REGULAR PLANNING AND ZONING BOARD MEETING

Date: **Monday, April 11, 2016**
Time: **5:30 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** – February 8, 2016 Meeting

2. **Ordinance No. 2016-11** – Annexation – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)

3. **Ordinance No. 2016-12** – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)

4. **Ordinance No. 2016-13** – Rezoning – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)

5. **Ordinance No. 2016-14** – Large Scale Future Land Use Comprehensive Plan Amendment – Lady Lake Inc. – Changing from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)

6. **Ordinance No. 2016-15** – Rezoning – Lady Lake, Inc. – Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake Commercial Tourist (CT) – Property Located at 609 Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (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.

NS/Word/Town Clerk/Agendas/P&Z Meeting – 04-11-16

1

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

February 8, 2016
5:30pm

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL Michael McKenzie, Member
Peter Chiasson, Member
William Sigurdson, Vice Chair/Member
John Gauder, Chairperson

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

Also Present: Attorney Sasha Garcia, BRS Legal; Mayor Ruth Kussard; Doug Wade of Wade Surveying, Inc.; and Daniel O'Neil

OPEN FORUM:

Chairperson Gauder asked if there were any comments or questions from the audience. There were no comments or questions.

NEW BUSINESS:

1. Approval of Minutes – January 11, 2016 Regular Meeting

Upon a motion by Member Chiasson and a second by Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of January 11, 2016 as presented by a vote of 4-0.

2. Ordinance No. 2016-08 – Annexation – Daniel O'Neil LLC & Prank Dejsubha – Annexing Four Lots Consisting of Approximately .59 +/- Acres of Land which are Located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039) (Wendy then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated that the applicant, Daniel O'Neil, on behalf of the Daniel O'Neil LLC and Prank Dejsubha, has filed applications to annex properties consisting of four lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 1. The annexation application involves 0.59 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake.

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Ms. Then stated the four lots are spread out along two different roads and include the following addresses:

- 1016 Aloha Way- Lot 79
- 1005 Aloha Way- Lot 37
- 1305 Teakwood Lane- Lot 91
- 1311 Teakwood Lane- Lot 94

She stated the present use of the properties is an existing manufactured home at each site, and that staff recommends approval of this ordinance. A map of the area illustrating the location of the parcels was shown, as was an aerial view and photos of the postings of each property.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

The annexation application was received on Monday, January 4, 2016 and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs), as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Ms. Then stated that notices to inform the surrounding property owners (45) within 150 feet of the properties proposed by annexation request were mailed Thursday, January 28, 2016. The properties were posted on Monday, February 1, 2016. She stated she received several inquiries from property owners while posting the properties, and there have been two phone inquiries as well. No objections or letters of support from surrounding property owners have been received.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-08, provided comments by January 14, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-08 for first reading on Monday, March 7, 2016 at 6:00 p.m. and for second/final reading on Monday, March 21, 2016 at 6:00 p.m.

Ms. Then stated the Small Scale Future Land Use amendment and rezoning applications for these properties have been received concurrently and will be reviewed next. She stated that the applicant is present if there are any questions.

Chairperson Gauder asked if there were any comments or questions from the committee members or the audience, and hearing none, asked for a motion.

Upon a motion by Member Sigurdson, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-08 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
CHIASSON	***YES***

SIGURDSON	*YES*
GAUDER	*YES*

3. Ordinance No. 2016-09 – Small Scale Future Land Use CP Amendment – Daniel O'Neil LLC & Prank Dejsubha – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Four Lots Consisting of Approximately .59 +/- Acres of Land which are Located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039) (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated that the applicant, Daniel O'Neil, on behalf of the Daniel O'Neil LLC and Prank Dejsubha, has filed applications to annex properties consisting of four lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 1. The small scale amendment application involves 0.59 +/- acres of property proposing a change from Lake County Medium Urban Density to Lady Lake- Manufactured Home High Density (MH-HD)

Ms. Then stated that the four lots are spread out along two different roads and include the following addresses:

- 1016 Aloha Way- Lot 79
- 1005 Aloha Way- Lot 37
- 1305 Teakwood Lane- Lot 91
- 1311 Teakwood Lane- Lot 94

A map of the area and a future land use map were shown. Ms. Then explained that there are several enclaves in this area where one property may be in Lady Lake and another may be in Lake County jurisdiction.

The Small Scale Future Land Use Map Amendment application was received on Monday, January 4, 2016, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Ms. Then reviewed the Concurrency Determination Statement as follows: The applicant wants to remove the existing manufactured homes on the above-mentioned lots and would like to construct similar size conventional site built homes. Ms. Then stated the proposal will cause no increase in services such as traffic, population or recreation and reviewed them as shown below.

Impact on Town services:

- Potable Water – No impact, lots are served by the Village Center Community Development District Central Water System.

- Sewer – No impact, lots are served by the Village Center Community Development District Central Sewer System.

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- Schools – Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

- Transportation – No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

- Parks & Recreation – The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all park and recreation amenities.

- Stormwater – Project will be required to adhere to SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the application was reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

The subject properties involve approximately 0.59 ± acres lies in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Ms. Then stated that notices to inform the surrounding property owners (45) within 150' of the property of the proposed annexation were mailed on Thursday, January 28, 2016. The properties were posted on Monday, February 1, 2016.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-09, provided comments by January 14, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. She stated the Local Planning Agency is scheduled to consider Ordinance No. 2016-09 on Monday, March 7, 2016, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-09 for first reading on Monday, March 7, 2016 at 6:00 p.m., and for second/final reading on Monday, March 21, 2016 at 6:00 p.m.

Ms. Then stated that the applicant is present if there are any questions.

Chairperson Gauder asked if there were any comments or questions from the committee members or the audience, and hearing none, asked for a motion.

Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-09 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
CHIASSON	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

4. Ordinance No. 2016-10 – Rezoning – Daniel O'Neil LLC & Prank Dejsubha – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Four Lots Consisting of Approximately .59 +/- Acres of Land which are Located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039) (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's Office). She stated that the applicant, Daniel O'Neil, on behalf of the Daniel O'Neil LLC and Prank Dejsubha, has filed applications to annex properties consisting of four lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 1. She stated the rezoning application involves 0.59 +/- acres of property proposing a change from Lake County Residential Medium (RM) to Lady Lake- Mixed Residential Medium Density (MX-8).

Ms. Then stated the four lots are spread out along two different roads and include the following addresses:

- 1016 Aloha Way- Lot 79
- 1005 Aloha Way- Lot 37
- 1305 Teakwood Lane- Lot 91
- 1311 Teakwood Lane- Lot 94

A map of the area and a map showing the zoning of the parcels and surrounding properties were shown.

The rezoning application was received on Monday, January 4, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)

Notices to inform the surrounding property owners (45) within 150 feet of the properties proposed by annexation request were mailed Thursday, January 28, 2016, and the properties were posted on Monday, February 1, 2016.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-10, provided comments by January 14, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-10 for first reading on Monday, March 7, 2016 at 6:00 p.m., and for second/final reading on Monday, March 21, 2016 at 6:00 p.m.

Ms. Then stated that the applicant is present if there are any questions.

Chairperson Gauder asked if there were any comments or questions from the committee members or the audience, and hearing none, asked for a motion.

Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-10 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	*YES*
CHIASSON	*YES*
SIGURDSON	*YES*
GAUDER	*YES*

5. Resolution No. 2016-101 – Variance Request – Douglas C. Wade – Variance From Chapter 16, Article III, Section 16-85, Section 503, 1., to Allow the Lowest Floor of the Home Structure to Remain at the Base Flood Elevation Plus One Foot or 65.0 Feet Rather than the Required One and a Half Feet or 65.5 Foot Elevation (Alternate Key No. 1732484) (Wendy Then)

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk's Office). He stated that the applicant, Douglas C. Wade, has filed a variance application on behalf of property owners the Villages of Lake – Sumter, Inc., from the provisions of Chapter 16, Article III, Section 16-85, Section 503, 1., to allow the lowest floor of the home structure to remain at the base flood elevation plus one foot or 65.0 feet, rather than the required 1 ½ feet or 65.5 foot elevation. He stated the property is addressed as 1004 Nell Way (Alternate Key #1732484).

Mr. Carroll stated the house has been completed and has been issued a Temporary Certificate of Occupancy pending the outcome of this application; should the variance be granted, the Permanent Certificate of Occupancy will be issued. He stated the house has been sold since the time of application and the new owners are Mr. and Mrs. Brown.

A map of the location was shown, as were photos of the structure on the property and the posting of the property.

Member Chiasson stated this item concerned him as staff defers to the Planning and Zoning Board for a recommendation and staff has not taken a position. He asked if the Town has a responsibility to inspect at various stages during construction and if the Town should have caught this before it became a completed structure.

Mr. Carroll replied that standard operating procedures include a slab inspection, and it was his understanding that an elevation certificate was not furnished for the finished slab.

Mr. Carroll reviewed a depiction of the flood plain showing that many properties are subject to the requirement to be built at one and a half feet above base flood elevation. He stated that during the construction of the single family residence when the home was staked for construction, the field crew made a calculation error when setting the finished floor elevation benchmark. It was inadvertently set at elevation 65.0' instead of the design elevation of 66.0'. The Town of Lady Lake requires the finish floor elevation of the lowest floor of any home or structure to be 18 inches above the Base Flood Elevation of 64.0, which would put the lowest elevation at 65.5'. A copy of the survey and elevation certificate was shown.

Member Chiasson asked if the certificate stated the home would be built at 65.5'.

Mr. Carroll replied that the Town's requirement on the application stated that the structure needed to be built at 18" above base flood elevation, but the certificate was furnished after the home was completed. He stated that the building official should require checking flood during the course of inspection, although the elevation certificate was not on site at the slab inspection.

As required of this application, a Justification Statement has been submitted. The applicant contends that the home which is completely finished is built on an established subdivision lot and

meets all building setbacks. The lot is size limits the placement of the home as it could not be relocated in any manner. Further, he states that the variance needs to be granted as to this is a finished home. The raising of the home six inches would not be feasible. This variance is needed to obtain the Certificate of Occupancy.

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, in Lady Lake, Florida. The property is zoned "MX-8" Mixed Residential Medium Density (up to 8 dwelling units per acre.

Zoning

Subject Property	Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Mr. Carroll reviewed staff's comments as follows:

While the Floodplain Administrator (Wendy Then) cannot support a variance to the floodplain ordinance based upon a condition of human error, there are a few elements of the case that staff has acknowledged that support the applicant's position.

1. Our ordinance mirrors Lake County's ordinance requiring the 18" minimum above the base flood elevation for the finished floor within the 100 year floodplain; however, it is the jurisdiction's discretion as to where this is set. Our neighbor, Marion County has a requirement of just 12" above the BFE, as they feel that is adequate.

Member Chiasson clarified that Marion County feels that 12" is adequate and the Town feels that 18" is better. He asked if the reason for this is to insure that if there is a 100 year flood, the property will not sustain damage.

Mr. Carroll replied that is correct and the Town's requirement is a little more stringent and is consistent with Lake County's. He stated that as long as the structure is above the flood elevation, it is okay with NFIP (FEMA), no matter how many inches above it is. Mr. Carroll explained that the Town mirrored Lake County's requirements when the Town's flood plain ordinance was

adopted for purposes of a higher level of protection and to be consistent with Lake County. He stated this property is located on the outer fringes of the flood plain and would be encroached on in the latter stages of a flood event should it occur.

Member Chiasson asked, in the event of a flood, would the Town be liable for damages in any way because the Town did not adhere to its own standard.

Mr. Carroll replied that the Town would not be liable because it has met the NFIP requirement and minimum base flood elevation, and the property owner was made aware prior to sale and has full disclosure that the home has been built in the flood plain, that a variance would be required, and that flood insurance will be required if there is a mortgage.

Attorney Sasha Garcia weighed in that the Town has met the standards and the concern is noticed to any future homeowners because the variance will be recorded and will come out in any title searches that are done in the future.

2. If in fact a flood event does occur, only the occupant of the home and their personal property would be affected; unlike other variance types (like setback encroachments toward a right-of-way); additional hazards will not be created for others if granted.

Member Chiasson asked why staff did not make a recommendation.

Mr. Carroll replied that variances are typically based on events regarding the property and should not be granted based on economic hardship. He stated staff cannot support this variance based on an oversight or mistake as the only way to remedy this situation if the variance is not granted is to tear down the home. He also stated that Wendy Then is the Town's Flood Plain Administrator and enacted the flood ordinance for the Town of Lady Lake, and to support something that goes against the ordinance is a conflicting position.

Mr. Carroll stated that staff feels the facts of the case meet the national standards, but they happen to be six inches short of the Town's requirements. However, he stated he feels what has been done on the property meets the intent of what NFIP requires and that granting this variance would create no liability issues for the Town.

3. The owner is aware that the home is built below the Town's requirement and is willing to obtain the necessary flood insurance to cover the structure, even if the cost is a bit greater as a result of the 6" deviation.

4. The home and freeboard elevation (are above the BFE) are above the required standards for FEMA.

Mr. Carroll stated that the variance application was received on Monday, January 18, 2016, and has been reviewed and determined to be complete. The application was found to meet the requirements of the Land Development Regulations (LDRs) and is ready for transmittal to the Planning and Zoning Board. He reported that notices have been mailed to inform the surrounding property owners (22) within 150 feet of the subject property, and the property was posted on Monday, February 1, 2016. There have been no objections or letters of support from surrounding property owners received to date. Mr. Carroll stated that he spoke with the property owner at time of posting and he was fully aware of the variance process required and was familiar with the process.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2016-101 and determined the application complete and ready for transmittal to the Planning and Zoning Board and the Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2016-101 for final consideration at their special meeting on Wednesday, February 17, 2016.

Member Chiasson clarified for purposes of record that council states there is no current or future potential liability to the Town if the variance is granted.

Attorney Sasha Garcia replied that this is the purpose of the variance and why code allows for them, and if the Town needs to deviate, there is a proper record for it. She stated again that this would be recorded for public record and will be part of any future title search. Ms. Garcia stated the current homeowner has knowledge and any future homeowners will have knowledge through the title search process. She stated there should be no liability for the Town as everyone has been notified through this process, as well as any future homeowners.

Vice Chairperson/Member Sigurdson asked if the flood plain map is based on a contoured elevation. He asked what the elevation of the street adjacent to this street is as it is not in the flood plain.

Mr. Carroll replied that this elevation is based on the maps produced by NFIP and on a 64' elevation. He stated the adjacent street is in a Zone X and has no flood elevation requirements.

Doug Wade of Wade Surveying introduced himself and explained this was an inadvertent error that his field crew made. He stated the elevation was to be set at 66', six inches above the Town's standard of 65.5', but a one foot calculation error made by the field crew did not get caught until the final flood elevation was required. He stated he made the Town and the homeowner aware of the mistake right away and that checks have been put in place to prevent this from happening in the future.

Mr. Wade stated the homeowner can complete a LOMA exemption request to FEMA as it meets all requirements for that and the property could be taken out of a flood zone. He stated the flood maps are not made to contours and that he is not sure how they are conceived, but this is why ground elevations are done on each property.

Chairperson Gauder asked if there were any comments or questions from the audience, and hearing none, asked for a motion.

Upon a motion by Member Sigurdson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2016-101 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
CHIASSON	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked if the members had any comments. There were no comments.

ADJOURN: ***With nothing further to discuss, the meeting was adjourned at 6:06 p.m.***

Nancy Slaton, Deputy Town Clerk

John Gauder, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

SUBJECT: **Ordinance 2016-11 – Annexation of Property Being 0.64 +/- Acres Of Land Owned by the Villages Of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, Referenced By Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921; 5 Lots, Which Are Located Within Orange Blossom Gardens Units 1, 3, And 3.1b**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2016-11- The Villages of Lake-Sumter, Inc. John and Patricia Porto, And Pamela A. Barsness – Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida, with the recommendation of approval.**

2. **Motion to forward Ordinance 2016-11- The Villages of Lake-Sumter, Inc. John and Patricia Porto, And Pamela A. Barsness – Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida, with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots are spread out along different roads and include the following addresses:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as non-contiguous lots.

The annexation application was received on Monday, February 29, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-11, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-11 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second and final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

4-5-2016

DEPARTMENT HEAD **Submitted** 4/5/16 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER

Approved Agenda Item for: 4/11/16 Date 4/5/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

ORDINANCE NO. 2016-11

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.64 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., JOHN AND PATRICIA PORTO, AND PAMELA A. BARSNESS; REFERENCED BY ALTERNATE KEYS 1482461, 2717963, 2717831, 2665947, 1483921; 5 LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 1, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

Section 1. Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being 0.64 +/- acres in the unincorporated area of Lake County, Florida; existing as both contiguous and non-contiguous to the Town, more particularly described in Exhibit "A".

Section 2. Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a copy shall be filed with the Department of State of the State of Florida.

Section 3. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

Section 5. This Ordinance shall become effective upon its adoption.

Section 6. In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this **16th** day of **May**, **2016**.

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____

Derek Schroth, Town Attorney

Passed on First Reading: _____

Passed on Second/Final Reading: _____

DRAFT

EXHIBIT "A"
Legal Descriptions and Map

Parcel ID #: 06-18-24-0100-0000-7400; Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-19400; Lot 194, Unit 3-lB, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

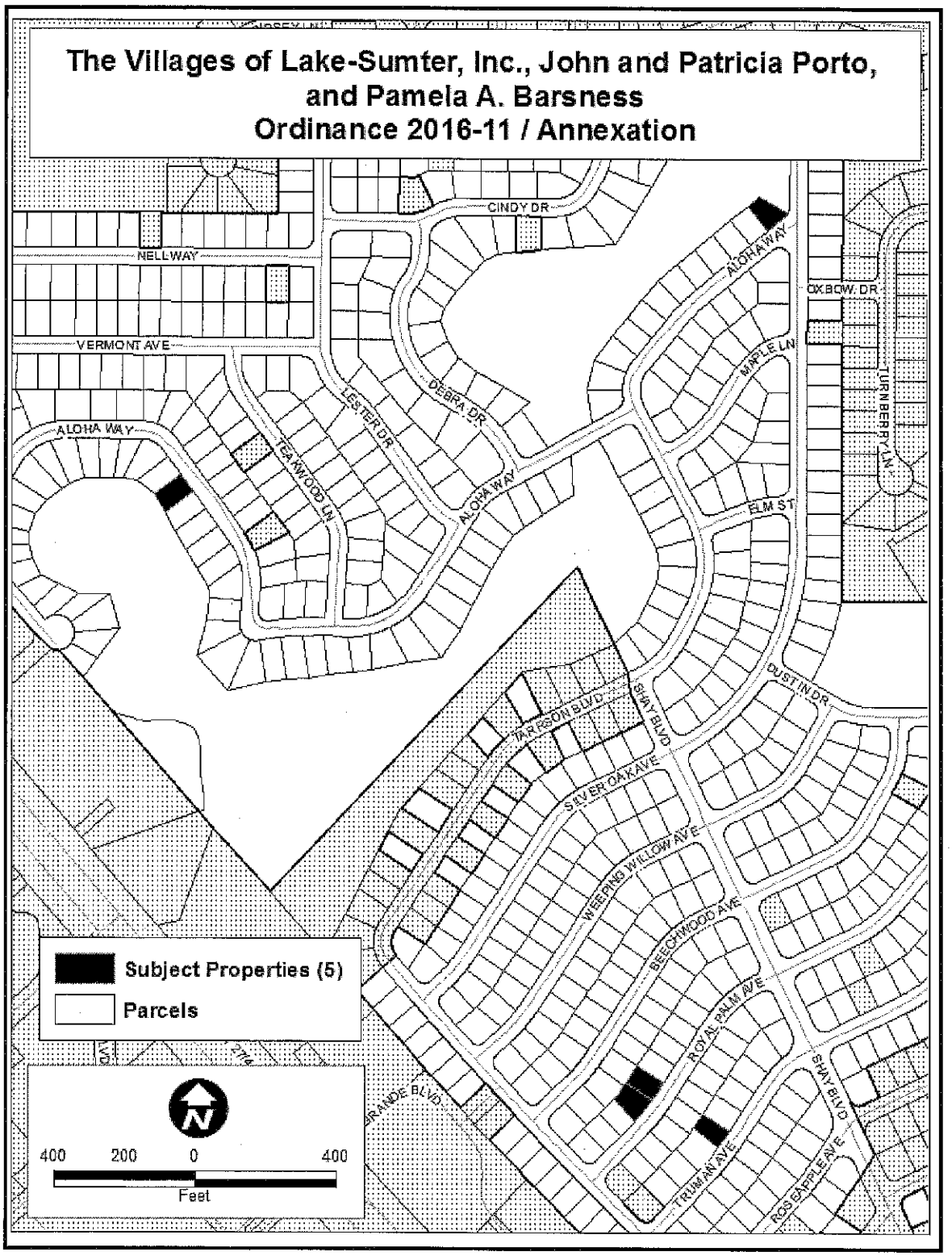
Parcel ID #: 06-18-24-0300-000-11000; Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100; Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND

Parcel ID #: 06-18-24-0300-000-13100; Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

DRAFT


The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness
Ordinance 2016-11 / Annexation
CINDY DR
NELLWAY
VERMONT AVE
ALOHA WAY
LESTER DR
TEAKWOOD LN
DEBRA DR
ALOHA WAY
MAPLE LN
OXBOW DR
TURNBERRY LN
ELM ST
DUSTIN DR
TARRSON BLVD
SHAY BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
SHAY BLVD
TRUMAN AVE
ROSE APPLE AVE
GRANDE BLVD
Subject Properties (5)
Parcels
400 200 0 400
Feet

1

TOWN OF LADY LAKE
ANNEXATION APPLICATION

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc./John and Patricia Porto/Pamela A. Barsness

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162/500 Elm Street Ext U North Haven, CT 06473/803 Aloha Way, Lady Lake, FL 32159

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.

   Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

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

4. Property Address/Location: See attached list.

5. Legal Description of Property to be annexed: See attached list.

6. The property is located in the vicinity of the following streets: Northeast of US 441, North of Griffin Ave.

7. Area of the property: 27,844 Square feet 0.64 Acres

8. Utilities: Central Water [✓] Central Sewer [✓] Well [ ] Septic Tank [ ]

9. Existing County zoning of property: RM - Residential Medium

10. Requested zoning of property: MX-8 - Mixed Single Family

11. Number, square footage and present use of the existing structures on the property: See attached list. If any structures, they are Residential.

12. Proposed use of the property: Residential

13. Has any land use application been filed within the last year in connection with this property? [ ] Yes [✓] No. If yes, briefly describe the nature of the request and the date this was done:

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

13. Has any land use application been file within last year in connection with this property? ____Yes __X__No. If yes, briefly describe the nature of the request and the date when it was done:

_____

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property, Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

Rezoning Fees:
Rezoning (except PUD, PFD, CP)
PUD
PFD/CP
Substantial Alterations (PUDS) Fees Paid: _____

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

_____
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50) 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: 2/29/16 Received by: T. Grenell

Fees Paid: $2,500 Bundle

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc., who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he 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 the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires Rezoning to the MX-8 zoning classification to allow: Mixed Single Family

(4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 24th day of Feb., 20 16, 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
MY COMMISSION EXPIRES
September 22, 2019
#FF 909781
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC STATE OF FLORIDA

CONSENT AND DESIGNATION OF AGENT

The undersigned, JOHN PORTO and PATRICIA PORTO, as Owners of Lot 74, Orange Blossom Gardens, Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 10th day of February, 2016.

JOHN PORTO

PATRICIA PORTO

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 10 day of February, 2016, by JOHN PORTO and PATRICIA PORTO, who produced Com. Powers Licensy as identification or who are personally known to me.

Terry L. Jensen
State of Florida
MY COMMISSION # FF 140287
Expires: August 22, 2018

(SEAL)

Notary Public, State of Florida

Terry L. Jensen
Printed Name

My Commission Expires: Aug 22, 2018

CONSENT AND DESIGNATION OF AGENT

The undersigned, PAMELA A. BARSNESS, as Owners of Lot 194 Orange Blossom Gardens, Unit 3-1B, according to the plat thereof recorded in Plat Book 25, Pages 33, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 25 day of February, 2016.

Pamela A. Barsness
PAMELA A. BARSNESS

STATE OF FLORIDA
COUNTY OF ~~SUMTER~~ Lake

The foregoing instrument was acknowledged before me this 25 day of February, 2016, by PAMELA A. BARSNESS, who produced FL Drivers License as identification or who is personally known to me.

GIOVANNA FIORINO
MY COMMISSION # FF 946946
EXPIRES: December 29, 2019
Bonded Thru Notary Public Underwriters

Giovanna Fiorino
Notary Public, State of Florida
Giovanna Fiorino
Printed Name
My Commission Expires: 12/29/19

(SEAL)

Parcel ID #: 06-18-24-0100-0000-7400
Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-19400
Lot 194, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11000
Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100
Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0300-000-13100
Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

INSTRUMENT#:2014021217 OR BK 4444 PG 1624 PAGES: 1 2/25/2014 3:51:25 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$630.00

90,000

Prepared by and return to:
Gary Fuchs/cps
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: B00303

RETURN

Ent ____
Rec ____
Doc ____
Int ____
Total ____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of **February, 2014** between **Collin Priestley**, whose post office address is **#2 West 2nd St., Media, PA 19063 and Kristin Priestley**, whose post office address is 412 W. State St., Apt. #1, Media, PA 19063, grantors, and **John Porto and Patricia Porto, husband and wife**, whose post office address is **500 Elm Street Ext Unit 14-3, North Haven, CT 06473** grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #: 0618240100-000-07400

Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02630183 AK & BK thereon. The Titles have been retired.

This property does not constitute either the residence or the homestead of either Grantor named above as the same is defined by the Constitution or the laws of the State of Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: KEVIN QUINN

Collin Priestley

Witness Name: Achilleas Varajon S

Kristin Priestley

State of Pennsylvania
County of Delaware

The foregoing instrument was acknowledged before me this 6th day of February, 2014 by Collin Priestley and Kristin Priestley, who [✓] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]

NOTARIAL SEAL
MAYA P ALAM-KHANDKAR
Notary Public
HAVERFORD TWP, DELAWARE CNTY
My Commission Expires Apr 7, 2014

Notary Public

Printed Name: Maya P Alam-Khandkar

My Commission Expires: 4/7/2014

CFN 2005111288
Bk 02895 Pg 0357; (1pg)
DATE: 07/20/2005 03:55:21 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 10.00
DEED DOC 777.00

Prepared by and return to:
R. Dewey Burnsed/mls
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: PV0742

10
777
787

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Warranty Deed

This Warranty Deed made this **14th** day of **July, 2005** between **Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman**, whose post office address is **5 Gateshead Drive, Apt 212, Dunedin, FL 34698**, grantor, and **Pamela A. Barsness, a single woman**, whose post office address is **22 Summerside Lane, Hyannis, MA 02601** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #: 0618240350-000-19400

Lot 194, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida. MK
A 1985 SHORLINE SHERWOOD 48' Manufactured Home, ID No. N12211, Title No. 22934874, and RP No. R198066.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Tara Popham

Witness Name: A. RENEE FLEISCH

Lester K. Wortman (Seal)

Mary L. Wortman (Seal)

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 14th day of July, 2005 by Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARY K. BROTMAN
Notary Public - State of Florida
My Commission Expires Apr 12, 2009
Commission # DD 418039

Notary Public, State of Florida MK

Printed Name: MARY K. BROTMAN

My Commission Expires: 4/12/09

INSTRUMENT#: 2015135117 OR BK 4717 PG 515 PAGES: 1 12/15/2015 12:37:42 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$399.00

RETURN TO

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P07618**

Rec 10
Doc
Int
Total

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Warranty Deed

This Warranty Deed made this **10th** day of **December, 2015** between **Elizabeth K. Miller, a single woman**, whose post office address is **290 W. Calle Montero, Sahuarita, AZ 85629**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-11000

Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1985 SHORLINE Manufactured Home, ID# N12227A & # N12227B, Florida Title 41037285 & 41037286 bearing Real Property Decals # R224877 & # R224878 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

June Brine
Witness Name: June Brine

Elizabeth K. Miller
Elizabeth K. Miller

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 9th day of December, 2015 by Elizabeth K. Miller, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016012973 OR BK 4737 PG 2162 PAGES: 1 2/5/2016 8:46:58 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

105000

RETURN

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P08192**

Ex#
Rec
Doc
Int
Tot

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Warranty Deed

This Warranty Deed made this **27th** day of **January, 2016** between **Luigi Tortu and Theresa Tortu, husband and wife**, whose post office address is **13517 NE 86th Court, Apt 125, Lady Lake, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-11100

Lot 111, ORANGE BLOSSOM GARDENS UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 23, Page 27, Public Records of Lake County, Florida.

Together with a 1984 PALM Manufactured Home, ID# 23630124AT & # 23630124BT, Florida Title 20621195 & 22532318 bearing Real Property Decals # R079979 & # R079980 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Rene Webster

Luigi Tortu
Luigi Tortu

Witness Name: Stacy Spears

Theresa Tortu
Theresa Tortu

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of January, 2016 by Luigi Tortu and Theresa Tortu, husband and wife, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: STACY S. SPEARS

My Commission Expires: MY COMMISSION # FF 072774 EXPIRES: December 26, 2017 Bonded Thru Budget Notary Services

INSTRUMENT#: 2016001224 OR BK 4724 PG 2074 PAGES: 1 1/6/2016 9:58:22 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$504.00

7200 RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P08061**

Ex:
Rec 10
Doc
Int
Total

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Warranty Deed

This Warranty Deed made this **22nd** day of **December, 2015** between **Herman Guenot, a single man**, whose post office address is **11017 SE 174th Lane, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-13100

Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 0261258K thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: JANICE S. SCHUENFELDT

Herman Guenot

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by Herman Guenot, a single man, who [_] is personally known or [X] has produced a driver's license as identification.

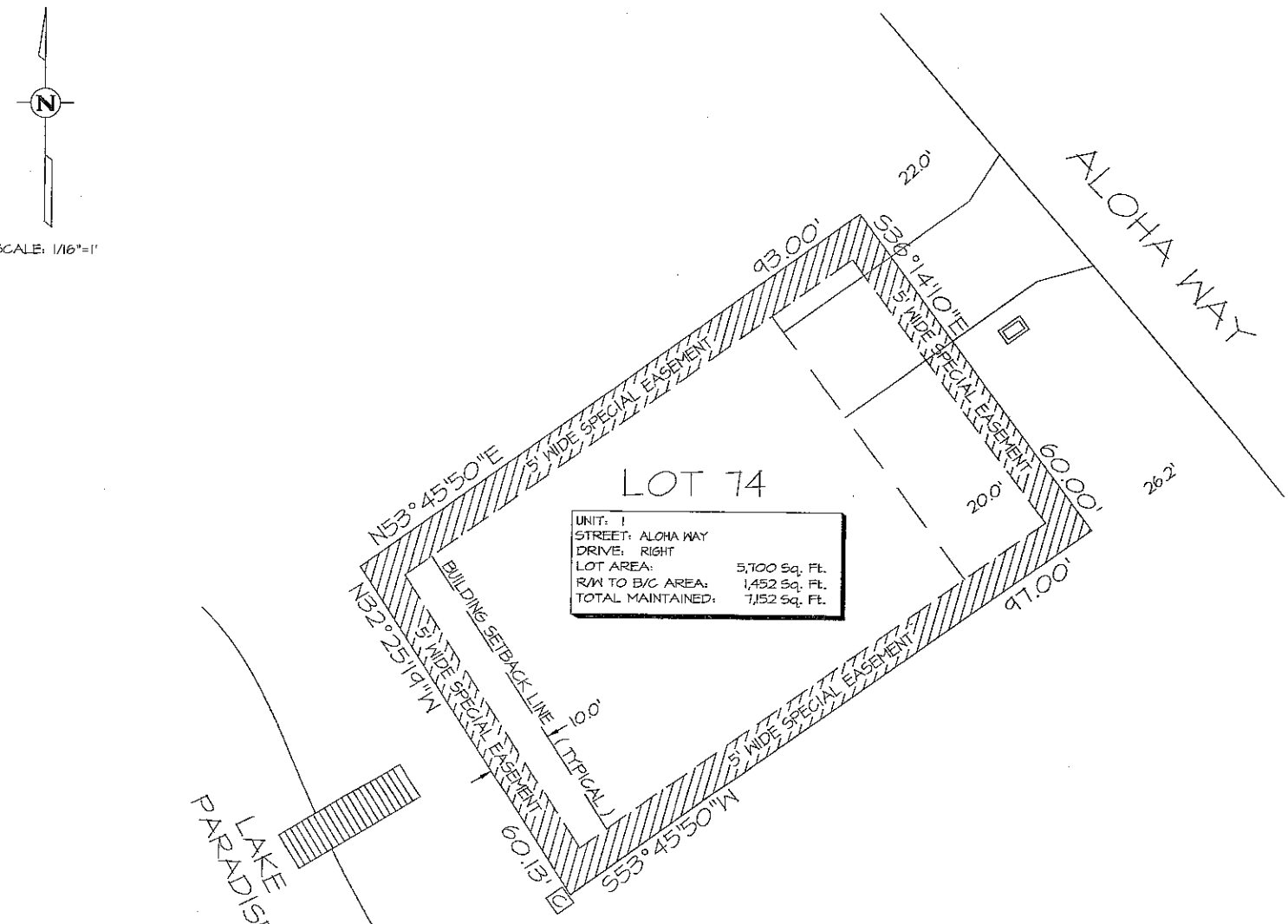
[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 907224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/2019



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X44"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

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CUSTOMER SIGNATURE: _____ DATE: _____

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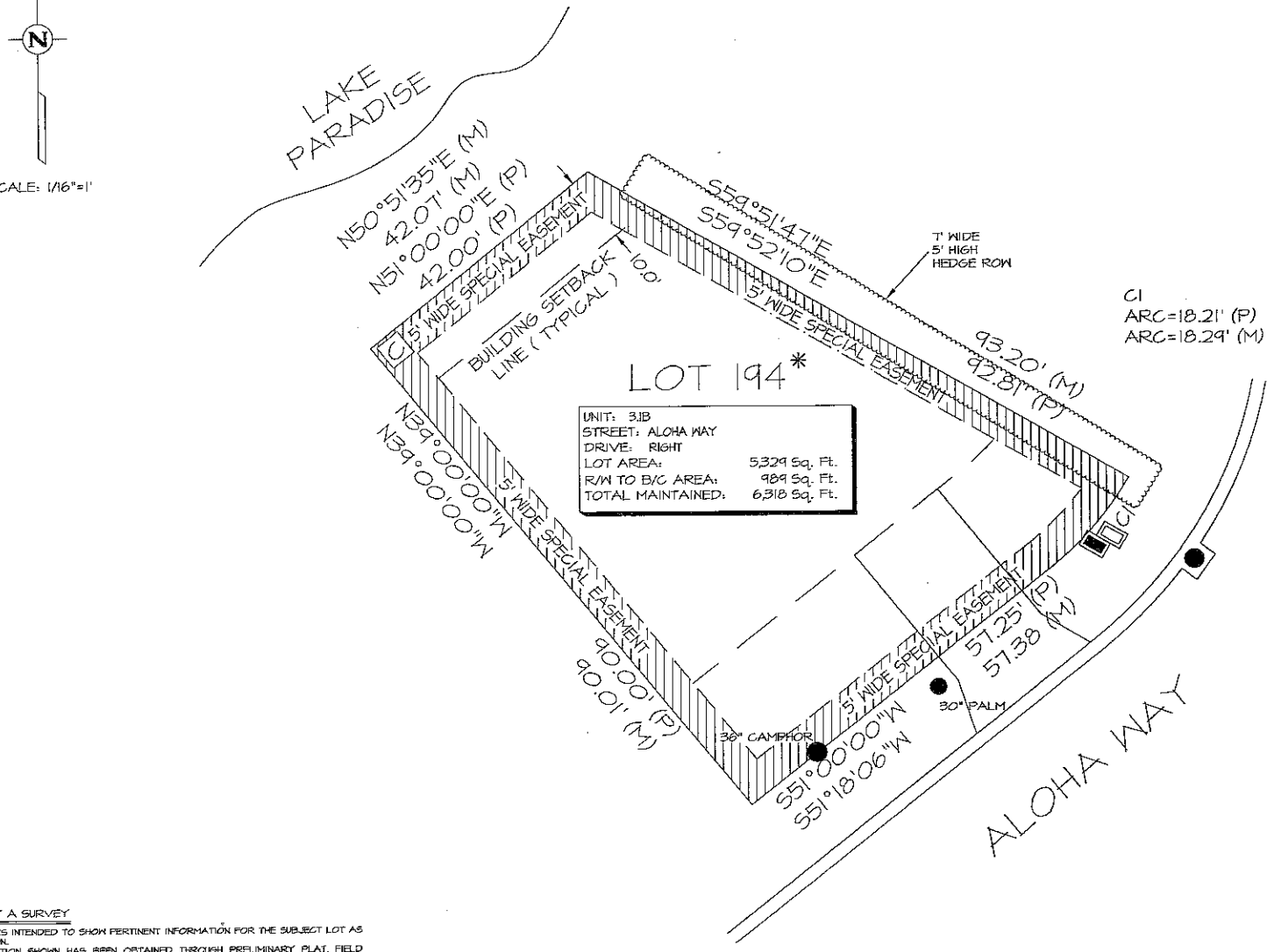
The Villages

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 33162
Tel No. (352)753-4747 Fax No. (352)753-1299
Certificate of Authorization Number: 27485



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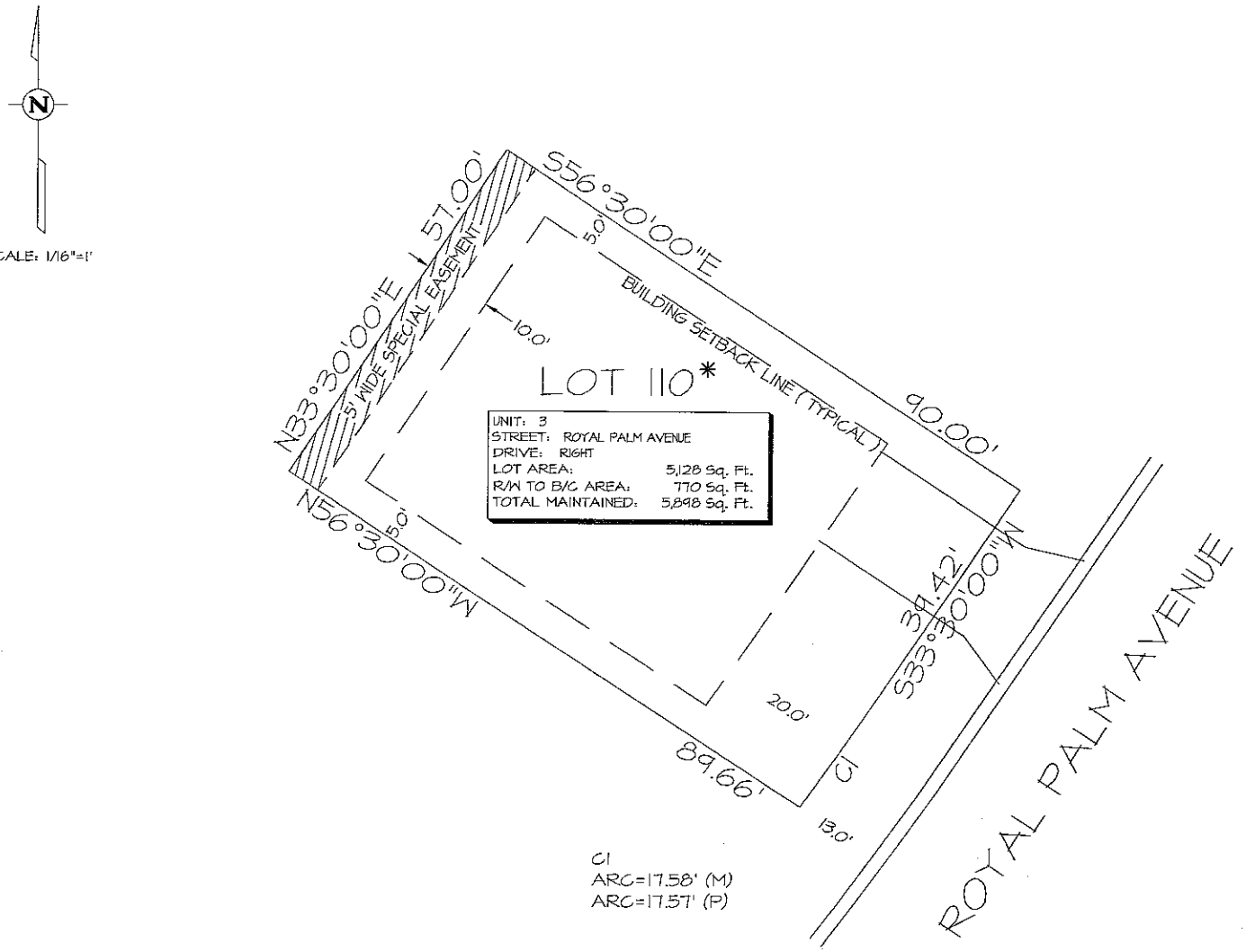
The Villages

Arnett Environmental, LLC
1008 Lake Sumter Landing, The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1288
Certificate of Authorization Number: 32495



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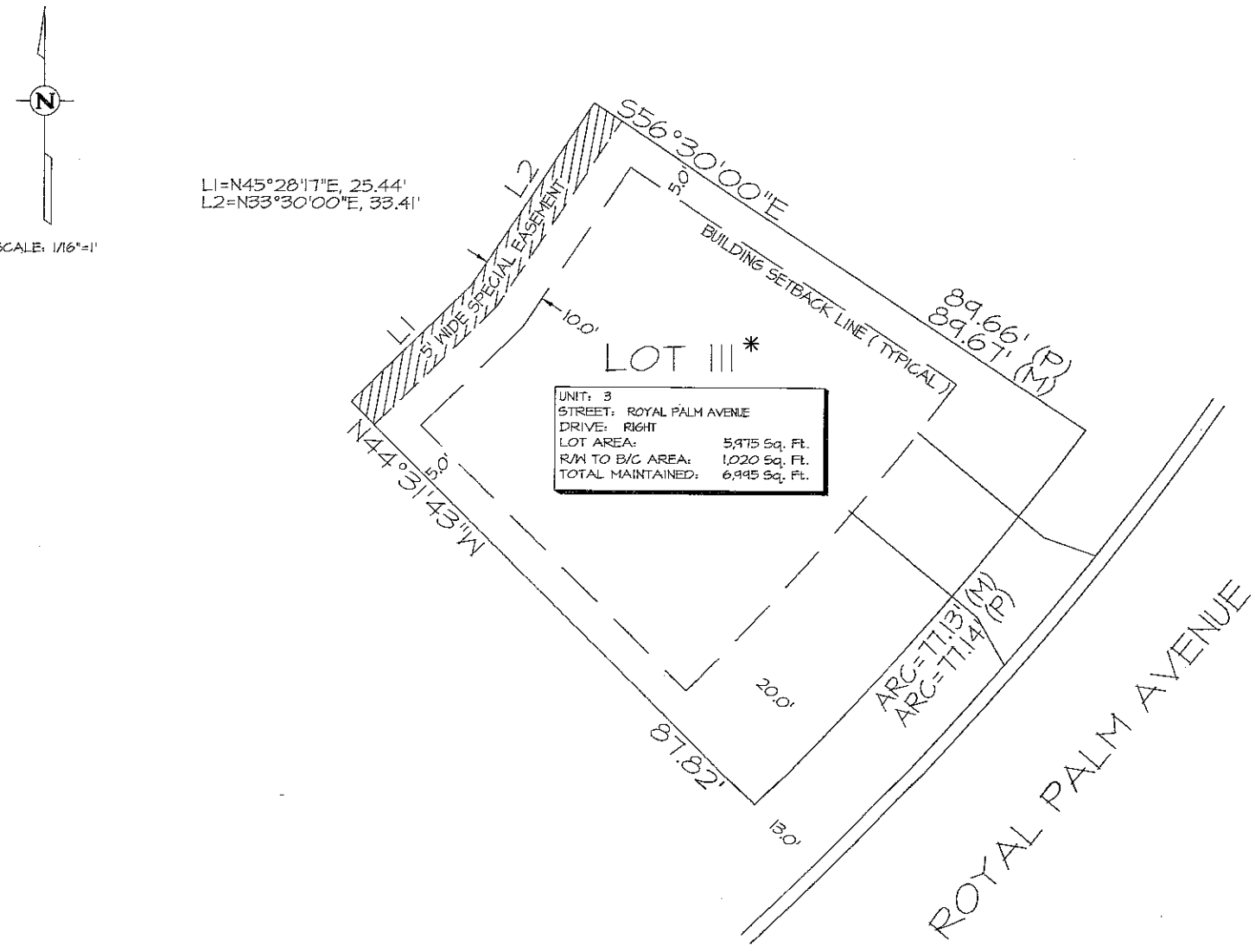
The Villages

Arnett Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)259-4747 Fax No. (352)753-1298
Certificate of Authorization Number: 27485



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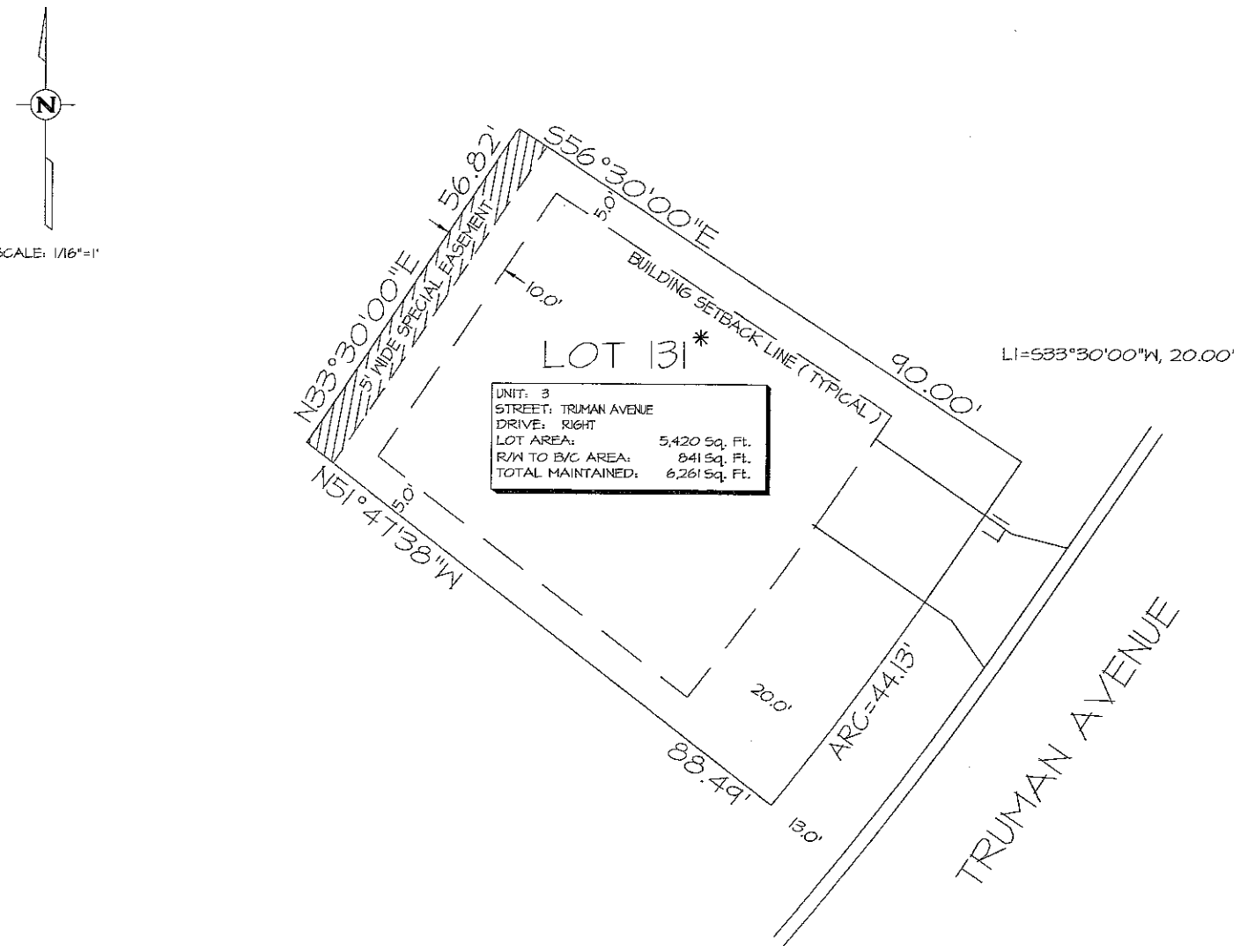
The Villages

Arnett Environmental, LLC

1098 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1298
Certificate of Authorization Number: 27485



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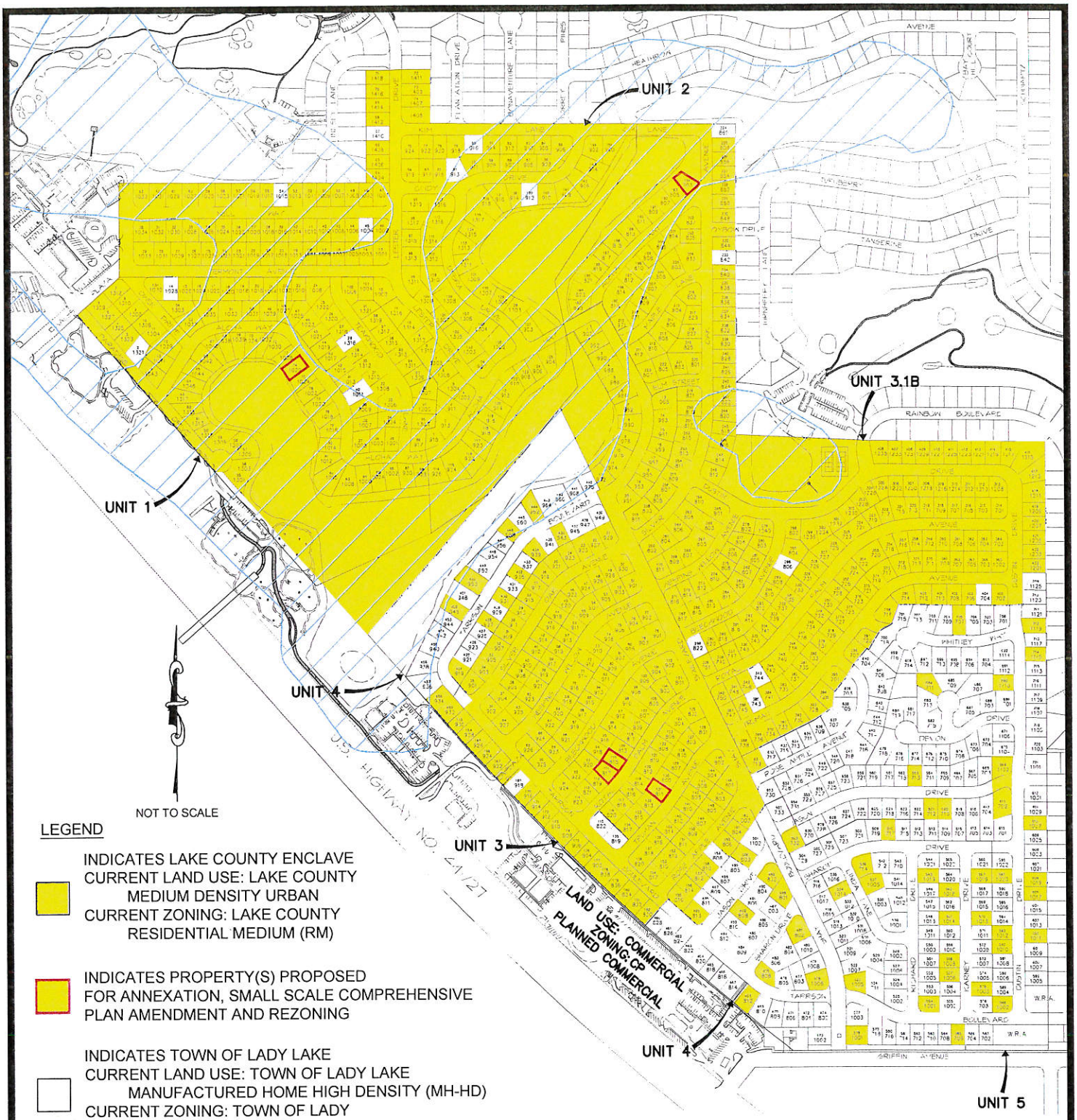
The Villages

Arnett Environmental, LLC
1035 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1206
Certificate of Authorization Number: 27495



LEGEND

INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY
MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY
RESIDENTIAL MEDIUM (RM)

INDICATES PROPERTY(S) PROPOSED
FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT AND REZONING

INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE
MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY
LAKE MIXED SINGLE FAMILY (MX-8)

FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 ← LOT NUMBER
100 ← 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING
FEBRUARY 29, 2016

Arnett
Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No (352)753-4747 Fax No (352)753-1296
Certificate of Authorization Number: 27495

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	74	1026	Aloha Way	1482461	18/9
2	OBG3-1B	194	803	Aloha Way	2717963	25/33
3	OBG3	110	815	Royal Palm Avenue	2717831	23/27-29
4	OBG3	111	817	Royal Palm Avenue	2665947	23/27-29
5	OBG3	131	811	Truman Avenue	1483921	23/27-29

February 29, 2016

Thad Carroll
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, Florida 32159

Re: Orange Blossom Gardens
Annexation, Small Scale Comprehensive Plan Amendment and Rezoning

Dear Mr. Carroll:

Pursuant to the Interlocal Agreement between Lake County and the Town of Lady Lake effective June 24, 2015 (attached hereto), please accept this letter, the $2500 check, 10 copies and one CD of the applications, documents and maps as The Villages of Lake-Sumter, Inc.'s, John and Patricia Porto's and Pamela A. Barsness's request for Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of certain lots in the County Enclave of Orange Blossom Gardens.

Please place this request on the April 11, 2016 Planning and Zoning Board Agenda. We also request that the Land Planning Agency and Town Commission act on the recommendation of the Planning & Zoning Board at their May 2, 2016 Meetings and Commission for Final Reading on May 16, 2016.

Thank you for your cooperation and assistance. Should you require any additional information or have any questions, please feel free to contact me.

Sincerely,

Martin L. Dzuro, V.P.
The Villages of Lake-Sumter, Inc.
Dzuro & Associates
Land Development Consultants-Surveyors
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262
marty.dzuro@thevillages.com

INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. **County Responsibilities.** Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

4. **Term of Agreement.** This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the 23 day of June, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

Town Clerk

TOWN OF LADY LAKE

Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

Approved as to Form and Legality:

Town Attorney

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County, Florida

Jimmy Conner
Chairman

This 26th day of June, 2015.

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

1026
ANNEXATION
REZONING

ANNEXATION
REZONING

ANNEXATION
REZONING

REZONING
ANNEXATION

ANNEXATION
REZONING
RECYCLE · LAKE COUNTY · RECYCLES

3

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

SUBJECT: **Ordinance 2016-12 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 5 lots consisting of approximately 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on three (3) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have yet to be removed). There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- The small scale future land use amendment will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Comments:

1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.

3.) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-12, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-12 on Monday, May 2, 2016, at 5:30 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-12 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second and final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

---

DEPARTMENT HEAD Submitted 4/6/16 **Date**

4/12/2016

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 4/11/16 **Date** 4/5/16

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

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

[ ] Approved with Modification

ORDINANCE NO. 2016-12

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on May 2, 2016, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.

e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small scale amendment as indicated below:

Applicant/Owner:	The Villages of Lake-Sumter, Inc./John and Patricia Porto and Pamela A. Barsness

General Location:	North of Griffin Avenue and northeast of North Hwy 27/441, 5 lots located within the Orange Blossom Gardens Subdivision Units 1, 3, and 3.1B, within Lake County, Florida.
Acres:	0.64 +/- Acres
Future Land Use:	Change **from** Lake County – Medium Urban Density **to** Town of Lady Lake Manufactured Home High Density (MH-HD).

Graphic representation of this Small Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED this **16th** day of **May, 2016.**

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

EXHIBIT "A" - Legal Descriptions and Map

Parcel ID #: 06-18-24-0100-0000-7400; Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-19400; Lot 194, Unit 3-lB, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

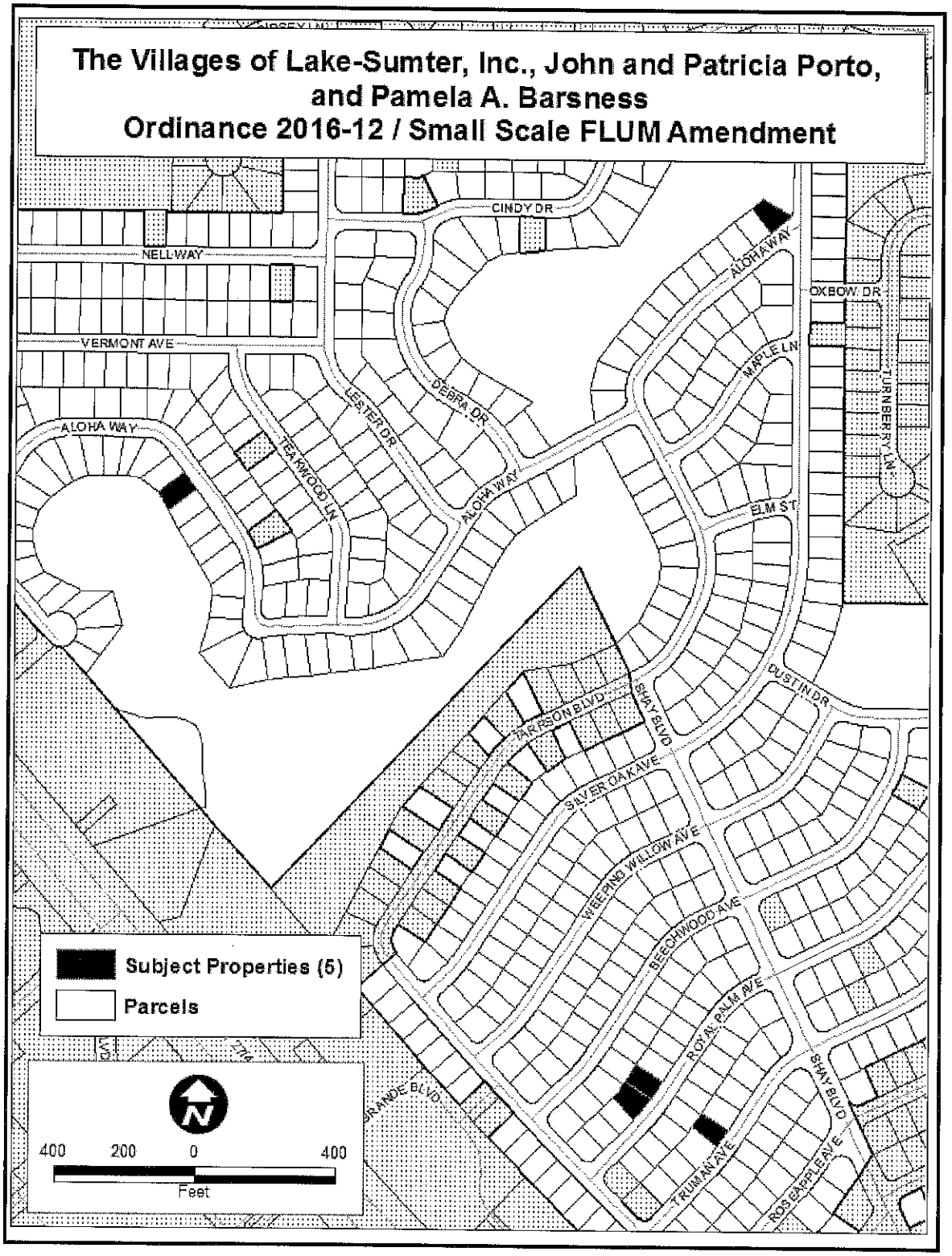
Parcel ID #: 06-18-24-0300-000-11000; Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100; Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND

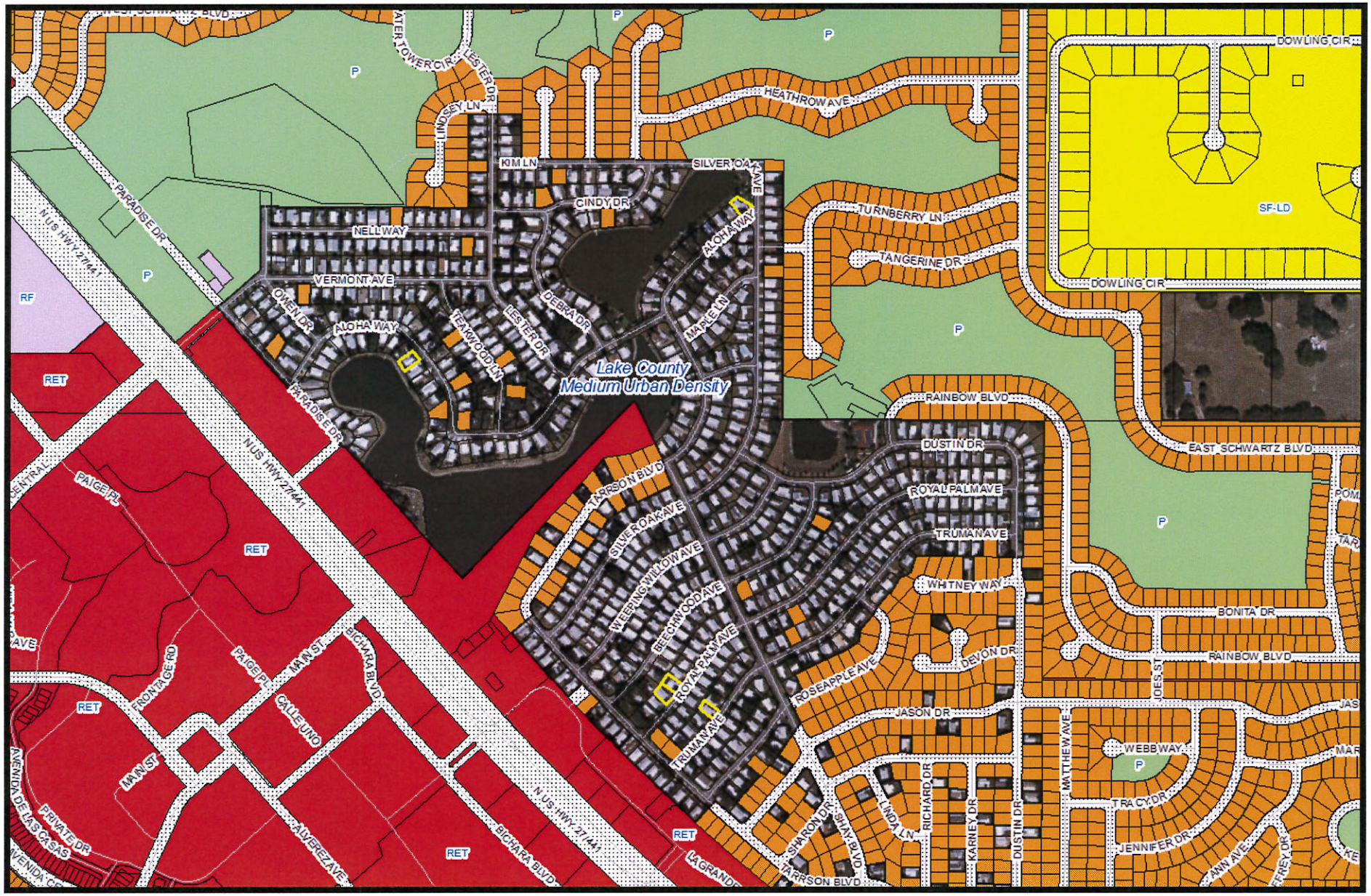
Parcel ID #: 06-18-24-0300-000-13100; Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

DRAFT


The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness
Ordinance 2016-12 / Small Scale FLUM Amendment
CINDY DR
NELL WAY
VERMONT AVE
ALOHA WAY
TEAKWOOD LN
LESTER DR
DEBRA DR
ALOHA WAY
ALOHA WAY
OXBOW DR
MAPLE LN
TURNBERRY LN
ELM ST
DUSTIN DR
TARSON BLVD
SHAY BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
SHAY BLVD
ROSE APPLE AVE
Subject Properties (5)
Parcels
400 200 0 400
Feet

1

FUTURE LAND USE MAP



APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS TO THE 2005-2025 COMPREHENSIVE PLAN (CP)
Town of Lady Lake

Small scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

- The proposed amendment must involve a property of ten (10) acres or less.
- A proposed amendment involving a residential land use may not exceed a density of the (10) units per acre.
- The proposed amendment does not require an amendment to the Urban Service Area boundary.
- The proposed amendment does not involve the same owner's property within 150 feet of property granted a change within the prior twelve (12) months.
- The proposed amendment cannot involve a change to the goals, policies, objectives or text of the Comprehensive Plan.
- Small scale amendment applications will only be accepted until the statutory sixty (60) acre cumulative total is reached.

In addition, staff may determine on a case-by-case basis, which amendments need to be processed as part of the regular amendment cycle.

Applications for small scale amendment accepted Monday through Friday from 8:00 AM to 5:00 PM. One (1) notarized and ten (10) copies of the application, ten (10) sets of any required exhibits and any attachments, together with an application fee of $2,500.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant*	Agent/Applicant
The Villages of Lake-Sumter, Inc./John and Patricia Porto/	Martin L. Dzuro, Vice President
Patricia A. Barsness	
Address 1020 Lake Sumter Landing/500 Elm Street Ext U, North	Address 1045 Lake Sumter Landing
Haven, CT 06473/803 Aloha Way, Lady Lake, FL 32159	
City The Villages	City The Villages
State FL Zip 32162	State FL Zip 32162
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 753-6262
Fax	Fax (352) 753-6264

Adopted Future Land Use Designation(s) Lake County Medium Density Urban
Requested Future Land Use Designation(s) Lady Lake MH-HD - Manufactured Home High Density
*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed (Page 5).

PROPERTY LOCATION:

Section	Township	Range
6	18	24
Subdivision See attached list.	Block N/A	Lot/Parcel# See attached list.
Address (if available)		
Tax Identification Number See attached list.		
Existing Zoning Lake County RM - Residential Medium	Anticipated Zoning Lady Lake MX-8 Mixed Single Family	

NOTE: IF THE ANTICIPATED OR REQUIRED ZONING IS PLANNED DEVELOPMENT, A PRELIMINARY LAND USE PLAN MAY BE REQUIRED PRIOR TO THE LADY LAKE COMMISSION PUBLIC HEARING.

Existing Use of Subject Property: Medium density urban

Proposed Use of the Subject Property: MH-HD - Manufactured Home High Density

Total Gross Acreage of Parcel (Including wetlands and water bodies): Approximately 0.64

Developable Acreage to be Amended: Approximately 0.64

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: None.
(Submit any previously completed wetland determination studies).

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: Not applicable

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes_____ No X
(If yes, attach certification).

Has an application for rezoning or other development permit been submitted to the Town?
Yes X No _____
(If yes, type and date submitted _____).

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes_____ No X
(If yes, indicate type and date _____).

REQUIRED SUBMITTALS
(Ten (10) copies of each)

1. The complete legal description of the property and portion thereof that the amendment is being requested for, **typed on a separate sheet of paper.**

2. Certified survey of the subject property or a County Property Appraiser's map illustrating the exact parcel may be accepted in lieu of a survey (County Property Appraiser's maps are available from Lake County Maps Sales, 123 N. Sinclair Ave., Tavares).

3 Vicinity map depicting the subject property and major roadways.

4. For property within flood prone areas, include Flood Insurance Rate Map, Flood Hazard Boundary Map or other information for determining suitability for development (Flood maps are available from the Lady Lake Building Department).

5. Attach justification statement and appropriate data and analysis to support the requested change including, but not limited to, adjacent land use compatibility; availability of sanitary sewer and potable water; why the amendment is consistent with and furthers various objectives and/or policies of the Comprehensive Plan; existing traffic or environmental studies; and any other information which supports this request.

6. Attach a listing of property owners within 150 feet of the subject property. The list may be obtained from the Lake County Property Appraisers Office located at 317 West Main Street, Tavares, Florida or you may get the information off of Lake County's GIS website www.lakegovernment.com.

ADDITIONAL APPLICATION INFORMATION

1. Applicants are requested to seek a pre-application conference with the Community Development staff to discuss the content and format of the amendment proposal. Acceptance of an application for amendment to the CP should not be construed as staff support of the amendment request. Please contact the Growth Management Department at (352) 751-1520 to schedule an appointment.

2. Small scale amendments require two (2) public hearings for adoption. The Local Planning Agency (LPA) public hearing and the Lady Lake Commission public hearing. A flow chart of the small scale process is attached to this application.

3. Applications for a comprehensive plan amendment which were previously not transmitted or adopted by the Town of Lady Lake Commissioners cannot be reconsidered for a period of two (2) years of that action.

4. Comprehensive Plan Amendment does not guarantee/entitle the applicant/owner to a development permit.

5. The current owner of the subject property must sign the application. Agents must submit the attached Agent Authorization Form .

6. Only one contiguous development per application for a Future Land Use Map amendment will be accepted. Contiguous property can be submitted on one application upon authorization of all property owners.

7. Upon review of the submitted application, the Growth Management Department may find an application incomplete and request that the applicant resubmit the application with clarification or additional information, Resubmitted applications or additional information are due within fifteen (15) working days of notice from the Growth Management Department unless special permission is granted by the Growth Management Director, or his/her designee, to accommodate special/lengthy requests.

8. Application fees shall be refunded only if an application is withdrawn upon request of either the property owner or agent prior to the first public notice of hearing.

9. The following shall be exempted from the payment of the amendment fee: Lake County, the Lake County School Board, the State of Florida, the United States of America, municipalities situated wholly within the boundaries of the County and established transportation authorities. Others may request a fee waiver from the Lady Lake Commission through a request to the Growth Management Director.

10. The applicant and those he/she represents in this amendment are hereby put on notice that approval of this application by the Lady Lake Commission, which is then challenged by an affected party, is not "effective" until a final order determining the adopted amendment to be in compliance is issued by the Department of Community Affairs or the Administration Commission. Therefore, the applicant and those he/she represent are hereby put on notice that there shall be no reliance on, and, the Town shall not be responsible for any reliance on an approval of this application until it is "effective", pursuant to law. Amendments which are not challenged are effective thirty-one (31) days after adoption. The Town does not issue any development orders (e.g., rezoning).

11. Applicants are required to place a notice of public hearing poster on property involved in this amendment request prior to the public hearings. The Growth Management Department will prepare the poster for posting. The Growth Management Department provides public hearing notices to property owners within 150 feet of property subject to an amendment.

12. Dependent upon the type of amendment request, the applicant may be required to participate in a neighborhood meeting(s) in order to provide additional information and notice to surrounding residents about the proposed development.

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Signature of the Applicant, Property owner or Agent

Feb. 24, 2016
Date

Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc.
Printed Name Martin L. Dzuro

STATE OF Florida
COUNTY OF Sumter

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of Feb, 20 16, by Martin L. Dzuro, as an individual/officer/agent, on behalf of himself/herself The Villages of Lake-Sumter, Inc., a corporation/partnership. He/she is personally know to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of Feb., 20 16.

Notary Public

(SEAL)

VICKI C. VARNON
MY COMMISSION EXPIRES
September 22, 2019
#FF 909781
Bonded thru
Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Vicki C. Varnon
Printed Name
Commission No.: FF 909781
My Commission Expires: 9.22.19

Parcel ID #: 06-18-24-0100-0000-7400
Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-19400
Lot 194, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11000
Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100
Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0300-000-13100
Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

CONSENT AND DESIGNATION OF AGENT

The undersigned, JOHN PORTO and PATRICIA PORTO, as Owners of Lot 74, Orange Blossom Gardens, Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 10th day of February, 2016.

JOHN PORTO

PATRICIA PORTO

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 10 day of February, 2016, by JOHN PORTO and PATRICIA PORTO, who produced Conn Powers Licensy as identification or who are personally known to me.

Terry L. Jensen
State of Florida
MY COMMISSION # FF 140287
Expires: August 22, 2018

(SEAL)

Notary Public, State of Florida
Terry L. Jensen
Printed Name
My Commission Expires: Aug 22, 2018

CONSENT AND DESIGNATION OF AGENT

The undersigned, PAMELA A. BARSNESS, as Owners of Lot 194 Orange Blossom Gardens, Unit 3-1B, according to the plat thereof recorded in Plat Book 25, Pages 33, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 25 day of February, 2016.

Pamela A. Barsness
PAMELA A. BARSNESS

STATE OF FLORIDA
COUNTY OF ~~SUMTER~~ Lake

The foregoing instrument was acknowledged before me this 25 day of February, 2016, by PAMELA A. BARSNESS, who produced FL Driver's License as identification or who is personally known to me.

GIOVANNA FIORINO
MY COMMISSION # FF 946846
EXPIRES: December 29, 2019
Bonded Thru Notary Public Underwriters

Giovanna Fiorino
Notary Public, State of Florida
Giovanna Fiorino
Printed Name
My Commission Expires: 12/29/19

(SEAL)

INSTRUMENT#:2014021217 OR BK 4444 PG 1624 PAGES: 1 2/25/2014 3:51:25 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$630.00

90,000

Prepared by and return to:
Gary Fuchs/cps
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: B00303

RETURN

Date _____
Rec _____
Doc _____
Int _____
Total _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of **February, 2014** between **Collin Priestley**, whose post office address is **#2 West 2nd St., Media, PA 19063 and Kristin Priestley**, whose post office address is 412 W. State St., Apt. #1, Media, PA 19063, grantors, and **John Porto and Patricia Porto, husband and wife**, whose post office address is **500 Elm Street Ext Unit 14-3, North Haven, CT 06473** grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #: 0618240100-000-07400

Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02630183 AK & BK thereon. The Titles have been retired.

This property does not constitute either the residence or the homestead of either Grantor named above as the same is defined by the Constitution or the laws of the State of Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: KEVIN QUINN

Collin Priestley

Witness Name: Schilleas Varajan S

Kristin Priestley

State of Pennsylvania
County of Delaware

The foregoing instrument was acknowledged before me this 6th day of February, 2014 by Collin Priestley and Kristin Priestley, who [✓] are personally known or [✓] have produced a driver's license as identification.

[Notary Seal]

NOTARIAL SEAL
MAYA P ALAM-KHANDKAR
Notary Public
HAVERFORD TWP, DELAWARE CNTY
My Commission Expires Apr 7, 2014

Notary Public

Printed Name: Maya P Alam-Khandkar

My Commission Expires: 4/7/2014

CFN 2005111288
Bk 02895 Pg 0357; (1pg)
DATE: 07/20/2005 03:55:21 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 10.00
DEED DOC 777.00

Prepared by and return to:
R. Dewey Burnsed/mls
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: PV0742

10
777
787

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **July, 2005** between **Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman**, whose post office address is **5 Gateshead Drive, Apt 212, Dunedin, FL 34698**, grantor, and **Pamela A. Barsness, a single woman**, whose post office address is **22 Summerside Lane, Hyannis, MA 02601** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #: 0618240350-000-19400

Lot 194, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida. MK
A 1985 SHORLINE SHERWOOD 48' Manufactured Home, ID No. N12211, Title No. 22934874, and RP No. R198066.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Tara Popham

Witness Name: A. RENEE FLEISCH

Lester K. Wortman (Seal)
Lester K. Wortman

Mary L. Wortman (Seal)
Mary L. Wortman

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 14th day of July, 2005 by Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARY K. BROTMAN
Notary Public - State of Florida
My Commission Expires Apr 12, 2009
Commission # DD 418039

Notary Public, State of Florida MK

Printed Name: MARY K. BROTMAN

My Commission Expires: 4/12/09

INSTRUMENT#: 2015135117 OR BK 4717 PG 515 PAGES: 1 12/15/2015 12:37:42 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$399.00

RETURN

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P07618**

Rec 10
Doc
Int
Parl

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Warranty Deed

This Warranty Deed made this **10th** day of **December, 2015** between **Elizabeth K. Miller, a single woman**, whose post office address is **290 W. Calle Montero, Sahuarita, AZ 85629**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-11000

Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1985 SHORLINE Manufactured Home, ID# N12227A & # N12227B, Florida Title 41037285 & 41037286 bearing Real Property Decals # R224877 & # R224878 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

June Brine
Witness Name: June Brine

Elizabeth K. Miller
Elizabeth K. Miller

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 9th day of December, 2015 by Elizabeth K. Miller, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 6, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016012973 OR BK 4737 PG 2162 PAGES: 1 2/5/2016 8:46:58 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

105000

RETURN

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P08192**

Ex#
Rec
Doc
Int
Tax

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **January, 2016** between **Luigi Tortu and Theresa Tortu, husband and wife**, whose post office address is **13517 NE 86th Court, Apt 125, Lady Lake, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-11100

Lot 111, ORANGE BLOSSOM GARDENS UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 23, Page 27, Public Records of Lake County, Florida.

Together with a 1984 PALM Manufactured Home, ID# 23630124AT & # 23630124BT, Florida Title 20621195 & 22532318 bearing Real Property Decals # R079979 & # R079980 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Rene Webster

Luigi Tortu
Luigi Tortu

Witness Name: Stacy Spears

Theresa Tortu
Theresa Tortu

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of January, 2016 by Luigi Tortu and Theresa Tortu, husband and wife, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: STACY S. SPEARS

My Commission Expires: MY COMMISSION # FF 072774 EXPIRES: December 26, 2017 Bonded Thru Budget Notary Services

INSTRUMENT#: 2016001224 OR BK 4724 PG 2074 PAGES: 1 1/6/2016 9:58:22 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$504.00

7200 RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P08061**

Ex:N
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **December, 2015** between **Herman Guenot, a single man**, whose post office address is **11017 SE 174th Lane, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-13100

Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 0261258K thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Witness Name: JANICE S. SCHOENFELDT

Herman Guenot

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by Herman Guenot, a single man, who [_] is personally known or [X] has produced a driver's license as identification.

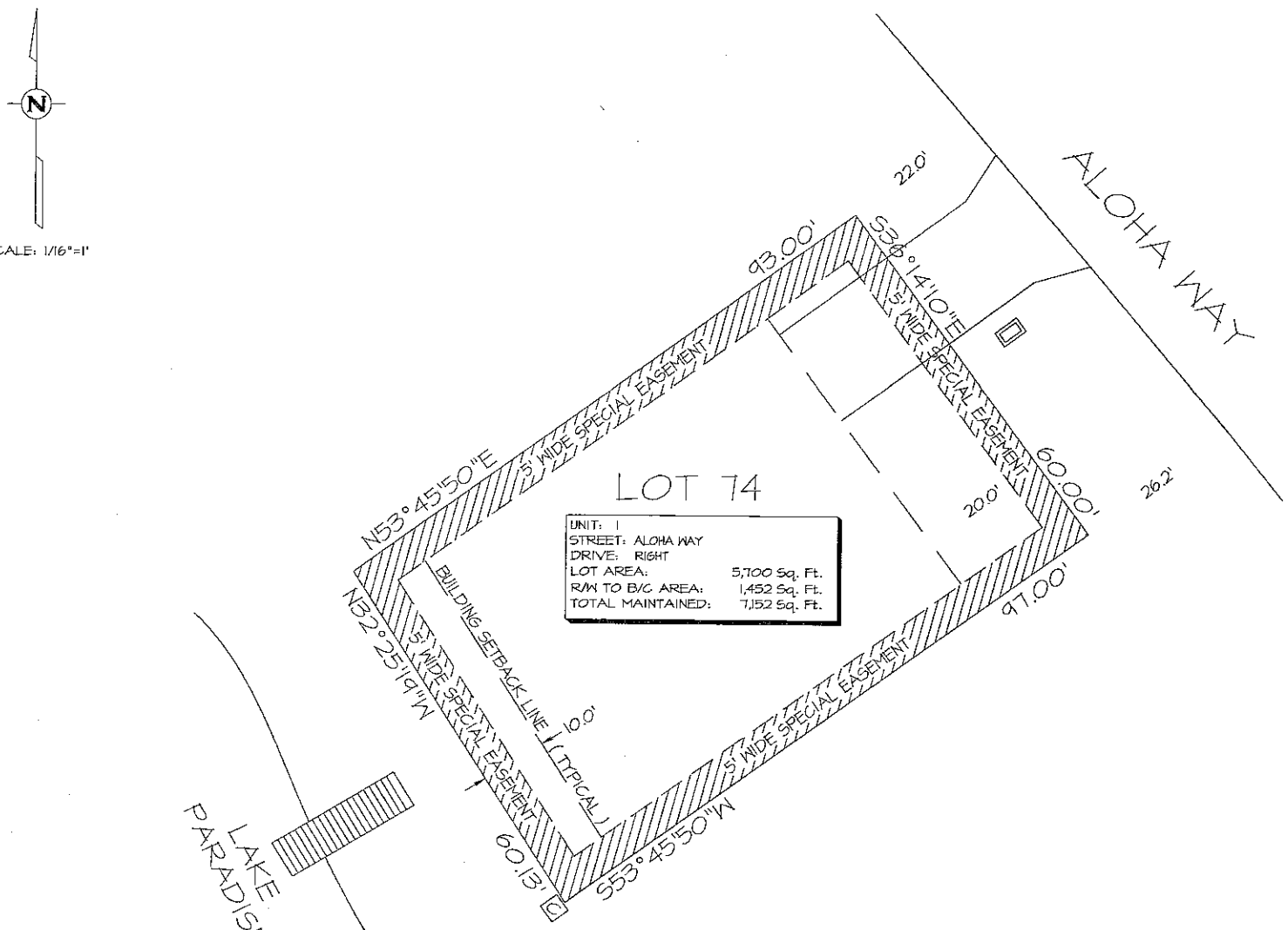
[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 907224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/2019



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- C CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- T TELEPHONE PEDESTAL / 4" OR 12" ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- X ELECTRIC TRANSFORMER / 3'X3' PAD
- A ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CB CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SG SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY

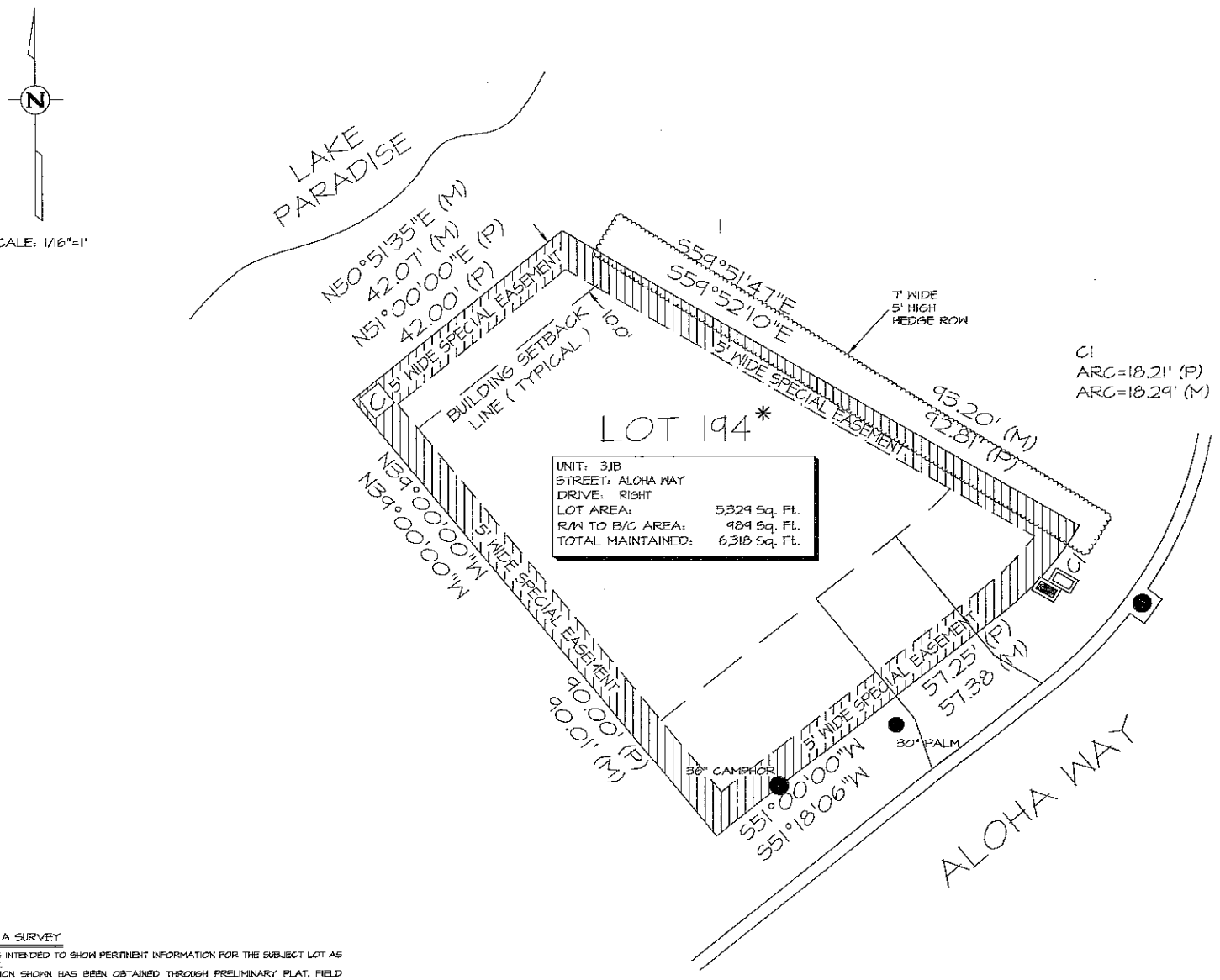
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1935 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1256
Certificate of Authorization Number: 27405



LEGEND :

- WATER METER
- IRRIGATION METER
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- (P) INDICATES PLAT
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- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
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- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

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* SPECIAL FLOOR PLAN HOME SITE

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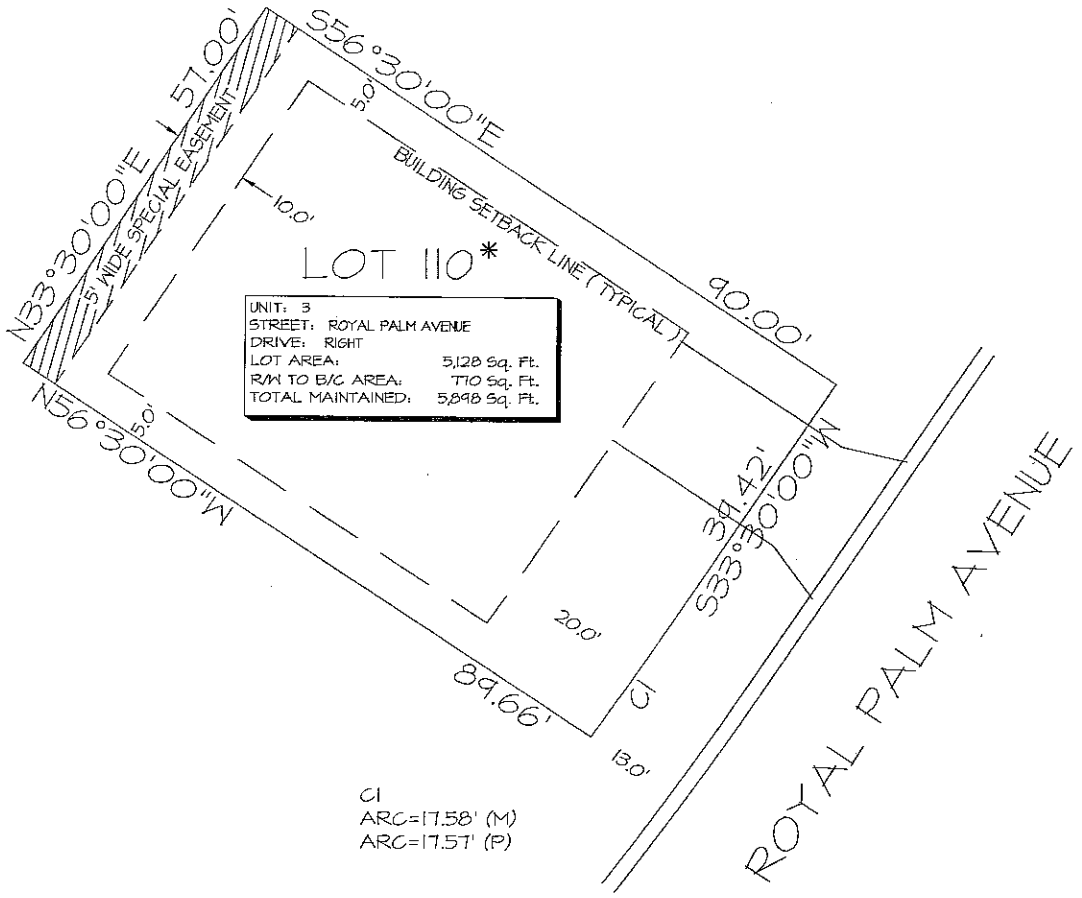
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1256
Certificate of Authorization Number: 27485



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- ELECTRIC FEED THROUGH CABINET
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- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
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- SWITCH GEAR / 7' X 7'
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- BOARD / STOCKADE / PVC FENCE

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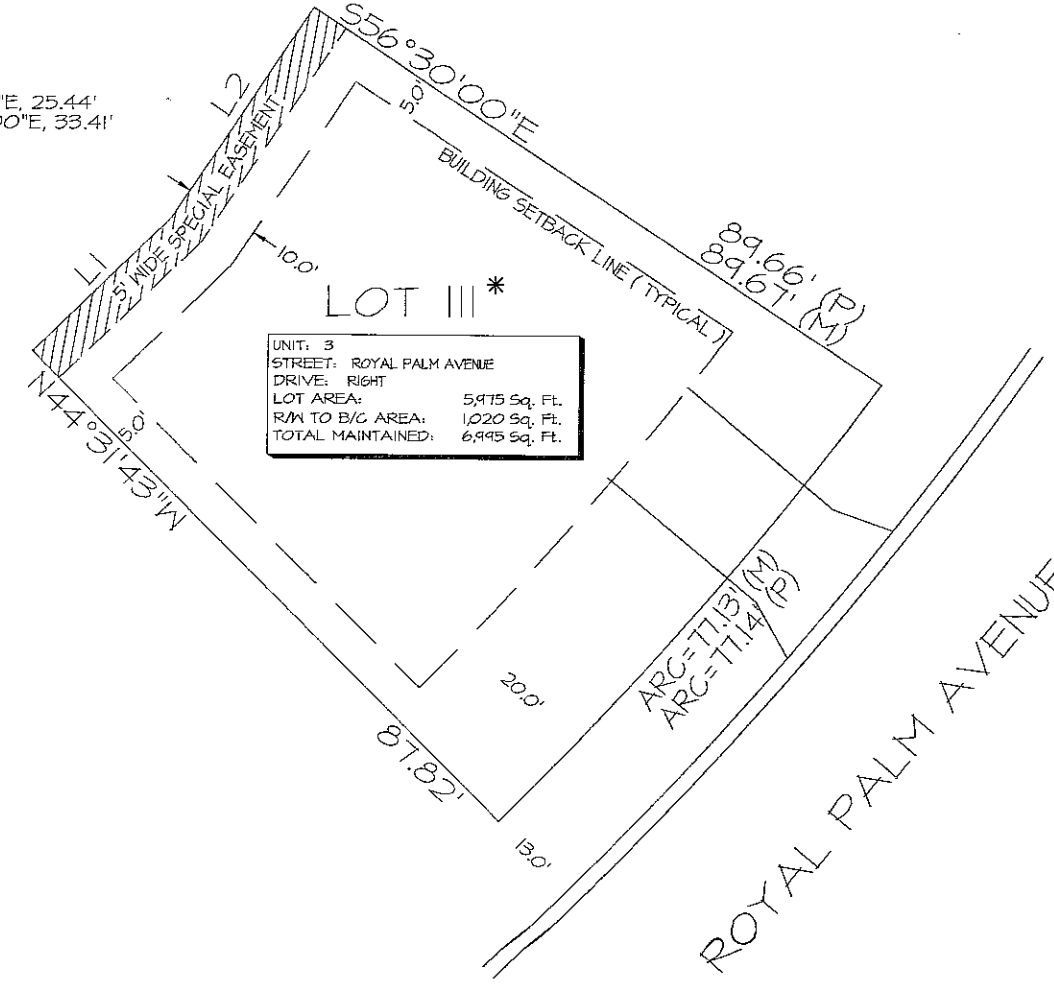
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1928 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1256
Certificate of Authorization Number: 27445



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- ELECTRIC TRANSFORMER / 5'X8' PAD
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- WATER VALVE
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- x—x BOARD / STOCKADE / PVC FENCE

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* SPECIAL FLOOR PLAN HOME SITE

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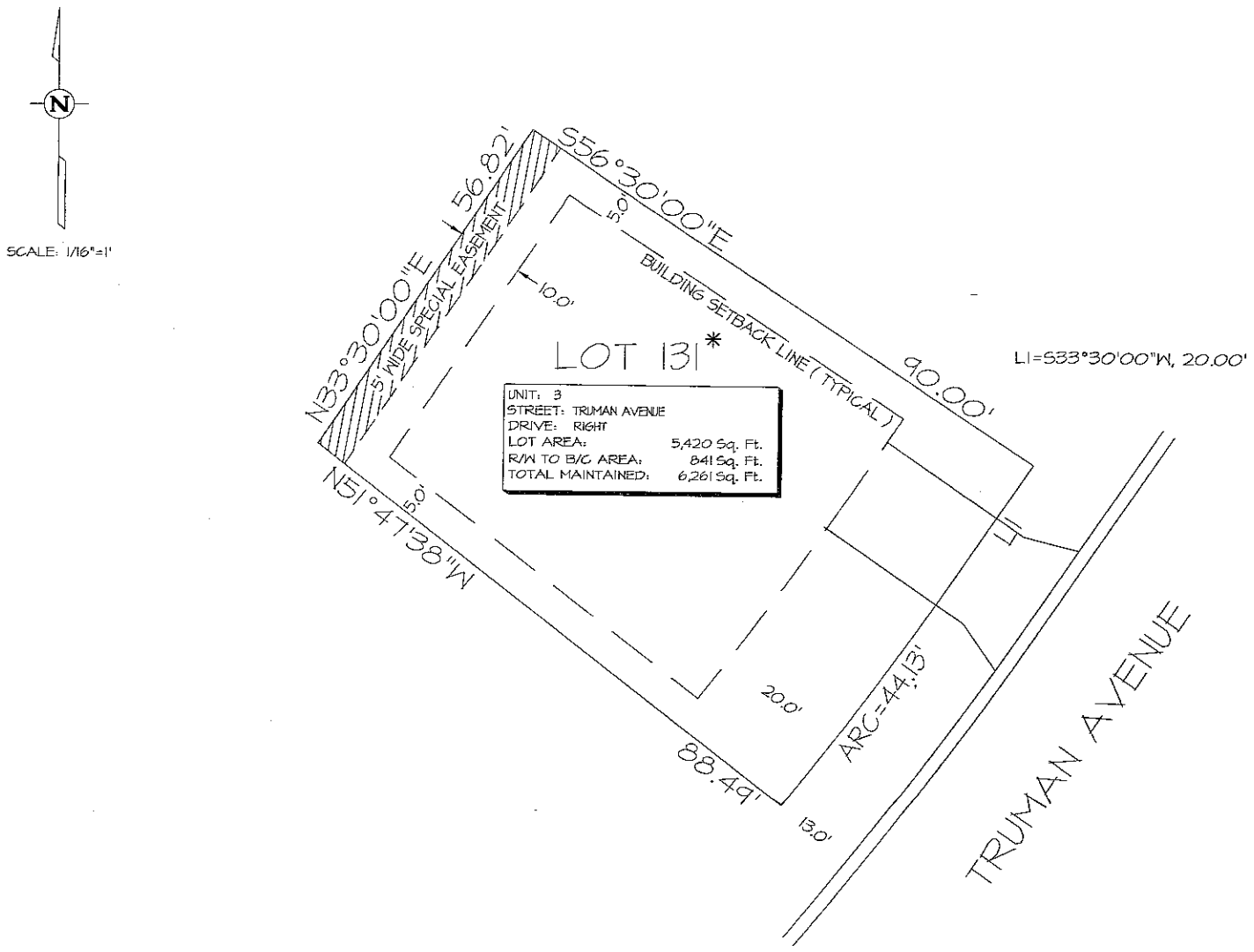
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

1636 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-4286
Certificate of Authorization Number: 27495



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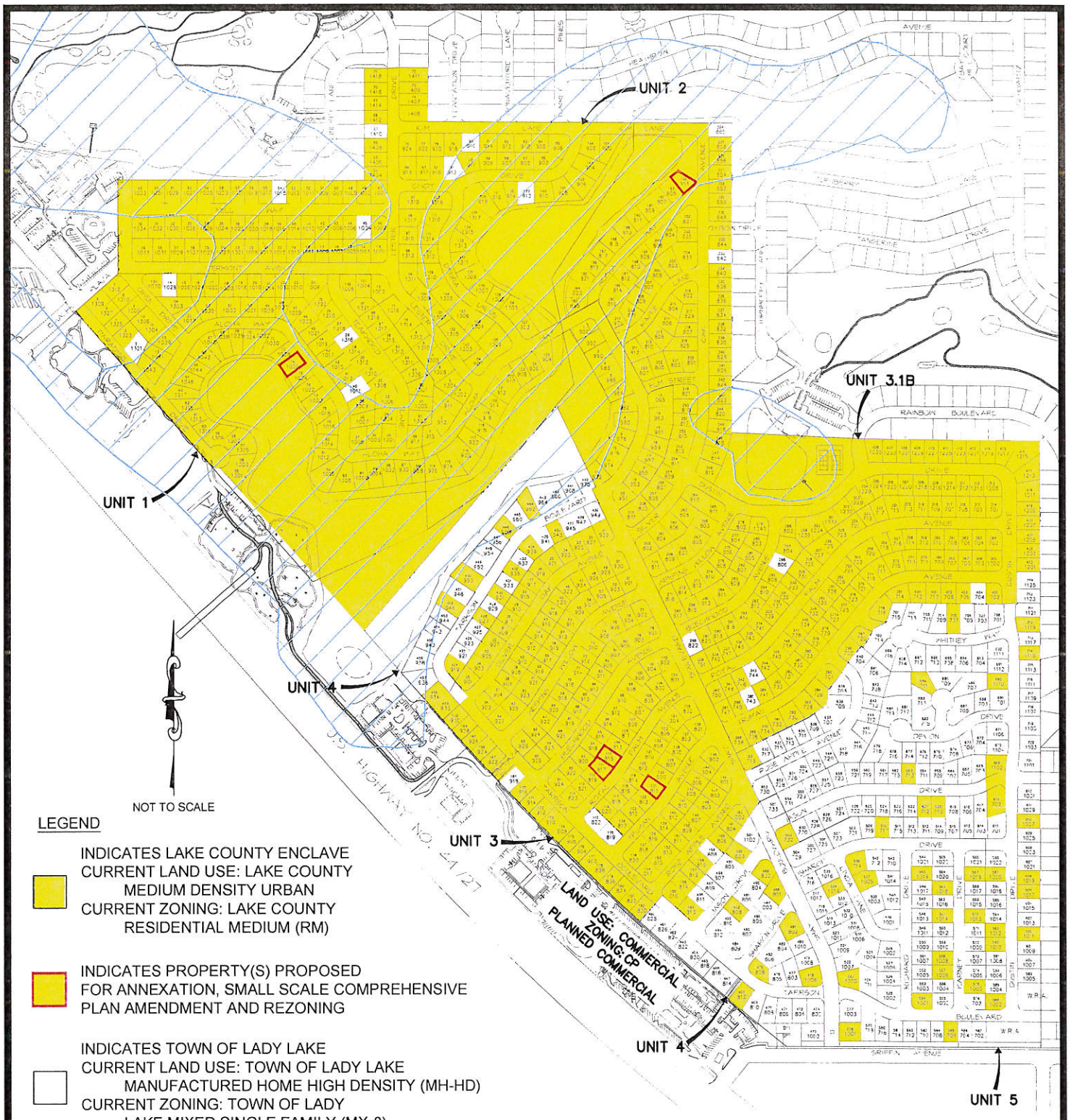
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-1747 Fax No. (352)753-1299
Certificate of Authorization Number: 27485



LEGEND

INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY
MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY
RESIDENTIAL MEDIUM (RM)

INDICATES PROPERTY(S) PROPOSED
FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT AND REZONING

INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE
MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY
LAKE MIXED SINGLE FAMILY (MX-8)

FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

FEBRUARY 29, 2016

Arnett
Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number: 27495

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	74	1026	Aloha Way	1482461	18/9
2	OBG3-1B	194	803	Aloha Way	2717963	25/33
3	OBG3	110	815	Royal Palm Avenue	2717831	23/27-29
4	OBG3	111	817	Royal Palm Avenue	2665947	23/27-29
5	OBG3	131	811	Truman Avenue	1483921	23/27-29

Print Form

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

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

   X **Comprehensive Plan Land Use Amendment** — X **Rezoning**
   ___ **Preliminary/Final Subdivision Approval** — ___ **Site Plan Approval**
   ___ **Other**

2. **Applicant:** Martin L. Dzuro, V.P. of The Villages of Lake-Sumter Inc.
   Address: 1045 Lake Sumter Landing, The Villages, FL 32162
   Telephone: (352) 753-6262 **E-Mail:** marty.dzuro@thevillages.com

3. **Owner:** The Villages of Lake-Sumter Inc./John and Patricia Porto/Patricia A. Barsness
   Address: 1020 Lake Sumter Ldg, The Villages,FL 32162/500 Elm St , New Haven, CT 06473 /803 Aloha Way Lady Lake, FL 32159
   Telephone: See above. **E-Mail:** See above.

4. **Property Address:** See attached list.

5. **Alt. Key #:** See attached list. 6. **Total Acreage:** Approx. 0.64 acres

7. **Existing Zoning:** RM - Residential Medium 8. **Proposed Zoning:** MX-8 Mixed SF

9. **Existing Land Use:** Med. Density Urban 10. **Proposed Land Use:** MH-HD

11. **Residential Lots/Units:** 5 Lots 12. **Non-Resident, Gross Sq. Ft.:** ___

13. **Method of Wastewater Treatment:** N/A See attached sheet.
    a. **Septic Tank:** ___ b. **Central Sewer:** ___ c. **Other:** ___
    County Permit: ___ **County #:** ___

14. **Wastewater Flow Rates:*** N/A See attached sheet.
    ERU Determination Per Chapter 14, Appendix A-A: ___ **ERUS x 250 =** ___ **GPD**

15. **Water Usage:*** N/A See attached sheet.
    ERU Determination Per Chapter 14, Appendix A-A: ___ **ERUS x 250 =** ___ **GPD**

16. **Solid Waste: (3.39 pounds per capita, per day):** N/A See attached sheet. **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):**
    N/A See attached sheet.

18. **Population (residential only) 1.86 persons per household:** N/A See attached sheet. **Persons**

19. **Recreation (residential only) 4 acres per 1,000 residents:** N/A See attached sheet. **Acres**

Signature of Engineer: ___ **Date:** 2/24/16

*** 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.**

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	74	1026	Aloha Way	1482461	18/9
2	OBG3-1B	194	803	Aloha Way	2717963	25/33
3	OBG3	110	815	Royal Palm Avenue	2717831	23/27-29
4	OBG3	111	817	Royal Palm Avenue	2665947	23/27-29
5	OBG3	131	811	Truman Avenue	1483921	23/27-29

Parcel ID #: 06-18-24-0100-0000-7400
Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-19400
Lot 194, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11000
Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100
Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0300-000-13100
Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Concurrency Determination Statement

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Medium Density Urban to Town of Lady Lake Manufactured Home High Density to accommodate the Annexation of three (3) lots in a historic section of The Villages known as Orange Blossom Gardens, an age restricted retirement community. The Villages is proposing to remove the existing manufactured home on each lot and construct a similar size conventional built home. There will be no increase in services, traffic, population, or recreation use.

Impact on Town Services

Potable Water

- No impact, lots are served by The Village Center Community Development District Central Water System.

Sewer

- No impact, lots are served by The Village Center Community Development District Central Sewer System.

Schools

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks and Recreation

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, The Villages provides its residents with all Park and Recreation Amenities.

Stormwater

- Project will be required to adhere to any applicable SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

4

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

SUBJECT: **Ordinance 2016-13 - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.**

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-13, rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-13, rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed an application to rezone properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake's jurisdiction. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way

- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Rezoning application was received on Monday, February 29, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-13, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-13 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second and final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

---

DEPARTMENT HEAD	**Submitted**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4/11/16	**Date** 4/5/16

4-5-2016

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

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

[ ] Approved with Modification

ORDINANCE NO. 2016-13

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.64 ± ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., JOHN AND PATRICIA PORTO, AND PAMELA A. BARSNESS; REFERENCED BY ALTERNATE KEYS 1482461, 2717963, 2717831, 2665947 , 1483921, 5 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); 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, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of certain landowners of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Lady Lake Mixed Residential Medium Density" (MX-8). Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Lake County Residential Medium" (RM) to Lady Lake "Mixed Residential Medium Density" (MX-8).

Section 2. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this **16th** day of **May, 2016**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

EXHIBIT "A"
Legal Descriptions and Map

Parcel ID #: 06-18-24-0100-0000-7400' Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-19400; Lot 194, Unit 3-lB, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

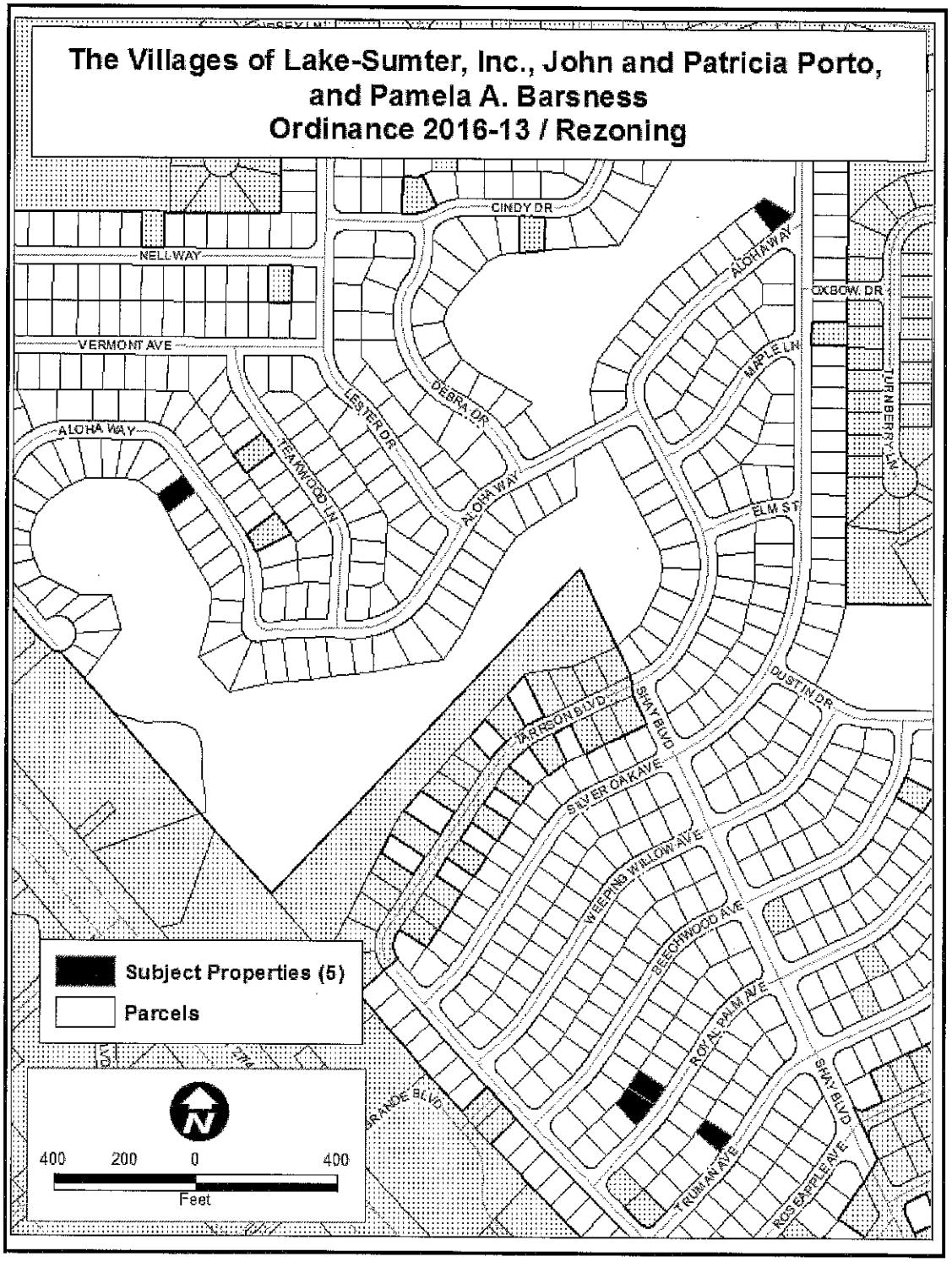
Parcel ID #: 06-18-24-0300-000-11000; Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100; Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND

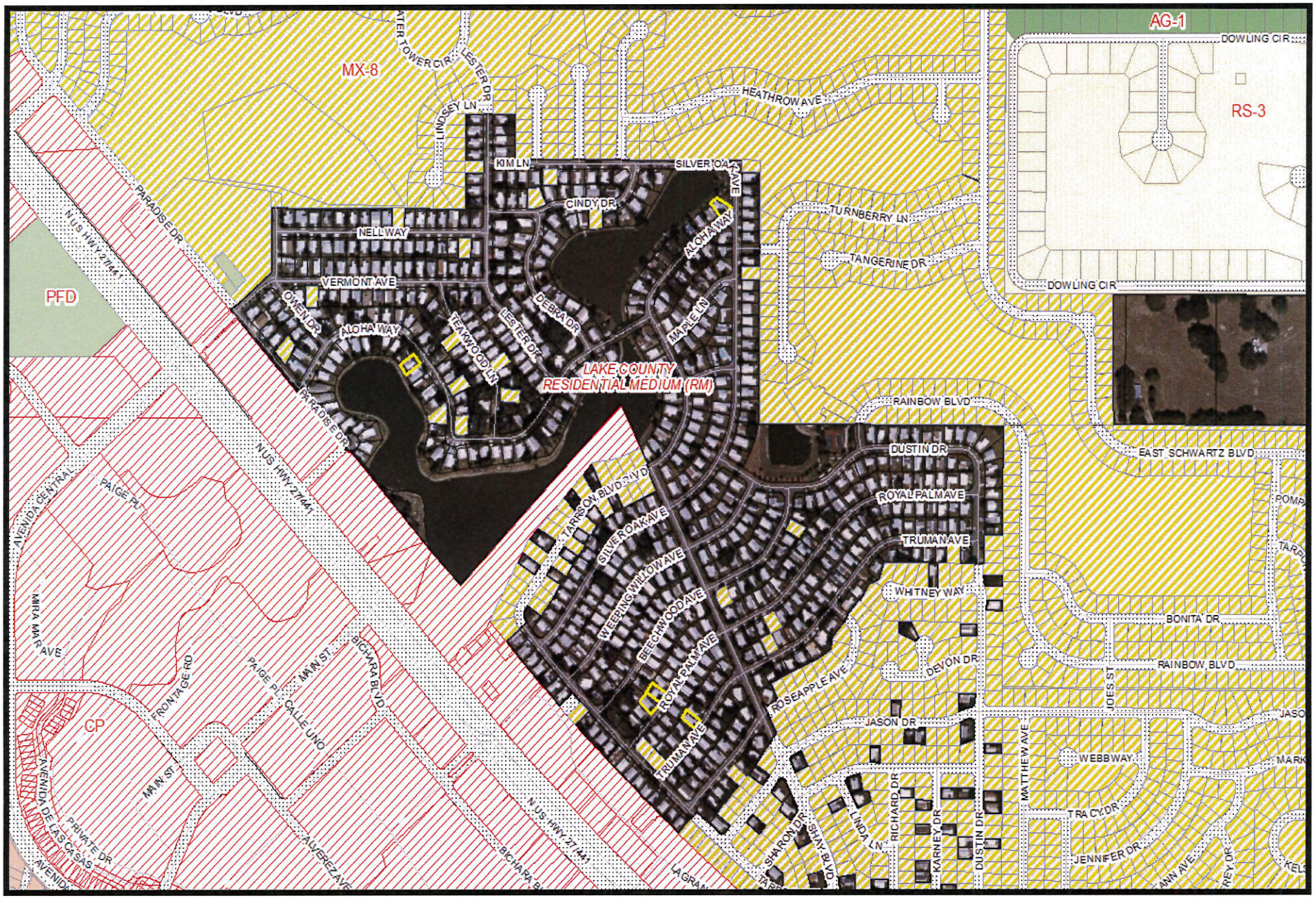
Parcel ID #: 06-18-24-0300-000-13100; Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

DRAFT


The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness
Ordinance 2016-13 / Rezoning
CINDY DR
NELL WAY
VERMONT AVE
ALOHA WAY
LESTER DR
TEAKWOOD LN
DEBRA DR
ALOHA WAY
ALOHA WAY
OXBOW DR
MAPLE LN
TURNBERRY LN
ELM ST
DUSTIN DR
JAPERSON BLVD
SHAY BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
SHAY BLVD
TRUMAN AVE
ROSAPPLE AVE
GRANDE BLVD
Subject Properties (5)
Parcels
400 200 0 400
Feet

1

ZONING MAP


AG-1
RS-3
MX-8
PFD
CP
LAKE COUNTY
RESIDENTIAL MEDIUM (RM)
DOWLING CIR
HEATHROW AVE
LESTER DR
LINDSEY LN
KIM LN
SILVER OAK AVE
CINDY DR
NELL WAY
VERMONT AVE
OMEN DR
ALOHA WAY
TEAKWOOD LN
DEBRA DR
MAPLE LN
TURNBERRY LN
TANGERINE DR
PARADISE DR
N US HWY 27/441
RAINBOW BLVD
EAST SCHWARTZ BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
WHITNEY WAY
BONITA DR
DEVON DR
JASON DR
WEBB WAY
TRACY DR
JENNIFER DR
ANN AVE
MATTHEW AVE
JOES ST
RICHARD DR
KARNEY DR
LINDA LN
SHARON DR
SHAY BLVD
TARRSON BLVD DR
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROSEAPPLE AVE
AVENIDA CENTRAL
PAIGE PL
MIRA MAR AVE
FRONTAGE RD
MAIN ST
PAIGE PL
CALLE UNO
BICHARA BLVD
ALVEREZ AVE
PRIVATE DR
AVENIDA DE LAS CASAS
LA GRA

TOWN OF LADY LAKE
REZONING APPLICATION

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc./John and Patricia Porto/Patricia A. Barsness

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162/500 Elm Street Ext U 14-3, North Haven, CT 06473/803 Aloha Way, LadyLake, FL 32159

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, VP

   Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

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

4. Property Address/Location: See attached list.

5. Legal Description of Property to be rezoned: See attached list.

6. The property is located in the vicinity of the following streets:
   Northeast of US 441, North of Griffin Ave.

7. Area of Property: 27,844 Square feet _____ Acres 0.64

8. Utilities: Central Water X Central Sewer X Well ____ Septic Tank ____

9. Existing zoning of property: Lake County: RM - Residential Medium

10. Requested zoning of property: Lady Lake: MX-8 - Mixed Single Family

    Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: X Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property;
    None.

12. Proposed use the property: Residential

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.

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

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND **FIFTY (50)** 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: 2/29/16 Received by: T. Carroll

Annexation and Rezoning Fees Paid: $2,500

CONSENT AND DESIGNATION OF AGENT

The undersigned, JOHN PORTO and PATRICIA PORTO, as Owners of Lot 74, Orange Blossom Gardens, Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 10th day of February, 2016.

JOHN PORTO

PATRICIA PORTO

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 10 day of February, 2016, by JOHN PORTO and PATRICIA PORTO, who produced Conn. Drivers License as identification or who are personally known to me.

Terry L. Jensen
State of Florida
MY COMMISSION # FF 140267
Expires: August 22, 2018

(SEAL)

Notary Public, State of Florida

Terry L. Jensen
Printed Name

My Commission Expires: Aug 22, 2018

CONSENT AND DESIGNATION OF AGENT

The undersigned, PAMELA A. BARSNESS, as Owners of Lot 194 Orange Blossom Gardens, Unit 3-1B, according to the plat thereof recorded in Plat Book 25, Pages 33, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 25 day of February, 2016.

Pamela A. Barsness
PAMELA A. BARSNESS

STATE OF FLORIDA
COUNTY OF ~~SUMTER~~ Lake

The foregoing instrument was acknowledged before me this 25 day of February, 2016, by PAMELA A. BARSNESS, who produced FL Driver's License as identification or who is personally known to me.

GIOVANNA FIORINO
MY COMMISSION # FF 946546
EXPIRES: December 29, 2019
Bonded Thru Notary Public Underwriters

Giovanna Fiorino
Notary Public, State of Florida
Giovanna Fiorino
Printed Name
My Commission Expires: 12/29/19

(SEAL)

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P The Villages of Lake-Sumter Inc., who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he 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 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 the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires Annexation with a MX-8 zoning classification to allow: Mixed Single Family

(4) That the sign cards will be posted two (2) weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

(5) That the applicant acknowledges the obligation to enter into an agreement acceptable to the Town for the extension of municipal water and sewer services as a condition of the annexation.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 2nd day of Feb., 2016, 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
MY COMMISSION EXPIRES
September 22, 2019
#FF 909781
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit A

Parcel ID #: 06-18-24-0100-0000-7400
Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-19400
Lot 194, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11000
Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100
Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0300-000-13100
Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

INSTRUMENT#:2014021217 OR BK 4444 PG 1624 PAGES: 1 2/25/2014 3:51:25 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$630.00

90,000

Prepared by and return to:
Gary Fuchs/cps
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: B00303

RETURN

Rec _____
Doc _____
Int _____
Total _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of **February, 2014** between **Collin Priestley**, whose post office address is **#2 West 2nd St., Media, PA 19063 and Kristin Priestley**, whose post office address is 412 W. State St., Apt. #1, Media, PA 19063, grantors, and **John Porto and Patricia Porto, husband and wife**, whose post office address is **500 Elm Street Ext Unit 14-3, North Haven, CT 06473** grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #: 0618240100-000-07400

Lot 74, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02630183 AK & BK thereon. The Titles have been retired.

This property does not constitute either the residence or the homestead of either Grantor named above as the same is defined by the Constitution or the laws of the State of Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: KEVIN QUINN

Witness Name: Athileas Vrajon S

Collin Priestley

Kristin Priestley

State of Pennsylvania
County of Delaware

The foregoing instrument was acknowledged before me this 6th day of February, 2014 by Collin Priestley and Kristin Priestley, who [Y] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]

NOTARIAL SEAL
MAYA P ALAM-KHANDKAR
Notary Public
HAVERFORD TWP, DELAWARE CNTY
My Commission Expires Apr 7, 2014

Notary Public

Printed Name: Maya P Alam-Khandkar

My Commission Expires: 4/7/2014

CFN 2005111288
Bk 02895 Pg 0357; (1pg)
DATE: 07/20/2005 03:55:21 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 10.00
DEED DOC 777.00

Prepared by and return to:
R. Dewey Burnsed/mls
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: PV0742

10
777
787

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **July, 2005** between **Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman**, whose post office address is **5 Gateshead Drive, Apt 212, Dunedin, FL 34698**, grantor, and **Pamela A. Barsness, a single woman**, whose post office address is **22 Summerside Lane, Hyannis, MA 02601** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #: 0618240350-000-19400

Lot 194, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.
A 1985 SHORLINE SHERWOOD 48' Manufactured Home, ID No. N12211, Title No. 22934874, and RP No. R198066.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Tara Popham

Witness Name: A. Renée Fleisch

Lester K. Wortman (Seal)
Lester K. Wortman

Mary L. Wortman (Seal)
Mary L. Wortman

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 14th day of July, 2005 by Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARY K. BROTMAN
Notary Public - State of Florida
My Commission Expires Apr 12, 2009
Commission # DD 418039

Notary Public, State of Florida

Printed Name: MARY K. BROTMAN

My Commission Expires: 4/12/09

INSTRUMENT#: 2015135117 OR BK 4717 PG 515 PAGES: 1 12/15/2015 12:37:42 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$399.00

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P07618**

...N
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **December, 2015** between **Elizabeth K. Miller, a single woman**, whose post office address is **290 W. Calle Montero, Sahuarita, AZ 85629**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-11000

Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1985 SHORLINE Manufactured Home, ID# N12227A & # N12227B, Florida Title 41037285 & 41037286 bearing Real Property Decals # R224877 & # R224878 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

June Brine
Witness Name: June Brine

Elizabeth K. Miller
Elizabeth K. Miller

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 9th day of December, 2015 by Elizabeth K. Miller, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016012973 OR BK 4737 PG 2162 PAGES: 1 2/5/2016 8:46:58 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

105000

RETURN

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P08192**

Exhibit
Rec
Def
Int
Tax

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **January, 2016** between **Luigi Tortu and Theresa Tortu, husband and wife**, whose post office address is **13517 NE 86th Court, Apt 125, Lady Lake, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-11100

Lot 111, ORANGE BLOSSOM GARDENS UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 23, Page 27, Public Records of Lake County, Florida.

Together with a 1984 PALM Manufactured Home, ID# 23630124AT & # 23630124BT, Florida Title 20621195 & 22532318 bearing Real Property Decals # R079979 & # R079980 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Rene Webster

Luigi Tortu
Luigi Tortu

Witness Name Stacy Spears

Theresa Tortu
Theresa Tortu

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of January, 2016 by Luigi Tortu and Theresa Tortu, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: STACY S. SPEARS

My Commission Expires: MY COMMISSION # FF 072774 EXPIRES: December 26, 2017 Bonded Thru Budget Notary Services

INSTRUMENT#: 2016001224 OR BK 4724 PG 2074 PAGES: 1 1/6/2016 9:58:22 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$504.00

72000 RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **P08061**

Ex:
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **December**, **2015** between **Herman Guenot, a single man**, whose post office address is **11017 SE 174th Lane, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

PARCEL ID #: 0618240300-000-13100

Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 0261258K thereon. The Titles have been retired.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Grovesteen

Herman Guenot

Witness Name: JANICE S. SCHOENFELDT

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by Herman Guenot, a single man, who [ ] is personally known or [X] has produced a driver's license as identification.

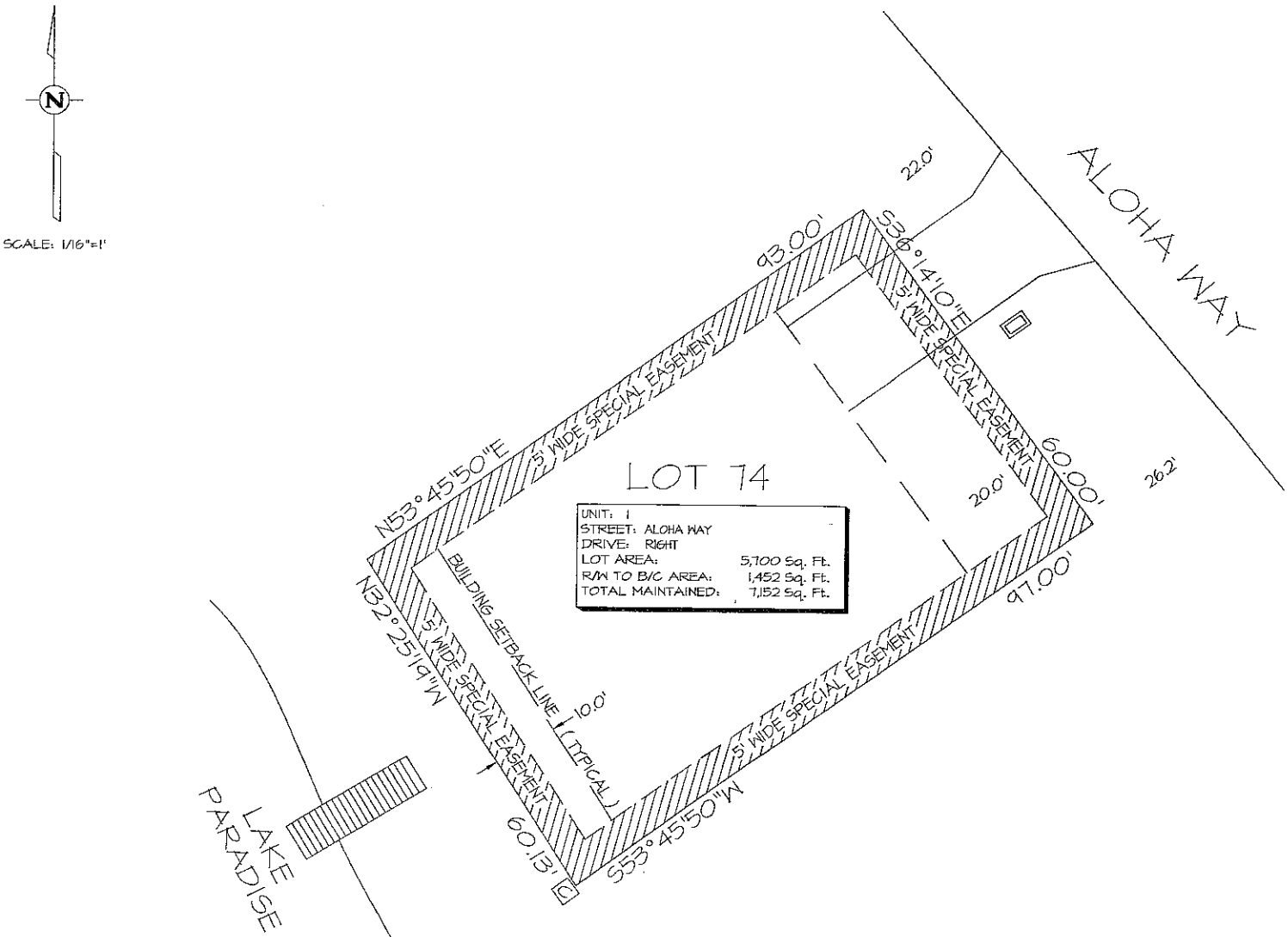
[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 907224
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/2019



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS, HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

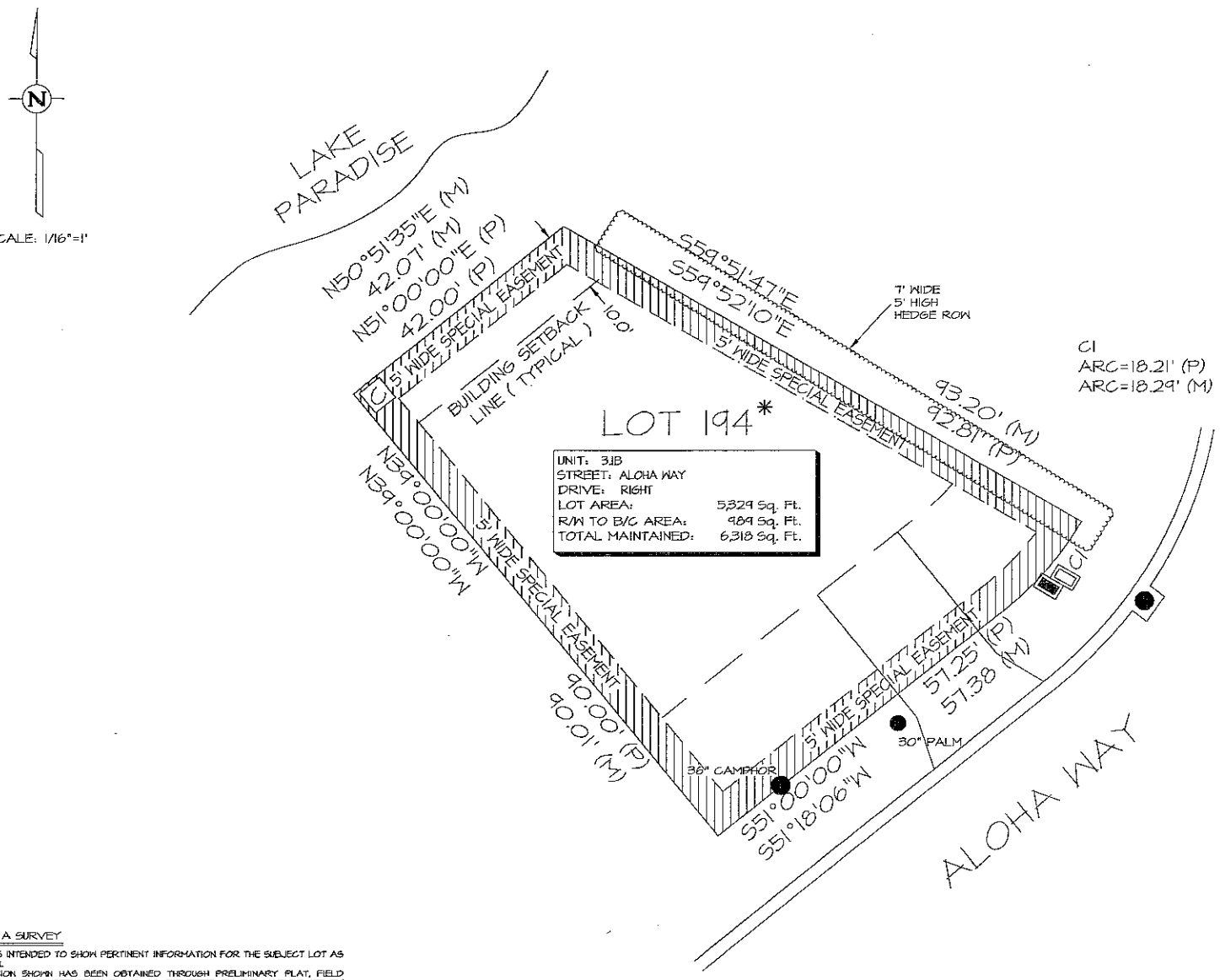
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

1034 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-0747 Fax No. (352)753-0298
Certificate of Authorization Number: 27495



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- C CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- T TELEPHONE PEDESTAL / 4' OR 12' ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 5'X8' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"x28"x58"
- x——x BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

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THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

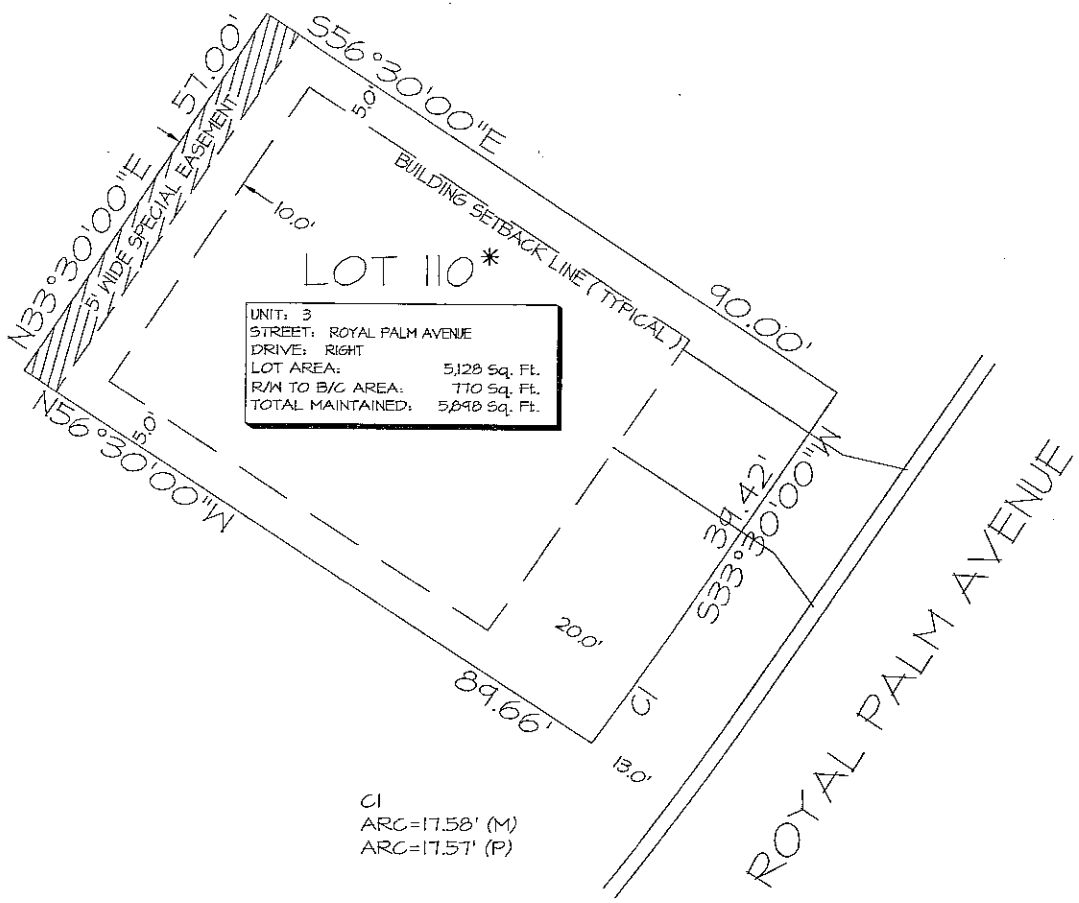
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1636 Lake Sumter Landing The Villages, FL 32163
Tel No. (352)753-4747 Fax No. (352)753-1295
Certificate of Authorization Number: 27495

SCALE: 1/16"=1'



C1
ARC=17.58' (M)
ARC=17.57' (P)

LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 5'X8' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
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- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

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* SPECIAL FLOOR PLAN HOME SITE

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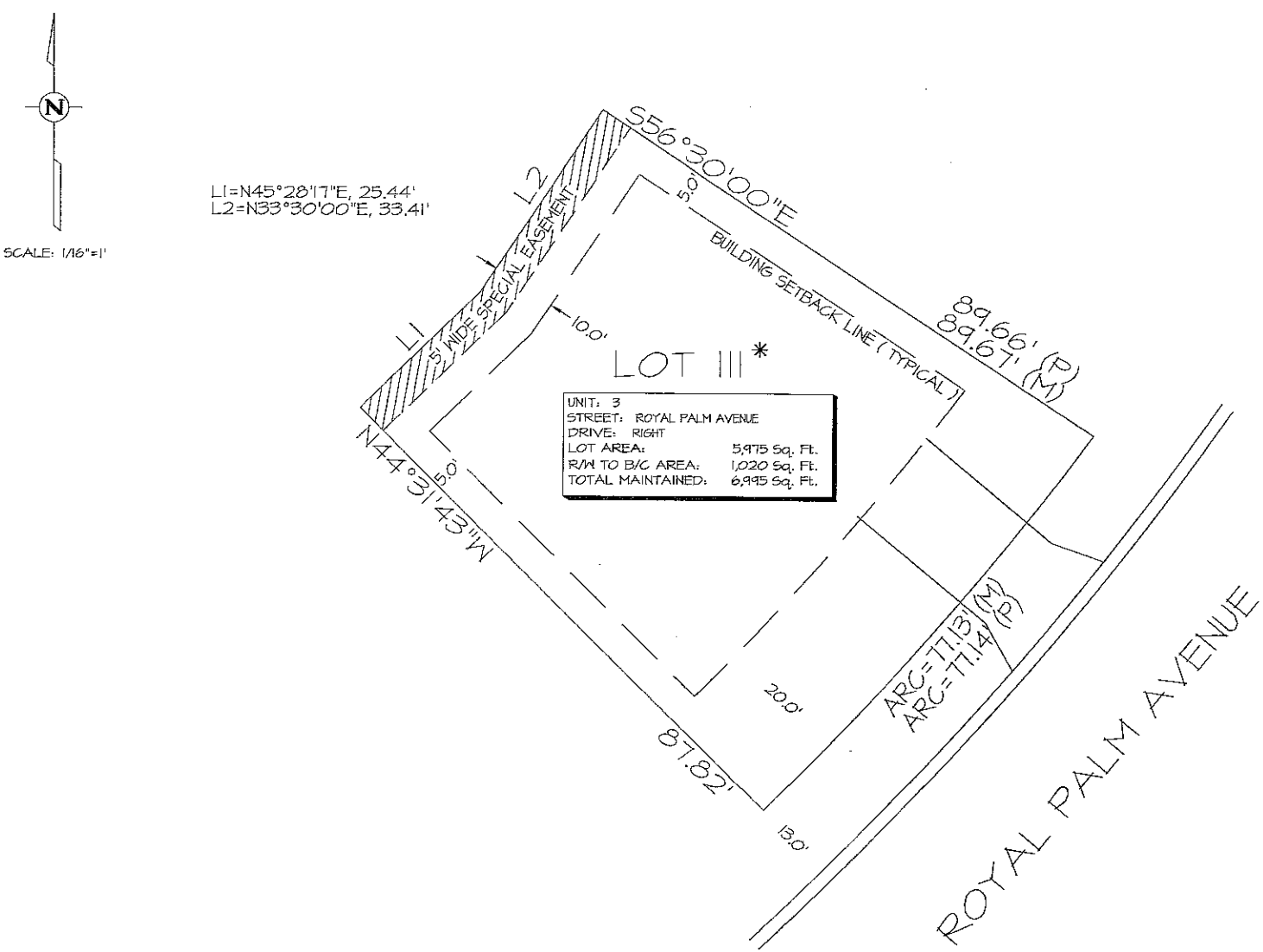
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1035 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-6747 Fax No. (352)753-1266
Certificate of Authorization Number: 27485



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
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- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
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- WATER VALVE
- FIRE HYDRANT
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* SPECIAL FLOOR PLAN HOME SITE

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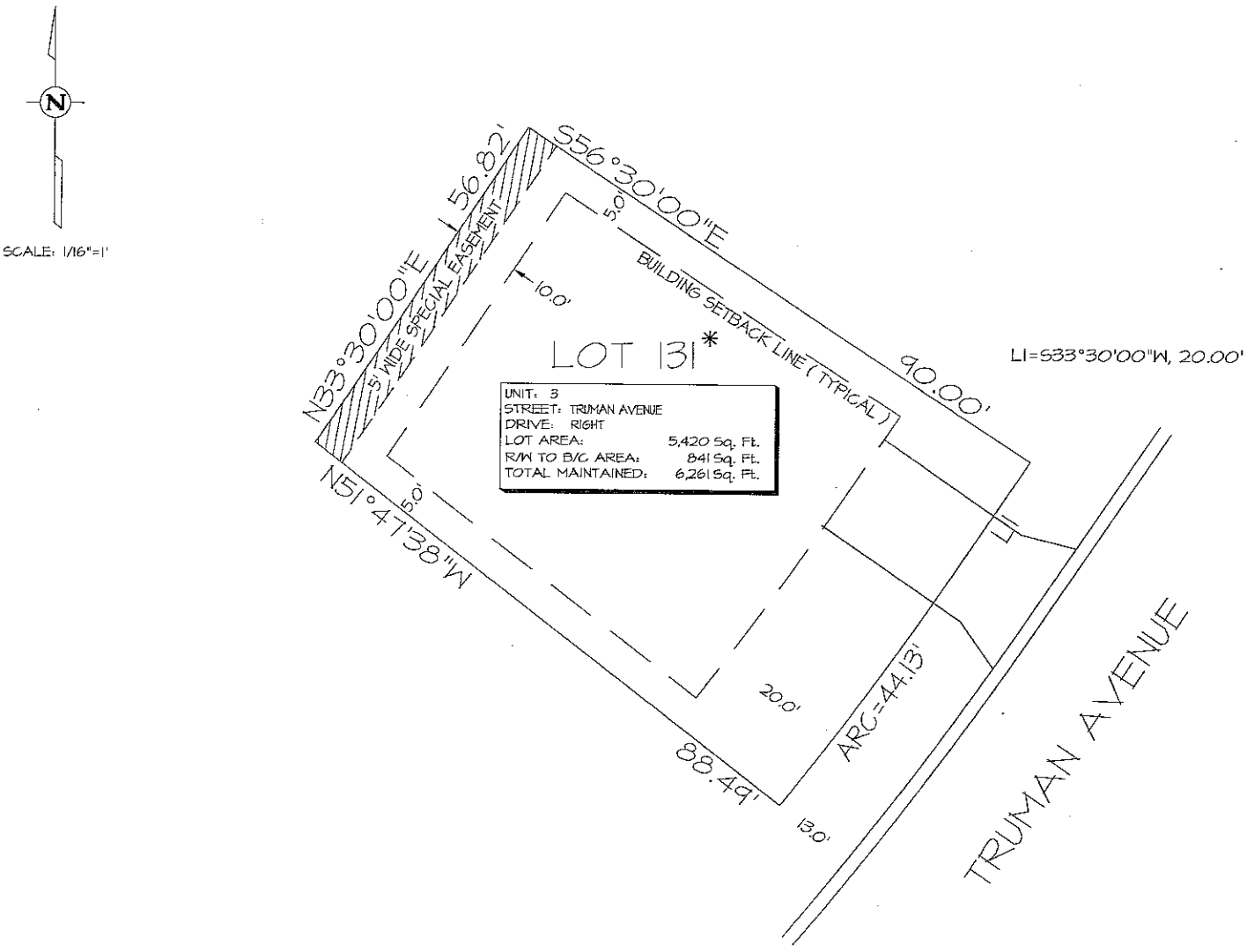
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1930 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1295
Certificate of Authorization Number: 27485



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3X5' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
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- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

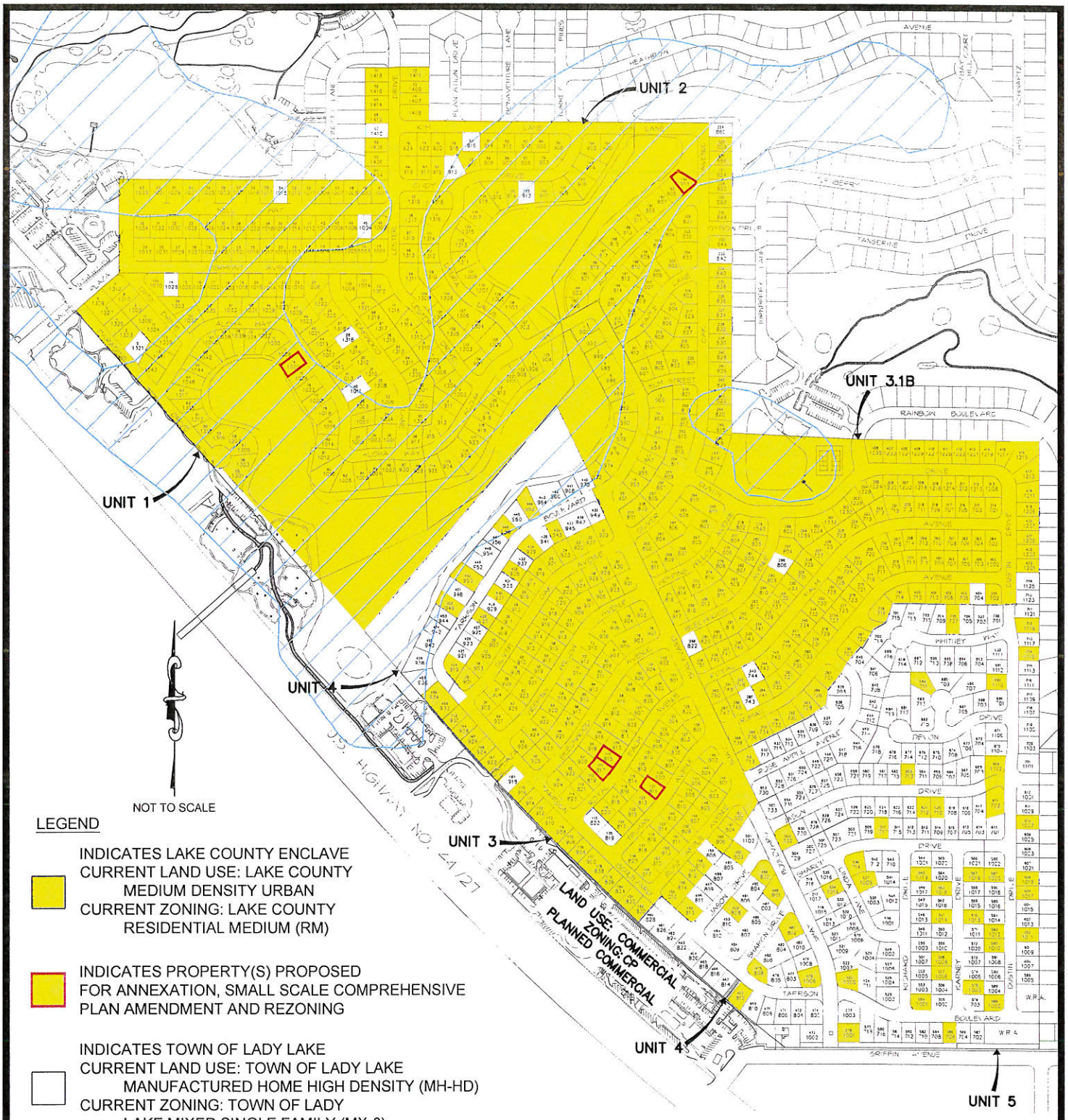
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-0288
Certificate of Authorization Number: 27498



LEGEND

INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY
MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY
RESIDENTIAL MEDIUM (RM)

INDICATES PROPERTY(S) PROPOSED
FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT AND REZONING

INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE
MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY
LAKE MIXED SINGLE FAMILY (MX-8)

FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

FEBRUARY 29, 2016

Arnett
Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number 27495

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	74		1026 Aloha Way	1482461	18/9
2	OBG3-1B	194		803 Aloha Way	2717963	25/33
3	OBG3	110		815 Royal Palm Avenue	2717831	23/27-29
4	OBG3	111		817 Royal Palm Avenue	2665947	23/27-29
5	OBG3	131		811 Truman Avenue	1483921	23/27-29

5

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

SUBJECT: **Ordinance No. 2016-14 – Large Scale Comprehensive Plan Amendment – 27.13± Acres of Property Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) – (Alternate Key 1120829).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-14, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion #1

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission, pending a recommendation from the Planning and Zoning Board.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- Current water systems usage – 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gdp available)
- Estimated consumption 28,000 gpd

Sewer -

- The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake.

Schools –

- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV Park, will generate 145 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current MR-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET)
North	Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF)
South	Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR)

Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

4.) Connection to Town Water Utility will be required to service this RV Park Site.

5.) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-14 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-14 on Monday, May 2, 2016.

The **Town Commission** is scheduled to consider Ordinance 2016-14 for first reading on Monday, May 2, 2016. The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $ _____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

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DEPARTMENT HEAD Submitted 4/5/16 Date

4-5-2016

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 4/11/16 Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE 2016-14

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A LARGE SCALE FUTURE LAND USE MAP AMENDMENT, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE:

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

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on May 2, 2016 and recommended to the Town Commission that said amendment be adopted by the Town Commission.

d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.

e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Large Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the large scale amendment as indicated below:

(A)

Applicant/Owner:	Lady Lake, Inc.
General Location:	609 Highway 466 (being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road), Lady Lake, Florida 32159
Acres:	27.13 +/-
Future Land Use	
Change From:	Mixed Residential-Medium Density (MX-8)
To:	Commercial Tourist (CT)

Graphic representation of this Large Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability.

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED this ____day of _____, 2016, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

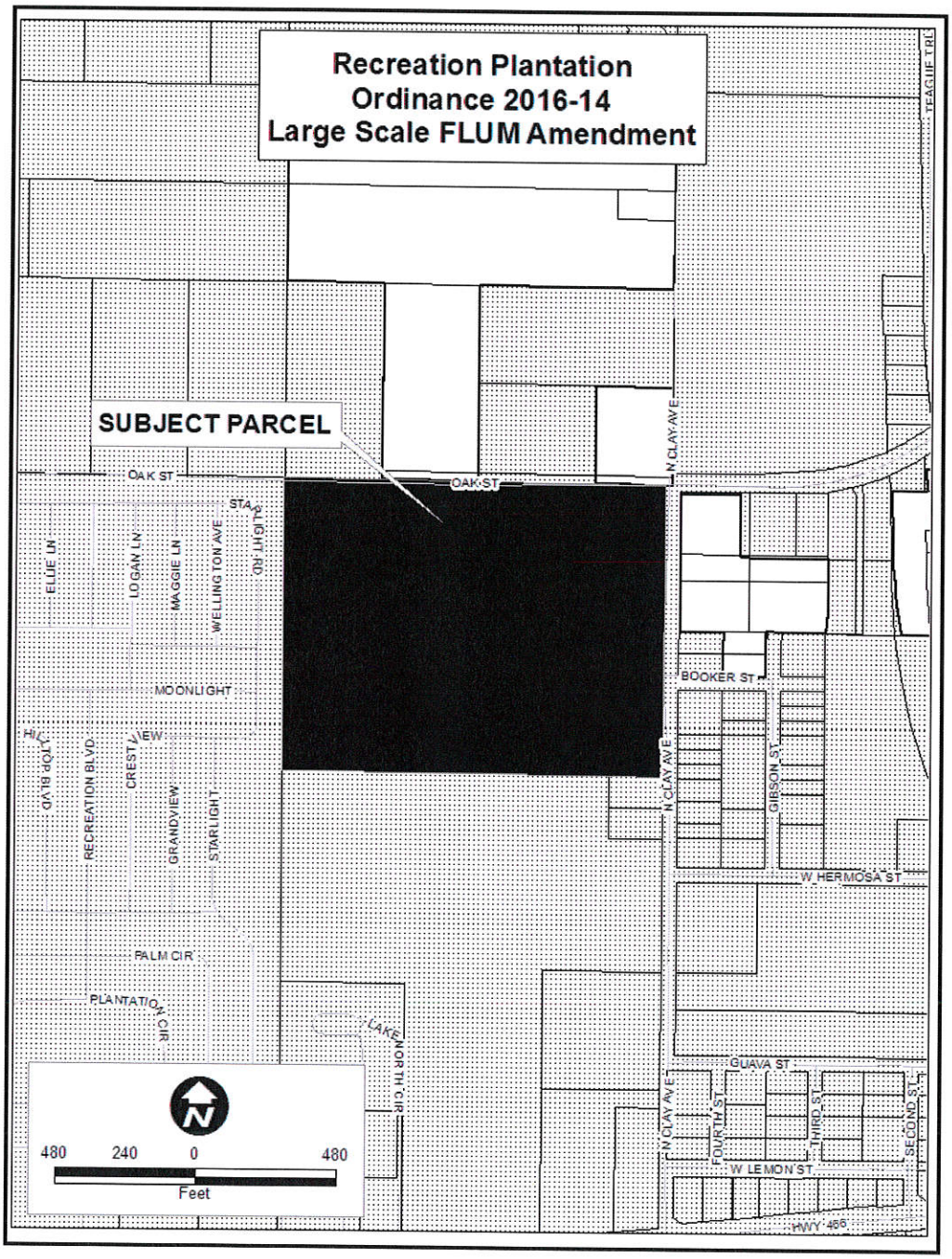
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description

THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.



APPLICATION FOR LARGE SCALE DEVELOPMENT
AMENDMENTS TO THE 2030
COMPREHENSIVE PLAN
Town of Lady Lake

Large scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

The proposed amendment must involve a property of more than ten (10) acres.

Applications for large scale amendment accepted Monday through Thursday from 7:30 AM to 6:00 PM. One (1) notarized and eight (8) copies of the application, eight (8) sets of any required exhibits and any attachments, together with an application fee of $2,000.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant*	Agent/Applicant
Lady Lake, Inc.	Bret Jones, Esquire
	Bret Jones, P.A.
Address 609 Highway 466	Address 700 Almond Street
City Lady Lake	City Clermont
State Florida Zip 32159	State Florida Zip 34711
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 394-4025
Fax	Fax (352) 394-1604

Adopted Future Land Use Designation(s) _____

SFMD

Requested Future Land Use Designation(s)
CT

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed.

PROPERTY LOCATION:

Section	Township	Range
17	18	24
Lot/Parcel#	**Block**	**Subdivision**
0003	000	01900
Address (if available)		
609 Highway 466, Lady Lake, Florida 32159		
Tax Identification Number and Alternate Key #		
1120829		
Existing Zoning	**Anticipated Zoning**	
MX-8	CT	

Existing Use of Subject Property: Storage Lot

Proposed Use of the Subject Property:

229 RV park, including amenities for office, guard house, gate, manager residence, clubhouse, bathhouse, laundromat, pool, jacuzzi, post office, tennis/pickle ball court, horseshoes, shuffleboard, Bocciball, equipement shed, Tiki hut, shack/vendor area, etc,

Total Gross Acreage of Parcel (including wetlands and water bodies):
27.13 acres

Developable Acreage to be amended:
21.76 acres

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: _____
retention pond has changed from 5.37 acres to larger (we are going to lose three lots); we have retention in approximately 5 acres that we will create. It's 27.13 acres including approximately 5.5 acres of retention. 0 wetlands.

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: _____
see enclosed survey

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes_____ No_____ x
(If yes, attach certification).

Has an application for re-zoning or other development permit been submitted to the Town?
Yes __X____ No _____
(If yes, type and date submitted) _____
1987

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes___X___ No_____
(If yes, indicate type and date) _____

Ordinance 2012-16; Resolution 2009-125 **REQUIRED SUBMITTALS**

(Eight (8) copies of each)

1. The complete legal description of the property and portion thereof that the amendment is being requested for, **typed on a separate sheet of paper.**

2. Certified survey of the subject property or a County Property Appraiser's map illustrating the exact parcel may be accepted in lieu of a survey (County Property Appraiser's maps are available from Lake County Maps Sales, 437 Ardice Ave., Eustis, FL).

3 Vicinity map depicting the subject property and major roadways.

4. For property within flood prone areas, include Flood Insurance Rate Map, Flood I-hazard Boundary Map or other information for determining suitability for development (Flood maps are available from the Lady Lake Building Department).

5. Attach justification statement and appropriate data and analysis to support the requested change including, but not limited to, adjacent land use compatibility; availability of sanitary sewer and potable water; why the amendment is consistent with and furthers various objectives and/or policies of the Comprehensive Plan; existing traffic or environmental studies; and any other information which supports this request.

6. Attach a listing of property owners within 150 feet of the subject property. The list may be obtained from the Lake County Property Appraisers Office located at 320 West Main Street, Tavares, Florida, or you may get the information from the Lake County GIS website at www.lakegovernment.com.

ADDITIONAL APPLICATION INFORMATION

1. Applicants are requested to seek a pre-application conference with the Growth Management staff to discuss the content and format of the amendment proposal. Acceptance of an application for amendment to the CP should not be construed as staff support of the amendment request. Please contact the Growth Management Department at (352) 751-1582 to schedule an appointment.

2. Applications for a comprehensive plan amendment which were previously not transmitted or adopted by the Town of Lady Lake Town Commission cannot be reconsidered for a period of one (1) year of that action.

3. Comprehensive Plan Amendment does not guarantee/entitle the applicant/owner to a development permit.

4. The current owner of the subject property must sign the application. Agents must submit the attached Agent Authorization Form.

5. Upon review of the submitted application, the Growth Management Department may find an application incomplete and request that the applicant resubmit the application with clarification or additional information, Resubmitted applications or additional information are due within fifteen (15) working days or notice from the Growth Management Department.

6. Application fees shall be refunded only if an application is withdrawn upon request of either the property owner or agent prior to the first public notice of hearing.

7. The Following shall be exempted from the payment of the amendment fee: Lake County, the Lake County School Board, the State of Florida, the United States of America, municipalities situated wholly within the boundaries of the County and established transportation authorities. Others may request a fee waiver from the Lady Lake Commission through a request to the Growth Management Director.

8. The applicant and those he/she represents in this amendment are hereby put on notice that approval of this application by the Lady Lake Commission, which is then challenged by an affected party, is not "effective" until a final order determining the adopted amendment to be in compliance is issued by the Department of Economic Opportunity or the Administration Commission. Therefore, the applicant and those he/she represent are hereby put on notice that there shall be no reliance on, and, the Town shall not be responsible for any reliance on an approval of this application until it is "effective", pursuant to law. Amendments which are not challenged are effective thirty-one (31) days after adoption. The Town does not issue any development orders (e.g., rezoning).

9. Applicants are required to place a notice of public hearing poster on property involved in this amendment request prior to the public hearings.

10. Dependent upon the type of amendment request, the applicant may be required to participate in a neighborhood meeting(s) in order to provide additional information and notice to surrounding residents about the proposed development.

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Signature of the Property Owner — Date: 2/11/16

Grant Gore
Printed Name

STATE OF _____ FLORIDA

COUNTY OF _____ LAKE

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of

Feb, 20 16, by Deborah Rozell,
as an individual/officer/agent, on behalf of himself/herself Lady Lake, Inc., a corporation/partnership. He/she is personally know to me or has produced personally Known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of Feb, 20 16.

Deborah Rozell (SEAL)
Notary Public
Deborah Rozell
Printed Name
Commission No.:
My Commission Expires:

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com

AGENT AUTHORIZATION FORM

APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS TO THE TOWN OF LADY LAKE COMPREHENSIVE PLAN

I, (please print property owner's name) Grant Gore, Pres. Lady Lake, Inc., as the property owner of the property described below, hereby give my permission for (print agent name) Alison Strange, T.A. to act as my agent for the purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable):

Signature of the Property Owner — Date: 2/11/16

Grant Gore, Lady Lake, Inc.
Printed Name

STATE OF Florida

COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of Feb, 2016, by Deborah Rozell, as an individual/officer/agent, on behalf of himself/herself Grant Gore Lady Lake Inc a corporation/partnership. He/she is personally know to me or has produced personally known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of Feb, 2016.

Deborah Rozell
Notary Public

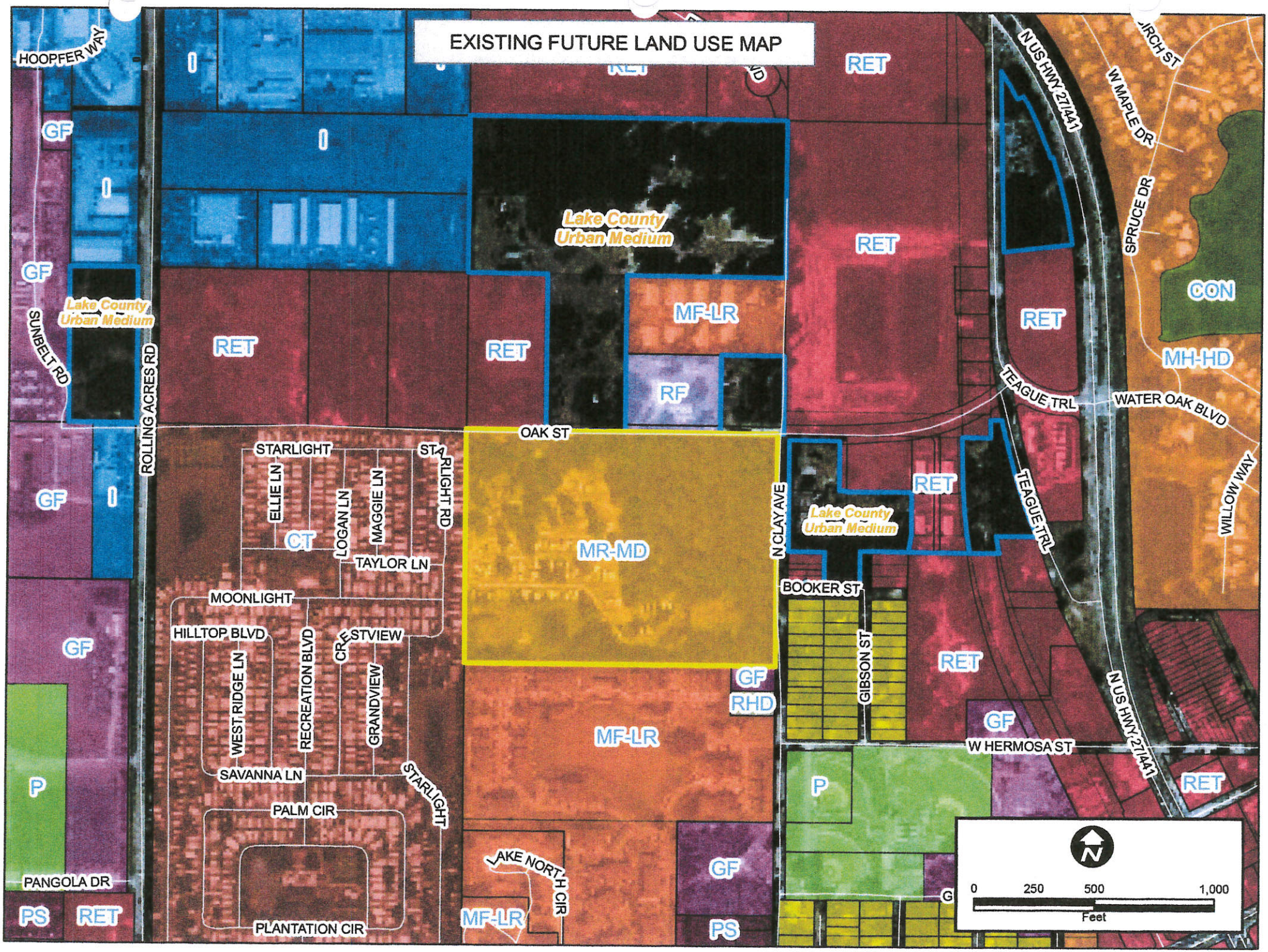
Deborah Rozell
Printed Name

Commission No.:

My Commission Expires:

(SEAL)

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com


EXISTING FUTURE LAND USE MAP
HOOPFER WAY
I
RET
N US HWY 27/441
W MAPLE DR
SPRUCE DR
GF
Lake County Urban Medium
MF-LR
CON
SUNBELT RD
ROLLING ACRES RD
RF
MH-HD
TEAGUE TRL
WATER OAK BLVD
OAK ST
STARLIGHT
ELLIE LN
LOGAN LN
MAGGIE LN
STARLIGHT RD
CT
TAYLOR LN
MR-MD
N CLAY AVE
WILLOW WAY
MOONLIGHT
BOOKER ST
HILLTOP BLVD
CRESTVIEW
WEST RIDGE LN
RECREATION BLVD
GRANDVIEW
GIBSON ST
RHD
W HERMOSA ST
SAVANNA LN
P
PALM CIR
PANGOLA DR
PS
PLANTATION CIR
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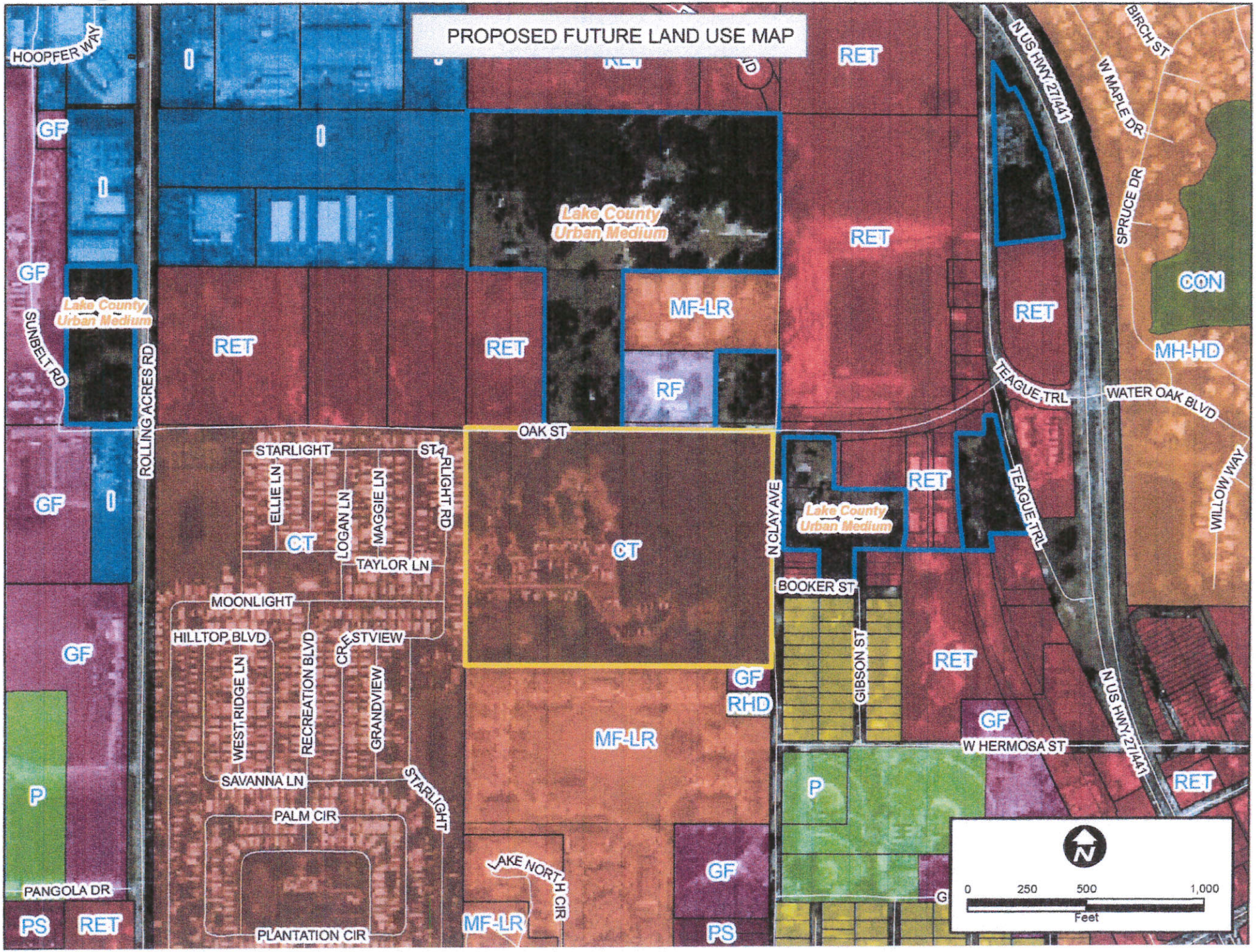
PROPOSED FUTURE LAND USE MAP
HOOPFER WAY
I
RET
N US HWY 27/441
BIRCH ST
W MAPLE DR
SPRUCE DR
GF
Lake County Urban Medium
MF-LR
CON
SUNBELT RD
ROLLING ACRES RD
RF
MH-HD
TEAGUE TRL
WATER OAK BLVD
OAK ST
STARLIGHT
ELLIE LN
LOGAN LN
MAGGIE LN
CT
TAYLOR LN
N CLAY AVE
WILLOW WAY
BOOKER ST
MOONLIGHT
HILLTOP BLVD
CRESTVIEW
WEST RIDGE LN
RECREATION BLVD
GRANDVIEW
GIBSON ST
RHD
W HERMOSA ST
SAVANNA LN
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PALM CIR
LAKE NORTH CIR
PANGOLA DR
PS
PLANTATION CIR
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250
500
1,000
Feet

QUIT-CLAIM DEED

88 58240

REC 5.00
DOC 1.75
TF 1.00

RAMCO FORM 8

BOOK 0992 PAGE 2332

This Quit-Claim Deed, *Executed this* 5th *day of* December , *A. D. 19* 88 , *by*

GLENN L. GORE and JANIS A. GORE, his wife,

first party, to LADY LAKE, INC., a Florida corporation,

whose postoffice address is 888 Boulevard of the Arts, No. 1901-2, Sarasota, FL 34237

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Lake *State of* Florida , *to-wit:*

The West 1/2 of the Southwest 1/4 and the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 18 South, Range 24 East, Lake County, Florida.

LAKE COUNTY 3 4 6 2 1

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.O. 10511
DEC22'88
00.55

DEC 22 2 43 PM '88

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Mary C Wallace — Glenn L. Gore — L.S.

Kathleen Courtney Sroles — Janis A. Gore — L.S.

STATE OF FLORIDA,
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GLENN L. GORE and JANIS A. GORE, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of December A. D. 19 88.

Kathleen Courtney Sroles
Notary Public
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires 2-21-92

PLEASE RETURN TO:

This Instrument prepared by: F. Steven Herb, Esquire

Address 2070 Ringling Boulevard
Sarasota, Florida 34237

PROPERTY RECORD CARD

General Information

Owner Name:	LADY LAKE INC	**Alternate Key:**	1120829
Mailing Address:	609 HIGHWAY 466 LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	17-18-24-000300001900
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	609 HIGHWAY 466 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	RECREATION PLANTATION *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	W 1/2 OF SW 1/4--LESS RD R/W FOR CR 466 & LESS W 40 FT OF S | 263 FOR R/W OF ROLLING ACRES RD & LESS S 263 FT OF W 271 FT | OF E 540 FT--N 3/4 OF NE 1/4 OF SW 1/4 | ORB 992 PG 2332 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	(2820)	0	0		850	LT	$0.00	$4,717,500.00
3	NON AGRICULTURAL ACREAGE (9900)	0	0		25.31	AC	$0.00	$139,205.00

Residential Building(s)

Building 006

Residential	Mobile Home	Building Value: $21,619.00

Summary

Year Built: 1995	Total Living Area: 960	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	960	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type	1	144	N	0%	0%	

		(000)					
3	OPEN PORCH (OPM)	No Wall Type (000)	1	75	N	0%	0%

Commercial Building(s)

Building 1

Commercial	Building Value: $33,504.00

Summary

Year Built:	1988
Total Square Footage:	2625
Full Bathrooms:	0
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	20	1	2625	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	75.00 %	No	No
(17C)	25.00 %	No	No

Structure Type: Wood or Steel Open Stud Frame
Exterior Walls:
04 : 100.00 %

Building 2

Commercial	Building Value: $271,170.00

Summary	
Year Built:	1989
Total Square Footage:	9136
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	1
Kitchens:	1
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	9136	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(77B)	100.00 %	No	Yes

Building 3

Commercial	Building Value: $24,425.00

Summary

Year Built:	1989
Total Square Footage:	800
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	800	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	100.00 %	No	Yes

Building 4

Commercial	Building Value: $25,347.00

Summary

Year Built:	1989
Total Square Footage:	1110
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	1110	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	100.00 %	No	Yes

Building 7

Commercial	Building Value: $24,425.00

Summary

Year Built:	1989
Total Square Footage:	800
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	800	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(25C)	100.00 %	No	Yes

Building 8

Commercial	Building Value: $31,237.00

Summary

Year Built:	1989
Total Square Footage:	1170
Full Bathrooms:	0
Half Bathrooms:	1
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	8	1	1170	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(17C)	100.00 %	No	Yes

Building 9

Commercial	Building Value: $106,547.00

Summary

Year Built:	1989
Total Square Footage:	5880
Full Bathrooms:	0
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type: Wood or Steel Open Stud Frame	
Exterior Walls:	
02 : 100.00 %	

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	5880	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(77C)	55.00 %	No	Yes
(25C)	45.00 %	No	Yes

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	5000	SF	1988	$4,050.00
0002	PAVING (PAV)	132000	SF	1989	$106,920.00
0003	FENCING (FEN)	45480	SF	1989	$21,830.00
0004	PARKING LOT LIGHT FIXTURE (PFL)	25	UT	1989	$7,725.00
0005	PAVING (PAV)	17400	SF	1989	$14,094.00
0006	FENCING (FEN)	6810	SF	1989	$3,269.00
0007	HOT TUB / SPA (HTB)	1	UT	1989	$1,545.00
0008	COMMERCIAL SWIMMING POOL (CPL)	1500	SF	1989	$45,900.00
0009	POOL DECKING (PLD)	8440	SF	1989	$31,785.00
0010	SHUFFLE BOARD COURT (SBC)	4800	SF	1989	$3,456.00
0011	TENNIS COURT (TCT)	12840	SF	1989	$7,961.00
0012	PAVING (PAV)	3080	SF	1997	$4,312.00
0013	ENCLOSED PORCH FINISHED (EPF)	576	SF	2004	$10,394.00
0014	FINISHED OPEN PORCH (FOP)	576	SF	2004	$5,197.00
0015	TENNIS COURT (TCT)	27600	SF	2012	$39,785.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
746 / 1623	5/1/1980	QC	U	V	$1.00
783 / 2018	8/1/1983	WD	Q	V	$287,000.00
823 / 139	11/1/1984	TD	Q	V	$415,000.00
837 / 1827	4/1/1985	WD	Q	V	$415,000.00
992 / 2332	12/1/1988	QC	U	V	$0.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$5,703,202	$5,560,293	$5,560,293	5.30510	$29,497.91
LAKE COUNTY MSTU AMBULANCE	$5,703,202	$5,560,293	$5,560,293	0.46290	$2,573.86
LAKE COUNTY MSTU FIRE	$5,703,202	$5,560,293	$5,560,293	0.47040	$2,615.56
SCHOOL BOARD STATE	$5,703,202	$5,703,202	$5,703,202	4.94900	$28,225.15
SCHOOL BOARD LOCAL	$5,703,202	$5,703,202	$5,703,202	2.24800	$12,820.80
TOWN OF LADY LAKE	$5,703,202	$5,560,293	$5,560,293	3.55100	$19,744.60
ST JOHNS RIVER FL WATER MGMT DIST	$5,703,202	$5,560,293	$5,560,293	0.30230	$1,680.88
LAKE COUNTY VOTED DEBT SERVICE	$5,703,202	$5,560,293	$5,560,293	0.16000	$889.65
LAKE COUNTY WATER AUTHORITY	$5,703,202	$5,560,293	$5,560,293	0.25540	$1,420.10
NORTH LAKE HOSPITAL DIST	$5,703,202	$5,560,293	$5,560,293	1.00000	$5,560.29
				Total: 18.7041	**Total:** $105,028.80

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $500)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of:

$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

	Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
	Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
✓	Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
	Conservation Classification Assessment Limitation	Learn More View the Law
	Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $1,637.47

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Property data last updated on 8 September 2015.

Justification of Need (Letter)

Law Offices of
Bret Jones P.A.
ATTORNEYS AND COUNSELORS

Bret Jones
Attorney, CEO
BJones@BretJonesPA.com

Alison Strange
JD/MBA
AStrange@BretJonesPA.com

February 22, 2016

SENT BY FEDERAL EXPRESS

Town of Lady Lake
Attn: Mr. Thad Carroll
409 Fennell Boulevard
Lady Lake, Florida 32159

Re: Gore, Grant and Lady Lake Inc.
Application for Rezoning, proposed LSCPA, and Special Exception
Our File No.: 15-14686-001

Dear Mr. Carroll:

As you know, I and my firm represent Mr. Grant Gore and his corporation, Lady Lake, Inc. ("the Applicant") in regards to the Proposed RV Park Project in Lady Lake, Florida ("the Project). It was a pleasure to meet you in September and I look forward to finalizing this project with you, your staff, and the Town of Lady Lake.

In support of the Project, enclosed herewith, please find ten (10) copies of the following:

- LSCPA Application
- Rezoning Application
- Special Exception Application
- GIS Map with list of neighboring property owners
- Warranty Deed
- Property Record Card
- Location Map
- Existing Zoning Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- FEMA Flood Map
- Soils Map
- USGS Topography Map
- DRAFT Developer's Agreement
- DRAFT Conditional Use Permit
- Sanitation Plant Impact Analysis
- Boundary Survey
- Conceptual Master Park Plan
- Traffic Impact Analysis

Clermont:
(Main Office)
700 Almond Street
Clermont, FL 34711
Tel: (352) 394-4025
Fax: (352) 394-1604

Winter Park:
201 W. Canton Avenue
Suite 150
Winter Park, FL 32789
Tel: (407) 608-5484

www.BretJonesPA.com
Contact@BretJonesPA.com

- Original Recreation Plantation Development Agreement
- Justification of Need (this letter)
- Application Fee also in the amount of $2,000.00 made payable to "The Town of Lady Lake"

Large Scale Comprehensive Plan Amendment[1]

Because this project exceeds ten (10) acres and the current future land use calls for Mixed Residential Medium Density (MX-8), a large scale Comprehensive Plan amendment is necessary.

The Project consists of a 232 space RV Park with associated amenities and is an extension of the existing Recreation Plantation RV Park. The proposed gross density is 10.66 units per acre, which is well below the allowable twelve (12) units per acre threshold within the CT land use. Additionally, since the nature of RV users is that they travel with fewer individuals, on average, per unit (i.e., two people per unit or 21.32 individuals per acre), the impact of the proposed amendment would be less than the existing MX-8 impact, which assumes up to four (4) individuals per unit or thirty-two (32) individuals per acre.

The surrounding properties are also compatible with the recommended use. As a preliminary matter, the Applicant points out that the Project is connected to (and in fact is the same parcel as) the existing Recreation Plantation RV Park comprising 850 RV units. The property to the South of the Project is currently built for multi-family housing (approximately thirty (30) acres approved for ten or more (10+) units per acre). Likewise, to the North there is another apartment complex with ten or more (10+) units per acre. Because the Project is consistent with the use on the parcel of which it is a part and because there are 10+ unit housing facilities to the North and South of this parcel, the proposed Comprehensive Plan Amendment is compatible with the adjacent land use.

The Applicant currently uses City water on its adjacent project, Recreation Plantation, and requests the City allow the continued use of City water for the Project.

While the Applicant requests use of City water, regarding the use of and access to wastewater treatment, because the Applicant previously constructed a sewer plant on site to support the Recreation Plantation, the Applicant proposes to use its own wastewater treatment plant for these services. The wastewater treatment plant is capable of handling the increased usage, as is further described in the Sanitation Plant Impact Analysis report enclosed herewith. The Analysis demonstrates that Recreation Plantation, with 850 RV units, only uses 38.7% of the permitted capacity for the plant. As you can see from the Sanitation Plant Impact Analysis, the current State of Florida Estimated Sewage Flows assumes the existing 850 RV units would operate at 75% and the additional units are projected to operate at 96.47% capacity. However, based on historical annual average daily flows of 42.35GPD (versus the State assumed 75.00GPD), with the proposed new lots, the plant is projected to operate at or under 54.40% capacity. Based on these figures, it is evident that the current wastewater treatment plant is more than capable of handing the additional 229 RV

[1] This Application is consistent with FLU 3-1.2, as demonstrated herein, because the Applicant has demonstrated that all facilities and service capacities required for the Project are available to meet the proposed land use.

units and, because of this, the Applicant is requesting Tap Fees be calculated at an ERU factor of .33, which is the same ERU at which the Park is currently assessed.[2]

The Project is consistent with and furthers various objectives and policies of the Town of Lady Lake 2030 Comprehensive Plan because:

a. As an extension of the successful and popular Recreation Plantation, the Project expands on existing infrastructure including, but not limited to roads and wastewater facilities (avoiding the need for the Town to leverage its own assets to do so), promotes tourism, and promotes quality commercial and residential development and neighborhood cohesiveness and leverage the existing facilities to support demands necessitated by existing and future housing development and associated population.[3]

b. As an extension of the successful and popular Recreation Plantation, the Project has easy access to County Road 466 and Clay Avenue.[4]

c. As an extension of the successful and popular Recreation Plantation, the Project supports the Town's objective of promoting orderly growth by encouraging growth and development in existing developed areas where facilities and services are presently in place.[5]

d. Assuming the Project is approved, the anticipated impact from this Project will be the equivalent of 21.32 persons per acre (i.e., 10.66 units with 2 persons per unit per acre). The current Future Land Use, MX-8 calls for an impact of thirty-two (32) persons per acre (i.e., eight (8) family homes per acre with four (4) individuals per home, equaling thirty-two (32) persons per acre). Also, because RV travelers tend to stay on-site for much of their trip, most of the impact on utilities and roads will be within Recreation Plantation rather than public right of ways and other utilities. As a result, the impact of allowing this application is not only consistent with the current Future Land Use, but also is likely to have less of a public services impact than the current Use.[6] This Project is also less impactful than is permitted under the current Future Land Use for Commercial Tourists Services (CT), which allows for 12 units per acre.[7]

e. The Project supports Future Land Use Objective 2-2 for the County Road 466/Rolling Acres Road Special Area in that it furthers an identify for the area as a tourist destination, promotes quality through an existing, successful affiliation with the Recreation Plantation, and creates a pedestrian friendly community (as most RV users enjoy traveling by golf cart once they arrive).[8]

---

[2] The Applicant is requesting an ERU factor of .33 based on the current historical data of Recreation Plantation as well as other local RV Parks. See tab ___ for data supporting this request.
[3] FLU 1-2 and 1-4.1(6).
[4] FLU 1-4.1 (2) and (3).
[5] FLU 1-9.2.
[6] FLU 1-10.1(B).
[7] FLU 1-10.1(H)(4).
[8] FLU 2-2.

The traffic study for this Project is enclosed herewith and supports the assumptions made above regarding the potential impact of the Project on Rolling Acres Road and County Road 466. The Project will be phased in and the Town can anticipate the Project to coincide and be consistent with future plans (already adopted) to improve Rolling Acres Road.

Comprehensive Plan Amendment: Special Exception Use

The proposed Special Exception use of the RV Park complies with the special requirements and conditions of Chapter 6, Section 6-2, 31 as follows:

a. The site has frontage on a local roadway, i.e., County Road 466;

b. The proposed site is in excess of five (5) acres;

c. The Project accommodates fifth wheels, motorhomes, busses, park models, RV ports, travel trailers, vehicles with sleeping accommodations, tents (limited as determined by Town), carports, screen rooms, Florida rooms, utility sheds, detached storage sheds, and other similar facilities;

d. Occupants at the proposed RV Park are allowed to stay from one (1) day to one (1) year;

e. There is no restaurant onsite but the Developer would like to reserve the option to add a restaurant to the plan. Developer will remain in compliance with all applicable building codes of the Town of Lady Lake. The amenities are available to residents and guests of the Recreation Plantation include, but shall not be limited to:
    i. Office;
    ii. Guard House/gate;
    iii. Post Office/Postal area;
    iv. Manager's residence;
    v. Clubhouse;
    vi. Bathhouse;
    vii. Laundromat;
    viii. Pool;
    ix. Jacuzzi;
    x. Tennis/Pickle ball courts;
    xi. Horseshoes;
    xii. Shuffleboard;
    xiii. Bocci ball;
    xiv. Equipment sheds;
    xv. Tiki Hut/Snack bar;
    xvi. Vending area;
    xvii. Softball or multi-purpose sports field;

xviii. Dog walk/park; and
xix. Restaurant.

f. The Conceptual Master Park Plan identifies available amenities (including a club house and shower facility). Regarding restroom and shower facilities, the Applicant intends to construct the following units;

i. Men's toilets: Three (3)
ii. Men's urinals: Three (3)
iii. Men's lavatories: Four (4)
iv. Women's toilets: Five (5)
v. Women's lavatories: Four (4); and
vi. Showers: Six (6)

g. Sanitation will be provided by the Applicant's sanitation plant (located on site). As indicated in the enclosed Sanitation Plant Impact Analysis, the Applicant's sanitation plant is able to accommodate more wastewater than will be necessary to support this Project;

h. As demonstrated on the Conceptual plan, the streets for the Project will be 20' wide.

i. The lots exceed the minimum required yard and lot size of 2,500 square feet and the Project contemplates screening and buffering landscapes;

j. The proposed lot space exceeds the 25' minimum width required;

k. The Project does not comply with current minimum setback requirements and the Applicant requests a waiver of this requirement with the enclosed Application for Variance;

l. The Conceptual Master Park Plan is enclosed with this Application; and

m. A draft Developer's Agreement and Conditional Use Permit are included with this Application and the terms of same should be considered part of the Application as if fully set forth herein.

Rezoning Application

In order to support the Large Scale Comprehensive Plan Amendment Application (above and herein), the Applicant has also submitted a Rezoning Application. I believe the Rezoning Application is self-explanatory and that the supportive documentation for the Rezoning Application is included with the list of documents identified above and required for the Comprehensive Plan Amendment Application. If you require any information in addition to the items identified above, please let me know.

I hope that this letter and the applications enclosed herewith provide you with the detail necessary to support recommending approval for this Project. Should you need any additional information, please do not hesitate to contact me at my Clermont office.

Sincerely yours,

Alison Strange

Encl.
Cc: Client

INDEX FOR ADDENDUM PACKAGE

Recreation Plantation

1. Custom Soil Resource Report and Soil Maps
2. FEMA Flood Map
3. USGS Topographical Map

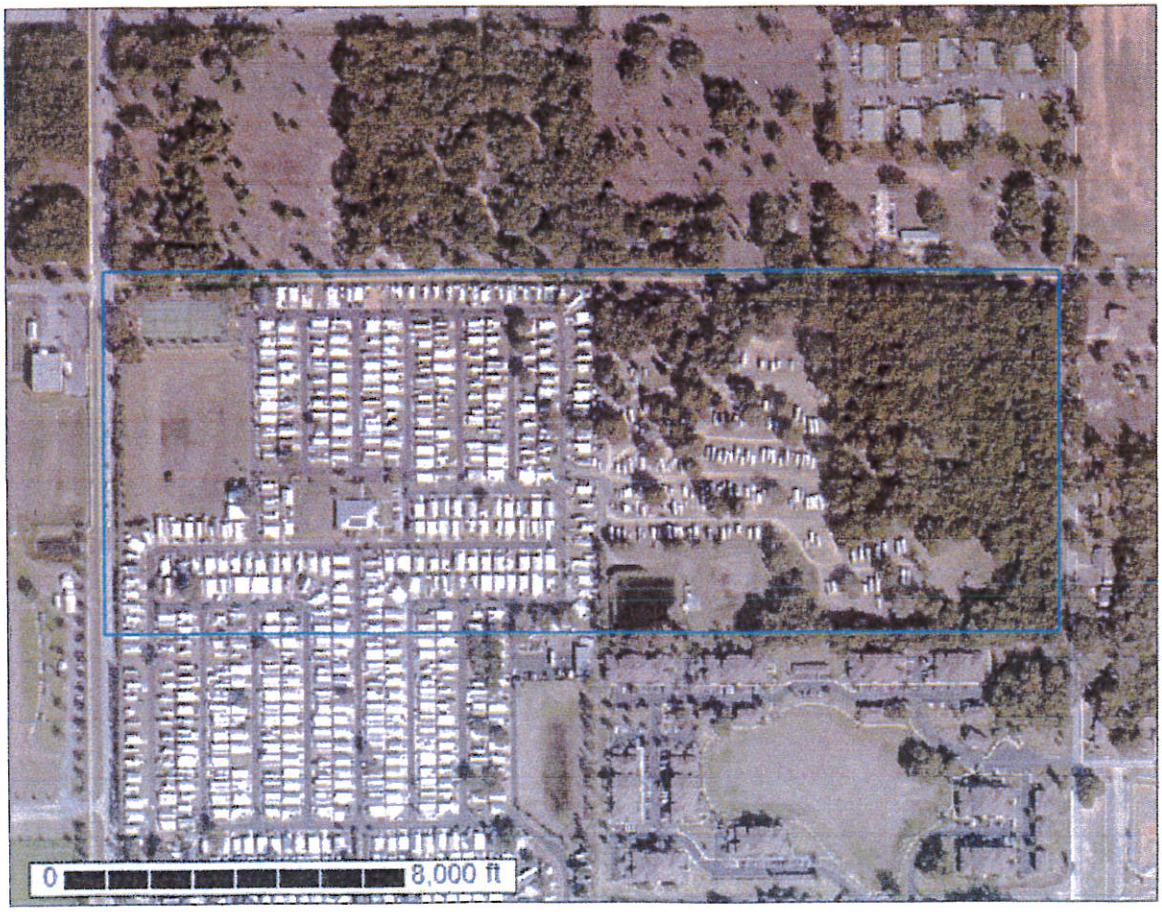
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lake County Area, Florida



March 10, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 14, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 3, 2015—Feb 18, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Lake County Area, Florida (FL607)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	40.0	67.8%
9	Candler sand, 5 to 12 percent slopes	19.0	32.2%
Totals for Area of Interest		58.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County Area, Florida

8—Candler sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t3z1
Elevation: 10 to 260 feet
Mean annual precipitation: 47 to 56 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 280 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 63 inches: sand
E and Bt - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)

Minor Components

Tavares

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave, convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)

Millhopper

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)

9—Candler sand, 5 to 12 percent slopes

Map Unit Setting

National map unit symbol: 2w0q4
Elevation: 30 to 160 feet
Mean annual precipitation: 44 to 56 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 290 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve, tread
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 67 inches: sand

E and Bt - 67 to 80 inches: sand

Properties and qualities

Slope: 5 to 12 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Other vegetative classification: Sand Pine Scrub (R154XY001FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on strongly sloping to steep side slopes of xeric uplands (G154XB113FL)

Minor Components

Apopka

Percent of map unit: 6 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on strongly sloping to steep side slopes of xeric uplands (G154XB113FL)

Kendrick

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy over loamy soils on knolls and ridges of mesic uplands (G154XB211FL)

Adamsville

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)

Pompano

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)

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Glossary

Many of the terms relating to landforms, geology, and geomorphology are defined in more detail in the "National Soil Survey Handbook."

ABC soil

A soil having an A, a B, and a C horizon.

Ablation till

Loose, relatively permeable earthy material deposited during the downwasting of nearly static glacial ice, either contained within or accumulated on the surface of the glacier.

AC soil

A soil having only an A and a C horizon. Commonly, such soil formed in recent alluvium or on steep, rocky slopes.

Aeration, soil

The exchange of air in soil with air from the atmosphere. The air in a well aerated soil is similar to that in the atmosphere; the air in a poorly aerated soil is considerably higher in carbon dioxide and lower in oxygen.

Aggregate, soil

Many fine particles held in a single mass or cluster. Natural soil aggregates, such as granules, blocks, or prisms, are called peds. Clods are aggregates produced by tillage or logging.

Alkali (sodic) soil

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

Alluvial cone

A semiconical type of alluvial fan having very steep slopes. It is higher, narrower, and steeper than a fan and is composed of coarser and thicker layers of material deposited by a combination of alluvial episodes and (to a much lesser degree) landslides (debris flow). The coarsest materials tend to be concentrated at the apex of the cone.

Alluvial fan

A low, outspread mass of loose materials and/or rock material, commonly with gentle slopes. It is shaped like an open fan or a segment of a cone. The material was deposited by a stream at the place where it issues from a narrow mountain valley or upland valley or where a tributary stream is near or at its junction with the main stream. The fan is steepest near its apex, which points upstream, and slopes gently and convexly outward (downstream) with a gradual decrease in gradient.

Alluvium

Unconsolidated material, such as gravel, sand, silt, clay, and various mixtures of these, deposited on land by running water.

Alpha,alpha-dipyridyl

A compound that when dissolved in ammonium acetate is used to detect the presence of reduced iron (Fe II) in the soil. A positive reaction implies reducing conditions and the likely presence of redoximorphic features.

Animal unit month (AUM)

The amount of forage required by one mature cow of approximately 1,000 pounds weight, with or without a calf, for 1 month.

Aquic conditions

Current soil wetness characterized by saturation, reduction, and redoximorphic features.

Argillic horizon

A subsoil horizon characterized by an accumulation of illuvial clay.

Arroyo

The flat-floored channel of an ephemeral stream, commonly with very steep to vertical banks cut in unconsolidated material. It is usually dry but can be transformed into a temporary watercourse or short-lived torrent after heavy rain within the watershed.

Aspect

The direction toward which a slope faces. Also called slope aspect.

Association, soil

A group of soils or miscellaneous areas geographically associated in a characteristic repeating pattern and defined and delineated as a single map unit.

Available water capacity (available moisture capacity)

The capacity of soils to hold water available for use by most plants. It is commonly defined as the difference between the amount of soil water at field moisture capacity and the amount at wilting point. It is commonly expressed as inches of water per inch of soil. The capacity, in inches, in a 60-inch profile or to a limiting layer is expressed as:

Very low: 0 to 3
Low: 3 to 6
Moderate: 6 to 9
High: 9 to 12
Very high: More than 12

Backslope

The position that forms the steepest and generally linear, middle portion of a hillslope. In profile, backslopes are commonly bounded by a convex shoulder above and a concave footslope below.

Backswamp

A flood-plain landform. Extensive, marshy or swampy, depressed areas of flood plains between natural levees and valley sides or terraces.

Badland

A landscape that is intricately dissected and characterized by a very fine drainage network with high drainage densities and short, steep slopes and narrow interfluves. Badlands develop on surfaces that have little or no vegetative cover overlying unconsolidated or poorly cemented materials (clays, silts, or sandstones) with, in some cases, soluble minerals, such as gypsum or halite.

Bajada

A broad, gently inclined alluvial piedmont slope extending from the base of a mountain range out into a basin and formed by the lateral coalescence of a series of alluvial fans. Typically, it has a broadly undulating transverse profile, parallel to the mountain front, resulting from the convexities of component fans. The term is generally restricted to constructional slopes of intermontane basins.

Basal area

The area of a cross section of a tree, generally referring to the section at breast height and measured outside the bark. It is a measure of stand density, commonly expressed in square feet.

Base saturation

The degree to which material having cation-exchange properties is saturated with exchangeable bases (sum of Ca, Mg, Na, and K), expressed as a percentage of the total cation-exchange capacity.

Base slope (geomorphology)

A geomorphic component of hills consisting of the concave to linear (perpendicular to the contour) slope that, regardless of the lateral shape, forms an apron or wedge at the bottom of a hillside dominated by colluvium and slope-wash sediments (for example, slope alluvium).

Bedding plane

A planar or nearly planar bedding surface that visibly separates each successive layer of stratified sediment or rock (of the same or different lithology) from the preceding or following layer; a plane of deposition. It commonly marks a change

in the circumstances of deposition and may show a parting, a color difference, a change in particle size, or various combinations of these. The term is commonly applied to any bedding surface, even one that is conspicuously bent or deformed by folding.

Bedding system

A drainage system made by plowing, grading, or otherwise shaping the surface of a flat field. It consists of a series of low ridges separated by shallow, parallel dead furrows.

Bedrock

The solid rock that underlies the soil and other unconsolidated material or that is exposed at the surface.

Bedrock-controlled topography

A landscape where the configuration and relief of the landforms are determined or strongly influenced by the underlying bedrock.

Bench terrace

A raised, level or nearly level strip of earth constructed on or nearly on a contour, supported by a barrier of rocks or similar material, and designed to make the soil suitable for tillage and to prevent accelerated erosion.

Bisequum

Two sequences of soil horizons, each of which consists of an illuvial horizon and the overlying eluvial horizons.

Blowout (map symbol)

A saucer-, cup-, or trough-shaped depression formed by wind erosion on a preexisting dune or other sand deposit, especially in an area of shifting sand or loose soil or where protective vegetation is disturbed or destroyed. The adjoining accumulation of sand derived from the depression, where recognizable, is commonly included. Blowouts are commonly small.

Borrow pit (map symbol)

An open excavation from which soil and underlying material have been removed, usually for construction purposes.

Bottom land

An informal term loosely applied to various portions of a flood plain.

Boulders

Rock fragments larger than 2 feet (60 centimeters) in diameter.

Breaks

A landscape or tract of steep, rough or broken land dissected by ravines and gullies and marking a sudden change in topography.

Breast height

An average height of 4.5 feet above the ground surface; the point on a tree where diameter measurements are ordinarily taken.

Brush management

Use of mechanical, chemical, or biological methods to make conditions favorable for reseeding or to reduce or eliminate competition from woody vegetation and thus allow understory grasses and forbs to recover. Brush management increases forage production and thus reduces the hazard of erosion. It can improve the habitat for some species of wildlife.

Butte

An isolated, generally flat-topped hill or mountain with relatively steep slopes and talus or precipitous cliffs and characterized by summit width that is less than the height of bounding escarpments; commonly topped by a caprock of resistant material and representing an erosion remnant carved from flat-lying rocks.

Cable yarding

A method of moving felled trees to a nearby central area for transport to a processing facility. Most cable yarding systems involve use of a drum, a pole, and wire cables in an arrangement similar to that of a rod and reel used for fishing. To reduce friction and soil disturbance, felled trees generally are reeled in while one end is lifted or the entire log is suspended.

Calcareous soil

A soil containing enough calcium carbonate (commonly combined with magnesium carbonate) to effervesce visibly when treated with cold, dilute hydrochloric acid.

Caliche

A general term for a prominent zone of secondary carbonate accumulation in surficial materials in warm, subhumid to arid areas. Caliche is formed by both geologic and pedologic processes. Finely crystalline calcium carbonate forms a nearly continuous surface-coating and void-filling medium in geologic (parent) materials. Cementation ranges from weak in nonindurated forms to very strong in indurated forms. Other minerals (e.g., carbonates, silicate, and sulfate) may occur as accessory cements. Most petrocalcic horizons and some calcic horizons are caliche.

California bearing ratio (CBR)

The load-supporting capacity of a soil as compared to that of standard crushed limestone, expressed as a ratio. First standardized in California. A soil having a CBR of 16 supports 16 percent of the load that would be supported by standard crushed limestone, per unit area, with the same degree of distortion.

Canopy

The leafy crown of trees or shrubs. (See Crown.)

Canyon

A long, deep, narrow valley with high, precipitous walls in an area of high local relief.

Capillary water

Water held as a film around soil particles and in tiny spaces between particles. Surface tension is the adhesive force that holds capillary water in the soil.

Catena

A sequence, or "chain," of soils on a landscape that formed in similar kinds of parent material and under similar climatic conditions but that have different characteristics as a result of differences in relief and drainage.

Cation

An ion carrying a positive charge of electricity. The common soil cations are calcium, potassium, magnesium, sodium, and hydrogen.

Cation-exchange capacity

The total amount of exchangeable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. The term, as applied to soils, is synonymous with base-exchange capacity but is more precise in meaning.

Catsteps

See Terracettes.

Cement rock

Shaly limestone used in the manufacture of cement.

Channery soil material

Soil material that has, by volume, 15 to 35 percent thin, flat fragments of sandstone, shale, slate, limestone, or schist as much as 6 inches (15 centimeters) along the longest axis. A single piece is called a channer.

Chemical treatment

Control of unwanted vegetation through the use of chemicals.

Chiseling

Tillage with an implement having one or more soil-penetrating points that shatter or loosen hard, compacted layers to a depth below normal plow depth.

Cirque

A steep-walled, semicircular or crescent-shaped, half-bowl-like recess or hollow, commonly situated at the head of a glaciated mountain valley or high on the side of a mountain. It was produced by the erosive activity of a mountain glacier. It commonly contains a small round lake (tarn).

Clay

As a soil separate, the mineral soil particles less than 0.002 millimeter in diameter. As a soil textural class, soil material that is 40 percent or more clay, less than 45 percent sand, and less than 40 percent silt.

Clay depletions

See Redoximorphic features.

Clay film

A thin coating of oriented clay on the surface of a soil aggregate or lining pores or root channels. Synonyms: clay coating, clay skin.

Clay spot (map symbol)

A spot where the surface texture is silty clay or clay in areas where the surface layer of the soils in the surrounding map unit is sandy loam, loam, silt loam, or coarser.

Claypan

A dense, compact subsoil layer that contains much more clay than the overlying materials, from which it is separated by a sharply defined boundary. The layer restricts the downward movement of water through the soil. A claypan is commonly hard when dry and plastic and sticky when wet.

Climax plant community

The stabilized plant community on a particular site. The plant cover reproduces itself and does not change so long as the environment remains the same.

Coarse textured soil

Sand or loamy sand.

Cobble (or cobblestone)

A rounded or partly rounded fragment of rock 3 to 10 inches (7.6 to 25 centimeters) in diameter.

Cobbly soil material

Material that has 15 to 35 percent, by volume, rounded or partially rounded rock fragments 3 to 10 inches (7.6 to 25 centimeters) in diameter. Very cobbly soil material has 35 to 60 percent of these rock fragments, and extremely cobbly soil material has more than 60 percent.

COLE (coefficient of linear extensibility)

See Linear extensibility.

Colluvium

Unconsolidated, unsorted earth material being transported or deposited on side slopes and/or at the base of slopes by mass movement (e.g., direct gravitational action) and by local, unconcentrated runoff.

Complex slope

Irregular or variable slope. Planning or establishing terraces, diversions, and other water-control structures on a complex slope is difficult.

Complex, soil

A map unit of two or more kinds of soil or miscellaneous areas in such an intricate pattern or so small in area that it is not practical to map them separately at the selected scale of mapping. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas.

Concretions

See Redoximorphic features.

Conglomerate

A coarse grained, clastic sedimentary rock composed of rounded or subangular rock fragments more than 2 millimeters in diameter. It commonly has a matrix of sand and finer textured material. Conglomerate is the consolidated equivalent of gravel.

Conservation cropping system

Growing crops in combination with needed cultural and management practices. In a good conservation cropping system, the soil-improving crops and practices more than offset the effects of the soil-depleting crops and practices. Cropping systems are needed on all tilled soils. Soil-improving practices in a conservation cropping system include the use of rotations that contain grasses and legumes and the return of crop residue to the soil. Other practices include the use of green manure crops of grasses and legumes, proper tillage, adequate fertilization, and weed and pest control.

Conservation tillage

A tillage system that does not invert the soil and that leaves a protective amount of crop residue on the surface throughout the year.

Consistence, soil

Refers to the degree of cohesion and adhesion of soil material and its resistance to deformation when ruptured. Consistence includes resistance of soil material to rupture and to penetration; plasticity, toughness, and stickiness of puddled soil material; and the manner in which the soil material behaves when subject to compression. Terms describing consistence are defined in the "Soil Survey Manual."

Contour stripcropping

Growing crops in strips that follow the contour. Strips of grass or close-growing crops are alternated with strips of clean-tilled crops or summer fallow.

Control section

The part of the soil on which classification is based. The thickness varies among different kinds of soil, but for many it is that part of the soil profile between depths of 10 inches and 40 or 80 inches.

Coprogenous earth (sedimentary peat)

A type of limnic layer composed predominantly of fecal material derived from aquatic animals.

Corrosion (geomorphology)

A process of erosion whereby rocks and soil are removed or worn away by natural chemical processes, especially by the solvent action of running water, but also by other reactions, such as hydrolysis, hydration, carbonation, and oxidation.

Corrosion (soil survey interpretations)

Soil-induced electrochemical or chemical action that dissolves or weakens concrete or uncoated steel.

Cover crop

A close-growing crop grown primarily to improve and protect the soil between periods of regular crop production, or a crop grown between trees and vines in orchards and vineyards.

Crop residue management

Returning crop residue to the soil, which helps to maintain soil structure, organic matter content, and fertility and helps to control erosion.

Cropping system

Growing crops according to a planned system of rotation and management practices.

Cross-slope farming

Deliberately conducting farming operations on sloping farmland in such a way that tillage is across the general slope.

Crown

The upper part of a tree or shrub, including the living branches and their foliage.

Cryoturbate

A mass of soil or other unconsolidated earthy material moved or disturbed by frost action. It is typically coarser than the underlying material.

Cuesta

An asymmetric ridge capped by resistant rock layers of slight or moderate dip (commonly less than 15 percent slopes); a type of homocline produced by differential erosion of interbedded resistant and weak rocks. A cuesta has a long, gentle slope on one side (dip slope) that roughly parallels the inclined beds; on the other side, it has a relatively short and steep or clifflike slope (scarp) that cuts through the tilted rocks.

Culmination of the mean annual increment (CMAI)

The average annual increase per acre in the volume of a stand. Computed by dividing the total volume of the stand by its age. As the stand increases in age,

the mean annual increment continues to increase until mortality begins to reduce the rate of increase. The point where the stand reaches its maximum annual rate of growth is called the culmination of the mean annual increment.

Cutbanks cave

The walls of excavations tend to cave in or slough.

Decreasers

The most heavily grazed climax range plants. Because they are the most palatable, they are the first to be destroyed by overgrazing.

Deferred grazing

Postponing grazing or resting grazing land for a prescribed period.

Delta

A body of alluvium having a surface that is fan shaped and nearly flat; deposited at or near the mouth of a river or stream where it enters a body of relatively quiet water, generally a sea or lake.

Dense layer

A very firm, massive layer that has a bulk density of more than 1.8 grams per cubic centimeter. Such a layer affects the ease of digging and can affect filling and compacting.

Depression, closed (map symbol)

A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage.

Depth, soil

Generally, the thickness of the soil over bedrock. Very deep soils are more than 60 inches deep over bedrock; deep soils, 40 to 60 inches; moderately deep, 20 to 40 inches; shallow, 10 to 20 inches; and very shallow, less than 10 inches.

Desert pavement

A natural, residual concentration or layer of wind-polished, closely packed gravel, boulders, and other rock fragments mantling a desert surface. It forms where wind action and sheetwash have removed all smaller particles or where rock fragments have migrated upward through sediments to the surface. It typically protects the finer grained underlying material from further erosion.

Diatomaceous earth

A geologic deposit of fine, grayish siliceous material composed chiefly or entirely of the remains of diatoms.

Dip slope

A slope of the land surface, roughly determined by and approximately conforming to the dip of the underlying bedrock.

Diversion (or diversion terrace)

A ridge of earth, generally a terrace, built to protect downslope areas by diverting runoff from its natural course.

Divided-slope farming

A form of field stripcropping in which crops are grown in a systematic arrangement of two strips, or bands, across the slope to reduce the hazard of water erosion. One strip is in a close-growing crop that provides protection from erosion, and the other strip is in a crop that provides less protection from erosion. This practice is used where slopes are not long enough to permit a full stripcropping pattern to be used.

Drainage class (natural)

Refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—*excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained,* and *very poorly drained.* These classes are defined in the "Soil Survey Manual."

Drainage, surface

Runoff, or surface flow of water, from an area.

Drainageway

A general term for a course or channel along which water moves in draining an area. A term restricted to relatively small, linear depressions that at some time move concentrated water and either do not have a defined channel or have only a small defined channel.

Draw

A small stream valley that generally is shallower and more open than a ravine or gulch and that has a broader bottom. The present stream channel may appear inadequate to have cut the drainageway that it occupies.

Drift

A general term applied to all mineral material (clay, silt, sand, gravel, and boulders) transported by a glacier and deposited directly by or from the ice or transported by running water emanating from a glacier. Drift includes unstratified material (till) that forms moraines and stratified deposits that form outwash plains, eskers, kames, varves, and glaciofluvial sediments. The term is generally applied to Pleistocene glacial deposits in areas that no longer contain glaciers.

Drumlin

A low, smooth, elongated oval hill, mound, or ridge of compact till that has a core of bedrock or drift. It commonly has a blunt nose facing the direction from which the ice approached and a gentler slope tapering in the other direction. The longer axis is parallel to the general direction of glacier flow. Drumlins are products of

streamline (laminar) flow of glaciers, which molded the subglacial floor through a combination of erosion and deposition.

Duff

A generally firm organic layer on the surface of mineral soils. It consists of fallen plant material that is in the process of decomposition and includes everything from the litter on the surface to underlying pure humus.

Dune

A low mound, ridge, bank, or hill of loose, windblown granular material (generally sand), either barren and capable of movement from place to place or covered and stabilized with vegetation but retaining its characteristic shape.

Earthy fill

See Mine spoil.

Ecological site

An area where climate, soil, and relief are sufficiently uniform to produce a distinct natural plant community. An ecological site is the product of all the environmental factors responsible for its development. It is typified by an association of species that differ from those on other ecological sites in kind and/or proportion of species or in total production.

Eluviation

The movement of material in true solution or colloidal suspension from one place to another within the soil. Soil horizons that have lost material through eluviation are eluvial; those that have received material are illuvial.

Endosaturation

A type of saturation of the soil in which all horizons between the upper boundary of saturation and a depth of 2 meters are saturated.

Eolian deposit

Sand-, silt-, or clay-sized clastic material transported and deposited primarily by wind, commonly in the form of a dune or a sheet of sand or loess.

Ephemeral stream

A stream, or reach of a stream, that flows only in direct response to precipitation. It receives no long-continued supply from melting snow or other source, and its channel is above the water table at all times.

Episaturation

A type of saturation indicating a perched water table in a soil in which saturated layers are underlain by one or more unsaturated layers within 2 meters of the surface.

Erosion

The wearing away of the land surface by water, wind, ice, or other geologic agents and by such processes as gravitational creep.

Erosion (accelerated)

Erosion much more rapid than geologic erosion, mainly as a result of human or animal activities or of a catastrophe in nature, such as a fire, that exposes the surface.

Erosion (geologic)

Erosion caused by geologic processes acting over long geologic periods and resulting in the wearing away of mountains and the building up of such landscape features as flood plains and coastal plains. Synonym: natural erosion.

Erosion pavement

A surficial lag concentration or layer of gravel and other rock fragments that remains on the soil surface after sheet or rill erosion or wind has removed the finer soil particles and that tends to protect the underlying soil from further erosion.

Erosion surface

A land surface shaped by the action of erosion, especially by running water.

Escarpment

A relatively continuous and steep slope or cliff breaking the general continuity of more gently sloping land surfaces and resulting from erosion or faulting. Most commonly applied to cliffs produced by differential erosion. Synonym: scarp.

Escarpment, bedrock (map symbol)

A relatively continuous and steep slope or cliff, produced by erosion or faulting, that breaks the general continuity of more gently sloping land surfaces. Exposed material is hard or soft bedrock.

Escarpment, nonbedrock (map symbol)

A relatively continuous and steep slope or cliff, generally produced by erosion but in some places produced by faulting, that breaks the continuity of more gently sloping land surfaces. Exposed earthy material is nonsoil or very shallow soil.

Esker

A long, narrow, sinuous, steep-sided ridge of stratified sand and gravel deposited as the bed of a stream flowing in an ice tunnel within or below the ice (subglacial) or between ice walls on top of the ice of a wasting glacier and left behind as high ground when the ice melted. Eskers range in length from less than a kilometer to more than 160 kilometers and in height from 3 to 30 meters.

Extrusive rock

Igneous rock derived from deep-seated molten matter (magma) deposited and cooled on the earth's surface.

Fallow

Cropland left idle in order to restore productivity through accumulation of moisture. Summer fallow is common in regions of limited rainfall where cereal grain is grown.

The soil is tilled for at least one growing season for weed control and decomposition of plant residue.

Fan remnant

A general term for landforms that are the remaining parts of older fan landforms, such as alluvial fans, that have been either dissected or partially buried.

Fertility, soil

The quality that enables a soil to provide plant nutrients, in adequate amounts and in proper balance, for the growth of specified plants when light, moisture, temperature, tilth, and other growth factors are favorable.

Fibric soil material (peat)

The least decomposed of all organic soil material. Peat contains a large amount of well preserved fiber that is readily identifiable according to botanical origin. Peat has the lowest bulk density and the highest water content at saturation of all organic soil material.

Field moisture capacity

The moisture content of a soil, expressed as a percentage of the ovendry weight, after the gravitational, or free, water has drained away; the field moisture content 2 or 3 days after a soaking rain; also called *normal field capacity, normal moisture capacity,* or *capillary capacity.*

Fill slope

A sloping surface consisting of excavated soil material from a road cut. It commonly is on the downhill side of the road.

Fine textured soil

Sandy clay, silty clay, or clay.

Firebreak

An area cleared of flammable material to stop or help control creeping or running fires. It also serves as a line from which to work and to facilitate the movement of firefighters and equipment. Designated roads also serve as firebreaks.

First bottom

An obsolete, informal term loosely applied to the lowest flood-plain steps that are subject to regular flooding.

Flaggy soil material

Material that has, by volume, 15 to 35 percent flagstones. Very flaggy soil material has 35 to 60 percent flagstones, and extremely flaggy soil material has more than 60 percent flagstones.

Flagstone

A thin fragment of sandstone, limestone, slate, shale, or (rarely) schist 6 to 15 inches (15 to 38 centimeters) long.

Flood plain

The nearly level plain that borders a stream and is subject to flooding unless protected artificially.

Flood-plain landforms

A variety of constructional and erosional features produced by stream channel migration and flooding. Examples include backswamps, flood-plain splays, meanders, meander belts, meander scrolls, oxbow lakes, and natural levees.

Flood-plain splay

A fan-shaped deposit or other outspread deposit formed where an overloaded stream breaks through a levee (natural or artificial) and deposits its material (commonly coarse grained) on the flood plain.

Flood-plain step

An essentially flat, terrace-like alluvial surface within a valley that is frequently covered by floodwater from the present stream; any approximately horizontal surface still actively modified by fluvial scour and/or deposition. May occur individually or as a series of steps.

Fluvial

Of or pertaining to rivers or streams; produced by stream or river action.

Foothills

A region of steeply sloping hills that fringes a mountain range or high-plateau escarpment. The hills have relief of as much as 1,000 feet (300 meters).

Footslope

The concave surface at the base of a hillslope. A footslope is a transition zone between upslope sites of erosion and transport (shoulders and backslopes) and downslope sites of deposition (toeslopes).

Forb

Any herbaceous plant not a grass or a sedge.

Forest cover

All trees and other woody plants (underbrush) covering the ground in a forest.

Forest type

A stand of trees similar in composition and development because of given physical and biological factors by which it may be differentiated from other stands.

Fragipan

A loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay but high in silt or very fine sand. A fragipan appears cemented and restricts roots. When dry, it is hard or very hard and has a higher bulk density than the horizon or horizons above. When moist, it tends to rupture suddenly under pressure rather than to deform slowly.

Genesis, soil

The mode of origin of the soil. Refers especially to the processes or soil-forming factors responsible for the formation of the solum, or true soil, from the unconsolidated parent material.

Gilgai

Commonly, a succession of microbasins and microknolls in nearly level areas or of microvalleys and microridges parallel with the slope. Typically, the microrelief of clayey soils that shrink and swell considerably with changes in moisture content.

Glaciofluvial deposits

Material moved by glaciers and subsequently sorted and deposited by streams flowing from the melting ice. The deposits are stratified and occur in the form of outwash plains, valley trains, deltas, kames, eskers, and kame terraces.

Glaciolacustrine deposits

Material ranging from fine clay to sand derived from glaciers and deposited in glacial lakes mainly by glacial meltwater. Many deposits are bedded or laminated.

Gleyed soil

Soil that formed under poor drainage, resulting in the reduction of iron and other elements in the profile and in gray colors.

Graded stripcropping

Growing crops in strips that grade toward a protected waterway.

Grassed waterway

A natural or constructed waterway, typically broad and shallow, seeded to grass as protection against erosion. Conducts surface water away from cropland.

Gravel

Rounded or angular fragments of rock as much as 3 inches (2 millimeters to 7.6 centimeters) in diameter. An individual piece is a pebble.

Gravel pit (map symbol)

An open excavation from which soil and underlying material have been removed and used, without crushing, as a source of sand or gravel.

Gravelly soil material

Material that has 15 to 35 percent, by volume, rounded or angular rock fragments, not prominently flattened, as much as 3 inches (7.6 centimeters) in diameter.

Gravelly spot (map symbol)

A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments.

Green manure crop (agronomy)

A soil-improving crop grown to be plowed under in an early stage of maturity or soon after maturity.

Ground water

Water filling all the unblocked pores of the material below the water table.

Gully (map symbol)

A small, steep-sided channel caused by erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. The distinction between a gully and a rill is one of depth. A gully generally is an obstacle to farm machinery and is too deep to be obliterated by ordinary tillage whereas a rill is of lesser depth and can be smoothed over by ordinary tillage.

Hard bedrock

Bedrock that cannot be excavated except by blasting or by the use of special equipment that is not commonly used in construction.

Hard to reclaim

Reclamation is difficult after the removal of soil for construction and other uses. Revegetation and erosion control are extremely difficult.

Hardpan

A hardened or cemented soil horizon, or layer. The soil material is sandy, loamy, or clayey and is cemented by iron oxide, silica, calcium carbonate, or other substance.

Head slope (geomorphology)

A geomorphic component of hills consisting of a laterally concave area of a hillside, especially at the head of a drainageway. The overland waterflow is converging.

Hemic soil material (mucky peat)

Organic soil material intermediate in degree of decomposition between the less decomposed fibric material and the more decomposed sapric material.

High-residue crops

Such crops as small grain and corn used for grain. If properly managed, residue from these crops can be used to control erosion until the next crop in the rotation is established. These crops return large amounts of organic matter to the soil.

Hill

A generic term for an elevated area of the land surface, rising as much as 1,000 feet above surrounding lowlands, commonly of limited summit area and having a well defined outline. Slopes are generally more than 15 percent. The distinction between a hill and a mountain is arbitrary and may depend on local usage.

Hillslope

A generic term for the steeper part of a hill between its summit and the drainage line, valley flat, or depression floor at the base of a hill.

Horizon, soil

A layer of soil, approximately parallel to the surface, having distinct characteristics produced by soil-forming processes. In the identification of soil horizons, an uppercase letter represents the major horizons. Numbers or lowercase letters that follow represent subdivisions of the major horizons. An explanation of the subdivisions is given in the "Soil Survey Manual." The major horizons of mineral soil are as follows:

O horizon: An organic layer of fresh and decaying plant residue.

L horizon: A layer of organic and mineral limnic materials, including coprogenous earth (sedimentary peat), diatomaceous earth, and marl.

A horizon: The mineral horizon at or near the surface in which an accumulation of humified organic matter is mixed with the mineral material. Also, a plowed surface horizon, most of which was originally part of a B horizon.

E horizon: The mineral horizon in which the main feature is loss of silicate clay, iron, aluminum, or some combination of these.

B horizon: The mineral horizon below an A horizon. The B horizon is in part a layer of transition from the overlying A to the underlying C horizon. The B horizon also has distinctive characteristics, such as (1) accumulation of clay, sesquioxides, humus, or a combination of these; (2) prismatic or blocky structure; (3) redder or browner colors than those in the A horizon; or (4) a combination of these.

C horizon: The mineral horizon or layer, excluding indurated bedrock, that is little affected by soil-forming processes and does not have the properties typical of the overlying soil material. The material of a C horizon may be either like or unlike that in which the solum formed. If the material is known to differ from that in the solum, an Arabic numeral, commonly a 2, precedes the letter C.

Cr horizon: Soft, consolidated bedrock beneath the soil.

R layer: Consolidated bedrock beneath the soil. The bedrock commonly underlies a C horizon, but it can be directly below an A or a B horizon.

M layer: A root-limiting subsoil layer consisting of nearly continuous, horizontally oriented, human-manufactured materials.

W layer: A layer of water within or beneath the soil.

Humus

The well decomposed, more or less stable part of the organic matter in mineral soils.

Hydrologic soil groups

Refers to soils grouped according to their runoff potential. The soil properties that influence this potential are those that affect the minimum rate of water infiltration on a bare soil during periods after prolonged wetting when the soil is not frozen. These properties include depth to a seasonal high water table, the infiltration rate, and depth to a layer that significantly restricts the downward movement of water. The slope and the kind of plant cover are not considered but are separate factors in predicting runoff.

Igneous rock

Rock that was formed by cooling and solidification of magma and that has not been changed appreciably by weathering since its formation. Major varieties include plutonic and volcanic rock (e.g., andesite, basalt, and granite).

Illuviation

The movement of soil material from one horizon to another in the soil profile. Generally, material is removed from an upper horizon and deposited in a lower horizon.

Impervious soil

A soil through which water, air, or roots penetrate slowly or not at all. No soil is absolutely impervious to air and water all the time.

Increasers

Species in the climax vegetation that increase in amount as the more desirable plants are reduced by close grazing. Increasers commonly are the shorter plants and the less palatable to livestock.

Infiltration

The downward entry of water into the immediate surface of soil or other material, as contrasted with percolation, which is movement of water through soil layers or material.

Infiltration capacity

The maximum rate at which water can infiltrate into a soil under a given set of conditions.

Infiltration rate

The rate at which water penetrates the surface of the soil at any given instant, usually expressed in inches per hour. The rate can be limited by the infiltration capacity of the soil or the rate at which water is applied at the surface.

Intake rate

The average rate of water entering the soil under irrigation. Most soils have a fast initial rate; the rate decreases with application time. Therefore, intake rate for design purposes is not a constant but is a variable depending on the net irrigation application. The rate of water intake, in inches per hour, is expressed as follows:

Very low: Less than 0.2
Low: 0.2 to 0.4
Moderately low: 0.4 to 0.75
Moderate: 0.75 to 1.25
Moderately high: 1.25 to 1.75
High: 1.75 to 2.5
Very high: More than 2.5

Interfluve

A landform composed of the relatively undissected upland or ridge between two adjacent valleys containing streams flowing in the same general direction. An elevated area between two drainageways that sheds water to those drainageways.

Interfluve (geomorphology)

A geomorphic component of hills consisting of the uppermost, comparatively level or gently sloping area of a hill; shoulders of backwearing hillslopes can narrow the upland or can merge, resulting in a strongly convex shape.

Intermittent stream

A stream, or reach of a stream, that does not flow year-round but that is commonly dry for 3 or more months out of 12 and whose channel is generally below the local water table. It flows only during wet periods or when it receives ground-water discharge or long, continued contributions from melting snow or other surface and shallow subsurface sources.

Invaders

On range, plants that encroach into an area and grow after the climax vegetation has been reduced by grazing. Generally, plants invade following disturbance of the surface.

Iron depletions

See Redoximorphic features.

Irrigation

Application of water to soils to assist in production of crops. Methods of irrigation are:

Basin: Water is applied rapidly to nearly level plains surrounded by levees or dikes.

Border: Water is applied at the upper end of a strip in which the lateral flow of water is controlled by small earth ridges called border dikes, or borders.

Controlled flooding: Water is released at intervals from closely spaced field ditches and distributed uniformly over the field.

Corrugation: Water is applied to small, closely spaced furrows or ditches in fields of close-growing crops or in orchards so that it flows in only one direction.

Drip (or trickle): Water is applied slowly and under low pressure to the surface of the soil or into the soil through such applicators as emitters, porous tubing, or perforated pipe.

Furrow: Water is applied in small ditches made by cultivation implements. Furrows are used for tree and row crops.

Sprinkler: Water is sprayed over the soil surface through pipes or nozzles from a pressure system.

Subirrigation: Water is applied in open ditches or tile lines until the water table is raised enough to wet the soil.

Wild flooding: Water, released at high points, is allowed to flow onto an area without controlled distribution.

Kame

A low mound, knob, hummock, or short irregular ridge composed of stratified sand and gravel deposited by a subglacial stream as a fan or delta at the margin of a melting glacier; by a supraglacial stream in a low place or hole on the surface of the glacier; or as a ponded deposit on the surface or at the margin of stagnant ice.

Karst (topography)

A kind of topography that formed in limestone, gypsum, or other soluble rocks by dissolution and that is characterized by closed depressions, sinkholes, caves, and underground drainage.

Knoll

A small, low, rounded hill rising above adjacent landforms.

Ksat

See Saturated hydraulic conductivity.

Lacustrine deposit

Material deposited in lake water and exposed when the water level is lowered or the elevation of the land is raised.

Lake plain

A nearly level surface marking the floor of an extinct lake filled by well sorted, generally fine textured, stratified deposits, commonly containing varves.

Lake terrace

A narrow shelf, partly cut and partly built, produced along a lakeshore in front of a scarp line of low cliffs and later exposed when the water level falls.

Landfill (map symbol)

An area of accumulated waste products of human habitation, either above or below natural ground level.

Landslide

A general, encompassing term for most types of mass movement landforms and processes involving the downslope transport and outward deposition of soil and rock materials caused by gravitational forces; the movement may or may not involve saturated materials. The speed and distance of movement, as well as the amount of soil and rock material, vary greatly.

Large stones

Rock fragments 3 inches (7.6 centimeters) or more across. Large stones adversely affect the specified use of the soil.

Lava flow (map symbol)

A solidified, commonly lobate body of rock formed through lateral, surface outpouring of molten lava from a vent or fissure.

Leaching

The removal of soluble material from soil or other material by percolating water.

Levee (map symbol)

An embankment that confines or controls water, especially one built along the banks of a river to prevent overflow onto lowlands.

Linear extensibility

Refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. Linear extensibility is used to determine the shrink-swell potential of soils. It is an expression of the volume change between the water content of the clod at $^1/_3$- or $^1/_{10}$-bar tension (33kPa or 10kPa tension) and oven dryness. Volume change is influenced by the amount and type of clay minerals in the soil. The volume change is the percent change for the whole soil. If it is expressed as a fraction, the resulting value is COLE, coefficient of linear extensibility.

Liquid limit

The moisture content at which the soil passes from a plastic to a liquid state.

Loam

Soil material that is 7 to 27 percent clay particles, 28 to 50 percent silt particles, and less than 52 percent sand particles.

Loess

Material transported and deposited by wind and consisting dominantly of silt-sized particles.

Low strength

The soil is not strong enough to support loads.

Low-residue crops

Such crops as corn used for silage, peas, beans, and potatoes. Residue from these crops is not adequate to control erosion until the next crop in the rotation is established. These crops return little organic matter to the soil.

Marl

An earthy, unconsolidated deposit consisting chiefly of calcium carbonate mixed with clay in approximately equal proportions; formed primarily under freshwater lacustrine conditions but also formed in more saline environments.

Marsh or swamp (map symbol)

A water-saturated, very poorly drained area that is intermittently or permanently covered by water. Sedges, cattails, and rushes are the dominant vegetation in marshes, and trees or shrubs are the dominant vegetation in swamps. Not used in map units where the named soils are poorly drained or very poorly drained.

Mass movement

A generic term for the dislodgment and downslope transport of soil and rock material as a unit under direct gravitational stress.

Masses

See Redoximorphic features.

Meander belt

The zone within which migration of a meandering channel occurs; the flood-plain area included between two imaginary lines drawn tangential to the outer bends of active channel loops.

Meander scar

A crescent-shaped, concave or linear mark on the face of a bluff or valley wall, produced by the lateral erosion of a meandering stream that impinged upon and undercut the bluff.

Meander scroll

One of a series of long, parallel, close-fitting, crescent-shaped ridges and troughs formed along the inner bank of a stream meander as the channel migrated laterally down-valley and toward the outer bank.

Mechanical treatment

Use of mechanical equipment for seeding, brush management, and other management practices.

Medium textured soil

Very fine sandy loam, loam, silt loam, or silt.

Mesa

A broad, nearly flat topped and commonly isolated landmass bounded by steep slopes or precipitous cliffs and capped by layers of resistant, nearly horizontal rocky material. The summit width is characteristically greater than the height of the bounding escarpments.

Metamorphic rock

Rock of any origin altered in mineralogical composition, chemical composition, or structure by heat, pressure, and movement at depth in the earth's crust. Nearly all such rocks are crystalline.

Mine or quarry (map symbol)

An open excavation from which soil and underlying material have been removed and in which bedrock is exposed. Also denotes surface openings to underground mines.

Mine spoil

An accumulation of displaced earthy material, rock, or other waste material removed during mining or excavation. Also called earthy fill.

Mineral soil

Soil that is mainly mineral material and low in organic material. Its bulk density is more than that of organic soil.

Minimum tillage

Only the tillage essential to crop production and prevention of soil damage.

Miscellaneous area

A kind of map unit that has little or no natural soil and supports little or no vegetation.

Miscellaneous water (map symbol)

Small, constructed bodies of water that are used for industrial, sanitary, or mining applications and that contain water most of the year.

Moderately coarse textured soil

Coarse sandy loam, sandy loam, or fine sandy loam.

Moderately fine textured soil

Clay loam, sandy clay loam, or silty clay loam.

Mollic epipedon

A thick, dark, humus-rich surface horizon (or horizons) that has high base saturation and pedogenic soil structure. It may include the upper part of the subsoil.

Moraine

In terms of glacial geology, a mound, ridge, or other topographically distinct accumulation of unsorted, unstratified drift, predominantly till, deposited primarily by the direct action of glacial ice in a variety of landforms. Also, a general term for a landform composed mainly of till (except for kame moraines, which are composed mainly of stratified outwash) that has been deposited by a glacier. Some types of moraines are disintegration, end, ground, kame, lateral, recessional, and terminal.

Morphology, soil

The physical makeup of the soil, including the texture, structure, porosity, consistence, color, and other physical, mineral, and biological properties of the various horizons, and the thickness and arrangement of those horizons in the soil profile.

Mottling, soil

Irregular spots of different colors that vary in number and size. Descriptive terms are as follows: abundance—*few, common,* and *many;* size—*fine, medium,* and *coarse;* and contrast—*faint, distinct,* and *prominent.* The size measurements are of the diameter along the greatest dimension. *Fine* indicates less than 5 millimeters (about 0.2 inch); *medium,* from 5 to 15 millimeters (about 0.2 to 0.6 inch); and *coarse,* more than 15 millimeters (about 0.6 inch).

Mountain

A generic term for an elevated area of the land surface, rising more than 1,000 feet (300 meters) above surrounding lowlands, commonly of restricted summit area (relative to a plateau) and generally having steep sides. A mountain can occur as a single, isolated mass or in a group forming a chain or range. Mountains are formed primarily by tectonic activity and/or volcanic action but can also be formed by differential erosion.

Muck

Dark, finely divided, well decomposed organic soil material. (See Sapric soil material.)

Mucky peat

See Hemic soil material.

Mudstone

A blocky or massive, fine grained sedimentary rock in which the proportions of clay and silt are approximately equal. Also, a general term for such material as clay, silt, claystone, siltstone, shale, and argillite and that should be used only when the amounts of clay and silt are not known or cannot be precisely identified.

Munsell notation

A designation of color by degrees of three simple variables—hue, value, and chroma. For example, a notation of 10YR 6/4 is a color with hue of 10YR, value of 6, and chroma of 4.

Natric horizon

A special kind of argillic horizon that contains enough exchangeable sodium to have an adverse effect on the physical condition of the subsoil.

Neutral soil

A soil having a pH value of 6.6 to 7.3. (See Reaction, soil.)

Nodules

See Redoximorphic features.

Nose slope (geomorphology)

A geomorphic component of hills consisting of the projecting end (laterally convex area) of a hillside. The overland waterflow is predominantly divergent. Nose slopes consist dominantly of colluvium and slope-wash sediments (for example, slope alluvium).

Nutrient, plant

Any element taken in by a plant essential to its growth. Plant nutrients are mainly nitrogen, phosphorus, potassium, calcium, magnesium, sulfur, iron, manganese, copper, boron, and zinc obtained from the soil and carbon, hydrogen, and oxygen obtained from the air and water.

Organic matter

Plant and animal residue in the soil in various stages of decomposition. The content of organic matter in the surface layer is described as follows:

Very low: Less than 0.5 percent
Low: 0.5 to 1.0 percent
Moderately low: 1.0 to 2.0 percent
Moderate: 2.0 to 4.0 percent
High: 4.0 to 8.0 percent
Very high: More than 8.0 percent

Outwash

Stratified and sorted sediments (chiefly sand and gravel) removed or "washed out" from a glacier by meltwater streams and deposited in front of or beyond the end moraine or the margin of a glacier. The coarser material is deposited nearer to the ice.

Outwash plain

An extensive lowland area of coarse textured glaciofluvial material. An outwash plain is commonly smooth; where pitted, it generally is low in relief.

Paleoterrace

An erosional remnant of a terrace that retains the surface form and alluvial deposits of its origin but was not emplaced by, and commonly does not grade to, a present-day stream or drainage network.

Pan

A compact, dense layer in a soil that impedes the movement of water and the growth of roots. For example, *hardpan, fragipan, claypan, plowpan,* and *traffic pan.*

Parent material

The unconsolidated organic and mineral material in which soil forms.

Peat

Unconsolidated material, largely undecomposed organic matter, that has accumulated under excess moisture. (See Fibric soil material.)

Ped

An individual natural soil aggregate, such as a granule, a prism, or a block.

Pedisediment

A layer of sediment, eroded from the shoulder and backslope of an erosional slope, that lies on and is being (or was) transported across a gently sloping erosional surface at the foot of a receding hill or mountain slope.

Pedon

The smallest volume that can be called "a soil." A pedon is three dimensional and large enough to permit study of all horizons. Its area ranges from about 10 to 100 square feet (1 square meter to 10 square meters), depending on the variability of the soil.

Percolation

The movement of water through the soil.

Perennial water (map symbol)

Small, natural or constructed lakes, ponds, or pits that contain water most of the year.

Permafrost

Ground, soil, or rock that remains at or below 0 degrees C for at least 2 years. It is defined on the basis of temperature and is not necessarily frozen.

pH value

A numerical designation of acidity and alkalinity in soil. (See Reaction, soil.)

Phase, soil

A subdivision of a soil series based on features that affect its use and management, such as slope, stoniness, and flooding.

Piping

Formation of subsurface tunnels or pipelike cavities by water moving through the soil.

Pitting

Pits caused by melting around ice. They form on the soil after plant cover is removed.

Plastic limit

The moisture content at which a soil changes from semisolid to plastic.

Plasticity index

The numerical difference between the liquid limit and the plastic limit; the range of moisture content within which the soil remains plastic.

Plateau (geomorphology)

A comparatively flat area of great extent and elevation; specifically, an extensive land region that is considerably elevated (more than 100 meters) above the adjacent lower lying terrain, is commonly limited on at least one side by an abrupt descent, and has a flat or nearly level surface. A comparatively large part of a plateau surface is near summit level.

Playa

The generally dry and nearly level lake plain that occupies the lowest parts of closed depressions, such as those on intermontane basin floors. Temporary flooding occurs primarily in response to precipitation and runoff. Playa deposits are fine grained and may or may not have a high water table and saline conditions.

Plinthite

The sesquioxide-rich, humus-poor, highly weathered mixture of clay with quartz and other diluents. It commonly appears as red mottles, usually in platy, polygonal, or reticulate patterns. Plinthite changes irreversibly to an ironstone hardpan or to irregular aggregates on repeated wetting and drying, especially if it is exposed also to heat from the sun. In a moist soil, plinthite can be cut with a spade. It is a form of laterite.

Plowpan

A compacted layer formed in the soil directly below the plowed layer.

Ponding

Standing water on soils in closed depressions. Unless the soils are artificially drained, the water can be removed only by percolation or evapotranspiration.

Poorly graded

Refers to a coarse grained soil or soil material consisting mainly of particles of nearly the same size. Because there is little difference in size of the particles, density can be increased only slightly by compaction.

Pore linings

See Redoximorphic features.

Potential native plant community

See Climax plant community.

Potential rooting depth (effective rooting depth)

Depth to which roots could penetrate if the content of moisture in the soil were adequate. The soil has no properties restricting the penetration of roots to this depth.

Prescribed burning

Deliberately burning an area for specific management purposes, under the appropriate conditions of weather and soil moisture and at the proper time of day.

Productivity, soil

The capability of a soil for producing a specified plant or sequence of plants under specific management.

Profile, soil

A vertical section of the soil extending through all its horizons and into the parent material.

Proper grazing use

Grazing at an intensity that maintains enough cover to protect the soil and maintain or improve the quantity and quality of the desirable vegetation. This practice increases the vigor and reproduction capacity of the key plants and promotes the accumulation of litter and mulch necessary to conserve soil and water.

Rangeland

Land on which the potential natural vegetation is predominantly grasses, grasslike plants, forbs, or shrubs suitable for grazing or browsing. It includes natural grasslands, savannas, many wetlands, some deserts, tundras, and areas that support certain forb and shrub communities.

Reaction, soil

A measure of acidity or alkalinity of a soil, expressed as pH values. A soil that tests to pH 7.0 is described as precisely neutral in reaction because it is neither acid nor alkaline. The degrees of acidity or alkalinity, expressed as pH values, are:

Ultra acid: Less than 3.5
Extremely acid: 3.5 to 4.4
Very strongly acid: 4.5 to 5.0
Strongly acid: 5.1 to 5.5
Moderately acid: 5.6 to 6.0
Slighily acid: 6.1 to 6.5
Neutral: 6.6 to 7.3
Slightly alkaline: 7.4 to 7.8
Moderately alkaline: 7.9 to 8.4
Strongly alkaline: 8.5 to 9.0
Very strongly alkaline: 9.1 and higher

Red beds

Sedimentary strata that are mainly red and are made up largely of sandstone and shale.

Redoximorphic concentrations

See Redoximorphic features.

Redoximorphic depletions

See Redoximorphic features.

Redoximorphic features

Redoximorphic features are associated with wetness and result from alternating periods of reduction and oxidation of iron and manganese compounds in the soil. Reduction occurs during saturation with water, and oxidation occurs when the soil is not saturated. Characteristic color patterns are created by these processes. The reduced iron and manganese ions may be removed from a soil if vertical or lateral fluxes of water occur, in which case there is no iron or manganese precipitation in that soil. Wherever the iron and manganese are oxidized and precipitated, they

form either soft masses or hard concretions or nodules. Movement of iron and manganese as a result of redoximorphic processes in a soil may result in redoximorphic features that are defined as follows:

1. Redoximorphic concentrations.—These are zones of apparent accumulation of iron-manganese oxides, including:
   A. Nodules and concretions, which are cemented bodies that can be removed from the soil intact. Concretions are distinguished from nodules on the basis of internal organization. A concretion typically has concentric layers that are visible to the naked eye. Nodules do not have visible organized internal structure; *and*
   B. Masses, which are noncemented concentrations of substances within the soil matrix; *and*
   C. Pore linings, i.e., zones of accumulation along pores that may be either coatings on pore surfaces or impregnations from the matrix adjacent to the pores.
2. Redoximorphic depletions.—These are zones of low chroma (chromas less than those in the matrix) where either iron-manganese oxides alone or both iron-manganese oxides and clay have been stripped out, including:
   A. Iron depletions, i.e., zones that contain low amounts of iron and manganese oxides but have a clay content similar to that of the adjacent matrix; *and*
   B. Clay depletions, i.e., zones that contain low amounts of iron, manganese, and clay (often referred to as silt coatings or skeletans).
3. Reduced matrix.—This is a soil matrix that has low chroma *in situ* but undergoes a change in hue or chroma within 30 minutes after the soil material has been exposed to air.

Reduced matrix

See Redoximorphic features.

Regolith

All unconsolidated earth materials above the solid bedrock. It includes material weathered in place from all kinds of bedrock and alluvial, glacial, eolian, lacustrine, and pyroclastic deposits.

Relief

The relative difference in elevation between the upland summits and the lowlands or valleys of a given region.

Residuum (residual soil material)

Unconsolidated, weathered or partly weathered mineral material that accumulated as bedrock disintegrated in place.

Rill

A very small, steep-sided channel resulting from erosion and cut in unconsolidated materials by concentrated but intermittent flow of water. A rill generally is not an obstacle to wheeled vehicles and is shallow enough to be smoothed over by ordinary tillage.

Riser

The vertical or steep side slope (e.g., escarpment) of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural, steplike landforms, such as successive stream terraces.

Road cut

A sloping surface produced by mechanical means during road construction. It is commonly on the uphill side of the road.

Rock fragments

Rock or mineral fragments having a diameter of 2 millimeters or more; for example, pebbles, cobbles, stones, and boulders.

Rock outcrop (map symbol)

An exposure of bedrock at the surface of the earth. Not used where the named soils of the surrounding map unit are shallow over bedrock or where "Rock outcrop" is a named component of the map unit.

Root zone

The part of the soil that can be penetrated by plant roots.

Runoff

The precipitation discharged into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called ground-water runoff or seepage flow from ground water.

Saline soil

A soil containing soluble salts in an amount that impairs growth of plants. A saline soil does not contain excess exchangeable sodium.

Saline spot (map symbol)

An area where the surface layer has an electrical conductivity of 8 mmhos/cm more than the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has an electrical conductivity of 2 mmhos/cm or less.

Sand

As a soil separate, individual rock or mineral fragments from 0.05 millimeter to 2.0 millimeters in diameter. Most sand grains consist of quartz. As a soil textural class, a soil that is 85 percent or more sand and not more than 10 percent clay.

Sandstone

Sedimentary rock containing dominantly sand-sized particles.

Sandy spot (map symbol)

A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer.

Sapric soil material (muck)

The most highly decomposed of all organic soil material. Muck has the least amount of plant fiber, the highest bulk density, and the lowest water content at saturation of all organic soil material.

Saturated hydraulic conductivity (Ksat)

The ease with which pores of a saturated soil transmit water. Formally, the proportionality coefficient that expresses the relationship of the rate of water movement to hydraulic gradient in Darcy's Law, a law that describes the rate of water movement through porous media. Commonly abbreviated as "Ksat." Terms describing saturated hydraulic conductivity are:

Very high: 100 or more micrometers per second (14.17 or more inches per hour)
High: 10 to 100 micrometers per second (1.417 to 14.17 inches per hour)
Moderately high: 1 to 10 micrometers per second (0.1417 inch to 1.417 inches per hour)
Moderately low: 0.1 to 1 micrometer per second (0.01417 to 0.1417 inch per hour)
Low: 0.01 to 0.1 micrometer per second (0.001417 to 0.01417 inch per hour)
Very low: Less than 0.01 micrometer per second (less than 0.001417 inch per hour).

To convert inches per hour to micrometers per second, multiply inches per hour by 7.0572. To convert micrometers per second to inches per hour, multiply micrometers per second by 0.1417.

Saturation

Wetness characterized by zero or positive pressure of the soil water. Under conditions of saturation, the water will flow from the soil matrix into an unlined auger hole.

Scarification

The act of abrading, scratching, loosening, crushing, or modifying the surface to increase water absorption or to provide a more tillable soil.

Sedimentary rock

A consolidated deposit of clastic particles, chemical precipitates, or organic remains accumulated at or near the surface of the earth under normal low temperature and pressure conditions. Sedimentary rocks include consolidated equivalents of alluvium, colluvium, drift, and eolian, lacustrine, and marine deposits. Examples are sandstone, siltstone, mudstone, claystone, shale, conglomerate, limestone, dolomite, and coal.

Sequum

A sequence consisting of an illuvial horizon and the overlying eluvial horizon. (See Eluviation.)

Series, soil

A group of soils that have profiles that are almost alike, except for differences in texture of the surface layer. All the soils of a series have horizons that are similar in composition, thickness, and arrangement.

Severely eroded spot (map symbol)

An area where, on the average, 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units in which "severely eroded," "very severely eroded," or "gullied" is part of the map unit name.

Shale

Sedimentary rock that formed by the hardening of a deposit of clay, silty clay, or silty clay loam and that has a tendency to split into thin layers.

Sheet erosion

The removal of a fairly uniform layer of soil material from the land surface by the action of rainfall and surface runoff.

Short, steep slope (map symbol)

A narrow area of soil having slopes that are at least two slope classes steeper than the slope class of the surrounding map unit.

Shoulder

The convex, erosional surface near the top of a hillslope. A shoulder is a transition from summit to backslope.

Shrink-swell

The shrinking of soil when dry and the swelling when wet. Shrinking and swelling can damage roads, dams, building foundations, and other structures. It can also damage plant roots.

Shrub-coppice dune

A small, streamlined dune that forms around brush and clump vegetation.

Side slope (geomorphology)

A geomorphic component of hills consisting of a laterally planar area of a hillside. The overland waterflow is predominantly parallel. Side slopes are dominantly colluvium and slope-wash sediments.

Silica

A combination of silicon and oxygen. The mineral form is called quartz.

Silica-sesquioxide ratio

The ratio of the number of molecules of silica to the number of molecules of alumina and iron oxide. The more highly weathered soils or their clay fractions in warm-temperate, humid regions, and especially those in the tropics, generally have a low ratio.

Silt

As a soil separate, individual mineral particles that range in diameter from the upper limit of clay (0.002 millimeter) to the lower limit of very fine sand (0.05 millimeter). As a soil textural class, soil that is 80 percent or more silt and less than 12 percent clay.

Siltstone

An indurated silt having the texture and composition of shale but lacking its fine lamination or fissility; a massive mudstone in which silt predominates over clay.

Similar soils

Soils that share limits of diagnostic criteria, behave and perform in a similar manner, and have similar conservation needs or management requirements for the major land uses in the survey area.

Sinkhole (map symbol)

A closed, circular or elliptical depression, commonly funnel shaped, characterized by subsurface drainage and formed either by dissolution of the surface of underlying bedrock (e.g., limestone, gypsum, or salt) or by collapse of underlying caves within bedrock. Complexes of sinkholes in carbonate-rock terrain are the main components of karst topography.

Site index

A designation of the quality of a forest site based on the height of the dominant stand at an arbitrarily chosen age. For example, if the average height attained by dominant and codominant trees in a fully stocked stand at the age of 50 years is 75 feet, the site index is 75.

Slickensides (pedogenic)

Grooved, striated, and/or glossy (shiny) slip faces on structural peds, such as wedges; produced by shrink-swell processes, most commonly in soils that have a high content of expansive clays.

Slide or slip (map symbol)

A prominent landform scar or ridge caused by fairly recent mass movement or descent of earthy material resulting from failure of earth or rock under shear stress along one or several surfaces.

Slope

The inclination of the land surface from the horizontal. Percentage of slope is the vertical distance divided by horizontal distance, then multiplied by 100. Thus, a slope of 20 percent is a drop of 20 feet in 100 feet of horizontal distance.

Slope alluvium

Sediment gradually transported down the slopes of mountains or hills primarily by nonchannel alluvial processes (i.e., slope-wash processes) and characterized by particle sorting. Lateral particle sorting is evident on long slopes. In a profile sequence, sediments may be distinguished by differences in size and/or specific gravity of rock fragments and may be separated by stone lines. Burnished peds

and sorting of rounded or subrounded pebbles or cobbles distinguish these materials from unsorted colluvial deposits.

Slow refill

The slow filling of ponds, resulting from restricted water transmission in the soil.

Slow water movement

Restricted downward movement of water through the soil. See Saturated hydraulic conductivity.

Sodic (alkali) soil

A soil having so high a degree of alkalinity (pH 8.5 or higher) or so high a percentage of exchangeable sodium (15 percent or more of the total exchangeable bases), or both, that plant growth is restricted.

Sodic spot (map symbol)

An area where the surface layer has a sodium adsorption ratio that is at least 10 more than that of the surface layer of the named soils in the surrounding map unit. The surface layer of the surrounding soils has a sodium adsorption ratio of 5 or less.

Sodicity

The degree to which a soil is affected by exchangeable sodium. Sodicity is expressed as a sodium adsorption ratio (SAR) of a saturation extract, or the ratio of Na^{+} to $Ca^{++} + Mg^{++}$. The degrees of sodicity and their respective ratios are:

Slight: Less than 13:1
Moderate: 13-30:1
Strong: More than 30:1

Sodium adsorption ratio (SAR)

A measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration.

Soft bedrock

Bedrock that can be excavated with trenching machines, backhoes, small rippers, and other equipment commonly used in construction.

Soil

A natural, three-dimensional body at the earth's surface. It is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief and by the passage of time.

Soil separates

Mineral particles less than 2 millimeters in equivalent diameter and ranging between specified size limits. The names and sizes, in millimeters, of separates recognized in the United States are as follows:

Very coarse sand: 2.0 to 1.0
Coarse sand: 1.0 to 0.5
Medium sand: 0.5 to 0.25
Fine sand: 0.25 to 0.10
Very fine sand: 0.10 to 0.05
Silt: 0.05 to 0.002
Clay: Less than 0.002

Solum

The upper part of a soil profile, above the C horizon, in which the processes of soil formation are active. The solum in soil consists of the A, E, and B horizons. Generally, the characteristics of the material in these horizons are unlike those of the material below the solum. The living roots and plant and animal activities are largely confined to the solum.

Spoil area (map symbol)

A pile of earthy materials, either smoothed or uneven, resulting from human activity.

Stone line

In a vertical cross section, a line formed by scattered fragments or a discrete layer of angular and subangular rock fragments (commonly a gravel- or cobble-sized lag concentration) that formerly was draped across a topographic surface and was later buried by additional sediments. A stone line generally caps material that was subject to weathering, soil formation, and erosion before burial. Many stone lines seem to be buried erosion pavements, originally formed by sheet and rill erosion across the land surface.

Stones

Rock fragments 10 to 24 inches (25 to 60 centimeters) in diameter if rounded or 15 to 24 inches (38 to 60 centimeters) in length if flat.

Stony

Refers to a soil containing stones in numbers that interfere with or prevent tillage.

Stony spot (map symbol)

A spot where 0.01 to 0.1 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surrounding soil has no surface stones.

Strath terrace

A type of stream terrace; formed as an erosional surface cut on bedrock and thinly mantled with stream deposits (alluvium).

Stream terrace

One of a series of platforms in a stream valley, flanking and more or less parallel to the stream channel, originally formed near the level of the stream; represents

the remnants of an abandoned flood plain, stream bed, or valley floor produced during a former state of fluvial erosion or deposition.

Stripcropping

Growing crops in a systematic arrangement of strips or bands that provide vegetative barriers to wind erosion and water erosion.

Structure, soil

The arrangement of primary soil particles into compound particles or aggregates. The principal forms of soil structure are:

Platy: Flat and laminated
Prismatic: Vertically elongated and having flat tops
Columnar: Vertically elongated and having rounded tops
Angular blocky: Having faces that intersect at sharp angles (planes)
Subangular blocky: Having subrounded and planar faces (no sharp angles)
Granular: Small structural units with curved or very irregular faces

Structureless soil horizons are defined as follows:

Single grained: Entirely noncoherent (each grain by itself), as in loose sand
Massive: Occurring as a coherent mass

Stubble mulch

Stubble or other crop residue left on the soil or partly worked into the soil. It protects the soil from wind erosion and water erosion after harvest, during preparation of a seedbed for the next crop, and during the early growing period of the new crop.

Subsoil

Technically, the B horizon; roughly, the part of the solum below plow depth.

Subsoiling

Tilling a soil below normal plow depth, ordinarily to shatter a hardpan or claypan.

Substratum

The part of the soil below the solum.

Subsurface layer

Any surface soil horizon (A, E, AB, or EB) below the surface layer.

Summer fallow

The tillage of uncropped land during the summer to control weeds and allow storage of moisture in the soil for the growth of a later crop. A practice common in semiarid regions, where annual precipitation is not enough to produce a crop every year. Summer fallow is frequently practiced before planting winter grain.

Summit

The topographically highest position of a hillslope. It has a nearly level (planar or only slightly convex) surface.

Surface layer

The soil ordinarily moved in tillage, or its equivalent in uncultivated soil, ranging in depth from 4 to 10 inches (10 to 25 centimeters). Frequently designated as the "plow layer," or the "Ap horizon."

Surface soil

The A, E, AB, and EB horizons, considered collectively. It includes all subdivisions of these horizons.

Talus

Rock fragments of any size or shape (commonly coarse and angular) derived from and lying at the base of a cliff or very steep rock slope. The accumulated mass of such loose broken rock formed chiefly by falling, rolling, or sliding.

Taxadjuncts

Soils that cannot be classified in a series recognized in the classification system. Such soils are named for a series they strongly resemble and are designated as taxadjuncts to that series because they differ in ways too small to be of consequence in interpreting their use and behavior. Soils are recognized as taxadjuncts only when one or more of their characteristics are slightly outside the range defined for the family of the series for which the soils are named.

Terminal moraine

An end moraine that marks the farthest advance of a glacier. It typically has the form of a massive arcuate or concentric ridge, or complex of ridges, and is underlain by till and other types of drift.

Terrace (conservation)

An embankment, or ridge, constructed across sloping soils on the contour or at a slight angle to the contour. The terrace intercepts surface runoff so that water soaks into the soil or flows slowly to a prepared outlet. A terrace in a field generally is built so that the field can be farmed. A terrace intended mainly for drainage has a deep channel that is maintained in permanent sod.

Terrace (geomorphology)

A steplike surface, bordering a valley floor or shoreline, that represents the former position of a flood plain, lake, or seashore. The term is usually applied both to the relatively flat summit surface (tread) that was cut or built by stream or wave action and to the steeper descending slope (scarp or riser) that has graded to a lower base level of erosion.

Terracettes

Small, irregular steplike forms on steep hillslopes, especially in pasture, formed by creep or erosion of surficial materials that may be induced or enhanced by trampling of livestock, such as sheep or cattle.

Texture, soil

The relative proportions of sand, silt, and clay particles in a mass of soil. The basic textural classes, in order of increasing proportion of fine particles, are *sand, loamy sand, sandy loam, loam, silt loam, silt, sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay,* and *clay.* The sand, loamy sand, and sandy loam classes may be further divided by specifying "coarse," "fine," or "very fine."

Thin layer

Otherwise suitable soil material that is too thin for the specified use.

Till

Dominantly unsorted and nonstratified drift, generally unconsolidated and deposited directly by a glacier without subsequent reworking by meltwater, and consisting of a heterogeneous mixture of clay, silt, sand, gravel, stones, and boulders; rock fragments of various lithologies are embedded within a finer matrix that can range from clay to sandy loam.

Till plain

An extensive area of level to gently undulating soils underlain predominantly by till and bounded at the distal end by subordinate recessional or end moraines.

Tilth, soil

The physical condition of the soil as related to tillage, seedbed preparation, seedling emergence, and root penetration.

Toeslope

The gently inclined surface at the base of a hillslope. Toeslopes in profile are commonly gentle and linear and are constructional surfaces forming the lower part of a hillslope continuum that grades to valley or closed-depression floors.

Topsoil

The upper part of the soil, which is the most favorable material for plant growth. It is ordinarily rich in organic matter and is used to topdress roadbanks, lawns, and land affected by mining.

Trace elements

Chemical elements, for example, zinc, cobalt, manganese, copper, and iron, in soils in extremely small amounts. They are essential to plant growth.

Tread

The flat to gently sloping, topmost, laterally extensive slope of terraces, flood-plain steps, or other stepped landforms; commonly a recurring part of a series of natural steplike landforms, such as successive stream terraces.

Tuff

A generic term for any consolidated or cemented deposit that is 50 percent or more volcanic ash.

Upland

An informal, general term for the higher ground of a region, in contrast with a low-lying adjacent area, such as a valley or plain, or for land at a higher elevation than the flood plain or low stream terrace; land above the footslope zone of the hillslope continuum.

Valley fill

The unconsolidated sediment deposited by any agent (water, wind, ice, or mass wasting) so as to fill or partly fill a valley.

Variegation

Refers to patterns of contrasting colors assumed to be inherited from the parent material rather than to be the result of poor drainage.

Varve

A sedimentary layer or a lamina or sequence of laminae deposited in a body of still water within a year. Specifically, a thin pair of graded glaciolacustrine layers seasonally deposited, usually by meltwater streams, in a glacial lake or other body of still water in front of a glacier.

Very stony spot (map symbol)

A spot where 0.1 to 3.0 percent of the soil surface is covered by rock fragments that are more than 10 inches in diameter in areas where the surface of the surrounding soil is covered by less than 0.01 percent stones.

Water bars

Smooth, shallow ditches or depressional areas that are excavated at an angle across a sloping road. They are used to reduce the downward velocity of water and divert it off and away from the road surface. Water bars can easily be driven over if constructed properly.

Weathering

All physical disintegration, chemical decomposition, and biologically induced changes in rocks or other deposits at or near the earth's surface by atmospheric or biologic agents or by circulating surface waters but involving essentially no transport of the altered material.

Well graded

Refers to soil material consisting of coarse grained particles that are well distributed over a wide range in size or diameter. Such soil normally can be easily increased in density and bearing properties by compaction. Contrasts with poorly graded soil.

Wet spot (map symbol)

A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit.

Wilting point (or permanent wilting point)

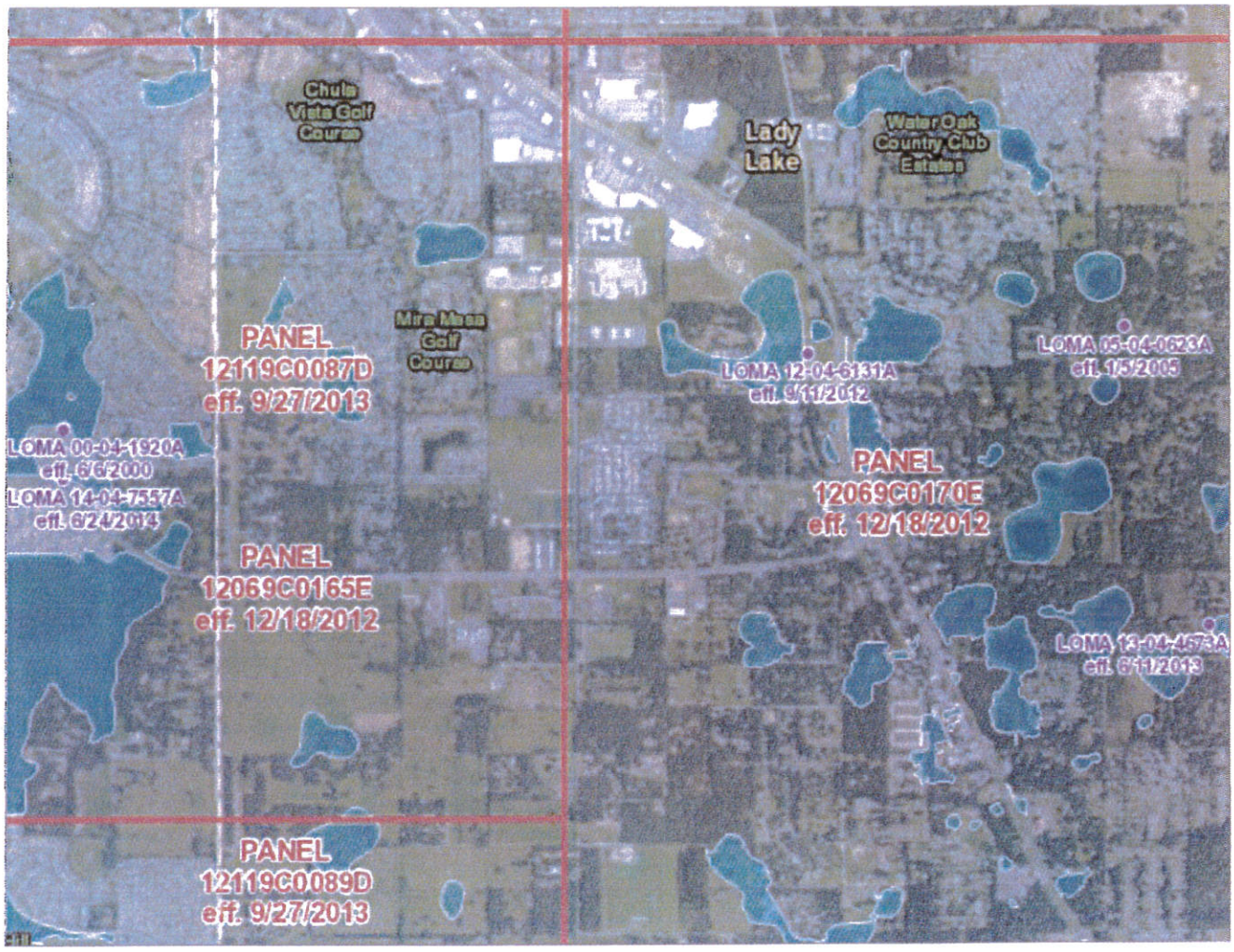
The moisture content of soil, on an ovendry basis, at which a plant (specifically a sunflower) wilts so much that it does not recover when placed in a humid, dark chamber.

Windthrow

The uprooting and tipping over of trees by the wind.

FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. Try http://bit.ly/1bPpUjq (Unofficial) if this map is down



National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | scott.mcafee@fema.dhs.gov | USDA FSA, DigitalGlobe, GeoEye, Microsoft, CNES/Airbus DS | Esri, HERE, DeLorme, NGA, USGS

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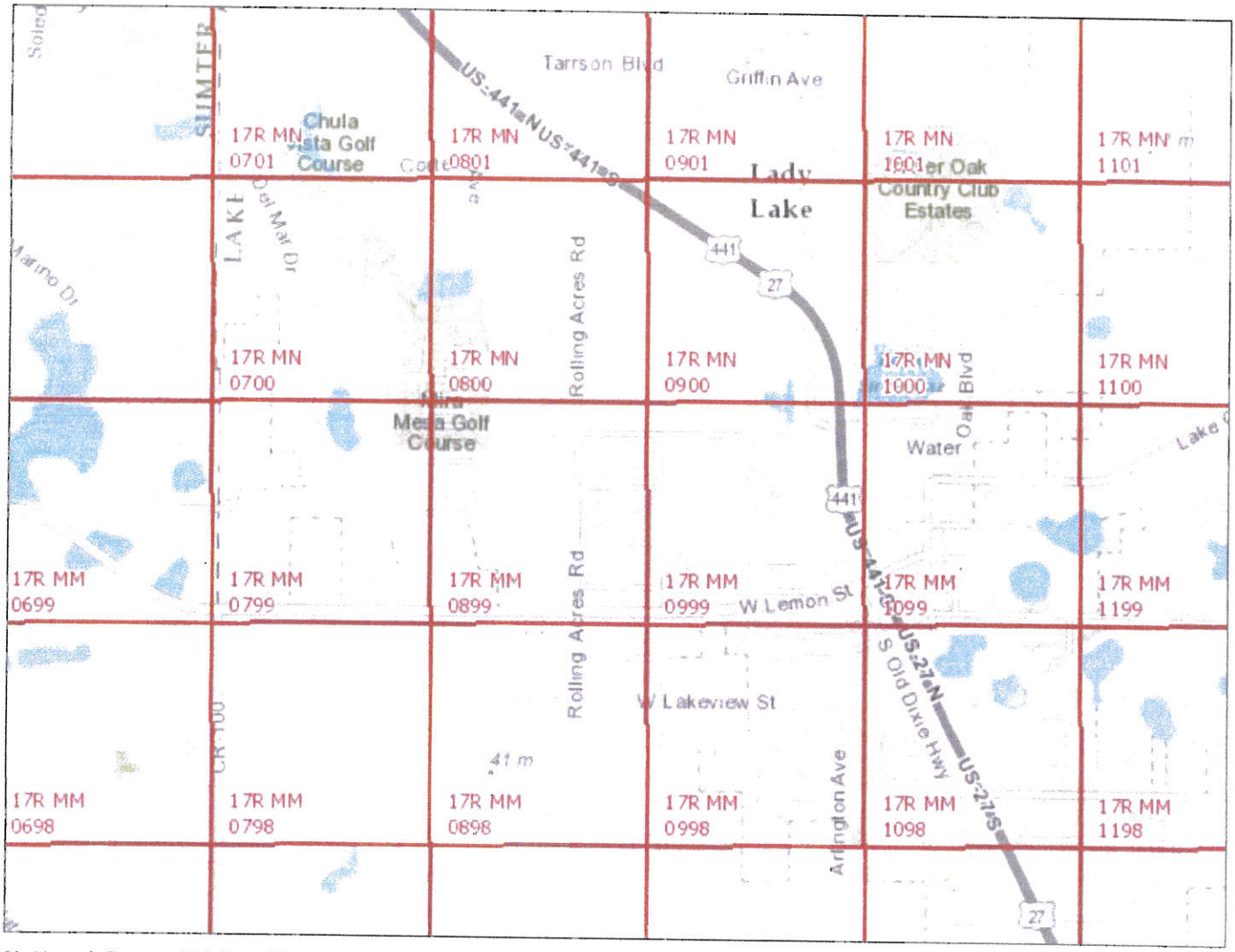
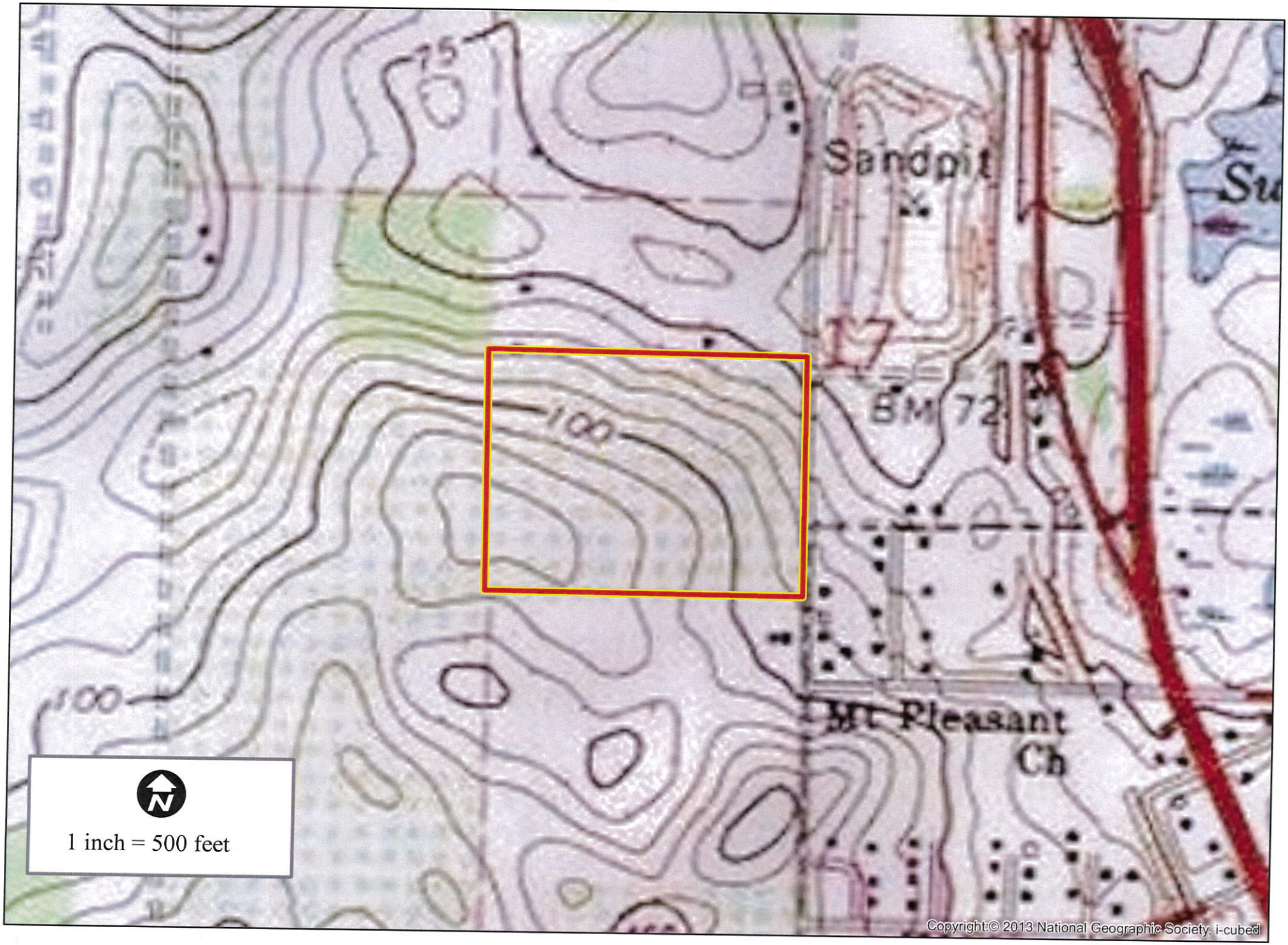


National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | scott.mcafee@fema.dhs.gov | Esri, HERE, DeLorme, INCREMENT P, USGS, METI/NASA, EPA, USDA

Topographic Map - Recreation Plantation



Traffic Impact Study

Recreation Plantation

Lady Lake, Florida

16 November 2015

TRAFFIC IMPACT GROUP, LLC
1800 Pembrook Drive, Suite 300
Orlando, FL 32779
407.607.6985

TRAFFIC IMPACT GROUP, LLC

Recreation Plantation - Lady Lake, Lake County

Project Number 15-5970-1

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Florida.

Scott P. Israelson, P.E., PTOE
License No. 54473

11/16/15

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I. Introduction

Recreation Plantation RV Resort is a recreational vehicle park in Lady Lake, Lake County, Florida. The owner proposes rezoning the undeveloped eastern portion of the property, and this traffic impact study examines the impacts of that rezoning. This part of the property is located on the southwest quadrant of Clay Avenue and Oak Street, north of CR 466.

The development is proposed to consist of 232 lots for recreational vehicles. The site will have amenities including a clubhouse, pickleball courts, and a pool. Access to the property will be via a full access driveway to Clay Avenue, and also a connection to Starlight Road within the existing RV park.

Figure 1 shows the most recent site plan. **Figure 2** shows the project vicinity map.

According to the Lake-Sumter Metropolitan Planning Organization (MPO) guidelines, the Radius of Development Influence for an RV Park is 3.25 miles. Since the development is estimated to generate fewer than 100 peak hour trips, this analysis will follow Tier 2 TIS requirements.

The study area included the following roadway segments and intersections:

Roadway Segments

- Clay Avenue - between Oak St and CR 466
- Oak Street - between Clay Ave and CR 25-US 27/441
- CR 466 - between Rolling Acres Rd and US 27/441

Intersections

- US 27/441 & CR 25/Water Oak Boulevard
- US 27/441 & CR 466/Lemon Street
- Clay Avenue & Oak Street
- CR 466 & Clay Avenue
- CR 466 & Rolling Acres Road
- Clay Avenue & Road G (project access)

The study analyzed the following scenarios:

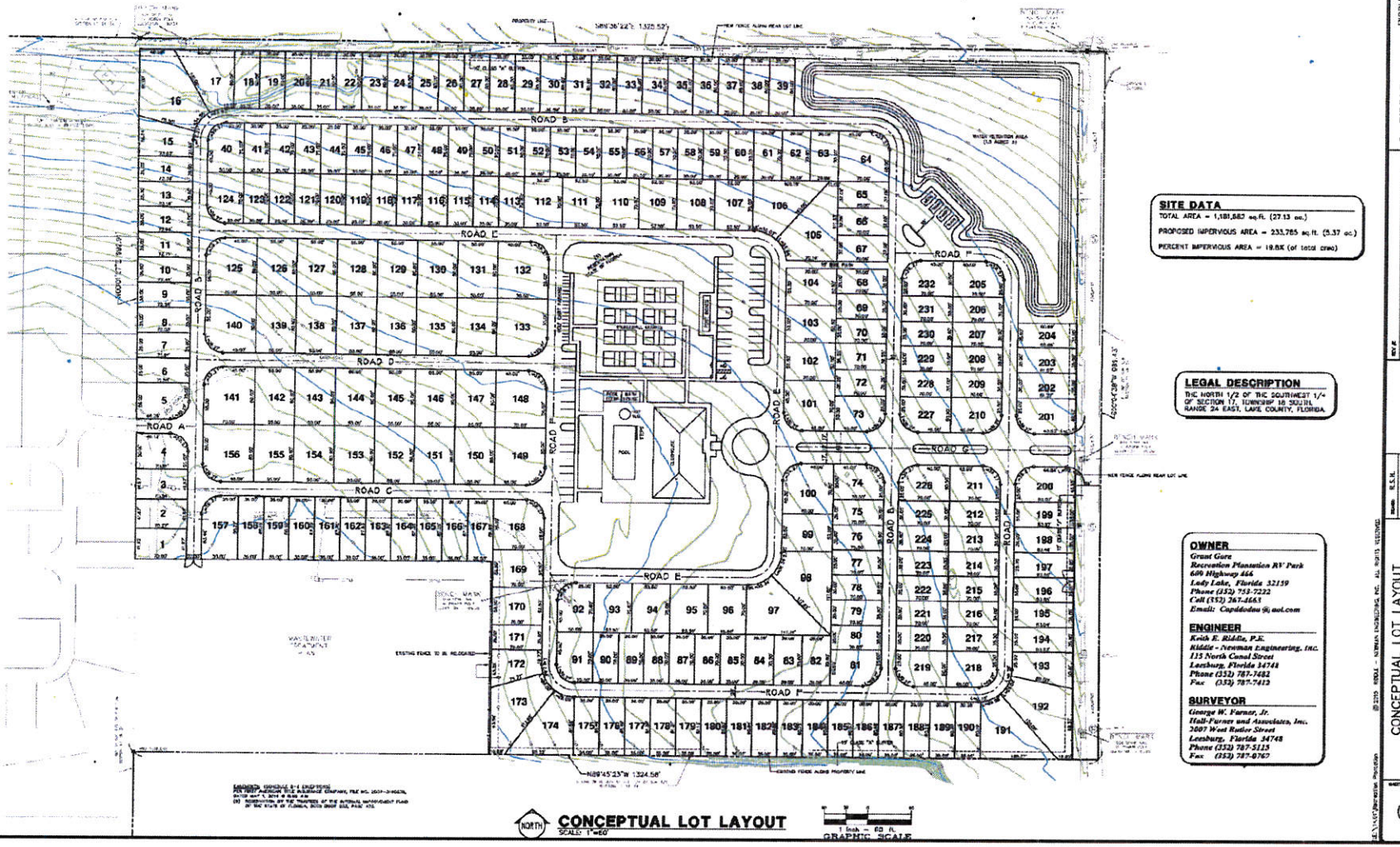
- 2015 Existing Conditions
- Full Build 2020 Conditions

The AM peak hour and PM peak hour were analyzed.

There are no planned or programmed improvements in the study area. There is a single family residential development planned on Lake Ella Road that is currently under review by the Town of Lady Lake.

RECREATION PLANTATION

609 HIGHWAY 466 • LADY LAKE, FL • 32159



Site Plan

Figure 1

Recreation Plantation - Lady Lake - Bret Jones PA

Project No: 15-5970-1

Date: 12 November 2015

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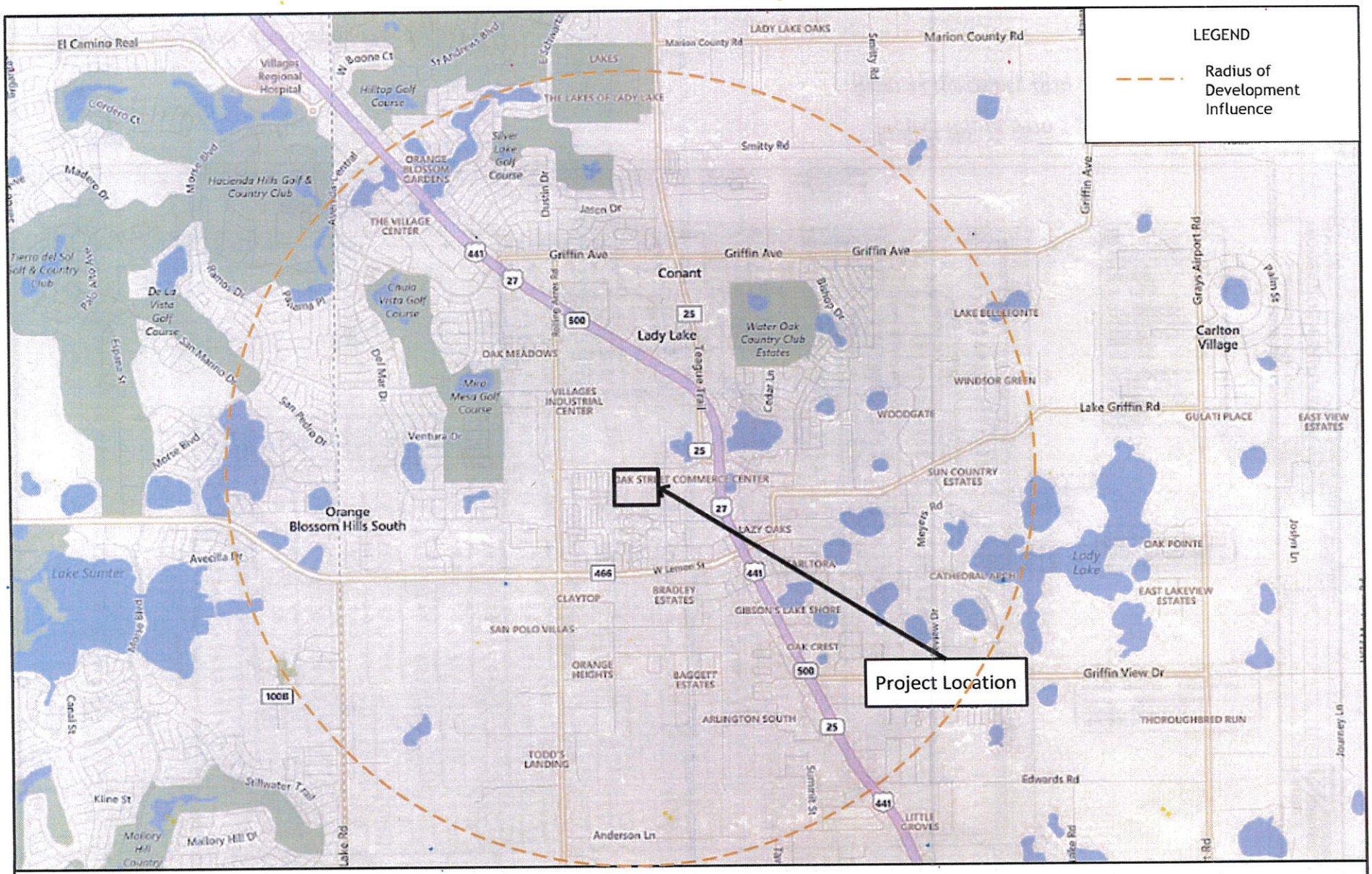

Vicinity Map and Radius of Development Influence

Figure 2

Recreation Plantation - Lady Lake

Project No: 15-5970-1

Date: 12 November 2015

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II. Existing Conditions

A. EXISTING ROADWAY CONDITIONS

Table 2.1 presents a summary of the existing roadway conditions in the study area. **Figure 3** shows the roadways in the study area.

Table 2.1 - Existing Roadways

Street Name	Functional Class	Typical Section	Posted Speed	AADT
US 27/441	Arterial 1	Four-lane divided	45 mph	25,721
CR 466	Arterial 1	Four-lane divided	40 mph	14,490
Rolling Acres Road	Collector	Two-lane undivided	35 mph	17,210
Clay Avenue	Local	Two-lane undivided	25 mph	N/A
Oak Street	Local	Two-lane undivided	25 mph	N/A

B. EXISTING INTERSECTION GEOMETRY

US 27/441 & CR 25/Water Oak Boulevard is signalized with protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 25 has a left-turn lane, one through lane, and a right-turn lane. Westbound Water Oak Boulevard consists of a left-turn lane and a shared through-right lane. Both the northbound and southbound approaches consist of a left-turn lane, two through lanes, and a right-turn lane. There are no pedestrian facilities at this intersection.

US 27/441 & CR 466/Lemon Street is signalized with split phasing for the eastbound/westbound approaches, and protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 466 consists of a left-turn lane, a shared left-through lane, and a right-turn lane. Westbound Lemon Street consists of a left-turn lane and a shared through-right lane. Both the northbound and southbound approaches consist of a left-turn lane, one through lane, and a shared through-right lane. Pedestrian crossings are present at all legs of the intersection.

Clay Avenue & Oak Street is an unsignalized intersection with stop control for eastbound and westbound Oak Street. All approaches consist of a single lane. Clay Avenue is a dead end north of the intersection. West of the intersection, Oak Street is unpaved, and parallel to Oak Street is an unpaved driveway to the Church of Christ. A pedestrian crosswalk is marked on the east leg of the intersection.

CR 466 & Clay Avenue is an unsignalized intersection with stop control for northbound and southbound Clay Avenue. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a shared through-right lane. Both the northbound and southbound approaches consist of a single lane. Pedestrian crosswalks are marked on the north and south legs of the intersection.

CR 466 & Rolling Acres Road is signalized with protected/permitted phasing for all approaches. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a shared through-right lane. Both northbound and southbound Rolling Acres Road have a left-turn lane, one through lane, and a right-turn lane. Pedestrian crossings are present on the north, south, and east legs of the intersection.

The geometric configuration of all intersections in the study area is shown in **Figure 3.**

C. TRAFFIC VOLUMES

Traffic data collection for study area intersections were collected from November 3rd to November 5th, 2015. **Figure 4** displays existing traffic volumes. These volumes can be found in the Appendix.

Current Average Annual Daily Traffic (AADT) volumes were retrieved from the Lake-Sumter MPO *Lake County TMS Segment Report Table 14/15.*

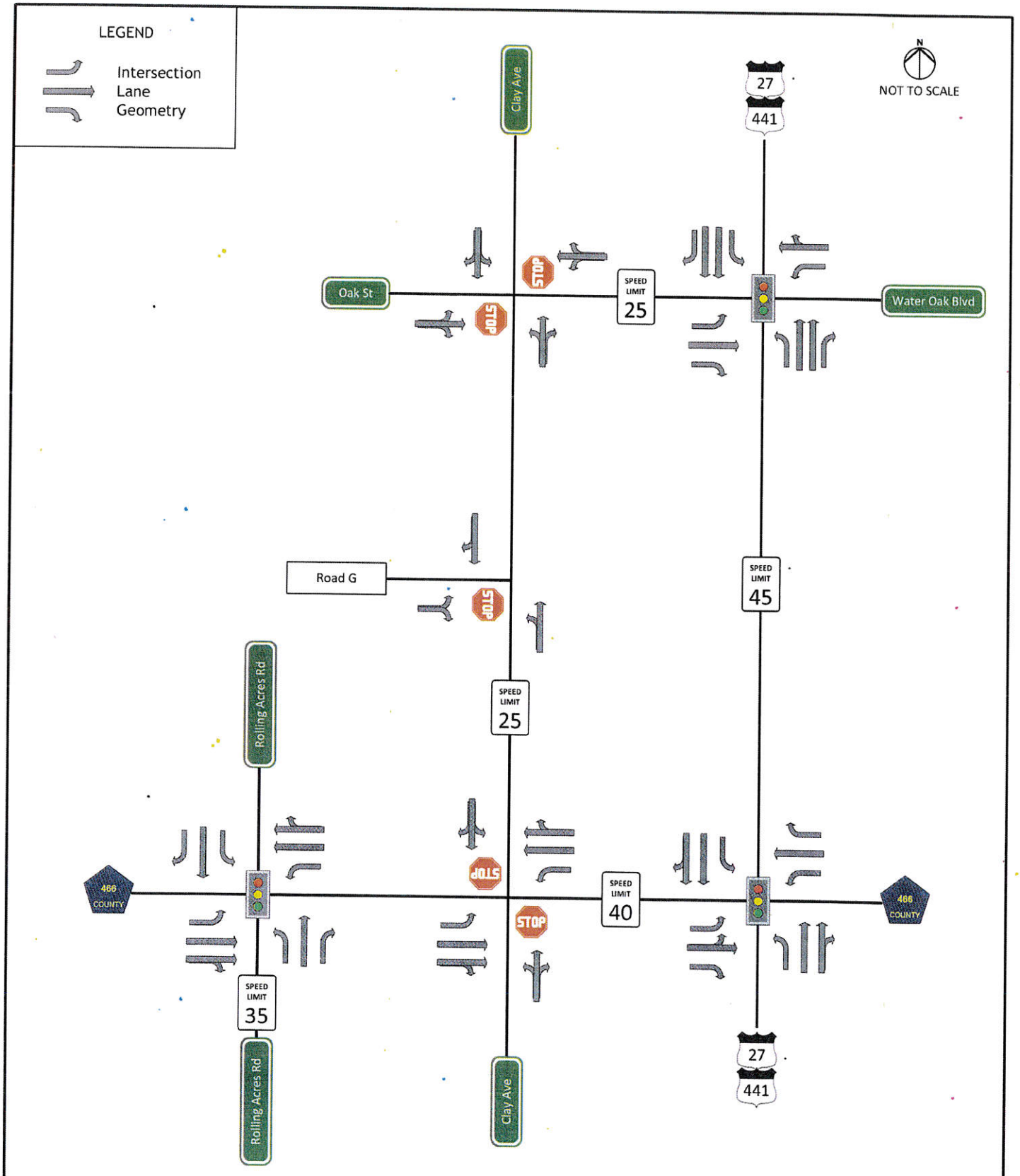
Existing LOS for the study area intersections and roadway segments is shown in **Figure 5.**

D. FUTURE ROADWAY CONDITIONS

The intersection of Clay Avenue & Road G will provide access the Recreation Plantation development, and is proposed to be located approximately 450 feet south of the intersection of Clay Avenue & Oak Street. Road G is proposed to be a two-lane divided roadway.

All other intersections will retain their current geometry. There are no planned or programmed improvement projects in the study area.

Clay Avenue & Oak Street - looking north



Study Area Intersections and Roadways

Figure 3

Recreation Plantation - Lady Lake

Project No: 15-5970-1

Date: 12 November 2015

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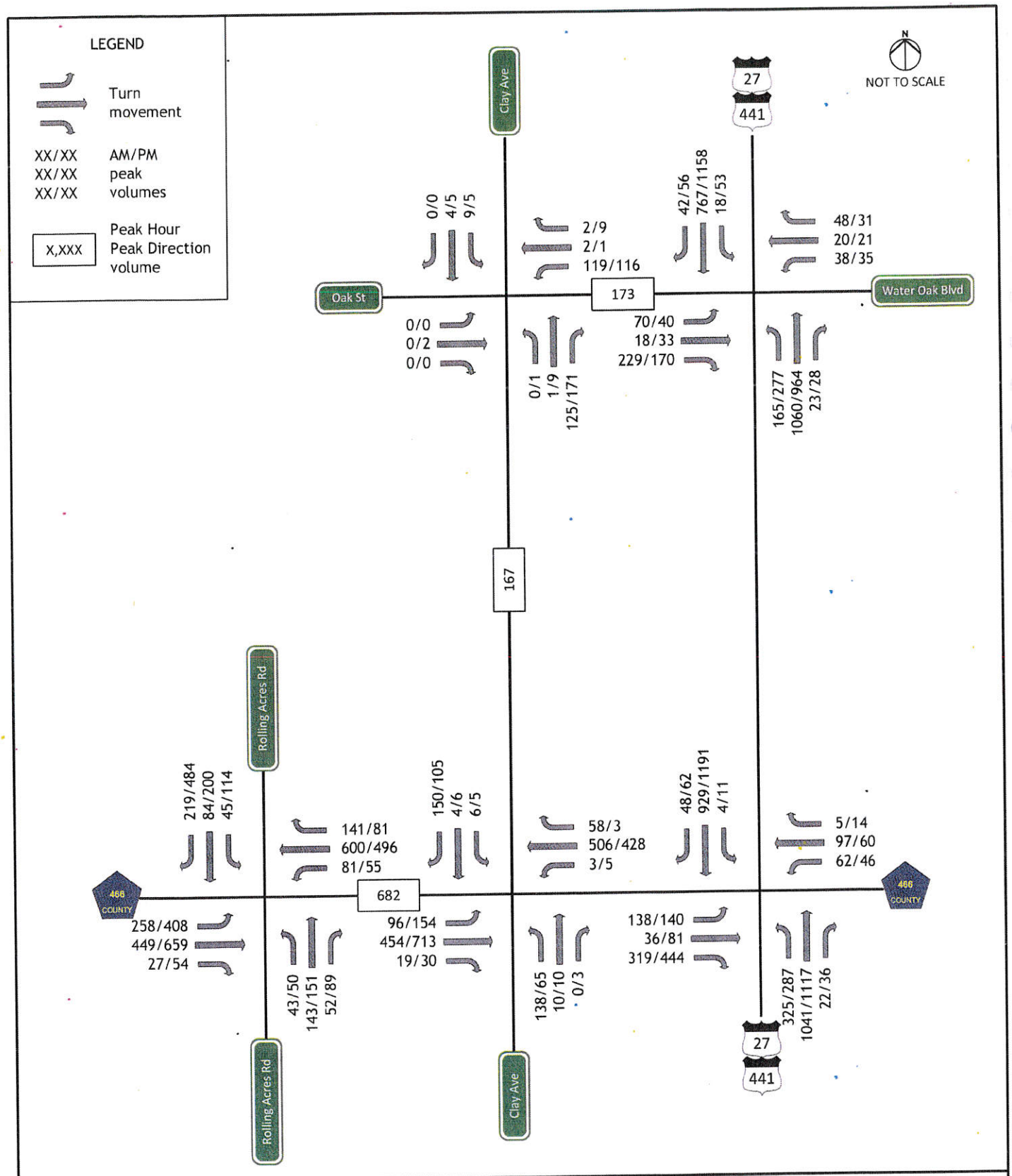

Existing Traffic Volumes

Project No: 15-5970-1

Figure 4

Date: 12 November 2015

Recreation Plantation - Lady Lake

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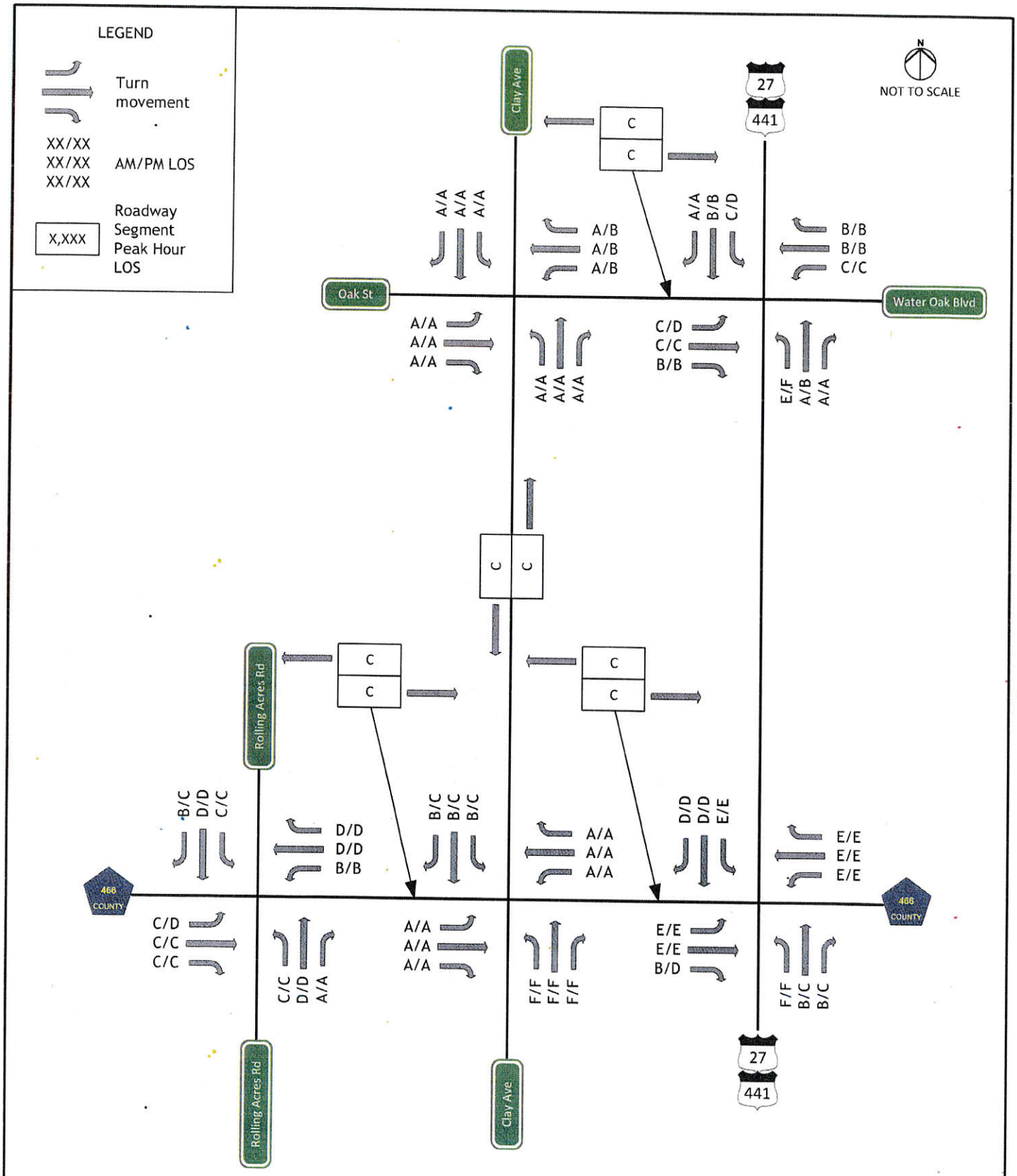

Existing Level of Service

Figure 5

Recreation Plantation - Lady Lake

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III. Future Traffic Conditions

A. BACKGROUND GROWTH

Two methods are used to determine the appropriate background growth rate for the study area. The first method is calculated using the relationship between historical AADT, then dividing by the number of years between the two to determine a linear rate. Table 3.1 shows a summary of this calculation.

Table 3.1 - Study Area Historical Growth

Roadway	2011 AADT	2015 AADT	increase	annual growth
US 27/441 - north of CR 25	25,000	27,500	10.0%	2.5%
CR 466 - west of Clay Ave	12,381	16,427	32.7%	8.2%
Rolling Acres Road - north of CR 466	14,558	16,113	10.7%	2.7%

The average of the three annual growth rates calculates to 4.47%. For a five-year buildout scenario, the increase would be 22.35%.

The second method examines the Reserved Trips as noted in the Lake County *TMS Segment Report*. Table 3.2 shows the current Peak Hour traffic volumes (both directions), Reserved Trips (both directions), and the increase from reserved trips as a percentage of the total.

Table 3.2 - Reserved Trips as a Percentage

Roadway	2015 Peak Hour Peak Direction Volume	Reserved Trips	increase
US 27/441 - north of CR 25	2,033	595	22.6%
CR 466 - west of Clay Ave	1,257	288	18.6%
Rolling Acres Road - north of CR 466	1,539	94	5.8%

The average of those three roadway segments is 15.67%:

For this analysis, an increase of 19% is applied to existing volumes to calculate background growth for the Full Build 2020 scenario.

B. TRIP GENERATION

The proposed development is expected to consist of 232 lots for recreational vehicles.

The *ITE Trip Generation Manual 9th Edition* was used to estimate the projected trips by this development.

Table 3.3 contains the summary of the land uses and sizes used for trip generation estimates.

Table 3.3 - ITE Trip Generation

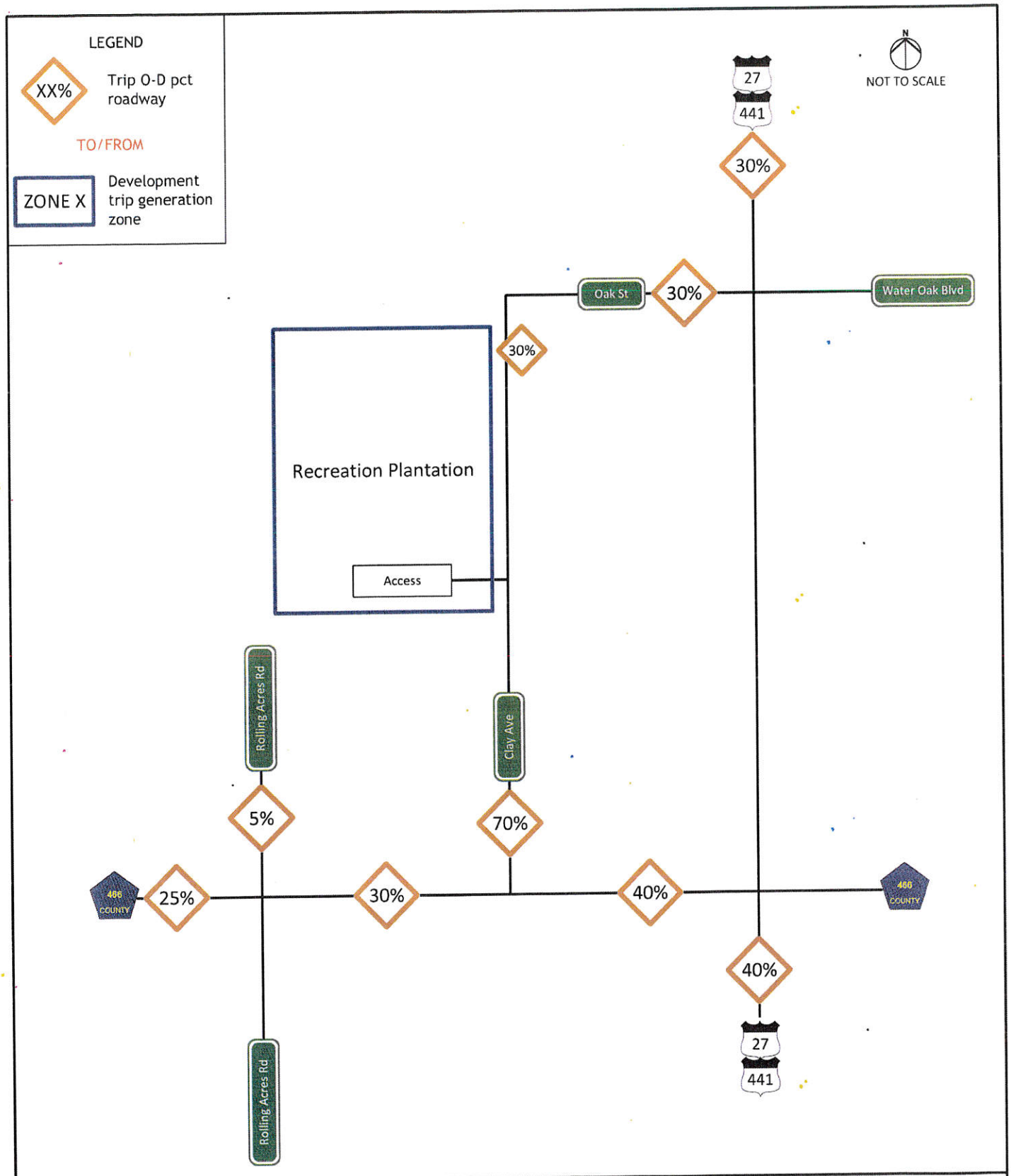
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Campground/ Recreational Vehicle Park	416	232	Occupied Lots	N/A	18	31	41	22

C. TRIP DISTRIBUTION

Trips for this proposed development were assigned to the surrounding roadway network based on existing traffic patterns, engineering judgment accounting for future land uses, and discussions with the Lake-Sumter MPO. The proposed trip distribution for this project can be found in **Figure 6**, and the projected site trips are shown in **Figure 7**.

Full Build 2020 volumes are shown in **Figure 8**.

US 27/441 & CR 466/Lemon Street - looking north



Trip Distribution

Project No: 15-5970-1

Figure 6

Date: 12 November 2015

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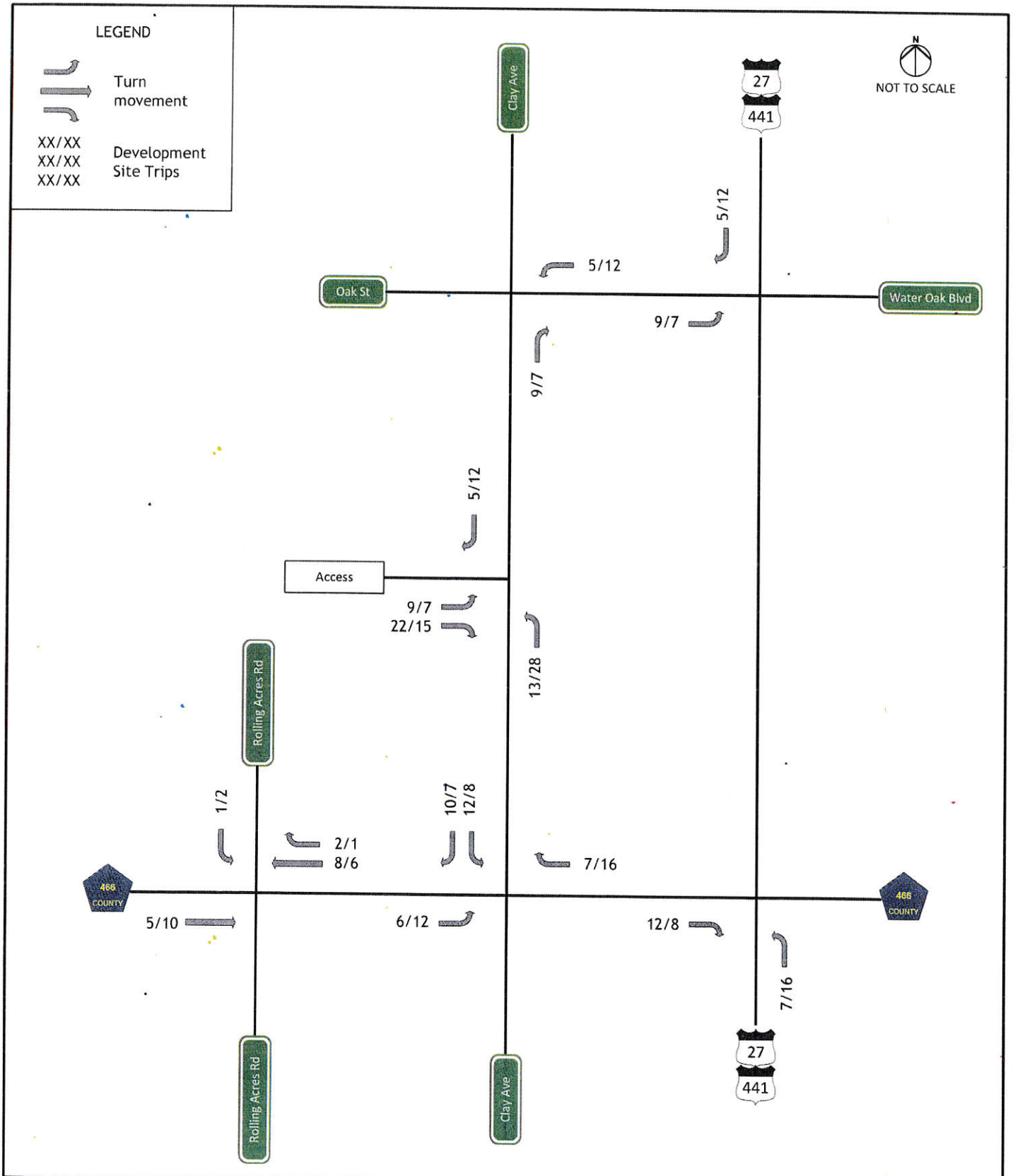
Recreation Plantation - Lady Lake



Site Trips

Figure 7

Recreation Plantation - Lady Lake

Project No: 15-5970-1

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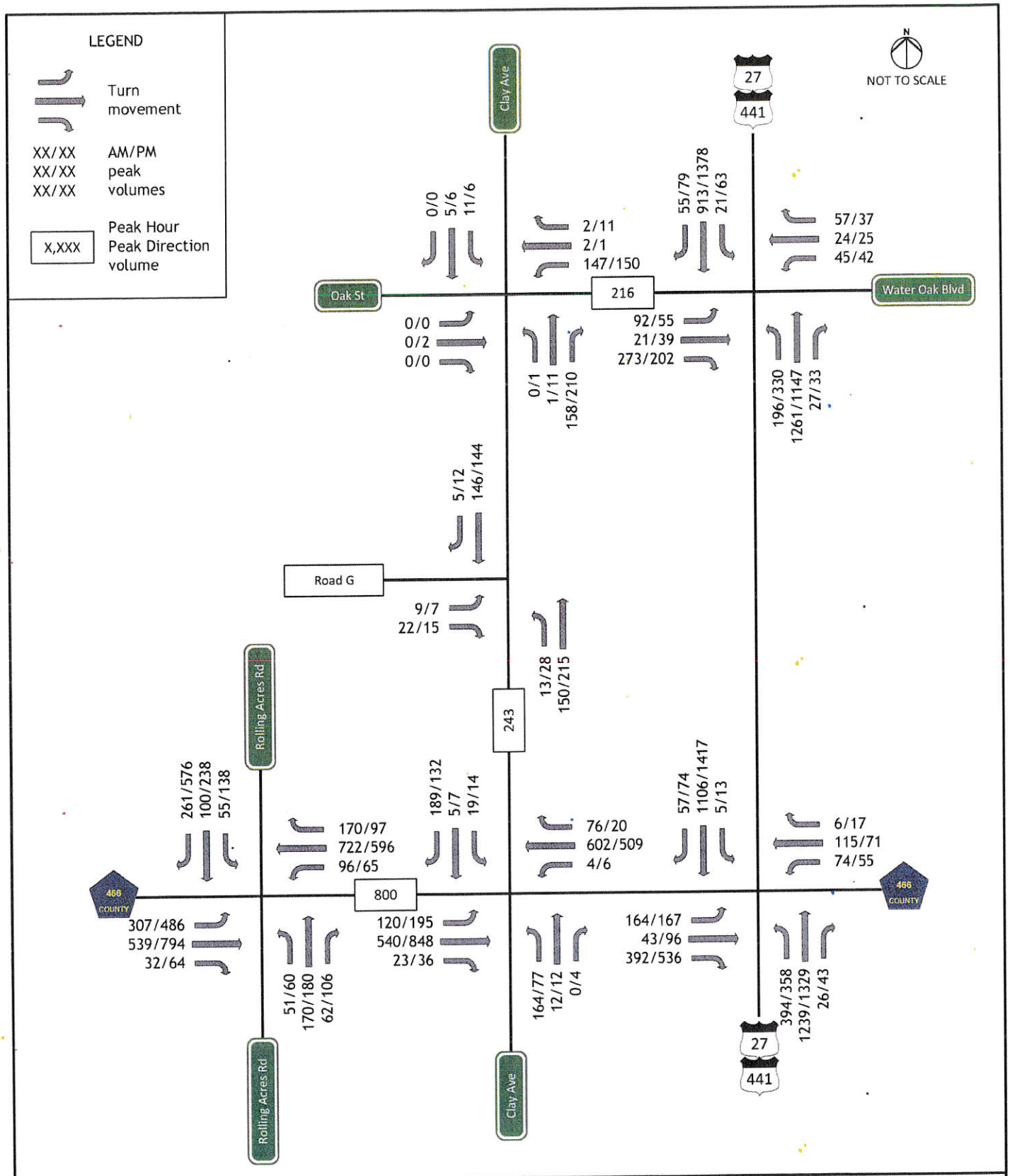

Full Build 2020 Volumes

Project No: 15-5970-1

Figure 8

Date: 12 November 2015

Recreation Plantation - Lady Lake

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IV. Transportation Assessment

A. SEGMENT ANALYSIS

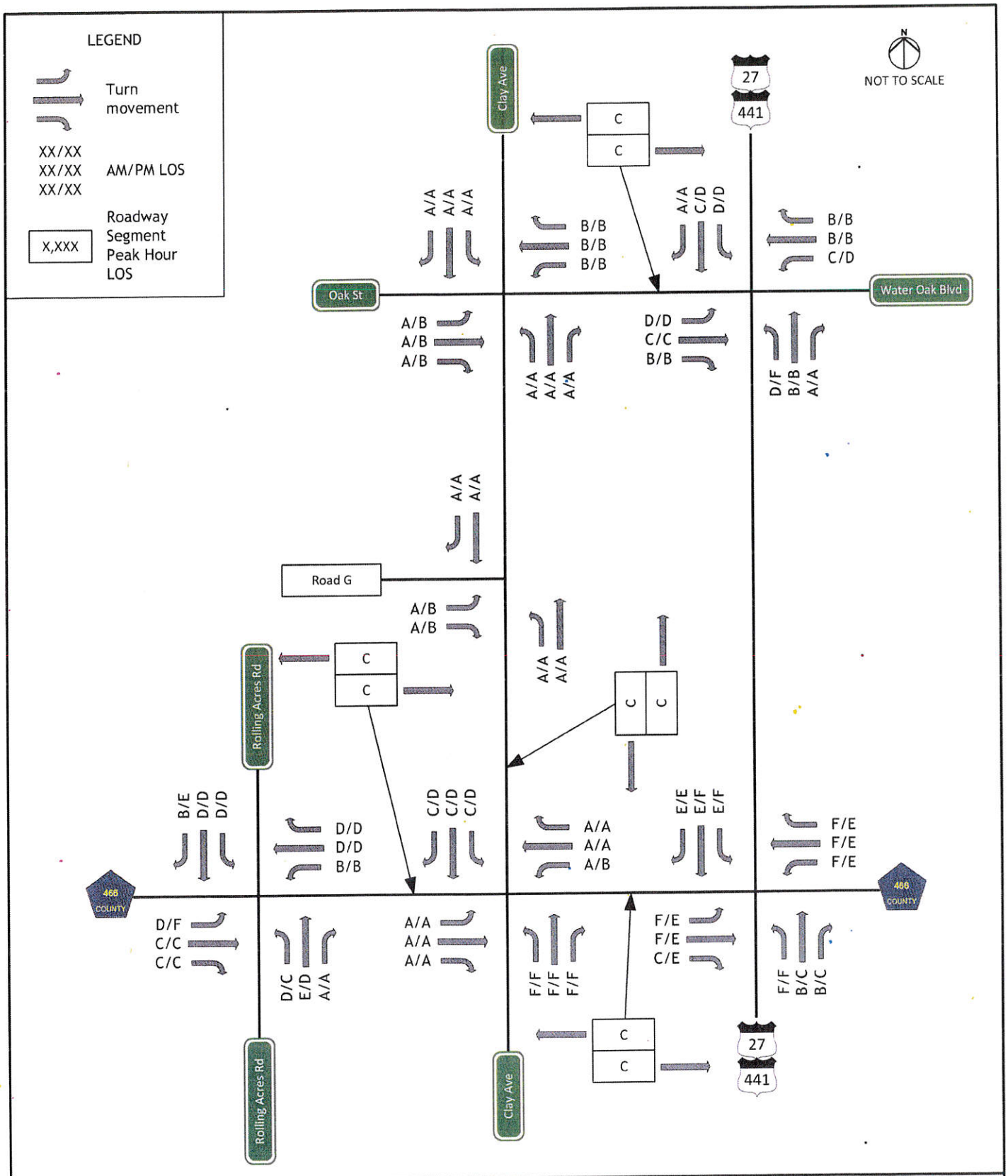
The Lake-Sumter MPO uses Florida Department of Transportation (FDOT) *Generalized Level of Service Tables* to determine LOS for roadway segments. Table 4.1 summarizes LOS for existing conditions and Full Build 2020 conditions.

Table 4.1 - Roadway Segment LOS - PM Peak Hour

Roadway	From	To	Lanes	Adopted Pk Hr Capacity	Dir	2015 Existing Pk Hr Vol	2015 Existing LOS	Reservd Pk Hr Volumes	Develop Pk Hr Volumes	2020 Full Build Pk Hr Vol	2020 Full Build LOS
CR 466	Rolling Acres Rd	Clay Ave	4LD	2000	EB	682	C	106	12	800	C
					WB	575	C	182	7	764	C
	Clay Ave	US 27/ 441	4LD	2000	EB	682	C	106	8	796	C
					WB	575	C	182	16	773	C
Clay Avenue	Oak St	CR 466	2LU	297	NB	167	C	-	28	195	C
					SB	116	C	-	15	131	C
Oak Street	Clay Ave	CR 25 (US 27/441)	2LU	297	EB	173	C	-	7	180	C
					WB	126	C	-	12	138	C

Analysis shows that all impacted roadway segments within the Radius of Development Influence will remain within the Adopted LOS Standards.

Figure 9 displays LOS for roadway segments and intersections by movement for the Full Build 2020 scenario.



Full Build 2020 LOS

Project No: 15-5970-1

Figure 9

Date: 12 November 2015

Recreation Plantation - Lady Lake

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B. INTERSECTION ANALYSIS

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" (LOS) to measure how traffic operates in intersections. There are currently six levels of service ranging from A to F. Level of Service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro software was used to determine the level of service for intersections in the study area. All worksheet reports from the analyses can be found in the Appendix.

Table 4.2 summarizes the overall LOS or worst movement LOS for existing conditions, and the Full Build 2020 scenario.

Table 4.2 - Overall intersection LOS and Average Control Delay in seconds

Intersection	2015 Existing		2020 Full Build	
	AM	PM	AM	PM
US 27/441 & CR 25/Water Oak Boulevard	B (17.3)	C (28.3)	B (19.8)	D (42.7)
US 27/441 & CR 466/Lemon Street	D (41.4)	D (47.0)	D (48.0)	F (90.8)
Clay Avenue & Oak Street	A (9.9) WB approach	B (10.4) WB approach	B (10.4) WB approach	B (10.8) WB approach
CR 466 & Clay Avenue	F (116.5) NB approach	F (160.2) WB approach	F (****) WB approach	F (****) WB approach
CR 466 & Rolling Acres Road	C (28.6)	C (32.8)	C (34.7)	E (56.4)
Clay Avenue & Road G (project access)			A (9.7) EB approach	B (10.0) EB approach

*** - Delay and queue calculated to be excessively large.

US 27/441 & CR 25/Water Oak Boulevard

US 27/441 & CR 25/Water Oak Boulevard is signalized with protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 25 has a left-turn lane, one through lane, and a right-turn lane. Westbound Water Oak Boulevard consists of a left-turn lane and a shared through-right lane.

Existing Conditions

Table 4.3 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.3 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 25/ Water Oak Blvd	EB	LT	C	31.0	73'	D	36.4	49'
		TH	C	25.6	26'	C	32.3	42'
		RT	B	14.1	129'	B	11.4	80'
	WB	LT	C	27.3	45'	D	35.2	45'
		TH	B	14.2	44'	B	19.8	42'
		RT						
	NB	LT	E	66.1	228'	D	39.8	262'
		TH	A	9.8	290'	B	11.7	253'
		RT	A	0.0	-	A	0.0	-
	SB	LT	C	30.7	29'	D	38.3	62'
		TH	B	17.6	192'	D	43.1	477'
		RT	A	0.2	-	A	0.2	-
	OVERALL		B			C		

Analysis shows that the intersection currently sees LOS B overall in the AM Peak Hour, and LOS C overall in the PM Peak Hour.

Full Build 2020 Conditions

Table 4.4 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.4 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 25/ Water Oak Blvd	EB	LT	D	39.4	91'	D	38.2	61'
		TH	C	28.6	29'	C	31.8	47'
		RT	B	14.2	129'	B	15.9	110'
	WB	LT	C	31.6	50'	D	35.1	51'
		TH	B	15.2	48'	B	18.9	45'
		RT						
	NB	LT	D	38.6	169'	F	172.7	401'
		TH	B	13.5	398'	B	15.7	341'
		RT	A	0.0	-	A	0.1	-
	SB	LT	D	36.0	33'	D	41.0	73'
		TH	C	25.3	330'	D	43.2	572'
		RT	A	0.2	-	A	2.0	15'
	OVERALL		B			D		

For the full build scenario, the intersection is expected to see LOS B overall in the AM Peak Hour, and LOS D in the PM Peak Hour. It is recommended to monitor traffic volumes at the intersection and make signal timing adjustments, particularly for the northbound left-turn phase.

US 27/441 & CR 25/Water Oak Boulevard - looking east

US 27/441 & CR 466/Lemon Street

US 27/441 & CR 466/Lemon Street is signalized with split phasing for the eastbound/westbound approaches, and protected left-turn phasing for northbound and southbound US 27/441. Eastbound CR 466 consists of a left-turn lane, a shared left-through lane, and a right-turn lane. Westbound Lemon Street consists of a left-turn lane and a shared through-right lane. Both the northbound and southbound approaches consist of a left-turn lane, one through lane, and a shared through-right lane.

Existing Conditions

Table 4.5 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.5 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 446/ Lemon Street	EB	LT	E	64.7	148'	E	62.9	176'
		TH	E	65.0	152'	E	62.7	181'
		RT	B	15.1	98'	D	36.3	279'
	WB	LT	E	59.5	110'	E	71.1	.92'
		TH	E	65.8	164'	E	71.2	126'
		RT						
	NB	LT	F	113.9	634'	F	124.4	554'
		TH	B	18.0	494'	C	22.5	593'
		RT						
	SB	LT	E	65.5	17'	E	71.9	35'
		TH	D	43.5	549'	D	50.4	869'
		RT						
	OVERALL		D			D		

Analysis shows that the intersection currently sees LOS D overall in both peak hours. The northbound left-turn movement sees LOS F in both peak hours. It should be noted that this intersection currently runs split phasing for the eastbound and westbound approaches, since the eastbound approach consists of a left-turn lane and a shared left-through lane. Split phasing is notoriously inefficient and should only be used in unique geometric situations, or locations with heavily unbalanced turning movements.

Full Build 2020 Conditions

Table 4.6 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.6 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
US 27/441 & CR 466/ Lemon Street	EB	LT	F	88.8	191'	E	59.8	208'
		TH	F	88.1	191'	E	59.6	215'
		RT	C	22.8	157'	E	63.2	553'
	WB	LT	F	86.1	142'	E	73.9	105'
		TH	F	118.0	270'	E	77.0	147'
		RT						
	NB	LT	F	88.0	653'	F	250.5	735'
		TH	B	15.5	527'	C	30.8	804'
		RT						
	SB	LT	E	78.6	21'	E	74.5	40'
		TH	E	61.4	811'	F	124.6	1166'
		RT						
	OVERALL		D			F		

The intersection is expected to see several movements experiencing LOS F in both peak hours. As mentioned previously, it is recommended to change the shared through-left lane to a through lane for the eastbound approach, and change the eastbound/westbound phasing to run simultaneously.

US 27/441 & CR 466/Lemon Street - looking north

Clay Avenue & Oak Street

Clay Avenue & Oak Street is an unsignalized intersection with stop control for eastbound and westbound Oak Street. All approaches consist of a single lane. Clay Avenue is a dead end north of the intersection. West of the intersection, Oak Street is unpaved, and parallel to Oak Street is an unpaved driveway to the Church of Christ.

Existing Conditions

Table 4.7 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.7 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
Clay Avenue & Oak Street	EB	LT	A	0.0	-	B	10.4	-
		TH						
		RT						
	WB	LT	A	9.9	15'	B	10.2	15'
		TH						
		RT						
	NB	LT	Free					
		TH						
		RT						
	SB	LT	Free					
		TH						
		RT						
	Worst approach		A			B		

The intersection currently functions acceptably.

Full Build 2020 Conditions

Table 4.8 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.8 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
Clay Avenue & Oak Street	EB	LT	A	0.0	-	B	10.8	-
		TH						
		RT						
	WB	LT	B	10.4	18'	B	10.8	22'
		TH						
		RT						
	NB	LT	Free					
		TH						
		RT						
	SB	LT	Free					
		TH						
		RT						
	Worst approach		B			B		

For the full build scenario, the intersection is expected to continue to function acceptably.

Clay Avenue & Oak Street - looking east

CR 466 & Clay Avenue

CR 466 & Clay Avenue is an unsignalized intersection with stop control for northbound and southbound Clay Avenue. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a right-turn lane. Both the northbound and southbound approaches consist of a single lane.

Existing Conditions

Table 4.9 shows the current LOS, control delay, and 95th percentile queue length for existing 2015 conditions.

Table 4.9 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Clay Avenue	EB	LT	A	9.0	-	A	8.8	-
		TH	Free					
		RT						
	WB	LT	A	8.3	-	A	10.0	-
		TH	Free					
		RT						
	NB	LT	F	116.5	178'	F	160.2	128'
		TH						
		RT						
	SB	LT	B	13.5	28'	C	15.2	25'
		TH						
		RT						
	Worst approach		F			F		

Analysis shows that the northbound approach currently experiences LOS F in both peak hours.

The Manual on Uniform Traffic Control Devices (MUTCD) is the governing standard for traffic control devices on public roads. For the installation of traffic control signals, the MUTCD provides nine warrants that assist the traffic engineering professional as to whether or not signalized control is justified at a particular location.

The warrants for traffic signal control include thresholds for vehicular traffic volumes, pedestrian volumes, school crossings, accident/crash experience, and proximity to rail crossings.

As part of this traffic impact analysis, turning movement count data was collected between 7 AM to 9 AM, and 4 PM to 6 PM. Four hours is typically not enough data to perform signal justification, but is useful in determining if additional study should be considered.

That data was applied to the following MUCTD Warrants:

- Warrant 1 - Eight-Hour Vehicular Volume
  - Condition A - Minimum Vehicular Volume
  - Condition B - Interruption of Continuous Traffic
  - Condition A+B - 80% Volume Test
- Warrant 2 - Four-Hour Vehicular Volume

Analysis of data shows that this intersection does not yet meet the thresholds for signalization.

By removing southbound right turn volumes, the intersection only meets the volume thresholds during one hour out of the required eight hours for Warrant 1, and out of the required four hours for Warrant 2.

Full Build 2020 Conditions

Table 4.10 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.10 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Clay Avenue	EB	LT	A	9.6	13'	A	9.5	20'
		TH	Free					
		RT						
	WB	LT	A	8.6	-	B	10.7	-
		TH	Free					
		RT						
	NB	LT	F	***	***	F	***	***
		TH						
		RT						
	SB	LT	C	22.2	70'	D	34.7	85'
		TH						
		RT						
	OVERALL		F			F		

*** - Delay and queue calculated to be excessively large.

Analysis of future conditions shows that as an unsignalized intersection, the northbound approach would see considerable delays and queues. It is recommended to monitor traffic volumes at this intersection, and if northbound delays and queues worsen, then access management such as constructing 3/4 median opening could be considered, or signal warrant analysis could be performed.

CR 466 & Rolling Acres Road

CR 466 & Rolling Acres Road is signalized with protected/permitted phasing for all approaches. Eastbound and westbound CR 466 both consist of a left-turn lane, one through lane, and a shared through-right lane. Both northbound and southbound Rolling Acres Road have a left-turn lane, one through lane, and a right-turn lane.

Existing Conditions

Table 4.11 shows the current LOS, control delay, and 95th percentile queue length for existing 2014 conditions.

Table 4.11 - Intersection LOS, delay, and queue by movement - 2015 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Rolling Acres Road	EB	LT	C	20.7	202'	D	50.3	418'
		TH	C	20.1	190'	C	24.1	267'
		RT						
	WB	LT	B	14.9	57'	B	15.8	38'
		TH	D	38.2	388'	D	38.7	252'
		RT						
	NB	LT	C	31.5	60'	C	26.1	57'
		TH	D	53.3	196'	D	45.3	173'
		RT	A	0.7	-	A	1.0	-
	SB	LT	C	31.7	62'	C	29.4	111'
		TH	D	46.6	122'	D	45.0	238'
		RT	B	11.2	74'	C	24.0	294'
	OVERALL		C			C		

Analysis shows that the intersection currently sees LOS C overall in both peak hours.

Full Build 2020 Conditions

Table 4.12 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.12 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
CR 466 & Rolling Acres Road	EB	LT	D	40.1	350'	F	142.8	617'
		TH	C	21.9	243'	C	25.3	335'
		RT						
	WB	LT	B	16.1	68'	B	16.4	43'
		TH	D	45.1	532'	D	39.6	310'
		RT						
	NB	LT	D	35.4	68'	C	29.7	69'
		TH	E	62.5	233'	D	52.4	213'
		RT	A	0.8	-	A	1.2	-
	SB	LT	D	36.4	73'	D	36.7	139'
		TH	D	51.6	141'	D	53.3	327'
		RT	B	10.9	80'	E	74.7	526'
	OVERALL		C			E		

For the full build scenario, the intersection is projected to see LOS E overall in the PM Peak Hour, with LOS F for the eastbound left-turn movement. It is recommended to monitor traffic volumes and revise signal timing as needed.

CR 466 & Rolling Acres Road - looking north

C. TURN LANE ANALYSIS

Road G is proposed to be a full access driveway to Clay Avenue. The roadway would consist of one ingress lane and one egress lane.

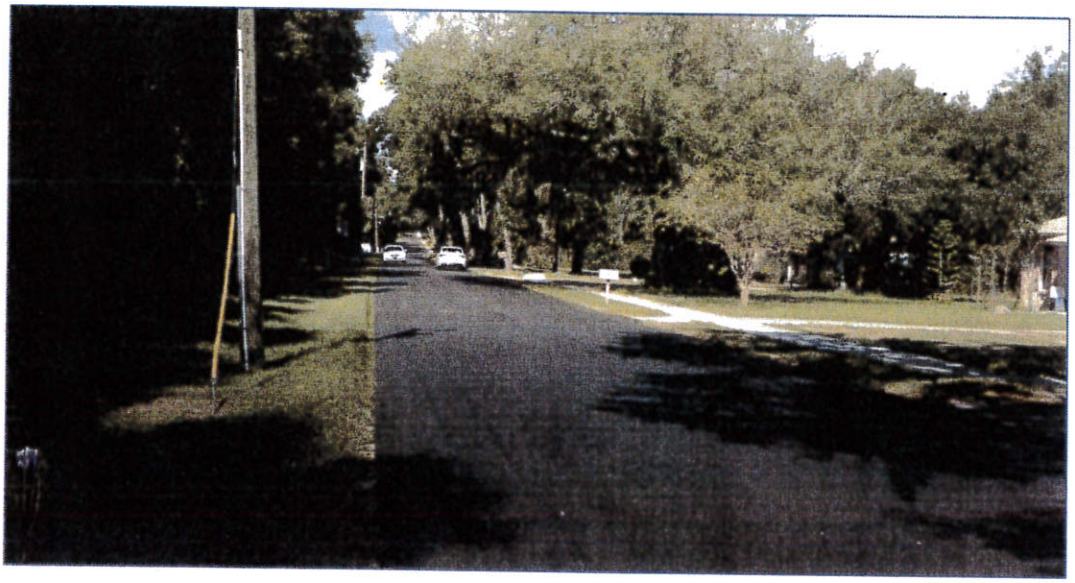
The National Cooperative Highway Research Program (NCHRP) Report 279 *Intersection Channelization Design Guide* was used to determine right-turn lane and left-turn lane warrants.

For public officials that do not have formal thresholds for determining when new access requires turn lane treatments, the NCHRP Report 279 is a very useful tool in assisting the impacts from development. Specifically, this report allows the traffic engineering professional to input roadway type, posted speed, number of advancing volume (and opposing volume for left-turns), and number of turning vehicles. The result is a plot on a graph defined by the above inputs as either recommending turn lanes or not.

Based on projected Full Build 2020 volumes, no turn lanes from Clay Avenue are required for Road G. These calculations can be found in the Appendix.

D. ACCESS ANALYSIS

A sight distance analysis shows that the intersection of Clay Avenue & Road G will not have sight distance concerns as proposed. The Major Street has a posted speed limit of 25 mph, which requires an ISD of 280 feet. There are or are not sight distance obstructions that obscure the view of minor street vehicles. See photo below:



Clay Avenue near proposed Road G - looking north

Table 4.13 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.13 - Intersection LOS, delay, and queue by movement - 2020 Full Build

Intersection	Approach	Movement	AM			PM		
			LOS	delay	queue	LOS	delay	queue
Clay Avenue & Road G	EB	LT	A	9.7	-	B	10.0	-
		RT						
	NB	LT	Free					
		TH						
	SB	TH	Free					
		RT						
	Worst Approach		A			B		

The access is expected to perform acceptably as proposed.

E. RECOMMENDED IMPROVEMENTS

The following summarize recommended improvements for **Existing Conditions.**

US 27/441 & CR 466/Lemon Street

- Change EB shared left-through lane to through lane.
- Revise signal timing from EB/WB split phasing to simultaneous phasing.

The following summarize recommended improvements for **Future Conditions.**

US 27/441 & CR 25/Water Oak Boulevard

- Monitor traffic volumes as they increase, and adjust signal timing as necessary.

CR 466 & Clay Avenue

- Monitor traffic volumes as they increase, and implement access management measures such as 3/4 median openings, or perform signal warrant analysis, if the northbound delays and queues become exacerbated.

CR 466 & Rolling Acres Road

- Monitor traffic volumes as they increase, and adjust signal timing as necessary.

V. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the proposed Recreation Plantation development in Lady Lake, Florida.

This analysis examined current traffic volumes on the study intersections and roadway segments, and provided recommended improvements based on capacity analysis for Full Build 2020 conditions.

The proposed development is expected to generate fewer than 100 trips in the peak hour, so this document is a Tier 2 analysis.

Existing Conditions

The intersection of US 27/441 & CR 466/Lemon Street currently runs split phasing for the eastbound and westbound approaches. Analysis shows that the intersection would function with less delay if the eastbound shared left-through lane was changed to a through lane, and the eastbound/westbound approaches run simultaneously.

Full Build 2020 Conditions

This analysis estimated background growth to increase existing volumes by 19% based on historical AADT, as well as reserved trips from the Lake County TMS Table. That increase in background growth exacerbates delays throughout the study area.

For the intersections of US 27/441 & CR 25/Water Oak Boulevard, and CR 466 & Rolling Acres Road, the Full Build 2020 scenario shows increases in delays and queues. It is recommended to monitor traffic volumes at those intersections, and optimize traffic signal timing as needed.

At CR 466 & Clay Avenue, the northbound approach is expected to see considerable delays and queues. A check of the MUTCD Traffic Signal Warrants shows that the intersection does not yet meet warrants for signalized control. It is also recommended to monitor traffic volumes at this intersection, and if the northbound approach experiences severe delays and queues, examine traffic signal warrants at that time, or consider implementing access management such as a 3/4 median opening.

It should be noted that the increases in delays and queues are mainly due to natural background growth, and the proposed Recreation Plantation trip generation estimates are relatively few in comparison.

Appendix

Background Information

Traffic Volumes

Trip Generation

Trip Distribution

Signal Timing

Capacity Analysis

Turn Lane Warrants

Traffic Signal Warrants

Background Information

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

COUNTY: 11 - LAKE

SITE: 7034 - CR-466, 0.27 MI. W OF CLAY AV. (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2014	14900 C	E 7400	W 7500	9.00	54.50	4.80
2013	12500 F	E 6100	W 6400	9.00	54.70	10.90
2012	12500 C	E 6100	W 6400	9.00	55.10	11.00
2011	11900 C	E 6000	W 5900	9.00	54.20	10.20
2010	15700 S	E 7800	W 7900	9.86	54.75	11.30
2009	16100 F	E 8000	W 8100	9.96	54.94	11.90
2008	16900 C	E 8400	W 8500	10.42	55.39	13.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

LAKE COUNTY TMS SEGMENT REPORT - 2014/15 Level of Service

Posted on April 3, 2015

ABRAMS ROAD	SR 44	WAYCROSS AVENUE	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,562	349	302	301	0	301	0.30	C	175	0	175	0.26	C
ANDERSON HILL ROAD	LAKE SHORE DRIVE	US 27	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,325	148	109	104	0	104	0.15	C	42	0	42	0.06	C
ARDICE AVENUE	DUST STREET	SR 19	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,169	491	318	218	0	218	0.32	C	212	0	212	0.31	C
ARLINGTON AVENUE	W LADY LAKE BOULEVARD	SOUTH TERMINI	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,452	152	70	70	0	70	0.10	C	62	0	62	0.09	C
AUSTIN MERRITT ROAD	YOUTH CAMP ROAD	CR 33	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	615	N	2RC	0	0	405	666	666	1,134	97	67	67	0	67	0.11	C	30	0	30	0.05	C
BATES AVENUE	N CENTER STREET	CR 44 / DELAND ROAD	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,452	310	115	86	0	86	0.13	C	115	0	115	0.17	C
BATES AVENUE	CR 44 / DELAND ROAD	ESTES ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,666	297	156	140	1	105	0.16	C	190	1	191	0.28	C
BAY ROAD	BAY ROAD / CR 19A	OLD US 441 / CR 500A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,127	172	121	51	12	63	0.09	C	171	7	125	0.19	C
BAY ROAD	OLD US 441 / CR 500A	CR 452 / LAKESHORE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,538	138	72	73	3	75	0.11	C	65	0	65	0.10	C
BLACKSTILL LAKE ROAD	FOSGATE ROAD	CR 50	2	T	COUNTY	CITY OF GROVELAND	COLLECTOR	D	612	N	2TC	0	0	297	612	648	3,106	355	156	97	40	137	0.22	C	156	68	224	0.37	C
BRIDGES ROAD	CR 33	US 27	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	769	67	48	19	0	19	0.03	C	48	0	48	0.08	C
BRITT ROAD	SR 44	HORSE RANCH ROAD	2	T	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,878	300	122	73	14	87	0.14	C	127	17	144	0.24	C
BRITT ROAD	HORSE RANCH ROAD	WOLF BRANCH ROAD	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,318	200	127	73	14	87	0.13	C	127	17	144	0.21	C
C.R. 19A (DORA AVENUE)	LAKE DORA DRIVE	C.R. 500A/OLD 441	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,268	139	74	65	0	65	0.11	C	74	0	74	0.11	C
C.R. 19A (DORA AVENUE)	C.R. 500A/OLD 441	DAVID WALKER ROAD	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,870	415	262	203	0	203	0.30	C	262	0	262	0.39	C
C.R. 19A (DORA AVENUE)	DAVID WALKER ROAD	US 441	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,527	190	111	89	6	95	0.14	C	101	10	111	0.16	C
C.R. 19A	CR 44	SR 19	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,561	215	126	89	16	105	0.15	C	126	15	141	0.21	C
C.R. 19A	US 441	BAY ROAD	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL I	D	880	N	2UI	0	0	820	880	880	13,833	1,139	576	576	37	613	0.70	C	556	58	579	0.67	C
C.R. 19A	BAY ROAD / CR 19A	CR 44/CR 500A	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL I	D	880	N	2UI	0	0	820	880	880	7,824	669	335	331	39	372	0.42	C	314	58	372	0.42	C
C.R. 25	MARION COUNTY LINE	GRIFFIN AVENUE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL II	D	750	N	2UII	0	0	370	750	800	8,618	730	502	475	74	546	0.73	D	238	12	250	0.33	C
C.R. 25	GRIFFIN AVENUE	US 27/US 441	2	U	COUNTY	TOWN OF LADY LAKE	ARTERIAL II	D	750	N	2UII	0	0	370	750	800	7,093	672	383	383	40	423	0.56	D	304	70	379	0.51	D
C.R. 25A	US 27/US 441	CR 466A	2	U	COUNTY	FRUITLAND PARK	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,198	669	356	323	0	323	0.48	C	336	0	336	0.50	D
C.R. 25A	CR 466A	US 27/US 441	2	U	COUNTY	FRUITLAND PARK	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,737	520	331	331	0	331	0.49	C	239	0	239	0.35	C
C.R. 25A	US 27 (NORTH)	US 27 (SOUTH)	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	219	29	15	15	0	15	0.02	C	14	0	14	0.02	C
C.R. 33	US 27	CR 48/CR 470	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	3,714	422	356	347	8	357	0.40	C	355	0	355	0.40	C
C.R. 33/CR 48	CR 48/CR 470	CR 48	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,190	N	2TU	0	420	840	1,190	1,640	7,130	605	336	260	0	260	0.22	B	336	0	336	0.28	B
C.R. 33	CR 48	BRIDGES ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,200	N	2TU	0	430	850	1,200	1,640	3,759	386	168	168	0	168	0.14	B	97	0	97	0.08	B
C.R. 33	BRIDGES ROAD	SMITH ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,200	N	2TU	0	430	850	1,200	1,640	9,897	969	354	184	25	209	0.17	B	145	42	187	0.16	B
C.R. 33	SMITH ROAD	SR 50	2	U	COUNTY	CITY OF MASCOTTE	ARTERIAL I	D	1,190	N	2UU	0	430	840	1,190	1,640	3,992	386	186	194	37	231	0.19	B	145	63	208	0.17	B
C.R. 42	MARION COUNTY LINE	SR 19	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,534	291	175	170	0	170	0.28	B	173	0	173	0.40	B
C.R. 42	SR 19	CR 439	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,610	2,583	408	214	214	0	214	0.18	B	180	0	180	0.16	B
C.R. 42	CR 439	CR 437	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,589	381	178	160	0	160	0.37	B	171	0	171	0.40	B
C.R. 42	CR 437	CENTRAL AVENUE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	2,457	222	105	108	0	108	0.25	B	114	0	114	0.27	B
C.R. 42	CENTRAL AVENUE	PALMETTO STREET	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	2,432	222	104	108	0	108	0.25	B	114	0	114	0.27	B
C.R. 42	PALMETTO STREET	LAKE MACK DRIVE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,291	351	244	146	0	144	0.33	C	111	0	111	0.26	B
C.R. 42	LAKE MACK DRIVE	SR 40	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,491	335	244	144	0	144	0.33	C	111	0	111	0.26	B
C.R. 435	SR 46	DUBSDREAD DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,363	664	351	321	14	334	0.43	C	297	5	302	0.38	C
C.R. 435	DUBSDREAD DRIVE	ORANGE COUNTY LINE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	4,761	524	303	211	14	225	0.28	C	315	5	318	0.40	C
C.R. 437	CR 44A	SR 46	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	4,616	513	336	226	4	230	0.32	C	177	6	183	0.25	C
C.R. 437	SR 46	WOLF BRANCH ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	6,508	693	455	458	101	539	0.75	C	245	62	277	0.38	C
C.R. 437	WOLF BRANCH ROAD	SR 46	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	9,369	907	363	363	62	425	0.59	C	344	16	360	0.50	C
C.R. 437	SR 46	ORANGE COUNTY LINE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	7,261	714	410	304	18	322	0.45	C	440	3	437	0.62	C
C.R. 439	CR 42	CR 44A	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,300	1,640	2,343	237	155	76	1	79	0.09	B	155	1	156	0.18	B
C.R. 439	CR 44A	SR 44	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,300	1,640	3,345	330	218	208	0	218	0.26	B	107	0	112	0.13	B
C.R. 44	US 441	SILVER LAKE ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	9,865	833	596	596	5	593	0.75	C	367	3	370	0.47	C
C.R. 44	SILVER LAKE ROAD	CR 473	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	8,052	759	541	541	5	546	0.76	C	281	3	284	0.39	C
C.R. 44	CR 473	APIARY ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	14,771	1,349	530	513	4	517	0.65	C	400	7	407	[illegible]	D
C.R. 44	APIARY ROAD	CR 452	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	11,029	909	529	529	38	567	0.71	C	450	38	435	0.62	C
C.R. 44	CR 452	SR 19	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	12,190	1,064	577	519	43	562	0.71	C	525	46	579	0.72	C
C.R. 44	SR 19	HICKS DITCH ROAD	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	9,799	945	470	470	97	567	0.72	C	443	100	545	0.70	C
C.R. 44	HICKS DITCH ROAD	CR 44A	2	T	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	9,005	322	423	423	0	423	0.59	C	399	0	399	0.55	C
C.R. 44	CR 44A	ORANGE AVENUE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	6,734	325	347	347	1	348	0.48	C	282	1	283	0.39	C
C.R. 44 LEG A	CR 44	US 441	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,380	131	81	81	0	81	0.12	C	50	0	50	0.07	C
C.R. 445	SR 19	NF 552	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	451	54	27	27	0	27	0.06	B	27	0	27	0.06	B
C.R. 445	NF 552	CR 445A	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	451	54	27	27	0	27	0.06	B	27	0	27	0.06	B
C.R. 445A	SR 19	CR 445	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	1,012	104	53	51	0	51	0.12	B	53	0	53	0.12	B
C.R. 445A	CR 445	SR 40	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	1,509	157	88	77	0	77	0.18	B	80	0	80	0.19	B
C.R. 448	SR 19	CR 561	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,009	701	139	122	4	126	0.16	C	139	13	152	0.19	C
C.R. 448	CR 561	LAKE INDUSTRIAL BOULEVARD	2	U	COUNTY	CITY OF TAVARES	MAJOR COLLECTOR	D	1,190	N	2UU	0	420	840	1,190	1,640	7,625	756	488	308	6	314	0.27	B	448	7	451	0.38	C
C.R. 448	LAKE INDUSTRIAL BOULEVARD	ORANGE COUNTY LINE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	5,384	516	258	255	8	261	0.61	C	261	3	264	0.61	C
C.R. 448A	CR 448	CR 48	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	665	N	2RC	0	0	463	666	666	4,582	437	344	193	0	193	0.29	C	244	0	244	0.40	C
C.R. 448A	CR 48	SOUTH TERMINI	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	603	N	2RC	0	0	463	666	666	338	38	16	12	0	12	0.02	C	16	0	16	0.03	C
C.R. 449 (SILVER LAKE)	CR 44	MORNINGSIDE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,101	246	172	74	0	74	0.11	C	172	0	172	0.25	C
C.R. 449 (SILVER LAKE)	MORNINGSIDE DRIVE	US 441	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,104	246	172	74	0	74	0.11	C	172	0	172	0.25	C
C.R. 44A (LAKESHORE AVENUE/ROSS STREET)	SR 19	SKYLINE DRIVE	2	U	COUNTY	CITY OF UMATILLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,195	172	69	43	0	43	0.06	C	69	0	69	0.10	C
C.R. 44A	SKYLINE DRIVE	CR 450A/CR 44A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,547	165	101	100	0	100	0.17	C	64	0	64	0.10	C
C.R. 44A	CR 450A	CR 44A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,817	182	113	113	1	114	0.18	C	69	1	70	0.11	C
C.R. 44A (GRIFFIN ROAD)	THOMAS ROAD	US 27/US 441	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,932	395	403	331	0	331	0.49	C	403	4	410	0.60	D
C.R. 44A	CR 44	ESTES ROAD	2	T	COUNTY	CITY OF EUSTIS	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	4,277	399	319	181	0	181	0.15	B	315	0	315	0.26	B
C.R. 44A	ESTES ROAD	CR 439	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,789	371	216	165	3	168	0.39	B	206	3	209	0.49	B
C.R. 44A	CR 439	CR 437	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	3,332	325	179	149	3	152	0.35	B	179	3	182	0.42	B
C.R. 44A	CR 437	SR 44	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	430	N	2RU	0	240	430	740	1,490	1,129	115	67	48	5	53	0.12	B	67	5	72	0.17	B
C.R. 44C (ELZORA ROAD)	US 441	CR 500A	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	9,846	765	403	403	14	417	0.62	D	382	34	416	0.61	D
C.R. 44C (GRIFFIN ROAD)	CR 455	THOMAS ROAD	2	U	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,041	467	250	231	0	230	0.32	C	217	0	217	0.27	C
C.R. 450	MARION COUNTY LINE	BABB ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	605	N	2RC	0	0	405	666	666	1,814	164	79	65	0	65	0.11	C	79	0	79	0.13	C
C.R. 450	BABB ROAD	SR 19	2	U	COUNTY	CITY OF UMATILLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,098	185	92	91	0	93	0.14	C	91	0	91	0.15	C
C.R. 450	SR 19	E UMATILLA BOULEVARD/W 7TH STREET	2	U	COUNTY	CITY OF UMATILLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,027	492	252	252	0	252	0.37	C	182	0	182	0.28	C
C.R. 450	E UMATILLA BOULEVARD/W 7TH STREET	CR 42	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	4,937	440	253	252	0	252	0.41	C	158	0	158	0.21	C
C.R. 450A	SR 19	CR 44A NORTH	2	T	COUNTY	CITY OF UMATILLA	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,133	156	78	56	1	57	0.09	C	78	1	79	0.13	C
C.R. 452	MARION COUNTY LINE	PERKINS ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,200	1,640	5,571	564	274	274	2	276	0.32	B	240	2	242	0.28	B
C.R. 452	PERKINS ROAD	SANDY LANE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,571	514	294	294	0	294	0.44	C	240	0	240	0.36	C
C.R. 452	SANDY LANE	LAKE LANDING BOULEVARD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	7,441	655	341	341	0	341	0.56	D	294	0	294	0.48	C
C.R. 452	LAKE LANDING BOULEVARD	CR 44	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,681	635	341	341	4	345	0.51	D	390	5	395	0.44	C
C.R. 452 (EUSTIS)	CR 44 / CR 452	SR 19	2	U	COUNTY	CITY OF EUSTIS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	11,002	926	579	579	0	579	0.73	C	417	0	417	0.53	C
C.R. 452 (ST CLAIR ABRAMS AVENUE)	US 441	CR 500A	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,995	375	223	223	0	223	0.33	C	152	0	152	0.23	C
C.R. 452 (ST CLAIR ABRAMS AVENUE)	CR 500A	CR 452 / EAST MAIN STREET	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,995	375	223	223	0	223	0.33	C	152	0	152	0.23	C
C.R. 452 (E MAIN STREET)	ST CLAIR ABRAMS AVENUE	DORA AVENUE	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,103	257	142	142	0	142	0.21	C	95	0	95	0.14	C
C.R. 452 (LAKE DORA DRIVE)	DORA AVENUE	LAKE AVENUE	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,525	154	91	91	0	91	0.13	C	61	0	61	0.09	C
C.R. 452 (LAKESHORE DRIVE)	LAKE AVENUE	BAY ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,481	155	78	77	0	77	0.11	C	78	0	78	0.12	C
C.R. 452 (LAKESHORE DRIVE)	BAY ROAD	OLD US 441 / CR 500A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,481	155	78	77	0	77	0.11	C	78	0	78	0.12	C
C.R. 452 (LAKESHORE DRIVE)	OLD US 441 / CR 500A	11TH AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	691	65	43	43	0	43	0.06	C	25	0	25	0.04	C
C.R. 455	SR 19	CR 561	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	2,291	183	97	96	52	148	0.12	B	97	36	133	0.11	B
C.R. 455	CR 561	CR 561A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	1,391	157	80	68	98	166	0.14	B	99	133	232	0.17	B
C.R. 455	CR 561 A	RIDGEWOOD AVENUE	2	T	COUNTY	TOWN OF MONTVERDE	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	3,601	354	145	145	99	244	0.20	B	119	97	216	0.17	B
C.R. 455	RIDGEWOOD AVENUE	CR 455/CR 50	2	T	COUNTY	TOWN OF MONTVERDE	COLLECTOR	D	1,200	N	2TU	0	450	850	1,200	1,640	6,204	896	366	366	377	663	0.55	C	286	287	573	0.47	C
C.R. 455	CR 455 / CR 50	SR 50	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,336	671	409	409	289	698	0.97	D	262	310	572	0.85	D
C.R. 46 (SANFORD ROAD)	HIGHLAND STREET	US 441	2	U	COUNTY	CITY OF MOUNT DORA	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,553	590	299	299	136	427	0.54	C	299	78	377	0.48	C
C.R. 460 (MARTIN LUTHER KING BOULEVARD)	THOMAS ROAD	US 27	2	U	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,121	561	295	286	0	286	0.36	C	293	0	293	0.37	C
C.R. 466	SUMTER COUNTY LINE (US 301)	ROLLING ACRES ROAD	4	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	1,820	N	4TU	0	0	1,748	1,820	1,820	24,727	2,169	1,136	1,052	172	1,224	0.65	C	1,136	153	1,289	0.71	C
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C.R. 466 (LAKE GRIFFIN ROAD)	US 27/US 441	GRAYS AIRPORT ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,022	290	190	193	5	199	0.30	C	111	5	116	0.36	C
C.R. 466 (LAKE GRIFFIN ROAD)	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,027	290	190	190	1	190	0.28	C	100	1	101	0.15	C
C.R. 466A	SUMTER COUNTY LINE	CR 466/ROSE AVENUE	2	T	COUNTY	FRUITLAND PARK	ARTERIAL I	D	800	N	2UI	0	0	730	800	800	13,281	1,399	701	701	1	702	0.88	C	698	1	699	0.87	C
C.R. 466A	CR 466/ROSE AVENUE	US 27	2	U	COUNTY	FRUITLAND PARK	ARTERIAL II	D	750	N	2UII	0	0	330	750	800	6,464	580	355	314	1	315	0.42	C	338	1	339	0.45	C
C.R. 466A (PICCIOLA ROAD)	US 27	CR 466B	2	U	COUNTY	FRUITLAND PARK	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,173	648	401	401	17	418	0.62	D	217	0	217	0.32	C
C.R. 466A (PICCIOLA ROAD)	CR 466B	COUNTY ROAD TERMINI	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,173	648	401	401	16	418	0.62	D	217	0	217	0.32	C
C.R. 466B	EAGLE NEST ROAD	CR 466A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,375	441	277	231	0	231	0.34	C	277	0	277	0.41	C
C.R. 468	CR 466A	PINE RIDGE DAIRY ROAD	2	U	COUNTY	FRUITLAND PARK	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	5,216	796	137	137	0	137	0.17	C	159	0	159	0.20	C
C.R. 468	PINE RIDGE DAIRY ROAD	GRIFFIN ROAD	2	U	COUNTY	FRUITLAND PARK	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	5,781	498	258	200	6	216	0.27	C	258	15	273	0.34	C
C.R. 468	GRIFFIN ROAD	SR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,667	581	306	375	7	382	0.48	C	300	3	303	0.38	C
C.R. 46A	SR 44	CR 46	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,200	1,640	4,792	691	477	477	6	483	0.57	C	314	15	329	0.39	B
C.R. 470	SUMTER COUNTY LINE	FLORIDA TURNPIKE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	5,413	485	277	229	4	233	0.32	C	208	0	208	0.29	C
C.R. 470	FLORIDA TURNPIKE	BAY AVENUE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	4,282	350	184	166	0	166	0.23	C	184	0	184	0.26	C

Lake-Sumter MPO

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

LAKE COUNTY TMS SEGMENT REPORT - 2014/15 Level of Service

Posted on April 3, 2015

CR 470	BAY AVENUE	CR 33	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	4,262	320	184	166	0	160	0.21	C	153	0	153	0.23	C
CR 473	CR 44	FOUNTAIN LAKE BOULEVARD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,740	323	310	283	38	325	0.48	C	255	33	248	0.37	C
CR 473	FOUNTAIN LAKE BOULEVARD	US 441	4	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	1,467	N	4UC	0	0	657	1,407	1,530	13,020	1,252	734	734	39	753	0.51	D	442	23	466	0.32	C
CR 474	SR 33	GREEN SWAMP ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,700	1,530	2,702	198	110	68	38	58	0.11	D	118	20	130	0.15	B
CR 474	GREEN SWAMP ROAD	US 27	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,700	1,648	1,939	145	91	57	32	57	0.10	B	91	26	117	0.14	B
CR 478	SR 19	JAMARLY ROAD	2	T	COUNTY	CITY OF GROVELAND	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	926	102	60	60	0	44	0.09	C	36	41	36	0.05	C
CR 48	SUMTER COUNTY LINE	CLEARWATER LAKE RD	2	T	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	2,221	193	122	77	0	77	0.11	C	122	0	122	0.17	C
CR 48	CLEARWATER LAKE RD	CR 33	2	T	COUNTY	CITY OF LEESBURG	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	3,218	190	115	79	0	79	0.11	C	115	0	115	0.16	C
CR 48	CR 33	HAYWOOD WORM FARM RD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	4,278	385	326	159	27	189	0.24	C	326	35	361	0.33	C
CR 48	HAYWOOD WORM FARM RD	US 27	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,593	596	399	299	29	328	0.41	C	297	55	332	0.42	C
CR 48	US 27	LAKE AVENUE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	8,255	739	379	379	87	465	0.59	C	340	110	465	0.59	C
CR 48	LAKE AVENUE	SR 19	2	T	COUNTY	HOWEY-IN-THE-HILLS	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	7,257	577	373	373	128	497	0.69	C	374	144	365	0.55	C
CR 48	CR 561	RANCH ROAD	2	U	COUNTY	TOWN OF ASTATULA	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	5,448	503	398	398	15	313	0.40	C	365	25	290	0.37	C
CR 48	RANCH ROAD	CR 455	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	600	N	2RMC	0	0	670	740	740	5,168	563	398	358	0	209	0.44	C	365	0	365	0.40	C
CR 50 (SUNSET AVENUE)	CR 33	SR 50	2	U	COUNTY	CITY OF MASCOTTE	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	1,149	126	74	52	5	57	0.07	C	74	3	77	0.10	C
CR 50	US 27	TURKEY FARM ROAD	2	U	COUNTY	CITY OF MINNEOLA	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	10,735	860	483	377	195	572	0.72	C	483	172	655	0.83	C
CR 50	TURKEY FARM ROAD	CR 455	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	4,378	346	487	417	305	722	0.91	C	129	441	570	0.72	C
CR 50	CR 455	ORANGE COUNTY LINE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,100	580	549	140	101	242	0.31	C	541	[illegible]	643	0.81	C
C.R. 500A/OLD 441	SR 19	DORA AVENUE	2	U	COUNTY	CITY OF TAVARES	ARTERIAL 2	D	750	N	2U2	0	0	370	750	800	16,495	1,361	734	734	7	781	[illegible]	E	387	8	395	0.79	D
C.R. 500A/OLD 441	DORA AVENUE	BAY ROAD	2	U	COUNTY	CITY OF TAVARES	ARTERIAL 1	D	880	N	2U1	0	0	830	880	880	7,784	699	344	335	98	433	0.49	C	344	53	395	0.45	C
C.R. 500A/OLD 441	BAY ROAD	CR 44C / EUDORA AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	750	N	2U2	0	0	370	750	800	7,211	625	337	337	0	310	0.41	C	337	0	337	0.42	C
C.R. 500A/OLD 441	CR 44C / EUDORA DRIVE	LAKESHORE DRIVE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	750	N	2U2	0	0	370	750	800	10,970	969	466	466	14	480	0.64	D	441	24	465	0.62	D
C.R. 500A/OLD 441	LAKESHORE DRIVE	5TH AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	750	N	2U2	0	0	370	750	800	5,602	487	460	367	0	367	0.49	C	460	0	460	0.61	D
C.R. 500A/OLD 441	SR 46	ORANGE COUNTY LINE	2	U	COUNTY	CITY OF MOUNT DORA	ARTERIAL 2	D	750	N	2U2	0	0	370	750	800	4,005	407	240	167	0	167	0.22	C	240	0	240	0.32	C
CR 561	SR 19	CR 448	2	U	COUNTY	CITY OF TAVARES	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	10,398	946	486	464	21	484	0.61	C	484	7	491	0.62	C
CR 561	CR 448	CR 48	2	U	COUNTY	ASTATULA/TAVARES	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,393	677	372	306	4	310	0.39	C	372	13	385	0.49	C
CR 561	CR 48	SOUTH ASTATULA CITY LIMIT	2	T	COUNTY	TOWN OF ASTATULA	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	5,372	879	471	315	0	315	0.44	C	471	0	471	0.65	C
CR 561	SOUTH ASTATULA CITY LIMIT	CR 455	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	4,372	329	471	358	23	336	0.54	C	470	48	519	0.72	C
CR 561	CR 455	HOWEY CROSS ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	6,817	636	350	330	47	352	0.49	C	316	25	342	0.47	C
CR 561	HOWEY CROSS ROAD	TURNPIKE ROAD / CR 561A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	6,339	595	324	271	65	339	0.47	C	324	40	364	0.51	C
CR 561 / CR 561A	TURNPIKE ROAD / CR 561A	US 27	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	7,664	704	350	359	69	425	0.59	C	349	41	390	0.54	C
CR 561 (MAIN AVENUE)	US 27	EAST AVENUE	2	U	COUNTY	CLERMONT/MINNEOLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,515	169	96	69	0	69	0.10	C	96	0	96	0.14	C
CR 561	EAST AVENUE	W MINNEOLA AVENUE	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,945	168	96	69	0	69	0.10	C	96	0	96	0.14	C
CR 561	CR 561A	SR 50	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,755	235	130	130	0	130	0.16	C	128	0	128	0.16	C
CR 561	SR 50	LOG HOUSE ROAD	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,543	238	290	248	9	257	0.32	C	290	18	308	0.39	C
CR 561	LOG HOUSE ROAD	FLORIDA BOYS RANCH ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,537	173	115	119	29	148	0.18	C	62	52	114	0.14	C
CR 561	FLORIDA BOYS RANCH ROAD	SR 33	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	C	850	N	2RMC	0	450	850	1,700	1,640	1,236	109	76	43	9	52	0.06	B	76	5	81	0.10	B
CR 561A	TURNPIKE ROAD / CR 561	SCRUB JAY LN	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	1,399	126	69	69	160	229	0.32	C	77	97	174	0.24	C
CR 561A	SCRUB JAY LN	CR 455	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	720	N	2TMC	0	0	639	720	720	1,338	130	72	58	160	218	0.30	C	72	97	169	0.23	C
CR 561A	CR 561	C.R. 565A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,886	258	130	130	0	130	0.19	C	128	0	128	0.19	C
CR 561A	CR 565A	JALARMY ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,123	413	221	190	41	191	0.28	C	221	0	221	0.33	C
CR 561A	JALARMY ROAD	US 27	2	U	COUNTY	CITY OF MINNEOLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,561	681	360	281	41	281	0.42	C	363	0	363	0.54	D
CR 565	US 27	KJELLSTROM LANE	2	T	COUNTY	GROVELAND/MASCOTTE	COLLECTOR	D	612	N	2TC	0	0	297	612	648	978	110	76	34	5	37	0.06	C	76	5	81	0.13	C
CR 565 (VILLA CITY ROAD)	KJELLSTROM LANE	SR 50	2	U	COUNTY	CITY OF GROVELAND	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,298	198	163	163	3	166	0.25	C	161	5	164	0.24	C
CR 565	SR 50	SLOANS RIDGE	2	U	COUNTY	CITY OF MASCOTTE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	632	57	35	22	0	22	0.03	C	35	0	35	0.05	C
CR 565	SLOANS RIDGE	LAKE ERIE ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	603	N	2RC	0	0	603	666	666	672	57	35	22	0	22	0.04	C	35	0	35	0.06	C
CR 565A	SR 50	CR 561A	2	U	COUNTY	CLERMONT/GROVELAND	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,565	360	399	313	19	332	0.49	D	399	31	398	0.59	D
CR 565A	SR 50	CR 565B	2	U	COUNTY	CITY OF GROVELAND	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,955	179	94	85	177	262	0.39	C	94	126	220	0.33	C
CR 565B	SR 33	CR 561	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	E	603	N	2RC	0	0	603	666	666	2,055	179	95	95	9	104	0.17	C	84	5	89	0.15	C
CANAL STREET	US 441	MAIN STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,913	377	215	215	0	215	0.27	C	102	1	103	0.13	C
CANAL STREET	MAIN STREET	SR 44	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,183	290	167	130	0	130	0.16	C	167	3	170	0.21	C
CITRUS TOWER BOULEVARD	US 27	OAKLEY SEAVER DRIVE	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	11,392	972	563	409	3	412	0.52	C	558	6	564	0.71	C
CITRUS TOWER BOULEVARD	OAKLEY SEAVER DRIVE	SR 50	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	17,147	1,253	763	763	60	823	0.46	C	490	62	552	0.31	C
CITRUS TOWER BOULEVARD	SR 50	HOOKS STREET	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	14,899	1,209	579	470	105	575	0.32	C	719	102	821	0.46	C
CITRUS TOWER BOULEVARD	HOOKS STREET	JOHNS LAKE ROAD	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	15,887	1,310	720	580	85	665	0.37	C	721	108	829	0.46	C
CITRUS TOWER BOULEVARD	JOHNS LAKE ROAD	US 27	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	12,793	987	560	452	37	489	0.27	C	565	50	615	0.34	C
DAVID WALKER DRIVE	OLD US 441 / CR 500A	CR 19A	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6,858	562	384	384	16	320	0.47	D	278	44	322	0.48	C
DAVID WALKER DRIVE	CR 19A	US 441	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6,888	292	284	284	30	304	0.45	C	278	29	307	0.45	C
DAVID WALKER DRIVE	US 441	MOUNT HOMER ROAD	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,565	397	198	161	13	174	0.26	C	196	34	230	0.34	C
DAVID WALKER DRIVE	MOUNT HOMER ROAD	[illegible] AVE/KURT AVE	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,582	389	236	157	0	157	0.23	C	236	0	235	0.35	C
DEAD RIVER ROAD	WEST TERMINI	SR 19	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6,284	567	390	307	119	336	0.50	D	310	201	511	0.76	D
DONNELLY STREET	US 441	11TH AVENUE	2	U	CITY OF MT. DORA	CITY OF MOUNT DORA	COLLECTOR	E	720	N	2UC	0	0	333	675	720	10,446	883	494	494	17	511	0.71	D	450	13	462	0.64	D
DONNELLY STREET	11TH AVENUE	5TH AVENUE	2	U	CITY OF MT. DORA	CITY OF MOUNT DORA	COLLECTOR	E	720	N	2UC	0	0	333	675	720	10,446	865	494	494	0	494	0.69	D	399	0	399	0.61	D
DUDA ROAD	CR 448A	ORANGE COUNTY LINE	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	603	N	2RC	0	0	603	666	666	4,615	387	376	374	0	374	0.29	C	396	0	396	0.34	C
EAGLES NEST ROAD	US 27	CR 466B	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,447	233	186	166	4	170	0.25	C	62	3	70	0.10	C
EAST AVENUE	CR 561	SR 50	2	U	CITY OF CLERMONT	CITY OF CLERMONT	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,708	506	255	251	0	251	0.37	C	255	0	255	0.38	C
EAST CROOKED LAKE ROAD	LAKEVIEW DRIVE	BROADVIEW AVENUE	2	R	COUNTY	CITY OF EUSTIS	COLLECTOR	C	603	N	2RC	0	0	603	666	666	4,307	402	253	253	0	253	0.42	C	159	0	159	0.26	C
EAST CROOKED LAKE ROAD	BROADVIEW AVENUE	US 441	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,367	412	253	275	0	253	0.37	C	159	0	159	0.24	C
EMERALDA AVENUE	EMERALDA ISLAND ROAD	CR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,701	528	186	186	0	188	0.28	C	180	0	180	0.26	C
EMPIRE CHURCH ROAD	CR 565	ANDERSON ROAD	2	R	COUNTY	CITY OF GROVELAND	COLLECTOR	C	603	N	2RC	0	0	603	666	666	1,102	110	76	34	2	36	0.05	C	76	1	77	0.13	C
ESTES ROAD	CR 44A	LAKE LINCOLN LANE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	3,162	303	155	148	0	148	0.24	C	155	0	155	0.25	C
ESTES ROAD	LAKE LINCOLN LANE	SR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,162	303	155	148	0	148	0.22	C	155	1	156	0.23	C
EUDORA ROAD	OLD MT DORA ROAD	US 441	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,608	402	237	237	0	237	0.35	C	196	0	195	0.29	C
[illegible] ROAD	HOOKS STREET	CITRUS TOWER BOULEVARD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,312	415	326	233	0	233	0.35	C	182	0	182	0.27	C
FISH CAMP ROAD	CR 452	CR 44	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,527	147	95	95	5	100	0.15	C	52	5	57	0.08	C
GRASSY LAKE ROAD/FOSGATE ROAD	CR 50 (WASHINGTON STREET)	HANCOCK ROAD	2	U	CITY OF CLERMONT	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,196	221	130	91	0	91	0.13	C	130	0	130	0.19	C
GOLFLINKS AVENUE	KURT STREET	SR 19 / BAY STREET	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	875	84	43	41	0	41	0.06	C	43	0	43	0.06	C
GOOSE PRAIRIE ROAD	EMERALDA AVENUE	CR 452	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,149	206	129	129	0	129	0.19	C	77	0	77	0.11	C
GRAND HIGHWAY	CITRUS TOWER BOULEVARD	SR 50	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,726	517	280	281	5	285	0.42	C	237	5	242	0.36	C
S. GRAND HIGHWAY	SR 50	HOOKS STREET	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	6,243	505	272	233	36	269	0.15	C	272	35	307	0.17	C
N. GRASSY LAKE ROAD (CITRUS GROVE ROAD)	US 27	TURKEY FARM ROAD	2	U	COUNTY	CITY OF MINNEOLA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	934	100	35	38	335	373	0.55	D	42	303	345	0.51	D
GRAYS AIRPORT ROAD	MARION COUNTY ROAD	CR 466	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	2,013	227	141	141	1	142	0.21	C	86	1	87	0.14	C
GRAYS AIRPORT ROAD	CR 466	GRIFFIN VIEW DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,013	222	141	141	5	146	0.22	C	86	6	92	0.14	C
S GRAYS AIRPORT ROAD	GRIFFIN VIEW DRIVE	EAGLES NEST ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,760	169	125	125	5	130	0.21	C	80	3	83	0.10	C
S GRAYS AIRPORT ROAD	EAGLES NEST ROAD	US 27 / US 441	2	T	COUNTY	FRUITLAND PARK	COLLECTOR	D	612	N	2TC	0	0	297	612	648	2,370	237	147	147	0	147	0.24	C	59	0	90	0.15	C
GRIFFIN AVENUE	US 27 / US 441	CR 25	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,692	395	438	428	6	431	0.64	D	352	5	232	0.47	C
GRIFFIN AVENUE	CR 25	UNCLE DONALDS LANE	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,376	209	110	110	0	110	0.16	C	99	1	100	0.15	C
GRIFFIN AVENUE	UNCLE DONALDS LANE	GRAYS AIRPORT ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	2,336	209	110	110	0	110	0.18	C	99	0	99	0.16	C
GRIFFIN ROAD	US 27	LEE STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,015	226	139	109	0	109	0.16	C	149	0	149	0.19	C
GRIFFIN VIEW DRIVE	US 27	GRAYS AIRPORT ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,924	355	213	213	2	215	0.32	C	143	1	144	0.21	C
GRIFFIN VIEW DRIVE	GRAYS AIRPORT ROAD	[illegible] ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,673	152	100	100	0	100	0.16	C	32	0	32	0.08	C
GROVE STREET	SR 19 (BADGER AVENUE)	LAKEVIEW AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,220	120	96	74	0	74	0.11	C	96	0	96	0.14	C
GROVE STREET	LAKEVIEW AVENUE	GOLFLINKS AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,680	344	147	143	0	143	0.22	C	97	0	97	0.14	C
GROVE STREET	GOLFLINKS AVENUE	OLD MT DORA ROAD	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,457	329	181	181	0	184	0.27	C	148	0	148	0.22	C
HAMMOCK RIDGE ROAD	LAKESHORE DRIVE	US 27	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	12,540	1,027	640	381	111	492	0.27	C	646	60	706	0.39	C
N. HANCOCK ROAD	CR 50	N RIDGE BOULEVARD	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	14,982	1,254	691	563	514	1,077	0.60	C	691	394	1,085	0.60	C
N. HANCOCK ROAD	N RIDGE BOULEVARD	SR 50	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	15,491	1,363	644	644	611	1,255	0.69	C	829	467	1,296	0.72	C
S. HANCOCK ROAD	SR 50	HOOKS STREET	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	17,386	1,522	697	665	133	798	0.44	C	897	170	1,067	0.59	C
S. HANCOCK ROAD	HOOKS STREET	JOHNS LAKE ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	17,585	1,527	897	675	162	785	1.00	D	897	181	1,078	[illegible]	F
S. HANCOCK ROAD	JOHNS LAKE ROAD	HARTWOOD MARSH ROAD	2	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	8,559	752	427	325	129	453	0.57	C	437	129	566	0.71	C
HARTWOOD MARSH ROAD	US 27	HANCOCK ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	11,504	1,056	637	470	6	655	0.94	D	637	11	648	0.95	D
HARTWOOD MARSH ROAD	HANCOCK ROAD	N. 98 DEGREE BEND	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	10,349	1,034	588	585	4	589	0.87	D	421	11	432	0.64	D
HARTWOOD MARSH ROAD	N. 98 DEGREE BEND	ORANGE COUNTY LINE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	9,569	951	736	736	6	742	[illegible]	F	215	11	226	0.37	C
HASELTON STREET	SR 44	LAKEVIEW AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,687	158	82	71	0	71	0.11	C	82	0	82	0.12	C
HIGHLAND STREET	LIMIT AVENUE	5TH AVENUE	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,915	306	137	132	0	132	0.20	C	74	0	74	0.11	C
HOOKS STREET	LAKESHORE DRIVE	US 27	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	675	N	2UC	0	0	363	675	720	6,847	584	357	357	4	361	0.53	D	227	4	231	0.34	C
HOOKS STREET	US 27	OAKLEY SEAVER DRIVE	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	7,154	619	314	305	17	322	0.18	C	335	22	335	0.19	C
HOOKS STREET	OAKLEY SEAVER DRIVE	CITRUS TOWER BOULEVARD	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	4,921	421	383	238	17	255	0.14	C	398	22	405	0.23	C
HOOKS STREET	CITRUS TOWER BOULEVARD	HANCOCK ROAD	4	U	COUNTY	CITY OF CLERMONT	MAJOR COLLECTOR	D	1,800	N	4UMC	0	0	1,719	1,800	1,800	2,601	231	229	242	11	253	0.14	C	225	11	236	0.13	C
[illegible]	DAVID WALKER DRIVE	KURT STREET	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	450	46	29	29	2	31	0.05	C	17	2	19	0.03	C
JALARMY ROAD	CR 478	CR 565A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,898	397	176	121	0	121	0.18	C	176	0	176	0.26	C
JOHNS LAKE ROAD	US 27	HANCOCK ROAD	2	U	COUNTY	CITY OF CLERMONT	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6,836	509	280	280	20	300	0.45	C	279	30	309	0.46	C
KURT STREET	W LAKEVIEW AVENUE	DAVID WALKER DRIVE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	7,130	636	416	416	0	430	0.62	D	220	0	220	0.33	C

Lake-Sumter MPO

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

LAKE COUNTY TMS SEGMENT REPORT – 2014/15 Level of Service

Posted on April 3, 2015

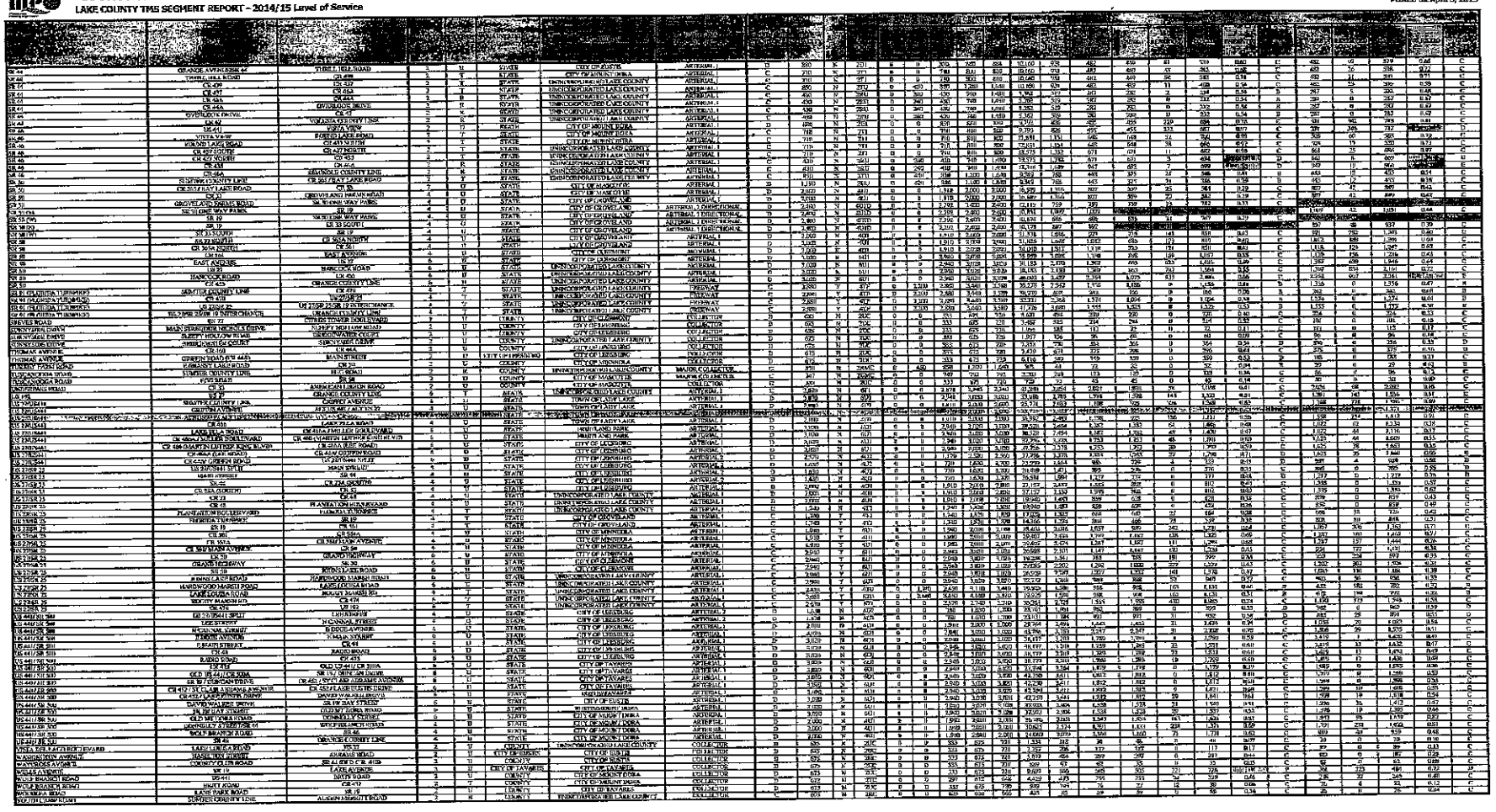
KURT STREET	DAVID WALKER DRIVE	MT HOMER ROAD / W ARDICE AVENUE	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,306	381	284	180	0	180	0.27	C	203	0	204	0.30	C
KURT STREET	MT HOMER ROAD / W ARDICE AVENUE	US 441	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,385	300	190	143	0	143	0.21	C	197	0	197	0.29	C
W LADY LAKE BOULEVARD	WEST TERMINI	US 27/US 441	2	U	TOWN OF LADY LAKE	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,137	97	52	45	0	45	0.07	C	52	0	52	0.08	C
E LADY LAKE BOULEVARD	US 27/US 441	BIRCHFIELD ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	453	38	41	41	0	41	0.06	C	17	0	17	0.03	C
LAKE AVENUE / FAIRVIEW AVENUE	OLD 441 / CR 500A	LAKESHORE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	553	45	37	27	0	27	0.04	C	18	0	18	0.03	C
LAKE DRIVE	SR 44	COUNTRY ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	666	N	2RC	0	0	666	666	666	388	35	49	49	0	49	0.08	C	36	0	36	0.06	C
LAKE ELLA ROAD	SUMTER COUNTY LINE	ROLLING ACRES ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,650	133	94	98	0	98	0.16	C	73	42	115	0.19	C
LAKE ELLA ROAD	ROLLING ACRES ROAD	US 27	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,161	137	72	65	28	93	0.15	C	72	3	75	0.12	C
LAKE ERIE ROAD	CR 561	SR 33	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	666	N	2RC	0	0	666	666	666	626	53	38	38	0	38	0.06	C	15	0	15	0.02	C
LAKE EUSTIS DRIVE	US 441	CLAY BOULEVARD	2	U	COUNTY	EUSTIS/TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,445	508	282	282	0	282	0.42	C	219	0	219	0.32	C
LAKE LOUISA ROAD	LAKESHORE DRIVE	VISTA DEL LAGO BOULEVARD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,154	257	161	161	0	161	0.24	C	102	0	102	0.15	C
LAKE LOUISA ROAD	VISTA DEL LAGO BOULEVARD	US 27	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,894	364	261	261	0	103	0.15	C	261	0	261	0.39	C
LAKE MACK DRIVE	CR 42	ANOTHER ANNA ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	666	N	2RC	0	0	666	666	666	2,099	105	93	93	0	93	0.14	C	45	0	45	0.07	C
LAKE STREET	US 441	MAIN STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,621	230	97	93	0	93	0.12	C	97	0	97	0.12	C
LAKE STREET	MAIN STREET	SR 44	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,134	254	129	129	0	129	0.16	C	102	0	102	0.13	C
LAKESHORE DRIVE (CLER)	CR 561	OSWALT ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,952	166	92	92	0	92	0.14	C	74	0	74	0.11	C
LAKESHORE DRIVE (CLER)	OSWALT ROAD	HARDER ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,799	515	488	453	0	481	0.71	D	247	34	281	0.40	C
LAKESHORE DRIVE (CLER)	HARDER ROAD	HAMMOCK RIDGE ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	11,229	1,108	795	353	13	366	0.54	D	333	34	277	[illegible]	F
LAKESHORE DRIVE (CLER)	HAMMOCK RIDGE ROAD	ANDERSON HILL ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6,664	593	376	376	13	389	0.58	D	217	34	251	0.36	C
LAKESHORE DRIVE (EUSTIS)	CLAY BOULEVARD	SOUTH BAY STREET / CR 19	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,121	441	273	255	0	255	0.37	C	188	0	188	0.28	C
W LAKEVIEW AVENUE	KURT STREET	SR 19	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6,443	599	372	227	0	227	0.34	C	372	0	372	0.55	D
E LAKEVIEW AVENUE	SR 19	JASMINE STREET / CROOKED LAKE COURT	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,980	292	173	173	0	173	0.26	C	118	0	119	0.18	C
E LAKEVIEW AVENUE	JASMINE STREET / CROOKED LAKE COURT	HASELTON STREET	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,301	451	227	224	0	224	0.33	C	227	0	227	0.34	C
LANE PARK CUTOFF	SR 19	CR 561	2	U	COUNTY	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,287	266	150	116	15	131	0.19	C	150	24	174	0.26	C
LEE STREET	GRIFFIN ROAD	US 441	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,235	207	113	113	0	113	0.14	C	94	0	94	0.12	C
LEE STREET	US 441	MAIN STREET	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,743	272	172	100	0	100	0.13	C	172	0	172	0.22	C
WILSON LAKE PARKWAY	US 27	LIBBY ROAD	2	T	COUNTY	CITY OF GROVELAND	COLLECTOR	D	612	N	2TC	0	0	297	612	648	1,331	106	55	51	0	51	0.08	C	55	0	55	0.09	C
LIMIT AVENUE	DONNELLY STREET	US 441	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	720	N	2UC	0	0	333	675	720	2,405	189	110	89	36	125	0.17	C	110	28	138	0.18	C
LONE OAK DRIVE	MAIN STREET	SR 44	2	U	CITY OF LEESBURG	CITY OF LEESBURG	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	2,637	231	136	115	0	115	0.15	C	136	0	136	0.17	C
LOG HOUSE ROAD	CR 561	LAKESHORE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,195	289	155	124	13	137	0.20	C	125	24	149	0.22	C
E MAIN STREET	SR 19	CR 452/ST CLAIR ABRAMS STREET	2	U	CITY OF TAVARES	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	11,828	1,111	720	391	10	401	0.59	D	720	17	737	[illegible]	F
MAIN STREET (LEESBURG)	CR 468	THOMAS AVENUE	2	U	COUNTY	CITY OF LEESBURG	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	9,308	843	462	462	0	462	0.53	C	381	0	381	0.43	C
MAIN STREET (LEESBURG)	THOMAS AVENUE	US 27	2	U	COUNTY	CITY OF LEESBURG	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	9,308	843	462	462	0	462	0.52	C	381	0	381	0.43	C
MAIN STREET (LEESBURG)	US 27	LEE STREET	2	U	COUNTY	CITY OF LEESBURG	ARTERIAL 2	D	750	N	2U2	0	0	330	750	800	10,412	893	495	398	2	400	0.53	D	495	0	495	0.66	D
MAIN STREET (LEESBURG)	LEE STREET	CANAL STREET	2	U	COUNTY	CITY OF LEESBURG	ARTERIAL 2	D	750	N	2U2	0	0	330	750	800	10,672	893	495	388	2	400	0.53	D	495	0	495	0.66	D
MAIN STREET (LEESBURG)	CANAL STREET	LAKE STREET	2	U	COUNTY	CITY OF LEESBURG	ARTERIAL 2	D	750	N	2U2	0	0	330	750	800	4,825	424	322	212	1	213	0.28	C	212	3	231	0.29	C
MAIN STREET (LEESBURG)	LAKE STREET	DIXIE AVENUE / SR 44	2	U	COUNTY	CITY OF LEESBURG	ARTERIAL 2	D	750	N	2U2	0	0	330	750	800	4,969	435	279	156	1	157	0.21	C	279	2	281	0.37	C
MAIN STREET (LEESBURG)	DIXIE AVENUE / SR 44	NICHOLS DRIVE / SUNNYSIDE DRIVE	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,602	334	209	209	0	209	0.31	C	130	0	130	0.19	C
MARION COUNTY ROAD	CR 25	GRAYS AIRPORT ROAD	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,803	198	125	73	0	73	0.11	C	125	0	125	0.19	C
MARION COUNTY ROAD	GRAYS AIRPORT ROAD	LAKE GRIFFIN ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	603	N	2RC	0	0	603	666	666	1,323	108	135	73	0	73	0.12	C	135	0	135	0.21	C
MASCOTTE EMPIRE ROAD	SR 50	EMPIRE CHURCH ROAD	2	R	CITY OF MASCOTTE	CITY OF MASCOTTE	COLLECTOR	C	603	N	2RC	0	0	603	666	666	795	65	56	39	0	39	0.05	C	56	0	56	0.08	C
MCLENDON STREET	CLAY AVENUE	US 27/US 441	2	U	TOWN OF LADY LAKE	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	393	39	22	7	0	7	0.01	C	22	0	22	0.03	C
MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	6,534	702	292	240	0	240	0.39	C	292	0	292	0.48	C
MORNINGSIDE DRIVE (MOUNT DORA)	US 441	CR 500A	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	720	N	2UC	0	0	333	675	720	1,183	88	59	39	0	39	0.05	C	45	0	45	0.07	C
MT HOMER ROAD	CR 19A	US 441	2	U	CITY OF TAVARES	CITY OF TAVARES	COLLECTOR	D	675	N	2UC	0	0	333	675	720	391	23	17	17	0	17	0.03	C	6	0	6	0.01	C
MT HOMER ROAD	US 441	DAVID WALKER DRIVE	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,226	119	78	41	3	44	0.07	C	78	2	80	0.12	C
MT HOMER ROAD	DAVID WALKER DRIVE	KURT STREET	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,052	274	147	137	3	139	0.20	C	147	3	149	0.22	C
OLD 441 (CR 500A)	US 441	SR 19	4	U	CITY OF TAVARES	CITY OF TAVARES	ARTERIAL I	D	2,000	N	4UI	0	0	1,500	2,000	2,000	15,095	1,365	720	645	0	645	0.32	C	720	0	720	0.36	C
OLD EUSTIS ROAD	MORNINGSIDE DRIVE	E CROOKED LAKE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	720	N	2UC	0	0	333	675	720	1,345	117	113	113	0	113	0.16	C	68	0	62	0.09	C
OLD EUSTIS ROAD	E CROOKED LAKE DRIVE	DONNELLY STREET	2	U	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	720	N	2UC	0	0	333	675	720	1,326	108	103	103	0	103	0.14	C	65	0	65	0.09	C
OLD MOUNT DORA ROAD	SR 19	EUDORA ROAD	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,101	387	157	130	0	130	0.19	C	157	0	157	0.23	C
OLD MOUNT DORA ROAD	EUDORA ROAD	US 441	2	U	COUNTY	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,160	387	157	130	0	130	0.19	C	157	0	157	0.23	C
ORANGE AVENUE	SR 19	HASSELTON STREET	4	U	COUNTY	CITY OF EUSTIS	ARTERIAL I	D	2,000	N	4UI	0	0	1,500	2,000	2,000	10,584	992	499	499	14	513	0.25	C	453	14	457	0.23	C
ORANGE AVENUE	HASSELTON STREET	SR 44	2	U	COUNTY	CITY OF EUSTIS	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	11,555	1,002	561	561	46	607	0.69	C	306	43	349	0.40	C
OSWALT ROAD	LAKESHORE DRIVE	EDGEWATER DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,596	358	253	253	27	280	0.41	C	107	21	128	0.19	C
PALMETTO DRIVE	SUNSET AVENUE	CR 33	2	U	CITY OF MASCOTTE	CITY OF MASCOTTE	COLLECTOR	C	333	N	2UC	0	0	333	675	720	457	49	25	25	0	25	0.04	C	20	0	20	0.06	C
PRESCOTT STREET	DAVIS AVENUE	SR 44	2	U	CITY OF EUSTIS	CITY OF EUSTIS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	451	41	33	18	1	19	0.03	C	33	1	34	0.05	C
RADIO ROAD	CR 44	MORNINGSIDE DRIVE	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,110	305	171	171	0	171	0.25	C	114	0	114	0.17	C
RADIO ROAD	MORNINGSIDE DRIVE	US 441	2	U	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6,829	701	374	374	0	374	0.55	D	222	0	222	0.33	C
ROLLING ACRES ROAD	US 27 / US 441	OAK STREET	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	19,190	1,783	920	863	43	906	[illegible]	F	920	35	958	[illegible]	F
[illegible]	[illegible]	CR 466	[illegible]	[illegible]	COUNTY	TOWN OF LADY LAKE	COLLECTOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	3,053	309	270	239	7	246	0.40	C	270	4	274	0.45	C
ROUND LAKE ROAD	WOLF BRANCH ROAD	SR 46	2	T	COUNTY	CITY OF MOUNT DORA	COLLECTOR	D	612	N	2TC	0	0	297	612	648	2,596	215	108	97	56	153	0.25	C	108	88	196	0.32	C
ROUND LAKE ROAD	SR 46	ORANGE COUNTY LINE	2	T	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	D	612	N	2TC	0	0	297	612	648	4,396	388	220	220	373	593	0.97	D	165	220	385	0.63	D
ROYAL TRAILS ROAD	SEAGRAPE AVENUE	SR 44	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	603	N	2RC	0	0	603	666	666	1,523	160	126	126	0	126	0.21	C	34	0	34	0.06	C
SHAY BOULEVARD	TARKSON BOULEVARD	GREEN AVENUE	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,304	303	152	152	0	152	0.23	C	150	0	150	0.22	C
SHIRLEY SHORES ROAD	CR 448	DUCK ISLAND ROAD	2	R	COUNTY	UNINCORPORATED LAKE COUNTY	COLLECTOR	C	603	N	2RC	0	0	603	666	666	2,140	177	119	119	0	119	0.20	C	58	0	58	0.10	C
SLEEPY HOLLOW ROAD	US 441	SUNNYSIDE DRIVE	2	U	COUNTY	CITY OF LEESBURG	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,100	347	143	99	0	99	0.15	C	143	0	143	0.21	C
SR 19	MARION COUNTY LINE	CR 445A	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	1,284	86	51	36	0	36	0.08	B	50	0	50	0.12	B
SR 19	CR 445A	CR 445	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	2,781	205	117	113	0	113	0.26	B	92	0	93	0.22	B
SR 19	CR 445	CR 42	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	4,214	322	192	192	0	192	0.45	B	114	0	114	0.27	B
SR 19	CR 42	BAKER ROAD	2	T	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	850	N	2TU	0	450	850	1,200	1,640	11,063	908	564	564	0	564	0.66	C	376	0	376	0.44	B
SR 19	BAKER ROAD	CR 450 (UMATILLA BOULEVARD)	2	U	STATE	CITY OF UMATILLA	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	11,368	946	564	564	0	564	0.64	C	376	0	376	0.43	C
SR 19	CR 450 (UMATILLA BOULEVARD)	CR 450 (OCALA STREET)	2	U	STATE	CITY OF UMATILLA	ARTERIAL 2	D	750	N	2U2	0	0	370	750	800	11,563	978	564	564	0	564	0.75	D	376	0	376	0.50	D
SR 19	CR 450 (OCALA STREET)	CR 450A	4	U	STATE	CITY OF UMATILLA	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	21,074	1,962	1,173	1,173	11	1,184	0.59	C	774	20	800	0.40	C
SR 19	CR 450A	CR 19A	4	U	STATE	EUSTIS/UMATILLA	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	16,905	1,556	841	841	29	870	0.44	C	615	32	647	0.32	C
SR 19	CR 19A	CR 44	4	U	STATE	CITY OF EUSTIS	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	16,905	1,456	841	841	38	879	0.44	C	612	39	651	0.33	C
SR 19	CR 44	CR 452	4	U	STATE	CITY OF EUSTIS	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	13,390	1,277	727	727	47	774	0.39	C	450	49	499	0.25	C
SR 19 (N)	ORANGE AVENUE	CR 452	4	U	STATE	CITY OF EUSTIS	ARTERIAL I DIRECTIONAL	D	2,400	N	4UID	0	0	2,292	2,400	2,400	13,758	1,352	1,352	1,352	21	1,373	0.57	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SR 19 (S)	CR 452	ORANGE AVENUE	4	U	STATE	CITY OF EUSTIS	ARTERIAL I DIRECTIONAL	D	2,400	N	4UID	0	0	2,292	2,400	2,400	11,638	3,709	1,375	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1,373	21	1,376	0.58	C
SR 19 (N)	STEVENS AVE	ORANGE AVENUE	4	U	STATE	CITY OF EUSTIS	ARTERIAL I DIRECTIONAL	D	2,400	N	4UID	0	0	2,250	2,400	2,400	13,251	1,352	1,352	1,352	4	1,356	0.57	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SR 19 (S)	ORANGE AVENUE	STEVENS AVE	4	U	STATE	CITY OF EUSTIS	ARTERIAL I DIRECTIONAL	D	2,400	N	4UID	0	0	2,292	2,400	2,400	11,638	3,160	1,375	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1,375	4	1,379	0.57	C
SR 19	STEVENS AVE	GOLF LINKS AVENUE	4	U	STATE	CITY OF EUSTIS	ARTERIAL 2	D	1,630	N	4U2	0	0	730	1,630	1,700	22,911	1,984	1,183	1,183	1	1,186	0.73	D	799	1	800	0.49	D
SR 19	GOLF LINKS AVENUE	US 441	4	U	STATE	CITY OF EUSTIS	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	19,778	1,575	968	968	15	983	0.49	C	592	25	592	0.31	C
SR 19 (DUNCAN DRIVE)	US 441	CR 500A / LAKE SHORE BOULEVARD	4	U	STATE	CITY OF TAVARES	ARTERIAL 2	D	1,630	N	4U2	0	0	730	1,630	1,700	12,891	1,073	560	560	74	634	0.40	C	461	61	522	0.33	C
SR 19	CR 500A LAKE SHORE BOULEVARD	CR 452 (MAIN STREET)	4	U	STATE	CITY OF TAVARES	ARTERIAL 2	D	1,630	N	4U2	0	0	730	1,630	1,700	12,891	1,073	560	560	84	644	0.40	C	463	69	532	0.33	C
SR 19	CR 452 (MAIN STREET)	CR 561	4	U	STATE	CITY OF TAVARES	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	31,668	2,392	1,075	1,075	292	1,367	0.68	C	1,027	363	1,390	0.70	C
SR 19	CR 561	LAKE HARRIS NORTH END	2	U	STATE	CITY OF TAVARES	ARTERIAL I	D	1,170	N	2UI	0	420	840	1,190	1,640	34,623	3,307	1,075	1,075	201	1,276	[illegible]	F	1,027	279	1,266	[illegible]	F
SR 19	LAKE HARRIS NORTH END	CR 48	2	T	STATE	HOWEY-IN-THE-HILLS/TAVARES	ARTERIAL I	C	850	N	2TU	0	450	850	1,200	1,640	10,945	908	477	453	166	619	0.73	C	477	181	658	0.77	C
SR 19	CR 48	CENTRAL AVENUE	2	T	STATE	HOWEY-IN-THE-HILLS	ARTERIAL I	C	710	N	2TU	0	0	710	970	1,640	7,432	594	315	315	209	524	0.74	C	225	232	457	0.50	C
SR 19	CENTRAL AVENUE	CR 455	2	T	STATE	HOWEY-IN-THE-HILLS	ARTERIAL I	C	850	N	2TU	0	450	850	1,200	1,640	7,472	594	315	315	207	522	0.61	C	225	280	535	0.63	C
SR 19	CR 455	US 27 / SR 25	2	T	STATE	CITY OF GROVELAND	ARTERIAL I	C	850	N	2TU	0	450	850	1,200	1,640	7,200	638	340	299	255	554	0.65	C	310	286	626	0.74	C
SR 19	US 27 / SR 25	CR 478	2	T	STATE	CITY OF GROVELAND	ARTERIAL I	C	850	N	2TU	0	450	850	1,200	1,640	9,737	792	475	475	33	508	0.60	C	317	44	364	0.42	B
SR 19	CR 478	LAKE CATHERINE ROAD	2	T	STATE	CITY OF GROVELAND	ARTERIAL I	C	850	N	2TU	0	450	850	1,200	1,640	9,737	792	475	425	2	427	0.50	C	317	7	324	0.38	B
SR 19	LAKE CATHERINE ROAD	SR 50/SR 33	2	U	STATE	CITY OF GROVELAND	ARTERIAL I	C	840	N	2UD	0	420	840	1,190	1,640	7,616	652	358	284	8	292	0.35	B	358	7	365	0.43	B
SR 33	SR 50/SR 33	ANDERSON ROAD	2	U	STATE	CITY OF GROVELAND	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	8,283	579	299	299	3	302	0.34	C	290	3	293	0.33	C
SR 33	ANDERSON ROAD	CR 565B	2	R	STATE	CITY OF GROVELAND	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	6,492	533	218	218	3	221	0.51	B	216	3	219	0.51	B
SR 33	CR 565B	CR 561	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	3,636	389	176	176	0	176	0.41	B	113	0	113	0.26	B
SR 33	CR 561	CR 474	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	4,788	325	181	181	0	181	0.42	B	144	0	144	0.33	B
SR 33	CR 474	POLK COUNTY LINE	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	3,361	241	133	108	0	108	0.25	B	133	0	133	0.31	B
SR 40	MARION COUNTY LINE	CR 445A	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	4,093	314	162	162	0	162	0.38	B	132	0	132	0.31	B
SR 40	CR 445A	RIVER ROAD	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	4,525	366	199	167	0	167	0.39	B	199	0	199	0.46	B
SR 40	RIVER ROAD	VOLUSIA COUNTY LINE	2	R	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	C	430	N	2RU	0	340	430	740	1,490	6,542	522	292	238	2	237	0.55	B	292	4	296	0.70	C
SR 44	SUMTER COUNTY LINE	CR 468	4	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	8,044	708	341	341	0	341	0.17	C	297	0	297	0.15	C
SR 44	CR 468	S LONE OAK DRIVE	4	U	STATE	UNINCORPORATED LAKE COUNTY	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	31,732	1,937	551	480	0	486	0.24	C	551	0	551	0.28	C
SR 44	S LONE OAK DRIVE	US 27	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	N	4U2	0	0	730	1,630	1,700	36,565	1,317	700	617	0	617	0.38	C	700	0	700	0.43	C
SR 44 (DIXIE AVENUE)	US 27	S 9TH STREET	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	N	4U2	0	0	730	1,630	1,700	21,650	1,780	975	819	0	819	0.50	D	975	0	975	0.60	D
SR 44 (DIXIE AVENUE)	S 9TH STREET	CANAL STREET	4	U	STATE	CITY OF LEESBURG	ARTERIAL 2	D	1,630	N	4U2	0	0	730	1,630	1,700	20,900	1,514	813	811	0	811	0.50	D	703	0	703	0.43	C
SR 44 (DIXIE AVENUE)	CANAL STREET	S LAKE STREET	4	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	16,990	1,514	811	811	0	811	0.40	C	703	0	703	0.35	C
SR 44 (DIXIE AVENUE)	S LAKE STREET	E MAIN STREET	4	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	17,908	1,603	906	906	0	906	0.45	C	717	0	717	0.36	C
SR 44 (DIXIE AVENUE)	E MAIN STREET	US 441	4	U	STATE	CITY OF LEESBURG	ARTERIAL I	D	2,000	N	4UI	0	0	1,910	2,000	2,000	17,105	1,567	865	865	1	866	0.43	C	502	2	504	0.25	C
SR 44 (OLD CR 44B)	US 441	WAYCROSS AVENUE	2	U	STATE	CITY OF MOUNT DORA	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	21,210	2,258	1,152	786	18	804	0.91	C	1,151	74	1,225	[illegible]	F
SR 44 (OLD CR 44B)	WAYCROSS AVENUE	ORANGE AVENUE	2	U	STATE	EUSTIS/MOUNT DORA	ARTERIAL I	D	880	N	2UI	0	0	830	880	880	15,312	1,296	777	777	83	860	0.98	D	370	74	385	0.67	C

Lake-Sumter mpo

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

LAKE COUNTY TMS SEGMENT REPORT - 2014/15 Level of Service

Posted on April 3, 2015



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

COUNTY: 11 - LAKE

SITE: 1012 - ON US-441, 1.0 MI. N OF CR-25 (UCLP)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2014	27500 C	N 14000	S 13500	9.00	54.50	5.80
2013	27000 C	N 14000	S 13000	9.00	54.70	7.30
2012	25000 C	N 13000	S 12000	9.00	55.10	5.20
2011	25000 C	N 13000	S 12000	9.00	54.20	7.90
2010	25500 C	N 13000	S 12500	9.86	54.75	4.90
2009	27000 C	N 13500	S 13500	9.96	54.94	5.10
2008	25500 C	N 13500	S 12000	10.42	55.39	6.70
2007	25500 C	N 13000	S 12500	10.24	59.56	5.90
2006	25000 C	N 13000	S 12000	10.23	59.48	6.20
2005	25000 C	N 13000	S 12000	10.30	57.70	6.40
2004	24500 C	N 12500	S 12000	10.10	57.60	6.40
2003	24500 C	N 12500	S 12000	9.80	55.30	6.80
2002	24500 C	N 13000	S 11500	10.10	57.30	5.70
2001	24500 C	N 12000	S 12500	10.10	58.10	7.30
2000	24000 C	N 12500	S 11500	10.00	57.00	12.00
1999	22000 C	N 11000	S 11000	9.50	57.70	7.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Volumes

Turn Count Summary

Location: Clay Ave & Oak St | GPS N = 28.923336, W= -81.928728

date 11/4/2015 | Day Wednesday

Weather Mist, 73 | Peak AM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	2	1	0	33	1	0	0	1	14	0	0	0	52
7:15	3	0	0	32	1	1	0	0	26	0	1	0	64
7:30	4	1	0	30	0	0	0	0	22	0	0	0	57
7:45	2	3	0	27	1	1	0	0	34	0	0	0	68
8:00	2	0	0	30	1	0	0	1	39	0	0	0	73
8:15	1	0	0	32	0	1	0	0	30	0	0	0	64
8:30	2	0	0	19	0	0	0	0	15	0	0	0	36
8:45	1	0	0	22	0	1	0	0	24	0	0	0	48

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	2	1	0	31	1	0	0	1	14	0	0	0	50
7:15	3	0	0	32	1	1	0	0	26	0	1	0	64
7:30	4	1	0	28	0	0	0	0	22	0	0	0	55
7:45	2	3	0	25	1	1	0	0	34	0	0	0	66
8:00	2	0	0	29	1	0	0	1	39	0	0	0	72
8:15	1	0	0	29	0	1	0	0	30	0	0	0	61
8:30	2	0	0	19	0	0	0	0	15	0	0	0	36
8:45	1	0	0	21	0	1	0	0	24	0	0	0	47

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	0	0	2	0	0	0	0	0	0	0	0	2
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30	0	0	0	2	0	0	0	0	0	0	0	0	2
7:45	0	0	0	2	0	0	0	0	0	0	0	0	2
8:00	0	0	0	1	0	0	0	0	0	0	0	0	1
8:15	0	0	0	3	0	0	0	0	0	0	0	0	3
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	1	0	0	0	0	0	0	0	0	1

Intersection Peak Hour

7:30 to 8:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	2	0	0	30	1	0	0	1	39	0	0	0	73
PHF													0.90

Peak Hour Vehicle Summary

7:30 to 8:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	9	4	0	111	2	2	0	1	125	0	0	0	254
Truck	0	0	0	8	0	0	0	0	0	0	0	0	8
HV %age													

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30													
7:45													
8:00													
8:15													
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: Clay Ave & Oak St
GPS N = 28.923336, W= -81.928728

date 11/3/2015
Day Tuesday

Weather Clear, 88
Peak PM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	20	1	0	0	0	39	0	1	0	61
16:15	3	0	0	22	0	3	0	3	31	0	0	0	62
16:30	1	3	0	41	0	3	0	4	37	0	0	0	89
16:45	2	1	0	18	0	2	0	2	37	0	1	0	63
17:00	1	1	0	24	1	3	0	0	43	0	1	0	74
17:15	1	0	0	33	0	1	1	3	54	0	0	0	93
17:30	2	1	0	22	1	1	0	1	36	0	0	0	64
17:45	2	1	0	16	1	2	0	0	27	0	1	0	50

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	20	1	0	0	0	37	0	1	0	59
16:15	3	0	0	22	0	3	0	3	31	0	0	0	62
16:30	1	3	0	40	0	3	0	4	37	0	0	0	88
16:45	2	1	0	18	0	2	0	2	36	0	1	0	62
17:00	1	1	0	24	0	3	0	0	43	0	1	0	73
17:15	1	0	0	33	0	1	1	3	55	0	0	0	92
17:30	2	1	0	22	1	1	0	1	33	0	0	0	61
17:45	2	1	0	15	1	2	0	0	27	0	1	0	49

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	0	0	0	0	0	2	0	0	0	2
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	1	0	0	0	0	0	0	0	0	1
16:45	0	0	0	0	0	0	0	0	1	0	0	0	1
17:00	0	0	0	0	1	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	1	0	0	0	1
17:30	0	0	0	0	0	0	0	0	3	0	0	0	3
17:45	0	0	0	1	0	0	0	0	0	0	0	0	1

Intersection Peak Hour

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	1	0	0	33	0	1	1	3	54	0	0	0	93
PHF													0.86

Peak Hour Vehicle Summary

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	5	5	0	115	0	9	1	9	169	0	2	0	315
Truck	0	0	0	1	1	0	0	0	2	0	0	0	4
HV %age													

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	1	0	1	0	0	0	0	0	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	1	1	1
16:30													
16:45													
17:00													
17:15													
17:30													
17:45	0	0	0	0	0	0	0	0	0	0	1	1	1

Turn Count Summary

Location: CR 466 & Clay Ave | GPS N = 28.916254, W= -81.928720

date 11/4/2015 | Day Wednesday

Weather Mist, 73 | Peak AM

Counter Benjamin Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	1	33	0	157	0	39	1	2	15	64	4	316
7:15	2	0	39	0	143	0	44	2	0	20	106	5	361
7:30	1	2	33	0	116	32	34	0	0	20	121	6	365
7:45	2	0	39	2	120	3	38	6	0	25	122	5	360
8:00	1	2	39	1	127	23	24	2	0	31	105	3	358
8:15	1	0	29	0	104	0	14	2	0	23	95	4	272
8:30	0	0	23	0	107	0	12	0	0	14	92	0	248
8:45	2	1	18	0	104	1	13	0	1	19	96	3	258

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	1	32	0	150	0	39	1	2	15	63	4	307
7:15	2	0	38	0	136	0	43	2	0	20	103	5	349
7:30	1	1	33	0	111	32	32	0	0	20	117	5	352
7:45	2	0	36	2	111	1	36	6	0	25	116	5	340
8:00	1	2	38	1	123	23	23	2	0	31	97	3	344
8:15	1	0	27	0	100	0	14	2	0	23	88	4	259
8:30	0	0	23	0	101	0	12	0	0	13	89	0	238
8:45	2	1	17	0	100	1	11	0	1	18	93	3	247

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	0	1	0	7	0	0	0	0	0	1	0	9
7:15	0	0	1	0	7	0	1	0	0	0	3	0	12
7:30	0	1	0	0	5	0	2	0	0	0	4	1	13
7:45	0	0	3	0	9	2	0	0	0	0	6	0	20
8:00	0	0	1	0	4	0	1	0	0	0	8	0	14
8:15	0	0	2	0	4	0	0	0	0	0	7	0	13
8:30	0	0	0	0	6	0	0	0	0	1	3	0	10
8:45	0	0	1	0	4	0	2	0	0	1	3	0	11

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	1	2	33	0	116	32	34	0	0	20	121	6	365
PHF													0.99

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	6	3	145	3	481	56	134	10	0	96	433	18	1385
Truck	0	1	5	0	25	2	4	0	0	0	21	1	59
HV %age													

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: CR 466 & Clay Ave | GPS N = 28.916254, W= -81.928720

date 11/3/2015 | Day Tuesday

Weather Clear, 88 | Peak PM

Counter Benjamin Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	2	2	19	0	136	1	9	1	0	27	163	12	372
16:15	1	1	25	5	119	2	17	0	1	29	135	7	342
16:30	3	1	35	0	112	2	14	1	3	38	178	9	396
16:45	1	2	20	3	120	1	20	4	0	38	158	6	373
17:00	1	1	22	1	94	0	16	4	0	35	191	11	376
17:15	0	2	28	1	102	0	15	1	0	43	186	4	382
17:30	0	2	20	2	115	0	13	6	2	35	138	6	339
17:45	3	2	18	2	90	7	9	4	1	36	140	6	318

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	2	2	19	0	130	1	9	1	0	24	156	10	354
16:15	1	1	25	5	114	2	17	0	1	26	126	7	325
16:30	3	1	34	0	109	2	14	1	3	38	170	8	383
16:45	0	2	20	2	117	1	20	4	0	37	155	6	364
17:00	1	1	22	1	92	0	16	3	0	35	189	11	371
17:15	0	2	28	1	102	0	15	1	0	39	180	4	372
17:30	0	2	20	2	114	0	13	6	2	32	137	6	334
17:45	3	2	18	2	90	7	9	4	1	34	134	6	310

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	0	0	0	6	0	0	0	0	3	7	2	18
16:15	0	0	0	0	5	0	0	0	0	3	9	0	17
16:30	0	0	1	0	3	0	0	0	0	0	8	1	13
16:45	1	0	0	1	3	0	0	0	0	1	3	0	9
17:00	0	0	0	0	2	0	0	1	0	0	2	0	5
17:15	0	0	0	0	0	0	0	0	0	4	6	0	10
17:30	0	0	0	0	1	0	0	0	0	3	1	0	5
17:45	0	0	0	0	0	0	0	0	0	2	6	0	8

Intersection Peak Hour

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	3	1	35	0	112	2	14	1	3	38	178	9	396
PHF													0.96

Peak Hour Vehicle Summary

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	4	6	104	4	420	3	65	9	3	149	694	29	1490
Truck	1	0	1	1	8	0	0	1	0	5	19	1	37
HV %age	20%	0%	1%	20%	2%	0%	0%	50%	0%	3%	3%	3%	

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: CR 466 & Rolling Acres Rd
GPS N = 28.915967, W= -81.9396624

date 11/5/2015
Day Thursday

Weather Mist, 73
Peak AM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	11	8	45	9	235	29	7	20	6	40	55	4	469
7:15	15	21	54	25	176	28	11	33	12	52	113	4	544
7:30	13	24	62	13	139	25	12	27	12	65	113	8	513
7:45	9	13	52	26	143	50	11	38	14	85	136	5	582
8:00	8	26	51	17	142	38	9	45	14	56	87	10	503
8:15	12	44	81	13	130	22	11	33	13	72	95	11	537
8:30	10	26	63	20	138	20	8	34	8	78	98	9	509
8:45	13	28	62	10	111	23	8	41	9	82	104	14	505

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	11	8	44	8	231	27	7	19	9	37	53	3	453
7:15	15	21	51	25	173	28	11	33	11	52	110	4	534
7:30	13	23	61	12	137	24	10	27	12	65	110	7	501
7:45	9	12	48	24	139	45	11	35	14	82	134	5	558
8:00	4	24	48	16	141	35	9	43	14	55	87	10	486
8:15	12	40	78	12	125	22	10	32	12	67	94	7	511
8:30	10	21	61	20	135	20	8	34	8	76	93	9	495
8:45	12	26	58	9	107	22	8	40	9	79	102	14	486

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	0	1	1	4	2	0	1	1	3	2	1	16
7:15	0	0	3	0	3	0	0	0	1	0	3	0	10
7:30	0	1	1	1	2	1	2	0	0	0	3	1	12
7:45	0	1	4	2	4	5	0	3	0	3	2	0	24
8:00	4	2	3	1	1	3	0	2	0	1	0	0	17
8:15	0	4	3	1	5	0	1	1	1	5	1	4	26
8:30	0	5	2	0	3	0	0	0	0	2	2	0	14
8:45	1	2	4	1	4	1	0	1	0	3	2	0	19

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	9	13	52	26	143	50	11	38	14	85	136	5	582
PHF													0.92

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	41	80	208	77	590	132	41	138	51	254	441	26	2079
Truck	4	4	11	4	10	9	2	5	1	4	8	1	63
HV %age													

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: CR 466 & Rolling Acres Rd

GPS N = 28.915967, W= -81.9396624

date 11/4/2015

Day Wednesday

Weather Scattered Clouds, 82

Peak PM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	25	50	135	18	135	21	19	51	31	115	176	10	786
16:15	34	52	126	12	109	15	14	33	18	87	162	13	674
16:30	26	55	123	12	135	23	7	36	18	103	143	16	697
16:45	29	43	100	13	118	22	10	31	22	103	178	15	684
17:00	36	51	122	19	107	17	6	31	27	98	197	13	724
17:15	26	37	105	10	99	34	4	43	23	93	185	12	671
17:30	26	39	80	17	109	26	6	40	19	92	168	8	630
17:45	28	35	79	15	76	35	5	33	18	104	127	6	561

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	25	48	132	18	134	20	19	51	30	113	170	10	770
16:15	34	51	126	12	105	15	14	32	18	85	158	13	663
16:30	26	54	121	12	135	22	7	35	17	101	140	15	686
16:45	29	43	99	13	117	22	10	30	22	102	176	15	678
17:00	34	51	121	19	106	17	6	31	26	96	195	13	715
17:15	26	35	103	10	98	34	4	43	22	92	182	12	661
17:30	26	39	79	17	109	26	6	40	19	91	164	8	624
17:45	28	35	78	15	76	35	5	33	18	101	126	6	556

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	2	3	0	1	1	0	0	1	2	6	0	16
16:15	0	1	0	0	3	0	0	1	0	2	4	0	11
16:30	0	1	2	0	0	1	0	1	1	2	3	0	11
16:45	0	0	1	0	1	0	0	1	0	1	2	0	6
17:00	2	0	1	0	1	0	0	0	1	2	2	0	9
17:15	0	2	2	0	1	0	0	0	1	1	3	0	10
17:30	0	0	1	0	0	0	0	0	0	1	4	0	6
17:45	0	0	1	0	0	0	0	0	0	3	1	0	5

Intersection Peak Hour

16:00 to 17:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	25	50	135	18	135	21	19	51	31	115	176	10	786
PHF													0.90

Peak Hour Vehicle Summary

16:00 to 17:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	114	196	478	55	491	79	50	148	87	401	644	54	2797
Truck	0	4	6	0	5	2	0	3	2	7	15	0	44
HV %age													

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00													
16:15													
16:30													
16:45													
17:00	0	1	1	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	1	1	1	0	1	2

Turn Count Summary

Location: US 27/441 & CR 446/Lemon St

GPS N = 28.917478, W= -81.922821

date 11/4/2015

Day Wednesday

Weather Mist, 73

Peak AM

Counter Scott Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	4	151	7	9	54	1	95	189	7	14	3	54	588
7:15	2	225	16	16	31	0	80	222	2	24	7	87	712
7:30	1	255	1	20	23	4	84	257	8	28	10	87	778
7:45	1	208	16	16	20	1	84	259	4	42	12	72	735
8:00	0	241	15	10	23	0	77	303	8	44	7	73	801
8:15	1	242	10	10	16	1	66	240	4	35	15	65	707
8:30	4	260	17	18	19	2	72	246	5	34	6	56	739
8:45	4	203	19	5	18	1	70	281	9	36	4	61	711

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	4	148	6	8	54	1	92	173	6	13	3	53	561
7:15	2	211	15	16	28	0	76	210	2	22	7	85	674
7:30	1	248	1	19	23	4	79	250	8	27	8	87	755
7:45	1	196	15	15	18	1	77	242	4	42	12	69	692
8:00	0	229	15	10	22	0	77	295	8	43	7	68	774
8:15	1	227	10	8	16	1	64	231	4	34	13	62	673
8:30	4	247	15	16	17	2	70	235	5	33	6	55	705
8:45	4	195	19	5	18	1	66	270	8	35	4	59	684

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	3	1	1	0	0	3	16	1	1	0	1	27
7:15	0	14	1	0	3	0	4	12	0	2	0	2	38
7:30	0	7	0	1	0	0	5	7	0	1	2	0	23
7:45	0	12	1	1	2	0	7	17	0	0	0	3	43
8:00	0	12	0	0	1	0	0	8	0	1	0	5	27
8:15	0	15	0	2	0	0	2	9	0	1	2	3	34
8:30	0	13	2	2	2	0	2	11	0	1	0	1	34
8:45	0	8	0	0	0	0	4	11	1	1	0	2	27

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	0	241	15	10	23	0	77	303	8	44	7	73	801
PHF													0.94

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	4	884	46	60	91	5	309	997	22	134	34	309	2895
Truck	0	45	2	2	6	0	16	44	0	4	2	10	131
HV %age													

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: US 27/441 & CR 466/Lemon St | GPS: N = 28.917478, W= -81.922821

date: 11/3/2015 | Day: Tuesday

Weather: Clear, 88 | Peak: PM

Counter: Scott Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	4	271	29	14	14	4	82	235	6	37	15	97	808
16:15	6	256	28	12	14	7	68	289	12	34	19	93	838
16:30	3	316	23	14	8	4	71	229	11	41	23	106	849
16:45	3	264	17	17	21	3	66	256	10	28	24	111	820
17:00	2	332	15	10	7	1	66	256	8	30	22	124	873
17:15	4	289	16	11	17	8	71	320	6	40	23	124	929
17:30	2	306	14	8	15	2	84	285	12	42	12	85	867
17:45	5	241	18	4	13	5	56	237	9	33	23	79	723

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	4	256	29	13	11	4	80	224	6	36	13	94	770
16:15	6	244	28	12	11	7	66	277	11	32	19	87	800
16:30	3	305	23	14	8	3	68	219	11	39	22	102	817
16:45	3	257	17	16	21	3	65	248	10	28	22	109	799
17:00	2	323	15	9	7	1	64	247	8	30	22	123	851
17:15	4	279	16	10	17	8	71	311	5	38	23	121	903
17:30	2	299	14	7	15	2	84	278	12	41	12	85	851
17:45	5	229	18	4	13	5	56	233	9	33	23	78	706

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	15	0	1	3	0	2	11	0	1	2	3	38
16:15	0	12	0	0	3	0	2	12	1	2	0	6	38
16:30	0	11	0	0	0	1	3	10	0	2	1	4	32
16:45	0	7	0	1	0	0	1	8	0	0	2	2	21
17:00	0	9	0	1	0	0	2	9	0	0	0	1	22
17:15	0	10	0	1	0	0	0	9	1	2	0	3	26
17:30	0	7	0	1	0	0	0	7	0	1	0	0	16
17:45	0	12	0	0	0	0	0	4	0	0	0	1	17

Intersection Peak Hour

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total													
Pk 15 min	4	289	16	11	17	8	71	320	6	40	23	124	929
PHF													0.94

Peak Hour Vehicle Summary

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	11	1138	62	42	60	14	284	1084	35	137	79	438	3404
Truck	0	33	0	4	0	0	3	33	1	3	2	6	85
HV %age													

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	1	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: Clay Ave & Oak St | GPS N = 28.923655, W= -81.924747

date 11/4/2015 | Day Wednesday

Weather Mist, 73 | Peak AM

Counter Holly Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	3	109	2	6	1	5	24	175	0	13	5	69	412
7:15	4	172	11	7	0	4	49	197	1	8	3	75	531
7:30	2	162	7	10	3	8	29	262	2	15	3	96	599
7:45	2	144	3	6	3	8	41	287	4	11	7	79	595
8:00	4	183	7	7	4	8	42	304	4	24	4	66	657
8:15	5	212	17	8	3	13	43	252	5	16	7	49	632
8:30	1	211	12	11	9	11	29	235	7	10	1	67	604
8:45	8	161	6	12	4	16	51	269	7	18	6	47	605

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	3	105	2	6	1	5	23	164	0	11	5	69	395
7:15	4	164	10	7	0	4	45	191	1	7	3	71	507
7:30	2	157	6	10	3	8	28	252	2	14	3	96	581
7:45	2	133	3	5	3	8	38	276	4	10	7	77	566
8:00	4	175	6	6	4	8	38	297	4	23	4	62	631
8:15	5	200	15	8	3	13	39	245	4	17	6	49	604
8:30	1	199	12	11	9	11	24	229	7	9	1	65	578
8:45	8	156	6	12	4	16	46	261	7	18	6	45	584

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	0	3	0	0	0	0	1	11	0	2	0	0	17
7:15	0	8	1	0	0	0	4	6	0	1	0	4	24
7:30	0	5	1	0	0	0	1	10	0	1	0	0	18
7:45	0	11	0	1	0	0	3	11	0	1	0	2	29
8:00	0	8	1	1	0	0	4	7	0	1	0	4	26
8:15	0	12	2	0	0	0	4	7	1	1	1	0	28
8:30	0	12	0	0	0	0	5	6	0	1	0	2	26
8:45	0	5	1	0	0	0	5	8	0	0	0	2	21

Intersection Peak Hour

8:00 to 9:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]			[illegible]			[illegible]			[illegible]			[illegible]
Pk 15 min	4	183	7	7	4	8	42	304	4	24	4	66	657
PHF													0.95

Peak Hour Vehicle Summary

8:00 to 9:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	18	730	38	37	20	48	147	1032	22	67	17	221	2397
Truck	0	37	4	1	0	0	18	28	1	3	1	8	101
HV %age	[illegible]			[illegible]			[illegible]			[illegible]			

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15	0	0	0	0	0	0	0	1	1	1	0	1	2
7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	1	1	0	0	0	0	0	0	0	0	0	1
8:15	0	0	0	0	0	0	0	1	1	2	1	3	4
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Turn Count Summary

Location: US27/441 & CR 25/Water Oak Blvd | GPS N = 28.923655, W= -81.924747

date 11/3/2015 | Day Tuesday

Weather Clear, 88 | Peak PM

Counter Scott Israelson

TRAFFIC IMPACT GROUP, LLC

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	10	247	22	3	2	13	63	225	13	15	9	41	663
16:15	7	267	22	8	8	7	63	241	11	11	9	54	706
16:30	8	306	13	6	4	6	45	217	13	10	11	54	693
16:45	9	242	11	12	6	11	76	226	4	8	11	40	656
17:00	12	320	10	5	8	8	67	223	3	5	5	35	702
17:15	24	290	22	12	3	6	89	298	8	17	5	41	815
17:30	12	255	13	9	6	8	59	212	10	11	7	45	647
17:45	20	396	24	12	4	8	49	228	12	11	4	42	810

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	10	240	22	3	1	13	62	215	12	15	9	40	642
16:15	7	260	22	8	6	7	62	234	11	11	9	51	688
16:30	8	298	13	6	4	5	43	211	13	10	11	53	674
16:45	9	239	11	12	6	11	74	221	4	8	11	37	643
17:00	12	315	9	5	8	8	66	216	3	5	6	34	687
17:15	24	281	22	12	3	6	88	289	8	16	5	41	795
17:30	12	250	13	9	6	8	58	207	10	11	7	43	634
17:45	10	198	12	6	2	4	47	224	12	10	4	41	570

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	0	7	0	0	1	0	1	10	1	0	0	1	21
16:15	0	7	0	0	0	0	1	7	0	0	0	3	18
16:30	0	8	0	1	0	1	2	6	0	0	0	1	19
16:45	0	3	0	0	0	0	2	5	0	0	0	3	13
17:00	0	5	1	0	0	0	1	7	0	0	0	1	15
17:15	0	9	0	0	0	0	1	9	0	1	0	0	20
17:30	0	5	0	0	0	0	1	5	0	0	0	2	13
17:45	10	198	12	6	2	4	2	4	0	1	0	1	240

Intersection Peak Hour

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pk 15 min	24	290	22	12	3	6	89	298	8	17	5	41	815
PHF													0.88

Peak Hour Vehicle Summary

16:30 to 17:30	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	53	1133	55	34	21	30	271	937	28	39	33	165	2799
Truck	0	25	1	1	0	1	6	27	0	1	0	5	67
HV %age	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Peak Hour Pedestrians

	NB	WB		WB	SB		SB	EB		EB	NB		Total
	Left	Right		Left	Right		Left	Right		Left	Right		
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	1	0	0	0	0	0	0	0	0	0	0	1
16:30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16:45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17:30	0	0	0	0	0	0	0	2	0	0	0	0	2
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\AM Full Build.pdf

Scenario 1: AM Peak
11/11/2015

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
1	US 27/441 & CR 25/Water Oak Blvd	Final Base	165	1060	23	18	767	42	70	18	229	38	20	48	2498
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	5	9	0	0	0	0	0	14
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**196**	**1261**	**27**	**21**	**913**	**55**	**92**	**21**	**273**	**45**	**24**	**57**	**2985**

ID	Intersection Name	Volume Type	Northbound			Northeastbound			Southwestbound			Southeastbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	US 27/441 & CR 466	Final Base	325	1041	22	138	36	319	62	97	5	4	929	48	3026
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	7	0	0	0	0	12	0	0	0	0	0	0	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**394**	**1239**	**26**	**164**	**43**	**392**	**74**	**115**	**6**	**5**	**1106**	**57**	**3621**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Clay Ave & Oak St	Final Base	0	1	125	9	4	0	0	0	0	119	2	2	262
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	9	0	0	0	0	0	0	5	0	0	14
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**0**	**1**	**158**	**11**	**5**	**0**	**0**	**0**	**0**	**147**	**2**	**2**	**326**

ID	Intersection Name	Volume Type	Northbound		Southbound		Eastbound		Total Volume
			Left	Thru	Thru	Right	Left	Right	
4	Clay Ave & access	Final Base	0	126	123	0	0	0	249
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	13	0	0	5	9	22	49
		Other	0	0	0	0	0	0	0
		Future Total	**13**	**150**	**146**	**5**	**9**	**22**	**345**

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Version 4.00-00

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
5	CR 466 & Clay Ave	Final Base	138	10	0	6	4	150	96	454	19	3	506	58	1444
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	12	0	10	6	0	0	0	0	7	35
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**164**	**12**	**0**	**19**	**5**	**189**	**120**	**540**	**23**	**4**	**602**	**76**	**1754**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
6	CR 466 & Rolling Acres Rd	Final Base	43	143	52	45	84	219	258	449	27	81	600	141	2142
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	1	0	0	0	5	0	0	8	2	16
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**51**	**170**	**62**	**55**	**100**	**261**	**307**	**539**	**32**	**96**	**722**	**170**	**2565**

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\PM Full build.pdf

Scenario 2: PM Peak
11/11/2015

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
1	US 27/441 & CR 25/Water Oak Blvd	Final Base	277	964	28	53	1158	56	40	33	170	35	21	31	2866
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	12	7	0	0	0	0	0	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**330**	**1147**	**33**	**63**	**1378**	**79**	**55**	**39**	**202**	**42**	**25**	**37**	**3430**

ID	Intersection Name	Volume Type	Northbound			Northeastbound			Southwestbound			Southeastbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	US 27/441 & CR 466	Final Base	287	1117	36	140	81	444	46	60	14	11	1191	62	3489
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	16	0	0	0	0	8	0	0	0	0	0	0	24
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**358**	**1329**	**43**	**167**	**96**	**536**	**55**	**71**	**17**	**13**	**1417**	**74**	**4176**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Clay Ave & Oak St	Final Base	1	9	171	5	5	0	0	2	0	116	1	9	319
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	7	0	0	0	0	0	0	12	0	0	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**1**	**11**	**210**	**6**	**6**	**0**	**0**	**2**	**0**	**150**	**1**	**11**	**398**

ID	Intersection Name	Volume Type	Northbound		Southbound		Eastbound		Total Volume
			Left	Thru	Thru	Right	Left	Right	
4	Clay Ave & access	Final Base	0	181	121	0	0	0	302
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0
		Net New Trips	28	0	0	12	7	15	62
		Other	0	0	0	0	0	0	0
		Future Total	**28**	**215**	**144**	**12**	**7**	**15**	**421**

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ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
5	CR 466 & Clay Ave	Final Base	65	10	3	5	6	105	154	713	30	5	428	3	1527
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	8	0	7	12	0	0	0	0	16	43
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**77**	**12**	**4**	**14**	**7**	**132**	**196**	**848**	**36**	**6**	**509**	**20**	**1860**

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
6	CR 466 & Rolling Acres Rd	Final Base	50	151	89	114	200	484	408	659	54	55	496	81	2841
		Growth Rate	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	2	0	0	0	10	0	0	6	1	19
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	**60**	**180**	**106**	**138**	**238**	**576**	**486**	**794**	**64**	**65**	**596**	**97**	**3400**

TRIP GENERATION

Project Information	
Project Name:	Lady Lake Recreation
No:	15-5999
Date:	10/8/2015
City:	Lady Lake
State/Province:	FL
Zip/Postal Code:	
Country:	USA
Client Name:	Bret Jones PA
Analyst's Name:	Israelson
Edition:	ITE-TGM 9th Edition

Land Use	Size	AM Peak		PM Peak	
		Entry	Exit	Entry	Exit
416 - Campground/Recreational Vehicle Park	232 Occupied Camp Sites	18	31	41	22
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by		18	31	41	22
Total		18	31	41	22
Total Reduction		0	0	0	0
Total Internal		0	0	0	0
Total Pass-by		0	0	0	0
Total Non-pass-by		18	31	41	22

Trip Distribution

Recreation Plantation - Lady Lake

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\AM Full Build.pdf

Scenario 1: AM Peak
11/11/2015

Trip Distribution summary

Zone / Gate	Zone 1: Recreation Plantation			
	To Recreation Plantation:		From Recreation Plantation:	
	Share %	Trips	Share %	Trips
2: north US 27/441	30.00	5	30.00	9
3: south US 27/441	40.00	7	40.00	12
4: west CR 466	25.00	5	25.00	8
5: north Rolling Acres	5.00	1	5.00	2
Total	**100.00**	**18**	**100.00**	**31**

Recreation Plantation - Lady Lake

Vistro File: C:\...\Lady Lake.vistro
Report File: C:\...\PM Full build.pdf

Scenario 2: PM Peak
11/11/2015

Trip Distribution summary

Zone / Gate	Zone 1: Recreation Plantation			
	To Recreation Plantation:		From Recreation Plantation:	
	Share %	Trips	Share %	Trips
2: north US 27/441	30.00	12	30.00	7
3: south US 27/441	40.00	16	40.00	8
4: west CR 466	25.00	10	25.00	6
5: north Rolling Acres	5.00	2	5.00	1
Total	**100.00**	**40**	**100.00**	**22**

Signal Timing

CARTEGRAPH ID: LL-S-235 **DATE: 07/31/2015**

INTERSECTION NAME AND ID#: CR 466 & Rolling Acres Rd 107

PHASE	1	2	3	4	5	6	7	8	9
	EBL	WB	SBL	NB	WBL	EB	NBL	SBL	
INITIAL	5	15	5	8	5	15	5	8	4
PASSAGE	3	3	3	3	3	3	3	3	3
YELLOW	4.8	4.9	4.0	4.0	4.9	4.8	4.0	4.0	3.4
RED CLEAR	2.7	2.5	3.1	2.8	3.0	2.4	3.1	2.9	2.0
MAX 1	35	50	15	35	20	50	20	35	20
MAX 2									
WALK		7		7		7			
DON'T WALK		21		21		20			
RECALL		Min				Min			
DET. FUNC.		L				L			

PREEMPTION TIMING

	COORD PREEMPT	DELAY (SEC)	MIN DURATION (SEC)	MAX PRESENCE (SEC)	MIN GREEN (SEC)	TRACK GREEN (SEC)	MIN DWELL (SEC)		
	OFF	0	30	60	10		10		

UN COORDINATED SYSTEM TIMING

PATTERN	CYCLE SEC	OFFSET SEC	COORDINATED Phase	COORDINATED Sequence	BASE DAY 1 Mon-Fri		BASE DAY 2 Sat-Sun		
1	135	0	2	1	00:00	FREE	00:00	FREE	
2	135	0	2	1	06:30	C1O1S1			
3	150	0	2	1	09:00	C3O3S3			
4	110	0	2	1	15:30	C2O2S2			
					18:30	C4O4S4			
					21:00	FREE			

SPLIT ALLOCATION - Sec.

PHASE	1	2	3	4	5	6	7	8	9
1	20	50	20	27	20	68	20	27	18
2	20	50	20	27	20	68	17	30	18
3	30	50	20	30	20	80	20	30	20
4	15	43	15	25	15	55	15	25	12

NOTES: Naztec 980 A0100 - V61.2P

1) Twice Per Left Cycle Left Turn phasing activated durin pattern 2. Phase 9 and 1 overlaps. Overlap A = 1/9

LAKE COUNTY - TRAFFIC SIGNAL OPERATIONS

CARTEGRAPH ID: FP-S-056 **DATE: 10/30/2015**

INTERSECTION NAME AND ID#: US 27 & CR 25A(N.Dixie Hwy) 126

PHASE	1	2	3	4	5	6	7	8
	NBL	SB			SBL	NB		EB
INITIAL	5	17			5	17		5
PASSAGE	3	3			3	3		3
YELLOW	5.1	5.5			5.5	5.1		3.6
RED CLEAR	[illegible]	2.0			2.1	2.2		3.1
MAX 1	15	45			15	45		41
MAX 2								
WALK		7						7
DON'T WALK		23						32
RECALL		Min				Min		
DET. FUNC.		L				L		

SYSTEM TIMING

	CYCLE	OFFSET	COORDINATED		BASE DAY 1		BASE DAY 2	
PATTERN	Sec.	%	Phase	Sequence	Mon - Fri		Sat - Sun	

SPLIT ALLOCATION - Sec.

PHASE	1	2	3	4	5	6	7	8

Naztec

LAKE COUNTY - TRAFFIC SIGNAL OPERATIONS

CARTEGRAPH ID: LL-S-204 **DATE: 05/15/2015**

INTERSECTION NAME AND ID: US 27 & CR 466(Lemon St) 145

PHASE	1	2	3	4	5	6	7	8
	NBL	SB	EB	WB	SBL	NB		
INITIAL	5	15	8	8	5	15		
PASSAGE	3	3	3	3	3	3		
YELLOW	4.4	4.4	4.4	3.5	4.4	4.4		
RED CLEAR	2.8	2.4	2.7	3.3	2.3	2.3		
MAX 1	20	50	30	30	20	50		
MAX 2	30	65	35	30	20	65		
WALK		7	7	7		7		
DON'T WALK		20	25	25		15		
RECALL		MIN				MIN		
DET. FUNC.		L				L		

SYSTEM TIMING

PATTERN	CYCLE Sec	OFFSET Sec	COORDINATED Phase	PASS DAY 1 Sequence	PASS DAY 2 Mon-Fri	PASS DAY 3 Sat-Sun

SPLIT ALLOCATION - Sec.

PHASE	1	2	3	4	5	6	7	8

NOTES: Naztec 980

Capacity Analysis

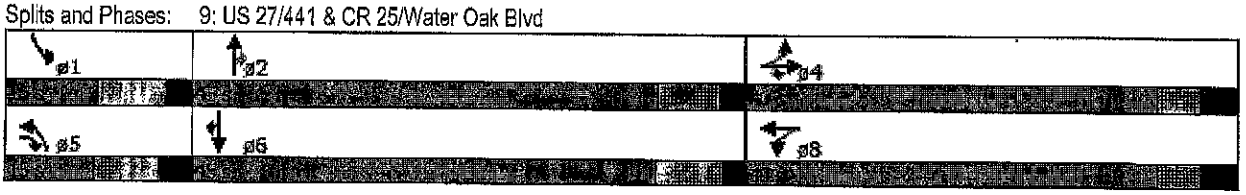
US 27/441 & CR 25/Water Oak Boulevard

Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		1	1		0	1		1	1		1
Satd. Flow (prot)	1736	1792	1568	1752	1665	0	1626	3505	1553	1770	3438	1468
Satd. Flow (perm)	1297	1792	1568	1374	1665	0	1626	3505	1553	1770	3438	1468
Satd. Flow (RTOR)			61		51				125			125
Link Distance (ft)		385			245			2339			709	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Permitted Phases	4		4	8					2			6
Switch Phase												
Minimum Initial (s)	5.0	5.0			5.0		5.0	17.0	17.0	5.0	17.0	17.0
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (%)	40.0%	40.0%	15.0%	40.0%	40.0%		15.0%	45.0%	45.0%	15.0%	45.0%	45.0%
All-Red Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	9.3	9.3	20.3	9.2	9.2		7.6	38.8	38.8	6.5	22.8	22.8
v/c Ratio	0.36	0.07	0.42	0.19	0.24		0.84	0.49	0.02	0.10	0.61	0.07
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
LOS	C	C	B	C	B		E	A	A	C	B	A
Approach LOS		B			B			B			B	
Queue Length 95th (ft)	73	26	129	45	44		#228	290	0	29	192	0
Turn Bay Length (ft)	130		130	50			450		200	350		300
Base Capacity (vph)	759	1076	1576	1011	1006		205	1407	1099	2235	2957	1076
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

Spillback Cap Reductn												
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Area Type: Other
Cycle Length: 100
Natural Cycle: 60
Maximum v/c Ratio: 0.84
Intersection Capacity Utilization 61.9% ICU Level of Service B
95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd



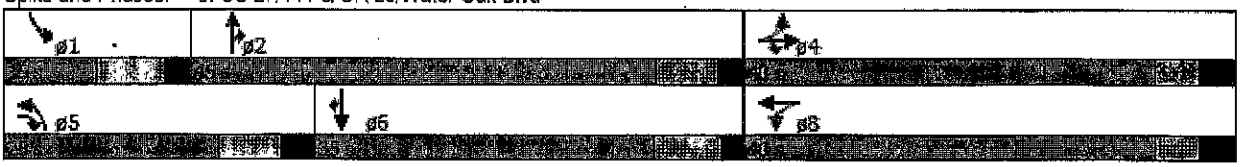
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		1	1		0	1		1	1		1
Satd. Flow (prot)	1736	1792	1568	1752	1665	0	1626	3505	1553	1770	3438	1468
Satd. Flow (perm)	1282	1792	1568	1371	1665	0	1626	3505	1553	1770	3438	1468
Satd. Flow (RTOR)			49		60				122			207
Link Distance (ft)		385			245			2339			709	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Permitted Phases	4		4	8					2			6
Switch Phase												
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (s)	40.0	40.0	25.0	40.0	40.0		25.0	45.0	45.0	15.0	35.0	35.0
Total Split (%)	40.0%	40.0%	25.0%	40.0%	40.0%		25.0%	45.0%	45.0%	15.0%	35.0%	35.0%
Yellow Time (s)	3.6	3.6	3.0	3.6	3.6		3.0	4.8	4.8	3.5	4.5	4.5
All-Red Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.7	6.7	7.8	6.7	6.7		7.8	7.3	7.3	7.5	7.5	7.5
Lead/Lag			Lead				Lag			Lead	Lag	
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	10.9	10.9	28.2	10.7	10.7		14.1	47.2	47.2	6.5	27.8	27.8
Actuated g/C Ratio	0.15	0.15	0.39	0.15	0.15		0.20	0.66	0.66	0.09	0.39	0.39
v/c Ratio	0.50	0.08	0.44	0.23	0.29		0.65	0.58	0.03	0.14	0.72	0.08
Control Delay	30.1	0.1	11.2	28.1	11.2		30.6	10.0	0.0	35.0	25.3	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	30.1	0.1	11.2	28.1	11.2		30.6	10.0	0.0	35.0	25.3	0.0
LOS	D	C	B	C	B		D	B	A	D	C	A
Approach Delay		16.1			16.1			16.8			21.1	
Approach LOS		C			C			B			C	
50th Queue Length (ft)	44	0	0	0	0		0	0	0	10	0	0
Queue Length 95th (ft)	91	29	129	50	48		169	398	0	33	#330	0
Internal Link Dist (ft)		305			165			2259			629	
Turn Bay Length (ft)	130		130	50			450		200	350		300
Base Capacity (vph)	1282	1792	1568	1371	1665		1626	3505	1553	1770	3438	1468
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Area Type: Other
Cycle Length: 100
Natural Cycle: 60
Maximum v/c Ratio: 0.72
Intersection Capacity Utilization 68.7% ICU Level of Service C

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd



Lane Configurations												
Volume (vph)	40	5	25	5	5	2	25	1100	30	30	1100	250
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)			0									
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1752	1863	1568	1752	1687	0	1770	3505	1583	1770	3539	1583
Flt Permitted	0.71			0.72			0.95			0.95		
Satd. Flow (perm)	1326	1863	1568	1350	1687	0	1770	3505	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			49		35				122			207
Link Speed (mph)		30			30			55			55	
Link Distance (ft)		385			245			2339			709	
Travel Time (s)		8.7			5.6			29.0			8.8	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	45	6	28	6	6	0	28	1250	34	34	1250	284
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases		4	5		8		1	6		5	2	
Permitted Phases	4		4	8					2			6
Detector Phase	4	4	5	8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	17.0	17.0	5.0	17.0	17.0
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (s)	40.0	40.0	25.0	40.0	40.0		25.0	45.0	45.0	15.0	35.0	35.0
Total Split (%)	40.0%	40.0%	25.0%	40.0%	40.0%		25.0%	45.0%	45.0%	15.0%	35.0%	35.0%
Yellow Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
All-Red Time (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Lost Time Adjust (s)	6.7	6.7	7.8	6.7	6.7		7.8	7.3	7.3	7.5	7.5	7.5
Total Lost Time (s)			Lead				Lead	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	7.9	7.9	29.1	7.9	7.9		17.4	46.4	46.4	7.0	27.7	27.7
Actuated g/C Ratio	0.11	0.11	0.40	0.11	0.11		0.24	0.64	0.64	0.10	0.38	0.38
v/c Ratio	0.31	0.19	0.29	0.27	0.27		0.74	0.49	0.03	0.35	0.97	0.09
Control Delay	31.1	7.1	3.5	35.2	5.5		39.8	11.7	0.0	38.3	49.7	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	31.1	7.1	3.5	35.2	5.5		39.8	11.7	0.0	38.3	49.7	0.2
LOS	D	C	B	D	B		D	B	A	D	D	A
Approach Delay		9.3			11.4			17.6			37.5	
Approach LOS		B			B			B			D	
Queue Length 50th (ft)	34	4	17	4	4		19	253	0	42	#477	0
Queue Length 95th (ft)	49	42	80	45	42		#262	253	0	62	#477	0
Internal Link Dist (ft)		305			165			2259			629	
Turn Bay Length (ft)	130		130	50			450		200	350		300
Base Capacity (vph)	145	1863	960	627	802		423	2547	1058	185	1358	736
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

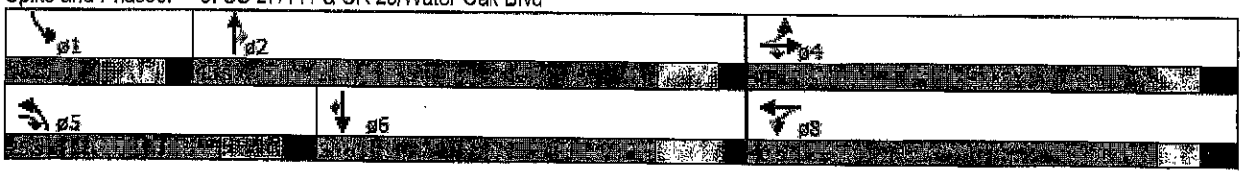
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Cycle Length: 100
Natural Cycle: 75
Maximum v/c Ratio: 0.97
Intersection Capacity Utilization 74.6% ICU Level of Service D

~ Volume exceeds capacity, queue is theoretically infinite.

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd



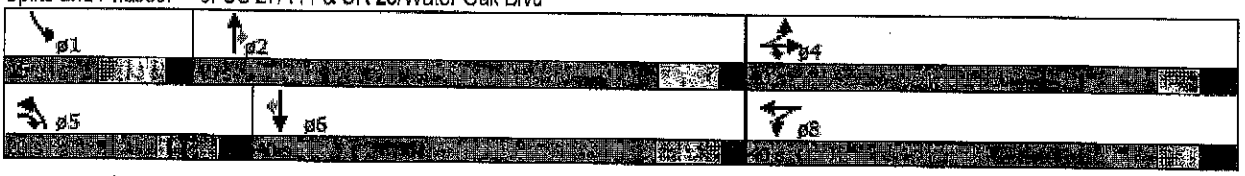
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		1	1		0	1		1	1		1
Satd. Flow (prot)	1752	1863	1568	1752	1685	0	1770	3505	1583	1770	3539	1583
Satd. Flow (perm)	1312	1863	1568	1343	1685	0	1770	3505	1583	1770	3539	1583
Satd. Flow (RTOR)			49		42				122			122
Link Distance (ft)		385			245			2339			709	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Shared Lane Traffic (%)												
Turn Type	Perm	NA	pm+ov	Perm	NA		Prot	NA	Perm	Prot	NA	Perm
Permitted Phases	4		4	8					2			6
Switch Phase												
Minimum Split (s)	11.7	11.7	12.8	11.7	11.7		12.8	25.3	25.3	12.5	24.5	24.5
Total Split (s)	40.0	40.0	20.0	40.0	40.0		20.0	45.0	45.0	15.0	40.0	40.0
Total Split (%)	40.0%	40.0%	20.0%	40.0%	40.0%		20.0%	45.0%	45.0%	15.0%	40.0%	40.0%
All-Red Time (s)	3.1	3.1	2.7	3.1	3.1		2.7	2.2	2.2	2.0	2.0	2.0
Total Lost Time (s)	6.7	6.7	7.8	6.7	6.7		7.8	7.3	7.3	7.5	7.5	7.5
Lead-Lag Optimize?			Yes				Yes	Yes	Yes	Yes	Yes	Yes
Act Effct Green (s)	8.8	8.8	24.9	8.8	8.8		12.3	43.5	43.5	7.1	32.8	32.8
v/c Ratio	0.39	0.20	0.41	0.30	0.29		1.26	0.63	0.04	0.42	0.99	0.12
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
LOS	D	C	B	D	B		F	B	A	D	D	A
Approach Delay			C		C			D			D	
Queue Length 95th (ft)	61	47	110	51	45		#401	341	0	73	#572	15
Turn Bay Length (ft)	130		130	50			450		200	350		300
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Area Type: Other
Cycle Length: 100
Natural Cycle: 90
Maximum v/c Ratio: 1.26
Intersection Capacity Utilization 84.4%
ICU Level of Service E

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 9: US 27/441 & CR 25/Water Oak Blvd



US 27/441 & CR 466/Lemon Street

Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		1	1		0	1		0	1		0
Satd. Flow (prot)	1665	1682	1568	1752	1783	0	1719	3462	0	1770	3416	0
Satd. Flow (perm)	1665	1682	1568	1752	1783	0	1719	3462	0	1770	3416	0
Satd. Flow (RTOR)			339		1			2			4	
Link Distance (ft)		1967			403			959			2339	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Shared Lane Traffic (%)	38%											
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Permitted Phases			4									
Switch Phase												
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (%)	21.9%	21.9%	21.9%	18.8%	18.8%		18.8%	40.6%		12.5%	40.6%	
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	13.2	13.2	13.2	13.2	13.2		23.3	72.5		6.0	44.0	
v/c Ratio	0.51	0.52	0.72	0.35	0.56		1.06	0.55		0.05	0.84	
Control Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
LOS	E	E	B	E	E		F	B		E	D	
Approach Delay												
Approach LOS		C			E			D			D	
Queue Length 50th (ft)												
Queue Length 95th (ft)	148	152	98	110	164		#634	494		17	549	
Internal Link Dist (ft)												
Turn Bay Length (ft)	350			180			250			80		
Base Capacity (vph)												
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	

Storage Cap Reductn	0	0	0	0	0		0	0		0	0	

Cycle Length: 160

Natural Cycle: 90

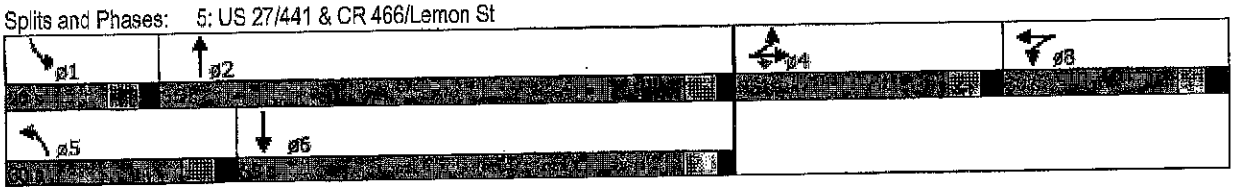
Maximum v/c Ratio: 1.06

Intersection Capacity Utilization 74.3% ICU Level of Service D

~ Volume exceeds capacity, queue is theoretically infinite.

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 5: US 27/441 & CR 466/Lemon St



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	164	43	392	74	115	6	394	1239	26	5	1106	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	350		0	180		0	250		0	80		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1665	1683	1568	1752	1783	0	1719	3462	0	1770	3416	0
Flt Permitted	0.950	0.972		0.950			0.950			0.950		
Satd. Flow (perm)	1665	1683	1568	1752	1783	0	1719	3462	0	1770	3416	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			390		1			2			4	
Link Speed (mph)		40			30			45			45	
Link Distance (ft)		1967			403			959			2339	
Travel Time (s)		33.5			9.2			14.5			35.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	6%	3%	3%	6%	2%	5%	4%	2%	2%	5%	4%
Shared Lane Traffic (%)	37%											
Lane Group Flow (vph)	110	110	417	79	128	0	419	1346	0	5	1238	0
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	4	4		8	8		5	2		1	6	
Permitted Phases			4									
Detector Phase	4	4	4	8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (s)	25.1	25.1	25.1	19.2	19.2		48.1	104.0		11.7	67.6	
Total Split (%)	15.7%	15.7%	15.7%	12.0%	12.0%		30.1%	65.0%		7.3%	42.3%	
Yellow Time (s)	4.4	4.4	4.4	3.5	3.5		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	15.0	15.0	15.0	12.5	12.5		39.6	103.4		5.0	58.7	
Actuated g/C Ratio	0.10	0.10	0.10	0.08	0.08		0.26	0.67		0.03	0.38	
v/c Ratio	0.68	0.67	0.83	0.56	0.88		0.95	0.58		0.09	0.95	
Control Delay	88.8	88.1	22.8	86.1	118.0		88.0	15.5		78.6	61.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	88.8	88.1	22.8	86.1	118.0		88.0	15.5		78.6	61.4	
LOS	F	F	C	F	F		F	B		E	E	
Approach Delay		45.5			105.8			32.7			61.5	
Approach LOS		D			F			C			E	
Queue Length 50th (ft)	116	116	26	81	133		431	352		5	651	
Queue Length 95th (ft)	191	191	157	142	#270		#653	527		21	#811	
Internal Link Dist (ft)		1887			323			879			2259	
Turn Bay Length (ft)	350			180			250			80		
Base Capacity (vph)	194	196	527	141	145		458	2352		57	1357	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	

Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Cycle Length: 160

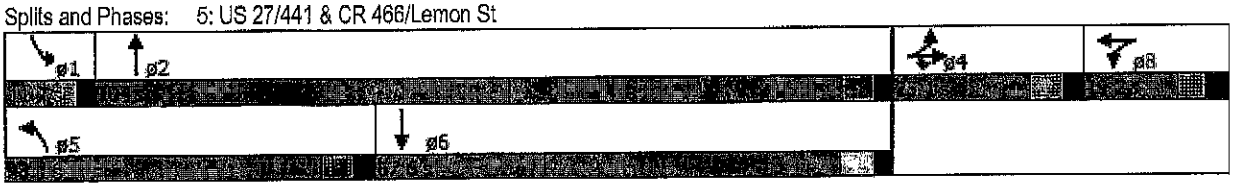
Natural Cycle: 130

Maximum v/c Ratio: 0.95

Intersection Capacity Utilization 90.9% ICU Level of Service E

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 5: US 27/441 & CR 466/Lemon St



Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		1	1		0	1		0	1		0
Satd. Flow (prot)	1681	1745	1583	1656	1811	0	1770	3487	0	1770	3482	0
Satd. Flow (perm)	1681	1745	1583	1656	1811	0	1770	3487	0	1770	3482	0
Satd. Flow (RTOR)			354		6			2			4	
Link Distance (ft)		1967			403			959			2339	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Shared Lane Traffic (%)	23%											
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Permitted Phases			4									
Switch Phase												
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (%)	21.9%	21.9%	21.9%	18.8%	18.8%		18.8%	40.6%		12.5%	40.6%	
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Act Effct Green (s)	19.6	19.6	19.6	11.3	11.3		22.9	83.4		6.6	58.5	
v/c Ratio	0.49	0.49	0.90	0.37	0.52		1.06	0.59		0.15	0.92	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
LOS	E	E	D	E	E		F	C		E	D	
Approach LOS			D		E			D			D	
Queue Length 95th (ft)	176	181	#279	92	126		#554	593		35	#369	
Turn Bay Length (ft)	350			180			250			80		
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	

Storage Cap Reductn	0	0	0	0	0		0	0		0	0	

Cycle Length: 160

Natural Cycle: 130

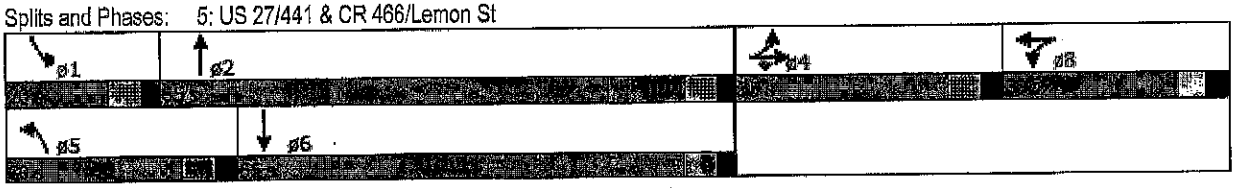
Maximum v/c Ratio: 1.06

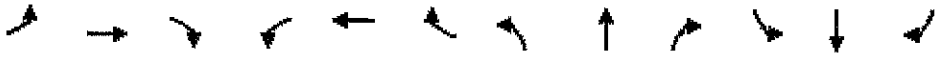
Intersection Capacity Utilization 86.4% ICU Level of Service E

~ Volume exceeds capacity, queue is theoretically infinite.

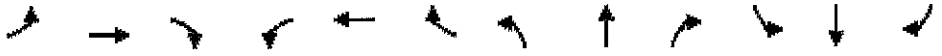
95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 5: US 27/441 & CR 466/Lemon St





Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	350			180			250			80		
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	100			100								
Satd. Flow (prot)	1681	1745	1583	1656	1809	0	1770	3487	0	1770	3482	0
Flt Permitted	0.95	1.00	0.95	0.95								
Satd. Flow (perm)	1681	1745	1583	1656	1809	0	1770	3487	0	1770	3482	0
Right Turn on Red												
Satd. Flow (RTOR)			336		6			3			4	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1967			403			959			2339	
Travel Time (s)		29.8			6.1			14.5			35.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)	23%											
Lane Group Flow (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4									
Detector Phase	4	4	4	3	3		1	6		5	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	15.2	15.2	15.2	14.8	14.8		12.2	21.7		11.7	21.8	
Total Split (s)	21.9	21.9	21.9	18.8	18.8		18.8	40.6		12.5	40.6	
Total Split (%)	21.9%	21.9%	21.9%	18.8%	18.8%		18.8%	40.6%		12.5%	40.6%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	2.8	2.8	2.8	3.3	3.3		2.8	2.3		2.3	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.2	7.2	7.2	6.8	6.8		7.2	6.7		6.7	6.8	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		Min	Min		None	Min	
Act Effct Green (s)	27.8	27.8	27.8	12.7	12.7		22.8	82.6		6.8	58.2	
Actuated g/C Ratio	0.23	0.23	0.23	0.11	0.11		0.19	0.69		0.06	0.49	
v/c Ratio	0.44	0.44	1.00	0.42	0.59		1.41	0.76		0.17	1.17	
Control Delay	38.8	31.0	63.2	49.9	7.9		228.0	9.5		52.5	107.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	38.8	31.0	63.2	49.9	7.9		228.0	9.5		52.5	107.5	
LOS	E	E	E	E	E		F	C		E	F	
Approach Delay		34.2			20.8			72.2			97.5	
Approach LOS		E			E			E			F	
Queue Length 50th (ft)	94	97	#553	46	0		#735	0		0	#1166	
Queue Length 95th (ft)	208	215	#553	105	147		#735	804		40	#1166	
Internal Link Dist (ft)		1887			323			879			2259	
Turn Bay Length (ft)	350			180			250			80		
Base Capacity (vph)	1681	1745	1583	1656	1809		1770	4574		1770	2971	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	



Storage Cap Reductn	0	0	0	0	0		0	0		0	0	

Cycle Length: 160

Natural Cycle: 150

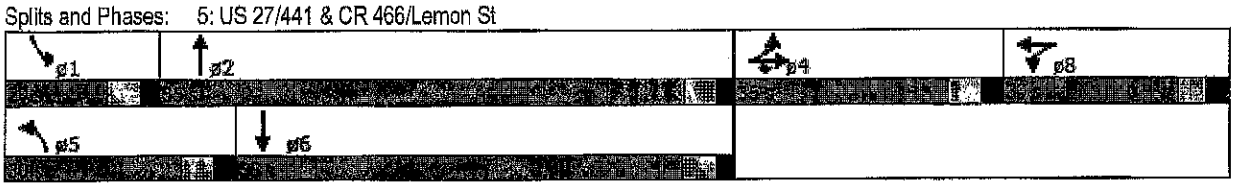
Maximum v/c Ratio: 1.41

Intersection Capacity Utilization 98.7% ICU Level of Service F

~ Volume exceeds capacity, queue is theoretically infinite.

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 5: US 27/441 & CR 466/Lemon St



Clay Avenue & Oak Street

Int Delay, s/veh	4.9												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Vol, veh/h	0	0	0	1	2	2	0	1	9	9	4	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	132	2	2	0	1	139	10	4	0	
Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	24	24	-	71	71	-	-	-	-	-	-	-	
Stage 1	24	24	-	71	71	-	-	-	-	-	-	-	
Stage 2	0	0	-	0	0	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.17	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.17	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.17	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.563	4.063	3.363	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	885	729	1080	876	795	991	1618	-	-	1443	-	-	
Pot Cap-2 Maneuver	937	781	-	981	875	-	-	-	-	-	-	-	
Stage 1	994	869	-	926	836	-	-	-	-	-	-	-	
Stage 2	937	781	-	981	875	-	-	-	-	-	-	-	
Platoon blocked, %													
Mov Cap-1 Maneuver	876	724	1080	871	789	991	1618	-	-	1443	-	-	
Mov Cap-2 Maneuver	876	724	-	871	789	-	-	-	-	-	-	-	
Stage 1	994	869	-	926	836	-	-	-	-	-	-	-	
Stage 2	937	781	-	981	875	-	-	-	-	-	-	-	
Approach	EB			WB			NB			SB			
HCM Control Delay, s	0			9.9			0			5.2			
HCM LOS	A			A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBL	EBT	EBR	WBL	WBT	WBR	SBL	SBT	SBR	
Capacity (veh/h)	1618	-	-	-	871	1443	-	-					
HCM Lane V/C Ratio	-	-	-	0	0.157	0.006	-	-					
HCM Control Delay (s)	0	-	-	0	9.9	7.5	0	-					
HCM Lane LOS	A	-	-	A	A	A	A	-					
HCM 95th %tile Q(veh)	0	-	-	-	0.6	0	-	-					

Int Delay, s/veh	5.1													
Conflicting Peds, #/hr	0	0	0		0	0	0		0	0	0		0	0	0
RT Channelized		-	None			-	None			-	None			-	None
Veh in Median Storage, #		-	0	-		-	0	-		-	0	-		-	0	-
Peak Hour Factor	90	90	90		90	90	90		90	90	90		90	90	90
Mvmt Flow	0	0	0		163	2	2		0	1	176		12	6	0
Stage 1	30	30	-		89	89	-		-	-	-		-	-	-
Critical Hdwy	7.12	6.52	6.22		7.17	6.52	6.22		4.12	-	-		4.12	-	-
Critical Hdwy Stg 2	6.12	5.52	-		6.17	5.52	-		-	-	-		-	-	-
Pot Cap-1 Maneuver	854	690	1077		845	771	969		1615	-	-		1399	-	-
Stage 2	916	753	-		974	870	-		-	-	-		-	-	-
Mov Cap-1 Maneuver	844	684	1077		839	764	969		1615	-	-		1399	-	-
Stage 1	987	862	-		906	821	-		-	-	-		-	-	-

HCM Control Delay, s	0			10.4			0			5.2		

Capacity (veh/h)	1615	-	-	-	839	1399	-	-
HCM Control Delay (s)	0	-	-	0	10.4	7.6	0	-
HCM 95th %tile Q(veh)	0	-	-	-	0.7	0	-	-

Int Delay, s/veh	4.2											
Vol, veh/h	0	2	[illegible]	16	1	0	[illegible]	[illegible]	171	5	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Stop Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length												
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %												
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	2	0	135	1	10	1	10	199	6	6	0
Major/Minor				Minor			Major			Major		
Conflicting Flow All	135	229	6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	209	0	0
Stage 1	17	17	-	112	112	-	-	-	-	-	-	-
Stage 2	118	212	[illegible]	19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	[illegible]	[illegible]	[illegible]	[illegible]	5.52	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pot Cap-1 Maneuver	836	671	1077	841	762	943	1615	-	-	1362	-	-
Stage 1	1002	881	[illegible]	893	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Stage 2	887	727	-	1000	881	-	-	-	-	-	-	-
Platoon Blocked, %												
Mov Cap-1 Maneuver	823	668	1077	836	758	943	1615	-	-	1362	-	-
Mov Cap-2 Maneuver	[illegible]	[illegible]	[illegible]	[illegible]	758	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Stage 1	1001	877	-	892	802	-	-	-	-	-	-	-
Stage 2	[illegible]	[illegible]	[illegible]	[illegible]	877	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Approach												
HCM Control Delay, s	10.4			10.2			0			3.8		
HCM LOS	B			B								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBL	EBT	WBL	WBT	SBL	SBT	SBR
Capacity (veh/h)	1615	-	-	668	842	1362	-	-		
HCM Lane V/C Ratio	0.001	-	-	0.008	0.1[illegible]	0.004	-	-		
HCM Control Delay (s)	7.2	0	-	10.4	10.2	7.7	0	-		
HCM Lane LOS	A	A	-	B	B	A	A	-		
HCM 95th %tile Q(veh)	0	-	-	0	0.6	0	-	-		

Int Delay, s/veh	4.6													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR		
Lane Configurations														
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0		
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free		
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None		
Storage Length														
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-		
Grade, %		0			0			0			0			
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86		
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2		
Mvmt Flow	0	2	0	174	1	13	1	13	244	7	7	0		
Major/Minor	Minor2			Minor1			Major1			Major2				
Conflicting Flow All	165	230	5	269	158	135	7	0	0	25	0	0		
Stage 1	21	21	-	137	137	-	-	-	-	-	-	-		
Stage 2	144	209	-	132	21	-	-	-	-	-	-	-		
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-		
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-		
Pot Cap-1 Maneuver	800	628	1075	807	734	914	1614	-	-	1308	-	-		
Pot Cap-2 Maneuver	859	694	-	996	878	-	-	-	-	-	-	-		
Stage 1	997	874	-	865	782	-	-	-	-	-	-	-		
Stage 2	844	779	-	871	874	-	-	-	-	-	-	-		
Platoon blocked, %														
Mov Cap-1 Maneuver	784	624	1075	801	730	914	1614	-	-	1308	-	-		
Mov Cap-2 Maneuver	784	624	-	801	730	-	-	-	-	-	-	-		
Stage 1	997	874	-	865	782	-	-	-	-	-	-	-		
Stage 2	827	779	-	871	874	-	-	-	-	-	-	-		

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.8	10.8	0	3.9
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1614	-	-	624	807	1308	-	-
HCM Lane V/C Ratio	0.001	-	-	0.004	0.217	0.005	-	-
HCM Control Delay (s)	7.2	0	-	10.8	10.8	7.8	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.9	0	-	-

CR 466 & Clay Avenue

Int Delay, s/veh	14.1												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Vol, veh/h	96	454	19	3	506	58	138	11	0	6	4	150	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized			None			None			None			None	
Storage Length	200	-	-	200	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	99	99	99	99	99	99	99	90	99	99	99	99	
Heavy Vehicles, %	2	5	5	2	2	2	2	2	2	2	2	2	
Mvmt Flow	97	459	19	3	511	59	139	11	0	6	4	152	
Major/Minor	Major1			Major2			Minor1			Minor2			
Conflicting Flow All	570	0	0	478	0	0	1243	1239	489	975	1219	285	
Stage 1	-	-	-	-	-	-	662	662	-	546	546	-	
Stage 2	-	-	-	-	-	-	581	577	-	429	673	-	
Critical Hdwy	4.14	-	-	4.14	-	-	7.56	6.54	6.94	7.54	7	6.96	
Critical Hdwy Stg 1	-	-	-	-	-	-	6.56	5.54	-	6.54	6	-	
Critical Hdwy Stg 2	-	-	-	-	-	-	6.56	5.54	-	6.54	6	-	
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4	3.33	
Pot Cap-1 Maneuver	999	-	-	1081	-	-	222	174	762	206	150	709	
Stage 1	-	-	-	-	-	-	411	411	-	491	491	-	
Stage 2	-	-	-	-	-	-	715	500	-	574	400	-	
Platoon blocked, %													
Mov Cap-1 Maneuver	999	-	-	1081	-	-	158	157	762	180	135	709	
Mov Cap-2 Maneuver													
Stage 1	-	-	-	-	-	-	375	413	-	442	462	-	
Stage 2	-	-	-	-	-	-	586	500	-	516	400	-	

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0	116.5	13.5
HCM LOS			F	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	158	999	-	-	1081	-	-	583
HCM Lane V/C Ratio	0.878	0.097	-	-	0.003	-	-	0.271
HCM Control Delay (s)	116.5	9	-	-	8.3	-	-	13.5
HCM Lane LOS	F	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	7.1	0.3	-	-	0	-	-	1.1

Int Delay, s/veh	52.1											
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99	90	99	99	99	99
Mvmt Flow	121	545	23	4	608	77	166	13	0	19	5	191
Stage 1	-	-	-	-	-	-	799	799	-	655	655	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.56	6.54	6.94	7.54	7	6.96
Critical Hdwy Stg 2	-	-	-	-	-	-	6.56	5.54	-	6.54	6	-
Pot Cap-1 Maneuver	904	-	-	999	-	-	~ 162	122	713	146	103	651
Stage 2	-	-	-	-	-	-	668	443	-	506	341	-
Mov Cap-1 Maneuver	904	-	-	999	-	-	~ 98	105	713	118	89	651
Stage 1	-	-	-	-	-	-	297	343	-	365	406	-
HCM Control Delay, s	1.7			0.1			$ 482.2			22.2		
Capacity (veh/h)	98	904	-	-	999	-	-	420				
HCM Control Delay (s)	$ 482.2	9.6	-	-	8.6	-	-	22.2				
HCM 95th %tile Q(veh)	14.7	0.5	-	-	0	-	-	2.8				

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Int Delay, s/veh	10.2														
Vol, veh/h	154	718	30	5	428	3	66	10	3	5	6	105			
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0			
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop			
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None			
Storage Length	200	-	-	230	-	-	-	-	-	-	-	-			
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-			
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-			
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96			
Heavy Vehicles, %	3	3	3	20	2	2	3	10	3	20	2	2			
Mvmt Flow	160	748	31	5	446	3	69	10	3	5	6	109			
Major/Minor	Major1			Major2			Minor1			Minor2					
Conflicting Flow All	0	0	0	779	0	0	1079	1079	779	1155	1155	224			
Stage 1	-	-	-	-	-	-	1079	1079	-	458	458	-			
Stage 2	-	-	-	-	-	-	0	0	-	697	697	-			
Critical Hdwy	4.16	-	-	4.5	-	-	7.54	6.7	6.94	7.9	6.54	6.94			
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.7	-	6.9	5.54	-			
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.7	-	6.9	5.54	-			
Follow-up Hdwy	2.23	-	-	2.5	-	-	3.53	4.03	3.32	3.59	4.09	3.32			
Pot Cap-1 Maneuver	1101	-	-	730	-	-	116	106	611	132	112	779			
Stage 1	-	-	-	-	-	-	356	361	-	606	579	-			
Stage 2	-	-	-	-	-	-	746	545	-	358	288	-			
Platoon blocked, %															
Mov Cap-1 Maneuver	1101	-	-	730	-	-	84	90	611	106	95	779			
Mov Cap-2 Maneuver							84	90		106	95				
Stage 1	-	-	-	-	-	-	199	236	-	433	561	-			
Stage 2	-	-	-	-	-	-	746	545	-	358	246	-			
Approach	EB			WB			NB			SB					
HCM Control Delay, s	1.5			0.1			160.2			15.2					
HCM LOS							F			C					
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1							
Capacity (veh/h)	88	1101	-	-	730	-	-	473							
HCM Lane V/C Ratio	1.818	0.146	-	-	0.007	-	-	0.243							
HCM Control Delay (s)	160.2	8.8	-	-	10	-	-	15.2							
HCM Lane LOS	F	A	-	-	B	-	-	C							
HCM 95th %tile Q(veh)	5.1	0.5	-	-	0	-	-	1							

Int Delay, s/veh	37.8												
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96	
Mvmt Flow	203	883	38	6	530	21	80	12	4	15	7	138	
Stage 1	-	-	-	-	-	-	1308	1308	-	553	553	-	
Critical Hdwy	4.16	-	-	4.5	-	-	7.54	6.7	6.94	7.9	6.54	6.94	
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.7	-	6.9	5.54	-	
Pot Cap-1 Maneuver	1008	-	-	635	-	-	~ 72	65	548	84	70	721	
Stage 2	-	-	-	-	-	-	702	487	-	284	223	-	
Mov Cap-1 Maneuver	1008	-	-	635	-	-	~ 44	51	548	57	55	721	
Stage 1	-	-	-	-	-	-	134	170	-	353	508	-	

HCM Control Delay, s	1.7	0.1	$ 678.2	34.7

Capacity (veh/h)	47	1008	-	-	635	-	-	275
HCM Control Delay (s)	$ 678.2	9.5	-	-	10.7	-	-	34.7
HCM 95th %tile Q(veh)	9.9	0.8	-	-	0	-	-	3.4

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

CR 466 & Rolling Acres Road

Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	300		0	0		150	175		175
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1770	3507	0	1719	3411	0	1719	1845	1583	1656	1810	1538
Flt Permitted	0.19			0.49			0.73			0.61		
Satd. Flow (perm)	298	3507	0	834	3411	0	1263	1845	1583	1002	1810	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		6			22				217			238
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Link Speed (mph)		45			45			35			45	
Link Distance (ft)		644			2667			377			658	
Travel Time (s)		9.8			40.4			7.3			10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	50	50	0	98	50	0	47	153	57	20	158	238
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2			6			8		8	4		4
Detector Phase	5	2		1	6		7	4	8	3	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	10.0	10.0	5.0	10.0	10.0
Minimum Split (s)	12.5	22.2		12.9	22.4		12.1	14.8	14.8	12.1	14.9	14.9
Total Split (s)	25.0	48.1		14.8	37.0		12.6	22.2	22.2	14.8	22.2	22.2
Total Split (%)	25.9%	48.1%		14.8%	37.0%		12.6%	22.2%	22.2%	14.8%	22.2%	22.2%
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.7	2.4		3.0	2.5		3.1	2.8	2.8	3.1	2.9	2.9
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.5	7.2		7.9	7.4		7.1	6.8	6.8	7.1	6.9	6.9
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	None		None	Min	Min	None	Min	Min
Act Effct Green (s)	56.6	44.9		36.9	29.2		19.8	14.2	14.2	20.7	14.6	14.6
Actuated g/C Ratio	0.59	0.47		0.38	0.30		0.21	0.15	0.15	0.22	0.15	0.15
v/c Ratio	0.60	0.32		0.23	0.78		0.16	0.58	0.14	0.18	0.34	0.55
Control Delay	20.7	11.1		19.9	39.2		31.5	53.3	0.7	31.7	40.6	11.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	20.7	11.1		19.9	39.2		31.5	53.3	0.7	31.7	40.6	11.2
LOS	C	C		B	D		C	D	A	C	D	B
Approach Delay		12.0			34.2			37.2			22.1	
Approach LOS		C			D			D			C	
Queue Length 50th (ft)	146	94		27	194		27	97	0	29	59	0
Queue Length 95th (ft)	202	190		57	388		60	196	0	62	122	74
Internal Link Dist (ft)		564			2587			297			578	
Turn Bay Length (ft)	600			300			150		150	175		175
Base Capacity (vph)	220	1120		1019	1120		1019	1120	1120	1019	1120	1120
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	

Cycle Length: 135

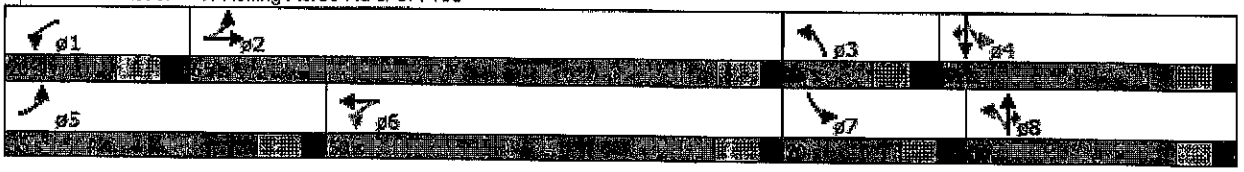
Natural Cycle: 75

Maximum v/c Ratio: 0.78

Intersection Capacity Utilization 70.8%

ICU Level of Service C

Splits and Phases: 6: Rolling Acres Rd & CR 466



Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length												
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length												
Satd. Flow (prot)	1770	3507	0	1719	3411	0	1719	1845	1583	1656	1810	1538
Flt Permitted												
Satd. Flow (perm)	177	3507	0	753	3411	0	1243	1845	1583	790	1810	1538
Right Turn on Red												
Satd. Flow (RTOR)		6			22				217			284
Link Speed (mph)												
Link Distance (ft)		644			2667			377			658	
Confl. Peds. (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)												
Shared Lane Traffic (%)												
Lane Group Flow (vph)												
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases												
Permitted Phases	2			6			8		8	4		4
Detector Phase												
Switch Phase												
Minimum Initial (s)												
Minimum Split (s)	12.5	22.2		12.9	22.4		12.1	14.8	14.8	12.1	14.9	14.9
Total Split (s)												
Total Split (%)	25.9%	48.1%		14.8%	37.0%		12.6%	22.2%	22.2%	14.8%	22.2%	22.2%
Maximum Green (s)												
All-Red Time (s)	2.7	2.4		3.0	2.5		3.1	2.8	2.8	3.1	2.9	2.9
Lost Time Adjust (s)												
Total Lost Time (s)	7.5	7.2		7.9	7.4		7.1	6.8	6.8	7.1	6.9	6.9
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	Min	None		Min	None		Min	Min	Min	None	Min	Min
Act Effct Green (s)	69.4	52.5		45.7	37.4		23.0	16.9	16.9	24.6	17.6	17.6
Actuated g/C Ratio												
v/c Ratio	0.75	0.38		0.28	0.85		0.19	0.68	0.16	0.25	0.39	0.60
Control Delay												
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay												
LOS	D	C		B	D		D	E	A	D	D	B
Approach Delay												
Approach LOS		C			D			D			C	
Queue Length 50th (ft)												
Queue Length 95th (ft)	#350	243		68	#532		68	233	0	73	141	80
Internal Link Dist (ft)												
Turn Bay Length (ft)	600			300			150		150	175		175
Base Capacity (vph)												
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0

Cycle Length: 135

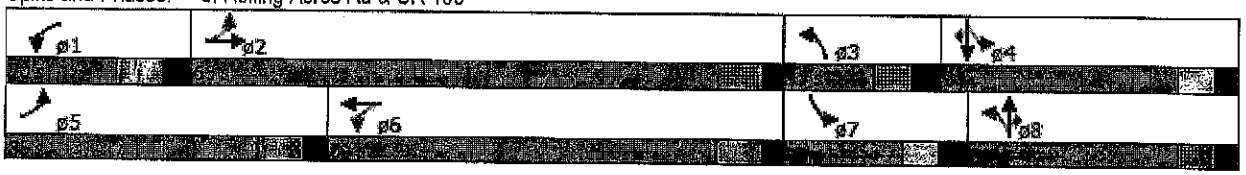
Natural Cycle: 90

Maximum v/c Ratio: 0.85

Intersection Capacity Utilization 79.3% ICU Level of Service D

95th percentile volume exceeds capacity, queue may be longer.

Splits and Phases: 6: Rolling Acres Rd & CR 466



Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Satd. Flow (prot)	1770	3500	0	1770	3465	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.95			0.95			0.95			0.95		
Satd. Flow (perm)	361	3500	0	656	3465	0	1002	1863	1583	985	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10			18				267			405
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		644			2667			377			658	
Travel Time (s)		9.8			40.4			5.7			10.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Lane Group Flow (vph)	453	792	0	61	641	0	56	168	99	127	222	538
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases							8		8	4		4
Detector Phase	5	2		1	6		3	8	8	7	4	4
Switch Phase												
Minimum Initial (s)	5.0	15.0		5.0	15.0		5.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	15.0	15.0	9.5	15.0	15.0
Total Split (s)	27.0	55.0		15.0	43.0		15.0	25.0	25.0	15.0	25.0	25.0
Total Split (%)	21.6%	44.0%		12.0%	34.4%		12.0%	20.0%	20.0%	12.0%	20.0%	20.0%
Yellow Time (s)	4.8	4.8		4.9	4.9		4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.7	2.7		2.6	2.6		1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.5	7.5		7.5	7.5		5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes			Yes		
Recall Mode	None	None		None	None		None	Min	Min	None	Min	Min
Walk Time (s)	7.0	7.0		7.0	7.0		7.0			7.0		
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0			11.0		
Pedestrian Calls (#/hr)	0	0		0	0		0			0		
Act Effct Green (s)	50.0	39.0		29.0	25.9		27.0	21.3	21.3	18.9	18.9	18.9
Actuated g/C Ratio	0.53	0.41		0.31	0.24		0.23	0.16	0.16	0.26	0.20	0.20
v/c Ratio	0.53	0.55		0.32	0.77		0.24	0.56	0.38	0.49	0.60	0.97
Control Delay	50.3	24.1		15.8	38.7		26.1	45.3	1.0	29.4	45.0	24.0
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	50.3	24.1		15.8	38.7		26.1	45.3	1.0	29.4	45.0	24.0
LOS	D	C		B	D		C	D	A	C	D	C
Approach Delay		33.7			36.7			28.4			30.0	
Approach LOS		C			D			C			C	
Queue Length 50th (ft)	201	206		18	190		24	94	0	56	128	77
Queue Length 95th (ft)	318	267		36	#292		71	171	0	111	#239	#201
Internal Link Dist (ft)		564			2587			297			578	
Turn Bay Length (ft)	100			100			100		150	175		175
Base Capacity (vph)	483	1788		288	1326		307	361	522	323	381	646
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0

Storage Cap Reductn											
Reduced v/c Ratio	1.22	0.57		0.27	0.62		0.26	0.59	0.23	0.54	0.72	1.06

Area Type: Other

Actuated Cycle Length: 100.7

Control Type: Actuated-Uncoordinated

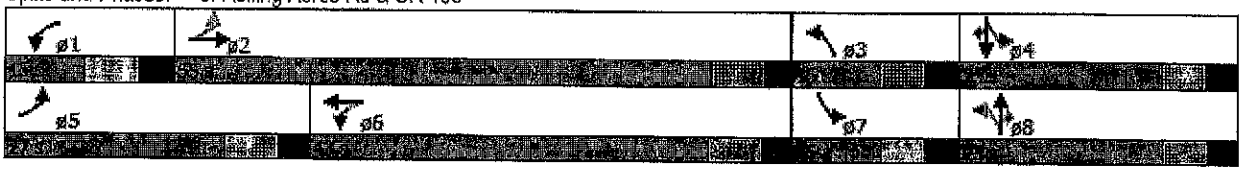
Intersection Signal Delay: 56.4 Intersection LOS: E

Analysis Period (min) 15

Queue shown is maximum after two cycles.

Queue shown is maximum after two cycles.

Splits and Phases: 6: Rolling Acres Rd & CR 466



TURN LANE WARRANTS

Reduced v/c Ratio	0.94	0.44		0.21	0.48		0.18	0.47	0.19	0.39	0.58	0.83

Area Type: Other

Actuated Cycle Length: 94.7

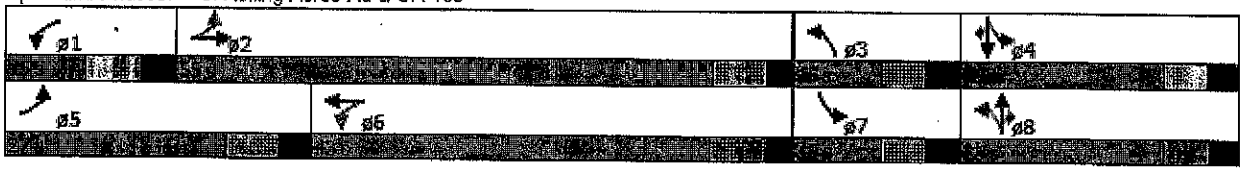
Control Type: Actuated-Uncoordinated

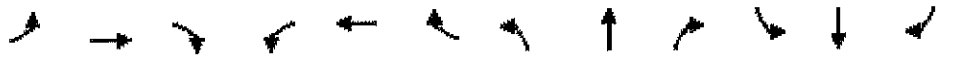
Intersection Signal Delay: 32.8 Intersection LOS: C

Analysis Period (min) 15

Queue shown is maximum after two cycles.

Splits and Phases: 6: Rolling Acres Rd & CR 466





Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Lanes	1		0	1		0	1		1	1		1
Satd. Flow (prot)	1770	3500	0	1770	3465	0	1770	1863	1583	1770	1863	1583
Satd. Flow (perm)	281	3500	0	520	3465	0	769	1863	1583	816	1863	1583
Satd. Flow (RTOR)		10			18				267			361
Link Distance (ft)		644			2667			377			658	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Lane Group Flow (vph)	540	953	0	72	770	0	67	200	118	153	264	640
Protected Phases	5	2		1	6		3	8		7	4	
Detector Phase	5	2		1	6		3	8	8	7	4	4
Minimum Initial (s)	5.0	15.0		5.0	15.0		5.0	8.0	8.0	5.0	8.0	8.0
Total Split (s)	27.0	55.0		15.0	43.0		15.0	25.0	25.0	15.0	25.0	25.0
Yellow Time (s)	4.8	4.8		4.9	4.9		4.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Recall Mode	None	None		None	None		None	Min	Min	None	Min	Min
Actuated g/C Ratio	0.55	0.43		0.34	0.28		0.23	0.16	0.16	0.26	0.20	0.20
Control Delay	142.8	25.3		16.4	39.6		29.7	52.4	1.2	36.7	53.3	74.7
Total Delay	142.8	25.3		16.4	39.6		29.7	52.4	1.2	36.7	53.3	74.7
Approach Delay		67.8			37.6			32.8			63.8	
Queue Length 50th (ft)	~379	266		22	241		31	123	0	75	169	~275
Internal Link Dist (ft)		564			2587			297			578	
Base Capacity (vph)	443	1679		267	1245		261	339	506	283	366	601
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

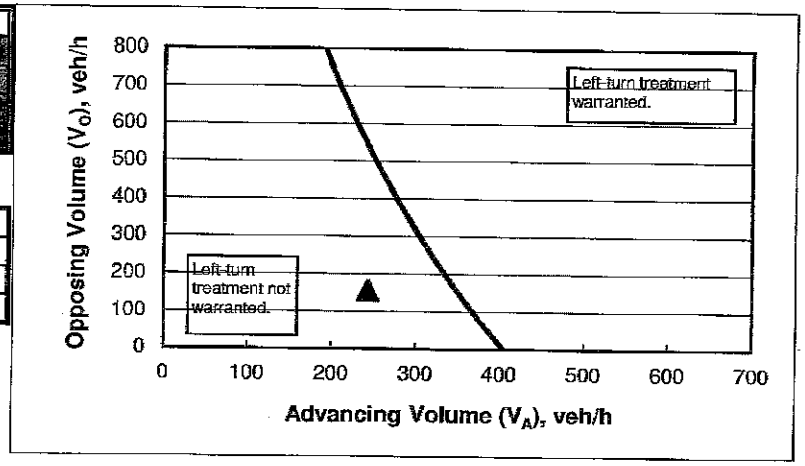
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	
Percent of left-turns in advancing volume (V_A), %:	
Advancing volume (V_A), veh/h:	
Opposing volume (V_O), veh/h:	

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	349
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	
Critical headway, s:	
Average time for left-turn vehicle to clear the advancing lane, s:	

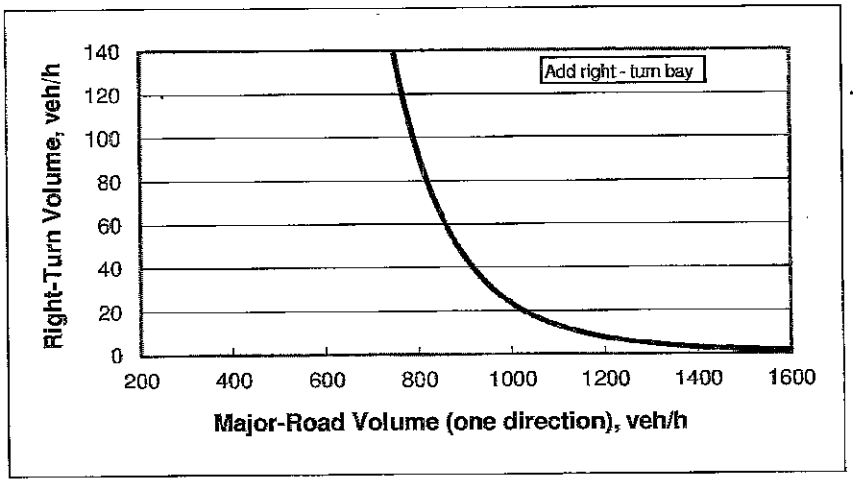
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	
Major-road volume (one direction), veh/h:	
Right-turn volume, veh/h:	

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2295609
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Traffic Signal Warrants

Prepared By	Scott P. Israelson	PE no.	54473	Count	11/4/15
Major Road	CR 466	Speed	40	Lanes	2
Minor Road	Clay Ave	Speed	30	Lanes	1

Warrants	1	2	3	4	5	6	7	8	9
Satisfied	no	no	N/A	no	N/A	N/A	N/A	no	no

Signal Warranted?	NO

Warrant 1, Eight-Hour Vehicular Volume

Requirements: Either Condition A (Minimum Vehicular Volume) or Condition B (Interruption of Continuous Traffic) is satisfied to 100% of the stated volumes for each of any 8 hours of an average day, OR Both Condition A and B are satisfied to 80% of the stated volumes for each of any 8 hours of an average day

Condition A - Minimum Vehicular Volume									
Number of lanes for traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

100% Basic minimum hourly volume

80% Used for combination of Conditions A and B

70% Used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

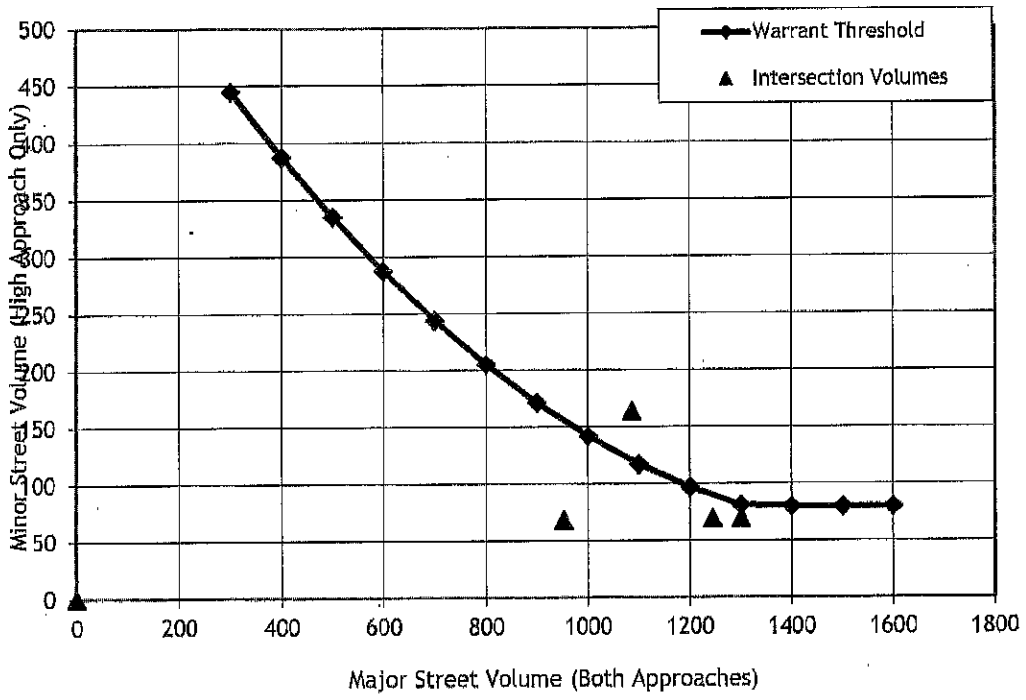
56% Used for combination of Conditions A and B and where 70% of minimum hourly volume is used

Hour	Major Street total	highest minor	Condition A	Condition B	Condition A+B
0:00	0	0			
1:00	0	0			
2:00	0	0			
3:00	0	0			
4:00	0	0			
5:00	0	0			
6:00	0	0			
7:00	1036	162	YES	YES	YES
8:00	952	68			
9:00	0	0			
10:00	0	0			
11:00	0	0			
12:00	0	0			
13:00	0	0			
14:00	0	0			
15:00	0	0			
16:00	1301	70			
17:00	1301	70			
18:00	0	0			
19:00	0	0			
20:00	0	0			
21:00	0	0			
22:00	0	0			
23:00	0	0			

Warrant 1 Met?	no
Condition A	no
Condition B	no
Condition A+B	no

Warrant 2, Four-Hour Vehicular Volume

Requirements Plot four highest hour volumes on the figures below, if four points lie above the curve then the warrant is satisfied



Warrant 2 Met?	no

6

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

SUBJECT: **Ordinance No. 2016-15 – Rezoning of 27.13± Acres of Property – Property Located at 609 Highway 466, Being North of Highway 466, West Of North Clay Avenue, And East Of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) – Alternate Key 1120829.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-15, a Rezoning of 27.13± Acres of Property – Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to the Town Commission with the recommendation of Approval.**

2. **Motion to forward Ordinance No. 2016-15, a Rezoning of 27.13± Acres of Property – Located at 609 Highway 466, Being North of Highway 466, West Of North Clay Avenue, And East Of Rolling Acres Road – Requesting to Change from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT) to the Town Commission with the recommendation of Denial.**

Staff is in Support of Motion #1

Applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc; to amend the Future Land Use designation of property (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, And East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the property will be a 232 lot Recreational Vehicle Park. The conceptual plan details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on February 22, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (17) within 150' of the property of the proposed amendment were mailed on Monday, March 28, 2016. The property was also posted on Monday, March 28, 2016.

The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lady Lake - Commercial Tourist (CT)
East	Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture
North	Lady Lake– Public Facilities District (PFD), Lake County – Agriculture
South	Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12)

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-15 and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-15 for first reading on Monday, May 2, 2016.

The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

DEPARTMENT HEAD		**Submitted** 4/5/16	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 4/11/16	**Date** 4/6/15

4/5/2016

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

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

[ ] Approved with Modification

ORDINANCE NO. 2016-15

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 27.13 ± ACRES OF LAND, OWNED BY LADY LAKE, INC., REFERENCED BY ALTERNATE KEY NO. 1120829, LOCATED AT 609 HIGHWAY 466, BEING NORTH OF HIGHWAY 466, WEST OF NORTH CLAY AVENUE, AND EAST OF ROLLING ACRES ROAD, WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8) TO LADY LAKE COMMERCIAL TOURIST (CT); 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, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of the property owner, for property located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be rezoned to "Commercial Tourist" (CT). Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Lady Lake Mixed Residential Medium Density" (MX-8) to Lady Lake "Commercial Tourist" (CT).

DRAFT

Section 2. **Severability.** The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. **Effective Date.** This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this **16th** day of **May, 2016**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

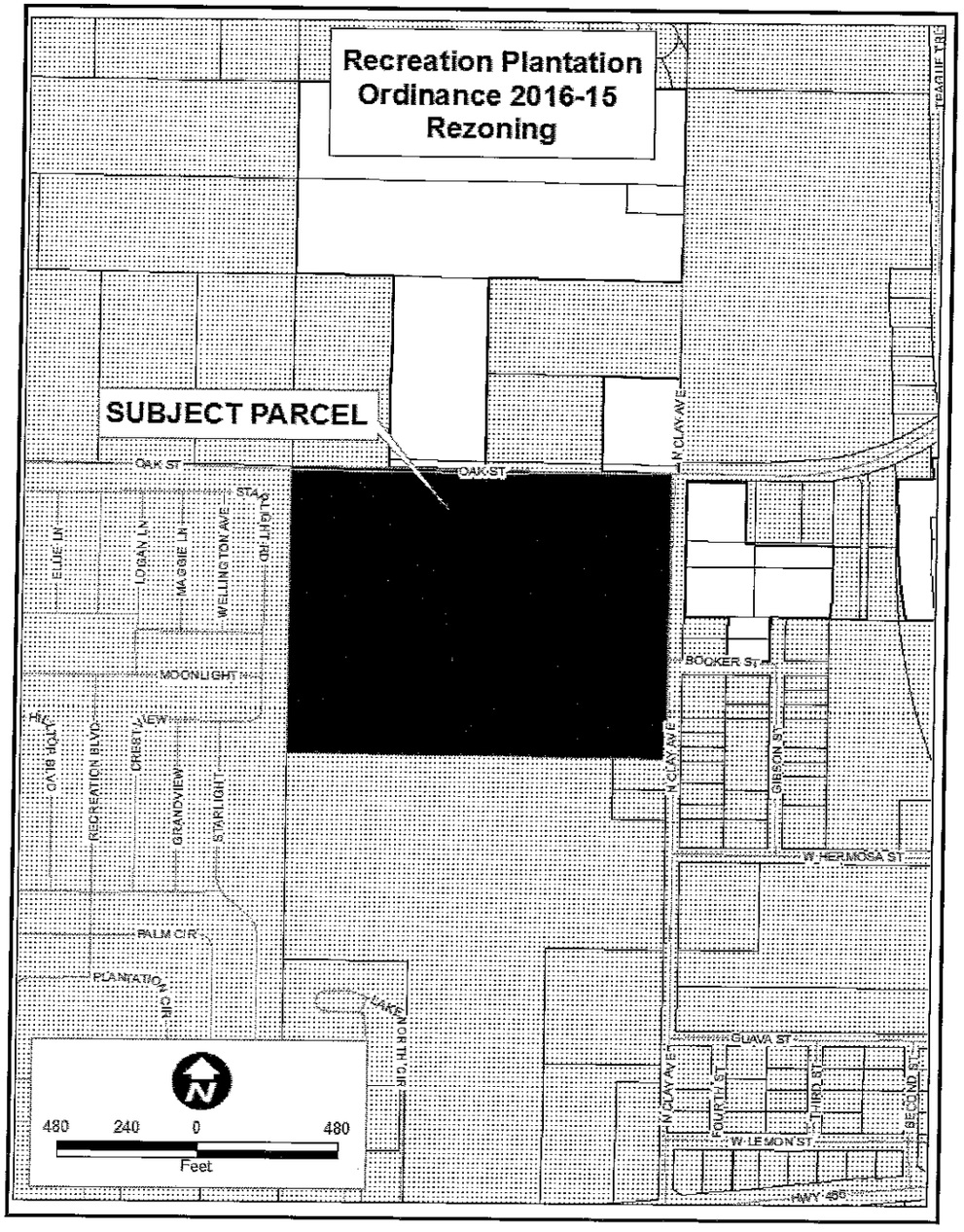
APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

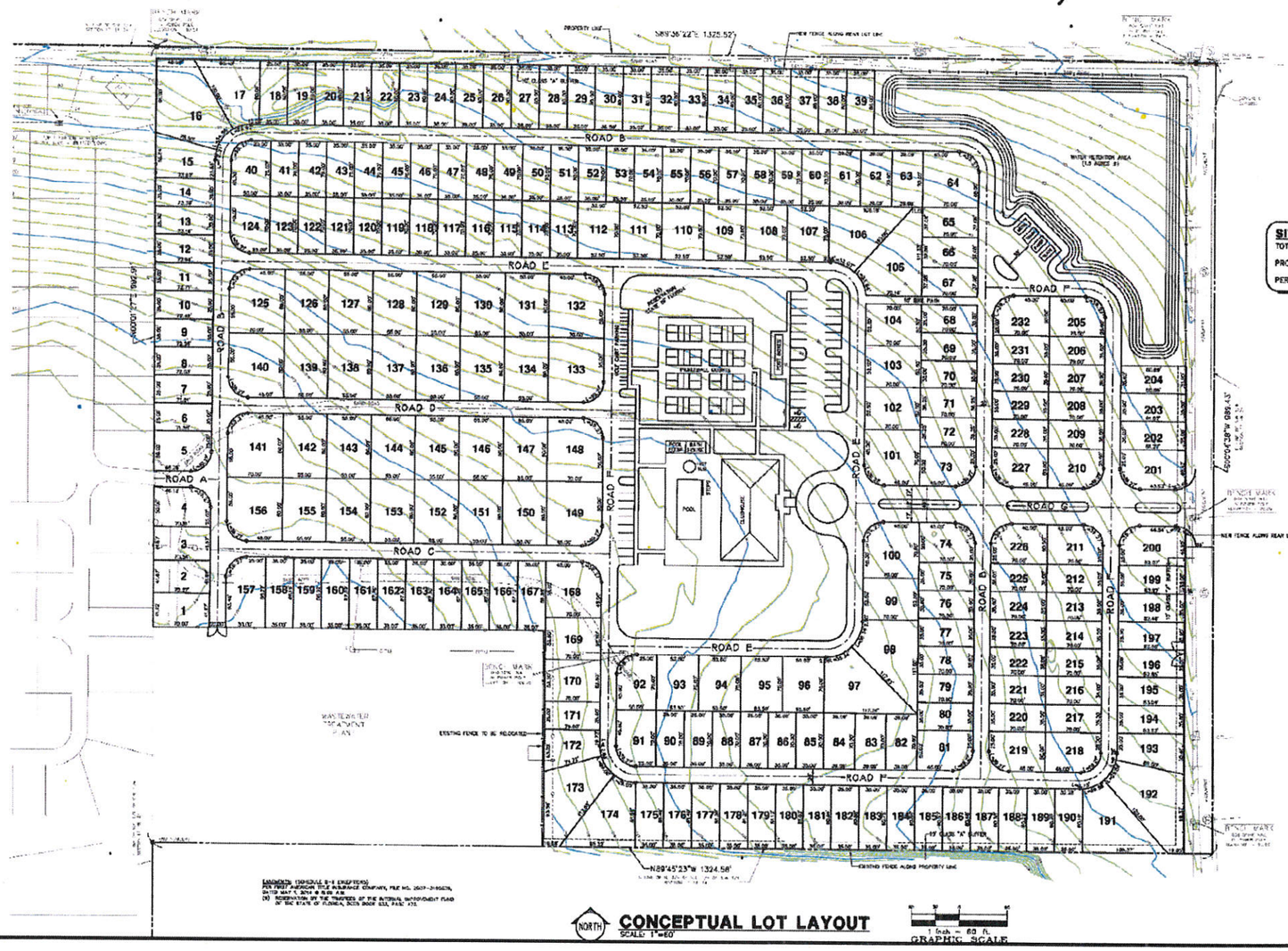
EXHIBIT "A"
Legal Description and Map

THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.



RECREATION PLANTATION

609 HIGHWAY 466 • LADY LAKE, FL • 32159



SITE DATA

TOTAL AREA = 1,181,583 sq.ft. (27.13 ac.)

PROPOSED IMPERVIOUS AREA = 233,785 sq.ft. (5.37 ac.)

PERCENT IMPERVIOUS AREA = 19.8% (of total area)

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

OWNER

Grant Gore
Recreation Plantation RV Park
609 Highway 466
Lady Lake, Florida 32159
Phone (352) 753-7222
Cell (352) 267-4663
Email: Capddodas@aol.com

ENGINEER

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482
Fax (352) 787-7413

SURVEYOR

George W. Farner, Jr.
Hall-Farner and Associates, Inc.
2007 West Rutlor Street
Leesburg, Florida 34748
Phone (352) 787-5125
Fax (352) 787-0767

NORTH **CONCEPTUAL LOT LAYOUT**
SCALE: 1"=60'

1 Inch = 60 ft.
GRAPHIC SCALE

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7413
email@riddlenewman.com
CA# 00002683

RIDDLE NEWMAN ENGINEERING INC.

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 36800

DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=60'
DATE: 1/12/15
PROJECT NO: 15-101

CONCEPTUAL LOT LAYOUT
RECREATION PLANTATION
LADY LAKE FLORIDA

CLL

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Site Plan

Figure 1

Recreation Plantation - Lady Lake - Bret Jones PA

Project No: 15-5970-1

Date: 12 November 2015

TRAFFIC IMPACT GROUP, LLC

TOWN OF LADY LAKE
REZONING APPLICATION

Tax identification/AK # 1120829

1. Owner's Name: Lady Lake, Inc.

   Mailing Address: 609 Highway 466, Lady Lake, FL 32159

   Telephone #:

2. Applicant's Name: Bret Jones of Bret Jones, P.A.

   Mailing Address: 700 Almond Street, Clermont, FL 34711

   Telephone #: 352-394-4025

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

4. Property Address/Location: 609 Highway 466, Lady Lake

5. Legal Description of Property to be rezoned: see attached

8. The property is located in the vicinity of the following streets:
   Rolling Acres Road/CR 466

7. Area of Property: _____ Square feet 27.13 Acres

8. Utilities: Central Water ____ Central Sewer X Well ____ Septic Tank____

9. Existing zoning of property: MX-8

10. Requested zoning of property: CT

    Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: ____ Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property;
    0

12. Proposed use the property: RV Park (CT)

13. Has any land use application been file within last year in connection with this property? ____Yes X No. If yes, briefly describe the nature of the request:

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property, Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

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

Lady Lake, Inc.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 2/22/16 Received by: T-Carroll

Fees Paid: ~~$2000.00~~ $4,100.00 cc Bridle

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.

(407) 398-0153 FloridaNotaryService.com

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Grant Gore, Lady Lake, Inc., who being by me first duly sworn on oath, deposes and says:

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

(2) That he desires approval for rezoning of said property with the classification of _____ to allow:

_____

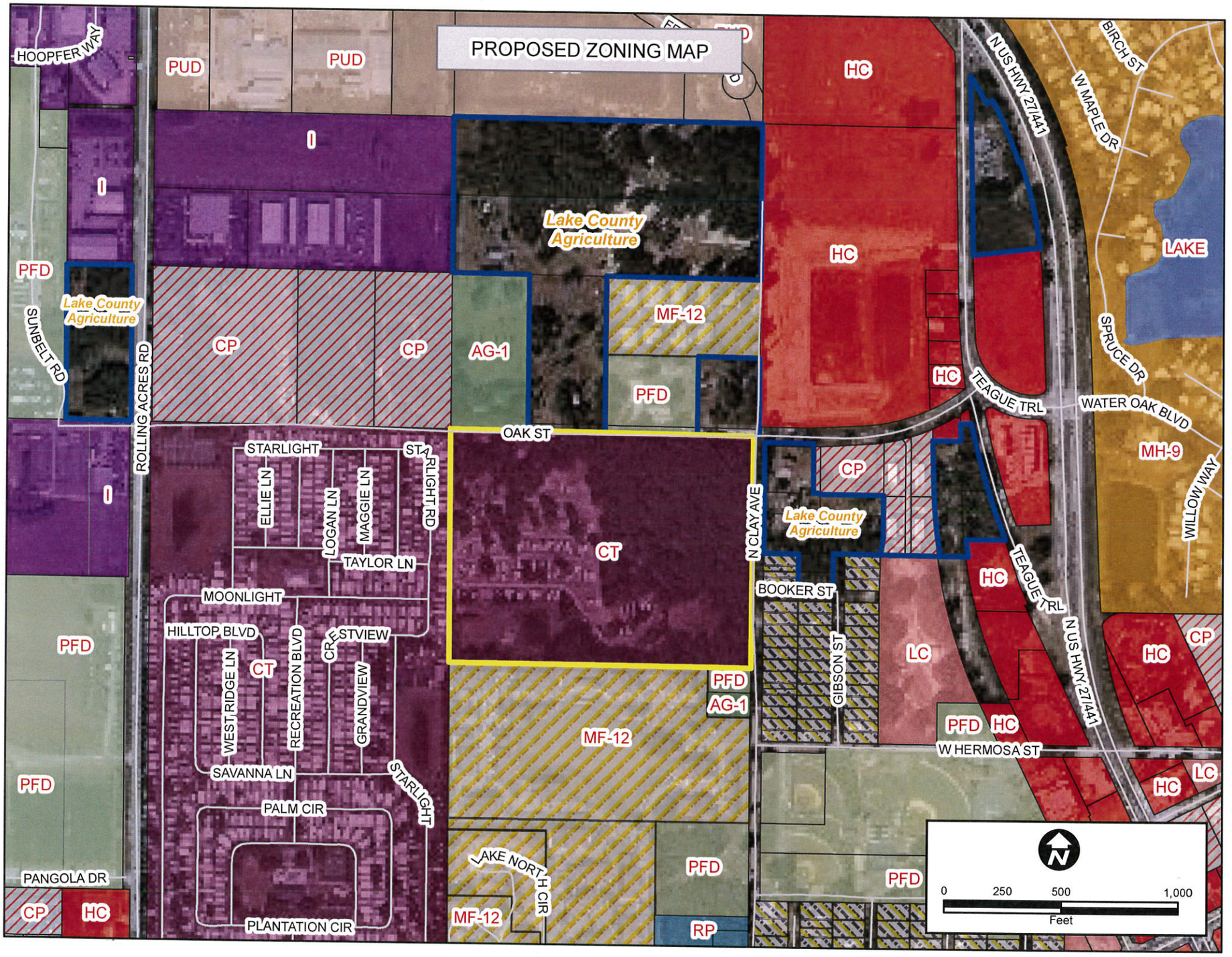
(3) That he has appointed Alison Stranger, P.A. to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Lady Lake, Inc.
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 11 day of Feb, 20 16, by Deborah Rozell, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Deborah Rozell
Notary Public

DEBORAH ROZELL
MY COMMISSION #FF134564
EXPIRES June 22, 2018
(407) 398-0153 FloridaNotaryService.com


PROPOSED ZONING MAP
HOOPFER WAY
PUD
PUD
HC
N US HWY 27/441
BIRCH ST
W MAPLE DR
I
I
Lake County Agriculture
HC
LAKE
PFD
Lake County Agriculture
SUNBELT RD
ROLLING ACRES RD
CP
CP
AG-1
MF-12
PFD
HC
TEAGUE TRL
SPRUCE DR
WATER OAK BLVD
OAK ST
MH-9
I
STARLIGHT
ELLIE LN
LOGAN LN
MAGGIE LN
STARLIGHT RD
CT
N CLAY AVE
CP
Lake County Agriculture
WILLOW WAY
TAYLOR LN
MOONLIGHT
BOOKER ST
HC
TEAGUE TRL
PFD
HILLTOP BLVD
WEST RIDGE LN
CT
RECREATION BLVD
CRESTVIEW
GRANDVIEW
GIBSON ST
LC
N US HWY 27/441
HC
CP
PFD
PFD
AG-1
MF-12
PFD
HC
W HERMOSA ST
SAVANNA LN
STARLIGHT
LC
HC
PALM CIR
LAKE NORTH CIR
PFD
PFD
PANGOLA DR
MF-12
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PLANTATION CIR
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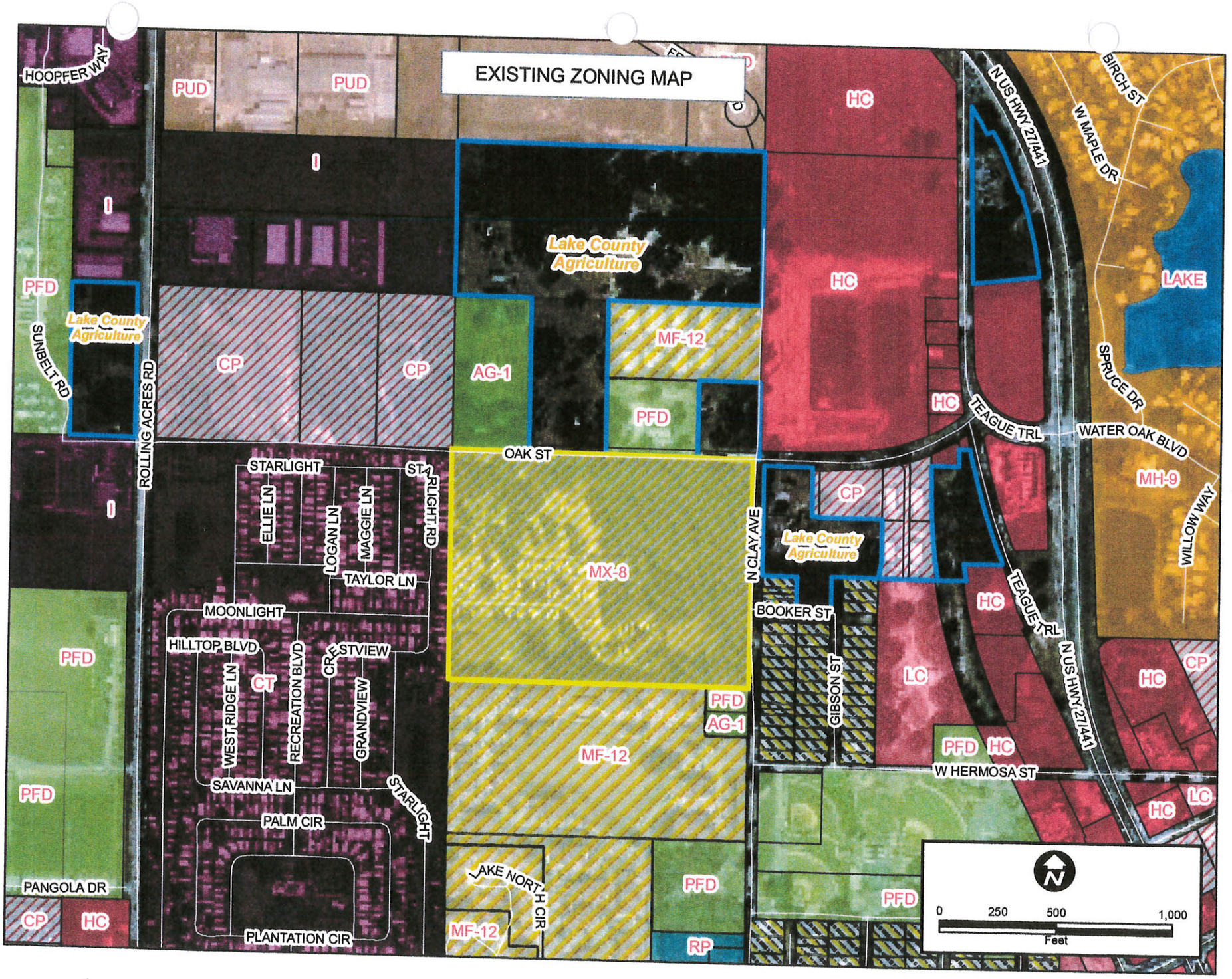
500
1,000
Feet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ELLIE LN
LOGAN LN
MAGGIE LN
ST RIGHT RD
TAYLOR LN
MOONLIGHT
HILLTOP BLVD
WEST RIDGE LN
CT
RECREATION BLVD
CRESTVIEW
GRANDVIEW
SAVANNA LN
STARLIGHT
PALM CIR
PLANTATION CIR
MX-8
N CLAY AVE
CP
Lake County Agriculture
BOOKER ST
GIBSON ST
LC
HC
TEAGUE TRL
N US HWY 27/441
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PFD
PANGOLA DR
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LAKE NORTH CIR
MF-12
PFD
RP
PFD
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0
250
500
1,000
Feet