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July 14, 2005

Ms. Amye King, AICP
Planning Manager
Division of Comprehensive Planning
Lake County Growth Management
35 West Main St.
Tavares, FL 32778-7800

Re: Plaza Collina Revised Comprehensive Plan Amendment
CA Job No. 204082.103

Dear Amye,

Enclosed for your review is the revised Comprehensive Plan Amendment in support of our Plaza Collina DRI. We have provided twenty (20) copies of the submittal, along with an application form. The filing fee was provided with our initial submittal in March. The submittal includes background information, a justification statement and a proposed Future Land Use Element map amendment.

As we indicated during our recent meeting, Plaza Collina has always been designed as a regional commercial center serving east Lake County and the surrounding communities of Clermont and Minneola. After further review of the currently adopted Lake County Comprehensive Plan (LCPA), we agree with the staff assessment that adding a Regional Commercial and Conservation land use designation to the property along with Urban Expansion will permit Plaza Collina to be consistent with the long range growth plan for the County and the Joint Planning Area designation with Clermont. Moreover, this revised submittal will remove the need for a text amendment and a new land use category for the LCPA. Finally, these future land use map amendments will serve Plaza Collina well as the project moves through the DRI and PUD stages of the entitlement process.

Please contact me if you have additional questions.

Sincerely,

Ronald P. Manley, MURP
Vice President, Planning

Cc: A. Tom Harb, Managing Partner

Enc.

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ATTACHMENTS–EXHIBITS

- Exhibit 1- Location Map
- Exhibit 2- Aerial Photograph
- Exhibit 3- Adopted Future Land Use
- Exhibit 4- Soils
- Exhibit 5- Vegetation
- Exhibit 6- Proposed Future Land Use

ATTACHMENTS – DOCUMENTS

- 1. Boundary and Legal Survey
- 2. Warranty Deed

SECTION I

**Lake County, Florida Department of Growth Management
Planning and Development Services Division**

Application for Comprehensive Plan Amendment (Revised)

Date: July 15, 2005

Name of Property Owner: Tom Harb, Lake County Gateway, LLC

Phone: (407) 226-8888

Address: 7594 West Sand Lake Road, Orlando, Florida 32819

Name of Applicant: Ron Manley, Vice President, Canin Associates

Phone: (407) 422-4040

Address: 500 Delaney Avenue, Suite 404, Orlando, Florida 32801

Relationship to Owner: Authorized Agent

Type of Amendment: **Map Amendment** X **Text Amendment**

TEXT AND FUTURE LAND USE AMENDMENTS

Include a summary of the proposed amendment content and effect (include statements describing any changed conditions that would justify the proposed amendment and why there is a need for the proposed amendment)

Please see attached Amendment Justification Statement for this information.

Is the proposed amendment applicable to the Green Swamp Area of Critical Concern?

Yes No X

Does the proposed amendment apply to the Wekiva River Protection Area pursuant to Chapter 369, Part III, Florida Statutes?

Yes No X

Is the proposed amendment exempt for the twice per year limitation?

Yes X No

If yes, is the proposed amendment:

- Directly related to a Development of Regional Impact (DRI) pursuant to Chapter 380, Florida Statutes, including changes which are determined to be substantial deviations to the Florida Quality Developments.**
- Directly related to proposed small-scale development activities pursuant to Subsection 163.3187(1)(c), Florida Statutes.**
- An emergency as defined in Subsection 163.3187(1)(a), Florida Statutes. In the case of an emergency, the transmittal amendment must be unanimously approved by the Lake County Board of County Commissioners.**

Is the amendment proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes?

Yes No

FUTURE LAND USE MAP AMENDMENTS ONLY

Legal Description:

Please see attached boundary survey with legal survey.

Attach proof of the fee simple Title Holder(s) of the property (Recorded Warranty Deed and Current Property Record Card)

Please see attached Warranty Deed.

Applicant must include the following:

- 1. A map identifying the proposed Future Land Use Designation of the subject property; the boundary of the subject property and its location in relation to the surrounding street and thoroughfare network.**

Please see Exhibit 6, Proposed Future Land Use.

- 2. A map identifying the present future land use designation(s) of the subject property and abutting properties on the Future Land Use Map.**

Please see Exhibit 3, Adopted Future Land Use.

- 3. The size of the subject in acres or fractions thereof:**

Upland <u>131.3</u>	Wetland <u>10.7</u>	Water <u>N/A</u>	Total <u>±142</u>
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4. A description of the availability and the demand on the following public facilities; sanitary sewer, solid waste, drainage, potable water, traffic circulation, and recreation, as appropriate.

Please see Section III, Amendment Justification Statement Part B. Public Facilities Analysis.

Information regarding the compatibility of the proposed land use amendment(s) with the Future Land Use Element goals, objectives and policies, and those other affected Comprehensive Plan Elements:

Please see Section III, Amendment Justification Statement Part C. Consistency with the Comprehensive Plan.

Information regarding the compatibility of the proposed land use amendments(s) with the existing land uses, including the natural environment, and how the proposed development will result in an orderly and logical development pattern:

Please see Section III, Amendment Justification Statement Part C. Consistency with the Comprehensive Plan.

SURROUNDING PROPERTY'S OWNERS LIST

Lake County will, using the official Tax Rolls located in the Office of the Property Appraiser, compile a list of the complete names of the all Property Owners located within five-hundred (500') feet of the property and send a mailing directly to them notifying them of the requested change.

SECTION II

Introduction

A. Background

Southeast Lake County and the City of Clermont have experienced exponential growth in the last decade and the population is expected to continue to climb. Within a thirty-minute drive time area of the Plaza Collina site, the 2005 existing households exceed 103,000. By the year 2010, the number of dwelling units is estimated to be just under 147,000. This is a 30% increase in new homes within a five-year period.

Lake County has recognized that the area in which the Plaza Collina property is located is prime for development as the traditional agricultural operations are giving way to residential and commercial uses to accommodate the recent population surge. Lake County has given the subject site three future land use designations that are urban in nature; Urban Expansion, Employment Center and a Community Commercial Overlay. In 1994, the site was rezoned to Mixed Industrial and Planned Commercial to maintain consistency with the future land use designation. Due to the shift in the development patterns in this area, the current owner/developer has submitted a Development of Regional Impact (DRI) application to the Department of Community Affairs (DCA) which reflects a program of commercial as opposed to the light industrial, office and commercial uses that were initially envisioned by Lake County.

Therefore, the applicant is requesting a Future Land Use Map (FLUM) amendment to Regional Commercial and Conservation along with the Urban Expansion designation in lieu of the other two designations which currently provide the entitlements for the site.

B. Project Description

The proposed Plaza Collina DRI is a ±142-acre proposed Development of Regional Impact in unincorporated Lake County, east of the City of Clermont, west of the Lake/Orange County Boundary, and north of State Road 50. The Florida Turnpike runs northeast of the property and the West 50/Florida Turnpike interchange is approximately one-half mile east of the planned entrance to the site. See Exhibit 1, Location Map, and Exhibit 2, Aerial Photograph.

The commercial retail project will consist of two development phases. The project will commence in 2005 and it is expected to be completed by 2010. Plaza Collina will include 1,200,000 square feet of commercial retail mixed uses along with up to 200 residential units in the second phase. A variety of commercial uses are planned on the site including "big box" retail, restaurants, shopping, personal services, office, and business uses. A multiplex theater is also under consideration for the project.

C. Future Land Use

Plaza Collina's current entitlements of Urban Expansion, Community Commercial and Employment Center Canin Associates under the adopted Comprehensive Plan is shown as Table 1, Future Land Use Designation-Acreage Calculations, and on Exhibit 3, Adopted Future Land Use. The maximum entitlement program on the site equals 4,342,000 square feet of light industrial, office and commercial uses with 42 residential units (please refer to Table 2, Entitlement Allocation Based on Future Land Use Designations for further clarification).

Please be advised that there will be some overlap within the designations as shown in Table 1, Future Land Use Designation – Acreage Calculations.

**Table 1
Future Land Use Designation – Acreage Calculations**

Future Land Use Designation	Acreage Calculations
Urban Expansion (total site)	142
Employment Center (partial overlay)	111.8
Community Commercial Center (partial overlay)	62.4

To simplify the entitlement allocation, we have isolated specific portions of the property and assigned one future land use designation to each portion. Along with these allocations, the general design standards will serve as a guideline for an “as is” development program based on the entitlements explained above. In Table 2, Entitlement Allocation Based on Future Land Use Designations, the acreages of each future land use designation on the site are broken down along with the estimated maximum yield of square footages or units.

**Table 2
Entitlement Allocation Based on Future Land Use Designations**

FLU	Allocated Acreage	Max. ISR	Max. FAR	Max. Building Square Footage/ Units	Total Building Acreage	FAR
Community Commercial	56.0	.70	1.0	2,439,000	18.7	.18
Employment Center (Mixed-Uses/Office, Commercial)	55.7	.70	.70	1,698,000	14.3	.28
Urban Expansion	10.5	.45	N/A	205,000/530	10.5	.14
Wetland/Buffer	20.0	N/A	N/A	N/A	N/A	N/A
Total	142.0	N/A	N/A	4,342,000 SF/42 Units	43.5	.21

While the future land use designations would theoretically allow 4,342,000 square feet of non-residential uses and/or 530 dwelling units, these totals are unrealistic given current real estate market standards. For example, the allowable FAR maximums would in all likelihood need to be supported by structured parking. It is estimated a reasonable development program to be approximately 1,200,000 square feet of non-residential uses and/or supporting uses on the site.

SECTION III

Amendment Justification Statement

A. Application Summary

Property	Existing Future Land Use	Zoning	Existing Use
Subject Site	Urban Expansion, Employment Center, Community Commercial	Mixed Use Industrial, Planned Commercial	Vacant

Existing Lake County Future Land Use Designation:

Urban Expansion (UE): 142 acres
Employment Center (EC): 111.8 acres
Community Commercial (CC): 62.4 acres

Proposed Future Land Use Designation:

Urban Expansion (UE)/Regional Commercial (RC): 132 acres
Conservation 10 acres

Adjacent Properties:

Location	Future Land Use	Existing Use
North	Urban Expansion	Vacant
South	Urban Expansion/Employment Center	Single-Family Homes, Office
East	Urban Expansion/Orange County/Town of Oakland	Commercial/West Orange Trail/Oakland Preserve
West	Employment Center/Urban Expansion	Vacant

Utilities:

Sewer: 12" gravity line along SR 50 maintained by the City of Clermont.

Water: 12" water main along the property's southwestern boundary line maintained by the City of Clermont.

Soils: See Exhibit 4, Soils.

Wetlands: There is a ±10.71 acre wetland at the northwestern corner of the property, as shown on Exhibit 5, Vegetation.

Flood Plain: There are small areas of floodplain which coincides with the wetland area in the northwestern corner of the site.

B. Public Facilities Analysis

The tables below demonstrate the impact that the proposed future land use change associated with the Plaza Collina DRI will have on Lake County's and the City of Clermont's public facilities:

Traffic

Existing Lake County Future Land Use-Average Daily Trip Generation Potential*

Land Use	Intensity	ITE Code	Trip Generation Rate	Total Trips
Office/Light Industrial	1,698,000	110/710	8.99	15,265
Shopping Center	2,439,000	830	42.92	104,681
Apartments	42	220	6.63	278
Total				120,224

* Utilizing maximum entitlements.
Source: 6th Edition ITE Manual

Proposed Lake County Future Land Use-Average Daily Trip Generation Potential

Land Use	Intensity	ITE Code	Trip Generation Rate	Total Trips
Shopping Center	1,200,000 Square Feet	820	36.27/1,000 Square Feet	43,528
Condominium	200 Units	230	5.78/Units	1,157
Total				44,685

Source: DRI Question 21, Transportation – Methodology provided by Traffic Planning and Design.

Utilities

Existing Lake County Future Land Use-Potable Water Demand Potential

Land-Use	Intensity	Water Demand Rate	Flow
Office/Light Industrial	1,698,000	0.1 GPD	169,800 GPD
Shopping Center	2,439,000	0.1 GPD	243,900 GPD
Apartments	42	350 GPD/Unit	14,700 GPD
Total			428,400 GPD

Source: DRI Question 17, Water Supply and Lake County Comprehensive Policy Plan, Capital Improvements Element

Proposed Lake County Future Land Use-Potable Water Demand Potential

Land-Use	Intensity	Water Demand Rate	Flow
Shopping Center	1,200,000 Square Feet	0.1 GPD	120,000 GPD
Condominium	200 Units	350 GPD/Unit	70,000 GPD
Total			190,000 GPD

Source: DRI Question 17, Water Supply and Lake County Comprehensive Policy Plan, Capital Improvements Element

Existing Lake County Future Land Use-Wastewater Demand Potential

Land-Use	Intensity	Wastewater Generation Rate	Flow
Office/Light Industrial	1,698,000	0.1 GPD	169,800 GPD
Shopping Center	2,439,000	0.1 GPD	243,900 GPD
Apartments	42	300 GPD/Unit	12,600 GPD
Total			426,300 GPD

Source: DRI Question 18, Wastewater Management and Lake County Comprehensive Policy Plan, Capital Improvements Element

Proposed Lake County Future Land Use-Wastewater Demand Potential

Land-Use	Intensity	Wastewater Generation Rate	Flow
Shopping Center	1,200,000 Square Feet	0.1 GPD	120,000 GPD
Condominium	200 Units	300 GPD/Unit	60,000 GPD
Total			180,000 GPD

Source: DRI Question 18, Wastewater Management and Lake County Comprehensive Policy Plan, Capital Improvements Element

Schools

Existing Lake County Future Land Use-School-Age Population Potential

Land-Use	Intensity	Rate per Unit	School Age Population
Office/Light Industrial	1,698,000	N/A	N/A
Shopping Center	2,439,000	N/A	N/A
Apartments	42		15
Total			15

Source: Lake County School Board

Proposed Lake County Future Land Use-School-Age Population Potential

Land-Use	Intensity	Rate per Unit	School Age Population
Shopping Center	1,200,000 Square Feet	N/A	N/A
Condominium	200 Units	0.253	51
Total			51

Source: Lake County School Board

Parks

Existing Lake County Future Land Use-Park Demand Potential

Land-Use	Intensity	Acres per 1000 people	Park Acreage Required
Office/Light Industrial	1,698,000	N/A	N/A
Shopping Center	2,439,000	N/A	N/A
Apartments	42	0.92/1000 people	0.092 acres

Source: Lake County Comprehensive Policy Plan, Recreation and Open Space Element

Proposed Lake County Future Land Use-Park Demand Potential

Land-Use	Intensity	Acres per 1000 People	Park Acreage Required
Shopping Center	1,200,000 Square Feet	N/A	N/A
Condominium	200 Units	0.92 acres/1,000 people	0.18 acres

Source: Lake County Comprehensive Policy Plan, Recreation and Open Space Element

Solid Waste

Existing Lake County Future Land Use-Solid Waste Generation

Land-Use	Intensity	Solid Waste Generation Rate	Waste (lbs/day)
Office/Light Industrial	1,698,000	0.009 lbs/day	15,282
Shopping Center	2,439,000	0.009 lbs/day	21,951
Apartments	42	6.67 lbs/day/person	672
Total			37,905

Source: DRI Question 20, Waste Management and Lake County Comprehensive Policy Plan, Capital Improvements Element

Proposed Lake County Future Land Use-Solid Waste Generation

Land-Use	Intensity	Solid Waste Generation Rate	Waste (lbs/day)
Shopping Center	1,200,000 Square Feet	0.009 lbs/day	10,800
Condominium	200 Units	6.67 lbs/day/person	1,334
Total			12,134

Source: DRI Question 20, Waste Management and Lake County Comprehensive Policy Plan, Capital Improvements Element

Drainage

As a result of the proposed development, the drainage patterns will be changed and will now be directed to the proposed pond for treatment and attenuation. Presently, the flow from the site proceeds southeast

toward the FDOT pond then discharges to Johns Lake, and eventually to Lake Apopka. The pond will only discharge to the north to the receiving depressional area drainage system located on the north side of the site, which is part of a wetland system, which discharges under Old S.R. 50 via two (2) existing 24-inch culverts to a larger wetland system, which flows to Lake Apopka.

In order to address concerns related to the single proposed discharge point in the post-development condition, the pond attenuates the flow from the entire project area to that of the pre-development condition to the same receiving node.

C. Consistency with the Lake County Comprehensive Plan

GOAL 1: FUTURE LAND USE. ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES PROMOTE: CONSERVATION OF NATURAL AND CULTURAL RESOURCES; PROVISION OF PUBLIC FACILITIES AND SERVICES CONCURRENT WITH THE IMPACTS FROM DEVELOPMENT; MAXIMIZATION OF ECONOMIC BENEFITS FOR EXISTING AND FUTURE CITIZENS; COMPLIANCE WITH ADOPTED MINIMUM LEVELS OF SERVICE STANDARDS; THE MINIMIZATION OF DETRIMENTAL IMPACTS TO HEALTH, SAFETY, AND WELFARE CAUSED BY ENVIRONMENTAL DEGRADATION, NUISANCES, AND INCOMPATIBLE LAND USES.

The Plaza Collina development is located at the “gateway” from Orange County into Lake County. With 4,627 feet of frontage on SR 50, the site is ideal for intense development that serves the needs of this rapidly growing east Lake County area. As this project is of DRI status and has been submitted to the requisite agencies for review, we are confident that all of the concerns listed in Goal 1 above will be sufficiently addressed.

OBJECTIVE 1-1: PLANNING FOR RESIDENTIAL QUALITY AND NEIGHBORHOOD COHESIVENESS.

Designate and Promote Sufficient Areas for Quality Residential Development and Neighborhood Cohesiveness, and Require the Availability of Adequate Facilities to Support Demands Necessitated by Existing and Future Housing Development and Associated Populations.

The proposed project aids in promoting neighborhood cohesiveness because it will satisfy community retail needs and is located on a major thoroughfare that is easily accessible by neighboring subdivisions, yet it will not interfere with the residential quality of the community. Therefore, the proposed project is in compliance with Objective 1-1.

Policy 1-1.3: Mitigation of Impacts from Adjacent Development. Residential areas shall be protected from the encroachment of incompatible non-residential development. Community facilities and services which best serve the health, safety, and welfare of citizens, when located in residential areas, shall be permitted so long as the activity complies with criteria established in this Plan.

Currently the Plaza Collina site has three separate land use categories, the underlying Urban Expansion, an Employment Center overlay and the Community Commercial overlay. These are all designations that are appropriate for large-scale urban, non-residential uses. The proposed future land use designation of Regional Commercial, Conservation and Urban Expansion allows the same land uses, but at a high intensity in this location. Thus, there is no change proposed in the type of use, as compared to adjacent residential development.

Policy 1-1.4: Urban Design Strategies. Urban design strategies shall promote functionally and aesthetically integrated existing and future land uses within identified areas, improve land use compatibility, enhance neighborhood and community identity, promote highway beautification as well as provide noise abatement, light and air pollution control within heavy traffic areas.

The proposed project will adhere to the adopted Land Development Code for Lake County and furthermore this policy will be implemented through the DRI/PUD development order for the project.

Policy 1-1.6B: Additional Water and Sewer Requirements. With respect to water and sewer service in the Urban, Urban Expansion and Ridge land use categories, if a public system is available, the development shall be required to connect to the system. If the development lies within the franchise area of an existing private system, the development shall be required to connect to the private system. If a system is not available, the interim system needs to meet the established urban level of service standard. Further, the system shall be designed so that when a regional system is available, the development shall be required to connect to the regional system. If the development provides its own interim system, the system shall be adequately monitored by the County and the owner shall provide assurances that it is financially able to operate and maintain the system. Regional water and sewer services shall not be extended into the rural areas of the County.

It is the developer's intent to connect to the City of Clermont's utility lines. Discussions with the City have been initiated in order to negotiate a water and sewer agreement for Plaza Collina.

Commercial Uses shall:

- a. be located in planned centers to avoid strip commercial development;***

The Plaza Collina proposed development will not be designed in a strip-like manner, but as a planned commercial center.

- b. not be located along local streets except for neighborhood convenience centers;***

As the subject site is located along SR 50, a major arterial, it is in compliance with the above policy.

- c. be located in areas which are adequately served by the arterial and collector road system so as not to unduly burden the local road network serving adjacent neighborhoods;***

Not only will the site be primarily served by SR 50, but the site is due west of a Turnpike interchange. It is expected that the local, neighborhood-serving roads will not be heavily affected.

- d. have adequate area and road frontage to allow for controlled access points and proper spacing between driveways to minimize the impact on the operating capacity and safety of the adjacent road network;***

At 142 acres with 4,627 feet of direct frontage on SR 50, "controlled access points" will be employed which will "minimize the impacts" on the road network.

- e. have sufficient area to provide adequate parking, landscaping, stormwater management, and building setbacks;***

The 142 acre site has ample area to properly design the site to the performance standards required by the Lake County LDR's GMU standards.

- f. *be located in areas to best serve population concentrations (when market studies are done for a proposed commercial development, they should be submitted for County consideration);***

The demand for this project is generated by existing population and the recent pace of growth in both Lake and Orange County. Demand is compared with supply to determine retail need. Using census data projections, residential household growth for the area within a 30-minute drive time of the Plaza Collina site from 2005 to 2010 is projected to increase by 43,502 households, which is approximately 8,700 per year.

The residential uses in both Lake and Orange County will generate retail demand for neighborhood, community and regional serving type retail uses. The development is planned so that various neighborhood, community, and regional needs may be met on site through the proposed commercial square footage. Demand is generated by an estimated 103,141 households as of year 2005 located within a thirty-minute drive time of the site. The most prominent competitive centers include West Oaks Mall, Highland Lakes Plaza, Factory Outlet World, and Festival Bay. In addition to those, there are approximately 20 additional regional retail centers that compete at some level with Plaza Collina; the competitive centers total an approximate 15 million square feet. This space is then discounted by distance from the subject site yielding 1,747,411 square feet of competitive space. Subtracting the competitive supply from the year 2005 demand results yielded a net 1,380,256 square feet of demand for regional space at the Plaza Collina site. Over time, some neighborhood and community serving space may be appropriate at the center as well.

**Table 3
Projected Supply and Demand in the Plaza Collina Market**

Year	House-Holds	Total Demand	Net Competing Supply	Net Supportable Demand
2005	103,141	3,127,667	1,747,411	1,380,256
2010	146,643	3,740,553	1,747,411	1,993,142

- g. *if located adjacent to existing residential neighborhoods, must be developed to provide adequate buffers, maintain adequate tree cover, and maximize visual compatibility with the surrounding neighborhoods; and***

There are no existing residential subdivisions directly adjacent to the site.

- h. *if located at the intersection of two major roads (of collector status or greater), there shall be a mix of commercial uses (i.e. office, retail, and service) to provide a wide range of goods and services.***

The Plaza Collina site will be composed predominantly of retail-type uses, with provisions for personal services, office and residential.

OBJECTIVE 1-3: PLANNING FOR COMMERCIAL ACTIVITIES. Allocate Sufficient Land Area to Accommodate Commercial Activities which Provide Goods and Services, with Consideration to Fiscal and Environmental Impacts to the County.

Lake County has determined that the Plaza Collina site is in a viable location for intense non-residential uses.

Policy 1-3.2: Access to Commercial Land Uses. Access to commercial sites shall be in conformance with the proposed Lake County Access Management Ordinance specified within the Traffic Circulation Element.

All access on the Plaza Collina site will comply with the Lake County Access Management Ordinance.

Policy 1-3.3: Mitigation of Impacts to Adjacent Land Uses. In conformance with Policy 1-13.6, the County shall incorporate performance standards within the Land Development Regulations by February 1992 which require commercial developments and redevelopments to provide sufficient buffer and screening for purposes of mitigating impacts to adjacent residential or institutional land uses.

There are no adjacent residential uses.

Policy 1-3.4: Availability of Facilities to Support Commercial Development. The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards.

Generally, there are adequate public facilities available for the development. If there is any shortage, the concurrent DRI application will specifically deal with those issues.

OBJECTIVE 1-3A: CRITERIA TO DIRECT COMMERCIAL DEVELOPMENT. Lake County Shall Direct Commercial Development Through the Designation of Commercial Activity Centers (Regional, Community, Neighborhood) as Designated On the Future Land Use Map.

Policy 1-3A.1: Commercial Development In Land Use Classifications. Urban areas should be served by shopping facilities, which are designed and planned around market and service areas. These areas are generally categorized under one of the following shopping center types:

1. Regional Activity Centers:

- a. Location - will be at the intersections of arterials or along an arterial at an appropriate distance from an interchange of an arterial with an interstate highway. These centers shall be located within the Urban and Urban Expansion land use categories. In addition, these centers require a minimum population of 150,000 within its service area for support.**

The Plaza Collina property is located along SR 50, a major arterial, and is just over one-half mile west of a Florida Turnpike interchange. Currently the site has an Urban Expansion future land use designation and has a market area that well exceeds the 150,000 population minimum.

- b. Allows 500,000 square feet or more of gross leasable area.**

The proposed development program for Plaza Collina calls for 1,200,000 square feet of retail uses.

c. Major component may be a mall with two or three anchor stores.

The development on the site is intended to be a regional shopping area, with multiple anchor stores.

d. Service Areas – county-wide to regional area.

Unincorporated Lake County and the City of Clermont service area is augmented by western Orange County, Winter Garden and the Town of Oakland.

e. Requires a unified site plan, which incorporates an internal traffic circulation system and pedestrian circulation.

Internal vehicular circulation is proposed for Plaza Collina. The Lake County Trail is adjacent to the site.

f. May not be separated by public streets and highways.

The Plaza Collina site is a contiguous property that is surrounding by public streets but not separated by any right-of-ways.

g. Site design will not compromise the integrity of adjacent uses.

Proposed development is compatible with existing adjacent uses; which are all non-residential.

h. May contain office, professional or institutional use.

Although primarily intended for retail uses, office and personal services will be incorporated into the planning of the Plaza Collina development.

TRAFFIC CIRCULATION ELEMENT

Policy 2-2.4: Coordination with Adjacent County Development Impacts. The County shall coordinate with all adjacent counties by February 1992 to assure that impacts generated by future development occurring within adjacent counties will not cause levels of service on arterial and collector roads within Lake County to diminish below adopted minimum standards. Lake County shall also assure that impacts generated by future development occurring within Lake County will not cause levels of service on arterial and collector roads within adjacent counties to diminish below their adopted minimum level of service standards.

Due to the requirements of the DRI submittal, a thorough traffic study has been prepared. A survey of existing conditions on the highway network within the study area was conducted in order to collect information on physical and traffic characteristics. This included number of traffic lanes, intersection geometry and traffic controls, and P.M. peak hour traffic counts.

A roadway link analysis was conducted in order to determine the existing levels of service or operating conditions for the roadways of the study area, the roadway parameters consisting of number of lanes, functional classification and adopted LOS standard/ maximum services volumes.

The existing conditions of the roadways have been examined and while there are currently several segments of SR 50 that are operating under failing conditions for the P.M. peak hour, all other roadway segments are operating within their adopted capacities.

An intersection capacity analysis was conducted for each study intersection utilizing the existing P.M. peak hour volumes and intersection configurations along with signal timing/phasing data. Summaries of seasonally adjusted intersection counts in the form of turning movements are included in Appendix 21-B along with P.M. peak hour counts made by 15-minute intervals.

The intersections were analyzed in accordance with the procedures of the 2000 Highway Capacity Manual for signalized/unsignalized intersections.

Results from this comprehensive traffic analysis of the roadway conditions and the impact the proposed development will have on these existing and future conditions are in the review process with the Department of Community Affairs (DCA).

Policy 2-2.5: Regulate Impacts of Development on Adopted Levels of Service. Lake County shall regulate the impacts created by new development on adopted levels of service by incorporating provisions in the Land Development Regulations by February 1992 that;

- (1) require future development to comply with level of service standards;***
- (2) deny approval of or regulate the density of development according to adopted levels of service; and***
- (3) require future development to pay an equitable share of the costs necessary to support transportation facilities demanded by the development.***

By February 1992, the County's Land Development Regulations shall be revised to incorporate an adequate facilities requirement that is consistent with procedures established within the County's Concurrency Management System. These procedures shall mandate that future development applications evaluate all traffic impacts placed on thoroughfares by the proposed development. Prior to the issuance of a development order or permit, an applicant must:

- (1) assure that the proposed development shall not degrade the roadway below the adopted level of service standards;***
- (2) assure that adequate roadway capacity shall be available concurrent with the impacts of the proposed development;***
- (3) assure that the proposed development along State roads complies with or exceeds State access management regulations;***
- (4) assure that the proposed development along County maintained roads complies with or exceeds County access management regulations.***

For facilities where project traffic is projected to be both significant and adverse, appropriate mitigation has been identified. Needed roadway improvements for Phase I development include the widening of SR 50 from US 27 to Florida's Turnpike.

Additional measures need to be considered in order to obtain capacity, such as Transportation Demand Management strategies, continuous right turn lanes, alternative modes of transportation, and signal

coordination, to support Plaza Collina. Phase 2 of the DRI will be subject to Monitoring and Modeling studies in the future that will generate project specific trip generation rates, internal capture rates, and pass-by rates. The through lane improvements along SR 50 at the intersections will be accommodated with the widening of SR 50.

Policy 2-4.3: Proposed State and Regional Plans and Improvements. Lake County shall annually (by the month of March) analyze transportation plans and programs of the Florida Department of Transportation and the East Central Florida Regional Planning Council to establish consistency and compatibility to plans and policies set forth within the County's Comprehensive Plan. The County shall likewise notify these two entities of all programs and improvements, amendments to the Comprehensive Plan, and status of the Concurrency Management System which pertain to transportation.

SR 50 is planned to be widened from Hancock Road to Florida's Turnpike. The improvement is included in the FDOT's *Tentative Work Program*, which will be adopted in July 2005 and therefore could not be used as a programmed improvement in the conduct of this study. However, the *Tentative Work Program* is anticipated to be adopted as submitted.

Policy 2-4.4: Monitor Traffic Circulation System. By February 1992, the County shall adopt a Concurrency Management System which establishes procedures to annually monitor the available capacity on all collector and arterial roads. The County shall use the most recent traffic count figures recorded by the Florida Department of Transportation to update roadway capacities, or use traffic counts recorded specifically by the County or a designated professional engineering firm. The Concurrency Management System shall include provisions requiring developers to perform, or pay fees in lieu thereof, a traffic impact study to measure proposed impacts on the current availability of road capacities as a requirement in the development review process.

By virtue of the fact that this project is also being processed as a DRI, the master developer is responsible for providing Monitoring and Modeling studies for Phase 2 of the DRI in the future that will generate project specific trip generation rates, internal capture rates, and pass-by rates. These studies will indicate what additional improvements must be made to the roadway to increase capacities and meet concurrency requirements.

Policy 2-5.1: Planning for Bicycle and Pedestrian Facilities. By 1992, Lake County shall prepare a plan for developing bicycle and pedestrian ways, which connect residential areas to recreation areas and major activity centers.

As aforementioned, there is an abandoned CSX railway line that borders the property to the north. Lake County intends to convert this into the extension of the Lake Minneola/Clermont Scenic Route and connect to the West Orange Trail. This facility will prohibit any public vehicular usage and will primarily serve pedestrians and cyclists. The proposed development not only complies with Policy 2-5.1, it furthers the intent of connecting "residential areas to recreation areas and major activity centers."

Policy 2-5.2: Rails-to-Trails Program. Lake County shall coordinate with and support local organizations of Rails-to-Trails Incorporated in order to analyze the feasibility of acquiring abandoned railroad right-of-ways within the County for use as regional bicycle and pedestrian paths.

The abandoned CSX rail right of way north of the site along Old SR 50 will be converted in the Lake Minneola/Clermont Scenic Route.

Policy 2-5.3: Provision of Bicycle and Pedestrian Ways for New Developments. By February 1992, Land Development Regulations for Lake County shall require evaluation within the development review process that requires applicants of Planned Unit Developments, site plans, subdivisions, plats and replats to address and if necessary meet the needs for bicycle and pedestrian facilities.

It is proposed that the Plaza Collina development will integrate the trail into its site plan as an amenity and as a way to access the site.

Policy 2-5.4: Consideration of Bicycle Storage Facilities for Existing Public Facilities and for New Developments. The County shall provide bicycle storage facilities at existing County parks by 1994, and shall analyze the need to provide such facilities at other County public buildings within the proposed bicycle and pedestrian plan. By February 1992, Land Development Regulations shall incorporate provisions requiring all new shopping centers, recreation areas, and other public use developments to provide storage facilities for bicycles.

The proposed development will comply with the Land Development Regulations, which require bicycle storage facilities.

Policy 2-5.7: Protection of Future Scenic Roadways. Lake County shall annually update the list of scenic roadways to include two (2) lane roadways with scenic amenities which will be lost if additional motorized lanes are added to such roadways. Scenic roadways added to the list shall be first approved by the Lake County Transportation Advisory Committee.

Old SR 50 has been designated by the FDOT as a scenic highway. The Property Owner will continue to work with the FDOT to ensure that the regulations of preserving and improving the scenic highway are followed.

Policy 6A-2.2: Compatibility of Facility Location with the Future Land Use Element. Lake County shall require that wastewater collection, transmission, treatment and disposal/reuse systems be provided in a manner consistent with the Future Land Use Element.

OBJECTIVE 6C-2: GUIDE FUTURE DEVELOPMENT. Lake County Shall Manage and Coordinate Its Stormwater Review and Implementation Process To Ensure the Needs Of Future Development.

Policy 6C-2.1: Impact Assessment During Development Review. By 1992, Lake County shall require, as part of the development review process, an impact assessment that addresses the effects of new development on existing stormwater management systems. This review process shall consider how the stormwater management systems will operate at build-out.

As required by the DRI process, the stormwater characteristics on the property have been studied in its existing, pre-development conditions as well as for the proposed development program. A master stormwater plan will be implemented during the site planning process and will conform to the Lake County and City of Clermont regulations.

Policy 6C-2.3: Review of Land Development Regulations. Lake County's Land Development Regulations shall incorporate Stormwater Management Design Standards as contained within the Lake County Stormwater Management Ordinance. These design standards shall include, at a minimum, the following criteria:

In new developments, Lake County shall require a retention/detention system that limits peak discharge of a developed site to the peak discharge from the site in an undeveloped condition for design storms specified in Policy 6C-2.10 and Policy 6C-2.11;

The stormwater studies provided in the DRI address the issues listed above. In addition to providing the required water quality volume, the pond is designed to attenuate the post-development peak discharge flows to those of the pre-development condition based on the SJRWMD 25-year, 24-hour design storm where discharge is in an open drainage basin.

Each phase of any development shall exist as an independent unit capable of having its surface water management needs met by the stormwater system design.

The proposed development on the Plaza Collina site will implement a master stormwater plan and will be self-contained on-site. The proposed drainage system consists of on-site storm sewer conveyances, which will convey stormwater runoff from the post-development basin to a single dry retention pond, which is designed to provide water quality treatment and water quantity attenuation for the project prior to discharge. The required water quality volume will be provided in the pond below the proposed overflow elevation.

Policy 6C-2.5: Design of Stormwater Management Systems. Lake County shall require that all stormwater management devices constructed be designed to County standards.

All stormwater facilities will comply with Lake County and the City of Clermont's design standards.

OBJECTIVE 7-5: PROTECT AND PRESERVE WETLAND VALUES AND FUNCTIONS 9J-5.013(2)(b)(3), (4). There Shall Be No Net Loss of Wetlands Whether By Functional Value or Extent Within Lake County. The Wetlands of Lake County Shall be Conserved and Protected to Ensure That the Natural Structure and Functional Values are Maintained.

Policy 7-5.5: Wetland Buffer Zones Required for all New Developments 9J-5.013(2)(c)(3). A buffer zone of native upland edge vegetation shall be provided or preserved on new development sites

There is a bay swamp wetland located in the northwest corner of the property. A majority of this wetland (± 10.71 acres) is located onsite. There are no impacts proposed to this wetland system. It will be preserved in its current, natural state with an average 25-foot buffer established around the onsite perimeter. See Exhibit 5, Vegetation.

Policy 7-8.1: Preservation/Acquisition of Rare or Endangered Ecosystems 9J-5.013(2)(c)(9). Land use planning, development approvals and assignments of priorities for environmental preservation/acquisition and protection programs shall require consideration of the FNAI status of rare or endangered ecosystems.

Policy 7-8.9: Identify and Protect Designated Species. The County shall cooperate with State and Federal agencies to determine the presence and habitat distribution of designated species. The County shall cooperate with these agencies to prevent further reductions in designated species populations.

Policy 7-8.10: Predevelopment Survey for Designated Species and Protection from Development 9J-5.013(2)(c)(5). Activities which require the alteration or clearing of native habitat of designated species shall be surveyed for occurrences of designated species by qualified ecologists prior to the issuance of a development permit. Development activities which have adverse effect upon a designated species shall

require mitigation or shall not be permitted. Where viable (capable of living) habitat for designated species occur on a site, management plans protecting these species shall be prepared, and reviewed and approved by the County.

As noted in ADA Question 12, the Plaza Collina site was surveyed by LPG Environmental and Permitting Services, Inc. to locate any rare and endangered ecosystems and wildlife.

A list of wildlife and plant species with the potential for occurrence on-site was compiled prior to any listed species surveys based on a literature review of geographic range and preferred habitat.

A data review of rare species on and within a two-mile radius of the project site was provided by the Florida Natural Areas Inventory (FNAI). A total of 10 species of animals listed by the FFWCC or USFWS have the potential to occur within the property boundary based on habitat preference and known geographic distribution. A total of 26 species of plants listed by FDACS, USFWS, or DCA have the potential to occur within the property boundary based on habitat preference and known geographic distribution.

The listed species surveys were completed in three phases. Phase I included a literature review of listed species' geographic range and preferred habitat. Based on this information, Phase II preliminary field surveys focused on all species identified as occurring or having potential for occurrence on the project property or vicinity. Preliminary surveys were conducted in conjunction with land use verification and wetland delineation. Phase III consisted of surveys for specific species within specific areas as determined from the results of literature reviews, preliminary surveys, and the Florida Natural Areas Inventory (FNAI) report.

Pedestrian and vehicular surveys were conducted through all areas within the property boundary. During the site assessment, the onsite wetland habitats utilized pedestrian coverage. Surveys within upland habitats combined both pedestrian and vehicular transects.

Survey methodologies followed recommendations established in the "Wildlife Survey Methodology Guidelines," developed by the FFWCC (1988) and methodology established by the U. S. Fish and Wildlife Service. Wildlife surveys were conducted from October 11, 2004 to October 15, 2004. These surveys were primarily focused on locating gopher tortoises and scrub jays.

By performing these in-depth studies of the wildlife habitat, the species of vegetation and wildlife that are of special concern in Lake County have been accounted for on the subject property and measures to protect these species will be taken in compliance with the policies listed above.

OBJECTIVE 7-10: PROTECT AIR QUALITY 9J-5.013(2)(b)(1). Lake County Shall Maintain its Good Air Quality and Shall Utilize the Monitoring Program Established for the Waste to Energy Facility in Addition to the New County-wide Air Quality Monitoring Program Established by the Lake County Pollution Control Board to Ensure that its Ambient Air Quality Does Not Exceed the Minimum Standards Established by the Florida Department of Environmental Regulation and the U.S. Environmental Protection Agency.

Air quality in relation to the proposed project has been studied (please refer to Question 22 of the DRI application for a detailed analysis). The results of the air quality study performed for the project were that the air quality standards will not be exceeded.

D. Consistency with the Strategic Regional Policy Plan

Natural Resources

4.3 Prime groundwater recharge areas and other recharge areas identified by the Regional Planning Council or local governments as necessary to maintain water quality and quantity in aquifers from which potable water supplies are drawn, shall be protected.

Activities within recharge areas should not reduce the volume of recharge (i.e., increase the total volume of post-development runoff), or reduce the quality of groundwater below state standards (s.17-3.071 and s.17-3.404, FAC).

This area of Lake County has generally been identified as an area of high recharge by the St. Johns River Water Management District. Based on the site's hydrologic and hydrogeologic conditions and its location within Lake County, it would be considered a high aquifer recharge area.

The proposed development is not anticipated to create any adverse impacts upon ground water quality, since it does not propose any on site septic systems and does not include any industrial uses.

In order to avoid potential adverse effects upon surface water quality for the receiving water systems, a dry retention pond is proposed. The pond is preliminarily designed to provide treatment based on 4-inches of runoff from its contributing post-development basin area.

4.4 Nonpotable water demands should be met using the lowest quality water available and appropriate for the intended application. In order to reduce groundwater or surface water withdrawals, water reuse or reclamation programs should be used whenever feasible for uses that do not require potable water.

If reuse lines become available to the site, the Applicant will connect to these lines for irrigation purposes.

4.6 Watersheds upstream of surface water potable water supplies shall be protected. Activities within these watersheds should not reduce the volume of water available under low-flow conditions, or reduce surface water quality below state standards (s.17-3.091, FAC).

Surface runoff from the site discharges to two lakes, namely, Johns Lake located to the southeast of the site and Lake Apopka located to the north of the site. Both of these lakes are part of the Apopka Chain, which extends from Lake Apopka in Orange and Lake Counties through Lake Griffin in northern Lake County. The major lakes within this chain are connected by canals or channelized waterways. The Apopka Chain is one of the principal lake chains within the Ocklawaha River Hydrologic Basins. The Ocklawaha River discharges to the St. Johns River, north of Palatka.

Lake Apopka and Johns Lake are not classified as Outstanding Florida Waters or Florida Class I or Class II Waters. Also, there are no other surface water bodies classified as Outstanding Florida Waters, Wild and Scenic Rivers, Florida Aquatic Preserves or Florida Class I or Class II Waters that occur within, abutting or downstream of the site.

4.7 Land uses or activities that by their nature represent a substantial risk to the quality or quantity of water available from public wellfields or watersheds of surface water supplies (i.e. Class I surface waters), shall be excluded from the immediate vicinity of such wellfields or surface water supplies in order to minimize the threat to the public water supply. The siting of new public water supplies

should avoid proximity to established land uses that may harm the water supply furnished from that source.

The municipal well fields that will serve this project are owned and maintained by the City of Clermont. Due to security reasons, the City did not provide us with a map depicting the location of the well fields. However, they have provided a letter indicating that the well fields are approximately 12,000 feet from the project site. A copy of the letter dated December 9, 2004 was included with the DRI submittal. Also, the well locations covered by St. Johns River Water Management District (SJRWMD) Consumptive Use Permits within a 2-mile radius from the project are shown on Map D of the DRI submittal

4.10 In order to protect natural waterbodies, water courses and wetlands from siltation, Best Management Practices (BMPs) for control of erosion and sedimentation shall be employed for all road construction, urban development, silvicultural and agricultural activities. BMPs also shall be employed to protect stormwater management systems (e.g., exfiltration systems) from excess sediment loads. Erosion and sediment control BMPs include those of the SCS, FDOT, FDEP, FDACS, and IFAS.

As part of the design of the surface water management system, a spreader swale will be incorporated in the post-development condition at the outfall to minimize erosion and attenuate flow velocities and patterns to those of the pre-development condition.

The peak discharge rates will be attenuated by the proposed pond storage and control structure to those of the pre-development levels based on the required design storms.

Best management practices including skimmers at the outfall structures, locating inlets in grass areas where feasible, and using swale conveyances where feasible will be incorporated into the surface water management system design to reduce the pollutant loading to the receiving system.

These measures along with the higher level of treatment provided in the pond will minimize any increase in run-off from the site and minimize any degradation of water quality in the ultimate receiving body over that occurring in its pre-development state.

4.12 Maximize effective and efficient use of the region's potable water resources by: discouraging new development in areas with existing or projected water supply problems; implementing water conservation practices in residential, commercial, industrial and agricultural activities throughout the region; and requiring installation of devices and products that minimize water demand in all new development. Consideration shall be given to the following when implementing this policy:

1. Availability of sufficient volumes of adequate quality water should be proven prior to permits being issued to proposed developments in areas of questionable water supply conditions:

The potable water will be supplied through the City of Clermont "East Side Potable Water System". Currently, a 12-inch water main abuts the project site along its southwest property line where a 30-foot utility easement is shown on Map D in the DRI submittal. With respect to the irrigation system, irrigation wells will be installed to serve the proposed development. Two irrigation wells are anticipated to be constructed on site. The irrigation wells are anticipated to be located on the east and west sides of the project.

Floodplains

- 4.14 Floodplains that are relatively undisturbed should be protected through regulation and/or public acquisition as appropriate, in order to preclude uses that would permanently degrade floodplain functional values.**

No development is proposed within a 100-year flood prone area as identified by the Federal Emergency Management Agency. The location of the existing floodprone area is delineated on the FEMA Flood Insurance Rate Map, shown on the DRI Exhibits (Map I-1, and Map I-2).

Wetlands

- 4.23 Proposed activities that would degrade the function of wetlands or deepwater habitat shall not be permitted, except where such activities are not contrary to the public interest, and there is no practical alternative that reduces or avoids impacts to wetlands or deepwater habitat. Unavoidable losses of viable wetlands should be mitigated through demonstrably successful restoration, creation or — where no other alternative is feasible — preservation of other wetlands whose functional values are comparable to the wetlands lost. Wetland mitigation should occur within the same watershed as the proposed impact to ensure no net loss of wetland functional values within that watershed. Creation of new wetlands as mitigation should avoid impacts to ecologically valuable uplands, including bird nesting colonies, migratory wildlife corridors and rare or endangered ecosystems.**

There is 10.7 acre wetland in the northwest corner of the site. No impacts to this wetland are proposed and it will be left in its natural state with a 25-50 foot surrounding buffer.

- 5.1 New transportation projects should be designed to accommodate and encourage alternative forms of transportation in order to reduce reliance on automobiles, and thereby reduce vehicular emissions that degrade air quality. Design features used to implement this policy may include:**

- 1. Incorporation of bicycle facilities designed in accordance with the most recent version of the State Bicycle Facilities Planning and Design Manual (FDOT) on new roads or roadway widening projects, except interstate highways or other controlled-access facilities on which bicycles are not permitted, where such facilities would be appropriate.**

As mentioned above, the proposed extension of the Lake Minneola/Clermont Scenic Route provides bicycle and pedestrian access to the site.

- 2. Provision of sidewalks on all new roads or roadway-widening projects constructed within urban or developed areas where such facilities would be appropriate.**

With the improvements (widening) of SR 50, sidewalks will be installed to accommodate pedestrian traffic.

- 6.1 Comprehensive planning efforts should be based on delineation of urban development areas for purposes of achieving compact and contiguous urban areas having a full range of services and able to accommodate a full range of urban land uses. The extent and staging of urban development areas should:**

- 1. Be defined according to availability of the types and levels of service necessary to support urban development while maintaining consistency with provisions of s.163.3177 10(h) and 163.32022(g), FS;***

The proposed Plaza Collina development is in an urban area as delineated by Lake County. The reason that Lake County has concentrated urban uses in this location is due to the availability of infrastructure particularly the accessibility to major transportation networks.

- 2. Maximize the use of existing infrastructure investments while minimizing costs of providing additional services;***

There are existing water and sewer lines adjacent to the site, therefore, minimizing the cost to the City of Clermont to provide the necessary services.

- 3. Provide sufficient developable land to accommodate forecasted demands, plus provide an over-supply of land to allow flexibility in locational choice, accommodate variations in projected growth rates, provide adequate lead time for planning and construction, or minimize increases in land prices caused by a shortage of developable land;***

As the development program proposes 1,200,000 square feet of commercial and 200 residential units it will provide an ample supply of needed services and land.

- 4. Exclude environmentally sensitive areas with severe development constraints from the potential supply of land available for urban development;***

The wetland on-site will not be impacted, nor will the floodplain areas associated with the wetland be impacted.

- 5. Maintain consistency with adopted regional goals, policies and standards;***

The proposed development will comply with the adopted regional goals, policies and standards.

- 6. Discourage urban uses and intensities outside urban development areas; and***

As per Lake County policies, the development is within the urban development area.

- 7. Support an attractive, functionally and physically integrated mix of land uses including affordable housing.***

The design standards that will apply to Plaza Collina will ensure an attractive mix of land uses and will provide multi-family housing of varying price points.

- 6.2 Local land use plans should implement activity centers where appropriate, through land use controls and incentives that encourage:***

- 1. Sufficiently high densities in locations supportive of regional mass transit plans;***

The proposed Plaza Collina development is in an urban area as delineated by Lake County. The reason that Lake County has concentrated urban uses in this location is due to the availability of infrastructure particularly the accessibility to major transportation networks.

2. ***Connections between activity centers and adjacent supporting land uses that allow pedestrian, bicycle and automotive movement without the need to access area collector highways;***

Again, the proposed extension of the Lake Minneola/Clermont Scenic Route provides bicycle and pedestrian access to the site. Additionally, traffic from the north will access the site via Old SR 50 and will not have to utilize SR 50.

3. ***Development patterns with mixed residential, employment, commercial, educational and public activities sufficient to serve as a destination and shopping area for activity center and secondary area residents and workers;***

The future land use designation of Regional Commercial and Urban Expansion will aid in achieving consistency with the above policy.

4. ***Development of vacant and/or unused urbanized areas so as to minimize urban sprawl;***

The Plaza Collina site is vacant land within an urbanized area, therefore, will not contribute to sprawl, but will in effect permit infilling within the urbanized area.

- 7.12 ***The user pays concept, which requires users of facilities to be financially responsible for bearing facility costs, shall be one of the primary revenue bases for financing operation and maintenance of all publicly-owned water, wastewater, stormwater, and waste management facilities and services. The concept shall be used when applicable in financing other public facilities and services.***

Utility provisions required by the development will be connected to the Plaza Collina site at the cost of the developer.

- 7.18 ***Individual waste treatment/disposal systems (including septic tanks) will be located, constructed and operated so that such facilities will not adversely impact public health or regional water resources, either on an individual or cumulative basis. Adherence to this policy requires that siting of such facilities be limited to areas where inadequately treated effluent will not adversely impact the quality of regional water resources by lateral surface/subsurface flow or by downward percolation.***

No onsite wastewater treatment is proposed.

- 7.19 ***Encourage infill in existing urban areas and renovation of blighted areas in areas where wastewater transmission and treatment capacity are available for allocation, or funding has been committed for providing sufficient capacity. Emphasis should be placed on encouraging development activities within urban service area boundaries identified in local government comprehensive plans. Techniques of encouragement include:***

1. ***Providing public or private facilities and services in accordance with adopted growth management objectives and policies in order to: maximize use of available wastewater system capacities; develop and maintain cost-effective wastewater collection and transmission systems; and maximize efficiency while reducing costs of providing the facilities and services required to serve urban areas;***

The City of Clermont currently operates water and sewer lines in this area of Lake County. These lines are adjacent to the site; therefore, the cost of extending these utilities to the Plaza Collina site is minimal.

SECTION IV

Proposed Future Land Use Designation Map Amendment

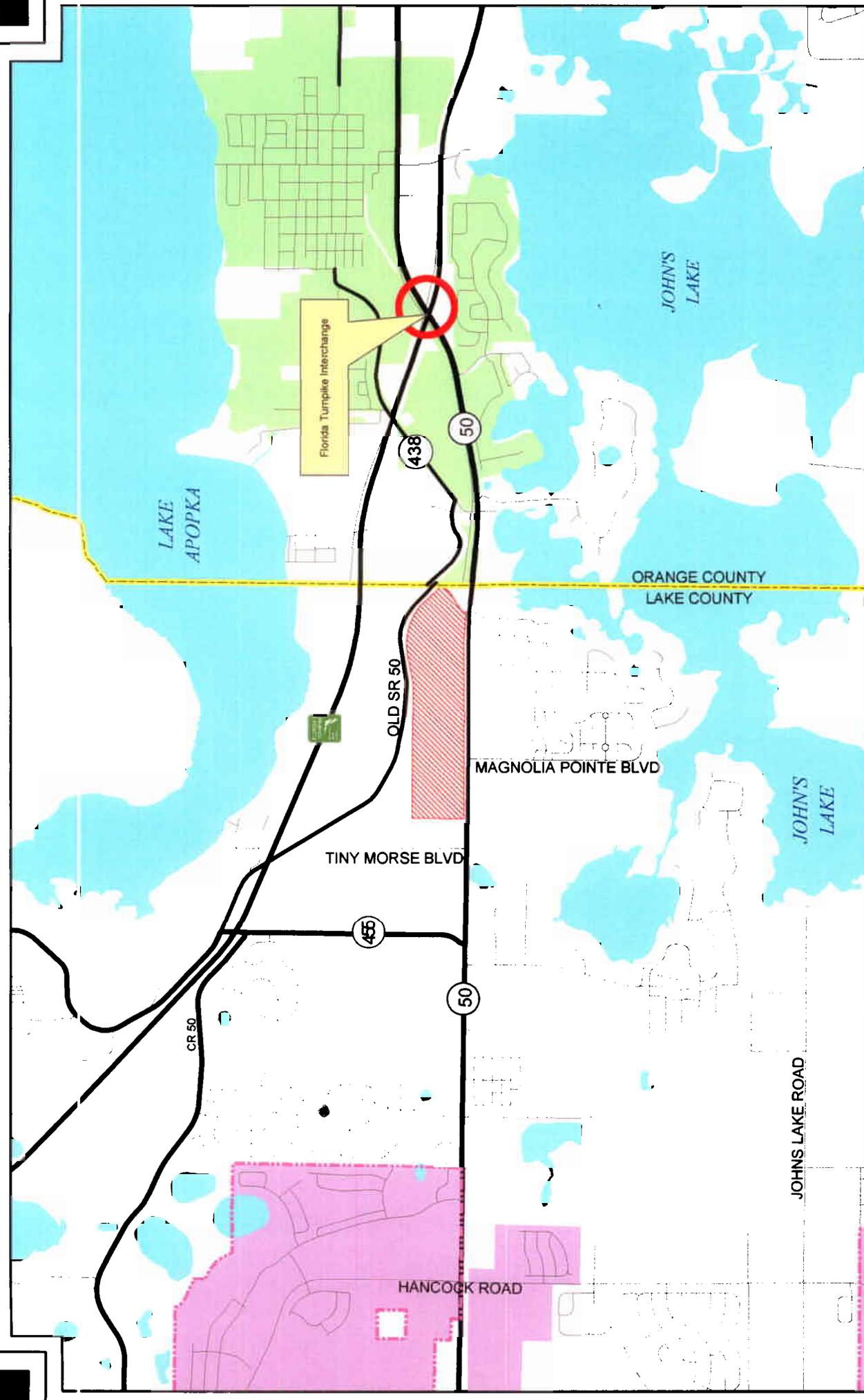
The Applicant is requesting two new land use category called Regional Commercial and Conservation be added to the site and the Community Commercial and Employment Center designations be removed,. These new land use categories will not only aid in achieving consistency with the Lake County Comprehensive Plan for the subject site, but to also provide a land use category for the County which takes into account the specific land use issues associated with the Plaza Collina DRI development .

A. Proposed Amendment to the Future Land Use Map (Revised)

The following Future Land Use Map amendments are proposed, as shown on Exhibit 6, Proposed Future Land Use.

To add to the following Future Land Use Map designations for the subject site:

Urban Expansion/Regional Commercial	132 acres
Conservation	10 acres



Plaza Collina

Legend

-  Property Boundary
-  City of Clermont
-  City of Oakland

Plaza Collina CPA

Exhibit 1 - Location Map

CMIN ASSOCIATES
 Urban & Environmental Planners Landscape Architects
 GIS Services Architecture Architectural Design

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 West Palm Beach, Florida Copyright © 2016 CMIN Associates, LLC

0 1,500 3,000 Feet





Plaza Collina CPA
Exhibit 2 - Aerial Photograph

CMIN ASSOCIATES
Urban & Environmental Planners Landscape Architects
GIS Services Architectural Design
230 Spruce Street, Ste. 2000, Fort Worth, TX 76102
www.cmin.com COMPANY #C 2334 STATE #0030001, LLC



Plaza Collina

Legend

 Property Boundary



LEGEND			
	DESCRIPTION		
	PROPERTY LINE/ RIGHTS-OF-WAY		
	EXISTING LAND USE		
	FUTURE LAND USE		

Plaza Collina

Plaza Collina CPA

Exhibit 3 - Adopted Future Land Use

CMIN ASSOCIATES
 Urban & Environmental Planners • Landscape Architects
 500 DeWayne Avenue, Orlando, Florida 32801 (407)432-4040
 www.cmin.com COMPASS: ©2008 CAIN ASSOCIATES, INC.



Legend

- PROJECT BOUNDARY: 141.90 ac. ±**
- 6 Anclote, Delray and Hontoon soils
- 13 Candler sand, 0 to 5% slopes
- 15 Candler sand, 5 to 12% slopes
- 17 Candler sand, 12 to 25% slopes
- 30 Lake sand, 5 to 12% slopes
- 45 Pits Water Complex
- 57 Tavares sand, 0 to 5% slopes

OLD SR 50

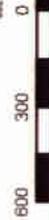
50

Source: Soils information obtained from the Lake County GIS in the form of a Arcinfo GIS Coverage File. Original source information was created by the USDA National Resource Conservation Service from the Lake County Soils Survey. Source Date: 1990. Source Scale: 1 Inch = 2,000 Feet. True Color Aerial Photography obtained from Lake County GIS in the form of Georeferenced TIF Image files. Source Scale: 1 Inch = 200 Feet. Source Date: March 2004. Boundary estimated from legal description provided by client and the Lake County GIS Parcel Coverage. Date of Source: Nov. 2003.

Plaza Collina

Plaza Collina CPA
Exhibit 4 - NRCS Soils

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Urban & Environmental Planners Landscape Architects
GIS Services Architectural Design
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Legend

- PROJECT BOUNDARY: 141.90 ac. ±
- 212 UNIMPROVED PASTURES: 55.61 ac. ±
- 320 SHRUB & BUSHLAND: 0.59 ac. ±
- 425 TEMPERATE HARDWOOD: 10.16 ac. ±
- 515 CATTLE POND: 0.13 ac. ±
- 611 BAY SWAMPS: 10.71 ac. ±
- 740 DISTURBED LANDS: 52.72 ac. ±
- 746 ABANDONED RAILROAD: 1.95 ac. ±

OLD SR 50

50



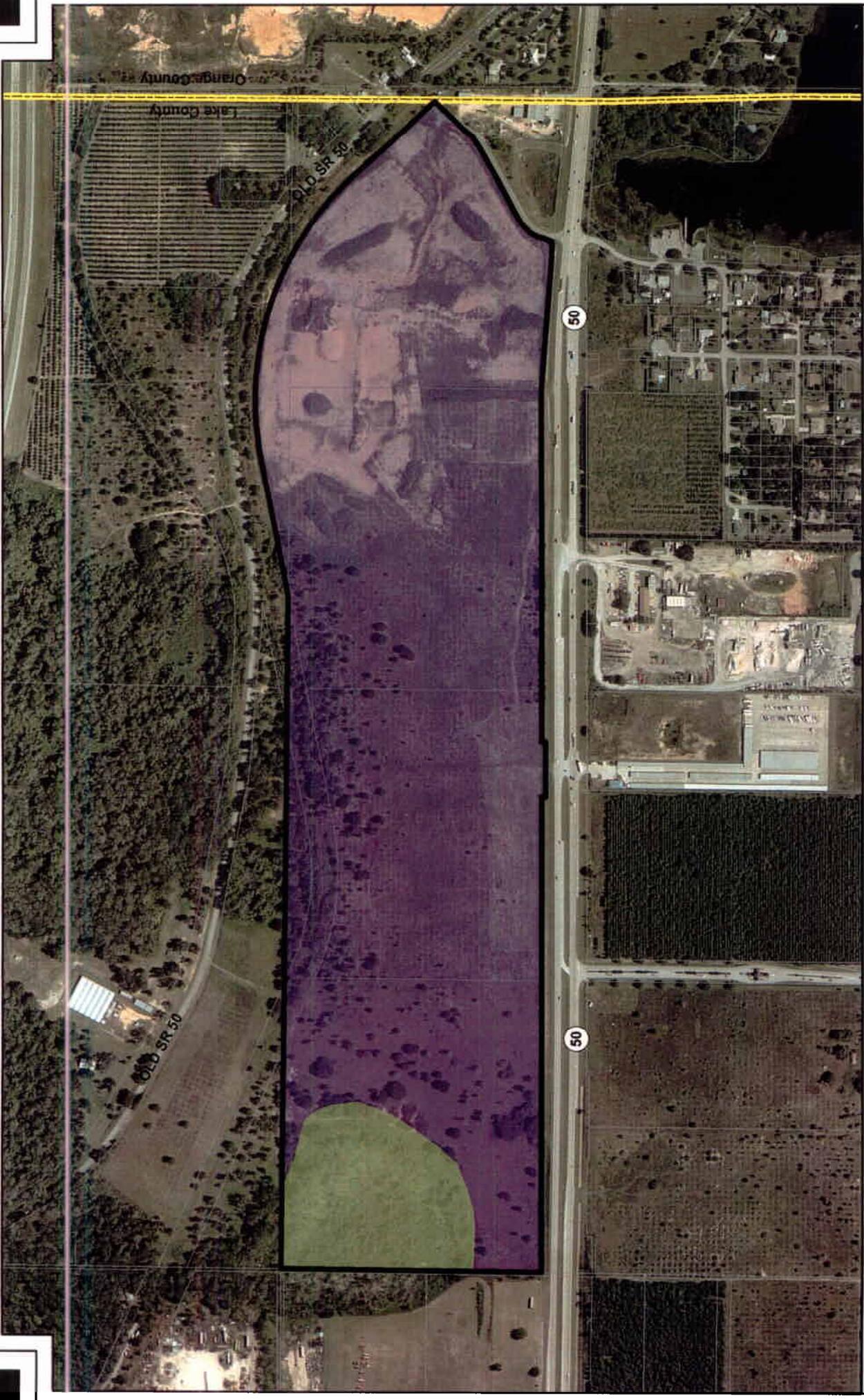
Source: Land Use and Land Cover information obtained from utilizing the depicted March 2004 True Color Aerial Photography and a onsite visit by a LPGA Environmental Biologist. The Florida Land Use, Cover and Forms Classification System was utilized to determine the specific land use classifications. True Color Aerial Photography obtained from Lake County GIS in the form of Georeferenced TIF Image files. Source Scale: 1 inch = 200 Feet. Source Date: March 2004. Boundary estimated from legal description provided by client and the Lake County GIS Parcel Coverage. Date of Source: Nov. 2003.

Plaza Collina

Plaza Collina CPA
Exhibit 5 - Vegetation

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Plaza Collina

Legend

-  Property Boundary
-  County Boundary
-  Parcels
-  Regional Commercial / Urban Expansion
-  Conservation

Plaza Collina CPA

Exhibit 6 - Proposed Future Land Use

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 10000 Park Road, Suite 1000 | Raleigh, NC 27615 | 919-877-4400
 www.ccaia.com | ccaia@ccaia.com



BOUNDARY AND LEGAL SURVEY

THAT PART OF SECTIONS 24 AND 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25, AS THE POINT OF BEGINNING; THENCE RUN S 89°23'23" E, ALONG THE NORTH LINE THEREOF, 2690.33 FEET TO THE NORTH 1/4 OF SAID SECTION 25; THENCE RUN S 89°22'05" E, CONTINUING ALONG SAID NORTH LINE, 50.07 FEET TO A BARBED WIRE FENCE LINE; THENCE RUN N 79°9'30" E, ALONG SAID FENCE LINE, 434.24 FEET; THENCE RUN N 79°05'06" E, 556.22 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 8°45'53", A RADIUS OF 1861.14 FEET, AN ARC LENGTH OF 284.70 FEET, A CHORD BEARING OF N 86°42'10" E AND A CHORD DISTANCE OF 284.43 FEET; THENCE RUN S 88°54'54" E, 67.39 FEET TO A CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 13°57'05", A RADIUS OF 1045.00 FEET, AN ARC LENGTH OF 254.46 FEET, A CHORD BEARING OF S 81°56'22" E AND A CHORD DISTANCE OF 253.83 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 18°36'42", A RADIUS OF 1413.77 FEET, AN ARC LENGTH OF 459.24 FEET, A CHORD BEARING OF S 65°39'28" E AND A CHORD DISTANCE OF 457.23 FEET TO THE AFORESAID NORTH LINE OF SECTION 25; THENCE RUN S 89°22'05" E, ALONG SAID NORTH LINE, 65.88 FEET TO THE MAINTAINED WEST RIGHT OF WAY OF OLD STATE ROAD No.50, SAID LINE BEING A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 6°35'39", A RADIUS OF 1378.71 FEET, AN ARC LENGTH OF 158.68 FEET, A CHORD BEARING OF S 48°19'40" E AND A CHORD DISTANCE OF 158.59 FEET; THENCE RUN S 45°1'50" E, CONTINUING ALONG SAID MAINTAINED RIGHT OF WAY LINE, 585.49 FEET TO THE WEST RIGHT OF WAY LINE OF LAKE BOULEVARD; THENCE RUN THE FOLLOWING SIX COURSES AND DISTANCES ALONG SAID WEST RIGHT OF WAY LINE: S 31°37'11" W, 328.07 FEET; THENCE RUN N 58°22'49" W, 5.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 29°47'54", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 104.02 FEET, A CHORD BEARING OF S 45°31'08" W AND A CHORD DISTANCE OF 102.85 FEET; THENCE RUN S 61°25'05" W, 366.55 FEET TO A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 55°51'45", A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 175.50 FEET, A CHORD BEARING OF S 33°29'12" W AND A CHORD DISTANCE OF 168.63 FEET; THENCE RUN S 21°26'18" W, 11.08 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 50; THENCE RUN FOLLOWING THREE COURSES AND DISTANCES ALONG SAID NORTH LINE: N 87°43'31" W, 50.79 FEET; THENCE RUN N 84°25'41" W, 469.96 FEET; THENCE RUN N 89°48'40" W, 4157.41 FEET TO THE WEST LINE OF AFORESAID SECTION 25; THENCE RUN N 0°43'43" E, ALONG SAID WEST LINE, 1183.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 141.895 ACRES MORE OR LESS.

CFN 2004137763
Bk 02676 Pgs 2411 - 2413; (3p)
DATE: 10/14/2004 12:14:20 PM
JAMES C. WATKINS, CLERK OF COI
LAKE COUNTY
RECORDING FEES 27.00
DEED DOC 0.70

THIS DOCUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

R
Randolph J. Rush, Esquire
Winderweede, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, Florida 32790

TRUSTEE'S DEED

THIS DEED is dated as of the 14th day of October, 2004, between DARYL M. CARTER, as Trustee of the CARTER-WEST 50 LAND TRUST, under agreement dated December 29, 1999, whose address is Post Office Box 568821, Orlando, Florida 32856-8821 ("Grantors"), and LAKE COUNTY GATEWAY, LLC, a Florida limited liability company, whose mailing address is 7594 Sand Lake Road, Orlando, Florida 32819 ("Grantee"):

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, grants, bargains, sells and conveys in fee simple, the property described below to Grantee, along with all rights and appurtenances thereto, said lands lying in Lake County, Florida, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

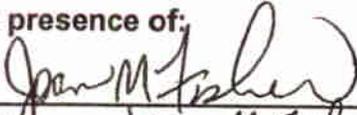
TO HAVE AND TO HOLD the same with all appurtenances thereto and all of the estate, right, title, interest, equity and claim whatsoever of the Grantor, to the use and benefit of the Grantee forever.

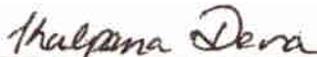
The above described property does not constitute the homestead of DARYL M. CARTER, who has never resided on the above described property or any property contiguous thereto.

Subject to taxes for the year 2004 and subsequent years which not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


Name: Joan M. Fisher


Name: KALPANA DEVA


DARYL M. CARTER, as Trustee of the CARTER-
WEST 50 LAND TRUST, under agreement
dated December 29, 1999

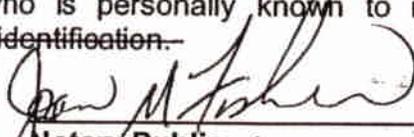
Address: P.O. Box 568821
Orlando, Florida 32856-8821

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14th day of October, 2004 by DARYL M. CARTER, as Trustee of the CARTER-WEST 50 LAND TRUST, under agreement dated December 29, 1999, who is personally known to me ~~or who~~ produced _____ as identification.




Notary Public
Print Name: Joan M. Fisher

My Commission Expires: 07/16/2005

DESCRIPTION: Parcel 1

EXHIBIT "A"

A PORTION OF THE 120' CSX TRANSPORTATION RAILROAD RIGHT OF WAY LYING IN SECTIONS 24 & 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 INCH ROUND CONCRETE MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 25 AS THE POINT OF BEGINNING; THENCE RUN N 89°23'23" W, ALONG THE NORTH LINE OF SECTION 25, 220.17 FEET TO THE NORTHERLY LINE OF THE CSX TRANSPORTATION RAILROAD RIGHT OF WAY (A 120' RIGHT OF WAY); THENCE RUN N 78°50'58" E, ALONG SAID NORTHERLY LINE, 583.82 FEET TO THE SOUTH LINE OF OLD STATE ROAD 50, AS CURRENTLY MAINTAINED, SAID LINE BEING A NON-TANGENT CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG SAID SOUTH LINE AND CURVE HAVING A CENTRAL ANGLE OF 05°33'19", A RADIUS OF 1725.38 FEET, AN ARC LENGTH OF 167.20 FEET, A CHORD BEARING OF N 84°24'08" E AND A CHORD DISTANCE OF 167.23 FEET; THENCE RUN N 81°37'28" E, CONTINUING ALONG SAID MAINTAINED RIGHT OF WAY, 757.79 FEET TO A CURVE CONCAVE TO THE SOUTH; THENCE CONTINUE ALONG SAID SOUTH LINE AND CURVE HAVING A CENTRAL ANGLE OF 29°21'51", A RADIUS OF 985.98 FEET, AN ARC LENGTH OF 505.32 FEET, A CHORD BEARING OF S 83°41'37" E AND A CHORD DISTANCE OF 499.80 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID SOUTH LINE AND CURVE HAVING A CENTRAL ANGLE OF 23°58'01", A RADIUS OF 1378.71 FEET, AN ARC LENGTH OF 577.05 FEET, A CHORD BEARING OF S 87°01'10" E AND A CHORD DISTANCE OF 572.85 FEET; THENCE RUN S 43°01'50" E, CONTINUING ALONG SAID MAINTAINED RIGHT OF WAY, 585.49 FEET TO THE WEST RIGHT OF WAY LINE OF LAKE BOULEVARD; THENCE RUN S 31°37'11" W, ALONG SAID WEST LINE, 120.00 FEET TO THE SOUTHERLY LINE OF THE AFORESAID CSX TRANSPORTATION RAILROAD RIGHT OF WAY; THENCE RUN N 42°09'01" W, ALONG SAID SOUTHERLY LINE, 455.31 FEET TO A CURVE CONCAVE TO THE SOUTH; THENCE RUN WESTERLY ALONG SAID SOUTHERLY LINE AND CURVE HAVING A CENTRAL ANGLE OF 88°00'00", A RADIUS OF 1372.40 FEET, AN ARC LENGTH OF 1413.22 FEET, A CHORD BEARING OF N 71°39'02" W AND A CHORD DISTANCE OF 1351.80 FEET; THENCE RUN S 78°50'58" W, CONTINUING ALONG SAID SOUTH LINE, 833.25 FEET TO THE AFORESAID NORTH LINE OF SECTION 25; THENCE RUN N 89°22'05" W, ALONG SAID NORTH LINE, 367.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A portion of the abandoned 120.00 feet wide Atlantic Coast Line Railroad right-of-way lying and being in Section 24, Township 22 South, Range 26 East, Lake County, Florida, being further described as follows: Commence at the Southwesterly corner of said Section 24, thence run South 89°26'23" East along the South line of Southwest 1/4 of said Section 24, a distance of 2482.63 feet to a point that is 60.00 feet Northwesterly, when measured at right angles to, the centerline of the said Atlantic Coast Line Railroad, said point being the Point of Beginning of this described parcel; thence continue South 89°26'23" East, along said South line said Section 24, a distance of 207.60 feet to the South 1/4 corner of said Section 24; thence run South 89°26'36" East, along the South line of the Southeast 1/4 of said Section 24, a distance of 60.07 feet to a point on a barbed wire fence; thence run North 79°05'59" East, a distance of 434.24 feet; thence continue along said fence North 79°01'35" East, a distance of 668.22 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 1861.14 and a chord bearing of North 86°38'38" East; thence run Easterly along said fence and said curve, having a central angle of 08°45'53", an arc distance of 284.71 feet; thence run South 88°58'25" East 87.39 to the beginning of a curve concave Southwesterly, having a radius of 1045.00 feet; thence run along said fence and said curve having a central angle of 13°57'05", an arc distance of 254.45 feet to the beginning of a compound curve having a radius of 1413.77; thence run Southeasterly along said curve, having a central angle of 18°36'42", an arc distance of 459.24 feet to a point on the South line of the Southeast 1/4 of said Section 24; thence run South 89°25'36" East along said South line, a distance of 95.88 feet to a point that is 60.00 feet Northeasterly, when measured at right angle to the said centerline of the Atlantic Coast Line Railroad, said point being the cusp of a non-tangent curve concave Southwesterly, having a radius of 1492.70 feet; thence run Northwesterly along said curve, having a central angle of 47°16'35" and a chord bearing of North 77°35'52" West, an arc distance of 1231.67 feet; thence run South 78°45'50" West 1189.22 feet to the Point of Beginning.

Parcel 2

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING A PORTION OF A CSX TRANSPORTATION RIGHT OF WAY WITHIN LOTS 4, 5, 6 AND 7, AND THE RIGHTS OF WAY ADJACENT THERETO OF THE MAP OF SECTION 25, LAKE HIGHLAND SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 OF SAID SECTION 25 AS THE POINT OF BEGINNING; THENCE RUN S 89°22'05" E, ALONG THE NORTH LINE THEREOF, 367.00 FEET TO THE SOUTH LINE OF SAID CSX TRANSPORTATION RIGHT OF WAY; THENCE RUN S 78°50'58" W, ALONG SAID SOUTH LINE, 1037.78 FEET TO A CURVE CONCAVE TO THE NORTH; THENCE RUN WESTERLY CONTINUING ALONG SAID SOUTH LINE AND CURVE HAVING A CENTRAL ANGLE OF 33°05'00", A RADIUS OF 1205.97 FEET, AN ARC LENGTH OF 738.43 FEET, A CHORD BEARING OF N 83°36'32" W AND A CHORD DISTANCE OF 728.95 FEET; THENCE RUN N 86°04'02" W, CONTINUING ALONG SAID SOUTH LINE, 349.68 FEET TO THE AFORESAID NORTH LINE OF SECTION 25; THENCE RUN S 89°23'23" E, ALONG SAID NORTH LINE, 303.10 FEET TO NORTH LINE OF THE AFORESAID CSX TRANSPORTATION RIGHT OF WAY; THENCE RUN S 88°04'02" E, ALONG SAID NORTH LINE, 71.35 FEET TO A CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY CONTINUING ALONG SAID NORTH LINE AND CURVE HAVING A CENTRAL ANGLE OF 35°05'00", A RADIUS OF 1083.98 FEET, AN ARC LENGTH OF 664.96 FEET, A CHORD BEARING OF S 83°36'32" E AND A CHORD DISTANCE OF 654.82 FEET; THENCE RUN N 78°50'58" E, CONTINUING ALONG SAID NORTH LINE, 462.08 FEET TO THE AFORESAID NORTH LINE OF SECTION 25; THENCE RUN S 89°23'23" E, 220.17 FEET TO THE POINT OF BEGINNING.