89°23'30"W, 153.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N89°23'30"W, 0.34 FEET; N89°22'50"W, 1170.69 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°24'31"E ALONG SAID WEST LINE A DISTANCE OF 17.87 FEET; THENCE DEPARTING SAID WEST LINE S89°22'50"E, 366.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'13", AN ARC DISTANCE OF 403.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 8,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'53", AN ARC DISTANCE OF 400.63 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING;

AND

LESS RIGHT-OF-WAY FOR COUNTY ROAD 103;

AND

LESS RIGHT-OF WAY FOR COUNTY ROAD 105;

AND

LESS AND EXCEPT HICKORY HILL HAMMOCK , A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGES 77 AND 77-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

EXHIBIT E

PROPOSED TRAFFIC ANALYSIS FROM KIMLEY HORN

EXHIBIT E

Kimley-Horn
and Associates, Inc.

October 25, 2013

2615 Centennial Blvd.
Suite 102
Tallahassee, Florida
32308

Mr. Martin L. Dzuro, P.S.M.
Grant & Dzuro
990 Old Mill Run
The Villages, Florida 32162

Re: Tri-County Villages (Lake) DRI
Section 380.06 (19)(e)2.k., F.S. Change
The Villages, FL

Dear Marty:

The Villages is proposing the construction of an Assisted Living Facility (ALF) in the Spanish Springs/Town Center area. The ALF is to contain 94 beds. This letter summarizes the associated traffic impacts of this land use change to convert a portion of the approved commercial retail uses in the Tri-County Villages DRI to this ALF. The proposed reduction in commercial area is being made so that there is no increase in traffic impacts from the change.

The proposed ALF will be located north of Avenida Central and east of Alverez Avenue. This site is adjacent to the existing commercial area identified in previous traffic analyses as La Plaza Grande/Village Center which is part of the overall Town Center Commercial on Map H. Using the 9th Edition of ITE's *Trip Generation Manual* and applying the effective trip generation rate for this commercial area, **7,550 square feet of commercial will need to be reduced** so that there is no increase in traffic impacts during the p.m. peak hour. The 94-bed ALF is estimated to generate 28 trips during the p.m. peak hour, or 0.29 trips per occupied bed according to the *Trip Generation Manual*. For daily conditions, the ALF is estimated to generate 284 trips per day, but only 6,950 square feet would need to be reduced to have a trip-neutral change. Therefore, the peak hour is considered to be the controlling time period in this case. The calculations are shown on the attached page.

If you have any questions or need additional information, please feel free to contact me.

TEL 850 553 3500

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Richard R. Barr

Richard R. Barr
Senior Vice President

Copy: Darrin Taylor, Carlton Fields
Jonathan Thigpen

Attachment

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Tri-County Villages (Lake) DRI
Land Use Change – Calculation Worksheet

Daily Trip Generation Analysis

Proposed Assisted Living Facility (ALF) Use – 94 beds

From *ITE Trip Generation Manual, 9th Ed.* Land Use 254 – Assisted Living

T = 1.61(94) + 132.6

T = 284 trips/day

Total commercial area (La Plaza Grande/Village Center area) equals 425,927 SF

From ITE Trip Generation Manual, 9th Ed. Land Use 820 – Shopping Center

Ln(T) = 0.65Ln(425.927) + 5.83

T = 17,418 trips/day

Effective trip generation rate = 17,418 trips / 425.927 KSF = 40.89 trips/KSF

To determine commercial area reduction:

284 trips (Assisted Living) / 40.89 trips/KSF (Shopping Center) = **6,950 SF**

PM Peak Hour Trip Generation Analysis

Proposed Assisted Living Facility (ALF) Use – 94 beds

From *ITE Trip Generation Manual, 9th Ed.* Land Use 254 – Assisted Living

T = 0.29(94)

T = 28 trips/hour

Total commercial area (La Plaza Grande/Village Center area) equals 425,927 SF

From *ITE Trip Generation Manual, 9th Ed.* Land Use 820 – Shopping Center

Ln(T) = 0.67Ln(425.927) + 3.31

T = 1,582 trips/hour

Effective trip generation rate = 1,582 trips / 425.927 KSF = 3.71 trips/KSF

To determine commercial area reduction:

28 trips (Assisted Living) / 3.71 trips/KSF (Shopping Center) = **7,550 SF**

MAP H

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K.,F.S. CHANGE
EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

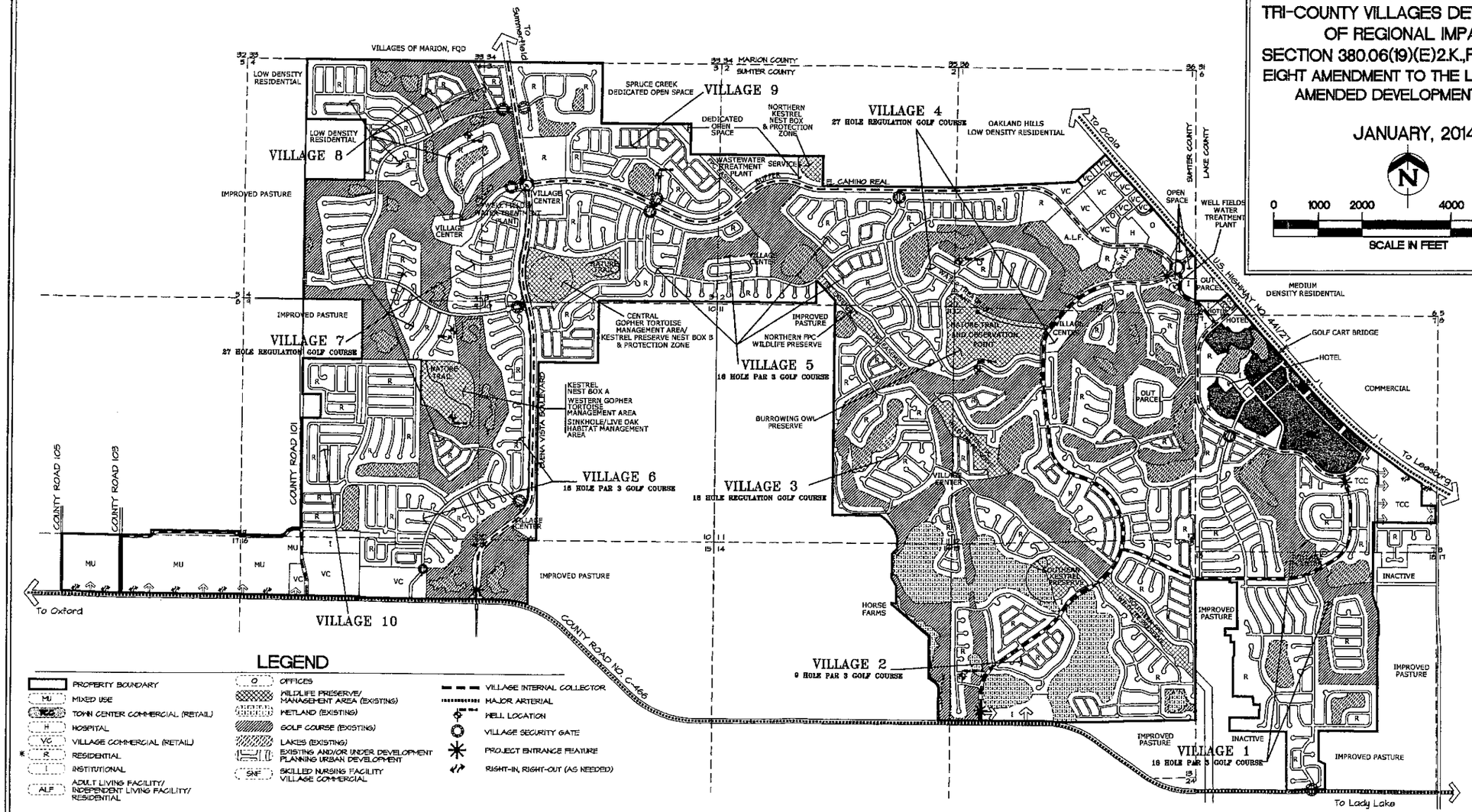
JANUARY, 2014

0 1000 2000 4000 6000
SCALE IN FEET

* NOTE:

Lady Lake: Residential densities may vary. A gross residential density of 3 units per acre shall be maintained. This residential density is reflected as the mixed, medium density residential land use classification on the Lady Lake future land use map.

Sumter: Residential densities may vary. A gross residential density of 3.354 units per acre shall be maintained. This residential density is comparable to the medium density residential land use classification on the Sumter County future land use map.



LEGEND

- PROPERTY BOUNDARY
- MU — MIXED USE
- TCC — TOWN CENTER COMMERCIAL (RETAIL)
- H — HOSPITAL
- VC — VILLAGE COMMERCIAL (RETAIL)
- R — RESIDENTIAL
- I — INSTITUTIONAL
- ALF — ADULT LIVING FACILITY/ INDEPENDENT LIVING FACILITY/ RESIDENTIAL
- O — OFFICES
- WILDLIFE PRESERVE/ MANAGEMENT AREA (EXISTING)
- WETLAND (EXISTING)
- GOLF COURSE (EXISTING)
- LAKES (EXISTING)
- EXISTING AND/OR UNDER DEVELOPMENT PLANNING URBAN DEVELOPMENT
- SNF — SKILLED NURSING FACILITY/ VILLAGE COMMERCIAL
- VILLAGE INTERNAL COLLECTOR
- MAJOR ARTERIAL
- WELL LOCATION
- VILLAGE SECURITY GATE
- PROJECT ENTRANCE FEATURE
- RIGHT-IN, RIGHT-OUT (AS NEEDED)

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT
OF REGIONAL IMPACT SECTION
380.06(19)(E)2.K.,F.S. CHANGE
EIGHT AMENDMENT TO THE LAKE COUNTY
AMENDED DEVELOPMENT ORDER

JANUARY, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	410.6	2,060		2,343.0	11,719		2,753.6	13,779	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6			6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	8.9			11.0			19.9		
ROOMS			333			300			633
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,400	438	147			2,060
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		48		80	205		333
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,237	6,303	4,243	921		13,779
TOTAL COMMERCIAL (S.F.)	140,886	100,000	418,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3