

# 506 WEST BERCKMAN STREET FRUITLAND PARK, FL 34731

#### **TRC COFP Members:**

City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer - Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

#### **TRC Members:**

City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

PHONE: 352 360-6727

FAX: 352 360-6652

#### AGENDA TECHNICAL REVIEW COMMITTEE JUNE 7, 2022 10:00AM

- I. MEETING START TIME:
- II. MEMBERS PRESENT:
- III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from April 5, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE

#### **NEW BUSINESS:**

**A. Timbertop Lane:** Planned Development/ (PUD Amendment) and Comp Plan Amendment (Alternate Key: 1287715)

A Planned Development, Preliminary Plan, Comp Plan Amendment and Rezoning application was submitted by Tara Tedrow of Lowndes Law on behalf of the owner, Stephanie Bailey Bouis and Patricia Bouis Thompson. The proposed development consists of approximately  $24.52 \pm acres$  of commercial uses and  $44.03 \pm acres$  of a total of 486 units representing 288 garden apartments and 198 townhomes. The proposed maximum height is 4 stories (approximately 60'). The existing PUD, known as Live Oak Center, allowed for 120 units (townhomes/apartments – 10 acres), 300,000 (30 acres) SF of commercial, and 200,000 (20 acres) SF of office with a maximum building height of 45 feet. The current

future land use designation is Mixed Community; development proposing future land use designation of General Mixed Use.

B. Reserve at Spring Lake Cove – Major Site Plan, PUD Amendment, Rezoning, ROW/Plat Vacate (Alternate Keys: 1287251, 1287600, 1504333, 1504341, 1504350, 1504368, 2669306, 3038550, 3801592, 3823815, 3823816, 3839947)

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. The subject site's existing future land use is Multi-Family High Density (maximum of 15 units/acre). The applicant is seeking a rezoning to Residential PUD for a 128 unit apartment complex. The proposed gross density is 3.2 units/acre. The apartment layout consists of 30 buildings some of which are 2-story with units ranging from 2 units to 7 units per building. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The recreation amenities provided include a dog park, trails, 20' x 20' pavilion with 4 picnic tables and 2 grills, and lake overlook sitting area with 2 grills. It is the applicant's intent to also utilize the recreational amenities at Spring Lake Cove apartments which includes playground equipment. In addition, the applicant is seeking Preliminary Plan approval for the rezoning process. The applicant is also requesting a variable buffer width adjacent to the cul-de-sac located within the southwestern property boundary from 25' to 10' and to allow a 10' buffer adjacent to a small portion of the stormwater pond.

A PUD MDA amendment has concurrently been submitted to city attorney for review/comments and subsequent submittal for city approval. The applicant is requesting both multi-family and single family use options for a . The multi-family option is part of the request for 128 apartments; the single family residence option is requested to be added to the MDA amendment to allow for 95 single family homes (with typical 65' lots). Due to shifts in the housing market, the owner/applicant wishes to amend the language in the Master Development Agreement to allow greater flexibility with permitted uses to include the aforementioned.

#### **BOARD MEMBERS' COMMENTS:**

#### **PUBLIC COMMENTS:**

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

#### **ADJOURNMENT:**



# 506 WEST BERCKMAN STREET FRUITLAND PARK, FL 34731

#### **TRC COFP Members:**

**Public Works Director** 

City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer - Halff
Fire Chief
Fire Inspector
Land Planner LPG

#### **TRC Members:**

City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

PHONE: 352 360-6727

FAX: 352 360-6652

# MEETING NOTES TECHNICAL REVIEW COMMITTEE APRIL 5, 2022 10:00AM

- I. MEETING START TIME: 10:00AM
- II. MEMBERS PRESENT: All members present except Police Chief, Building Official, Code Enforcement, Fire Chief/Inspector; City of Leesburg Utilities and Lake County School Board/Public Works Department and Lake County Economic Development. Also present were Angel Rivera, via teleconference, applicant for Myrtle Lake Breezes and Crystal Lake Vista; Jimmy Crawford, Tara Tedrow on behalf of Lake Saunders.
- III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from February 1, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE

**NEW BUSINESS:** 

A. Lake Myrtle Breezes Amendment to Annexation Agreement (Alternate Key: 3845274)

Introduction of application provided by LPG Michael Rankin of the proposed Annexation Agreement Amendment submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Eric Coe (Developer). The annexation agreement was approved on June 10, 2004. Per The annexation

amendment is requested to remove the sidewalk requirements both within the Lake Myrtle Breezes subdivision and along Myrtle Lake Road from the subdivision entrance to the corner of County Road 468. City attorney is in concurrence that the amendment would require a sidewalk to be constructed along the subdivision frontage within Tract A (identified by the above referenced alternate key. Tract A is approximately 658.7 linear feet and has been dedicated to the City of Fruitland park for right-of-way purposes.

No recognized issue with moving forward with the aforementioned request. Application to be scheduled for P&Z on April 21, 2022 at 6:00 pm. Staff to send follow-up email to applicant to confirm same.

# B. Crystal Lake Vista - Annexation, Comp Plan Amendment & PUD Application (Alternate Key: 1288606)

Introduction of application provided by LPG Michael Rankin Annexation for Large Scale Comprehensive Plan Amendment (LSCPA) and Planned Unit Development applications submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The applicant is requesting annexation to receive city services and develop a proposed single family residential subdivision. The proposed future land use is a decrease in density and the proposed rezoning to PUD is consistent with the city's LDRs and Comprehensive Plan. The subject property is currently zoned R-3 in Lake County and the proposed city zoning is PUD (Minimum lot size of 8,000 sf with central water and central sewer). Staff/LPG recommends approval.

Per PWD Dicus, water is available however, sewer is not available. Halff's Hugo Cabrera stated that clarification of road width of 24' should be provided. Per discussion with applicant, City of Fruitland Park will require a 24' road with and will need modification on the applicable submittal documentation.

Application will follow same timeline as the aforementioned application with P&Z to be scheduled on April 21, 2022 at 6:00pm.

# C. Lake Saunders Groves PUD Amendment (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, and 3883988)

CDD Dwayne Williams introduced PUD amendment request submitted by Jimmy Crawford, Esq on behalf of Lake Saunders Groves Land, LLP. The applicant is requesting an amendment to the existing PUD (Ordinance 2018-043) and associated Development Agreement to reduce the density from 542 units to 420 units, eliminate the potential for multi-family apartments, allow 50'and 60' lots, allow 20' to 22' townhome lots; reduce phasing from five (5) to two (2), remove language regarding potential road connection to US 441; allow for a pioneer agreement for utility extensions, and allow temporary irrigation wells until City reuse is available.

CDD Williams stated that alignment with county and MPO suggested for internal road network for the northern part of the city's boundaries. Staff/LPG recommends approval. City attorney has provided MDA amendment. Hugo Cabrera requested that Halff be excused from discussion/recommendations as they are the engineering representative for this development.

Jimmy Crawford requested procedure clarification on whether this action entails a PUD or MDA amendment. With such substantial changes, city attorney stated that this would involve both PUD and MDA amendment. Further discussion ensued regarding school concurrency and water/sewer hookup.

Application will be scheduled for P&Z on April 21, 2022.

#### **BOARD MEMBERS' COMMENTS:**

#### **PUBLIC COMMENTS:**

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

#### **ADJOURNMENT:**





tara.tedrow@lowndes-law.com 215 North Eola Drive, Orlando, Florida 32801-2028 T: (407) 418-6361 | F: 407-843-4444

MAIN NUMBER: 407-843-4600

MERITAS® LAW FIRMS WORLDWIDE

April 22, 2022

#### **VIA FEDERAL EXPRESS**

City of Fruitland Park Planning Department c/o Sharon Williams 506 West Berckman Street Fruitland Park, FL 34731 VIA EMAIL <a href="mailto:sherie@lpgurp.com">sherie@lpgurp.com</a>
LPG Urban & Regional Planners, Inc. c/o Sherie Lindh
1162 Camp Avenue
Mount Dora, FL 32757

Re: Resubmittal to City of Fruitland and LPG Urban & Regional Planners, Inc./Large

Scale Comp Plan Amendment and Rezoning/ Parcel ID 05-19-24-0003-000-02000

(the "Subject Property")

#### To Whom it May Concern:

Enclosed is a revised application package including a revised plan and support documents for a Large Scale Comprehensive Plan Amendment and Rezoning application in response to comments dated February 2, 2022, for development of the above referenced Subject Property. Attachments are as follows:

- 1. Staff report response letter
- 2. Revised application
- 3. Updated traffic memo
- 4. Redline of the DA
- 5. Revised narrative justification statement
- 6. Updated concept plans
- 7. Florida Master Site File sign off



We appreciate your review documentation and processing of this request. If you have any questions, comments or need additional information, please feel free to contact us at your earliest convenience.

Sincerely,

Tara L. Tedrow

TLT/lak Enclosures





tara.tedrow@lowndes-law.com 215 North Eola Drive, Orlando, Florida 32801-2028 T: (407) 418-6361 | F: 407-843-4444 MAIN NUMBER: 407-843-4600

MERITAS® LAW FIRMS WORLDWIDE

April 22, 2022

VIA FEDERAL EXPRESS
City of Fruitland Park Planning Department
c/o Sharon Williams
506 West Berckman Street
Fruitland Park, FL 34731

VIA EMAIL <a href="mailto:sherie@lpgurp.com">sherie@lpgurp.com</a>
LPG Urban & Regional Planners, Inc. c/o Sherie Lindh
1162 Camp Avenue
Mount Dora, FL 32757

Re: Response to City of Fruitland Park Staff Report by LPG Urban & Regional

Planners, Inc./Large Scale Comp Plan Amendment and Rezoning/ Parcel ID 05-

19-24-0003-000-02000 (the "Subject Property")

To Whom it May Concern:

This letter shall serve as a response to the following staff comments dated February 2, 2022, provided with regards to the application for development of the above referenced Subject Property.

COMMENT: The application indicates that there is no existing future land use on the subject site; however, that is in error. The site is designated as Mixed Community (6 units/acre) on the adopted future land use map. Please revise application.

RESPONSE: A revised application indicating the correct requested FLU designation is included with this resubmittal.

**COMMENT: Please provide the Florida Master Site File Sign Off** 

RESPONSE: Attached.

COMMENT: The traffic impact analysis submitted does address the proposed rezoning; however, the unit count within the analysis indicates 786 multi-family units whereas the plan submitted indicates 288 multi-family units and 198 townhomes for a total of 486 units. No analysis was submitted to address the proposed comprehensive plan amendment which is an amendment from Mixed Community (6 units/acre) to General Mixed Use (12 units/acre). Please revise the traffic analysis to be consistent with the conceptual plan and submit traffic impact analysis addressing the proposed amendment.



RESPONSE: A revised narrative justification statement and traffic analysis (dated April 4, 2022), as requested, are included with this resubmittal.

COMMENT: Please provide a strike through and red-lined format of the proposed revisions to the Amended Master Development Agreement. Also, please clarify the type of residential uses you are seeking. The plan submitted indicates multi-family and townhome units; however, the MDA includes single family detached and duplex units. If it is the applicant's intent to allow for single family detached and duplex units, a conceptual plan as Option B must also be submitted.

RESPONSE: A redline of the DA is included with this resubmittal and indicates the total number of residential unit types being requested.

COMMENT: The submitted MDA indicates a maximum height of 70 feet; however, the plan submitted indicates 4 stories. Please be advised that heights above 35' may require proportionate fair share mitigation for fire apparatus.

RESPONSE: A redline of the DA is included with this resubmittal and indicates the total number of residential unit types being requested.

#### Conceptual Plan

COMMENT: The application submitted indicates preliminary plan review; however, the plan submitted does not meet the minimum requirements of Chapter 154, Section 154.030,10,G,ii.

RESPONSE: The plan has been updated to meet the minimum requirement of Chapter 154, Section 154.030,10,G,ii.

COMMENT: If it is the applicant's intent to submit a conceptual plan which is the minimum requirement for a PUD, the plan needs to meet the minimum requirements of Chapter 154, Section 154.030,10,G,i. The plan submitted does not meet these criteria.

RESPONSE: The plan has been updated to meet the minimum requirement of Chapter 154, Section 154.030,10,G,i and ii.

COMMENT: Please be advised that a minimum 25' buffer will be required along CR 466A pursuant to Chapter 154, Section 154.070. Please refer to Chapter 164, Section 164.030(b) regarding typical buffer standards to adjacent properties. The plan does not clearly indicate the buffer areas, or widths, or proposed landscaping within such buffers.

COMMENT: The proposed development plan submitted does not designate the wetland areas as indicated in the environmental assessment, required upland buffer adjacent to the wetland or minimum setback from the wetland pursuant to Chapter 165.

RESPONSE: The wetland area has been indicated on the plans and a 25' buffer has been added.

COMMENT: Review of available mapping online indicates that a portion of the site is within the 100-year floodplain pursuant to FEMA 2012 Flood Map. The development plan submitted does not designate the 100-year flood line and appears to indicate that development is proposed within the floodplain.

RESPONSE: The 100-year line per FEMA maps has been added to the plan.

COMMENT: Please be advised that the development must meet the transportation and parking standards within Chapter 162 including bicycle parking. If any variances are requested from these standards it must be noted within the application.

RESPONSE: A note has been added that the plan will meet the standards within Chapter 162.

COMMENT: The project at build out is anticipated to have a population of 1,176 residents (2.42 pph x 486 units). Chapter 154 requires a minimum of 25% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan shows clubhouses; however, other recreational amenities (i.e. playground, grills, picnic tables, etc.) are not provided nor how the 25% of common open space is provided.

RESPONSE: Per Section 154.030, 11,A,ii Mixed Use PUD the minimum Parks & Open Space is 20%.

#### **Comprehensive Plan Amendment**

COMMENT: The applicant submitted justification for the proposed amendment; however, an analysis of the existing land use of Mixed Community (6 units/acre) compared to the proposed land use of General Mixed Use (12 units/acre) will need to be conducted. Any proposed amendment has to compare the maximum development potential of the existing land use and proposed future land use as it relates to public facilities (i.e. roads, water, sewer, solid waste, schools). The submittal is lacking this data.

RESPONSE: A revised narrative justification statement is included with this resubmittal.

#### **Environmental Assessment**

COMMENT: The assessment indicates the presence of wetlands, potential presence of gopher tortoises and the site is within the sand skink consultation area. Prior to development, a relocation permit will need to be secured and a sand skink survey or exemption will need to be secured. Should sand skinks occupy the site and habitat set aside is not an option, mitigation will be required.

RESPONSE: Noted.

#### **Recommendation**

COMMENT: Please revise application, plan and support documents as outlined above.

RESPONSE: All requested information and supporting documents have been included with this resubmittal.

Very truly yours,

Tara L. Tedrow

TLT/lak



#### City of Fruitland Park, Florida Community Development Department

506 W. Berckman St., Fruitland Park, Florida 34731 Tel: (352) 360-6727 Fax: (352) 360-6652 www.fruitlandpark.org

	Sta Use Only	
Case No.:		
Fee Paid:		
Receipt No.:		

	Develor	oment Application	
Contact Information:	·		
Owner Name: Stephanie	e Bailey Bouis and Patr	ricia Bouis Thompson	@
	ook Street, Mount Plymo		
Phone:	Email		
Applicant Name:	edrow		
Address: 215 N. Eola 1	Drive, Orlando, FL 3280		
Phone: 407-418-6361	Email:	Tara.Tedrow@lowndes-law.com	7.
Engineer Name:	Horn		
Address 189 South Ora	nge Avenue, Suite 1000	, Orlando, FL 32801	
Phone: 407-427-1610	Email:	Brent.Lenzen@kimley-horn.com	1
s	(-		
Property and Project Inform PROJECT NAME*:	nation: ertop Lane		
*A project name is required for all	submissions. Please choose a name rep	oresentative of the project for ease of reference.  gned an address but is locat	od on Timborton Lano
Property Address:		gned an address but is locat	ed on ilmbertop hane.
Parcel Number(s):	24-0003-000-02000	Section: Town	
Area of Property:	cop Lane	Nearest Intersection Timber La	ne and Miller Blvd.
Existing / Onl = ± 0 D		Existing Future Land Use Designation:	Community Mixed Use
Proposed Zon MUPUD ing:		Proposed Future Land Use Designation	n: General Mixed Use
The property is presently us	Vacate land	,	
	- /4 5 / 30TAG	of commercial/retail use, 28	8 garden apartments and
The property is proposed to			198 townhomes
Do you currently have City	Utilities?		
Application Type:			<b>V</b>
Annexation	Comp Plan Amendment	Rezoning	Planned Development
☐ Variance	Special Exception Use	Conditional Use Permit	Final Plat
Minor Lot Split	Preliminary Plan	Construction Plan	ROW/Plat Vacate
Site Plan	Minor Site Plan	Replat of Subdivision	
Please describe your reques	*Please see at	ttached justification statem	ent.
	·		
	t be include <del>d when su</del> bmitting t	cuments and forms for each application the application package. Failure to include the second for review	type as well as the adopted fee le the supporting data will deem
your application package	NCOMPLETE and will not be pro	desided for review.	
Printed Name: Tara L. Te	edrow		
Signature:		Date:	4/12/22
If application is being submitted owner to submit application.	ed by any person other than the leg	al owner(s) of the property, the applicant m	ust have written authorization from the

### **Development Application Checklist** The Following are Required for ALL Development Applications: Legal Description (Word file req'd) Current Deed ★ Aerial Photo Property Appraiser Information Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Other Required Analyses and Maps: Small Scale Comprehensive Plan Amendment Applications: Justification for Amendment Environmental Constraints Map Requested FLU Map Large Scale Comprehensive Plan Amendment Applications: Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation Analyses: Environmental Assessment M/Autility Availability Analysis V Urban Sprawl Analysis Chool Impact Analysis Traffic Impact Analysis 🐰 Consistency with the Comp Plan 🐰 Florida Master Site File sign-off or Archaeological Survey Rezoning Applications: Requested Zoning Map Justification for Rezoning Planned Development Applications: Maps/Plans: X Conceptual Plan as Described in LDRs Chapter 154, X Environmental Constraints Section 154.030,10,G Analyses: X Environmental Assessment | | Traffic Impact Analysis |X| Preliminary Concurrency Analysis Variance Applications: Justification for Variance Special Exception Use Applications: ☐ Justification for Special Exception Use Site Sketch List of Special Requirements as Described in LDRs, Chapter 155 **Conditional Use Permit Applications:** Proposed List of Conditions and Safeguards Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155 **Subdivision Applications:** As Described in LDRs, Chapter 157 (Preliminary Plan, Improvement Plan and Final Plat) Minor Subdivision Applications: As Described in LDRs, Chapter 157 Site Plan Applications: As Described in LDRs, Chapter 160

#### PROPERTY RECORD CARD

#### **General Information**

Name:	BOUIS STEPHANIE B &	Alternate Key:	1287715
Mailing Address:	31217 OVERBROOK ST	Parcel Number: 0	05-19-24-0003- 000-02000
	MOUNT PLYMOUTH, FL 32776	Millage Group and City:	000F Fruitland Park
	<u>Update Mailing Address</u>	2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map 1
Property Location:	TIMBERTOP LN FRUITLAND PARK FL, 34731	Property Name:	 Submit Property Name 🕠
	Update Property Location	School Information:	School Locator & Bus Stop Map (1) School Boundary Maps (1)
Property Description:	NW 1/4 OF SW 1/4, W 1 SW 1/4 ORB 4341 PG 2	1/2 OF NE 1/4 OF SW 1/4, NE 2278	1/4 OF NE 1/4 OF

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

#### **Land Data**

Lin	e Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value		
1	AG / PASTURE - IMPROVED HAY AVERAGE (6300)	0	0	62.000	Acre	\$350.00	\$403,000.00		
2	WETLAND (9600)	0	0	4.000	Acre	\$0.00	\$180.00		
CI	ick here for Zoning Info		FEMA Flood Map						

#### **Miscellaneous Improvements**

There is no improvement information to display.

#### **Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4341 / 2278	06/2013	Warranty Deed	Unqualified	Vacant	\$100.00
1675 / 400	12/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
<u>1594 / 1455</u>	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
1594 / 1451	03/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
Click here to s	search for m	ortgages, liens, and oth	ner legal documents. 🕠		

#### Values and Estimated Ad Valorem Taxes o

Values shown below are 2022 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$403,180	\$21,880	\$21,880	5.0529	\$110.56
SCHOOL BOARD STATE	\$403,180	\$21,880	\$21,880	3.5940	\$78.64
SCHOOL BOARD LOCAL	\$403,180	\$21,880	\$21,880	2.9980	\$65.60
LAKE COUNTY WATER AUTHORITY	\$403,180	\$21,880	\$21,880	0.3229	\$7.07
NORTH LAKE HOSPITAL DIST	\$403,180	\$21,880	\$21,880	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$403,180	\$21,880	\$21,880	0.2189	\$4.79
CITY OF FRUITLAND PARK	\$403,180	\$21,880	\$21,880	3.9134	\$85.63
LAKE COUNTY MSTU AMBULANCE	\$403,180	\$21,880	\$21,880	0.4629	\$10.13
LAKE COUNTY VOTED DEBT SERVICE	\$403,180	\$21,880	\$21,880	0.0918	\$2.01
LAKE COUNTY MSTU FIRE	\$403,180	\$21,880	\$21,880	0.5138	\$11.24
				<b>Total:</b> 17.1686	<b>Total</b> : \$375.67

#### **Exemptions Information**

#### This property is benefitting from the following exemptions with a checkmark √

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

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

# Timbertop Lane



April 20, 2022

pointLayer

Surrounding Counties



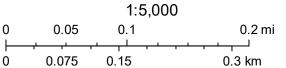
Override 1

#### polygonLayer

Override 1

Tax Parcels Alternate Key

Tax Parcels



Lake County Property Appraiser Lake BCC

## PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with VHB/Vanasse Hangen Brustlin, Inc., a corporation authorized to operate as a Professional Engineering business by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have approved the Timbertop Property Traffic Assessment Memorandum in Fruitland Park, Florida, dated April 4, 20211.

LOCATION:	Fruitland Park, Florida
CLIENT:	Intram Investments, Inc.
I acknowledge th	at the procedures and references used to develop the results contained in this report are

standard to the professional practice of transportation engineering as applied through professional judgment and experience.

SIGNATURE: 

Juliu & Juliu

NAME: Goedel A Zaballero

Timberton Property - Intram

P.E.

PROIECT:

NUMBER: 55517

DATE: April 4, 2022



To: City of Fruitland Park 506 W. Berckman St Fruitland Park, FL 34731 Date: April 4, 2022

Project #: 63887.00

From: Joedel Zaballero, PE, PTOE Re: Timbertop Property - Intram

Rezoning Application – Traffic Assessment

This analysis was prepared in support of the proposed comprehensive plan amendment and rezoning applications associated with one parcel totaling approximately 70+/- acres. The currently approved zoning designation for the property is Planned Development (PD) which allows for up to 300,000 square feet of retail, 200,000 square feet of office and 120 Multifamily dwelling units (low-rise). The proposed zoning designation for the subject parcel is PD comprising of a maximum of 300,000 square feet of retail, 50,000 square feet office and 288 multifamily dwelling units (mid-rise) and 198 townhomes. The subject parcel is generally located on the north side of CR 466A and east of Timbertop Lane in Fruitland Park, Florida. **Figure 1** shows the project location. Future Access is proposed along CR 466 as well as Timbertop Lane.

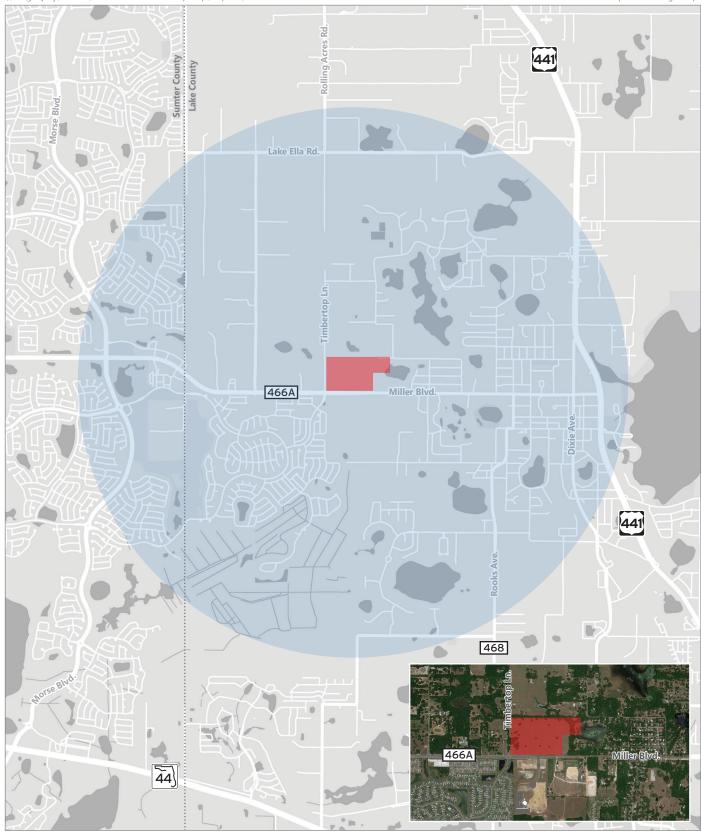
The following traffic analysis is in support of the proposed zoning designation of the subject parcel.

#### **Trip Generation**

A comparative trip generation analysis was prepared to determine if the land use zoning will result in an increase or decrease in external trips using the transportation network. The trip generation of the current and the proposed zoning designations was calculated using information published in the ITE Trip Generation Manual, 10th Edition, as summarized in **Table 1**. In addition, the mixed-use nature of the land uses both in the current and proposed PD is anticipated to allow for internal capture and passerby capture opportunities. Daily internal capture for each phase was calculated for each phase year based on the ITE Trip Generation Handbook, Figure 7.3. PM peak hour internal capture was calculated based on the NCHRP 684 Internal Trip Capture Estimation Tool developed by the Texas A&M Transportation Institute (Version 2013.1) and calculations are provided in **Attachment A**. Pass by trips were limited to 10% of existing traffic volumes.

As shown in Table 1, the proposed PD land uses will result in a decrease of approximately -281 daily trips and -77 pm peak hour trips when compared to the current PD zoning. **Table 1** also indicates an increase of 35 trips in PM peak hour for trips entering the site and a decrease of -112 trips exiting.

The following capacity analysis is for roadways within a two-mile radius of the property.







City of Fruitland Park Ref: 63887.00 April 4, 2022

Page 3



**Table 1 - Trip Generation Comparison** 

				Daily	Trips	Р	M Peak	Hr Trips		
	ITE			method		method				
Zoning	Code	Land Use	Size	used	Daily Trips	used	Total	% In	Enter	Exit
	710	General Office	200,000 SF	equation	2,078	equation	220	16%	35	185
	820	Shopping Center	300,000 SF	equation	12,690	equation	1,225	48%	588	637
PD	220	Multi-Family (Low Rise)	120 DUs	equation	866	equation	69	63%	43	26
(Current)				<b>Total Trips</b>	15,634		1,514		666	848
(Current)		Internal	Capture (9.0	3% / 10.8%)	1,454		164		81	83
	Pass By	Trips (limited to 10% of	2030 backgro	ound traffic)	1,578		138		69	69
		To	otal New Ext	ternal Trips	12,602		1,212		516	696
	710	General Office	50,000 SF	equation	542	equation	59	16%	9	50
	820	Shopping Center	300,000 SF	equation	12,690	equation	1,225	48%	588	637
	220	Multi-Family (Low Rise)	198 DUs	equation	1,456	equation	108	63%	68	40
PD	221	Multi-Family (Mid-Rise)	288 DUs	equation	1,568	rate	127	61%	77	50
(Proposed)				<b>Total Trips</b>	16,256		1,519		742	777
		Interna	l Capture 14.	5% / 19.5%)	2,357		246		122	124
	Pass By	Trips (limited to 10% of	2030 backgro	ound traffic)	1,578		138		69	69
		To	otal New Ext	ternal Trips	12,320		1,135	-	551	584
		Net New External Trips			-281	•	-77		35	-112

Source:

Institute of Transportation (ITE) Trip Generation Manual, 10th Edition

NCHRP Report 684

ITE Trip Generation Handbook, 3rd Edition

#### Existing Roadway Capacity Analysis – Year 2019

**Table 2** presents the existing conditions analysis for PM peak hour directional traffic. The traffic count data and roadway characteristics were obtained from the Lake County Congestion Management Process (CMP) Database (Year 2019). The existing conditions analysis shows that all roadways are operating within the acceptable Level of Service (LOS).



**Table 2 – Existing PM Peak Conditions Analysis - 2019** 

									2	2019 Peak I	Hour Direc	tional		
	Roadway Segment	_ CMP	No. of	Urban /	Speed	2019	2019 V	/olume	LOS	LOS	Available Capacity		Meets S	tandard?
Station	Segment	Source	Lanes	Rural	Limit	AADT	NB/EB	SB/ WB	Std	Capacity	NB/EB	SB/WB	NB/EB	SB/WB
CR 25A														
116	US 27/US 441 to CR 466A	Lake Co	2LU	Urban	30	7,541	361	346	D	530	169	184	Yes	Yes
189	CR 466A to US 27/US 441	Lake Co	2LU	Urban	30	4,780	194	255	D	530	336	275	Yes	Yes
CR 446A														
49	Morse Blvd to Lake Co Line	Sumter Co	4LD	Urban	45	19,532	845	920	D	1,900	1,055	980	Yes	Yes
11	Sumter Co Line to Timbertop Ln	Lake Co	4LD	Urban	45	13,377	513	618	D	1,500	987	882	Yes	Yes
11	Timbertop Ln to CR 468/Rose Ave	Lake Co	2LU	Urban	45	13,377	513	618	D	620	107	2	Yes	Yes
171	CR 468/Rose Ave to US 27	Lake Co	4LD	Urban	35	6,474	271	264	D	1,470	1,199	1,206	Yes	Yes
CR 468														
10	CR 466A to Pine Ridge Dairy Rd	Lake Co	2LU	Urban	35	3,637	126	162	D	530	404	368	Yes	Yes
12	Pine Ridge Dairy Rd to Griffin Rd	Lake Co	2LU	Urban	35	6,169	276	291	D	680	404	389	Yes	Yes
Lake Ella Rd														
187	Sumter Co Line to Micro Racetrack Rd	Lake Co	2LU	Urban	35	10,360	100	41	D	530	430	489	Yes	Yes
186	Micro Racetrack Rd to Rolling Acres Rd	Lake Co	2LU	Urban	35	10,360	99	34	D	530	431	496	Yes	Yes
186	Rolling Acres Rd to US 27	Lake Co	2LU	Urban	45	16,820	99	34	D	840	741	806	Yes	Yes
Micro Racet	rack Rd													
188	Lake Ella Rd to CR 466A	Lake Co	2LU	Urban	35	9,401	362	460	D	1,190	828	730	Yes	Yes
<b>Rolling Acre</b>	s Rd													
201	CR 466 to Lake Ella Rd	Lake Co	2LU	Urban	45	7,929	320	384	D	1,070	750	686	Yes	Yes
US 27/SR 25														
110430	Lake Ella Rd to CR 466A/Miller Blvd	Lake Co	6LD	Urban	55	31,000	1,278	1,512	D	3,020	1,742	1,508	Yes	Yes
110431	CR 466A/Miller Blvd to CR 460/MLK Blvd	Lake Co	6LD	Urban	45	38,500	1,662	1,616	D	3,020	1,358	1,404	Yes	Yes
110109	CR 460/MLK Blvd to CR 466A/Lee Rd	Lake Co	6LD	Urban	45	50,250	2,061	1,932	D	3,020	959	1,088	Yes	Yes
110109	CR 466A/Lee Rd to CR 44A/Griffin Rd	Lake Co	6LD	Urban	45	50,250	2,061	1,932	D	3,020	959	1,088	Yes	Yes

Source: 2019 Lake County and Sumter County Annual Traffic Counts

2019 Lake County and Sumter County Congestion Managment Program (CMP)

VHB, Inc.

City of Fruitland Park ref: 63887.00 April 4, 2022 Page 5



#### **Planned and Programmed Improvements**

Programmed improvements are those with funding commitments within the next five years. According to the Florida Department of Transportation Adopted 2022-2026 Work Program, CR 466A from east of Timbertop Lane to Poinsettia Boulevard is funded for construction to widen from two to four-lanes in Fiscal Year 2023 (included in **Attachment C**) This improvement will be assumed as a four-lane roadway in the future roadway conditions analyses.

#### **Growth Projections for Lake County**

Although the BEBR Lake County medium population projections from 2019 to 2045 is 1.83%, a minimum growth rate of 2.0% was applied to the existing roadway segment volumes to project traffic volume in the short term (2026) and long term (2030) Fruitland Park horizon years. Table 3 provide a summary of the BEBR data annual growth calculations

**Table 3 – BEBR Growth Calculations** 

			Projection Year										
Population	2020	2025	2030	2035	2040	2045	Annual Growth						
Low	347,800	376,000	399,700	417,200	429,500	438,400	1.04%						
Medium	366,600	410,900	450,300	482,700	510,300	534,800	1.83%						
High	384,400	440,400	496,700	546,800	593,400	638,000	2.64%						

Source: BEBR Florida Population Estimates, Volume 53, Bulletin 186, January 2020

Notes: Lake 2019 Population = 357,247

#### Five-Year Analysis, Year 2026

To estimate Year 2026 background roadway volumes for the analysis area, a conservative 2% annual growth was used to forecast 2026 volumes. The Central Florida Regional Planning Model (CFRPM) travel demand model was used to determine the project traffic distribution including the proposed development program. The project trips for each segment were calculated based on the model distributions. The distribution of the project trips along the segments within the analysis area for Year 2026 is provided in **Table 4**. Trip distribution from the CFRPM Model output can be found in **Attachment D**.

**Table 4** summarizes the roadway analysis completed for the five-year conditions for the PM peak hour period. The five-year analysis shows all roadway segments are projected to operate at an acceptable LOS.

#### Long Term Analysis, Year 2030

**Table 5** summarizes the roadway analysis completed for long-term (Year 2030) conditions utilizing the project trip distribution from the five-year analysis. Year 2030 background volumes for the roadways within the study area of influence were obtained using 2% Annual Growth Rate. Under the 2030 condition analysis, all roadway segments are projected to operate at an acceptable LOS.



Table 4 – PM Peak Five-Year Conditions Analysis, Year 2026

							20	026 Backgro	ound Trips					Projec	t Trips				2026 To	tal Trips		
	No. of		PHPD	2019 PHP	D Volumes	. Annual	PHPD	Volume	Available	e Capacity	Meets S withou	Standard	Distrib-		Tr	ips	Total trips			vailable acity		Standard roject?
Roadway Segment	Lanes	LOS Std	Capacity	NB/ EB	SB/ WB	Growth Rate	NB/ EB	SB/ WB	NB/EB	SB/ WB		SB/WB	ution	NB/EB	NB/ EB	SB/ WB	NB/ EB	<del></del>	NB/EB	SB/ WB		
CR 25A				•	•		-		•		·	·				•	·			•	· · · · · · · · · · · · · · · · · · ·	
US 27/US 441 to CR 466A	2LU	D	530	361	346	2.0%	412	394	118	136	Yes	Yes	3.3%	OUT	0	1	412	396	118	134	Yes	Yes
CR 466A to US 27/US 441	2LU	D	530	194	255	2.0%	221	291	309	239	Yes	Yes	1.3%	IN	0	0	222	291	308	239	Yes	Yes
CR 446A																						
Morse Blvd to Lake Co Line	4LD	D	1,900	845	920	2.0%	963	1,049	937	851	Yes	Yes	40.9%	IN	14	0	978	1,049	922	851	Yes	Yes
Sumter Co Line to Timbertop Ln	4LD	D	1,500	513	618	2.0%	585	705	915	795	Yes	Yes	56.6%	IN	20	0	605	705	895	795	Yes	Yes
Timbertop Ln to CR 468/Rose Ave	4LD	D	1,500	513	618	2.0%	585	705	915	795	Yes	Yes	36.0%	OUT	0	13	585	717	915	783	Yes	Yes
CR 468/Rose Ave to US 27	4LD	D	1,470	271	264	2.0%	309	301	1,161	1,169	Yes	Yes	23.5%	OUT	0	8	309	309	1,161	1,161	Yes	Yes
CR 468																						
CR 466A to Pine Ridge Dairy Rd	2LU	D	530	126	162	2.0%	144	185	386	345	Yes	Yes	9.0%	IN	3	0	147	185	383	345	Yes	Yes
Pine Ridge Dairy Rd to Griffin Rd	2LU	D	680	276	291	2.0%	315	332	365	348	Yes	Yes	7.9%	IN	3	0	317	332	363	348	Yes	Yes
Lake Ella Rd																						
Sumter Co Line to Micro Racetrack Rd	2LU	D	530	100	41	2.0%	114	47	416	483	Yes	Yes	6.0%	IN	2	0	116	47	414	483	Yes	Yes
Micro Racetrack Rd to Rolling Acres Rd	2LU	D	530	99	34	2.0%	113	39	417	491	Yes	Yes	7.6%	OUT	0	3	113	41	417	489	Yes	Yes
Rolling Acres Rd to US 27	2LU	D	840	99	34	2.0%	113	39	727	801	Yes	Yes	0.0%	OUT	0	0	113	39	727	801	Yes	Yes
Micro Racetrack Rd																						
Lake Ella Rd to CR 466A	2LU	D	1,190	362	460	2.0%	413	524	777	666	Yes	Yes	13.6%	OUT	0	5	413	529	777	661	Yes	Yes
Rolling Acres Rd																						
CR 466 to Lake Ella Rd	2LU	D	1,070	320	384	2.0%	365	438	705	632	Yes	Yes	7.6%	OUT	0	3	365	440	705	630	Yes	Yes
US 27/SR 25																						
Lake Ella Rd to CR 466A/Miller Blvd	6LD	D	3,020	1,278	1,512	2.0%	1,457	1,724	1,563	1,296	Yes	Yes	7.9%	OUT	0	3	1,457	1,726	1,563	1,294	Yes	Yes
CR 466A/Miller Blvd to CR 460/MLK Blvd	6LD	D	3,020	1,662	1,616	2.0%	1,895	1,842	1,125	1,178	Yes	Yes	14.2%	IN	5	0	1,900	1,842	1,120	1,178	Yes	Yes
CR 460/MLK Blvd to CR 466A/Lee Rd	6LD	D	3,020	2,061	1,932	2.0%	2,350	2,202	670	818	Yes	Yes	12.2%	IN	4	0	2,354	2,202	666	818	Yes	Yes

Source:

2019 Lake County and Sumter County Annual Traffic Counts

2019 Lake County and Sumter County Congestion Managment Program (CMP)

VHB, Inc.



Table 5 – PM Peak Long Term Conditions Analysis, Year 2030

							<b>2030</b> Ba	ckground T	rips					Projec	t Trips				2030 Total Trips			
											Meets S	Standard							Total A	vailable	Meets	Standard
	No. of		PHPD	2019 PHP	D Volumes	Annual	PHPD \	/olume	Available	Capacity	withou	ıt proj?	Distrib-		Tr	ips	Tota	l trips	Сар	acity	with P	roject?
Roadway Segment	Lanes	LOS Std	Capacity	NB/ EB	SB/WB	Growth Rate	NB/ EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	ution	NB/EB	NB/EB	SB/WB	NB/ EB	SB/WB	NB/EB	SB/WB	NB/ EB	SB/WB
CR 25A																						
US 27/US 441 to CR 466A	2LU	D	530	361	346	2.0%	440	422	90	108	Yes	Yes	3.3%	OUT	0	1	440	423	90	107	Yes	Yes
CR 466A to US 27/US 441	2LU	D	530	194	255	2.0%	237	311	293	219	Yes	Yes	1.3%	IN	0	0	237	311	293	219	Yes	Yes
CR 446A																						
Morse Blvd to Lake Co Line	4LD	D	1,900	845	920	2.0%	1,031	1,122	869	778	Yes	Yes	40.9%	IN	14	0	1,045	1,122	855	778	Yes	Yes
Sumter Co Line to Timbertop Ln	4LD	D	1,500	513	618	2.0%	626	754	874	746	Yes	Yes	56.6%	IN	20	0	646	754	854	746	Yes	Yes
Timbertop Ln to CR 468/Rose Ave	4LD	D	1,500	513	618	2.0%	626	754	874	746	Yes	Yes	36.0%	OUT	0	13	626	767	874	733	Yes	Yes
CR 468/Rose Ave to US 27	4LD	D	1,470	271	264	2.0%	331	322	1,139	1,148	Yes	Yes	23.5%	OUT	0	8	331	330	1,139	1,140	Yes	Yes
CR 468																						
CR 466A to Pine Ridge Dairy Rd	2LU	D	530	126	162	2.0%	154	198	376	332	Yes	Yes	9.0%	IN	3	0	157	198	373	332	Yes	Yes
Pine Ridge Dairy Rd to Griffin Rd	2LU	D	680	276	291	2.0%	337	355	343	325	Yes	Yes	7.9%	IN	3	0	339	355	341	325	Yes	Yes
Lake Ella Rd																						
Sumter Co Line to Micro Racetrack Rd	2LU	D	530	100	41	2.0%	122	50	408	480	Yes	Yes	6.0%	IN	2	0	124	50	406	480	Yes	Yes
Micro Racetrack Rd to Rolling Acres Rd	2LU	D	530	99	34	2.0%	121	41	409	489	Yes	Yes	7.6%	OUT	0	3	121	44	409	486	Yes	Yes
Rolling Acres Rd to US 27	2LU	D	840	99	34	2.0%	121	41	719	799	Yes	Yes	0.0%	OUT	0	0	121	41	719	799	Yes	Yes
Micro Racetrack Rd																						
Lake Ella Rd to CR 466A	2LU	D	1,190	362	460	2.0%	442	561	748	629	Yes	Yes	13.6%	OUT	0	5	442	566	748	624	Yes	Yes
Rolling Acres Rd																						
CR 466 to Lake Ella Rd	2LU	D	1,070	320	384	2.0%	390	468	680	602	Yes	Yes	7.6%	OUT	0	3	390	471	680	599	Yes	Yes
US 27/SR 25																						
Lake Ella Rd to CR 466A/Miller Blvd	6LD	D	3,020	1,278	1,512	2.0%	1,559	1,845	1,461	1,175	Yes	Yes	7.9%	OUT	0	3	1,559	1,847	1,461	1,173	Yes	Yes
CR 466A/Miller Blvd to CR 460/MLK Blvd	6LD	D	3,020	1,662	1,616	2.0%	2,028	1,972	992	1,048	Yes	Yes	14.2%	IN	5	0	2,033	1,972	987	1,048	Yes	Yes
CR 460/MLK Blvd to CR 466A/Lee Rd	6LD	D	3,020	2,061	1,932	2.0%	2,514	2,357	506	663	Yes	Yes	12.2%	IN	4	0	2,519	2,357	501	663	Yes	Yes

Source:

2019 Lake County and Sumter County Annual Traffic Counts

2019 Lake County and Sumter County Congestion Managment Program (CMP)

VHB, Inc.

City of Fruitland Park ref: 63887.00 April 4, 2022 Page 8



#### **Conclusions and Recommendations**

It is evident from the above analysis that the proposed PD zoning will result in a decrease of -281 daily trips and -77 pm peak hour trips when compared to the current PD zoning. In addition, a minor increase of +35 trips in PM peak hour for trips entering the site and a decrease of -112 trips exiting is anticipated with the proposed PD.

The existing (2019) roadway capacity analysis which includes roadways within a two-mile radius of the subject property shows that all roadways are operating at an acceptable LOS.

The future conditions analysis includes the four-lane widening of CR 466A from east of Timbertop Lane to Poinsettia Boulevard which is funded in the 2022-2027 FDOT's Five-Year Work Program. Both the Five-Year (Year 2026) and Long Term (Year 2030) PM peak hour directional conditions analysis shows that all studied roadways within a two-mile radius of the site will continue to operate at an acceptable LOS.

Based on the analysis, the proposed CPA/PD zoning is projected to have minor traffic impacts on the roadway network and that all studied roadways will operate at an acceptable LOS with or without the proposed PD rezoning; therefore, no mitigation is warranted with the proposed CPA and Rezoning application.

It should be noted that the project will be required to undergo further analysis through the transportation concurrency process as further development approval is pursued for the proposed development program. Below is a summary of the trip potential for the conceptual development program for the site which is less than the proposed PD land use maximum development potential, and lower than the potential trip generation from the adopted PD land use maximum.

**Table 6 – Trip Potential Comparison** 

	_	PM Peak Hour Trips					
<b>Development Scenarios</b>	Daily Trips	Total	Enter	Exit			
PD (Adopted)	12,602	1,212	516	696			
Concept	9,047	651	356	295			
Net New External Trips	-3,555	-561	-160	-401			
PD (Proposed)	12,320	1,135	551	584			
Concept	9,047	651	356	295			
Net New External Trips	-3,274	-484	-195	-289			

A copy of the trip generation calculation for the conceptual development program is provided in **Attachment E**. The daily trip generation based on the conceptual plan in comparison to the adopted estimate shows a reduction of approximately -3,274 daily trips and -484 PM Peak hour trips.

Attachments: Attachment A: Internal Capture Calculations

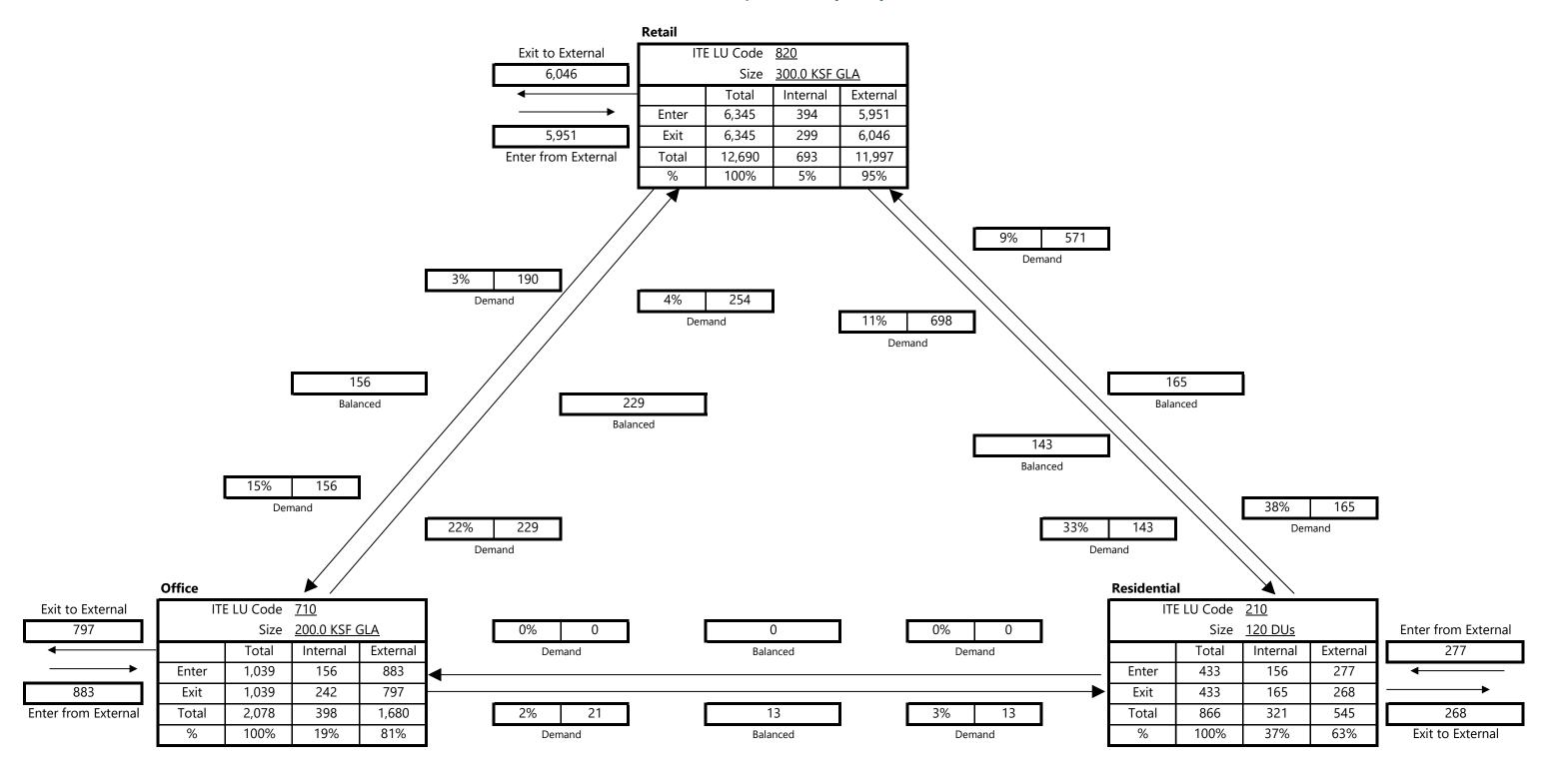
Attachment B: Lake and Sumter Counties CMPs

Attachment C: Planned and Programmed Improvements

Attachment D: CFRPM Model – Trip Distribution

Attachment E: Trip Generation - Concept Development Program

#### **Attachment A: Internal Capture Summary - Daily (Current PD)**

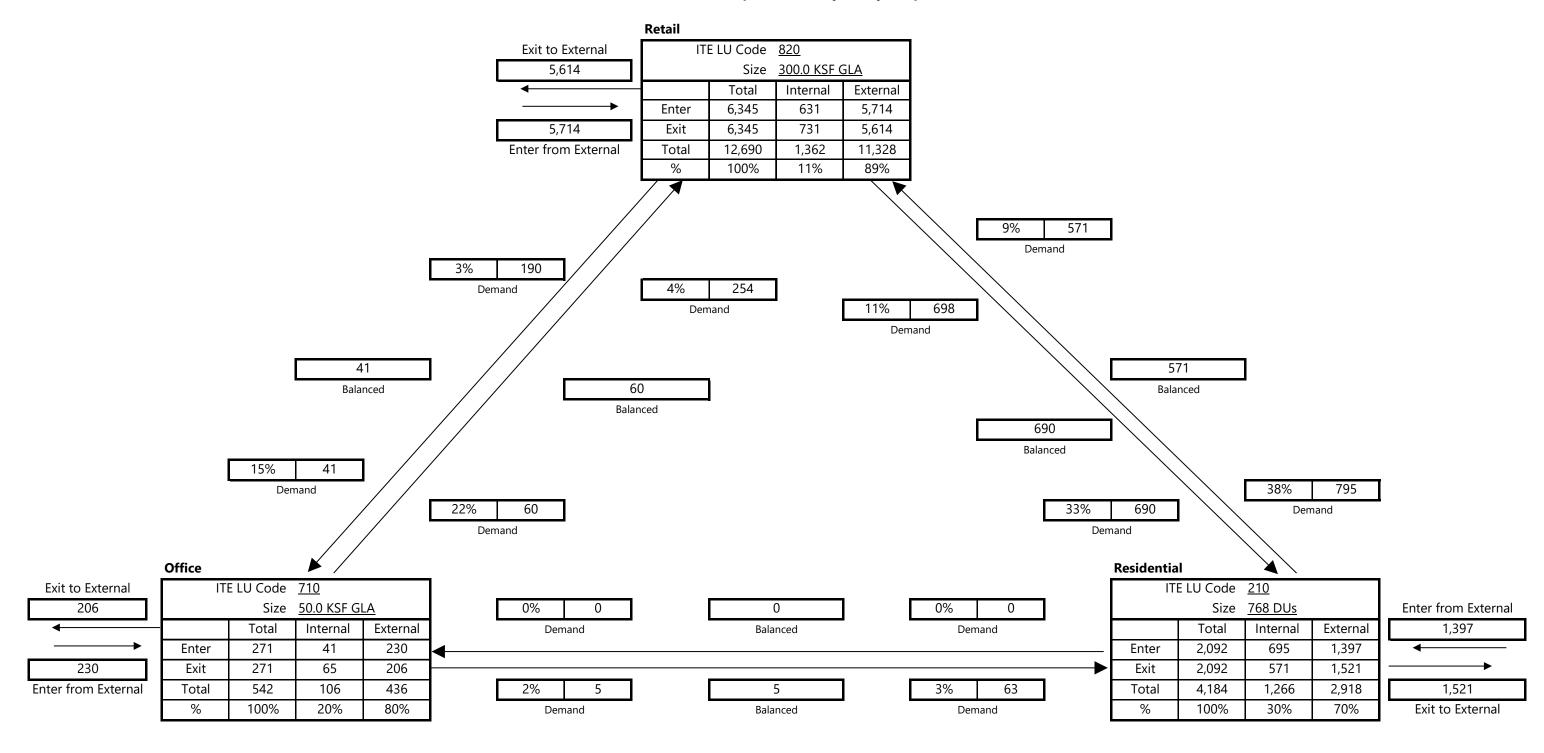


Source: VHB, Inc.

ITE Trip Generation Handbook, Figure 7.3

October 8, 2021

#### Attachment A: Internal Capture Summary - Daily (Proposed PD)

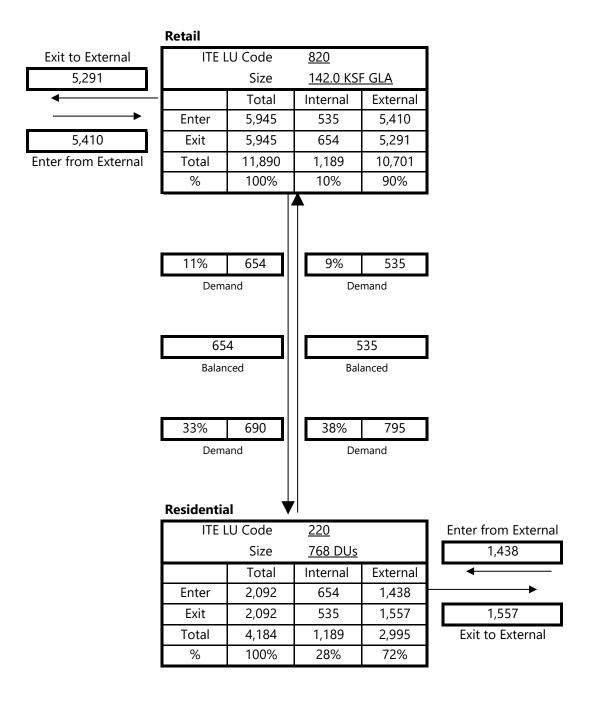


Source: VHB, Inc.

ITE Trip Generation Handbook, Figure 7.3

October 8, 2021

#### Attachment A: Internal Capture Summary - Daily - Concept Plan



Source: VHB October 8, 2021

ITE Trip Generation Handbook, Figure 7.3

	NCHRP 684 Internal Trip (	Сар	NCHRP 684 Internal Trip Capture Estimation Tool											
Project Name:	Timbertop Property-Intram		Organization:	VHB										
Project Location:	Fruitland Park, FL		Performed By:	JZ										
Scenario Description:	Adopted PD Zoning		Date:	8/9/2021										
Analysis Year:	2025		Checked By:											
Analysis Period:	PM Street Peak Hour		Date:											

Land Use	Developme	ent Data ( <i>For Infor</i>	rmation Only)	Estimated Vehicle-Trips <sup>3</sup>					
Land Use	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting			
Office	710	200	KSF	220	35	185			
Retail	820	300	KSF	1,225	588	637			
Restaurant				0					
Cinema/Entertainment				0					
Residential	220	120	DU	69	43	26			
Hotel				0					
All Other Land Uses <sup>2</sup>				0					
				1,514	666	848			

		Table 2-P:	Mode Split and Vehi	icle O	ccupancy Estimate	S			
Landllag		Entering Tr	ips		Exiting Trips				
Land Use	Veh. Occ.4	% Transit	% Non-Motorized		Veh. Occ.4	% Transit	% Non-Motorized		
Office									
Retail	1.00	0%	0%		1.00	0%	0%		
Restaurant	1.00	0%	0%		1.00	0%	0%		
Cinema/Entertainment									
Residential									
Hotel									
All Other Land Uses <sup>2</sup>									

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)													
Origin (From)		Destination (To)											
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel							
Office		0	0		0								
Retail					0								
Restaurant					0								
Cinema/Entertainment					0								
Residential		0	0										
Hotel					0								

Table 4-P: Internal Person-Trip Origin-Destination Matrix*												
Origin (From)		Destination (To)										
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel						
Office		37	0	0	2	0						
Retail	11		0	0	20	0						
Restaurant	0	0		0	0	0						
Cinema/Entertainment	0	0	0		0	0						
Residential	1	11	0	0		0						
Hotel	0	0	0	0	0							

Table 5-P	: Computatio	ns Summary	
	Total	Entering	Exiting
All Person-Trips	1,514	666	848
Internal Capture Percentage	11%	12%	10%
External Vehicle-Trips <sup>5</sup>	1,350	584	766
External Transit-Trips <sup>6</sup>	0	0	0
External Non-Motorized Trips <sup>6</sup>	0	0	0

Table 6-P: Interna	Il Trip Capture Percenta	ges by Land Use
Land Use	Entering Trips	Exiting Trips
Office	34%	21%
Retail	8%	5%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	51%	46%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

 $^3$ Enter trips assuming no transit or non-motorized trips (as assumed in ITE  $\it Trip$   $\it Generation$   $\it Manual$  ).

<sup>4</sup>Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

<sup>5</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

<sup>6</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Timbertop Property-Intram
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends											
Land Use	Table	7-P (D): Entering	j Trips		Table 7-P (O): Exiting Trips						
Land Ose	Veh. Occ. Vehicle-Trips Perso		Person-Trips*	1 [	Veh. Occ.	Vehicle-Trips	Person-Trips*				
Office	1.00	35	35	lſ	1.00	185	185				
Retail	1.00	588	588	lſ	1.00	637	637				
Restaurant	1.00	0	0	lſ	1.00	0	0				
Cinema/Entertainment	1.00	0	0	lΓ	1.00	0	0				
Residential	1.00	43	43	lΓ	1.00	26	26				
Hotel	1.00	0	0		1.00	0	0				

Origin (France)		Destination (To)										
Origin (From)	Office	Retail Restaurant		Cinema/Entertainment	Residential	Hotel						
Office		37	7	0	4	0						
Retail	13		185	25	166	32						
Restaurant	0	0		0	0	0						
Cinema/Entertainment	0	0	0		0	0						
Residential	1	11	5	0		1						
Hotel	0	0	0	0	0							

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)									
Origin (Fram)				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office		47	0	0	2	0			
Retail	11	0 0 20							
Restaurant	11	294		0	7	0			
Cinema/Entertainment	2	24	24 0 2						
Residential	20	59	0 0 0						
Hotel	0	12	0	0	0				

Table 9-P (D): Internal and External Trips Summary (Entering Trips)									
Destination Land Llee	Pe	Person-Trip Estimates			External Trips by Mode*				
Destination Land Use	Internal	External	Total		Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	12	23	35		23	0	0		
Retail	48	540	588		540	0	0		
Restaurant	0	0	0		0	0	0		
Cinema/Entertainment	0	0	0		0	0	0		
Residential	22	21	43		21	0	0		
Hotel	0	0	0		0	0	0		
All Other Land Uses <sup>3</sup>	0	0	0		0	0	0		

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)									
	P	erson-Trip Estima	ites			External Trips by Mode*			
Origin Land Use	Internal	External	Total		Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>		
Office	39	146	185		146	0	0		
Retail	31	606	637		606	0	0		
Restaurant	0	0	0		0	0	0		
Cinema/Entertainment	0	0	0		0	0	0		
Residential	12	14	26		14	0	0		
Hotel	0	0	0		0	0	0		
All Other Land Uses <sup>3</sup>	0	0	0		0	0	0		

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>2</sup>Person-Trips

<sup>3</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

\*Indicates computation that has been rounded to the nearest whole number.

#### **Attachment A: Internal Capture Calculations - PM Peak (Proposed PD)**

	NCHRP 684 Internal Trip Capture Estimation Tool								
Project Name:	Timbertop Property-Intram		Organization:	VHB					
Project Location:	Fruitland Park, FL		Performed By:	JZ					
Scenario Description:	Proposed PD Zoning		Date:	10/7/2021					
Analysis Year:	Build Out		Checked By:						
Analysis Period:	PM Street Peak Hour		Date:						

		ent Data ( <i>For Info</i>	-Trip Generation rmation Only)			Estimated Vehicle-Trips <sup>3</sup>	
Land Use	ITE LUCs <sup>1</sup>	Quantity	Units	Te	otal	Entering	Exiting
Office	710	50	KSF	ţ	59	9	50
Retail	820	300	KSF	1,	225	588	637
Restaurant					0		
Cinema/Entertainment					0		
Residential	221	768	DU	3	38	206	132
Hotel					0		
All Other Land Uses <sup>2</sup>					0		
				1,	622	803	819

	Table 2-P: Mode Split and Vehicle Occupancy Estimates								
Landllan		Entering Tri	ps		Exiting Trips				
Land Use	Veh. Occ.4	% Transit	% Non-Motorized		Veh. Occ.4	% Transit	% Non-Motorized		
Office									
Retail	1.00	0%	0%		1.00	0%	0%		
Restaurant	1.00	0%	0%		1.00	0%	0%		
Cinema/Entertainment									
Residential									
Hotel									
All Other Land Uses <sup>2</sup>									

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)									
Origin (Fram)				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office		0	0		0				
Retail					0				
Restaurant					0				
Cinema/Entertainment					0				
Residential		0	0						
Hotel					0				

Table 4-P: Internal Person-Trip Origin-Destination Matrix*										
Origin (From)		Destination (To)								
Origin (From)	Office Retail Restaurant Cinema/Entertainment Residentia									
Office		10	0	0	1	0				
Retail	3		0	0	95	0				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	5	55	0	0		0				
Hotel	0	0	0	0	0					

Table 5-P: Computations Summary								
	Total	Entering	Exiting					
All Person-Trips	1,622	803	819					
Internal Capture Percentage	21%	21%	21%					
		-						
External Vehicle-Trips <sup>5</sup>	1,284	634	650					
External Transit-Trips <sup>6</sup>	0	0	0					
External Non-Motorized Trips <sup>6</sup>	0	0	0					

Table 6-P: Internal Trip Capture Percentages by Land Use							
Land Use	Entering Trips	Exiting Trips					
Office	89%	22%					
Retail	11%	15%					
Restaurant	N/A	N/A					
Cinema/Entertainment	N/A	N/A					
Residential	47%	45%					
Hotel	N/A	N/A					

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

 $^3$ Enter trips assuming no transit or non-motorized trips (as assumed in ITE  $\it Trip$   $\it Generation$   $\it Manual$  ).

<sup>4</sup>Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

<sup>5</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

<sup>6</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

## Attachment A: Internal Capture Calculations - PM Peak (Proposed PD

Project Name:	Timbertop Property-Intram
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends									
Land Use	Table 7-P (D): Entering Trips				Table 7-P (O): Exiting Trips				
Land Ose	Veh. Occ.	Vehicle-Trips	Person-Trips*		Veh. Occ.	Vehicle-Trips	Person-Trips*		
Office	1.00	9	9		1.00	50	50		
Retail	1.00	588	588		1.00	637	637		
Restaurant	1.00	0	0		1.00	0	0		
Cinema/Entertainment	1.00	0	0		1.00	0	0		
Residential	1.00	206	206		1.00	132	132		
Hotel	1.00	0	0		1.00	0	0		

	Table 8-P (C	)): Internal Pers	on-Trip Origin-De	stination Matrix (Computed	d at Origin)	
Origin (From)				Destination (To)		
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		10	2	0	1	0
Retail	13		185	25	166	32
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	55	28	0		4
Hotel	0	0	0	0	0	

	Table 8-P (D):	Internal Person	ı-Trip Origin-Desti	nation Matrix (Computed a	t Destination)	
Origin (Fram)				Destination (To)		
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		47	0	0	8	0
Retail	3		0	0	95	0
Restaurant	3	294		0	33	0
Cinema/Entertainment	1	24	0		8	0
Residential	5	59	0	0		0
Hotel	0	12	0	0	0	

	Tak	ole 9-P (D): Interr	Summary (Entering 1	rips)			
Destination Land Llas	Po	erson-Trip Estima	ites		External Trips by Mode*		
Destination Land Use	Internal	External	Total		Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	8	1	9		1	0	0
Retail	65	523	588		523	0	0
Restaurant	0	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0	0
Residential	96	110	206		110	0	0
Hotel	0	0	0		0	0	0
All Other Land Uses <sup>3</sup>	0	0	0		0	0	0

	Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Llac	Po	erson-Trip Estima	ites			External Trips by Mode*	
Origin Land Use	Internal	External	Total		Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	11	39	50		39	0	0
Retail	98	539	637		539	0	0
Restaurant	0	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0	0
Residential	60	72	132		72	0	0
Hotel	0	0	0		0	0	0
All Other Land Uses <sup>3</sup>	0	0	0		0	0	0

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>2</sup>Person-Trips

<sup>3</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

\*Indicates computation that has been rounded to the nearest whole number.

#### **Attachment A: Internal Capture Calculations - PM Peak (Concept)**

	NCHRP 684 Internal Trip	Сар	ture Estimation Tool	
Project Name:	Timbertop Property-Intram		Organization:	VHB
Project Location:	Fruitland Park, FL		Performed By:	JZ
Scenario Description:	Concept		Date:	10/7/2021
Analysis Year:	Build Out		Checked By:	
Analysis Period:	PM Street Peak Hour		Date:	

1 111		ent Data ( <i>For Info</i>		, <b>g</b>	mates (Single-Use Site Estimate)  Estimated Vehicle-Trips <sup>3</sup>		
Land Use	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting	
Office				0			
Retail	820	143	KSF	1,012	508	504	
Restaurant				0			
Cinema/Entertainment				0			
Residential	221	768	DU	338	206	132	
Hotel				0			
All Other Land Uses <sup>2</sup>				0			
				1,350	714	636	

		Table 2-P:	Mode Split and Veh	icle	Occupancy Estimates	s	
Land Use		Entering Tri	ps			Exiting Trips	
Land Ose	Veh. Occ.4	% Transit	% Non-Motorized		Veh. Occ.4	% Transit	% Non-Motorized
Office							
Retail	1.00	0%	0%		1.00	0%	0%
Restaurant	1.00	0%	0%		1.00	0%	0%
Cinema/Entertainment							
Residential							
Hotel							
All Other Land Uses <sup>2</sup>							

	Table	B-P: Average La	nd Use Interchan	ge Distances (Feet Walking	g Distance)	
Origin (Fram)				Destination (To)		
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0		0	
Retail					0	
Restaurant					0	
Cinema/Entertainment					0	
Residential		0	0			
Hotel					0	

		Table 4-P: Ir	nternal Person-Tri <sub>l</sub>	p Origin-Destination Matrix	*	
Origin (Fram)				Destination (To)		
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	95	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	51	0	0		0
Hotel	0	0	0	0	0	

Table 5-P	: Computatio	ns Summary	
	Total	Entering	Exiting
All Person-Trips	1,350	714	636
Internal Capture Percentage	22%	20%	23%
External Vehicle-Trips <sup>5</sup>	1,058	568	490
External Transit-Trips <sup>6</sup>	0	0	0
External Non-Motorized Trips <sup>6</sup>	0	0	0

Table 6-P: Interna	Il Trip Capture Percenta	ges by Land Use
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	19%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	46%	39%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

 $^3$ Enter trips assuming no transit or non-motorized trips (as assumed in ITE  $\it Trip$   $\it Generation$   $\it Manual$  ).

<sup>4</sup>Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

<sup>5</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

<sup>6</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

## **Attachment A: Internal Capture Calculations - PM Peak (Concept)**

Analysis Period:	
Project Name:	Timbertop Property-Intram

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends												
Land Use	Table	7-P (D): Entering	ı Trips		Table 7-P (O): Exiting Trips							
Land Ose	Veh. Occ.	Veh. Occ. Vehicle-Trips Person-Trips*			Veh. Occ.	Vehicle-Trips	Person-Trips*					
Office	1.00	0	0		1.00	0	0					
Retail	1.00 508 508		508		1.00	504	504					
Restaurant	1.00	0	0		1.00	0	0					
Cinema/Entertainment	1.00	0	0		1.00	0	0					
Residential	1.00	206 206		.00 206 206			1.00	132	132			
Hotel	1.00	0	0	1 [	1.00	0	0					

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)  Destination (To)												
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel						
Office		0	0	0	0	0						
Retail	10		146	20	131	25						
Restaurant	0	0		0	0	0						
Cinema/Entertainment	0	0	0		0	0						
Residential	5	55	28	0		4						
Hotel	0	0	0	0	0							

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)															
Origin (From)	Destination (To)														
Origin (From)	Office	Retail	Residential	Hotel											
Office		41	0	0	8	0									
Retail	0		0	0	95	0									
Restaurant	0	254		0	33	0									
Cinema/Entertainment	0	20	0		8	0									
Residential	0	51	0	0		0									
Hotel	0	10	0	0	0										

Table 9-P (D): Internal and External Trips Summary (Entering Trips)														
Destination Land Use	Pe	erson-Trip Estima	ates		External Trips by Mode*									
Destination Land Ose	Internal	External	nal Total		Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>							
Office	0	0	0		0	0	0							
Retail	51	457	508		457	0	0							
Restaurant	0	0	0		0	0	0							
Cinema/Entertainment	0	0	0		0	0	0							
Residential	95	111	206		111	0	0							
Hotel	0	0	0		0	0	0							
All Other Land Uses <sup>3</sup>	0	0	0		0	0	0							

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)													
Origin Land Hoo	Pe	erson-Trip Estima	ites		External Trips by Mode*								
Origin Land Use	Internal	External	Total		Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>						
Office	0	0	0		0	0	0						
Retail	95 409 504			409	0	0							
Restaurant	0	0	0		0	0	0						
Cinema/Entertainment	0	0	0		0	0	0						
Residential	51 81 132		132		81	0	0						
Hotel	0 0 0		0		0	0	0						
All Other Land Uses <sup>3</sup>	0	0	0		0	0	0						

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>2</sup>Person-Trips

<sup>3</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

\*Indicates computation that has been rounded to the nearest whole number.

#### **ATTACHMENT B - Lake and Sumter Counties CMPs**

Lake County CMP Database

								DELLY		PEAK HOUR	2019 PFAK	2015 PFAK			DAILY			PEAK HOUR	2004 PFAK	2024 PFAK	
COUNTY FOOT DATA SPEED SEGMENT TEACHING SOUNCE UNIT LEMOTH (MI) ROAD NAME	FROM	10	(2019) (202		MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	BALLY SERVICE 2019 AA VOLUME	DT 2019 DAILY : VIC DAI	2019 DIRECTIONAL LY LOS SERVICE VOLUME	HOUR NBIEB VOLUME	HOUR SBWB H	OUR VIC H	OROWIH RATE	VOLUME (2024)	2024 AADT	VIC LOS	DRECTIONAL SERVIC VOLUME (2024)	E HOUR NEEB H	YOLUME 2024 P	PEAK 2024 PEAK FVIC HOUR LOS
81 117320 Cossty 30 1.37 ABPAME ROAD 71 Cossty 30 0.77 AREADONE ROAD 222 Cossty 30 0.33 AREADONE ROAD	SR 44  LAKE SHORE DRIVE  BURT STREET	WAYCROSS AVENUE US 27 SR 19	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF BUSTIS UNINCORPORATED LAKE COUNTY	D D	14,080 5,145 10,380 1,870	0.10	C 710 C 530	267 127	218 56	0.38 0.24	C 4.00% C 2.00%	14,060 10,360	6,260 2,065	0.45 C 0.20 C	710 530	325 140	285 0.46 62 0.26 280 0.4	is c
252 Coasty 10 0.38 ARICIG AVENUE 217 Coasty 25 0.63 ARI, INST CAN AND COAST CO	W LADY LAKE BOULEVARD YOUTH CAMP ROAD	SR 19 SOUTH TERMINI OR 33	2 2	URBAN UNDIVIDED RURAL UNDIVIDED	COUNTY COUNTY	TOWN OF LADY LAKE	D	13,990 5,162 10,390 1,593 9,030 1,476	0.15 0.16	C 710 C 530	230 58	275 96	0.18	C 1,00% C 4,50% C 8,75%	13,990 10,360 9,030	1,985	0.19 C	710 530	72 152	289 0.4 120 0.2 62 0.3	13 C
07 Votes   10   174   100   10	N CENTER STREET  CR 44 / DELAND ROAD	CR 44 / DELAND ROAD ESTES ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	CITY OF EUSTIS	CITY OF EUSTIS UNINCORPORATED LAKE COUNTY	D D	10,990 1,320 16,820 1,785	0.13	C 590 C 840	64 137		0.13 0.18	C 9.25% C 3.03%	10,360	2,054	0.20 C 0.12 C	590 840	84 159	104 0.21 173 0.2	10 C
254 Coarty 35 0.72 BAY MOAD 253 117006 Coarty 35 0.55 BAY MOAD	BAY ROAD / CR 19A	DLD US 441/ OR 500A	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	10,360 3,015	0.29	C 530	125 86	144	0.27	C 2.00%	10,360	3,329	0.32 C	530 530	138	150 0.31 52 0.11	10 C
	POSGATE ROAD SR 33 SR 44	US 27 HORSE RANCH ROAD	2 2	URBAN UNDIVIDED RURAL UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF CLERMONT UNINCORPORATED LAKE COUNTY	D C	14,090 5,031 7,560 1,480 12,390 4,041	0.36	C 710 B 390	215 99	223 34	0.31 0.25 0.41	C 8.00% B 4.75% C 9.25%	14,060 7,560 12,390	7,392 1,873	0.53 D 0.25 B	710 390	316 125 190	328 0.44 43 0.32 396 0.64	16 C
94 117016 Cosety 45 1.56 BRITTROAD  84 ADMOENT 45 1.47 BRITTROAD  241 Cosety 35 0.14 CR 194 (DOM AVENUE)	SR 44 HORSE RANCH ROAD LAKE DORA DRIVE	WOLF BRANCH ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF MOUNT DORA CITY OF MOUNT DORA	D D	12,390 4,041 12,390 4,041 10,390 1,626	0.33 0.33 0.16	C 620	122	254	0.41 0.41 0.19	C 9.25% C 9.25% C 1.50%	12,380	6,289 6,289 1,764	0.51 C	620 620	190	395 0.6- 395 0.6- 108 0.21	14 C
241 County 36 0.14 CR 19A (DORA AVENUE) 50 County 35 1.35 CR 19A (DORA AVENUE) 104 County 20 1.00 CR 19A (DORA AVENUE) 105 COUNTY 20 1.00 CR 19A (DORA AVENUE)	C.R. 500A/ OLD 441 DAVID WALKER ROAD	C.R. 500A/ OLD 441 DAVID WALKER ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF TAVARES CITY OF TAVARES	D D	10,390 1,628 14,090 5,011 14,090 3,850	0.16 0.36 0.27	C 590 C 710	236	218	0.19 0.33 0.25	C 1.90% C 1.90% C 1.90%	10,360 14,060	1,764 5,267 4,055	0.17 C 0.37 C	590 710	72 248 163	106 0.21 229 0.31 186 0.21	16 C
0 NO COUNT 35 0.46 C.R.19A	CR 452	CR: 500A-01D-441 DAVID WALKER ROAD US 441 DR 44 SR 19	2 2	URBAN UNDIVIDED	COUNTY	CITY OF BUSTIS UNINCORPORATED LAKE COUNTY	D D	14,090 -	0.21	. 710 C 500	129	110	0.22	C 175%	14,060	3.132		710 620	162	120 0.21	
166 Oostly 40 0.53 CR 19A 256 County 45 0.93 CR 19A	US 441 BAY ROAD / CR 19A	BAY ROAD OR 44C/ CR 600A ORIFFIN AVENUE US 27 / US 441	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	EUSTISMOUNT DORA CITY OF MOUNT DORA	D D	16,820 14,46 16,820 8,328	0.99	C 840 C 840	642 328	577 371	0.76	C 1.00%	16,820 16,820	15,207 8,753	0.90 C	840 840	675 345	906 0.81 390 0.41	10 C
1 County 36 153 CR 25	MARION COUNTY LINE ORIFFIN AVENUE	GRIFFIN AVENUE US 27 / US 441	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY TOWN OF LADY LAKE	D D	14,090 10,69	0.76	D 710	993 370	258	0.98	D 3.25%	14,060	12,551	0.89 D	710 710	813 424	903 1.19 529 0.79	16 F
	US 27/US 441 CR 466A US 27 (NORTH)	05 27 10 441 CR 488A US 27/US 441 US 27 (SOUTH) CR 49 (CR 470	2 2	URBAN UNDIVIDED	COUNTY	FRUITLAND PARK FRUITLAND PARK	D	10,390 7,541 10,390 4,780 12,390 384	0.73	D 530 C 530	361 194	346 255	0.68 0.48	D 1,00% C 1,00% C 1,75%	10,360 10,360 12,360	7,926 5,024	0.77 D 0.48 C	530 530	379 204	384 0.73 268 0.5	12 D
	US 27 CR 48 /CR 470		2 2	URBAN UNDVICED URBAN UNDVICED URBAN UNDVICED URBAN UNDVICED URBAN UNDVICED URBAN UNDVICED	STATE	UNINCORPORATED LAKE COUNTY	D D	18,590 9,400 18,590 9,400 17,700 8,800	0.03 0.51 0.50	C 920	427 308	301	0.03 0.46 0.50	C 3.75%	18,590	11,302	0.61 C	920 920	513 384	19 0.00 362 0.56 552 0.6	16 C
19 Costty 55 4.27 CR 33 24 ADMCENT 35 5.81 CR 33	CR 48 BRIDGES ROAD	BRIDGES ROAD PEBBLE ROCK ROAD SR 50	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D	21,780 4,200 7,560 5,631	0.19	8 1,070 C 390	229 241		0.21	8 8.50% C 5.25%	21,780 7,560	6,315 7,690	0.29 8	1,070	344 311	196 0.3; 288 0.8s	12 B
24 County 35 1.85 SR 33 / CR 33 TA County 45 0.64 CR 42	PEBBLE ROCK ROAD		2 2 2	URBAN UNDIVIDED	STATE	CITY OF MASCOTTE UNINCORPORATED LAKE COUNTY	D D	15,540 5,531 15,930 4,860	0.38	C 790	241 231	223 192	0.31	C 5.25%	15,540	7,660	0.49 C	790 790	311 298	288 0.31 245 0.31	19 C
15	SR 19 CR 450 CR 419	CR 450 CR 430 CR 430 CENTRAL AVENUE PAUMETTO STREET	2 2	RURAL UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED	COUNTY COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY		9,030 4,380 7,560 5,370 7,560 3,503	0.49	C 470 C 390	175 220	207 242	0.44 0.62 0.48	C 7.25% C 6.25% B 7.00%	9,030 7,560	6,227 7,282	0.89 C	470 390	248 298 227	294 0.63 328 0.84 264 0.68	13 C
	CENTRAL AVENUE	PALMETTO STREET	2 2	RURAL UNDIVIDED RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY  UNINCORPORATED LAKE COUNTY  LININGORPORATED LAKE COUNTY	C C	14 790 3 500	0.46 0.24 0.32	B 270	192 192 150	188	0.24		7,560 14,760	4,913	0.85 C 0.33 B	290 270		264 0.34	14 8
97   WANNEST 145   399   071-42   199   19	LAKE MACK DRIVE SR-45 DUBSDREAD DRIVE	SR 44 DUBSDREAD DRIVE	2 2 2	RURAL UNDIVIDED RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	C D	14,790 4,726 14,790 4,726 19,930 7,580	0.92 0.92 0.47	B 770 C 790	150 367	292 350	0.38 0.38 0.46 0.46	B 425% B 425% C 3.00%	14,760 15,930	5,819 5,819 8,770	0.59 B 0.55 C	770 790	185 185 425	360 0.41 406 0.42	17 8 17 8 14 C
95 Coarty 40 0.81 CR-835 181 Coarty 55 1.74 CR-837	DUBSOREAD DRIVE CR 44A	LAKE MACK DRIVE  SR 44  DUBSDMEAD DRIVE  DRANGE COUNTY LINE  SR 44	2 2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	B C	16,820 5,891 12,290 5,961	0.34		383 201			C 1.00%	16,820 12,260	5,988 7,436	0.36 C	840 640	403 240	225 0.41	18 C
	CR-44A SR-44 WOLF SRANCH ROAD SR-46	WOLF BRANCH ROAD SR 46 ORANGE COUNTY LINE	2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	21,790 10,30 15,930 13,78	5 0.87	C 1,070 C 790	636 780	352 484	0.59 0.99 0.66	C 6.25% D 2.00%	21,780 15,930	13,954	0.84 C 0.96 D	1,070 790	991 991 379	477 0.81 534 1.01	10 D
		ORANGE COUNTY LINE OR 44A	2 2 2	RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	C C	15,930 8,775 14,760 3,665 5,030 4,578	0.65	B 270	361 234 136		0.66		14.760	9,227 5,511	0.37	790 770	379 352		
10	CR 44A US 441 SILVER LAKE ROAD	CR 44A SR 44 SELVER LAKE ROAD CR 473	2 2 2	RURAL UNDIVIDED RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	9,030 4,228 16,820 11,39 21,780 10,69	0.47 0 0.68 0 0.49	C 840 C 1,070	138 619 654	245 350 343	0.52 0.74 0.61	8 8,90% C 425% C 225% C 4,00%	9,090 16,620 21,780	12,740	0.76 C 0.80 C	470 840 1,070	352 167 692 796	391 0.85 417 0.74	14 C 12 C
	GR473	APIART HUAU	2 2	URDAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CITY OF EUSTIS	D D	16,820 17,45	1.04	F 840	1,035	598	0.53	F 7.75%	16,820 21,780	13.740	1.51 F	840 1,070	1,503	869 1.71 556 0.51	10 F
	CR 452 SR 19 HIGKS DITCH ROAD CR 44A	DR 450 SR 19 HICKS DITCH ROAD CR 44A CR4ANGE AVENUE US 441 NF 532 CR 445A	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF EUSTIS CITY OF EUSTIS CITY OF EUSTIS	D D	14,090 14,39 16,820 12,08 16,820 10,97	1.02	E 710 C 840	631 483	639 651 497	0.90 0.66 0.59	O 4.00% C 1.25% C 4.90% C 8.25%	14,060 16,820	17,516 12,864 13,678	1.25 F 0.76 C	710 840	798 514 540	777 1.04 586 0.71	19 F
	HICKS DITCH ROAD CR-44A	CR 44A CRANGE AVENUE	2 2	URBAN UNDIVIDED	COUNTY COUNTY COUNTY	UNINCORPORATED LAKE COUNTY	D D		0.85	C 840	433 460			C 4.90% C 8.25%	16,820 16,820	15 708	0.50 C	840 840	540 634	619 0.74 654 0.8	и с
10 Conty 00 1.12 CR 44 LEG A  11 Conty 00 1.12 CR 44 LEG A  12 CR 44 LEG A  13 CR 44 LEG A  14 CR 445  15 CR 45  17 CR 465	CR 44 SR 19 NF 552	NF 552 CR 445A	2 2	RURAL UNDIVIDED RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	0	15,930 1,290 7,560 697 7,560 697	0.08	B 390	34	30	0.09	C 1.00% B 3.00% B 3.00%	15,930 7,560 7,560	800 800	0.11 B	390 390	47 39 39	35 0.11 35 0.11	10 C
72 County 55 3.55 CR 445A	SR 19	9840	2 2	RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	C	7,560 2,060 11,610 2,650	0.27	8 390 C 600	91 108	106	0.24	8 9.00%	7,560	3,170	0.42 B	390 600	140	143 0.3	7 B
100   100	SR 19 CR 551	CR 561 LAKE INDUSTRIAL BOULEVARD	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CITY OF TAVARES	D D	16,820 4,596 16,820 7,615	0.26	C 840 C 840	188 333 361	179 307	0.22	C 8.25% C 1.00%	16,820 16,820	8,534 8,003	0.99 C 0.48 C	840 840	279 350	286 0.33 323 0.43	18 C
134 County 45 4.09 C.R. 445 272 County 45 1.42 C.R. 445A	LAKE INDUSTRIAL BOULEVARD CR 448	DRANGE COUNTY LINE	2 2						0.48			315					0.50 8			331 0.41	10 B
271 County 55 138 C.P.4684	CR48	CRANGE COUNTY LINE CR 46 SOUTH TERMINA	2 2	RUMAL UNDIVIDED RUMAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY	0	14,760 7,075 11,610 4,763 9,010 990	0.41	C 500	240	265	0.47	B 1.00% C 1.50%	11.610	5.131	D44 C	600 470	379 259	285 0.41	H C
271 County 55 1.38 C.R. 448A 30 ADJACENT 45 1.90 C.R. 449 (SLIVER LAKE)	CR48 CR44	SOUTH TERMINI MORNINGSIDE DRIVE	2 2 2 2 2 2 2 2	RURAL UNDIVIDED RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY OTY OF LEESBURG	C C	9,030 290 12,390 2,112	0.41 0.03 0.17 0.17	C 600 C 470 C 600	240 18 165 165	265 13 56	0.04	C 1.00% C 1.25%	11,610 9,000 12,390	5,131 305 2,247	0.44 C 0.00 C 0.18 C	600 470 620 620	19	16 0.04 60 0.21	14 C
271 Coarty 55 1.38 CR 448A 30 ABANCENT 45 1.30 CR 449 (SLVERLAKE) 30 Coarty 45 CR 449 (SLVERLAKE) 30 Coarty 45 1.25 CR 449 (SLVERLAKE)	CR 48 CR 44 MORNINGSIDE DRIVE SR 19	SOUTH TERMINI MORNINGSIDE DRIVE US 441	2 2 2 2 2 2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY OTY OF LEESBURG OTY OF UMATILLA UNINCORPORATED LAKE COUNTY	C C D D D C C	9,030 290 12,390 2,112 12,390 2,112 10,390 664	0.41 0.03 0.17 0.17	C 600 C 470 C 600 C 600	240 18 165 165 83	265 13 56 66 41	0.04 0.27 0.27 0.10	C 1.00% C 1.25% C 1.25% C 1.00%	11,610 9,000 12,390 12,390 10,360	5,131 306 2,247 2,247 1,033	0.44 C 0.03 C 0.18 C 0.18 C	600 470 620 620 620 530	19 176 176	16 0.0- 60 0.21 60 0.21	18 C
271 Coarty 55 1.38 CR 448A 30 ABANCENT 45 1.30 CR 449 (SLVERLAKE) 30 Coarty 45 CR 449 (SLVERLAKE) 30 Coarty 45 1.25 CR 449 (SLVERLAKE)	CR-48 CR-44 MORPANGSIDE DRIVE SR-19 SKYLINE DRIVE CR-450A THOMAS ROAD	SOUTH TERMINI MORNINGSIDE DRIVE US 441	2 2 2 2 2 2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY COUNTY COUNTY COUNTY COUNTY COUNTY	LINECOPPOPATED LAKE COUNTY LINECOPPOPATED LAKE COUNTY LINECOPPOPATED LAKE COUNTY LINECOPPOPATED LAKE COUNTY OTY OF LESSUING OTY OF UMATILLA LINECOPPOPATED LAKE COUNTY LINECOPPOPATED LAKE COUNTY LINECOPPOPATED LAKE COUNTY CITY OF LESSUING	0 0 0 0 0 0 0 0 0	9,030 290 12,390 2,112 12,390 2,112 10,390 964 7,580 1,780 7,580 1,900 13,320 6,722	0.41 0.03 0.17 0.17 0.09 0.23 0.26	C 500 C 470 C 600 C 600 C 600 C 500 B 300 B 300 D 600	240 18 165 165 165 63 110 124 316	265 13 56 66 41 62 64 455	0.04 0.27 0.27 0.10 0.28 0.32 0.69	C 1.0% C 1.25% C 1.25% C 1.00% B 3.00% B 2.90% D 1.00%	11,610 9,000 12,360 12,360 10,360 7,560 7,560 13,320	5,131 305 2,247 2,247 1,003 2,029 2,218 9,167	0.44 C 0.00 C 0.18 C 0.18 C 0.10 C 0.10 C 0.27 8 0.29 8	\$60 470 620 620 530 350 350	19 176 176 176 66 128 140	16 0.0- 60 0.21 60 0.21 43 0.1 72 0.31 72 0.34 482 0.7	14 C 18 C 18 C 11 C 13 B 16 B 17 C 10 C 17 C 18
271   County   55   138   C.R. 6486	CR48 CR44 MORMASSIDE DRIVE SR439 SRY19E ORBYE CR450A THOMAS ROAD CR447 OBLAND ROAD SETES ROAD	SOUTH TERMIN MORNINGS DE DRIVE US 441 SKYLINE DRIVE OR 450M CRIMA DRIVE DRIVE LIS 27/US 441 ESTES RRAD DRIVE DRIVE	2 2 2 2 2 2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCOMPRIATE LIKE COUNTY UNINCOMPRIATE LIKE COUNTY UNINCOMPRIATE LIKE COUNTY OTY OF LESSUING OTY OF UNINCENTED LIKE COUNTY UNINCOMPRIATE LIKE COUNTY UNINCOMPRIATE LIKE COUNTY OTY OF LESSUING UNINCOMPRIATE LIKE COUNTY UNINCOMPRIATE LIKE COUNTY UNINCOMPRIATE LIKE COUNTY	C C D D C C C C C C C C C C C C C C C C	9,030 290 12,399 2,112 12,399 2,112 10,399 564 7,580 1,790 7,380 1,900 13,320 6,722 15,930 4,951	0.41 9.01 9.17 9.17 9.99 9.23 9.26 9.85 9.31	C 600 C 470 C 600 C 600 C 600 C 600 C 500 B 300 B 300 D 600 C 790	240 10 165 165 63 110 124 316 229	265 13 56 56 41 62 64 455 235	0.04 0.27 0.27 0.10 0.28 0.32 0.69 0.30	C 1,00% C 1,25% C 1,25% C 1,00% B 3,00% B 2,50% D 1,00% C 1,50% C 1,50%	11,610 9,000 12,360 12,360 10,360 7,580 7,580 13,320 15,930 7,560	5,131 305 2,247 2,247 1,003 2,029 2,218 9,167 5,340 5,637	0.44 C 0.00 C 0.18 C 0.18 C 0.10 C 0.10 C 0.27 8 0.29 8 0.89 D 0.34 C 0.75 C	\$500 470 \$200 \$200 \$500 3500 \$500 3500 \$500 7500 3500 7700	19 176 176 176 56 128 140 332 247 235	14 0.0- 60 0.21 60 0.21 43 0.11 72 0.33 72 0.34 492 0.71 255 0.32	94 C   C   C   C   C   C   C   C   C   C
271   Court   15   135   C. A ASA   C. A A	CR 44  CR 44  MORNANGSIDE DRIVE  81 9  8NYLINE DRIVE  CR 4360  THEMAS IROAD  CR 41 GLEANS IROAD  ESTES BOOLO  CR 419  CR 437  US 441	SOUTH TERMAN MONNAGGE CENTE US 441 SYLVE DRIVE OR 450A CREAA US 27035 441 US 27035 441 US 27035 441 CETE BROAD OR 430 OR 500A	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	RURAL UNDIVIDED URBANI UNDIVIDED URBANI UNDIVIDED URBANI UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED URBANI UNDIVIDED URBANI UNDIVIDED URBANI UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED	COUNTY	UNINCORPONATED LAKE COUNTY OTY OF LESSURIS CITY OF EUSTS UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY OTY OF MOUNT OPEN	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9,030 290 12,399 2,112 10,399 5,142 10,399 654 7,560 1,790 7,560 1,990 13,030 4,923 13,030 4,923 14,799 4,667 14,799 4,667 13,030 9,933	0.41 0.03 0.17 0.17 0.99 0.23 0.26 0.25 0.21 0.21 0.03 0.21 0.03 0.03	C 600 C 470 C 600 C 600 C 600 C 500 B 300 D 600 C 500 C 750 C 770 C 770 D 600	240 10 165 165 165 170 124 316 229 198 175 73	265 13 56 69 41 62 64 455 235 241 203 78 387	0.04 0.27 0.27 0.10 0.28 0.32 0.69 0.30 0.42 0.42 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.7	C 100% C 125% C 125% C 125% C 100% B 300% B 2,50% C 100% C 2,50% C 3,50% B 8,00% C 1,00% C 1,00%	11,610 9,000 12,360 12,360 12,360 10,360 7,560 13,320 15,330 7,560 14,760 14,760 13,320	5,131 305 2,247 2,247 1,003 2,029 2,218 9,167 5,940 5,937 5,961 1,998 10,019	0.44 C 0.00 C 0.18 C 0.19 C 0.10 C 0.10 C 0.27 B 0.29 B 0.29 C 0.34 C 0.35 C 0.40 B 0.14 B 0.15 C	\$500 470 \$200 \$200 \$500 3500 3500 \$600 7700 3600 7770 7770 \$600	19 176 176 56 128 149 332 247 235 257 100 445	14 0.04 60 0.21 60 0.21 43 0.11 72 0.31 72 0.34 492 0.73 286 0.73 286 0.31 497 0.51	04 C   C   C   C   C   C   C   C   C   C
271	CR 44  CR 44  MONPHANGEDE DRIVE  SR 19  SRYL RE CHINE  CH 456  THICKAS RICAD  THICKAS RICAD  CH 476	SOUTH TERMINA MINORANGE CONTO US 441 SOUTHE DRIVE ON 1000 AVA ON 1000 AVA ON 1000 AVA DISTRIBUTION ON 1000 AVA DISTRIBUTION ON 1000 AVA DISTRIBUTION ON 1000 AVA DISTRIBUTION	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	RUBAL UNGOVICED URBAN UNGOVICED URBAN UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAN UNGOVICED RUBAL UNGOVICED	COUNTY	UNICOSPONED LA CONTY UNICOSPONED LA CONTY UNICOSPONED LA CONTY UNICOSPONED LA CONTY OTTO PLESSANS	C C C C C C C C C C C C C C C C C C C	9,030 200 12,399 2,115 12,399 2,115 10,390 664 7,560 1,796 7,560 1,796 13,333 8,722 15,030 4,651 14,709 4,651 14,709 1,456 14,709 1,456 13,333 9,835	0.41 0.03 0.17 0.17 0.17 0.99 0.23 0.25 0.25 0.31 0.63 0.63 0.63	C 600 C 470 C 600 C 600 C 600 C 500 B 300 D 600 C 500 C 750 C 770 C 770 D 600	240 10 165 165 83 110 124 315 229 198 175 73	265 13 56 69 41 62 54 440 215 241 293 78 387 246	0.04 0.27 0.27 0.10 0.28 0.32 0.69 0.30 0.42 0.26 0.26 0.26 0.26 0.30	C 1.00% C 1.25% C 1.25% C 1.25% C 1.00% B 3.00% B 2.90% D 1.00% C 1.50% C 3.90% B 6.60% C 1.00% C 1.00%	11,610 9,000 12,390 12,390 10,380 7,580 7,580 13,320 15,320 14,760 14,760 14,760 13,320 13,320	5,131 306 2,247 2,247 1,003 2,029 2,029 2,029 3,167 5,340 5,637 5,951 1,995 10,019 5,953	0.44 C 0.03 C 0.18 C 0.18 C 0.10 C 0.10 C 0.27 8 0.29 B 0.29 C 0.34 C 0.35 C 0.36 C 0.37 C 0.36 C 0.37 C 0.40 B 0.14 B 0.15 C	500 470 620 620 500 500 500 500 700 200 770 770 770 680 500	19 176 176 176 56 128 140 332 247 235 267 100 445	14 0.0- 60 0.21 60 0.21 43 0.1: 72 0.33 72 0.31 72 0.31 253 0.31 286 0.31 597 0.1: 497 0.61	04 C C S S S S S S S S S S S S S S S S S
271   Court   15   150   C. A445	CR48 CR48 WORNESSEE BRVE WAS BROOK WAS BROOK WAS BROOK CR47 TYPENA BROOK CR47 CR47 CR47 CR47 CR47 CR47 CR47 CR47	POUNT TERMAN MORNWOOD CONTO UP 441 BOTUNE DOVE OCKNOW, CHARA  OCKNOW, CHARA  UP 27/28 44 ESTES ROAD  OK 837 B644 OK 837 B644 CR 800 OK 837 B645 CR 800 OK 837 B646 CR 800 OK 837 B647 CR 800 OK 837 OK 837 CR 800	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	RUBAL UNGOVICED URBAN UNGOVICED URBAN UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAL UNGOVICED RUBAN UNGOVICED RUBAL UNGOVICED	COUNTY	UNINCORPONATED LAKE COUNTY OTY OF LESSURIS CITY OF EUSTS UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY OTY OF MOUNT OPEN	C C C C C C C C C C C C C C C C C C C	9:020 200 200 21112 12:299 2:1112 10:299 154	0.41 0.01 0.17 0.17 0.17 0.23 0.23 0.25 0.31 0.63 0.63 0.72 0.72 0.72 0.72 0.72 0.72 0.72 0.73	C 600 C 470 C 600 C 600 C 600 C 600 B 500 C 700 C 600 C 700 C 600 C 700 C 600 C 700	240 10 165 165 165 170 124 316 229 198 175 73	265 13 56 66 60 41 42 62 64 465 235 241 203 78 387 246 77 120 256	0.04 0.27 0.27 0.27 0.10 0.28 0.32 0.69 0.30 0.62 0.26 0.10 0.62 0.36 0.31 0.35 0.34 0.35	C 1.25% C 1.25% C 1.25% C 1.25% C 1.00% B 3.00% B 2.20% C 1.00% C 1.00% C 1.00% B 6.00% C 1.00%	11,610 9,000 12,360 12,360 10,360 7,560 13,320 15,320 7,560 14,760 14,760 14,760 13,320 13,320 15,320 1	5,131 316 2,247 2,247 2,247 2,247 2,029 2,029 2,029 2,029 2,027 5,340 5,340 5,991 1,998 10,019 5,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,933 1,934 1	0.44 C C 0.00 C C 0.00 C C C C C C C C C C C	500 420 620 620 620 530 550 560 560 770 770 770 770 680 500 500 770 770 770 770 770 77	19 176 178 60 128 332 247 235 237 100 445 243 128 128 129 129 129 129 129 129 129 129 129 129	14 0.94 0.00 0.21 0.00 0.21 0.00 0.21 0.00 0.21 0.00 0.21 0.00 0.00	H C C C C C C C C C C C C C C C C C C C
271   Court   15   150   C. A445	CR48 CR48 MONOMODISC BRIVE BRYS BRYS BRYS BRYS BRYS BRYS BRYS BRYS	BOSINT TERMEN MORNWAGEC DEVISO US 441 BOYLING BOWE OF 4690 CONKA DEVISOR DEVIS	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	RIJAL LINGVIVED	COUNTY	UNINCORPONATED LAKE COUNTY OTY OF LESSURIS CITY OF EUSTS UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY OTY OF MOUNT OPEN	C C C C C C C C C C C C C C C C C C C	0,010   20	0.41 0.03 0.17 0.17 0.17 0.99 0.23 0.25 0.25 0.31 0.95 0.31 0.97	C 600 C 470 C 600 C 700 C 600 C 700 C 600 C 700 C 600 C 700 C 600	240 10 165 165 165 170 124 316 229 198 175 73	255 13 13 16 16 16 16 16 16 16 16 17 17 120 25 26 26 26 26 26 27 27 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	0.04 0.27 0.27 0.27 0.10 0.10 0.28 0.32 0.69 0.30 0.62 0.26 0.10 0.82 0.36 0.31 0.34 0.35 0.31 0.34 0.35 0.35	C 1.00% C 1.25% C 1.25% C 1.00% C 1.00% C 1.00% C 1.00% E 2.00% E 2.00% E 3.00% E 3.00	11,610 9,000 12,340 12,340 10,340 10,340 7,560 13,220 15,220 7,560 14,740 14,740 14,740 13,320 7,560 13,320 7,560 14,740	5,131 366 2,247 1,003 2,029 2,029 2,029 2,167 5,340 5,627 5,627 5,937 10,019 5,953 10,019 3,242 4,745 4,745	0.44 C C C C C C C C C C C C C C C C C C	500 500 500 500 500 500 500 500	19 176 178 60 128 332 247 235 237 100 445 243 128 128 129 129 129 129 129 129 129 129 129 129	14 0.00-0.00 0.21 0.00 0.22 0.00 0.22 0.00 0.22 0.00 0.0	H C C C C C C C C C C C C C C C C C C C
271	OF 48  OF 48  OF 49  OF	SOOT TERRINE WORKNOOLD DOOR WORKNOOLD DOOR STORE DOOR S	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SIRAL	GOUNTY	UMECOPPORATE LASE COMPY GTY OF LEGEL LASE COMPY GTY OF LEGEL LASE COMPY UMECOPPORATE LASE COMPY OFF LASE COMPY OFF OFF LASE COMPY OTF OF HOUSE COMPY OTF OF HOUSE COMPY OTF OFF LASE COMPY OTF OFF LASE COMPY OTF OFF LASE COMPY OTF OFF LASE COMPY UMECOPPORATE LASE COMPY OTF OFF LASE COMPY OTF OFF LASE COMPY UMECOPPORATE	C C C C C C C C C C C C C C C C C C C	6,930 290 12,999 2,111 12,999 2,111 12,999 2,111 12,999 2,111 12,999 2,111 12,999 2,111 13,999 6	0.41 0.01 0.17 0.17 0.17 0.09 0.23 0.23 0.65 0.31 0.62 0.31 0.62 0.72 0.10 0.72 0.43 0.43 0.43 0.45	C 600 C 4170 C 600 C 750 C 600 C 750	240 10 165 165 165 170 124 316 229 198 175 73	265 5 12 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	0.04 0.27 0.10 0.28 0.32 0.30 0.69 0.30 0.62 0.10 0.65 0.30 0.62 0.10 0.65 0.31 0.34 0.25 0.36 0.37 0.38 0.37 0.38 0.38 0.76 0.38	G 100% G 125% C 152% G 152% G 152% G 150% B 200% G 150% G	11,610 0,001 12,380 12,380 12,380 15,380 7,580 15,320 7,580 14,780 14,780 14,780 13,320 14,740 16,740 1	5,131 306 2,247 1,003 2,029 2,218 2,029 2,218 9,167 5,340 5,940 1,998 10,019 9,931 10,019 10,019 4,745	0.44 C C C C C C C C C C C C C C C C C C	500 500 500 500 500 500 500 500 500 500	19 178 178 178 66 128 140 247 247 233 247 205 267 100 445 243 244 245 244 103 103 103 103 103 103 103 103 103 103	14 0.0-0 60 0.22 60 0.22 60 0.23 43 0.11 72 0.33 72 0.34 432 0.73 72 0.34 432 0.73 235 0.33 235 0.33 235 0.33 236 0.33 144 0.44 144 0.44 145 0.42 146 0.34 136 0.33 336 0.44 336 0.44	
271	OF 8   OF	DOOR TERRORS MORNINGSCORE DOOR TO TERRORS DOOR	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SIRAL	COUNTY	UNINCORPONATED LAKE COUNTY OTY OF LESSURIS CITY OF EUSTS UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY OTY OF MOUNT OPEN	C C C C C C C C C C C C C C C C C C C	6,310 200 12,390 21,11 12,390 21,11 12,390 21,11 12,390 21,11 12,390 21,11 12,390 21,11 12,390 21,11 12,390 21,11 13,300 21,11 13,300 13,300 13,300 14,300 13,300 13,300 14,300 14,300 13,300 14,300 14,300 13,300 13,300 14,300 14,300 13,300 1	0.41 0.03 0.17 0.17 0.17 0.99 0.23 0.25 0.25 0.31 0.95 0.31 0.97	C 600 C 4170 C 600 C 750 C 600 C 750	240 10 165 165 165 170 124 316 229 198 175 73	265   265	0.04 0.27 0.10 0.27 0.10 0.28 0.30 0.30 0.30 0.60 0.30 0.62 0.26 0.10 0.82 0.36 0.31 0.34 0.35 0.35 0.35 0.35 0.35	C 100% C 125% C 125% C 125% C 100% B 200% C 100% C	11,610 0,001 12,380 12,380 12,380 15,380 7,580 15,320 7,580 14,780 14,780 14,780 13,320 14,740 16,740 1	5,131 306 2,247 1,093 2,029 2,228 2,238 9,167 5,340 5,991 1,998 10,019 5,995 1,998 1,998 1,998 4,745 4,745 2,554 7,992	0.44 C C C C C C C C C C C C C C C C C C	500 500 500 500 500 500 500 500	19 178 178 178 66 128 140 247 247 233 247 205 267 100 445 243 244 245 244 103 103 103 103 103 103 103 103 103 103	14 0.0-0 60 0.22 60 0.22 60 0.22 60 0.22 60 0.22 60 0.22 60 0.22 60 0.32 72 0.33 73 0.33 73 0.	M
271	OF 68  OF 64  OF	SOOT TERRINE MORNAGED FOR MORNA	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SIGNAL	COUNTY CO	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY	C C C C C C C C C C C C C C C C C C C	6,910 250 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 13,999 2,15 14,600 2,15 15 16,000 2,25 16,000 2,	9-41 9-03 9-17 9-17 9-17 9-17 9-29 9-29 9-29 9-39 9-39 9-39 9-39 9-39	C 600  470  C 600  C 600  C 600  C 600  C 600  C 600  C 700  C 70	240 10 10 145 145 145 145 145 145 146 147 147 147 147 147 147 147 147 147 147	265 5 12 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	0.04 0.27 0.27 0.10 0.27 0.10 0.28 0.28 0.32 0.30 0.40 0.30 0.46 0.31 0.34 0.34 0.35 0.35 0.46 0.35 0.47 0.48 0.56 0.38 0.48 0.38 0.76 0.38 0.44 0.56 0.38 0.48 0.48 0.56 0.38 0.48 0.56 0.56 0.56 0.56 0.56 0.56 0.56 0.57	G 1,00%	11,410 18,003 12,310 12,310 11,310 11,310 11,310 11,310 11,320	5,131 305 2,247 2,247 2,247 1,093 2,029 2,238 9,107 5,940 5,977 5,991 10,019 9,953 1,000 3,242 4,745 4,745 4,745 2,554 7,992 7,992 12,402 12,4	0.44   C	\$50 \$40 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$5	19 19 174 175 175 175 175 175 175 175 175 175 175	14	14
271	OF 68  OF 64  OF	SOOT TERRINE MORNAGED FOR MORNA	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SIGNAL	GOUNTY GO	UNICOPPORATE LASE COUNTY OTY OF LESS BASE OTY OF RESTS OTY OF RESTS UNICOPPORATE LASE COUNTY OTY OF MOUNT DOWN UNICOPPORATE LASE COUNTY OTY OF LASE COUNTY UNICOPPORATE CAUNTY UNICOPPORATE LASE COUNTY UNICOPPORATE LASE CO	C C C C C C C C C C C C C C C C C C C	6,910 250 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 12,999 2,115 13,999 2,15 14,600 2,15 15 16,000 2,25 16,000 2,	9-41 9-03 9-17 9-17 9-17 9-17 9-29 9-29 9-29 9-39 9-39 9-39 9-39 9-39	C 600  470  C 600  C 600  C 600  C 600  C 600  C 600  C 700  C 70	240 10 165 165 165 170 124 316 229 198 175 73	265 5 12 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	0.04 0.27 0.27 0.10 0.27 0.10 0.28 0.28 0.32 0.30 0.40 0.30 0.46 0.31 0.34 0.34 0.35 0.35 0.46 0.35 0.47 0.48 0.56 0.38 0.48 0.38 0.76 0.38 0.44 0.56 0.38 0.48 0.48 0.56 0.38 0.48 0.56 0.56 0.56 0.56 0.56 0.56 0.56 0.57	G 1,00%	11,410 18,003 12,310 12,310 11,310 11,310 11,310 11,310 11,320	5,131 305 2,247 2,247 2,247 1,093 2,029 2,238 9,107 5,940 5,977 5,991 10,019 9,953 1,000 3,242 4,745 4,745 4,745 2,554 7,992 7,992 12,402 12,4	0.44   C	600 600 600 600 600 600 600 600 600 600	19 19 174 175 175 175 175 175 175 175 175 175 175	14	14
271   County   16   1.50   C. ALAS   272   C. ALAS   273   C. ALAS   274   C. ALAS   275   C	OR48	SOOT TERRINE MORNINGSCORE STATE OF THE STATE	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	RISAL	DOINTY	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY	C C C C C C C C C C C C C C C C C C C	0.00   0.00	9-41   9-	C 693 C 493 C 793	240 10 10 145 145 145 145 145 145 146 147 147 147 147 147 147 147 147 147 147	265   265	0.04 0.27 0.27 0.10 0.10 0.28 0.32 0.30 0.62 0.30 0.62 0.31 0.62 0.31 0.32 0.62 0.62 0.62 0.62 0.62 0.62 0.62 0.6	C 1984 C 1985 C 1986 C	11,810 10,002 112,340 112,340 112,340 112,340 112,340 112,340 112,340 112,340 113,320	5.131 3.65 2.247 2.247 1.093 3.02 2.247 2.228 3.027 3.02	0.44   C	600 600 600 600 600 600 600 600 600 600	19 19 174 175 175 175 175 175 175 175 175 175 175	14   0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0	14
271   County   16   1.50   C. ALAS   272   C. ALAS   273   C. ALAS   274   C. ALAS   275   C	OFFE OFFE OFFE OFFE OFFE OFFE OFFE OFFE	SOOT TERRINE WORNINGSOOD DOOR WORNINGSOOD DOOR WORNINGSOOD DOOR OF MAN A  OF	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	RISAL	DOMEY	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY		\$\\ \text{A38}\$  \$\text{A39}\$  \$\text{A39}\$	0-41 0-21 0-22 0-27 0-27 0-29 0-28 0-28 0-29 0-29 0-29 0-29 0-29 0-29 0-29 0-29	C 693 C 493 C 793	240 10 10 145 145 145 145 145 145 146 147 147 147 147 147 147 147 147 147 147	265 265 266 266 267 275 287 288 288 288 288 288 288 288 288 288	0.04 0.27 0.27 0.10 0.28 0.32 0.32 0.32 0.32 0.32 0.32 0.32 0.32	C 1993 C 1994 C 1995 C 1996 C	11,410 9,000 12,280 12,280 12,280 14,280 15,380 15,380 15,320 15,	5.131 326 2,247 2,247 2,247 2,247 2,249 2,029 2,029 2,049 2,049 3,460 3,46	0.44   C	600 479 470 470 470 470 470 470 470 470 470 470	19 19 174 175 175 175 175 175 175 175 175 175 175	14   00-00   00   00   00   00   00   00	M
271   County   15   130   C. A MAS	OF AT THE STATE OF A S	SOOT TERRINE MORNINGER DOVE MORNINGER DOVE STATE	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Restart   Rest	DOMEY	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY	C   C   C   C   C   C   C   C   C   C	4:030   200	0-11   0-	C 692  C 193  C	240 16 16 165 165 165 165 17 17 17 17 17 17 17 17 17 17 17 17 17	265   265	0.54 0.25 0.34 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.35	C 1993 C	11,810 12,140 12,140 12,140 12,140 15	5.131 3.66 2.247 2.247 2.0	0.44   C   C   C   C   C   C   C   C   C	600 479 420 420 420 420 420 420 420 420 420 420	19 19 176 1776 1776 1776 1776 1776 1776	14	M C C C C C C C C C C C C C C C C C C C
271   County   15   130   C. A MAS	OF AT THE STATE OF A S	SOOT TERRINE MORNINGER DOVE MORNINGER DOVE STATE	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Restart   Rest	DOMEY	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY	C   C   C   C   C   C   C   C   C   C	4:030   200	0-11   0-	C 692  C 193  C	240 10 10 145 145 145 145 145 145 146 147 147 147 147 147 147 147 147 147 147	265   265	0.54 0.25 0.34 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.35	C 1993 C	11,810 12,140 12,140 12,140 12,140 15	5.131 3.66 2.247 2.247 2.0	0.44   C   C   C   C   C   C   C   C   C	500 500 500 500 500 500 500 500	19 19 176 1776 1776 1776 1776 1776 1776	14	M C C C C C C C C C C C C C C C C C C C
271   Congress   15   150   Congress   15   Congress	ORE OF THE CONTROL OF	SOOT TERRINE MORNINGER DONE MORNINGER DONE STATE OF THE S	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Best	DOINTY   D	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY		4-030 200 200 200 200 200 200 200 200 200	041   041	C 692  C 199  C	240 165 165 165 165 167 170 170 170 170 170 170 170 170 170 17	265   265	0.54 0.57 0.57 0.57 0.57 0.57 0.57 0.57 0.57	C 1993 C 1993 C 1995 C	11410 20 20 20 20 20 20 20 20 20 20 20 20 20	5-111 3-26 3-26 1-26	0.44   C	500 400 400 500 500 500 500 500	19 19 179 179 179 179 179 179 179 179 17	14   0.00	M
271   County   16   134   C. A MAIN   C.	ORAS	SOOT TERRINE MORNINGSCORE MORNI	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	MATERIAL	DOINTY ODINTY	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY		4-030 200 200 200 200 200 200 200 200 200	041 041 041 041 041 041 041 041 041 041	C 69 100 100 100 100 100 100 100 100 100 10	240 240 140 1405 1405 1406 1406 1406 1406 1406 1406 1406 1406	265   265	0.54 0.02 0.00 0.00 0.00 0.00 0.00 0.00 0.0	C 1983 C 1983 C 1985 C	11410 20 20 20 20 20 20 20 20 20 20 20 20 20	5-131 366 2-247 1-303 1-30	0.44   C   C   C   C   C   C   C   C   C	600	19 19 19 19 19 19 19 19 19 19 19 19 19 1	14   0.00	M
271   Court   15   15   15   15   15   15   15   1	ORAS	SOOT TERRINE STATE OF THE STATE	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	March   Marc	COMMY   COMM	MACROPHORIES LANG COMPANIES LANG COM		### 1995   200   2	041   041	C 692  C 479  C	240 240 140 1405 1405 1406 1406 1406 1406 1406 1406 1406 1406	280   200	0.54 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75	C 1992  C 1993  C 1995  C 1995	11,500 0,000	5-131 366 2-247 5-257 5-267 5-	0.44   C   C   C   C   C   C   C   C   C	500 500 500 500 500 500 500 500	19 19 19 19 19 19 19 19 19 19 19 19 19 1	14   0.00	
271   Court   15   15   15   15   15   15   15   1	ORAS	SOOT TERRINE STATE OF THE STATE	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	March   Marc	COMMY   COMM	UMENCOPPORATE LANG COMPY GTY OF LESSONS OTTY OTTY OTTY OTTY OTTY OTTY OTTY OTTY		### 1995   200   2	041   041	C 692  C 479  C	240 240 140 1405 1405 1406 1406 1406 1406 1406 1406 1406 1406	280   200	0.54 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75	C 1992  C 1993  C 1995  C 1995	11,500 13,300 13	5-131 366 2-247 1-002 2-247 1-002 2-247 1-002 2-218 1-002 2-218 1-002 2-218 1-002 1-00	0.44   C   C   C   C   C   C   C   C   C	500 401 502 503 504 505 506 506 507 706 507 707 508 509 509 509 509 509 509 509 509	19 19 19 19 19 19 19 19 19 19 19 19 19 1	14   0.00	
271   County   16   134   C. A. ALLA   C. ALLA   C. A. ALLA   C.	ORAS	SOOT TERRORS WORKNOOD COME STATE OF THE STAT	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	March   Marc	DOINTY ODINTY	MACROPHORIES LANG COMPANIES LANG COM		### ADM   200   20	041 041 041 041 041 041 041 041 041 041	C	240 240 140 1405 1405 1406 1406 1406 1406 1406 1406 1406 1406	200 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.54 0.55 0.57 0.57 0.55 0.55 0.57 0.55 0.55	C 1993  C 1993  C 1994  C 1995  C 1995	11,500 0,000	5-131 306 2-247 1-203 1-20	044   C	100   100	19 19 19 19 19 19 19 19 19 19 19 19 19 1	14   0.00	
271   County   16   134   C. A. ALLA   C. ALLA   C. A. ALLA   C.	OR42	SOOT TERRORS WORKNOOD COME STATE OF THE STAT	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	MATERIAL	COLORY	MACROPHORIES LANG COMPANIES LANG COM		### 1995   200   2	0-11   0-21   0-21   0-21   0-21   0-21   0-22   0-	C	248   248	200 10 10 10 10 10 10 10 10 10 10 10 10 1	0.54 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75	C 1993  C 1995  C 1995	11,500 0.00 1.00 1.00 1.00 1.00 1.00 1.00 1	5-131 3-26 2-267 1-203 1-2	0.44   C   C   C   C   C   C   C   C   C	500 500 500 500 500 500 500 500 500 500	19 19 19 19 19 19 19 19 19 19 19 19 19 1	14   200   2	1
271   Court   15   15   15   16   16   16   16   16	ORES ORES ORES ORES ORES ORES ORES ORES	SOOT TERRORS WORKNOOD ONE STATE OF THE STATE	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Restart   Rest	DOMENTY   DOME	MACROPHORIES LANG COMPANIES LANG COM		4-20   200	0-11   0-	C	200   200	2015 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.54 0.27 0.27 0.27 0.27 0.27 0.27 0.27 0.27	C 1993  C 1993  C 1994  C 1995  C 1995	11,750 a.00 a.00 a.00 a.00 a.00 a.00 a.00 a.	5-131 306 306 306 307 308 308 308 308 308 308 308 308	044   C	600	10 10 10 10 10 10 10 10 10 10 10 10 10 1	14   200   2	1
271   Court   18   18   Court	ORAS	BOOT TERRING TO THE STATE OF TH		March   Marc	COMPATY   COMP	MACROPHORIES LANG COMPANIES LANG COM		### ADDRESS   2007-2018-2018-2018-2018-2018-2018-2018-2018	041   041	C	240   100	2010 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.54 0.22 0.22 0.22 0.22 0.22 0.22 0.22 0.2	C 1993  C 1993  C 1995  C 1995	11,750 0.00 1.00 1.00 1.00 1.00 1.00 1.00 1.	5-131 306 306 306 306 306 306 306 306	0.44   C   C   C   C   C   C   C   C   C	600 600 600 600 600 600 600 600 600 600	12   12   12   12   12   12   12   12	14	
271   County   16   1.50   C. A. ALLA   272   C. A. ALLA   273   C. A. ALLA   274   C. A. ALLA   275   C. ALLA   275   C. A. ALLA   275   C.	ORA	SOOT TERRORS MONRHOOT MONR	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	MATERIAL	DOINTY	MACROPHORIES LANG COMPANIES LANG COM		0.000   0.00	0-11   0-21   0-21   0-21   0-21   0-21   0-22   0-	C	248   248	201   201	0.94 0.27 0.27 0.27 0.27 0.27 0.27 0.27 0.27	C 1993  C 1995  C 1995	1,1260 1,000	5-131 306 3267 3267 3267 3267 3267 3267 3267 3267 3267 3276 32776 32776 32776 32776 32776 32776	0.44   C   C   C   C   C   C   C   C   C	600 400 400 400 400 400 400 400 400 400	12 12 12 12 12 12 12 12 12 12 12 12 12 1	14   20   20   20   20   20   20   20   2	
271   County   16   1.50   C. A. ALLA   272   C. A. ALLA   273   C. A. ALLA   274   C. A. ALLA   275   C. ALLA   275   C. A. ALLA   275   C.	ORA	SOOT TERRORS WORKNOOD COME TO COME SOOT TERRORS OF	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	MATERIAL	DOINTY	MACROPHORIES LANG COMPANIES LANG COM		0.000   0.00	0-11   0-21   0-21   0-21   0-21   0-21   0-22   0-	C	240   100	221 221 221 221 221 221 221 221 221 221	0.94 0.27 0.27 0.27 0.27 0.27 0.27 0.27 0.27	C 1993  C 1995  C 1995	1.1262 A 200	5-131 306 3267 3267 3267 3267 3267 3267 3267 3267 3267 327 327 327 327 327 327 327 32	0.44   C   C   C   C   C   C   C   C   C	100   100	12 12 12 12 12 12 12 12 12 12 12 12 12 1	14   20   20   20   20   20   20   20   2	
271   Court   18	OF AS THE CONTROL OF A STATE OF A	SOOT TERRORS WORKNOOD COMMAN WORKNOOD COMMAN SOOT COMM		MATERIAL	DOINTY	MACROPHORIES LANG COMPANIES LANG COM		### 1995   200   2	0-11   0-21   0-21   0-21   0-21   0-21   0-22   0-	C	248   248	201   201	0.94	C 1992  C 1993  C 1994  C 1994  C 1995  C 1995	11787 A 500	5-131 306 326 326 326 326 326 326 326 32	0.44   C   C   C   C   C   C   C   C   C	600   600	12   12   12   12   12   12   12   12	14   200   2	
271   County   16   130	OF AS THE CONTROL OF A STATE OF A	SOOT TERRINE MORNINGSCORE MORNI	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	March   Marc	GORNYY  GORNY  GORNYY  GORNYY  GORNYY  GORNYY  GORNYY  GORNYY  GORNYY  GORNYY	MACROPHORIES LANG COMPANIES LANG COM		0.000	0-11   0-21   0-21   0-21   0-21   0-21   0-21   0-22   0-	C	248   248	2015 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.94 (1.95 cm) (	C 1992  C 1993  C 1994  C 1994  C 1995  C 1995	11220 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5.131 3.06 2.247 2.2	0.44   C   C   C   C   C   C   C   C   C	600	19 19 19 19 19 19 19 19 19 19 19 19 19 1	140   200	
271   Court   15   15   15   15   15   15   15   1	ORES ORES ORES ORES ORES ORES ORES ORES	SOOT TERRORS WORKNOOD COME TO COME SOOT TERRORS OF	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	March   Marc	DOMENTY	MACROPHORIES LANG COMPANIES LANG COM		0.000	0.71 0.07 0.07 0.07 0.07 0.07 0.07 0.07	C	248   248	201   201	0.54 (1.5) (	C 1992  C 1993  C 1995  C 1995	1.1787 A 500	5.131   5.131	0.44   C   C   C   C   C   C   C   C   C	600 400 400 400 400 400 400 400 400 400	19 19 19 19 19 19 19 19 19 19 19 19 19 1	14   200   2	

#### **ATTACHMENT B - Lake and Sumter Counties CMPs**

Lake County CMP Database

								DAILY		PEAK HOUR .	019 PF4K 2019 F	ak		DAILY			PFAK HOUR	2024 PEAK 2021	L PFAK
COUNTY FOOT DATA SPEED SEGMENT ROAD NAME LEMSTH (MI)	FROM	10	(2019) (2024)		MAINTAINING AGENCY		ADOPTED LOS STANDARD	BAILY SERVICE 2019 AA VOLUME	OT VIC DA	2019 DIRECTIONAL SERVICE VOLUME	UR NBIEB HOUR S VOLUME VOLU	SWB HOUR VA	X 2019 PEAK HOUR LOS GROWTH RA	E VOLUME (2024)	2024 AADT 2	VIC LOS	VOLUME (2024)	HOUR NBIEB HOUR VOLUME VO	SSIWS HOUR VIC HOUR LOS
59         County         40         1.14         C.R. 45           52         ADJACENT         40         3.17         C.R. 45           275         County         30         6.71         C.R. 50 (SINSET AVENUE)	CR 981 RANCH ROAD CR 33	RANCH ROAD CR 446A SR 50	2 2	RURAL UNDIVIDED URBAN UNDIVIDED	COUNTY	TOWN OF ASTATULA UNINCORPORATED LAKE COUNTY	D C	16,820 5,764 7,560 5,764 10,360 1,443	0.76	C 840 C 390	283 24 283 24	0.34	C 1.00%	16,820 7,560	6,058	0.56 C	840 360	297	256 0.35 C 256 0.76 C 70 0.23 C
275 Coarty 10 0.71 CR 20 (SURSET AVENUE)  08 Coarty 45 1.74 CR 50  156 Coarty 45 2.47 CR 50	US 27 N HANGOCK ROAD	N HANCOCK ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF MASCOTTE  CITY OF MINNEOLA	D	10,360 1,443 16,820 7,853 21,780 8,509	0.14		100 51 418 27 168 49		C 425% C 100% C 175%	10,360 16,820 21,780	1,777 8,359 7,099		530 840		70 0.23 C 281 0.52 C 538 0.50 C
99 County 45 192 CR 50 53 County 35 1.08 CR 5934/GLD 441	CR 456 SR 19	ORANGE COUNTY LINE DORA AVENUE SR 19 BAY ROAD	2 2 2	URBAN UNDIVIDED URBAN DIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CITY OF TAVARES	D D	16,820 6,933 8,380 4,593	0.41	C 840 D 870	165 61 355 -	0.46 0.78 0.41	C 7.25% C 6.76%	16,820	9,838	0.58 C 0.76 D	840 870		967 1.08 F - 0.57 D
53 County 35 1.08 C.R. 900A/ OLD 441	DORA AVENUE	SR 19 BAY ROAD	2 2	URBAN DIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CITY OF TAVARES CITY OF TAVARES CITY OF TAVARES	D D	8,390 4,593 16,920 9,214	0.55	D 870	- 45 449 35	0.52	D 6.75%	8,390 15,820	6,367 17,047	0.76 D	870 840	987	128 0.72 D
124 County 15 6.79 CR. 50540CtD 441 123 County 15 1.06 CR. 50540CtD 441 266 County 15 1.06 CR. 50540CtD 441 266 County 15 6.79 CR. 50540CtD 441	BAY ROAD  CR 44C / EUDORA DRIVE  LAKESHORE DRIVE	CR 44C / ELECIPA AVENUE  LAXESHORE DRIVE  STH AVENUE	2 2	URBAN UNDIVIDED URBAN DIVIDED URBAN UNDIVIDED	COUNTY COUNTY	CITY OF MOUNT DORA CITY OF MOUNT DORA	D D	10,360 8,390 14,760 15,133 10,360 10,173	0.01	D 530 E 750	394 34 598 69	0.74 0.93 0.92	D 2.75% D 4.25%	10,360 14,760	9,929	0.93 D 1.26 F	530 750		291 0.85 D 861 1.15 F 452 0.96 D
268 ADJACENT 26 0.63 C.R. 500A/ 5TH AVENUE	OLD 441	N HIGHLAND STREET	2 2	URBAN UNDIVIDED	COUNTY	CITY OF MOUNT DORA CITY OF MOUNT DORA	D D	10,390 10,173	0.98	D 530	496 42 496 42	0.92	D 1.25%	10,360	10.824	1.04 E	530 530	517	452 0.96 D
289 ASSACENT 30 9.28 CR 9014 (HGH_AND STREET) 90 11904 County 35 6.75 CR 9014 (HGH_AND STREET) 95 Gosety 45 162 CR 961	STH AVENUE SR 48 SR 19	SR 46 CRANGE COUNTY LINE CR 448	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF MOUNT DORA CITY OF MOUNT DORA	D D	13,326 2,744 10,380 4,567 16,620 13,62	0.21 0.48 0.81	C 680 C 590	121 11 226 22 642 48	0.18 0.43 0.76	C 1.00% C 1.00% C 4.00%	13,320 10,360	2,884 5,210 16,572	0.22 C 0.50 D	680 530	127 238 781	116 0.19 C 240 0.45 C 391 0.93 C
57 County 50 3.93 C.R.561	CR446	CR 46	2 2	URBAN UNDIVIDED	COUNTY	ASTATULATAVARES TOWN OF ASTATULA	D D	21,780 9,093	0.42	C 1,070	429 44 454 51	0.41	C 1.00%	21,780	9,557	0.44 C	1,070	451 -	465 0.43 C
60 ADJACENT 40 2.49 CR 661 61 County 36 1.74 CR 661	SOUTH ASTATULA CITY LIMIT CR 456	CR 455 HOWEY CROSS ROAD	2 2	URBAN UNDIVIDED RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D C	21,790 10,421 9,030 7,010	0.49	C 1,070 C 470	454 51 351 30		C 4.8%	21,780	13,081	0.60 C	1,070	559 437	978 0.98 C
83 County 40 1.77 CR 981	HOWEY CROSS ROAD TURNING ROAD LOS RATA	TURNPIKE ROAD / OR 561A	2 2	RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	C D	12,290 8,301 12,390 9,344	0.68	C 640 C 620	431 35 405 42	0.67	C 5.00%	12,260	10,594	0.86 C	640 620	436	148 0.86 C
279	AVE US 27 STORD STORANGE AVE EAST AVENUE	EAST AVENUE WININEGLA AVENUE CR. 561A	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CLERMONT, WINNEOLA CITY OF CLERMONT	D D	14,090 1,812 10,360 1,812 12,390 850	0.13	C 710	57 10 57 10	0.14 0.19	C 1,00%	14,060	1,934 1,934 893	0.14 C 0.18 C	710 530	60 60	107 0.15 C 107 0.20 C
	GTH STREET  G.R. 561A  SR 50	SR 50 Log House Boan	2 2	URBAN UNDIVIDED	COUNTY	CITY OF CLERMONT CITY OF CLERMONT CITY OF CLERMONT	D	12,390 ES0 14,090 3,111 14,090 6,364	0.07 0.22 0.45	C 710	47 56 128 15 274 30	0.21	C 3.00%	14,060	3,927 7,378	0.26 C	710 710	148 318	59 0.10 C 176 0.25 C 349 0.49 C
192 Oosety 55 1.58 CR 691 130 County 55 5.87 CR 691	LOG HOUSE ROAD FLORIDA BOYS RANCH ROAD	FLORIDA BOYS RANCH ROAD SR 33	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D	16,820 3,165 7,560 2,141	0.19	C 840 B 390	128 17 112 88	0.21	C 1.00% B 7.76%	16,820	3,326	0.20 C	840 380	135	188 0.22 C 128 0.42 B
62 County 55 1.16 CR 561A	SCRUB JAY LN	SCRUB JAY LN N HAMCOCK ROLD	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	12,390 4,881 21,780 5,470	0.39	C 620	260 19 179 30	0.42	C 14.75% B 17.25%	12,350	9,711	0.78 C	620 1,070	517	990 0.83 C
04 AGAMEDT 55 137 CR 951A 37 Costty 35 169 CR 951 367 Costty 40 167 CR 951 96 Costty 40 167 CR 951 96 Costty 40 167 CR 951 97 CR 951 ARE MINNEOLA SPORES	N HANDDER RDAD W MPNEGLA AVE CR 565A	CR 455 CR 565A JALARMY ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	21,780 5,470 13,320 3,111 16,620 6,627	0.25	B 1,070 C 680	179 30 128 15	0.28 0.22 0.39	B 17.25% C 3.03% C 5.93%	21,780 13,320	12,121 3,927 8,991	0.56 C 0.27 C	1,070	327 148 1431 :	985 0.62 C 176 0.26 C 328 0.51 C
267 County 40 1.67 CR 5614 66 County 40 1.11 CR 561 (LAKE MINNEOLA SHORES) 25 Outst 55 2.01 CR 691 (LAKE MINNEOLA SHORES)			2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY	CITY OF MINNEOLA  OROUGI AND MARKOVITTE	D D		0.39	G 840	330 25 345 46 117 60			16.820	11,191	0.67 C	840 840 270		524 0.62 C
100   100	US 27 KUELSTROM LANE SR19 SLOAMS RIDGE	KELLSTROM LANE  SR 50  SL DANS RIDGE  LANE ERRE ROAD	2 2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED RURAL UNDIVIDED	COUNTY	CITY OF GROVELAND CITY OF MASOOTTE	D	14,760 2,037 16,620 4,686 16,620 875	0.14 0.28 0.05	C 840 C 840	200 21	0.16 0.25 0.05	8 10,00% C 5,25% C 6,50%	16,820 16,820	9,052 1,199	0.38 C 0.07 C	840 840	188 258 49	0.24 8 275 0.38 C 59 0.07 C
0 110063 State 45 5.44 CR 565 136 County 40 2.78 CR 565		LAKE ERIE ROAD CR 561A	2 2 2	RURAL UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CLERWONT/GROVELAND	C D	7,560 875	0.12	B 390	36 43 381 33	0.11 0.45	B 6.50%	T,560	1,199 9,746	0.16	350 840	49 400 64	59 0.15 B
127 County 55 4.90 CR 565A 128 County 46 3.96 CR 565B	\$R 59 \$R 33 U8 441	CR 561A CR 560B CR 561 MAIN STREET	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN DIVIDED	COUNTY	CITY OF GROVELAND UNINCORPORATED LAKE COUNTY	D C	21,789 2,324 7,540 1,754 13,990 3,765	0.11	B 1,070 B 390	61 12 89 81	0.12 0.23 0.26	8 1,00%	21,780 7,560	2,643 1,943	0.11 B 0.24 B	1,070 390	94 194	130 0.12 B 85 0.24 B 132 0.27 C
227 County 26 9.39 CANAL STREET 228 Outly 25 9.31 CANAL STREET 228 County 25 9.31 CANAL STREET 238 COUNTY 25 139 COUNTY TOWNS TOWNS BOLL EVAND	US 441 MAIN STREET	MAIN STREET SR 44 DAKE BY SEATING PROVE	2 2 2 2 2 2 2	URBAN DIVIDED URBAN UNDIVIDED	CITY OF LEESBURG	CITY OF LEESBURG CITY OF LEESBURG	D D		0.27 0.24	C 680	185 12 132 11 630 44			13.320	3,957 3,331 13,545	0.25 C	710 680 710	139	
226   Opinty   25   0.31   CAMAL STREET   178   Opinty   35   1.89   CITRUS TOWER BOLLEVAND   150   Opinty   30   0.47   CITRUS TOWER BOLLEVAND   197   Control of	MAIN STREET US 27 GANLEY SEAVER CRIVE SR 50	SR 44  OAKLEY SEAVER DRIVE SR 50 HOOKS STREET	4 4	URBAN UNDIVIDED URBAN UNDIVIDED URBAN DIVIDED URBAN DIVIDED	CITY OF LEESBURG COUNTY COUNTY COUNTY	CITY OF LEESBURG CITY OF CLERMONT CITY OF CLERMONT CITY OF CLERMONT	D	14,080 12,888 29,160 15,58 35,020 19,510	0.92 0.53 0.54	D 1,470 C 1,860	630 44 577 61 581 94	0.89 0.42 0.52	D 1.03% C 1.03% C 2.25%	29,160 35,820	13,545 16,376 21,815	0.56 D	1,470	602 - 606 - 649 1	971 0.93 D 945 0.44 C 0.054 0.59 C
280 GSRNy 30 1.56 CITRUS TOWN ROOLEVAND	POURS STREET	JUNES LANG ROAD	4 *	CHELAN DIVIDED	COUNTY	CITY OF CLERMONT	D D	30,780 18,490	0.60	D 1,550	737 46	0.52	D 1.75%	30,780	20,174	0.66 D	1,550 1,910	872 F	949 0.56 D
160	OLD US 450 FORM OLD US 451 FORM OR 500 FORM US 441 MOUNT HOMER ROAD	OR 19A US 441 MOUNT HOMER ROAD FLINGS AVENURT AVE	2 2 2 2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN DIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY COUNTY COUNTY	CITY OF TAVARES UNINCORPORATED LAKE COUNTY	D D	14,090 8,220 14,090 8,220 14,090 5,694	0.58 0.58 0.40	D 710 D 710	397 29 397 29 212 28	0.52 0.52 0.37	D 2.75% D 2.76% C 2.90%	14,060	9,414 9,414 6,442	0.67 D	710 710	420	342 0.59 D 342 0.59 D 288 0.42 C
10	MOUNT HOMER ROAD WEST TERMIN	FLINGS AVEKURT AVE	2 2 2	URBAN UNDIVIDED	COUNTY	CITY OF EUSTIS CITY OF EUSTIS CITY OF TAYARES	D		0.54	D 550	331 18						530 1,070		
234   117014   County   35   2.29   DEAD RIVER ROAD	WEST TERMIN US 441 11TH AVENUE	SR 19 11TH AVENUE STH AVENUE	2 2	URBAN DIVIDED URBAN UNDIVIDED	COUNTY  CITY OF MT. DORA  CITY OF MT. DORA	CITY OF TAVARES CITY OF MOUNT DORA CITY OF MOUNT DORA	D D	21,780 7,020 14,760 11,220 10,360 11,220	0.32 0.76 1.08	D 750 F 530	248 31 514 45 514 45	0.29 0.69 0.97	B 1.03% D 3.75% D 3.75%	14,760 10,360	7,378 13,460 13,460	0.91 D 1.30 F	750 530	618 :	547 0.82 D 547 1.17 F
58   County   56   0.94   DUDA ROAD     112   County   40   1.43   EAGLES NEST ROAD	CR448A	CRANGE COUNTY LINE	2 2	LEGAN LINGUIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	C D	9,030 6,163 12,390 3,739	0.68	C 470 C 620	256 31 200 13	0.67	C 7.00%	9,090	8,944 4,900	0.96 C	470 620	359	145 0.95 C
278   Openty   30   0.73   EAST AVENUE   87   ADJACENT   25   0.85   EAST CROCKED LAKE ROAD	00 cc 65  LASEVEW DRIVE  BRIDADIE AVEAUE  EMBRALDA ISLAND ROAD	SR 50 BROADVIEW AVENUE	2 2 2 2 2 2	URBAN UNDIVIDED	CITY OF CLERWONT COUNTY	CITY OF CLERMONT CITY OF EUSTIS CITY OF EUSTIS	D D	10,990 5,841 10,990 5,192	0.99 0.90	D 590 D 590 D 590	275 28 275 19 275 19	0.62 0.62	D 3,00% D 7,00%	10,360	6,771 7,282	0.66 D	530 530	319 386 3	010 0.60 D 079 0.73 D 079 0.73 D
87   County   25   0.75   EAST CRIDONED LAKE ROAD   28   County   35   0.77   EMERGAD AVENUE   26   County   40   4.26   EMERGA CHARCH ROAD	EMERALDA ISLAND ROAD CR 565	US 441 CR 44 ANDERSON ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY  CITY OF GROVELAND	D C	10,390 5,192 13,320 3,673 7,560 1,442	0.28	C 550	205 12 44 10	0.30	D 7,00% C 2,50% B 3,00%	13,320	7,282 4,156 1,672	0.31 C 0.32 B	680 390	396 : 232 : 51	130 0.34 C
26   County   40   4.26   EMPIRE CHARCH ROAD   126   ADJACENT   40   0.76   ESTES ROAD   126   County   40   0.49   ESTES ROAD	CR355 CR34A LAKE LINCOLNILANE	ANDERSON ROAD  LAKE LINCOLN LANE  SR 44	2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	7,560 1,442 15,930 3,456 16,920 3,456	0.19 0.22 0.21	C 840	234 15 234 15		C 2.90%	16,820	1,672 3,910 3,910	0.23 C	790 840	51 265 265	1122 0.31 B 179 0.34 C 179 0.32 C
	OLD MT DORA ROAD HOOKS STREET		2 2	URBAN UNDIVIDED URBAN DIVIDED	CITY OF EUSTIS COUNTY	CITY OF EUSTIS UNINCORPORATED LAKE COUNTY	D D	10,390 2,998 14,790 4,651	0.29 0.32 0.15	C 590 C 790	141 14 203 16	0.27	C 1.00%	10,360 14,760	3,151 6,994	0.80 C 0.47 C	530 750	148 305	148 0.28 C 251 0.41 C
201	DED NO SOTREET  CR 452  CR 90 (WASHINGTON STREET)  NURT STREET	CITRUS TOWER BOULEVARD  CR 44  HAACOCK ROAD  SR 19 I BAY STREET  MARY STREET	2 2 2 2 2 2	URBAN DIVIDED URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED	COUNTY COUNTY CITY OF CLERMONT CITY OF EUSTIS	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY CITY OF FUSTIS	D D	14,790 4,651 10,390 1,505 16,620 4,061 10,390 940	0.15	C 840	203 16 82 64 182 22 43 46	0.27 0.15 0.27 0.09	C 8.50% C 125% C 9.75% C 225%	16,820	6,994 1,931 6,496 1,051	0.15 C	840 530	305 87 290 40	251 0.41 C 68 0.16 C 985 0.43 C 54 0.10 C
0 NO COUNT - 0.38 GOLFLINGS AVENUE 27 County 46 1.86 GOOSE PRAIRE ROAD 169 County 36 1.23 GRAND HIGHWAY	SR 19 / BAY STREET EMERALDA AVENJE CITRUS TOWER BOULEVARD	MARY STREET CR 452 8R 50	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	CITY OF EUSTIS	CITY OF EUSTIS UNINCORPORATED LAKE COUNTY	D D	12,390 · 12,390 2,763 14,090 6,443	0.22	- 620 C 620	164 10	0.26 0.38	-	12.350	3,492 6,772		620 620	202 285	B 129 0.33 C 283 0.40 C
250 County 25 0.26 8. GRAND HIGHWAY	8R 60	HOOKS STREET	2 2 4 4	URBAN UNDIVIDED URBAN DIVIDED URBAN UNDIVIDED	COUNTY COUNTY	CITY OF CLERMONT CITY OF CLERMONT	D D	29,160 6,203	0.49	C 710 C 1,470	271 25 270 21	0.18	C 1.00%	29,160	6,519	0.22 C	710 1,470	284	222 0.19 C
195	US 27 MARION COUNTY ROAD	ORASSY LAKE ROAD OR 466 GRIFFIN VIEW DRIVE EAGLES NEST ROAD	2 2	URBAN UNDIVIDED	COUNTY COUNTY COUNTY	UNINCORPORATED LAKE COUNTY	D D	12,390 1,584 12,390 2,425 12,390 2,425 12,390 2,225	0.13 0.20 0.20	C 620	81 56 156 97	0.13 0.25 0.25	C 10.50% C 3.25% C 3.25% C 5.50%	12,350 12,350 12,350	2,610 2,646 2,646	0.21 C 0.23 C	620 620	133 183 183	92 0.21 C 114 0.30 C 114 0.30 C
	MARION COUNTY ROAD CR 486 GRIFFIN VIEW DRIVE EAGLES NEST ROAD	EAGLES NEST ROAD US 27 / US 412	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY FRUITLAND PARK	D D	12,390 2,225 12,390 786	0.18	C 620	79 12 51 20	0.20	C 5.50%	12,390	2,938	0.23 C	620 620	103	166 0.27 C
		00.96			COUNTY	TOWN OF LADY LAKE TOWN OF LADY LAKE	D D	13 320 9 182	0.69 0.26 0.26	D 680 C 690	275 52 114 11	0.77 0.22 0.22	0 100%	13 330	9,650 3,077 3,077	0.72	680 530	289 132 132	552 0.81 D 133 0.26 C 133 0.25 C
3         Cosety         35         1.19         ORSFERN AVENUE           3         ADJACENT         35         1.86         ORSFERN AVENUE           224         Cosety         25         0.51         CRUPTIN ROAD	OR 25 UNICLE DOWNLDS LANE US 27	UNCLE DONALDS LANE GRAYS AIRPORT ROAD LEE STREET	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY CITY OF LEESBURG	UNINCORPORATED LAKE COUNTY CITY OF LEESBURG	D D	10,990 2,654 10,990 2,654 13,320 2,061	0.15	C 680	114 11 77 98	0.14	C 1.00%	13,320	2,166	0.16 C	530 680	81	101 0.15 C
7 County 45 135 CONTINUEWORDS 0 County 45 164 CONTINUEWORDS 237 County 30 0.36 COOPS STREET 266 County 30 0.37 CAPPS STREET	US 27 GRAYS AIRPORT ROAD SR 19 (BADGER AVENUE)	SRAYS ARRORT ROAD SULEN ROAD LAKEVIEW AVENUE	2 2	RURAL UNDIVIDED	COUNTY COUNTY CITY OF CUSTIC	TOWN OF LADY LAKE UNINCORPORATED LAKE COUNTY OFF FIRSTS	C D	12,390 3,579 9,030 1,715 10,390 1,475 10,390 2,561	0.29 0.19 0.14	C 470	218 11 104 65 23 ***	0.35 0.22 0.20	C 1,00% C 1,00%	12,390 9,030 10,360	1,022 1,030	0.50 C 0.20 C	620 470 510	229 109 24 166	116 0.37 C 73 0.23 C 100 0.21 C
	GRAYS ARPORT ROAD  SR 19 (JACOGER AVENUE)  LAGEVEEW AVENUE  GOULLING AVENUE	CRAYS AMPORT BOAD SILEN ROLD LAKEVIEW AVENUE GOLFLINKS AVENUE OLD MT DORA ROAD	2 2 2	URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED	CITY OF EUSTIS CITY OF EUSTIS	CITY OF EUSTIS CITY OF EUSTIS	D D		0.25	C 530 C 530	158 70 135 24	0.30	C 1.00%	10.360	2,692	0.39 C	530 530	145	74 0.31 C
284 Oostey 35 2.54 HAMMOCK RIDGE 332 Oostey 45 1.79 N. HAMCOCK RIDGE 332 Oostey 45 1.79 N. HAMCOCK RIDGE 333 AGMICIDIT 45 0.28 N. HAMCOCK RIAD 313 AGMICIDIT 45 0.28 N. HAMCOCK RIAD	UANG SHIPPOPROTECTION  CR. 551A  SR 19 (TURNET TURNETCE)  OLD HWY 50 (E)	US 27 SR 91 (FLORIDA TURNPIKE) OLD HWY 90 (W) OLD HWY 90 (E)	4 4 2	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED	COUNTY	CITY OF CLERMONT CITY OF CLERMONT	D D	59,040 14,95 15,930 5,917 35,620 9,510	0.25	B 2,920 C 790	811 49 203 37	0.28 0.47 0.41	8 1.50% C 1.00%	59,040 15,930	16,106 6,219 15,316	0.27 B 0.59 C	2,920 790	874 213 367 1	529 0.30 B 391 0.49 C .174 0.65 C
313   Gounty   45   1.97   N. HANCOCK ROAD			4 4	URBAN DIVIDED URBAN DIVIDED	COUNTY	CITY OF CLERMONT CITY OF CLERMONT	D D	35,820 9,510	0.27	C 1,800	228 72 228 72 658 75	0.41	C 10.00%	35,820	15,316	0.43 C	1,800	367 1	.174 0.65 C
200   County   25   0.29   N. HANCOCK ROAD   179   County   46   1.59   N. HANCOCK ROAD   160   County   45   0.25   S. HANCOCK ROAD   166   AGMADENT   45   1.23   S. HANCOCK ROAD   166   AGMADENT   45   1.23   S. HANCOCK ROAD	OLD HAVE SO (E)  N RIDGE SOLLEVARD  SR 59	N RIDGE BOULEVARD  SR 50  HOOKS STREET  JOHNS LAKE ROAD	4 4	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED	COUNTY	CITY OF CLERMONT CITY OF CLERMONT	D D	37,910 17,17 35,920 20,78	0.51 0.45 0.68	C 1,900 C 1,900	673 72 704 94	0.38 0.53 1.09	C 1.50%	37,810 35,820	19,953 18,498 22,945	0.49 C 0.64 C	1,910 1,910	725 777 1	986 0.62 D 778 0.41 C .062 0.59 C
	HOOKS STREET		2 2 2	URBAN DIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CITY OF CLERMONT	D D	17,690 20,783	1.18	F 880 C 840	704 98 439 49			16.820	22,945	1.30 F	880 840	777 1 939	.092 1.21 F
146         County         40         0.70         HARTINGOD MANSH ROAD           AVG (146,150)         AVERAGE         40         1.41         HARTINGOD MANSH ROAD           150         County         40         2.47         HARTINGOD MARSH ROAD	US 27 HANDOOK ROAD N 99 DEGREE BEND	N. SO DEGREE BEND	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D	15,930 16,51 16,920 13,650 21,780 11,20	1.04	F 790 C 840	626 74 705 51 785 27	0.95 0.84 0.73	C 4.75% C NA D 3.00%	15,930 16,820 21,780	20,823 16,904 12,984	1.31 F	750 840	909 789 850 910	342 1.19 F 329 1.01 F 316 0.85 D
264 County 10 0.75 HASELTON STREET	SR44	HANDOOK ROAD  N. SO DEGREE BEND  ORANGE DOUNTY LINE  LAKEVIEW AVENUE  STH AVENUE	2 2	URBAN UNDIVIDED	COUNTY CITY OF EUSTIS COUNTY	UNINCORPORATED LAKE COUNTY  CITY OF BUSTIS  CITY OF MOUNT DORA	D D	10,360 1,646	0.16	C 1,070	77 90 121 44	0.73 0.17 0.23	C 1.00%	10,360	1,730	0.17 C	1,070 530 530	81	95 0.18 C
163 County 30 0.35 HOCKS STREET 281 County 40 0.84 HOCKS STREET	LAKESHORE DRIVE US 27	US 27 OAKLEY SEAVER DRIVE	2 2 4 4	URBAN UNDIVIDED URBAN DIVIDED	COUNTY	CITY OF CLERMONT CITY OF CLERMONT	D D	10,390 7,614 35,820 10,019	0.73	D 590 C 1,800	372 28 375 43	0.70	D 4.75% C 2.76%	10,360 35,820	9,902	0.90 D 0.82 C	530 1,800	429 429 876	353 0.88 D 492 0.27 C
289   County   35   0.27   HOCKS STREET   185   County   35   1.05   HOCKS STREET	OAKLEY SEAVER DRIVE	CITRUS TOWER BOULEVARD	4 4	LRBAN DIVIDED	COUNTY	CITY OF CLERMONT  CITY OF CLERMONT  CITY OF CLERMONT  CITY OF CLERMONT  UNINCORPORATED LAKE COUNTY	D D	29,160 13,850	0.48	C 1.410	670 43 506 32	0.46	D 5.90%	29,160	18,112	0.62 D	1,470 1,470	876 532	987 0.60 D
184 117021 County 35 0.59 HUFFSTETLER DRIVE 143 County 35 0.35 JALARSIY ROAD	DAVE WALKER DRIVE CR-476 US 27	KURT STREET OR SOLA HANCOCK ROAD DAVID WALKER DRIVE	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF EUSTIS  UNINCORPORATED LAKE COUNTY  CITY OF CLERANORY	D D	10,360 1,169 10,360 5,060 14,060 6,160	0.11	C 530 C 530	75 50 166 25 347 35	0.14 0.49 0.36	C 5.25% C 3.03%	10,360 10,360	1,510 5,006 6,474	0.15 C 0.57 D	530 530	97 192 260	85 0.18 C 390 0.57 D 271 0.38 C
	W LAKEVIEW AVENUE	DAVID WALKER DRIVE MT HOMER ROAD I WARDICE AVENUE			CITY OF EUSTIS CITY OF EUSTIS	CITY OF EUSTIS CITY OF EUSTIS	D D	10,390 8,710	0.84	C 710	925 28 172 23	0.99		14.060	10.097 4,904	0.96	530 710	609	325 1.15 F
200	MT HOMER ROAD / W ARDICE AVEN WEST TERMINI	UE US 441 US 27/US441	2 2	URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED URBAN UNDVIDED	CITY OF EUSTIS TOWN OF LADY LAKE	CITY OF EUSTIS TOWN OF LADY LAKE	D D	14,090 5,512 10,360 1,298	0.39	C 710 C 590	251 27 61 36	0.38 0.12	C 1.00%	14,060 10,360	5,793 1,364	0.41 C 0.13 C	710 530	284 :	284 0.40 C 38 0.12 C
214 County 25 0.95 E LADY LAKE BOULEVARD 246 County 35 0.95 FARKIEW AVENUE 247 COUNTY 40 0.95 FARKIEW AVENUE	US 27/US441 GLD 441/ CR 500A	UAVIU WALRECTONIO MIT HOMER ROAD I W ARDICE AVENUE UE US 441 US 27/US441 BETECHT RELD ROAD LAXESHORE DRIVE COUNTRY ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	TOWN OF LADY LAKE UNINCORPORATED LAKE COUNTY	D D	10,990 562 10,990 680	0.05	C 530 C 530	30 24 41 23	0.06	C 4.75% C 1.00%	10,360	709 715	0.07 C	530 530	38	30 0.07 C 24 0.06 C
202 NO COLPT 40 0.54 LAXE DRIVE  187 COVINY 16 0.59 LAXE BLLA ROAD  186 ADJACENT 36 0.51 LAKE BLLA ROAD	SR 44 SUMTER COUNTY LINE MICRO RIVETRICK ROAD	MICHO RACETRACK ROAD  ROLLING ACRES ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	9,030 - 10,390 1,912 10,390 1,949	0.18	- 470 C 530 C 530	125 60 336 40	0.24	D 100%	10,360 10,360	3,079	030 C	\$30 \$30	201	B 195 0.38 C 121 0.79 D
	ROLLING ACRES ROAD	118.27			COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D C	16 820 1 949	0.12 0.08 0.42	C 840	107 66	0.18	C 1.00%	16,820	2,048 685 8,810	0.12 C	840 390	112 27	73 0.18 C
191   192   193   194   195	CR 985 US 441 LAKESHORE DRIVE	SR SS CLAY BOULEVARD VISTA DEL LAGO BOULEVARD	2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY COUNTY	EUSTIS/TAVARES UNINCORPORATED LAKE COUNTY	D D	7,560 633 14,090 6,821 21,780 3,719	0.17	B 1,070	26 40 323 31 170 16	0.16	B 1.75%	21,780	4,056	0.19 B	710 1,070	417 -	42 0.11 8 496 0.59 D 176 0.17 B
151 County 35 1.13 LAKE LOUISA ROAD 159 County 25 1.10 LAKE MACK RIPNE 200 County 35 4.34 LAKE STOREST	VISTA DEL LAGO BOULEVARD CR 42	US 27	2 2 2 2 2 2 2 2	RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY OUT YOU DESIGN BY	0	14,092 3,583	0.25	C 710 C 470	86 20 41 00	0.29	C 100%	0.000	3,766 1,592	0.40	710 470	90 : 43 : 120 : 118 :	217 0.31 C 101 0.21 C
150	US 441 MAIN STREET CR 581	MAIN STREET SR 44 OSWALT ROAD	2 2 2 2 2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	CITY OF LEESBURG COUNTY	CITY OF LEESBURG UNINCORPORATED LAKE COUNTY	D D	10,390 3,074 10,390 3,235 16,820 2,757	0.17 0.30 0.31 0.16	C 530 C 530 C 840	41 96 106 12 112 12 121 13	0.24 0.23 0.16	C 2.50% C 1.00% C 8.50%	10,360 16,820	3,478 3,490 3,777	0.89 C 0.22 C	630 530 840	120 118 166	146 0.28 C 129 0.24 C 181 0.22 C
177 County 45 1.62 LAKESHORE DRIVE (CLER)	OSWALT ROAD	HARDER ROAD	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY	D	16,820 10,95	0.65	C 840		0.73	C 4.90%	16,820	13,661	0.81 C	840	reo -	456 0.90 C

#### **ATTACHMENT B - Lake and Sumter Counties CMPs**

Lake County CMP Database

										PEAK HOUR	200			DAILY			DE LIVER DE LA CONTRACTION DE	****	222.05.07	
COUNTY FOOT DATA SPEED STOVENT FOOT BOUNCE UNIT LENGTH (III) ROAD NAME	FROM	10	(2019) (2024		MAINTAINING AGENCY	JURSSDICTION	STANDARD	BAILY SERVICE 2019 / VOLUME	AADT 2019 V.	DAILY 2019 DIRECTIONAL 2019 DOI: DAILY LOS SERVICE VOLUME VOL	NBIEB HOUR SBW UME VOLUME	2019 PEAK HOUR VIC	HOUR LOS GROWTH RATE	VOLUME (2024)	2024 AADT	2024 DAILY 2024 DAILY V/C LOS	DIRECTIONAL SERVICE VOLUME (2024)	HOUR NBIEB F	YOLUNE 2024 PEAK HOUR VIC	HOUR LOS
35	HARDER ROAD  LAKE LOUISA ROAD  CLAY BOULEVARD	LAKE LOUISA ROAD  ANDERSON HILL ROAD  SOUTH BAY STREET / SR 19 SB	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY CITY OF EUSTIS	D D	16,820 16,1 13,320 7,9 10,360 5,6	152 0. 255 0. 174 0.	96 D 840 4 60 D 880 4 57 D 530 3	55 862 46 250 18 225	0.66 0.60	P 1.00% D 2.75% D 2.50%	16,820 13,320 10,360	9,111 9,646	1.01 P 0.68 D	840 880 530	489 513 360	906 1.08 286 0.75 255 0.68	0
250 County 15 0.43 WLAKEVIEWAVENUE	KURT STREET	SR 19 JASMINE STREET / GROOKED LAKE O	2 2	URBAN UNDIVIDED	CITY OF EUSTIS CITY OF EUSTIS	CITY OF EUSTIS CITY OF EUSTIS	D D	10,390 7,71	69 0	26 C 530 1	11 265 75 124	0.87	C 100%	10.360	8,713 2,826	8.27 C	530 530	522 184	130 0.98	D C
	JASSINE STREET / CROOKED LAKE O SR 19 GRIFFIN ROAD US 441	C HASELTON STREET CR 561	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	CITY OF EUSTIS COUNTY	CITY OF EUSTIS CITY OF TAVARES CITY OF LEESBURG CITY OF LEESBURG	D D	10,990 2,60 13,320 2,11	193 0.	28 C 590 1 16 C 690 1	75 124 28 202	0.33	C 1.00% C 4.25%	10,360 13,320	2,926 2,700	0.27 C	530 680	184	130 0.35 249 0.37	C
225         Ossity         25         0.74         LEE STREET           226         County         25         0.00         LEE STREET           160         County         25         0.00         LEE STREET           160         County         40         0.35         WESON LAKE PARKINGY	US 441 US 27	US 441 MAIN STREET LIBBY ROAD	2 2 2 2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	CITY OF LEESBURG CITY OF LEESBURG COUNTY	CITY OF LESSURS CITY OF GROVELAND CITY OF MOUNT DORA	D D	10,980 2,2 10,380 2,5 15,930 2,4	0 277	24 C 530 1	23 98 19 126 1 130	0.23 0.24 0.16	C 1,03% C 1,03% C 4,75%	10.360	2,358 2,662 3,063	0.26 C	530 530 790	129 125 90	103 0.24 132 0.25 164 0.21	
195	US 27 DONNELLY STREET MAIN STREET	LIBBY ROAD US 441 SR 44	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY CITY OF LEESBURG	CITY OF LEESBURG	D D	15,030 2,4 10,360 3,0 10,390 3,2	227 0.	.15 C 790 : .30 C 530 1 .31 C 530 1	39 142 36 189	0.16 0.27 0.36	C 4.75% C 5.75% C 1.00%	10,360 10,360	3,063 4,084 3,392	0.39 C	530 530	50 184 174	164 0.21 188 0.35 199 0.38	C C
144 Covety 16 0.97 LOGHAUSEROAD 237 Covety 25 0.74 EMAIN STREET 150 MANAGEMENT 5 0.76 MAIN STREET LEESEANG)	CR681 SR 19 CR488	LAKESHORE DRIVE OR 462/ ST CLAIR ABRAWS STREET THOMAS AVENUE	9 9	URBAN UNDIVIDED URBAN DIVIDED URBAN UNDIVIDED	COUNTY CITY OF TAVARES COUNTY	UNINCORPORATED LAKE COUNTY  CITY OF TAVARES  CITY OF LEESBURG	D D	10,990 3,21 13,990 7,2 16,820 10,6	200	32 C 590 1 52 D 710 3 83 C 840 4	91 136 79 268 58 501	0.34 0.53 0.60	0 100%	13.950	7,619 11,222	0.54 D	530 710 840	210 398 481	157 0.40 282 0.56 527 0.63	
	CR 488 THOMAS AVENUE US 27 LEE STREET	THOMAS AVENUE US 27 LEE STREET	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY COUNTY	CITY OF LEESBURG CITY OF LEESBURG CITY OF LEESBURG	D D	16,820 10,6 10,390 10,6 10,360 9,9 10,360 9,9	0.55	.83 C 840 4 .03 E 530 4 .96 D 530 3	58 601 58 901 79 501	0.60 0.95 0.95	D 3.00%	10,360 10,360	11,222 11,222 11,552	1.08 F 1.12 F 1.12 F	530 530	481 481 431 439	527 0.83 527 0.99 581 1.10	
60         AGAMERENT         25         9.39         MANYSTREET (AESSURE)           231         COUNTY         25         9.41         MANYSTREET (AESSURE)           232         COUNTY         36         9.02         MANYSTREET (AESSURE)           232         COUNTY         36         0.02         MANYSTREET (AESSURE)	CANAL STREET  LAKE STREET	CAVAL STREET LAKE STREET DOGE AVENUE / SR 44	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	CITY OF LEESBURG CITY OF LEESBURG CITY OF LEESBURG	D D	10,360 9,96 10,360 4,9 13,320 4,00	965 0. 943 0.	96 D 530 3 48 C 530 2 30 C 680 1	79 501 10 232 48 257	0.95 0.44 0.38	C 6.25% C 8.00%	10,360 10,360 13,320	11,552 6,693 5,908	1.12 F 0.65 D	530 530	284 217	581 1.10 314 0.59 378 0.56	0
162 County 36 0.32 MANNSTREET (LEESBLRG)	DIXIE AVENUE / SR 44	NICHOLS DRIVE / SURWYSIDE DRIVE	2 2 2	URBAN UNDIVIDED	COUNTY	CITY OF LEESBURG UNINCORPORATED LAKE COUNTY	D D	10,390 4,90	967 0.	.48 C 530 4	16 107	0.78	B 1.00%	10,360	6.327 2.312	0.61 D	530 1,070	631 116	137 1.00	E 8
2 AGAMCENT 45 3.01 MARCHAROLOGY FROM  274 Coststy 30 3.33 MASCOTT EMPIRE RIGHT 272 Coststy 32 54.04 MASCOTT EMPIRE RIGHT 116 Coststy 25 14.4 MICRO BACETRACK ROAD	GRAYS ARPORT ROAD SR 50 CLAY AVENUE	LAKE ORIFFIN ROAD  EMPIRE CHURCH ROAD  US 27/US441  CR 466A	2 2	RURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY CITY OF MASCOTTE TOWN OF LADY LAKE	UNINCORPORATED LAKE COUNTY CITY OF MASCOTTE	0 0	7,560 2,21 21,760 60 10,360 1,30	00 0.	20 8 390 1 .04 8 1,070 :	10 99 6 44 0 45	0.28 0.04 0.11	8 1,00% B 1,00% C 3,00%	7,590 21,780	2,312 841 1,535	0.31 B	390 1,070	116 38	104 0.30 46 0.04 52 0.13	8
	US 441		2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D	10,393 9,41	101 0.	91 D 530 3	4 58	0.07	D 7.75% C 1.50%	10,360	13,654	1.32 F	530 530	70 526 80	668 1.26 62 0.15	E C
245 Cosety 40 0.74 MT HOMER ROAD 244 Cosety 40 0.98 MT HOMER ROAD	CR 19A US 441	US 441 DAVID WALKER ORIVE KURT STREET	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	CITY OF TAVARES COUNTY	CITY OF TAVARES CITY OF EUSTIS	D D	15,930 24 12,390 2.11	49 0. 155 0.	02 C 790 :	2 5 55 67	0.04	C 1.00% C 6.60%	15,930 12,380	262 2,953	0.02 C 0.24 C	790 620	34 212	5 0.04 92 0.34	c
245 County 35 0.51 MT HOMER ROAD 0 110505 States 40 0.23 CLD 441 (R7560A) 52 County 25 0.34 CLD EMBT SE ROAD	DAVID WALKER DRIVE US 441 MORNINGSIDE DRIVE			URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY CITY OF TAVARES COUNTY	CITY OF EUSTIS CITY OF TAVARES UNINCORPORATED LAKE COUNTY	D D	10,390 3,7 35,820 15,2 10,360 78	250 0	.38 C 530 2 .43 C 1,860 5 .08 C 530 5	30 163 39 824 8 15	0.43 0.46 0.11	C 1.00%	35,820	3,983 16,028 822	0.45 C	1,800 1,800 530	242 996 81	171 0.46 896 0.48 16 0.12	C
\$3 County 25 8.34 CO DESTE BOXO 88 County 25 939 CO DESTE BOXO 131 County 25 959 CO DESTE BOXO COUNTY DESTE BOXO	MORNINGSIDE DRIVE E CROCKED LAVE DRIVE SR 19	E CROOKED LAKE DRIVE DONNELLY STREET EUDORA ROAD	2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY	CITY OF MOUNT DORA CITY OF EUSTIS	D D	10,360 78 10,360 1,36 10,360 5,00	330 0.	.01 C 530 : 111 C 530 I 49 C 530 2	6 54 57 245	0.11 0.16 0.50	C 1.00% C 4.25% D 1.00%	10,360 10,360	822 1,677 5,287	0.16 C 0.51 D	530 530	106 270	16 0.12 86 0.20 279 0.53	
	EUDORA ROAD 8R 19				COUNTY	CITY OF EUSTIS CITY OF EUSTIS	D D	10,390 5.00		.49 C 530 2	57 265 18 621 81 676	0.50 0.48 0.80 0.28		16.970	5,287 14,338 15,290	0.66	530 1,300 840	270 672 628	279 0.53 686 0.53 728 0.87	
210 County 46 1.97 DSWALT ROAD 276 County 40 0.20 PALMETTO DRIVE	HASSELT ON STREET LAKESHORE DRIVE SUNSET AVENUE	MASSELTON STREET ABRAMS ROAD EDGEWATER DRIVE DR 23	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY CITY OF MASOOTTE	UNINCORPORATED LAKE COUNTY CITY OF MASCOTTE	D D	16,620 14,1 16,620 4,0 12,390 84	40 0.	24 C 840 1	25 232 29 69	0.11	C 10.50%	12,390	15,290 4,256 1,354	0.11 C	840 620	131	728 0.87 244 0.29 114 0.18	C
261         Coskly         25         0.38         PRESCOTE STREET           174         Coskly         45         2.29         MAGD RAMO           161         Coskly         45         0.95         RAGAD RAGO           160         Coskly         35         0.78         ROLLING ACRES RAGO	DATES AVENUE CR 44 MORNINGSIDE DRIVE	SR 44 MORNINGSIDE DRIVE	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY COUNTY	CITY OF EUSTIS  UNINCORPORATED LAKE COUNTY  UNINCORPORATED LAKE COUNTY	D D	10,360 56 16,820 3,40 16,820 7,60	62 0. 184 0.	.05 C 530 : 21 C 840 2	0 34 52 265	0.06 0.32 0.43	C 2.25% C 3.75%	10,360 16,820 16,820	4,188 8,655	0.06 C 0.25 C	530 840	323 313	38 0.07 319 0.38 296 0.49 777 1.09	0
	US 27 / US 441 OAK STREET	SR 44 MORNINGS DE DRIVE US 441 OAK STREET CR 466	2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	TOWN OF LADY LAKE TOWN OF LADY LAKE	D D	14,090 17,3 13,320 16,8	349 1. 851 1.	23 F 710 7 27 F 680 7	13 292 10 739 79 656	1.04	F 1,00%	14,060	18,234 17,711	1.30 F	710 680	411 746 819	689 1.20	F
261	OR 466 WOLF BRANCH ROAD SR 46	SR 46 DRANGE COUNTY LINE		URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CITY OF MOUNT DORA	D D	21,780 7,50 16,820 7,44 16,820 5,38	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	.398 C 1,070 3 .44 C 840 2 .32 C 840 2	20 384 90 429	0.36 0.51 0.33	C 7.99% C 9.75% C 5.25%	21,780 16,820	11,583 11,891 6,959	0.52 C 0.71 C	1,976 840	459 445 345	551 0.51 683 0.81 355 0.42	C C
147 County 40 4.15 ROYAL TRALS ROAD	SEAGRAPE AVENUE TARRSON BOULEVARD		2 2	RURAL UNDIVIDED	COUNTY COUNTY	UNINCORPORATED LAKE COUNTY  TOWN OF LADY LAKE	C D	14,790 1,67	574 0. 550 0.	.11 B 770 1 .25 C 530 1	58 275 24 50 16 106	0.16	B 3.50%	14,760	1,938	0.13 B	840 770 530	147	59 0.19	. n
216 County 20 UNIVERSITY OF STATE OF ST	CR 448 US 441	GRIFFIN AVENUE DEER ISLAND ROAD SURWYSIDE DRIVE CR 446A CR 446	2 2	RURAL UNDIVIDED URBAN UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY CITY OF LEESBURG	C D	14,790 2.4 14,090 3.8 8,460 2.1	110 0. 319 0.	.16 8 770 1 .27 C 710 1 .25 8 430 1	28 87 44 179 11 79	0.17 0.26 0.21	8 1,00% C 6,00% B 1,00% B 9,79%	14,760 14,060	2,533	0.17 B 0.35 C	770 710	135 184 56	91 0.18 228 0.32	8 C
111 County 58 3.81 SR 19 0 110385 State 55 5.90 SR 19 0 110387 State 55 5.90 SR 19	US 441 MARION COUNTY LINE CR 445A	CR 445A CR 445	2 2 2	RURAL UNDIVIDED	STATE STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	c c		900 0	51 8 430 1	99 153		8 1.00% 8 5.75% C 5.75%	8 400	2,240 5,687 9,125	0.68 C	430 430 430		83 0.22 202 0.61 200 0.97	c
0 110287 Shim 50 5.21 5819 0 115206 ALAKERY 40 050 5.819 0 115206 ALAKERY 50 119 5819	CR 445 CR 42 BAKER ROAD	CR 42 BAKER ROAD CR 450 (UMATELIA BOULEVARD)	2 2	PURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	STATE STATE STATE	UNINCORPORATED LAKE COUNTY CITY OF UMATILLA	D D	8,400 6,50 18,590 12,3 18,590 12,3	300 0. 300 0.	.66 C 920 6	17 219 20 523 20 523	0.74 0.67 0.67	G 5.75% G 1.00% C 1.00%	18,590 18,590	9,125 12,927 12,927	0.70 C	920 920	419 652 652	290 0.97 550 0.71 550 0.71	C C
0 115036 Store 35 0.51 3R19 0 115036 Store 40 1.38 00.10	OR 450 (UMATILLA BOULEVARD) OR 450 (OCALA STREET)	CR 450 (OCALA STREET)	2 2	URBAN DWIDED	STATE	OTY OF UMATILLA OTY OF UMATILLA	D D	16,320 12,3 39,900 18,1	150 0	.75 D 830 6	20 523 52 657	0.75	C 2.75%	16,320	12,927	0.79 D	830 2,010	1,090	550 0.79 752 0.55	O C
0 11006 State 55 2.22 SR19 9 0 11006 SR19 0 11006 SR20 7 55 0.25 SR19 0 111007 SR19 1 55 0.25 SR19 0 111007 SR19 1 55 0.55 SR19 0 111007 SR19 SR19 SR19 SR19 SR19 SR19 SR19 SR19	CR 450A CR 19A CR 44 GRANGE AVENUE	CR 19A CR 44 CR 452 CR 452	4 4	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED	STATE STATE STATE STATE	EUSTISIUMATILLA CITY OF EUSTIS CITY OF EUSTIS CITY OF EUSTIS	D D	65,600 18,7 41,790 18,7 41,790 15,6 19,440 16,7	600 0.	29 8 3,240 9 45 C 2,160 9 37 C 2,160 8	57 704 57 704 38 519	0.30 0.46 0.38 0.84	8 1,03% C 1,03% C 1,03% D 4,03%	41,790	19,708 19,708 16,396	0.39 C	2,100 2,100	1,006 1,006 849 1,007	740 0.31 740 0.48 545 0.40 - 1.02	c
0 115176 Store 35 0.87 SR19 P0 0 110204 ACAMCENT 40 0.82 SR19 P0 0 115170 ACAMCENT 5 0.98 SR19 P0 0 110204 Store 35 0.82 SR19 (S)	GRANCE AVENUE CR 452 STEVENS AVE	DRANGE AVENUE DRANGE AVENUE STEVENS AVE	4 4	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED	STATE STATE STATE STATE	CITY OF BUSTIS CITY OF BUSTIS CITY OF BUSTIS	0 0	19,440 16,7 23,090 13,2 19,640 16,7	750 0. 250 0.	.86 D 1,960 1) .55 C 2,460 .96 D 1,960 1)	- 1,000	0.84 0.42 0.84	D 4.03% C 1.00% D 4.03%	19,440 23,880	20,379 13,926 20,379	1.05 F	1,960 2,400	1,997	- 1.02 1,051 0.44 - 1.02	C C
	ORANGE AVENUE STEVENS AVE		4 4	URBAN DIVIDED		CITY OF EUSTIS CITY OF EUSTIS	D D	19,440 13,2	280 0. 780 0.	68 D 1,960 99 D 1,710 1	1,000	0.51	D 1.00%	19,440	13,926	0.72 0	1,960	2.056	1,051 0.54	0
9 1100/0 0000 20 0000 001 001 001 001 001 001 0	GOLF LINKS AVENUE US 441 CR900ALLAKE SHORE BOULEVARD	US 441  CR 500A/LAKE SHORE BOULEVARD  CR 452 (MAIN STREET)	4 4	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	STATE STATE STATE	CITY OF EUSTIS CITY OF TAVARES	D D	41,790 23,7 32,400 18,0 32,400 18,0	750 0. 000 0.	.57 C 2,160 1) .56 D 1,630 6 .56 D 1,630 6	183 915 16 679 16 679	0.52 0.42 0.42	C 5.00% C 2.25% C 2.25%	41,750 32,400	30,312 20,118	0.73 C 0.82 D 0.82 D	2,100 1,630	1,382 655 655	1,168 0.66 750 0.47 759 0.47	C D
0 11935 AGAMCENT 35 0.37 SR 19 0 110540 Sakin 45 1.38 SR 19 0 110540 AGAMCENT 45 0.90 SR 19	CR 452 (MAIN STREET)	CR 561 LAME PADY DOAD	4 4 4 4 2 2	URBAN DIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	STATE	CITY OF TAVARES CITY OF TAVARES CITY OF TAVARES	D D	41,790 32,7 18,590 32,7	750 0. 750 1.	.78 C 2,100 1,	1,402	1.66	C 3.00%				1,630 2,100 920	1,793	1,718 0.85	
0 110494 Same 55 3.87 SR18 0 110495 Same 40 0.84 SR19	LANE PARK ROAD CR 48	CR 48 CENTRAL AVENUE CR 455	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	STATE	HOWEY-IN-THE-HILLS/TAVARES HOWEY-IN-THE-HILLS	D D	18,590 15,7 14,160 9.3	760 0. 950 0.	94 C 920 6 96 C 700 3	14 727 39 399	0.79	C 4.00% C 1.25%	18,590 14,160	19,101	1.03 F 0.70 C	920 700	747 393	885 0.96 425 0.61	D C
0 110496 ABJAGENT 36 3.09 SR 19 0 110255 State 55 2.72 SR 19	CENTRAL AVENUE CR 455		2 2 2	RURAL UNDIVIDED	STATE	HOWEY-IN-THE-HILLS CITY OF DROVELAND CITY OF DROVELAND	C C	24,200 9,30 8,400 13,6 8,400 10,0	500 1.	.61 D 430 6		1.44	D 7.75%	24,250 8,400 8,400	9,949 19,607	2.33 E	1,190 430 430	393 758 435	425 0.36 898 2.09	3
0 110376 Shine 50 4.73 SR 19 0 110376 AGAGERT 50 122 SR 19 0 110377 Shine 45 0.79 SR 19	US 27 / SR 25 CR 478 LAKE CATHERINE ROAD	CR 478 LAKE CATHERNE ROAD SR 50/ SR 33	2 2 2	PURAL UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	STATE STATE STATE	CITY OF GROVELAND CITY OF GROVELAND	D D	5,400 10,0 17,700 10,0 17,700 11,9	950 0.	20 D 430 3 57 C 880 3 68 C 880 4	13 475 13 475 13 573	1.10 0.54 0.65	D 3.79% C 3.75% C 2.50%	17,760 17,760	12,081 12,061 13,520	0.76 C	880 880	435 435 456	971 1.33 971 0.65 948 0.74	c
	SR 501 SR 30 ANDERSON ROAD	ANDERSON ROAD			STATE	CITY OF GROVELAND CITY OF GROVELAND	C C	18,590 13,8 8,400 10.6	950 1	.75 C 820 4 .26 D 430 5	72 552 15 426	1.17	0 5.00%	8.400	19,199	1.61	920 430		765 0.83 544 1.50	
0 110497 Store 10 3.14 5830 0 1110407 Store 10 3.14 5830 0 111040 Store 10 4.74 5830 155 Outerly 160 2.23 5830 140 Constr. 40 1.04 5833	CR 5658 CR 561 CR 474	OR 661 OR 474 POLK COUNTY LINE OR 449A RIVER ROAD VALUES COUNTY LINE	2 2 2	RURAL UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED	STATE STATE STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	c	8,400 8,60 8,400 8,10 10,320 6,20	185 0.	.02 D 430 3 .97 C 430 3 .90 C 540 2	17 296 23 246 41 199	0.74 0.75 0.45	C 13.50%	8,400 8,400 10,320	11,742	1.47 D 1.40 D 1.14 F	430 430 540	645 455 454	424 1.06 353 1.08 375 0.84	C
	MANDON COUNTY LINE CR 445A RIVER ROAD SUMTER COUNTY LINE	CR 445A RIVER ROAD	2 2	RURAL UNDIVIDED	STATE STATE STATE STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	0	8,400 4,50 10,320 4,40	956 0. 150 0.	.59 C 430 1 .43 C 540 2 .55 C 740 3	90 196 13 222	0.46 0.49 0.48	B 4.25% C 1.00% C 1.00%	8,400 10,320	6,103 4,677	0.73 C 0.45 C	430 540	234 276 372 927	244 0.57 233 0.51 364 0.50	C C
		CR 468	4 4	RURAL UNDIVIDED RURAL UNDIVIDED RURAL DIVIDED URBAN DIVIDED URBAN DIVIDED		CITY OF LEESBURG UNINCORPORATED LAKE COUNTY	D D	10,320 4,41 14,220 7,73 39,900 22,3 39,900 16,2	300 0. 250 0.	.59 C 2,000 8 41 C 2,000 8	54 346 19 844 25 900	0.42	C 2.50%	39,800 39,800	25,230 17,723	0.63 C 0.46 C	2,010 2,010		955 0.48 654 0.34	C C
175947   5000   35   0.74   0.0144	S LONE OAK DRIVE US 27 S 9TH STREET	US 27 S 9TH STREET CANAL STREET S LAKE STREET	4 4	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED	STATE STATE STATE	CITY OF LEESBURG	D D	32,400 23,3 32,400 25,0 32,400 23,2	350 0. 000 0.	72 D 1830 8	33 947 14 994 11 864	0.58 0.61 0.60	D 4,00% D 1,00% D 1,00%	32,400 32,400	50 540	0.87 D 0.81 D 0.75 D	1,630	977 981 1,031	1,162 0,71 1,045 0.64 906 0.63	D
0 115143 SERVE 40 0.41 SR4 (DODE AVENUE) 0 115143 SERVE 40 0.41 SR4 (DODE AVENUE) 0 115142 SERVE 40 0.79 SR4 (DODE AVENUE)	S LAKE STREET	S LAKE STREET  E MAIN STREET	4 4	URBAN DIVIDED URBAN DIVIDED	STATE	CITY OF LEESBURG CITY OF LEESBURG CITY OF LEESBURG	D D	39,000 23,2	250 0. 250 0. 800 0.	.72 D 1,830 9 .58 C 2,000 9 .55 C 2,000 9	51 864 51 864 97 719	0.60 0.49 0.50	C 1.00%	32,400 39,800 39,800	24,436	0.61 C	2,010 2,010	1,031 1,031 1,142	908 0.63 908 0.52 823 0.57	c c
0 115142 States 40 0.79 SR 44 EXXX AVENUE; 0 115133 States 40 0.11 SR 44 EXXX AVENUE; 0 115105 States 40 0.11 SR 44 EXXX AVENUE; 0 11006 States 45 0.45 SR 44 (DLD CR 448) 0 11006 States 45 1.55 SR 44 (DLD CR 448)	E MAIN STREET US 441	E MANGTREET US 441 NAYCROSS AVENUE CRANSE AVENUE THRULINLA ROAD OR 439 DR 437 CR 46A	4 4 2 2	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN UNDIVIDED	STATE STATE STATE	CITY OF LEESBURG CITY OF MOUNT DORA	D D	41,790 21,6 19,510 23,7	900 0. 750 1.	.52 C 2,100 .22 F 870 1;	123 836	1.36	8 3.00% F 1.00%	41,790 19,510	25,040 24,961	0.60 C 1.28 F	2,100 970	1,390	879 1.43	B F
	WAYOROSS AVENUE ABRAWS ROAD THRUL HULL ROAD	ORANGE AVENUE THRILL HILL ROAD CR 439	2 2 2 2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	STATE STATE STATE	CITY OF BUSTIS  CITY OF MOUNT DORA	D D	18,990 17,7	160 0	91 C 500 6	18 654 38 670 58 970	1.00 0.62 0.65	D 1,00% C 4,25% C 4,25%	18,590 18,590 17,700	18,655	1.00 F	920 920 880	995 999 999	687 1.05 702 0.76 702 0.80	c
0 110300 ASSACENT 50 1.14 SR 44 0 110300 Sane 50 323 SR 44 0 110300 ASSACENT 55 1.15 SR 44	ABRANS ROAD THREE HELL ROAD CR 419 CR 437	DR 437 DR 46A	2 2 2 2	URBAN UNDIVIDED URBAN UNDIVIDED RURAL UNDIVIDED RURAL UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	0	17,700 15,1 16,400 15,1 13,550 15,1	150 1.	92 C 850 5	58 570 58 570	0.65 0.67 0.81	C 425% C 425% C 425%	16,400 13,550	18,855	1.05 F 1.14 D 1.36 F	850 700	029 029	702 0.80 702 0.83 702 1.00	C D
0 110010 ADJACENT 55 3.43 SR 44	CR 48A	OVER DON DON'T	2 2	DUDAL UNDIVIDED	STATE STATE STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	0	8,400 8,41	100 6	.01 D 430 4 .01 D 430 4 .62 B 850 4	37 409 37 409 37 409	0.95	C 3.00%	8.400	9,796	1.17 D	430 430	472	474 1.10	0
119979	OVERLOOK DRIVE OR 42 ORANGE CIL	OR 42 VOLUSIA COUNTY LINE OR 46A (NEALIGNED) SEMINOLE CIL	2 2 2 2 0 4	RURAL UNDIVIDED RURAL UNDIVIDED URBAN DIVIDED URBAN DIVIDED	STATE STATE STATE STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	C D	16,400 8,41 13,590 8,41	160 0.	52 8 650 4 82 C 700 4	07 409 07 409	0.48	8 3,00% C 3,00%	16,400 13,550 65,600	9,798 9,798	0.72 C	700 3,240	472 472		8
0 0 - 5.54 SR 46423 (NEXIVA PROVY) 0 110301 ABJACENT 45 1.08 SR 46	ORANGE CL CR-464 (REALIGNED) US-441	SEMINGLE CIL. VISTA VIEW	0 4 6 5 6 5	URBAN DIVIDED	STATE	UNINCORPORATED LAKE COUNTY  DITY OF MOUNT DORA	D D	62,900 11,5 62,900 11,5	500 0.		14 526	0.17 0.17 0.50	C 4.00%	45,600	13,992 13,992	0.22 C	3,240 3,170	519 519		В.
0 110301 ADMERTY 45 108 SR 46 0 110301 Sus 55 0.94 SR 46 0 110301 ADMERTY 55 2.11 SR 46 0 110301 Sus 45 55 6.94	US 441 VISTA VIEW ROUND LAKE ROAD CR 417 SOUTH	VISTA VIEW ROUND LAKE ROAD CR 437 SOUTH OR 437 NORTH		URBAN DIVIDED URBAN DIVIDED URBAN UNDIVIDED URBAN UNDIVIDED	STATE STATE STATE STATE	CITY OF MOUNT DORA  CITY OF MOUNT DORA  UNINCORPORATED LAKE COUNTY	D D	24,200 14,2 17,700 14,2	200 0.	.59 C 1,190 S .80 C 880 S	34 526 30 900 30 900	0.68	C 1.00%	17,760	14,924	0.84 C	3,170 1,190 880	526 526	640 0.20 640 0.20 631 0.53 631 0.72	C C
0 110001 State 45 0.51 SR 46 0 111019 State 45 1.51 SR 46 0 111019 ADASCENT 45 0.27 SR 46 0 111019 ADASCENT 55 4.65 SR 46	CR 437 NORTH CR 438 CR 435	CR 455 CR 46A (REALISMED)	2 2 0 2	URBAN UNDIVIDED URBAN UNDIVIDED RURAL UNDIVIDED	STATE STATE STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	D D	17,700 16,8			712	0.81	C 4.00%	17,760 17,760	20.501	1.16 F 1.00 F	880 880	741	986 0.98	
0 (1010 State 55 164 59.50	CR-45A SUMTER COUNTY UNE	CR 486 CR 486 FEALIGNED CR 46A FEALIGNED CR 46A SEMINOLE COUNTY LINE CR 565 / BAY LAKE ROAD	2 2	HURAL UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	c c	16,400 16,8 8,400 24,8 24,200 13,8	800 0.	.03 D 880 6 .95 E 430 9 .57 C 1,190 5	29 712 51 1,088 27 677	0.84 2.53 0.57	E 1.00%	8,400 24,200	17,710 26,113 14,684	0.64	430 1,190	640 1,031 529	748 - 1,143 2.66 720 0.61	
0 110319 ADJACENT 35 0.77 SR 50 0 110241 State 45 0.98 SR 60	CR 565 / BAY LAKE ROAD CR 33	GR 33 GROVELAND FARMS ROAD	2 2 4 4	URBAN UNDIVIDED URBAN DIVIDED	STATE	CITY OF MASCOTTE CITY OF MASCOTTE	D D	14,800 13,8 39,800 25,0	800 0. 900 0.	93 D 750 5 83 C 2,000 8	37 677 45 1,179	0.90	D 1.25% C 3.25%	14,800 39,800	14,894 29,335	0.99 D 0.74 C	750 2,010	539 992	720 0.96 1.383 0.69	D C
0 110241 ADJACENT 45 0.60 88.60 0 115382 8989 35 0.44 88.60 F)	GROVELAND FARMS ROAD SR AS ONE WAY PAIRS	SR 50 ONE WAY PAIRS	4 4	URBAN DIVIDED	STATE	CITY OF GROVELAND CITY OF GROVELAND	g	41,790 25.0 19.440 14.7	750 0	90 C 2,100 8	45 1,179 173 - 1,390	0.56	C 3.25%	19.440	29,335	0.70 C	2,100 1,980	1,233	1,383 0.66	C D
0 1150277 States 35 0.44 SR 50 (M) 0 115181 States 35 0.34 SR 50 (M) 0 115276 States 35 0.34 SR 50 (M)	SR 19 SR 19 SR 33 SOUTH	SR 50 ONE WAY PARS SR 52 SOUTH SR 19 OR 566A NORTH	4 4	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED	STATE STATE STATE	CITY OF GROVELAND CITY OF GROVELAND CITY OF GROVELAND	D D	19,440 15,5 19,440 15,5	500 0.	.80 D 1,960 .85 D 1,960 1, .80 D 1,960	1,305	0.69 0.56 0.67	D 3,00% D 1,00% D 1,75%	19,440	17,342 16,905	0.92 D 0.89 D 0.87 D	1,980 1,980 1,980	1,162	1,585 0.80 - 0.59 1,423 0.73	D
0 115134 State 55 1.53 SR 50 0 110386 State 55 1.65 SR 50	SR 33 SOUTH CR 585A NORTH	OR SEGA NORTH OR SEG	4 4	URBAN DIVIDED URBAN DIVIDED	STATE	CITY OF GROVELAND CITY OF GROVELAND	D D	41,790 26,5 41,790 31.0	500 0.	63 C 2.100 1)	1,293 11 1,434	0.62	C 1.00%	41,790	27,852	0.67 C	2,100 2,100	1,548	1,359 0.65	o c
0 115057 Store 40 1.19 SR 60 0 115050 Store 40 0.22 SR 60 0 115050 Store 40 0.92 SR 50 0 115050 Store 55 2.44 SR 50	CR561 EAST AVENUE US 27	CR 561 EAST AVENUE US 27 HANCOCK ROAD CR 455	4 4 4 4 4 4 6 6	URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED URBAN DIVIDED	STATE STATE STATE	CITY OF CLERMONT CITY OF CLERMONT UNINCORPORATED LAKE COUNTY	D D	39,800 36,5 41,790 47,5 62,900 47,2	900 0. 500 1. 250 n	.74 C 2,900 9 .82 C 2,900 1) .54 F 2,900 1) .75 C 3,170 1)	1,638 127 1,955 179 2,341	0.77 0.93 0.74	C 1,90% C 2,76% C 1,00%	39,800 41,780 62,900	39,321 54,400 49,660	0.99 D 1.30 F 0.79 C	2,000 2,100 3,170	1,541 1,749 2,080	1,657 0.83 2,239 1.07 2,460 0.78	F C
0 110390 SBR0 55 2.14 SR 50 0 110390 AQUACENT 55 1.49 SR 50	HANCOCK ROAD	CR 466	8 6	URBAN DIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	62,900 47,2	250 0.	.76 C 3,170 1)	179 2,341	0.74	C 1.00%	62,900	49,680	0.79 C	3,170	2,080	2,460 0.78	c

#### **ATTACHMENT B - Lake and Sumter Counties CMPs**

Lake County CMP Database

	_																			_							
COUNTY FOOT	DATA	SPEEC	D SEGMENT	ROAD NAME	FROM			LANES	RBAN / DIVIDED		JURISDICTION	ADDPTED LOS	DAILY SERVICE	2019 DAILY	2019	PEAK HOUR DIRECTIONAL	2019 PEAK	2019 PEAK	2019 PEAK 2019 PEA	×	BERVICE	202	DAILY 2024 DAILY	PEAK HOUR DIRECTIONAL SERVICE	2024 PEAK HOUR NB/EB	2024 PEAK 2	0024 PEAK 2024 PEAK
STATION STATIO	N SOURCE	UMIT	LENGTH (MI)	NORD MAKE	770.00			(2024)	NURAL UNDIVIDE	D MAINTHINING AGENCY	ZUROSUICITOR	STANDARD	VOLUME	VIC VIC	DAILY LOS	SERVICE VOLUME	VOLUME	VOLUME	HOUR VIC HOUR LO	8 Onowin Male	VOLUME (2024)	2024 AAD1	vic Los	AOTOME (5654)	VOLUME	VOLUME	HOUR VIC HOUR LOS
0 75057	2 State	50	1.53	SR 50	CR 455	ORANGE COUNTY LINE	6	6	MBAN DIVIDES	STATE	UNINCORPORATED LAKE COUNTY	D	62,900	57,750 0.92	С	3,170	1,525	3,084	0.97 C	1.00%	62,900	60,696	1.96 C	3,170	1,903	3,241	1.02 F
0 97220				SR 91 (FLORIDA TURNPIKE)	SUMTER COUNTY LINE	CR 470	- 4		JREAN FREEWA		UNINCORPORATED LAKE COUNTY			52,950 1.16	С	2,260	2,702	1,981	1.20 C	5.25%	45,800		1.49 D	2,260	3,490		1.54 D
0 97216			7.50	SR 91 (FLORIDA TURNPIKE)	CR 470 US 27/5R 25	US 27/SR 25	- 4		JRBAN FREEWA		UNINCORPORATED LAKE COUNTY		45,000 45,000	54,550 1.19 48,250 1.05	c	2,260	2,468	2,058	1.09 C	5.75%	45,800 45,800		1.56 D	2,240	3,226		1.43 D
0 97200				SR 91 (FLORIDA TURNPIKE) SR 91 (FLORIDA TURNPIKE)	US 27/SR 25/SR 19 INTERCHANGE	US 27/SR 25/SR 19 INTERCHANGE ORANGE COUNTY LINE	4		JRBAN FREEWA		UNINCORPORATED LAKE COUNTY UNINCORPORATED LAKE COUNTY	B C	45,900 61,500	48,250 1.05	C	2,260 3,020	2,445	3,109	1.08 C	7.25%	45,800 61,500		1.39 D	2,260 3,020	3,234	2,370	1.43 D
287	County			STEVES ROAD	U8 27	CITRUS TOWER BOULEVARD	2		JRBAN UNDIVIDE		CITY OF CLERMONT	0	14,090	6,756 0,48	c	710	354	271	0.60 D	1,75%	14,060		0.62 0	710	386		0.64 D
13	County	20	1.46	SUNNYSIDE DRIVE	MAIN STREET/DR NICHOLS DRIVE	SLEEPY HOLLOW ROAD	2	2	JRBAN UNDIVIDE	D COUNTY	CITY OF LEESBURG	D	14,090	3,945 0.28	c	710	148	270	0.38 C	5.25%	14,060	5,095	0.56 C	710	191	349	0.49 C
33 11701	County			SUNNYSIDE DRIVE	SLEEPY HOLLOW ROAD	BRIDGEWATER COURT	2		JRBAN UNDIVIDE		CITY OF LEESBURG	D	21,780	2,527 0.12	8	1,070	52	208	0.19 8	0.50%	21,780		0.16 8	1,070	126	285	0.27 B
233 11701	5 County			SUMMYSIDE DRIVE	BRIDGEWATER COURT	SUNNYSIDE DRIVE	2		JRBAN UNDIVIDE		UNINCORPORATED LAKE COUNTY	D	10,360	1,542 0.15	С	530	62	95	0.18 C	1.25%	10,360		3.16 C	530	66		0.19 C
190	County	35		THOMAS AVENUE	GREEN POAD (CRAMA)	CR 44A MAIN STREET	2		JRBAN UNDIVIDE	D COUNTY	CITY OF LEESBURG	D	10,390	8,091 0.78 7,696 0.74	D	530	360	313	0.69 D	1.00%	10,360		182 D	530	378 415		0.72 D 0.78 D
200		30		TURKEY FARM ROAD	GLD HWY 50	BRIMING LAKE BOAD	2		JRRAN UNDIVIDE		CITY OF MINNEOLA	D	10,390		6	530	10	12	0.02 C	1.00%	10,360		169 G	530	11		0.02 C
23	NO COUNT	36	4.19	TUSCANOOGA ROAD	SUMTER COUNTY LINE	EGG ROAD	2	2	RURAL UNDIVIDE	D COUNTY	UNINCORPORATED LAKE COUNTY	C	7,560			390	-	-	. 8		7.560			360		-	. 8
273	County			TUSCANOOGA ROAD	EGG ROAD	SR 50	2		JRBAN UNDIVIDE		CITY OF MASCOTTE	c	15,990		c	790	104	158	0.20 C	1.00%	15,960		).18 C	790	109		0.21 C
277	County			UNDERPASS ROAD	CR 33	AMERICAN LEGION ROAD	2		JRBAN UNDIVIDE		CITY OF MASCOTTE	D	16,820	1,064 0.08	c	840	62	62	0.07 C	1.00%	16,820		0.07 C	840	65		0.08 C
0 11047		45	1.01	US 192 US 27/US441	US 27 SUMTER COUNTY LINE	ORANGE COUNTY LINE GRIFFIN AVENUE	6		JRBAN DIVIDES		UNINCORPORATED LAKE COUNTY TOWN OF LADY LAKE	D	62,900 59,900	49,000 0.78 32,106 0.54	С	3,170	1,504	2,401	0.76 C	1.00%	62,900 59,900		1.82 C	3,170	1,581	2,523	0.80 C 0.46 C
	County			US 27/US441 US 27/US441	GRIFFIN AVENUE	ALT US 441 / ALT US 27	- 6	8			TOWN OF LADY LAKE. TOWN OF LADY LAKE.	D D	59,900 41,790		0	2,100	1,382	1,157	0.46 C	1.00%	59,900		156 C	3,020 4,240	1,452		0.48 C
			0.79	US 27/US441	ALT US 441 / ALT US 27	CR 466	4		JRBAN DIVIDES		TOWN OF LADY LAKE	D	41,790		c	2,100	1,223		0.58 C	1.00%	42,900		0.46 C	3,170	1,285		0.41 C
0 11102	1 State	55	2.27	US 27/US441	CR 416	LAKE ELLA ROAD	- 4	6	JRBAN DIVIDEI		TOWN OF LADY LAKE	D	41,790	29,400 0.70	c	2,100	1,212	1,434	0.68 C	1.00%	92,900		0.49 C	3,176	1,274		0.48 C
			1.89		LAKE ELLA ROAD				JRBAN DIVIDE		FRUITLAND PARK			31,000 0.62	С	8,020		1,512	0.50 C			32,581		3,020	1,348	1,599	
0 11043			1.35	US 27/US441 US 27/US441	CR 466A / MILLER BOULEVARD CR 460 MARTIN LUTHER KING BLVD)	CR 460 (MARTIN LUTHER KING BLVD) CR 466A (LEE ROAD)	8		JRBAN DIVIDES		FRUITLAND PARK CITY OF LEESBURG	D D	59,900 59,900	38,500 0.84 50,250 0.84	c	3,020 3,020	1,662 2,061	1,608	0.66 C	1.00%	59,900 59,900		0.68 C	3,020	1,747		0.58 C 0.73 C
0 11010				US 27/US441 US 27/US441	CR 465 (MARTIN LUTHER KING BLVD)  CR 466A (LEE ROAD)	OR 466A (LEE ROAD) OR 44A/ GREFFIN ROAD			JRBAN DIVIDES		CITY OF LEESBURG			50,250 0.84		3,020		1,932	0.68 C				189 C	3,020		2,096	
			0.15	US 27/US441	CR 44A/ GRIFFIN ROAD	US 27/US441 SPLIT	6	6	REAN DIVIDES	STATE	CITY OF LEESBURG	D	50,000	50,250 1.01		2,520	2,051	1,932	0.62 D	1.25%	50,000	53,470	1.07 F	2,520	2,193	2,056	0.67 D
0 11512	State	35	1.04	US 27/SR 25	US 27/US441 SPLIT	MAIN STREET	- 4		JRBAN DIVIDED		CITY OF LEESBURG	D	32,600	29,250 0.90	D	1,630	1,123	1,176	0.72 D	3.00%	32,400	33,909	1.05 F	1,630	1,302	1,363	0.84 D
0 11511		35		US 27/SR 25	MAIN STREET	SR 44	4		JRBAN DIVIDE		CITY OF LEESBURG	D			D	1,930	915	1,097	0.65 D	3.25%	32,400		0.83 D	1,930	1,074		0.77 0
	9 Stone			UB 27/8R 25	SR 44 CR 254 INORTHI	CR 25A (NORTH)	4		RBAN DIVIDEI		CITY OF LEESBURG		32,400	41,000 1.27 36,750 0.88	F	1,630	1,649	1,951	1.20 F	2.50%	32,400 41,750		1.43 F	1,930	1,866		1.35 F
	ADJACENT		2.16	US 27/88 25 US 27/88 25	CR 25A (NORTH)	CR 48	4		RRAN DIVIDES		UNINCORPORATED LAKE COUNTY	D D		36,750 0.88	- 6	2,100	1,320	1,590	9.75 C	2.25%	41,750		1.04 F	2,100	1,988		0.89 C
0 11036		55		US 27/5M 25	CR48	PLANTATION BOULEVARD	4		JRBAN DIVIDES		UNINCORPORATED LAKE COUNTY	D	65,600		8	3.240	1,092	1,293	0.40 B		65,600		2.47 B	3.240	1,235		0.45 B
0 11036	ADJACENT			US 27/SR 25	PLANTATION BOULERVARD	FLORIDA TURNPIKE	-4		JRBAN DIVIDES		UNINCORPORATED LAKE COUNTY	D	65,600	27,000 0.41	В	3,240	1,092	1,293	0.40 B	2.50%	65,600	30,548	3.47 B	3,240	1,235	1,463	0.45 B
142 11036				US 27/SR 25	FLORIDA TURNPIKE	SR 19	- 4		JRBAN DIVIDES		CITY OF GROVELAND	D	41,790	22,314 0.53	С	2,100	836	612	0.42 C	1.00%	41,790		0.56 C	2,100	879		0.44 C
0 11036		55		US 27/SR 26	SR 19	CR 561	- 4		JRBAN DIVIDED		CITY OF GROVELAND	D	65,600	19,700 0.90	8	3,240	976	824	0.30 8		45,440		132 8	3,240	1,026		0.32 B
0 11046		56 50		US 27/9R 25 US 27/9R 25	CR 561 CR 561A	CR 561A CR 561/ MANN AVENUE	4 8		JRBAN DIVIDEI		CITY OF MINNEOLA CITY OF MINNEOLA	D	41,790 62,900	36,750 0.88 41,750 0.88	C C	2,100 3,170	1,732	1,463	0.82 C	3.25%	41,790 62,900		1.03 F	2,100 3,170	2,032		0.97 D
0 11016				US 27/8R 25	CR 581 (MAIN AVENUE	CR 50	8		JRBAN DIVIDES		CITY OF MINNEOUS	D	99,900	41,750 0.70	c	3,020	1,976	1,999	0.65 C	2.90%	59,900		3.79 C	3,020	2,236		6.74 C
0 11042				US 27/SR 25	CRIso	GRAND HIGHWAY	- 6		JRBAN DIVIDES		CITY OF MINNEOLA	D	59,900	36,250 0.61	С	3,020	1,630	1,420	0.54 C	1.00%	59,900		0.64 C	3,020	1,713		0.57 C
0 11504	T State		1.22	US 27/5R 25	GRAND HIGHWAY	SR 50	6		JREAN DIVIDES		CITY OF CLERMONT	D	62,900	28,250 0.45	С	3,170	1,293	1,279	0.41 C	1.00%	62,900		3.47 C	3,170	1,359		0.43 C
0 11001				US 27/SR 25	SR 50 PORS LAKE POAD	JOHNS LAKE ROAD	G		JRBAN DIVIDES		CITY OF CLERMONT	D	62,900	34,500 0.55	С	3,170	1,312	1,349	0.43 C	1.00%	62,900		2.58 C	3,170	1,379		0.45 C
0 11001		55 55		US 27/5R 25 US 27/5R 25	JOHNS LAKE ROAD	HARDWOOD WARSH ROAD LAKE LOUISA ROAD	6		JRBAN DIVIDES		UNINCORPORATED LAKE COUNTY	D	62,900	34,250 0.54 26,500 0.62	0	3,170	1,428	1,321	0.45 C	1.00%	62,900 62,900		0.57 C	3,170	1,501		0.47 C
	State			UB 27/98 25	LAKE LOUISA BOAD	BOOCK WARRH BD	8		SUBAL DIVIDE		UNINCORPORATED LAKE COUNTY	D	48.090		6	2,520	1.175	1.390	0.55 C		48,090		167 C	2,520	1346	1,692	
0 11000	ADJACENT	f 66	2.01	US 27/8R 25	BOGGY MARSH RD	CR 474	- 6	6	JRBAN DIVIDE	STATE	UNINCORPORATED LAKE COUNTY	D	62,900	28,000 0.45	c	3,170	1,175	1,390	0.44 C	2.75%	62,960	\$2,068	0.61 C	3,170	1,346	1,992	0.50 C
141		55		US 27/SR 25	CR-474	US 192	8		JRBAN DIVIDED		UNINCORPORATED LAKE COUNTY	D	62,900		С	3,170	1,929	1,548	0.61 C	1.90%	62,900		0.88 C	3,170	2,078		0.66 C
0 11509		35		US 441/ SR 500	US 27/US441 SPLIT	LEE STREET	4		JRBAN DIVIDES		CITY OF LEESBURG	D		31,250 0.92	D	1,710	1,961	1,319	0.91 D	1.00%			3.97 0	1,710	1,641		0.96 D
0 11049 0 11509			1.05	US 441/ SR 500 US 441/ SR 500	LEE STREET N CANAL STREET	N CANAL STREET E DOGE AVENUE	4		JRBAN DIVIDES		CITY OF LEESBURG	D	32,400			1,630	1,634	1,381	1.00 E	1.00%	32,400 41,790		1.06 F	1,630	1,717		1.05 F
0 11509				US 441/ SR 500 US 441/ SR 500	E DOLE AVENUE	E MAIN STREET	6		JRBAN DIVIDES		CITY OF LEESBURG	D D	59,900	52,500 0.88	6	3,020	2,493	1,887	0.83 C	2.25%			188 D	3,020	2,786		0.64 C
0 11017	State	45	1,41	US 441/ SR 500	E MAIN STREET	CR 44	6	6	JRBAN DIVIDEI	STATE	CITY OF LEESBURG	D	59,900	36,784 0.61	c	3,020	1,837	1,473	0.61 C	3.00%	59,900		0.71 C	3,020	2,130	1,708	8.71 C
0 11017	ADJACENT			US 441/ SR 500	CR 44	RADIO ROAD	- 6		JRBAN DIVIDE		CITY OF LEESBURG	D	62,900	36,784 0.58	C	3,170	1,837	1,473	0.58 C	3.00%	62,960		0.68 C	3,170	2,130	1,708	0.67 C
0 11012				US 441/ SR 500	RADIO ROAD	OR 473	- 8		JRBAN DIVIDE		CITY OF LEESBURG	D	62,900	46,500 0.74	c	3,170	1,848	1,895	0.60 C	3.90%	62,960		0.88 C	3,170	2,195	2,251	6.71 C
0 11012		50	2.33	US 441/ SR 500 US 441/ SR 500	CR 473 GLD US 4411 CR 500A	DLD US 441/ CR 500A SR 19 / DUNCAN DRIVE	0		JRBAN DIVIDES		CITY OF TAVARES CITY OF TAVARES	D D	62,900 59,900	46,500 0.74 27,250 0.45	c	3,170	1,848	1,895	0.60 C	1.00%	62,900 59,900		0.88 C	3,170	2,195 1,129	2,251	8.71 C 8.39 C
0 11030	State			US 441/ SR 500 US 441/ SR 500	SR 19 / DUNCAN DRIVE	OR 452 / ST CLAIR ABRAMS AVENUE	6		JRBAN DIVIDED		CITY OF TAVARES	D	59,900	49,500 0.03	0	3,020	2,148	1,937	9.71 C	1.00%	59,900		187 C	3,020	2,258	2,036	0.39 C
0 11041	ADJACENT			US 4417 SR 500	CR 452 / ST CLAIR ABRAMS AVENUE	OR 452 (LAKE EUSTIS DRIVE	6		JRBAN DIVIDED		CITY OF TAVARES	D		49,500 0.79	c	3,170	2,548	1,937	0.68 C	1.00%			0.80 C	3,170	2,258		0.71 C
	ADJACENT			US 441/ SR 500	CR 452 / LAKE EUST IS DRIVE	DAVID WALKER DRIVE	- 6		JRBAN DIVIDE		EUSTIS/TAVARES	D	62,900		C	3,170	2,148	1,937	0.68 C	1.00%	42,900		0.89 C	3,170	2,258		0.71 C
	ADJMCENT			US 441/ SR 500	DAVID WALKER DRIVE	SR 19/ BAY STREET	- 6		JRBAN DIVIDE		CITY OF EUSTIS	D	62,900	49,500 0.79	C	3,170	2,148	1,937	0.68 C	1.00%	62,960		0.89 C	3,170	2,258		0.71 C
0 11047		E 50	1.38	US 441/ SR 500 US 441/ SR 500	SR 19/ BAY STREET	OLD MT DORA ROAD DONNELLY STREET ISB 44	- 6		RBAN DIVIDES		EUSTISMOUNT DORA CITY OF MOUNT DORA	D D	62,900 62,900	52,500 0.83 A2 A00 0.83	c	3,170 3,170	2,439	2,081	0.77 C	4.50%	62,960		1.04 F	3,170	3,039		0.96 C
0 11047			1.12	US 441/ SR 500	DOMEST V STREET SW 44	BOWELLY STREET/SR 44	- 6		REAN DIVIDES		CITY OF MOUNT DONA		62,900 41 T90		6	3,170	1,721	2,061	0.77 C	1.00%	41.750		1.04 F	3,170	1.283		0.96 C
0 11000				US 441/ SR 500 US 441/ SR 500	WOLF BRANCH ROAD	SR 46	4		JRBAN DIVIDED		CITY OF MOUNT DORA	D	41,790	31,500 0.75	ě	2,100	1,585	1,340	0.74 C	1.00%	41,790		1.79 C	2,100	1,005		0.79 C
0 75064			0.74	US 441/ SR 500	5R46	DRANGE COUNTY LINE	-4	4	JREAN DIVIDES	STATE	CITY OF MOUNT DORA	D	41,790	34,000 0.01	c	2,100	1,440	1,229	0.69 C	2.75%	41,790	38,939	193 C	2,100	1,649		0.79 C
192	County			VISTA DEL LAGO BOULEVARD	LAKE LOUISA ROAD	US 27	2		JRBAN UNDIVIDE		UNINCORPORATED LAKE COUNTY	D	13,320	1,527 0.11	C	660	79	- 66	0.12 C	1.00%	13,320		3.12 C	660	83		0.12 C
265	County			WASHINGTON AVENUE	HASELTON STREET COUNTY CLUB BOAD	ABRAMS ROAD	2		RBAN UNDIVIDE		CITY OF EUSTIS	D	14,090	1,990 0.14 5,722 0.41	C	710	79	118	0.17 C	1.00%	14,060		0.15 C	710 710	83		0.17 C
164 236	County			WAYCROSS AVENUE WELLS AVENUE	COUNTY CLUB ROAD 8R 19	SR 44 (OLD C.R. 448) LAKE AVENUE	2 2		JRBAN UNDIVIDE		CITY OF EUSTIS CITY OF TAVARES	D	14,090	5,722 0,41 1,767 0,17	C C	710 530	183	359 125	0.51 D	2.90% 4.75%	14,060 10,360		0.46 C	710 530	207 52		0.67 D 0.30 C
129	County			WELLS AVENUE WOLF BRANCH ROAD	SK 19 US 441	BRITT ROAD	2 2		JRBAN UNDIVIDE		CITY OF TAVARES CITY OF MOUNT DORA	D	10,390	1,767 0.17	Č	590 840	603	125	0.24 C	7.75%	16,820		122 C	840	876	986	1.17 F
145	County			WOLF BRANCH ROAD	BRITT ROAD	CR 437	2		JRBAN UNDIVIDE		CITY OF MOUNT DORA	D	16,820	7,402 0.44	c	840	359	341	0.43 C	7.25%	16,820		1.62 C	840	509		0.61 C
235 11701		35		WOODLEA ROAD	LANE PARK ROAD	SR 19	2		JRBAN UNDIVIDE		CITY OF TAVARES	D	14,090	3,319 0.24	С	710	153	150	0.22 C	1.00%	14,050		125 C	710	161		0.23 C
22	County	45	2.54	YOUTH CAMP ROAD	SUMTER COUNTY LINE	AUSTIN MERRITT ROAD	2	2	RURAL UNDIVIDE	D COUNTY	UNINCORPORATED LAKE COUNTY	C	7,560	1,178 0.16	В	390	38	80	0.21 8	2.25%	7,560	1,317	3.17 8	190	42	89	0.23 8

#### **ATTACHMENT B** - Lake and Sumter Counties CMPs

#### **Sumter County CMP Database**

SEGMENT COUNTY STATION FDOT STATION	DATA SOURCE SPEED	SEGMENT LENGTH (MI)	ROAD NAME	FROM	то	LANES LANES (2019) (2024)	URBAN / DIVIDED / RURAL UNDIVIDED	MAINTAINING AGENCY	JURISDICTION	ADOPTED DAILY LOS SERVICE 2019 AADT VOLUME	I9 DAILY V/C	2019 DAILY DIRECTIONAL SERVICE VOLUM	2019 PEAK HOUR NB/EB VOLUME	HOUR SR/WR	19 PEAK 2019 PEA DUR V/C HOUR LO		DAILY SERVICE VOLUME (2024)	2024 AADT	2024 DAILY V/C	2024 DAILY LOS  PEAK HOUR DIRECTIONAL SERVICE VOLUME (202		2024 PEAK B HOUR SB/WB VOLUME	2024 2024 PEAK PEAK HOUR HOUR V/C LOS
6000015 348	SUMTER 35		BUENA VISTA BLVD	SR 44	C-44A	4 4	URBAN DIVIDED	COUNTY	WILDWOOD		0.43	C 1,467	599	598	0.41 C	1.00%	29,160	13,082	0.45	D 1,467	630	629	0.43 C
6000020 220 6000030 185	NO COUNT 30 SUMTER 30		MARIPOSA WAY BELVEDERE BLVD	C-466E C-466E	500 FT SOUTH MARIPOSA WAY CHURCHILL DOWNS	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.27	C 675 D 675	205 586	133	0.30 C 0.91 D	6.50% 1.25%	13,320 13,320	4,893 12,239	0.37	C 675 D 675	281 624	182 653	0.42 C 0.97 D
6000035 187	SUMTER 30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	D 13,320 7,855	0.59	D 675	422	359	0.63 D	5.75%	13,320	10,388	0.78	D 675	558	475	0.83 D
6000045 329 6000050 326	SUMTER 20 SUMTER 20	0.51	BONITA BLVD BONITA BLVD	CANAL ST BUENA VISTA BLVD	MORSE BLVD N CANAL ST	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.29	C 675	193 218	169 228	0.29 C 0.34 C	7.00% 2.25%	13,320 13.320	5,335 4.861	0.40	C 675	271 244	237 255	0.40 C 0.38 C
6000055 216	SUMTER 25	0.49	CANAL ST	C-466A	ODELL CIR (S)	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	- 10,000 1,010	0.33	C 675	205	133	0.34 C	6.50%	13,320	4,893	0.37	C 675	281	182	0.42 C
6000060 213	SUMTER 20	0.63	CANAL ST	ODELL CIR (S)	BONITA BLVD	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	D 13,320 5,199	0.39	C 675	239	242	0.36 C	8.00%	13,320	7,639	0.57	D 675	351	356	0.53 D
6000065 204 6000070 198	SUMTER 30 SUMTER 35	0.97	CANAL ST	BONITA BLVD ODELL CIR (N)	ODELL CIR (N) STILLWATER TRL	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.42	C 675	224	297	0.44 C 0.41 C	4.25%	13,320 13.320	6,931	0.52	D 675 C 675	276	366	0.54 D
6000070 198	NO COUNT 25	0.76	CANAL ST CHURCHILL DOWNS	BELEVEDERE BLVD	MORVEN PARKWAY	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY  UNINCORPORATED SUMTER COUNTY		0.59	D 675	258 422	274 359	0.41 C 0.63 D	2.75% 5.75%	13,320	6,288 10,388	0.47	D 675	295 558	314 475	0.47 C 0.83 D
6000085 275	SUMTER 35	2.00	NE 90TH ST (CR 100)	TERMINUS (Lake Ella Rd)	C-466	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	D 10,360 2,080	0.20	C 525	82	141	0.27 C	6.75%	10,360	2,883	0.28	C 525	114	195	0.37 C
6000090 69 188040	FDOT 35		LYNNHAVEN LN	C-472	CHURCHILL DOWNS	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.21	C 675	100	140	0.21 C	1.00%	13,320	2,922	0.22	C 675	105	147	0.22 C
6000095 72 6000100 246	NO COUNT 35 SUMTER 25	0.30	LYNNHAVEN LN  ODELL CIRCLE	CHURCHILL DOWNS BUENA VISTA BLVD (S)	BELVEDERE BLVD BACKWATER WAY	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.51	D 675 C 675	302 295	265 304	0.45 C	1.50% 7.25%	13,320 13,320	7,258 8,778	0.54	D 675	325 419	285 431	0.48 C 0.64 D
6000105 240	SUMTER 35		ODELL CIRCLE	CANAL ST (S)	ARVIN LN	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.51	D 675	310	315	0.47 C	8.25%	13,320	10,010	0.75	D 675	461	468	0.69 D
6000110 231	SUMTER 25	0.51	ODELL CIRCLE	MORSE BLVD N (S)	STILLWATER TRL	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	.,	0.44	C 675	245	319	0.47 C	3.00%	13,320	6,800	0.51	D 675	284	370	0.55 D
6000115 482 6000120 228	SUMTER 30 SUMTER 30	1.55 0.31	ODELL CIRCLE ODELL CIRCLE	STILLWATER TRL MORSE BLVD N (N)	MORSE BLVD N (N) CANAL ST (N)	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY	.,,,,,,,	0.68	D 675 C 675	473 297	406 282	0.70 D 0.44 C	1.00%	13,320	9,513 5,248	0.71	D 675 C 675	497 312	427 296	0.74 D 0.46 C
6000125 222	SUMTER 30		ODELL CIRCLE	CANAL ST (N)	BUENA VISTA BLVD (N)	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	.,	0.37	C 675	250	270	0.40 C	7.00%	13,320	6,885	0.52	D 675	351	379	0.56 D
6000130 264	SUMTER 20		STILLWATER TRL	CANAL ST	MORSE BLVD	· · · ·	URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	.,	0.39	C 1,467	490	540	0.37 C	4.75%	29,160	14,259	0.49	D 1,467	618	681	0.46 D
6000135 261 6000145 454	SUMTER 35 SUMTER 35	0.35	STILLWATER TRL  CR 139 (Powell Rd)	BUENA VISTA BLVD SR 44	CANAL ST C-44A	4 4	URBAN DIVIDED URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY WILDWOOD		0.40	C 1,467 C 1,549	512 542	542 451	0.37 C 0.35 C	2.00%	29,160 30,780	12,893 11,211	0.44	C 1,467 C 1,549	565 570	598 474	0.41 C 0.37 C
32230001 116	SUMTER 35	0.63	CR 139 (Powell Rd) CR 673	CR 674	US 301/SR 35	2 2	RURAL UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	,	0.35	B 850	103	68	0.35 C	4.75%	16,400	2,772	0.36	B 850	130	86	0.37 C
32531601 430 180088	FDOT 50		US 301/SR 35	C-542	C-470 E (S)	2 2	URBAN UNDIVIDED	STATE	UNINCORPORATED SUMTER COUNTY		0.27	B 1,190	226	349	0.29 B	4.00%	24,200	7,961	0.33	B 1,190	274	425	0.36 C
32531602 428 180001 180042	FDOT 55	1.36	US 301/SR 35	C-476 (Noble Av)	C-542	2 2	URBAN UNDIVIDED	STATE	BUSHNELL		0.38	C 704	202	263	0.37 C	4.00%	14,160	6,492	0.46	C 704	245	320	0.45 C
32532601 400 185008 32533001 420 180210	FDOT 40 FDOT 45		US 301/SR 35 US 301/SR 35	C-466A (Cleveland Ave) C-472	C-462 (S) C-466	4 4	URBAN DIVIDED URBAN DIVIDED	STATE	WILDWOOD		0.53	C 2,000 C 2,100	913 1,136	788 979	0.46 C 0.54 C	3.50% 4.25%	39,800 41,790	24,890 30,713	0.63	C 2,000 C 2,100	1,084	936 1,205	0.54 C 0.67 C
32533101 440 180100	FDOT 45		US 301/SR 35	C-466	CR 204	4 4	URBAN DIVIDED	STATE	WILDWOOD	7	0.53	C 2,000	962	829	0.48 C	5.25%	39,800	27,214	0.68	C 2,000	1,242	1,071	0.62 C
32533102 450 180100	FDOT 45	_	US 301/SR 35	CR 204	MARION COUNTY BOUNDARY	4 4	URBAN DIVIDED	STATE	WILDWOOD		0.53	C 2,000	962	829	0.48 C	5.25%	39,800	27,214	0.68	C 2,000	1,242	1,071	0.62 C
33000001 289 33000002 286	SUMTER 20 SUMTER 35	0.33	BUENA VISTA BLVD BUENA VISTA BLVD	BELVEDERE BLVD TALL TREES LN	TALL TREES LN LAUREL MANOR DR	4 4	URBAN DIVIDED URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.69	D 1,467 D 1,467	970 888	896 878	0.66 D 0.61 D	4.00% 1.00%	29,160 29,160	24,371 19,900	0.84	D 1,467	1,180 933	1,090 923	0.80 D 0.64 D
33000003 283	SUMTER 35	0.15	BUENA VISTA BLVD	LAUREL MANOR DR	C-466	4 4	URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	.,	0.61	D 1,467	806	860	0.59 D	1.00%	29,160	18,746	0.64	D 1,467	847	904	0.62 D
35270001 56 188014	FDOT 55	2.45	C-470 E	US 301/SR 35	NE 50TH WAY	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	D 24,200 8,979	0.37	C 1,190	339	393	0.33 B	9.00%	24,200	13,815	0.57	C 1,190	522	605	0.51 C
35270002 58	SUMTER 55	1.49	C-470 E	NE 50TH WAY	CR 501	2 2	URBAN UNDIVIDED	COUNTY	WILDWOOD		0.41	C 1,190	443	345	0.37 C	8.75%	24,200	15,118	0.62	C 1,190	674	525	0.57 C
35270003 59 35281102 8	SUMTER 55 SUMTER 35		C-470 E C-44A	CR 501 SR 44 (W)	CR 213	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	WILDWOOD  UNINCORPORATED SUMTER COUNTY	,	0.44	C 1,190 B 1,190	504 56	407 81	0.42 C 0.07 B	8.25% 1.25%	24,200 24,200	15,859 1,381	0.66	C 1,190 B 1,190	749 60	605 86	0.63 C 0.07 B
35281103 1100	WILDWOOD 35	1.13	C-44A	CR 213	US 301/SR 35	2 2	URBAN UNDIVIDED	COUNTY	WILDWOOD		0.05	B 1,190	56	81	0.07 B	1.00%	24,200	1,364	0.06	B 1,190	59	85	0.07 B
35281301 9 -	SUMTER 35		C-44A	CR 139	BUENA VISTA BLVD	4 4	URBAN DIVIDED	COUNTY	WILDWOOD		0.22	C 1,549	295	284	0.19 C	5.75%	30,780	8,813	0.29	C 1,549	390	376	0.25 C
35281302 354 35310001 81 187006	SUMTER 25 SUMTER 35	2.80 0.43	C-44A C-475 S (Main Street)	BUENA VISTA BLVD SR 48 W	SR 44 (E) JUMPER DR S	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY BUSHNELL		0.06	B 1,190 C 1,549	70 288	69 429	0.06 B 0.28 C	8.50% 4.25%	24,200 30,780	2,304 8,798	0.10	B 1,190 C 1,549	105 355	104 528	0.09 B 0.34 C
35310002 80	SUMTER 45	0.43	C-475 S (Main Street)	JUMPER DR S	CR 542 W	4 4	URBAN UNDIVIDED	COUNTY	BUSHNELL		0.09	C 1,900	176	165	0.09 C	11.75%	37,810	6,103	0.16	C 1,900	307	288	0.16 C
35310003 79 -	CONSTRUCTION 55	1.27	C-475 S	CR 542 W	CR 532 W	2 2	URBAN UNDIVIDED	COUNTY	BUSHNELL		0.19	B 1,190	234	202	0.20 B	1.00%	24,200	4,821	0.20	B 1,190	246	212	0.21 B
35310004 78 -	CONSTRUCTION 55	3.69	C-475 S	CR 532 W	C-470 E	2 2	URBAN UNDIVIDED	COUNTY	BUSHNELL		0.17	B 1,190	205	177	0.17 B	1.00%	24,200	4,226	0.17	B 1,190	215	186	0.18 B
35320001 112 188011 35331101 41	FDOT 55 SUMTER 45	1.60 0.75	C-575 C-466A	C-476 C-462/CR 139	CR 663 C-133 (NE 57th Dr)	2 2	URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY WILDWOOD		0.04	B 850 C 1.900	31 969	1.036	0.04 B 0.55 C	1.00% 4.75%	16,400 37.810	766 28,724	0.05	B 850 C 1,900	33 1,222	1.307	0.04 B 0.69 C
35331102 43	SUMTER 45	0.68	C-466A	C-133 (NE 57th Dr)	BUENA VISTA BLVD	4 4	URBAN DIVIDED	COUNTY	WILDWOOD		0.66	C 1,900	1,117	1,172	0.62 C	5.75%	37,810	33,076	0.87	C 1,900	1,477	1,550	0.82 C
35331103 46	ADJACENT 45		C-466A	BUENA VISTA BLVD	CANAL ST	4 4	URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.48	C 1,900	826	784	0.43 C	3.50%	37,810	21,412	0.57	C 1,900	981	931	0.52 C
35331104 46 35331105 49 187031	SUMTER 45 SUMTER 45	1.07 0.61	C-466A C-466A	CANAL ST MORSE BLVD	MORSE BLVD  LAKE COUNTY BOUNDARY	4 4	URBAN DIVIDED URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.48	C 1,900 C 1,900	826 845	784 920	0.43 C 0.48 C	3.50% 2.50%	37,810 37.810	21,412	0.57	C 1,900 C 1,900	981 956	931 1,041	0.52 C 0.55 C
35371401 25	SUMTER 45	0.01	C-466	CR 105	CR 103	4 4	URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.60	C 1,800	819	1,123	0.48 C	1.00%	35,820	22,707	0.63	C 1,800	861	1,180	0.66 C
35380001 90	SUMTER 45	1.55	C-476B	SW 95TH AVE	C-476 W	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	C 17,000 1,942	0.11	B 840	118	56	0.14 B	1.00%	17,000	2,041	0.12	B 840	124	59	0.15 B
35411002 16 187003	FDOT 45		C-462	CR 121	CR 134	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.29	C 1,640	416	358	0.25 B	1.00%	33,300	10,269	0.31	C 1,640	437	376	0.27 C
35411003 17 35411101 12 -	SUMTER 45 SUMTER 35	0.50	C-462 C-462	CR 134 CR 131	C-466A CR 121	2 2	URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	WILDWOOD		0.35	C 1,640 C 1,640	674 458	419 904	0.41 C 0.55 D	1.00% 6.25%	33,300 33,300	12,412 19,185	0.37	C 1,640 D 1,640	708 620	440 1,224	0.43 C 0.75 E
35431101 800	WILDWOOD 35		C-472	CR 117	LYNN HAVEN LANE			COUNTY	UNINCORPORATED SUMTER COUNTY		0.48	C 713	259	381	0.53 D	1.75%	14,060	7,400	0.53	D 713	282	416	0.58 D
35431102 67	SUMTER 35		C-472	LYNN HAVEN LANE	BUENA VISTA BLVD			COUNTY	UNINCORPORATED SUMTER COUNTY		0.51	D 675	302	265	0.45 C	1.50%	13,320	7,258	0.54	D 675	325	285	0.48 C
35480001 180197 180197 35501001 60	FDOT 60 SUMTER 35		SR 471 C-470 N	POLK COUNTY BOUNDARY CR 479	SR 50 SR 93/I-75	+	RURAL UNDIVIDED URBAN UNDIVIDED	STATE	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.43	B 430 B 1,190	130 405	124 302	0.30 B 0.34 B	6.50% 1.00%	8,400 24,200	4,932 8,521	0.59	C 430 B 1,190	177 426	170 317	0.41 B 0.36 C
35511201 398 180201	FDOT 45		SR 44	CR 139	BUENA VISTA BLVD		URBAN DIVIDED	STATE	WILDWOOD		0.50	C 2,100	904	779	0.43 C	2.75%	41,790	23,871	0.57	C 2,100	1,035	892	0.49 C
35511202 456 180005	FDOT 55		SR 44	BUENA VISTA BLVD	C-468		URBAN DIVIDED	STATE	UNINCORPORATED SUMTER COUNTY	D 41,790 20,343	0.49	C 2,100	777	859	0.41 C	4.25%	41,790	25,049	0.60	C 2,100	957	1,057	0.50 C
35541001 108	SUMTER 45		C-48	CR 313	SR 93/I-75	+	URBAN DIVIDED	COUNTY	BUSHNELL		0.28	C 1,900	415	390	0.22 C	4.75%	37,810	13,165		C 1,900	523	492	0.28 C
35541002 410 180016 35581601 408 180089	SUMTER 40 FDOT 55		SR 48 (CR 48 W) SR 471	SR 93/I-75 C-476	CR 609 US 301/SR 35		RURAL DIVIDED URBAN UNDIVIDED	STATE	BUSHNELL UNINCORPORATED SUMTER COUNTY		0.52	C 1,659 B 1,190	685 251	768 253	0.46 C 0.21 B	2.50% 8.50%	31,920 24,200	18,777 8,099	0.59	C 1,659 B 1,190	775 377	869 380	0.52 C 0.32 B
40010001 278	SUMTER 35		CR 103	C-466 E	WOODRIDGE DR		URBAN DIVIDED	COUNTY	WILDWOOD	,	0.11	C 1,549	147	183	0.12 C	2.75%	30,780	3,778	0.12	C 1,549	168	210	0.14 C
40090001 113	SUMTER 55		CR 501	C-500	Corbin Trail	+	URBAN UNDIVIDED	COUNTY	WILDWOOD		0.26	B 1,190	338	254	0.28 B	12.00%	24,200	11,087	0.46	C 1,190	596	448	0.50 C
40090002 113 50000101 149	ADJACENT 55 SUMTER 35		CR 501 BUENA VISTA BLVD	Corbin Trail C-466	C-468 (Warm Springs Ave) SADDLEBROOK LN		URBAN DIVIDED URBAN DIVIDED	COUNTY	WILDWOOD  UNINCORPORATED SUMTER COUNTY		0.18	C 1,800 D 1,467	338 859	254 838	0.19 C 0.59 D	12.00%	35,820 29.160	11,087 20,253	0.31	C 1,800 D 1,467	596 903	448 881	0.33 C 0.62 D
50000101 149 50000102 352	SUMTER 35		BUENA VISTA BLVD	SADDLEBROOK LN	EL CAMINO REAL		URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY  UNINCORPORATED SUMTER COUNTY		0.74	D 1,467	922	1,027	0.59 D	1.00%	29,160	20,253	0.69	D 1,467	969	1,079	0.62 D
59999951 182	SUMTER 35		MORSE BLVD N	C-466A	ODELL CIRCLE S. END		URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.77	D 1,467	1,055	1,012	0.72 D	3.25%	29,160	26,367	0.90	D 1,467	1,238	1,187	0.84 D
59999952 176	SUMTER 35	_	MORSE BLVD N	ODELL CIRCLE S. END	BONITA BLVD		URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.50	D 1,467	626	652	0.44 C	3.25%	29,160	16,983	0.58	D 1,467	735	765	0.52 D
59999953 170 59999954 164	SUMTER 35 SUMTER 35		MORSE BLVD N MORSE BLVD N	ODELL CIRCLE N. END	ODELL CIRCLE N. END STILLWATER TRAIL		URBAN DIVIDED URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.44	C 1,467 D 1,467	619 784	568 730	0.42 C 0.53 D	2.25% 1.00%	29,160 29,160	14,306 17,307	0.49	D 1,467	692 824	635 767	0.47 D 0.56 D
59999955 158	SUMTER 35		MORSE BLVD N	STILLWATER TRAIL	C-466		URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.92	D 1,467	1,231	1,161	0.84 D	1.00%	29,160	28,046	0.96	D 1,467	1,294	1,220	0.88 D
60000051 311	SUMTER 35	0.42	BUENA VISTA BLVD	ST. CHARLES PL	ODELL CIRCLE S. END	4 4	URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	D 29,160 15,270	0.52	D 1,467	679	806	0.55 D	1.00%	29,160	16,049	0.55	D 1,467	714	847	0.58 D
60000052 308	SUMTER 35		BUENA VISTA BLVD	ODELL CIRCLE S. END	BONITA BLVD		URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	.,	0.44	C 1,467	562	596	0.41 C	2.00%	29,160	14,086	0.48	D 1,467	620	658	0.45 D
60000053 305 60000054 302	SUMTER 35 SUMTER 35		BUENA VISTA BLVD BUENA VISTA BLVD	BONITA BLVD  ODELL CIRCLE N. END	ODELL CIRCLE N. END STILLWATER TRAIL		URBAN DIVIDED URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.49	D 1,467 D 1,467	628 923	1,238	0.45 D 0.84 D	1.75%	29,160 29.160	15,513 24,642	0.53	D 1,467	685 970	727 1.301	0.50 D 0.89 D
60000055 299	SUMTER 35		BUENA VISTA BLVD	STILLWATER TRAIL	TEMBERRY FOREST DR		URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	.,	0.65	D 1,467	761	1,030	0.70 D	1.00%	29,160	19,931	0.68	D 1,467	800	1,083	0.74 D
60000056 295	SUMTER 35		BUENA VISTA BLVD	TEMBERRY FOREST DR	C-472 (Rainey Trail)		URBAN DIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY		0.78	D 1,467	1,051		0.72 D	1.00%	29,160	23,800	0.82	D 1,467	1,105		0.76 D
60000201 219 60000801 192 188037	NO COUNT 30 FDOT 25		MARIPOSA WAY CHURCHILL DOWNS	500 FT SOUTH MARIPOSA WAY MORVEN PARKWAY	MORSE BLVD N LYNNHAVEN LN		URBAN UNDIVIDED URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY UNINCORPORATED SUMTER COUNTY		0.27	C 675 C 675	205 75	133 67	0.30 C 0.11 C	6.50% 1.00%	13,320 13,320	4,893 1,619	0.37	C 675	281 79	182 70	0.42 C 0.12 C
60001001 192 188037	SUMTER 30		ODELL CIRCLE	BACKWATER WAY	CANAL ST (S)		URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY  UNINCORPORATED SUMTER COUNTY		0.12	C 675	221	310	0.11 C	1.00%	13,320	5,917	0.12	C 675	232	326	0.12 C 0.48 C
60001051 237	SUMTER 25	0.52	ODELL CIRCLE	ARVIN LN	MORSE BLVD N (S)	2 2	URBAN UNDIVIDED	COUNTY	UNINCORPORATED SUMTER COUNTY	D 13,320 6,664	0.50	D 675	359	303	0.53 D	7.75%	13,320	9,679	0.73	D 675	521	440	0.77 D
355113021 1240 180005	WILDWOOD 55	1.26	SR 44	C-468	LAKE COUNTY BOUNDARY	4 4	URBAN DIVIDED	STATE	UNINCORPORATED SUMTER COUNTY	D 39,800 23,600	0.59	C 2,000	915	1,054	0.53 C	4.75%	39,800	29,763	0.75	C 2,000	1,154	1,329	0.66 C

#### **Attachment C - Planned and Programmed Improvements**

#### Office of Work Program and Budget

## Five Year Work Program Selection Criteria

District 05 2022-2026 AD **Lake County** Category: Highways Phase:Construction | Item Number:430253-6

Display current records in a Report Style Display current records in an Excel Document

**Project Summary** 

Transportation System: NON-INTRASTATE OFF STATE HIWAYDistrict 05 - Lake County Description: CR-466A FROM EAST OF TIMBERTOP LN TO POINSETTIA BLVD Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities

Item Number: 430253-6

Length: 1.059

View Map of Item

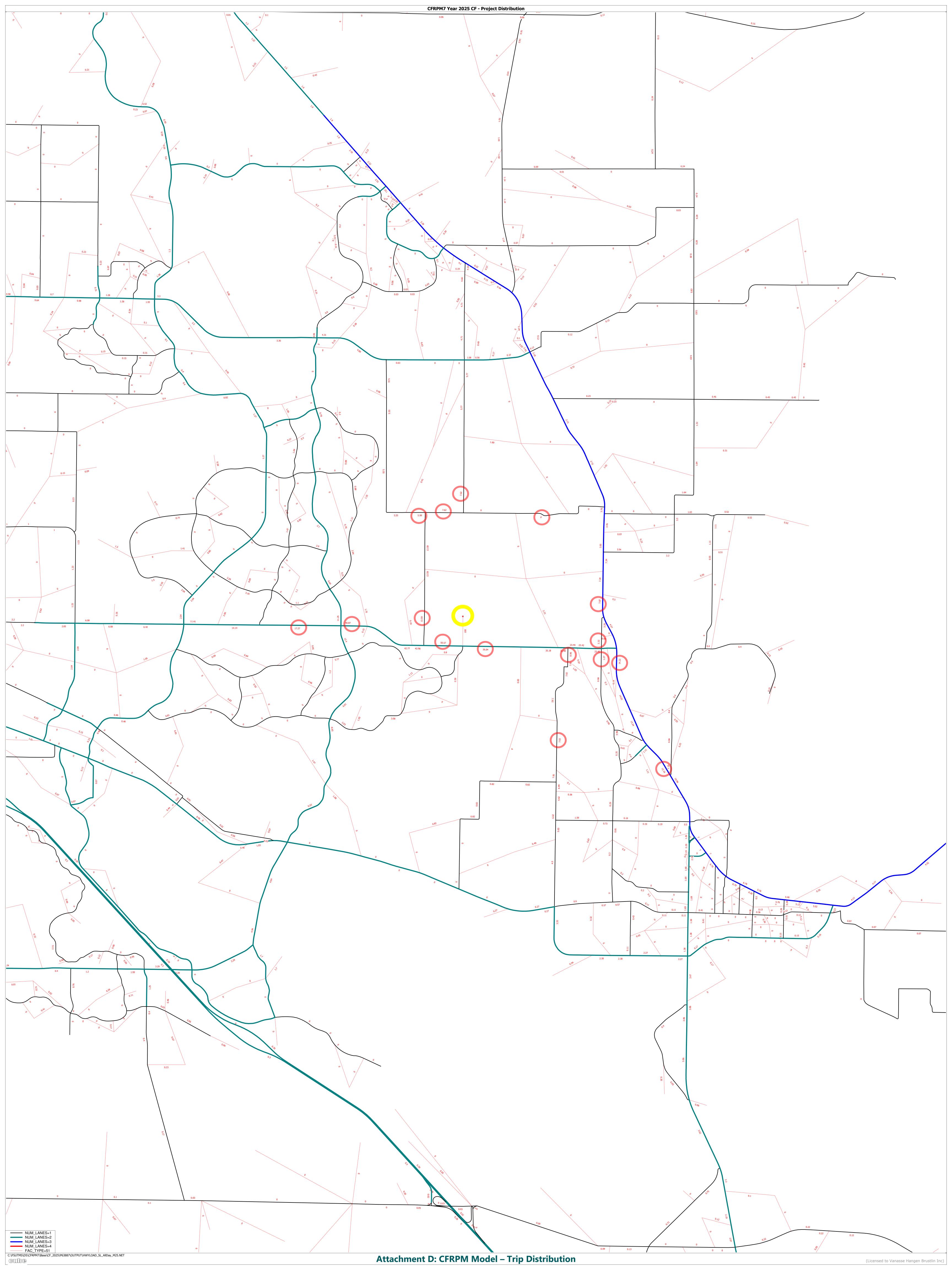
Updated: 7/27/2021 12:27 AM

Project Detail

Fiscal Year: 2024 2025 2026 Highways/Construction \$7,223,122 Amount:

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399.

View Contact Information for Office of Work Program and Budget



Attachment E: Trip Generation - Concept Development Program

Development	ITE				Daily Trips		PM Pea	k Hr Trip	s
Scenarios	Code	Land Use	Size	Units	<b>Daily Trips</b>	Total	% In	Enter	Exit
	820	Shopping Center	94,000	SF	5,764	519	48%	249	270
	820	Shopping Center	33,000	SF	2,829	239	48%	115	124
	932	High Turnover Sit-Down Restaurant	7,000	SF	785	68	62%	42	26
	934	High Turnover Sit-Down Restaurant	5,600	SF	628	55	62%	34	21
Concept	934	Fast Food with Drive Thru	4,000	SF	1,884	131	52%	68	63
Concept	221	Multi-Family (Mid-Rise)	768	DU	4,184	338	61%	206	132
			Tot	tal Trips	16,074	1,350		714	636
		Internal Captu	re 14.79%	/ 21.7%)	2,377	293		146	147
		Pass By Trips (limited to 10% of 2030 backgrou		d traffic)	1,578	138		69	69
		Total N	919		499	420			

Source:

Institute of Transportation (ITE) Trip Generation Manual, 10th Edition

NCHRP Report 684

ITE Trip Generation Handbook, 3rd Edition

#### FRUITLAND PARK COMPREHENSIVE PLAN AND ZONING JUSTIFICATION STATEMENT

The Applicant has submitted for a large-scale Comprehensive Plan Future Land Use amendment from Community Mixed Use (6 units/acre) to General Mixed Use (12 units/acre) and a companion rezoning from Planned Unit Development (PUD) to Mixed Use Planned Unit Development (MUPUD). Per Table 154.030.01, MUPUD is a compatible zoning designation with the requested Future Land Use designation of General Mixed Use.

Table 154.030.01

FUTURE LAND USE DESIGNATION	Maximum <sup>1</sup> Density	Maximum Intensity	ZONING CATEGORIES
SF Low Density	2 units/acre	N/A	R-2, PUD, PFD
SF Medium Density	4 units/acre	Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20	R-2, R-4, PUD, PFD
MF Low Density	8 units/acre	Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20	R-2, R-4, R -8, PUD, PFD
MF Medium Density	10 units/acre	Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20	R-2, R-4, R-8, R-10, PUD, PFD
MF High Density	15 units/acre	Commercial uses within PUD, max. size 20,000 sq. ft. & max. FAR 0.20	R-2, R-4, R-8, R-10, R-15, PUD, PFD
Central Business District Mixed Use	10 units/acre (Residential at 2 <sup>nd</sup> or 3 <sup>rd</sup> floor only)	ISR .80 FAR 1.0	CBD, PUD
Transitional	4 units/acre	FAR .20	RP, R-2, R-4, PUD, PFD
Mixed Community	6 units/acre	ISR .80 FAR .70	Mixed Use PUD
General Mixed Use	12 units/acre	ISR .80 FAR .70	Mixed Use PUD
Neighborhood Commercial	4 units/acre if developed as PUD	ISR .70 FAR .50	C-1, RP, PUD, PFD
Commercial – High Intensity	N/A	ISR .70 FAR .50	C-1, C-2, RP, PUD, PFD
Industrial	N/A	ISR .75 FAR .50	I, PUD
Institutional	N/A	ISR .70 FAR .30	PFD, PUD
Recreation	N/A	ISR .30 FAR .30	PFD, GB
Open Space	1 unit/acre	ISR .35	PFD, GB

The City and FRANK STEPHAN BOUIS, TRUSTEE OF THE FRANK STEPHAN BOUIS FAMILY TRUST DATED OCTOBER 16, 2008 had previously entered into the Like Oak Center Master Development Agreement on January 27, 2010 (the "Original Agreement") regarding the annexation, rezoning and future land use designation for Parcel ID 05-19-24-0003-000-02000 (the "Subject Property"), which Original Agreement needs to be updated to reflect the satisfaction of certain obligations therein and changing market conditions and demands in the area.

#### **COMPREHENSVE PLAN ANALYSIS**

The Subject Property is comprised of approximately 68.55 acres and currently has a future land use designation of Community Mixed Use and therefore a Comprehensive Plan Future Land Use map amendment with a compatible rezoning is required for any development of the Subject Property. The requested General Mixed Use Future Land Use designation permits up to 12 dwelling units/acre and is a compatible and consistent with the surrounding development pattern. Under the City's Comprehensive Plan 2035 ("Comp Plan"), the City has "anticipated that additional housing needs will be accommodated primarily within mixed use developments." In June 2020, the City ranked highest in the Central Florida area for population growth rates since 2010, up 159.9%, from 4,129 to 10,730 residents. As shown in the Comp Plan, the City's projected population for 2025 has already been surpassed and this growth rate is expected to have a continued upward trajectory and therefore additional housing, retail and job opportunities are critical to the City's long-term economic growth and sustainability.

Table 3-2: Population Projections

Year	Population	<b>Growth Rate</b>
1980	2,259	
1990	2,754	18%
2000	3,186	16%
2010	4,078*	28%
2015	4,214	.03%
2020	9,075**	115%
2025	10,237	13%
2030	11,399	12%
2035	13,133	15%

The Future Land Use Element of the Comp Plan provides that the City has the following goals which are satisfied by this request:

- To encourage a mix and location of land uses designed to increase accessibility of Fruitland Park's residents to services, recreation, jobs and housing.
- To encourage the co-location of jobs with housing and expand residents' ability to work in close proximity to their homes.
- To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.

This Subject Property offers the perfect opportunity for "mixed use communities that will provide employment, recreation, and public facilities not only for residents who reside in those communities, but also for existing and future residents who live in nearby residential neighborhoods." As "it is the City's goal to be a full service medium sized city," the Comp Plan recognizes that "it is necessary to provide a full range of uses to serve and support the residential population, including employment centers [and] retail" uses. The City further acknowledges in their Comp Plan that "it is anticipated that s significant portion of the additional commercial acreage needs will be incorporated in mixed use land use categories." The requested General Mixed Use designation therefore fits into the City's vision and goals for growth, and additional policies which are met through this request are also included on Exhibit A.

As shown below, the area surrounding the Subject Property is developed with significant single family homes, which if that development trend continues, will contribute to urban sprawl. The City's Comp Plan underscores the importance of urban design and compact, mixed-use development, since urban sprawl "consumes more land, is costlier in terms of the provision of infrastructure and services, increases traffic congestion, and results in greater social isolation than more compact and integrated forms of development." Thus, the requested MUPUD zoning and its proposed concept plan will help to minimize urban sprawl and segregated multiple-use development by providing a mix of uses on a well-traveled roadway corridor in a growing area of the City.



#### **ZONING PLAN ANALYSIS**

Per Section 154.030(d)(10) of Chapter 154 of the City's Land Development Code, the PUD district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs and to encourage innovative development concepts.

Per code, the Mixed Use PUD located within the General Mixed Use land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 12 units per acre:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	25%
Parks & Open Space	20%	
FAR	te	.70
ISR		.80

The concept plan submitted with this project satisfies such allowable densities and intensities. As required under code, the project satisfies the following principles:

- 1) The creation of an attractive and high quality environment that is compatible with the scale and character of the surrounding community.
- 2) The development of commercial, residential and mixed use areas that is safe, comfortable and attractive to pedestrians.
- 3) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- 4) The maximization of shared parking.
- 5) To develop a network of parks, walkways, public art, and cultural facilities that encourage a sense of place and the overall health and well being of the community.
- 6) To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.
- 7) Encourage alternative forms of transportation.

The proposed project will create a true live-work-play community that reduces dependence on automobiles to access commercial/retail/medical uses, provides for safe interconnectivity between uses on site and will enhance the property values in the area.

Because the project satisfies the City's applicable Comp Plan and code policies and will provide an opportunity for enhanced retail and residential opportunities for the City, we respectfully request approval of the requests.

#### **Exhibit A**

#### **Comp Plan Goals & Policies**

# CHAPTER 1 FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

- GOAL 1: The City shall ensure that comprehensive, consistent and effective policies, regulations, capital projects and incentives for effective management of the land use pattern in the City enhance the quality of life for its citizens, promote economic vitality, and accommodate population and development growth in an environmentally acceptable manner.
- OBJECTIVE 1-1: Planning for residential quality and neighborhood cohesiveness. The city shall designate and promote sufficient area on the 2035 Future Land Use Map 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 population.
- Policy 1-1.1: Adequate Residential Land Area. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.
- Policy 1-1.10: **General Mixed Use.** The purpose of the General Mixed Use designation is to encourage flexible and creative site design newly developing areas which are suitable for urban development and are under unified control for master planning. The General Mixed Use Land Use designation requires a mix of residential, commercial, and office land uses, and allows hotel, institutional and recreational land uses. All development designated General Mixed Use shall be rezoned to a Planned Unit Development (PUD). The following uses will be permitted within this future land use designation:
  - Residential, including single and attached family units and units above commercial
  - Commercial, including neighborhood retail sales and service and local offices.
  - 3) Institutional uses.

The Neighborhood Mixed Use future land use designation shall accommodate a land use mix consistent with at least two of the three of the following table:

- Policy 1-3.1: Planned Unit Development. Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.
- Policy 1-3.2: **Development Principles.** Within mixed use developments, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:
  - The inclusion of a mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, education, civic, community and recreation uses.
  - 2) The creation of an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
  - 3) The development of commercial, residential and mixed-use areas that is safe, comfortable and attractive to pedestrians.
  - 4) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
  - 5) The maximization of shared parking.
  - 6) The provision of roadway and pedestrian connections to residential areas.
  - 7) The provision of social and community facilities to serve the new development and to enhance existing service levels in the area.
  - 8) The provision of a network of open space provision in the form of squares, plazas, parks, greens and similar open space design.
  - The provision of a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
  - 10) The development of a diversity of housing styles, colors, materials and roof heights to create variety in the streetscape.
  - 11) The incorporation of landscaping into the overall design as a means of linking the development areas with the open spaces, and mitigating incompatibilities between existing and new development.
  - OBJECTIVE 1.4: Planning for commercial activities. The City shall continue to allocate sufficient land area to accommodate commercial activities that provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Fruitland Park.

- Policy 2-1.7: On-Site Transportation Improvements. The following standards shall apply to new development in order to ensure safe and convenient on-site traffic flow that provides for the circulation and parking needs of both motorized and non-motorized transportation: requiring developments to comply with applicable State and County access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site trafficways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.
- Policy 2-2.7: **Encourage Trip-Capturing Development.** The City shall encourage the development of mixed use, self-contained projects and development patterns that promote shorter trip lengths and generate fewer vehicle miles traveled.

## CHAPTER 3 HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

- GOAL 3: Allocate sufficient land area to accommodate the diverse needs of existing and future populations, create opportunities for the private housing delivery system to meet all housing needs, and protect the character of residential neighborhoods by assuring the availability of supporting infrastructure and by precluding the encroachment of incompatible land uses.
  - Policy 3-1.2: Promote a Diversity of Housing Types. The City's Future Land Use Map shall designate acreage to allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

#### Korn, Lauren

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>

**Sent:** Friday, April 22, 2022 10:32 AM

To: Korn, Lauren

**Subject:** RE: Fruitland Park - Master Site File Sign Off

**Attachments:** Template\_102.pdf

#### **CAUTION: THIS IS AN EXTERNAL EMAIL**

#### Completed; no cultural resources detected

From: Korn, Lauren < Lauren. Korn@lowndes-law.com>

Sent: Friday, April 22, 2022 9:58 AM

To: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>

Cc: Smith, Kathryn <Kathryn.Smith@lowndes-law.com>; Tedrow, Tara <Tara.Tedrow@lowndes-law.com>

Subject: Fruitland Park - Master Site File Sign Off

#### EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

#### Good Morning,

We are requesting a Florida Master Site File sign off for property located on Timbertop Lane (address unassigned), Fruitland Park with parcel ID #05-19-24-0003-000-02000. The City of Fruitland Park has requested this sign off for a development application that we are submitting.

Attached are the property card and aerial map for your reference. Please let us know if you have any questions or need additional information for processing our request at your earliest convenience.

We appreciate your assistance.

Sincerely,

Lauren A. Korn

Paralegal

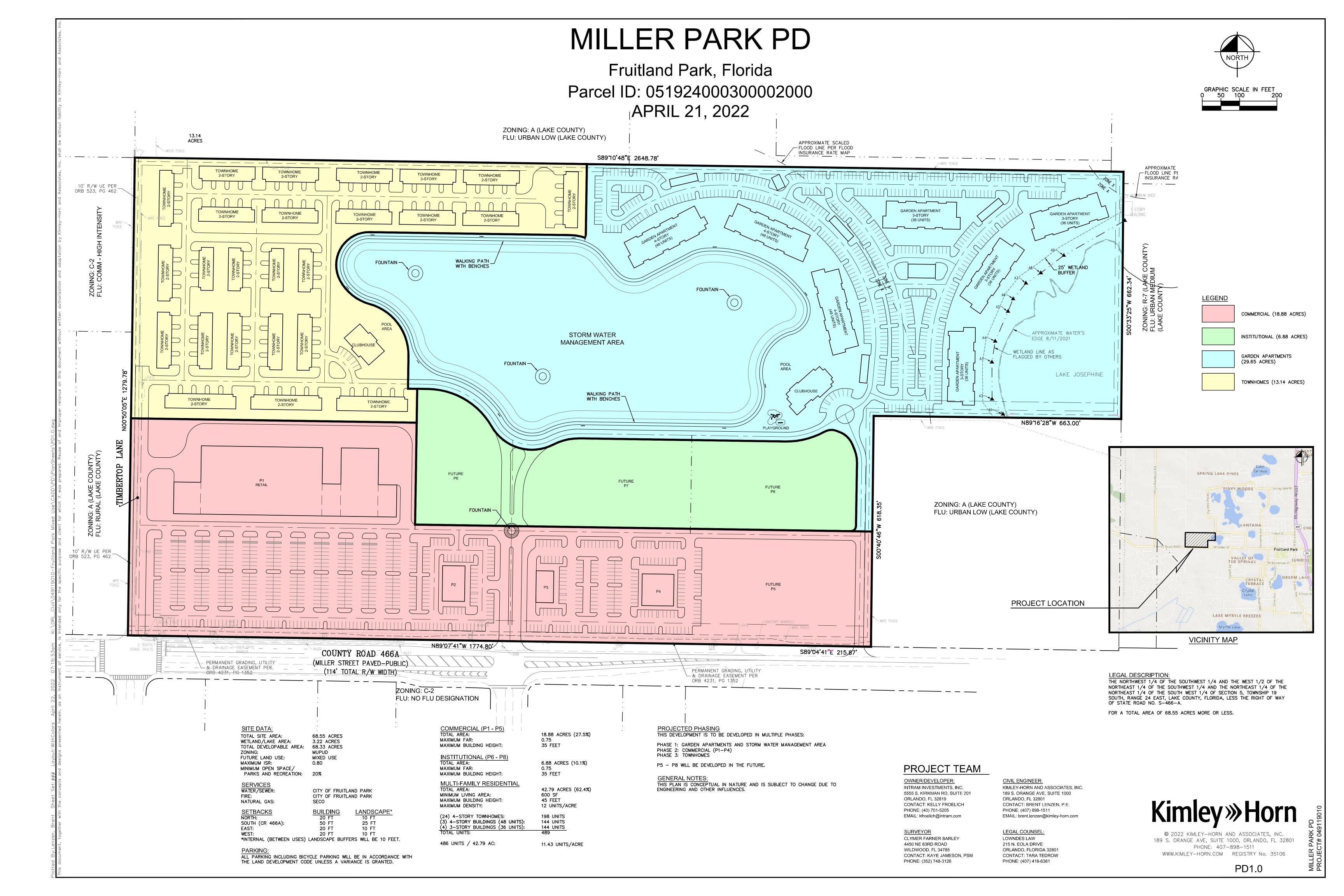
D: 407.418.6240 | P: 407.843.4600 | Ext: 1240

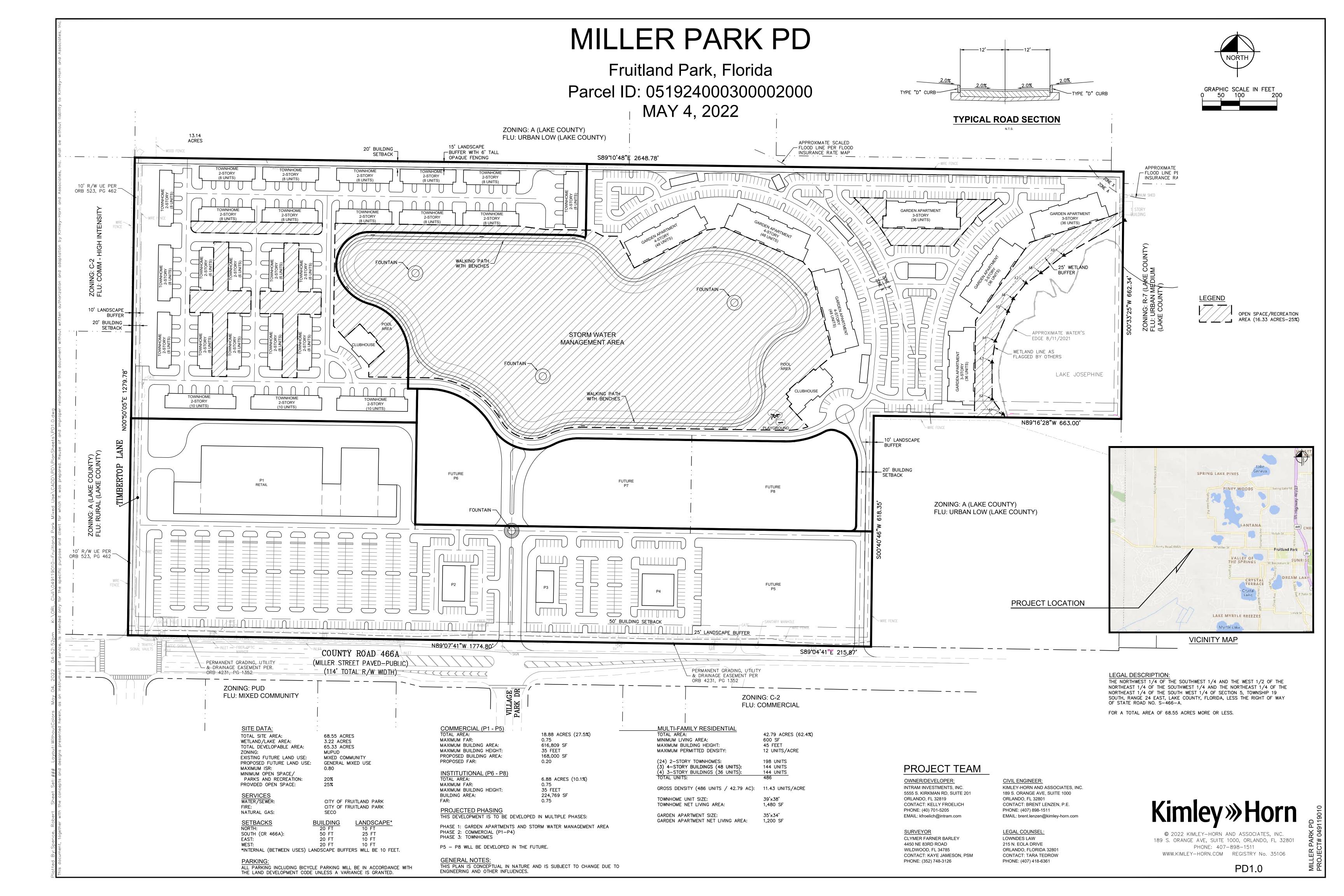
Email | Website



LOCAL ROOTS, BROAD REACH, SM







## CITY OF FRUITLAND PARK STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.

#### LARGE SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Stephanie Bailey Bouis & Patricia Bouis Thompson

Applicant: Tara Tedrow

General Location: North side of CR 466A & East of Timbertop Lane

Number of Acres: 68.55 ± acres

Existing Zoning: Planned Unit Development (PUD)

Existing Land Use: Community Mixed Use (6 units/acre)

Proposed Land Use: General Mixed Use (12 units/acre)

Proposed Zoning: Mixed Use Planned Unit Development (MUPUD)

Date: May 5, 2022

#### **Description of Project**

The proposed development consists of  $18.88 \pm acres$  (27.5%) of commercial uses (168,000 SF),  $6.88 \pm acres$  (10.1%) of institutional uses (209,785 SF), and 42.79 acres  $\pm$  (62.4%) of multi-family consisting of 486 total units (288 apartment units and 198 townhomes) (42.79  $\pm$  acres). Total commercial/office/intuitional square footage is 377,785 square feet. The proposed maximum height is 4 stories (45 feet). The existing PUD known as Live Oak Center allowed for 120 units (townhomes/apartments – 10 acres), 300,000 (30 acres) SF of commercial, and 200,000 (20 acres) SF of office with a maximum building height of 45 feet.

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (Ag)	Lake County Urban Medium (7 units/acre)
South	PUD and C-2	Mixed Community and Commercial
East	County R-7	Lake County Urban Medium (7 units/acre)
West	C-2 and County Agriculture (Ag)	Commercial and County Rural (1 unit/5 acres)

#### Assessment

#### **Application**

The traffic impact analysis submitted does not appear to address the proposed institutional uses. Please revise the traffic analysis to be consistent with the conceptual plan.

#### **Conceptual Plan**

Staff previously recommended a 25' buffer to mitigate the adjacent agricultural zoned property located to the north, east and west. The applicant is proposing a 15' landscape buffer with a 6' tall opaque fence along the northern property boundary adjacent to the Agricultural zoning. Please add the note "Type B" after 15' which would indicate that the buffer planting is 4 canopy trees, 2 understory trees and 15 shrubs per 100 linear feet.

The applicant is proposing a 10' landscape buffer along the east and west property boundary; however, the plan indicates that the proposed buffer is within the existing 10' right of way of Timber Top Lane. Please be advised that the buffer area is required to be outside of the right of way. In addition, the proposed 10' buffer is not sufficient. Please either provide a 25' buffer or a 15' Type "B" landscape buffer with a 6' opaque fence.

The note section on the plan regarding buffer widths does not match the proposed buffer widths shown on the plan.

Please be advised that the minimum setback from Lake Josephine is 35' from the Ordinary High Water Line pursuant to Chapter 165. Please add a note on the plan regarding the setback within the setbacks note section.

The note section indicates 24 townhome units; however, the plan shows 25 townhome units. Please revise note section to be consistent with the plan. The proposed DA indicates that the townhomes may be fee simple or rental. If fee simple the roadway widths provided are insufficient. In addition, the proposed parking appears insufficient; however, the proposed DA and note section indicates that the applicant will meet parking requirements of the LDRs.

It is also noted that the proposed setback along the northern property boundary is 20' and based on the townhome design, it appears that only a 5' backyard space is being offered. This is insufficient. Please revise concept plan to provide a minimum of 15'.

The Site data notes indicate a maximum ISR of .80 which is permitted under the General Mixed Use. Please add a note regarding the maximum FAR of .70. The proposed commercial and institutional maximum FAR is noted as .75. The maximum FAR of .75 exceeds the maximum permitted. Please revise the FAR and associated calculations. Please note that the maximum FAR also applies to the residential portions of the project (townhomes and apartments).

The project at build out is anticipated to have a population of 1,176 residents (2.42 pph x 486 units). Chapter 154 requires a minimum of 20% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan shows two (2) clubhouses, two (2) pools, playground, walking trail, benches and four (4) fountains. The plan indicates that the applicant is offering 25% open space which equates to 16.33 acres and includes the proposed stormwater pond. The plan indicates that the proposed pond will contain water. The EA report indicates that the soils in this area are Apopka sands which are sandy, well drained soils. Is the applicant going to line the proposed stormwater pond to assure that it is a wet pond? If not, then it is highly recommended that the concept plan be revised to reflect that it is a dry pond and other amenities such as a play field, dog park, etc. in this area.

The note section identifies 4 phases. Please label the phases on the plan.

The applicant is advised that additional right of way will be required for Timbertop Lane which will affect the site layout. Timbertop Lane is a planned major collector roadway with a minimum 100' right of way. The DA indicates that the applicant will provide a pedestrian and bicycle trail of 15' to connect to 466A; however, there are no notes on the concept plan regarding the additional right of way or proposed pedestrian and bicycle trail. In addition, it is our understanding that Lake County Public Works has requested that the full median entry boulevard be moved further east. The current location can be a right in/right out only and the proposed roadway located on the east boundary will not be allowed. Please revise concept plan.

#### **Development Agreement**

Section 4, Development Standards – the proposed acreages and categories do not match the concept plan. It is recommended that the Commercial Retail/Office category – 18.88 acres, maximum square footage 168,000 SF, Institutional/Medical category – 6.88 acres, maximum square footage of 209,785.

Section 5, Permitted Uses – it is recommended that the following uses be stricken – Maintenance General Contractor, Mini-warehouses, Office warehouse facility, and Self-storage facility.

Section 5, Residential Uses – Where are the proposed detached residential units and duplex units proposed? None are shown on the current concept plan. The City will require an Option B concept plan to be submitted to address these units.

Section 5, Building Height – The building height referenced is 75'; however, the concept plan shows a maximum building height of 45'. Staff recommends a maximum building height of 45' provided that adequate fire protection is provided.

Section 7, Pedestrian and Bicycle Trail – Where is the proposed 15' pedestrian and bicycle trail on the concept plan? This section references a sidewalk on one side of the right of way within the Property.

Section 8, Road Improvements – This section does not include additional right of way which will be required for the roadway improvements to Timbertop Lane.

The development agreement should refence minimum living areas, setbacks and residential design standards. Proposed language has been added. Please see revised DA.

#### **Comprehensive Plan Amendment**

Staff concurs with the justification submitted.

#### **Environmental Assessment**

The assessment indicates the presence of wetlands, potential presence of gopher tortoises and the site is within the sand skink consultation area. Prior to development, a relocation permit will need to be secured and a sand skink survey or exemption will need to be secured. Should sand skinks occupy the site and habitat set aside is not an option, mitigation will be required.

#### Recommendation

Please revise concept plan and submit revised traffic analysis as outlined above.



#### VIA EMAIL swilliams@fruitlandpark.org

May 11, 2022

Sharon Williams
Assistant to the Director
Community Development Department
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

RE: TIMBERTOP LAN (HALFF AVO 043866.085)
PLANNED UNIT DEVELOPMENT

Dear Ms. Williams:

Per an email request from Emily Church dated May 5, 2022, I have reviewed the documents which were included in drop box for the above referenced project. Based on my review, my comments are below.

- 1. Conceptual Plan comments are as follows:
  - a. Provide Gross densities.
  - b. Proposed method of stormwater management
  - c. Typical road section.
  - d. Soils within the project area.
  - e. Project name.
    - i. Is the name Timbertop or Miller Park?
  - f. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum).
  - g. Net living area for each type of dwelling unit.

Should you have any questions, please feel free to contact our office.

Sincerely,

Hyo Ed

**HALFF** 

Hugo Cabrera, P.E. Senior Public Works Project Manager hcabrera@halff.com

HC:am



# DEVELOPMENT REVIEW LETTER TIMBERTOP LANE COMPREHENSIVE PLAN AMENDMENT & PLANNED DEVELOPMENT 5/20/2022

**Property Owner(s):** Stephanie Bailey Bouis and Patricia Bouis Thompson

**Applicant/Agent:** Tara Tedrow

**Phone:** : 407-418-6361

Email: Tara.Tedrow@lowndes-law.com Mailing Address: 215 N. Eola Drive Orlando, FL 32801

**Project Name: Timbertop Lane Engineer Name:** Kimley Horn

**Alt Key:** 1287715

Project Address: Timbertop Lane & Miller Blvd

Fruitland Park, FL 34731

Dear Mrs, Tedrow,

Contained herein are the comments following informal TRC review. The referenced project is tentatively scheduled before Technical Review Committee (TRC) on July 5<sup>th</sup> at 10:00AM.

#### **City Attorney Review:**

No comment at time of review letter.

#### **City Engineer Review:**

- 1. Conceptual Plan comments are as follows:
  - a. Provide Gross densities.
  - b. Proposed method of stormwater management
  - c. Typical road section.
  - d. Soils within the project area.
  - e. Project name.
- 2. Is the name Timbertop or Miller Park?
  - a. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum).
  - b. Net living area for each type of dwelling unit.

Should you have any questions, please feel free to contact our office.

#### **City Land Planner Review:**

See attached Staff Report.

Development Application Review: Page 2

#### **City Building Review:**

No comment at time of review letter.

#### **City Code Enforcement Review:**

No comment from Code Enforcement at time of review letter.

#### **City Fire Review:**

No comment at time of review letter.

#### **City Police Review:**

No comment at time of review letter.

#### **City Public Works Department Review:**

No comment from Public Works at time of review letter.

#### **City of Leesburg Utilities Review:**

This drawing does not show in detail where our pole line is along Miller Bv. There are two poles that may be in conflict with the entrance. Easements will be required throughout the development for the City of Leesburg to install power. All roads will have a minimum of 10' on either side for easements. Miller will require easements, this will encompass an easement to Lake County as well. The easement will need to be 15' in width at a minimum. The developer needs to reach out to the City of Leesburg to begin preparing routes for electric and to fine tune the easements that will be needed.

#### **Lake County Public Schools Review:**

No comment at time of review letter.

#### **Lake County Public Works Review:**

No comment at time of review letter.

Enc (1)



May 19, 2022

City of Fruitland Park 506 W. Berckman St. Fruitland Park. FL 34731

LPG Urban & Regional Planners, Inc.

Via email: Sherie Lindh (sherie@lpgurp.com)

Re: Timbertop Large Scale Comp Plan Amendment & Rezoning

North side of CR466A & East Timbertop Lane

**Applicant: Tara Tedrow** 

To Whom It May Concern:

We are in receipt of the recent comments dated May 5, 2022 regarding the above referenced project and offer the following in response:

#### **Assessment Comments**

#### **Application**

1. The traffic impact analysis submitted does not appear to address the proposed institutional uses. Please revise the traffic analysis to be consistent with the conceptual plan.

Response: The traffic analysis is being revised to address institutional uses and will be provided under separate cover.

#### **Conceptual Plan**

1. Staff previously recommended a 25' buffer to mitigate the adjacent agricultural zoned property located to the north, east and west. The applicant is proposing a 15' landscape buffer with a 6' tall opaque fence along the northern property boundary adjacent to the Agricultural zoning. Please add the note "Type B" after 15' which would indicate that the buffer planting is 4 canopy trees, 2 understory trees and 15 shrubs per 100 linear feet.

Response: The plan has been updated accordingly to include reference to the Type B buffer requirement on the north, east and west boundaries.

2. The applicant is proposing a 10' landscape buffer along the east and west property boundary; however, the plan indicates that the proposed buffer is within the existing 10' right of way of Timber Top Lane. Please be advised that the buffer area is required to be outside of the right of way. In addition, the proposed 10' buffer is not sufficient. Please either provide a 25' buffer or a 15' Type "B" landscape buffer with a 6' opaque fence.

Response: The plan has been updated to reflect an additional 40' future right of way dedication for Timbertop Lane and an additional 15' Type "B" with 25' building setback is provided from the future right of way line.

3. The note section on the plan regarding buffer widths does not match the proposed buffer widths shown on the plan.



Response: The plan has been updated accordingly.

4. Please be advised that the minimum setback from Lake Josephine is 35' from the Ordinary High Water Line pursuant to Chapter 165. Please add a note on the plan regarding the setback within the setbacks note section.

Response: The plan has been updated accordingly.

5. The note section indicates 24 townhome units; however, the plan shows 25 townhome units. Please revise note section to be consistent with the plan. The proposed DA indicates that the townhomes may be fee simple or rental. If fee simple the roadway widths provided are insufficient. In addition, the proposed parking appears insufficient; however, the proposed DA and note section indicates that the applicant will meet parking requirements of the LDRs.

Response: The plan has been updated accordingly and a note has been added to Section 8 of the DA regarding LDC roadway width compliance depending on the townhome ownership structure.

6. It is also noted that the proposed setback along the northern property boundary is 20' and based on the townhome design, it appears that only a 5' backyard space is being offered. This is insufficient. Please revise concept plan to provide a minimum of 15'.

Response: The plan has been updated to reflect the 15' Type "B" landscape buffer and a 25' building setback, thus providing a 10' back yard for the future townhomes. Per code, "setbacks for PUD's are flexible however in no case shall the rear or side setback be less than 10 feet between structures". The current plan allows for the minimum of 10' back yard on the townhome development.

7. The Site data notes indicate a maximum ISR of .80 which is permitted under the General Mixed Use. Please add a note regarding the maximum FAR of .70. The proposed commercial and institutional maximum FAR is noted as .75. The maximum FAR of .75 exceeds the maximum permitted. Please revise the FAR and associated calculations. Please note that the maximum FAR also applies to the residential portions of the project (townhomes and apartments).

Response: The plan has been updated accordingly. Please note that the maximum FAR would permit a higher SF of commercial/retail/office uses than what we are proposing on the plan (168,000 SF of commercial uses). However, we would like to reserve flexibility to build up to 300,000 SF of commercial and 50,000 SF of office uses (per our traffic study and the revised Section 4 of the DA). The cumulative 350,000 SF of commercial/retail/office uses that could potentially be built in the future is still below the total that would be allowed under the 0.70 FAR. The applicant understands that any such SF of non-residential uses must be able to meet development standards in code, including for parking.

8. The project at build out is anticipated to have a population of 1,176 residents (2.42 pph x 486 units). Chapter 154 requires a minimum of 20% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan shows two (2) clubhouses, two (2) pools, playground, walking trail, benches and four (4) fountains. The plan indicates that the applicant is offering 25% open space which equates to 16.33 acres and includes the proposed stormwater pond. The plan indicates that the proposed pond will contain



water. The EA report indicates that the soils in this area are Apopka sands which are sandy, well drained soils. Is the applicant going to line the proposed stormwater pond to assure that it is a wet pond? If not, then it is highly recommended that the concept plan be revised to reflect that it is a dry pond and other amenities such as a play field, dog park, etc. in this area.

Response: Based on the preliminary geotechnical information available currently, seasonal high groundwater was estimated to be 6' or more below existing grade. Based on the proposed size and geometry of the stormwater management pond, providing a wet pond appears achievable. Final pond design to be determined during final engineering and the implementation of a pond liner, if necessary, may be considered at that time.

9. The note section identifies 4 phases. Please label the phases on the plan.

Response: The plan has been updated accordingly.

10. The applicant is advised that additional right of way will be required for Timbertop Lane which will affect the site layout. Timbertop Lane is a planned major collector roadway with a minimum 100' right of way. The DA indicates that the applicant will provide a pedestrian and bicycle trail of 15' to connect to 466A; however, there are no notes on the concept plan regarding the additional right of way or proposed pedestrian and bicycle trail. In addition, it is our understanding that Lake County Public Works has requested that the full median entry boulevard be moved further east. The current location can be a right in/right out only and the proposed roadway located on the east boundary will not be allowed. Please revise concept plan.

Response: The plan has been updated to reflect an additional 40' future right of way dedication for Timber Top Lane and an additional 15' Type "B" with 25' building setback is provided from the future right of way line. A 15' foot wide trail is now shown extending along the Timbertop Lane right of way.

Final access design to be further coordinated with Lake County regarding full access configuration vs. right in/right-out. Based on jurisdiction, access coordination to be finalized with Lake County directly once Lake County is able to provide additional input, separate from the ongoing rezoning request.

#### **Development Agreement**

1. Section 4, Development Standards – the proposed acreages and categories do not match the concept plan. It is recommended that the Commercial Retail/Office category – 18.88 acres, maximum square footage 168,000 SF, Institutional/Medical category – 6.88 acres, maximum square footage of 209,785.

Response: These changes have been made, except the max SF of Institutional/Medical is 209,784 on the plans. Also note that additional clarifications on the max allowable and proposed SF of non-residential uses have been clarified in Section 4.

2. Section 5, Permitted Uses – it is recommended that the following uses be stricken – Maintenance General Contractor, Mini-warehouses, Office warehouse facility, and Self-storage facility.

Response: All were removed except for self-storage facilities, which we would request be included as an amenity to the growing population of the City, including our future residents. We are happy to discuss design standards for the same as needed.



3. Section 5, Residential Uses – Where are the proposed detached residential units and duplex units proposed? None are shown on the current concept plan. The City will require an Option B concept plan to be submitted to address these units.

Response: Single family detached and duplex units have been removed from Section 5(B) of the DA.

4. Section 5, Building Height – The building height referenced is 75'; however, the concept plan shows a maximum building height of 45'. Staff recommends a maximum building height of 45' provided that adequate fire protection is provided.

Response: Section 5(C) of the DA has been amended to note a maximum building height of 45 feet.

5. Section 7, Pedestrian and Bicycle Trail – Where is the proposed 15' pedestrian and bicycle trail on the concept plan? This section references a sidewalk on one side of the right of way within the Property.

Response: A 15' foot wide trail is now shown extending along the easternmost boundary of the Timbertop Lane right of way.

6. Section 8, Road Improvements – This section does not include additional right of way which will be required for the roadway improvements to Timbertop Lane.

Response: The plan has been updated to reflect an additional 40' future right of way dedication for Timber Top Lane and an additional 15' Type "B" with 25' building setback is provided from the future right of way line.

7. The development agreement should refence minimum living areas, setbacks and residential design standards. Proposed language has been added. Please see revised DA.

Response: Section 5(E) and (F) of the DA have been added to note the same.

#### **Comprehensive Plan Amendment**

1. Staff concurs with the justification submitted.

Response: Information acknowledged.

#### **Environmental Assessment**

1. The assessment indicates the presence of wetlands, potential presence of gopher tortoises and the site is within the sand skink consultation area. Prior to development, a relocation permit will need to be secured and a sand skink survey or exemption will need to be secured. Should sand skinks occupy the site and habitat set aside is not an option, mitigation will be required.

Response: Information acknowledged.



#### Recommendation

1. Please revise concept plan and submit revised traffic analysis as outlined above.

Response: The plan and traffic analysis has been updated accordingly.

If you have any further questions, please do not hesitate to contact me directly at 407-427-1610 or by email at <a href="mailto:brent.lenzen@kimley-horn.com">brent.lenzen@kimley-horn.com</a>.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brent A. Lenzen, P.E. Project Manager



May 24, 2022

City of Fruitland Park 506 W. Berckman St. Fruitland Park. FL 34731

LPG Urban & Regional Planners, Inc.

Via email: Sherie Lindh (sherie@lpgurp.com)

Re: Miller Park Large Scale Comp Plan Amendment & Rezoning

North side of CR466A & East Timbertop Lane

**Applicant: Tara Tedrow** 

To Whom It May Concern:

We are in receipt of the recent comments dated May 24, 2022 regarding the above referenced project and offer the following in response:

#### **City Engineer**

- 1. Conceptual Plan comments are as follows:
  - a. Provides gross densities
  - **b.** Proposed method of stormwater management
  - c. Typical road section
  - d. Soils within the project area
  - e. Project name
  - f. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum
  - g. Net living area for each type of dwelling unit

Response: The plan has been revised to include the additional information requested above.

2. Is the name Timbertop or Miller Park?

**Response: Miller Park** 

#### **City Land Planner Review**

See attached Staff Report

Response: all comments in the 5/5/22 Staff Report have been separately addressed.

#### **City of Leesburg Utilities**

This drawing does not show in detail where our pole line is along Miller Blvd.

Response: this will be addressed at final engineering as the plan submitted is conceptual in nature, as required by code.



If you have any further questions, please do not hesitate to contact me directly at 407-427-1610 or by email at <a href="mailto:brent.lenzen@kimley-horn.com">brent.lenzen@kimley-horn.com</a>.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brent A. Lenzen, P.E. Project Manager



Department of State / Division of Corporations / Search Records / Search by Entity Name /

#### **Detail by Entity Name**

Florida Limited Liability Company
THE RESERVE AT SPRING LAKE COVE II, L.L.C.

#### **Filing Information**

Document Number L20000025469

FEI/EIN Number NONE

 Date Filed
 01/20/2020

 Effective Date
 01/14/2020

State FL

Status ACTIVE

#### **Principal Address**

200 EAST CANTON AVENUE

SUITE 102

WINTER PARK, FL 32789

#### **Mailing Address**

200 EAST CANTON AVENUE

SUITE 102

WINTER PARK, FL 32789

#### **Registered Agent Name & Address**

CLARK & ALBAUGH, LLP

700 W. MORSE BOULEVARD

SUITE 101

WINTER PARK, FL 32789

Authorized Person(s) Detail

#### Name & Address

Title MGR

DOODY, TRICIA 200 EAST CANTON AVENUE, SUITE 102 WINTER PARK, FL 32789

Title MGR

MISSIGMAN, PAUL M 200 EAST CANTON AVENUE, SUITE 102 WINTER PARK, FL 32789

### **Annual Reports** No Annual Reports Filed **Document Images** 01/20/2020 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations



#### City of Fruitland Park, Florida Community Development Department

506 W. Berckman St., Fruitland Park, Florida 34731 Tel: (352) 360-6727 Fax: (352) 360-6652 www.fruitlandpark.org

	Staff Use Only
Case No.:	= =====================================
Fee Paid:	
Receipt No.:	

			L						
	Develor	ment Application							
Contact Information:									
Owner Name: SEE PAGE	2 OF APPLICATION FOR LIST OF	OWNERS							
Address:									
Phone:	Email:								
Applicant Name: The Rese	erve at Spring Lake Cove, L.L.C.								
Address: 200 East Canton A	Avenue, Suite 102, Winter Park, FL 3	32789							
Phone: 407-741-8666	Email: r	m.gauthier@atlantichousing.com							
Engineer Name: Madden, M	Moorhead & Stokes, LLC (David A. S	Stokes, P.E., Vice President)							
Address: 431 E. Horatio Ave	e., Ste. 260, Maitland, FL 32751	<u> </u>							
Phone: 407-629-8330	Email: 9	dstokes@madden-eng.com							
D									
Property and Project Infor									
PROJECT NAME*: The Res									
	Il submissions. Please choose a name rep	resentative of the project for ease of re	ference.						
Property Address: See atta									
Parcel Number(s): see attac		Section: 33	Township: 18S	Range 24E					
Area of Property: 35.99 acr		Nearest Intersection: Spring La	ake Rd/Tommy Lane						
Existing Zoning: R1, R3 & PUD (rezone is in process to PUD) Existing Future Land Use Designation: MFHD									
Proposed Zoning: PUD		Proposed Future Land Use De	esignation: MFHD						
The property is presently u	ised for: vacant land and structures	that will be removed							
The property is proposed t	o be used for: 128 multi-family unit	s							
Do you currently have City	Utilities? City Utilities are available	to the site.							
Application Type:									
Annexation	Comp Plan Amendment	Rezoning	Planne	d Development					
☐ Variance	Special Exception Use	Conditional Use F	Permit Final Pl	at					
Minor Lot Split	Preliminary Plan	Construction Plan	n ROW/P	lat Vacate					
✓ Site Plan	Minor Site Plan	Replat of Subdivi	sion						
Please describe your reque	est in detail: 128 multi-family unit	s							
Required Data, Document			l						
schedule. These items mus	n is a list of <b>REQUIRED</b> data, doc it be included when submitting th	uments and forms for each app he application package. Failure	dication type as well as the include the supporting	ne adopted fee g data will deem					
your application package I	NCOMPLETE and will not be prove ve at Spring Lake Cove, L.L.C.,	cessed for review.		g data wiii deeiii					
Printed Name: Paul M. I	Missigman, Manager								
			1 1	20					
Signature:		D	Pate: 10 14/2	0					
If application is being submitt owner to submit application.	ed by any person other than the lega	al owner(s) of the property, the app	plicant must have written a	uthorization from the					

#### **Development Application Checklist** The Following are Required for ALL Development Applications: ✓ Legal Description (Word file reg'd) ✓ Current Deed ✓ Aerial Photo ✓ Property Appraiser Information **✓** Electronic Copy of Application ✓ Location Map Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Other Required Analyses and Maps: Small Scale Comprehensive Plan Amendment Applications: ☐ Justification for Amendment ☐ Environmental Constraints Map ☐ Requested FLU Map Large Scale Comprehensive Plan Amendment Applications: Maps: ☐ Environmental Constraints ☐ Soils ☐ Requested FLUM Designation ☐ Requested Zoning Map Designation ☐ Environmental Assessment ☐ Utility Availability Analysis ☐ Urban Sprawl Analysis ☐ School Impact Analysis Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey Rezoning Applications: Requested Zoning Map Justification for Rezoning Planned Development Applications: Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Environmental Constraints Section 154.030,10.G Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis Variance Applications: Justification for Variance Special Exception Use Applications: Justification for Special Exception Use Site Sketch List of Special Requirements as Described in LDRs, Chapter 155 Conditional Use Permit Applications: Proposed List of Conditions and Safeguards Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155 Subdivision Applications: As Described in LDRs, Chapter 157 (Preliminary Plan, Improvement Plan and Final Plat) Minor Subdivision Applications: As Described in LDRs, Chapter 157

✓ As Described in LDRs, Chapter 160

Site Plan Applications:

Alt Key Parcel Number	OwnerName	OwnerAddress	City	State	OwnerZip	PropertyAddress
1287600 04-19-24-0001-000-01100	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	3278	9 35935 BREEZE LN FRUITLAND PARK FL 34731
1504341 04-19-24-2175-00A-00400	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	3278	9 35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350 4-19-24-2175-00A-00500	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 35915 BREEZE LN FRUITLAND PARK FL 34731
1504368 04-19-24-2175-00A-01500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 BREEZE LN FRUITLAND PARK FL 34731
3801592 33-16-24-0004-000-09400	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 TOMMY LN FRUITLAND PARK FL 34731
3823815 3-18-24-0004-000-09500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	3278	9 36033 FAIR OAKS OR FRUITLAND PARK FL 34731
3823816 33-18-24-0004-000-09600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 FAIR OAKS DR FRUITLAND PARK FL 34731
3839947 04-19-24-2175-00A-00900	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 COOKE DR FRUITLAND PARK FL 34731
1287251 04-19-24-0001-000-01000	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 BREEZE LN FRUITLAND PARK FL 34731
1504333 04-19-24-2175-00A-00300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 35819 BREEZE LN FRUITLAND PARK FL 34731
2669306 33-18-24-0004-000-08300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		9 TOMMY LN FRUITLAND PARK FL 34731
3038550 33-18-24-0004-000-04702	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON VE STE 102	WINTER PARK	FL		9 36221 FAIR OAKS DR FRUITLAND PARK FL 34731

# LEGAL DESCRIPTION

ALL OF BREEZE AVENUE, BREEZE WAY AND BREEZE LANE, ACCORDING TO THE PLAT OF ZEPHYR LAKE AS RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF SAID PLAT; THENCE RUN SOUTH 00'14'50" EAST ALONG THE NORTHERLY LINE OF SAID PLAT FOR A DISTANCE OF 275.73 FEET: THENCE RUN NORTH 89'48'26" EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 293.01 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID PLAT; THENCE RUN SOUTH 00'13'18" EAST ALONG THE WEST LINE OF LOTS 15 THROUGH 20 OF SAID PLAT FOR A DISTANCE OF 534.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF COOKE DRIVE ACCORDING TO SAID PLAT; THENCE RUN NORTH 89'23'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID PLAT; THENCE RUN NORTH 00'13'18" WEST ALONG THE EAST LINE OF LOTS 9 THROUGH 14 OF SAID PLAT FOR A DISTANCE OF 504.03 FEET NORTHEAST CORNER OF SAID LOT 14; THENCE RUN SOUTH 89'48'27" WEST ALONG THE NORTH LINE OF LOT 14 AND LOT 8 OF SAID PLAT FOR A DISTANCE OF 272.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, ALSO BEING A POINT ON THE EAST LINE OF LOT 3 OF SAID PLAT; THENCE RUN NORTH 00'14'50" WEST ALONG THE EAST LINE OF LOT 3 AND LOT 4 OF SAID PLAT FOR A DISTANCE OF 305.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE SOUTH LINE OF AFORESAID LOT 5: THENCE RUN NORTH 89° 45' 10" EAST ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 37,076 SQUARE FEET OR 0.80 ACRE, MORE OR LESS.

SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET Winter Garden, Florida 34787 \* ( 407 ) 654-5355

## SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.
- THIS IS NOT A SURVEY.

  THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S

  BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF COOKE DRIVE ACCORDING.

  PLAT BOOK 11, PAGE 78, BEING NORTH 89'23'23" WEST (ASSUMED FOR ANGULAR DESIGNATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY FOR
- 5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTION'S

JOB NO	20190707	CALCULATED BY: N/A
DATE:	4/09/2021	DRAWN BY:JBF
SCALE.	1"=150'	CUTCUED BY: MR

RICKMAN, P.S.M. #5633

16 EAST PLANT STREET Winter Garden, Florida 34787 \* ( 407 ) 654–5355 **LEGEND** 

CORNER CNR

B.B. BASIS OF BEARINGS

RIGHT-OF-WAY R/W

PLAT BOOK

PAGE PG

ΡВ

PB PLAT BOOK

PG PAGE

• CHANGE OF DIRECTION

20190707 04/19/2021 1"=150' SCALE: JBF DRAWN BY: \_

SHEET

# LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3210, PAGE 927 AND OFFICIAL RECORDS BOOK 3762, PAGE 1633 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 ACCORDING TO THE PLAT OF ZEPHYR LAKE RECORDED IN PLAT BOOK 11, PAGE 78 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 43' 16" WEST ALONG THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 119.56 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00° 13' 03" WEST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89' 43' 16" EAST FOR A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 00°11'46" EAST FOR A DISTANCE OF 505.78 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BREEZE WAY ACCORDING TO AFORESAID PLAT: THENCE RUN SOUTH 89' 48' 26" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BREEZE LANE ACCORDING TO AFORESAID PLAT; THENCE RUN NORTH 00° 14' 50" WEST ALONG SAID EAST RIGHT OF WAY LINE AND THE EAST LINE OF AFORESAID LOT 5 A DISTANCE OF 475.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,873 SQUARE FEET OR 0.43 ACRE, MORE OR LESS.

SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH



SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS IS NOT A SURVEY.

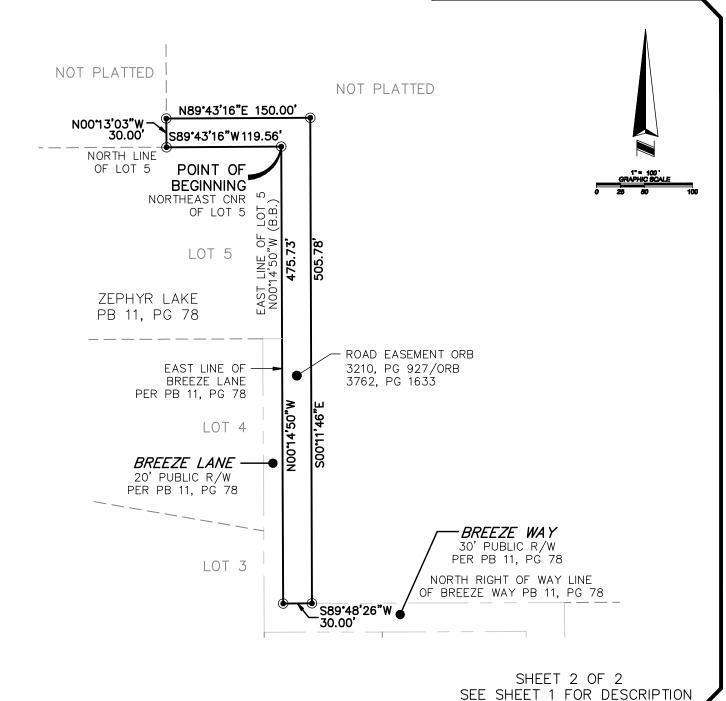
THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 5 ACCORDING TO PLAT BOOK 11, PAGE 78, BEING NORTH 00'14'50" WEST (ASSUMED FOR ANGULAR DESIGNATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY FOR

5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTION'S

JOB NO	20190707	CALCULATED BY: N/A
DATE:	4/09/2021	DRAWN BY: JBF
SCALE:	1"=150'	CHECKED BY: MR

RICKMAN, P.S.M. #5633

# SKETCH OF DESCRIPTION





16 EAST PLANT STREET Winter Garden, Florida 34787 \* ( 407 ) 654-5355

#### **LEGEND**

CNR CORNER PB PLAT BOOK B.B. BASIS OF BEARINGS PG PAGE

R/W RIGHT-OF-WAY 

CHANGE OF DIRECTION

PB PLAT BOOK

PB PLAT BOO PG PAGE

JOB NO	20190707
DATE:	04/19/2021
SCALE:	1"=150'
DRAWN BY: _	JBF

SHEET

# LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1980, PAGE 1637 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN SOUTH 00° 24' 42" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 33 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33: THENCE RUN SOUTH 89' 39' 19" EAST ALONG SAID NORTH LINE A DISTANCE OF 601.01 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89° 39' 19" EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 220.39 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 07' 45" EAST A DISTANCE OF 660.81 FEET; THENCE RUN NORTH 89° 39' 19" WEST A DISTANCE OF 227.20 FEET; THENCE RUN NORTH 00' 27' 41" EAST A DISTANCE OF 660.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,880 SQUARE FEET OR 3.39 ACRES, MORE OR LESS.

SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET Winter Garden, Florida 34787 \* ( 407 ) 654-5355

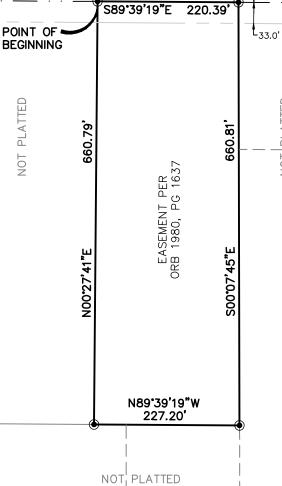
#### SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.
- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION BEING SOUTH 00'24'42" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY)
  THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE CONNEY AND THE LAK
- 5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS

JOB NO	20190707	CALCULATED BY: N/A	EX
DATE:	4/09/2021	DRAWN BY: JBF	
SCALE:	1"=150'	CHECKED BY: MR	

BUSINESS #6723 BY: RICKMAN, P.S.M. #5633





SHEET 2 OF 2 SEE SHEET 1 FOR DESCRIPTION



16 EAST PLANT STREET Winter Garden, Florida 34787 \* (407) 654-5355

## **LEGEND**

CNR CORNER PB PLAT BOOK
B.B. BASIS OF BEARINGS PG PAGE

R/W RIGHT-OF-WAY 
PB PLAT BOOK

PG PAGE

CHANGE OF DIRECTION

JOB NO.	20190707
DATE:	04/19/2021
SCALE:_	1"=150'
DRAWN I	BY:

SHEET

# LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN INGRESS AND EGRESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 1478, OFFICIAL RECORDS BOOK 4583, PAGE 1481, OFFICIAL RECORDS BOOK 4268, PAGE 1210 AND OFFICIAL RECORDS BOOK 2849, PAGE 2014 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN SOUTH 00' 24' 42" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 33 A DISTANCE OF 3,980.88 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 89° 39' 19" EAST ALONG SAID NORTH LINE A DISTANCE OF 601.01 FEET: THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 27' 41" WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SPRING LAKE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 981, PAGE 688 AND OFFICIAL RECORDS BOOK 986, PAGE 1605, ALSO BEING THE POINT OF BEGINNING: THENCE RUN SOUTH 89' 39' 19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET: THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 00° 27' 41" WEST A DISTANCE OF 627.79 FEET; THENCE RUN NORTH 89' 39' 19" WEST A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00° 27' 41" EAST A DISTANCE OF 627.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,389 SQUARE FEET OR 0.72 ACRE, MORE OR LESS.

SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET Winter Garden, Florida 34787 \* ( 407 ) 654-5355

#### SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.
- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION BEING SOUTH 00'24'42" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY)
  THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE CONNEY AND THE LAK
- 5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO	20190707	CALCULATED BY: N/A	ı
DATE:	4/09/2021	DRAWN BY:JBF	
CO.41 E	1"-150'	OUEOKED DV MB	

RICKMAN, P.S.M. #5633



16 EAST PLANT STREET Winter Garden, Florida 34787 \* (407) 654-5355

### LEGEND

CNR CORNER PB PLAT BOOK B.B. BASIS OF BEARINGS PG PAGE

R/W RIGHT-OF-WAY 

© CHANGE OF DIRECTION PB PLAT BOOK

PB PLAT BO

JOB NO	20190707
DATE:	04/19/2021
SCALE:	1"=150'
DRAWN BY:	JBF

SHEET

O.R.B.4583-PG.1481.dwg

# APPLICANT AFFIDAVIT

STATE OF FLORIDA COUNTY OF LAKE

	Before me the undersigned authority, personally appeared Paul M. Missigman, Manager
	The Reserve at Spring Lake Cove, L.L.C., who being by me first duly sworn on oath deposes and says:
1)	That he/she affirms and certifies that he/she understandings and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, 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 City of Fruitland Park, Florida, and are not returnable.
2)	That the submittal requirements for the application have been completed and attached hereto as part of that application.
3)	That he/she desires THE CITY OF FRUITLAND PARK to allow REZONING & SITE PLAN APPROVALS FOR THE RESERVE AT SPRING LAKE COVE
	Affiant (Applicant's Signature)  The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company  County of Ococe  County of Ococe
	The Eoregoing instrument was acknowledged before me this day of, 20,
	by Yaul Minissignan who is personally known to me or has produced
-	as identification and who did or did not take an oath
1	CYNTHIA L. BELL Notary Public - State of Florida Commission # HH 003845 My Comm. Expires Jul 31, 2024 Bonded through National Notary Assn.
	Notary Public - State of Florida
	Commission NoSignatute
	My Commission Expires CYNTHIA L. BELL
	Printed Name

## **OWNER'S AFFIDAVIT**

STATE OF FLORIDA COUNTY OF LAKE

	Before me the undersigned authority, personally appeared Paul M. Missigman, Manager
	The Reserve at Spring Lake Cove II, L.L.C., who being by me first duly sworn on oath deposes and says:
1)	That he/she is the fee-simple owner of the property legally described on attached page of this application.
2)	That he/she desires The City of Fruitland Park to allow Rezoning and Site Plan
	Approvals for The Reserve at Spring Lake Cove
•	
3)	That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) to act as agent on his/her
	behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this
	application if no agent is appointed to act on his/her behalf.
	Affiant (Owner's Signature)
	The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company Paul M. Missigman, Manager
	State of Florida
	County of Orange
	The Foregoing instrument was acknowledged before me this day of, 20,
	by raw m. missignen who is personally known to me or has produced
	as identification and who did or did not take an oath
	CYNTHIA L. BELL Notary Public - State of Florida Commission # HH 003845 My Comm. Expires Jul 31, 2024 Bonded through National Notary Assn.
	Notary Public - State of Florida  Commission No  Signature
	My Commission Expires  Signature  CYNTHIA L. BELL
	Printed Name

# OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

	Before me the undersigned authority, personally appeared Paul M. Missigman, Manager		
	The Reserve at Spring Lake Cove, L.L.C. , who being by me first duly sworn on oath deposes and says:		
1)	That he/she is the fee-simple owner of the property legally described on attached page of this application.		
2)	That he/she desires The City of Fruitland Park to allow Rezoning and Site Plan		
	Approvals for The Reserve at Spring Lake Cove		
3)	That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.		
	Affiant (Owner's Signature) The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company Paul M. Missigman, Manager  State of Florida  County of Ococe The Foregoing instrument was acknowledged before me this day of No. 20 20, by All M. Missigman who is personally known to me or has produced as identification and who did or did not take an oath (Notary Public - State of Florida  CYNTHIA L. BELL Notary Public - State of Florida		
	Commission # HH 003845 My Comm. Expires Jul 31, 2024 Bonded through National Notary Assn.  Notary Public - State of Florida  Commission No  My Commission Expires  Printed Name		





Scale: 1" = 400'31 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

# SEC. 33, TWP. 18S, RANGE 24E DRAWN BY: FΜ APPROVED BY: DATE: 11/11/19

SPRING LAKE COVE

AERIAL MAP

GOOGLE MAPS

INSTRUMENT#: 2020008397 OR BK 5409 PG 716 PAGES: 4 1/22/2020 11:36:13 AM GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA REC FEES: \$35.50 DEED DOC:\$910.00

This instrument prepared by and return recorded instrument to:

Scott D. Clark, Esq./glh Clark & Albaugh, LLP 700 W. Morse Boulevard, Suite 101 Winter Park, Florida 32789 File No.: 7192-252

The space above is reserved for recording.

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 17, 2020, by and between BREEZE LANE, LLC, a Florida limited liability company, 2065 Grove Bluff Road, St. Johns, Florida 32259 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE II, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

## WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

BREEZE LANE, LLC,

a Florida limited liability company

Printed name of witness:

Bonnie H. Pfuntner

By: Paul Luttre

Managing Member

Printed name of witness:

STATE OF FLORIDA COUNTY OF () LV &

The foregoing instrument was acknowledged before me on January 6, 2020, by Paul Luttrell, Managing Member of BREEZE LANE, LLC, a Florida limited liability company, on its behalf. He is personally known to me or has produced for Driver License as identification.

Notary Public - State of Florida at Large

Notary Public State of Florida John R Garrow My Commission GG 308953 Expires 03/07/2023

## EXHIBIT "A"

(SLC II)

#### PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST 275 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°57' EAST 191.2 FEET; THENCE SOUTH 0°39'40" EAST 295.5 FEET; THENCE SOUTH 89°20'20" WEST 270.05 FEET; THENCE NORTH 0°6'50" EAST 98.80 FEET; THENCE NORTH 89°57' WEST 75 FEET; THENCE NORTHEASTERLY 250.10 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'00" EAST 466.20 FEET; THENCE SOUTH 0°39'40" EAST 265.50 FEET FOR THE POINT OF BEGINNING; THENCE EAST 150 FEET; THENCE SOUTH 0°39'40" EAST 505 FEET; THENCE WEST 30 FEET; THENCE NORTH 475 FEET; THENCE WEST 120 FEET; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

LOT 5, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### PARCEL 3:

LOT 4, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

# EXHIBIT "B" PERMITTED EXCEPTIONS

- 1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZEPHYR LAKE, as recorded January 14, 1948 in Plat Book 11, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 2. Utility Easement granted to the City of Leesburg, Florida recorded June 19, 1987 in Book 924, Page 242.
- 3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded November 13, 1998 in Book 1660, Page 827.
- 4. Rights of others in and to the use of Easement for road purposes described in Exhibit "A" hereof and in Warranty Deed recorded July 13, 2006 in Book 3210, Page 927 and corrected April 28, 2009 in Book 3762, Page 1633.

INSTRUMENT#: 2020008075 OR BK 5408 PG 2069 PAGES: 4 1/21/2020 1:43:52 PM GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA REC FEES: \$35.50 DEED DOC:\$3290.00

This instrument prepared by and return recorded instrument to:

Scott D. Clark, Esq./glh Clark & Albaugh, LLP 700 W. Morse Boulevard, Suite 101 Winter Park, Florida 32789

File No.: 7192-252

4530063

The space above is reserved for recording.

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 17, 2020, by and between BREEZE LANE, LLC, a Florida limited liability company, 2065 Grove Bluff Road, St. Johns, Florida 32259 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on <a href="Exhibit">Exhibit "A"</a> attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Printed name of witness: Bonnie H

Printed name of witness:

Bunnie H. Phintne

John R. Garraw

BREEZE LANE, LLC,

a Florida limited liability company

By:

Paul Luttrell,

Managing Member

STATE OF FLORIDA COUNTY OF DWX

The foregoing instrument was acknowledged before me on January 6, 2020, by Paul Luttrell, Managing Member of BREEZE LANE, LLC, a Florida limited liability company, on its behalf. He is personally known to me or has produced FLD river License as identification.

Notary Public - State of Florida at Large

Notary Public State of Florida John R Garrow My Commission GG 308953 Expires 03/07/2023

## EXHIBIT "A"

(SLC)

#### PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 466.2 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 DISTANCE OF 563.1 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF THE SAID RIGHT OF WAY 763.5 FEET; THENCE RUN WEST 443 FEET; THENCE RUN NORTH 475 FEET; THENCE RUN WEST 120.1 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0°39'40" EAST OF THE POINT OF BEGINNING: THENCE RUN NORTH 0°39'40" WEST 288.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

#### PARCEL 2:

LOT(S) 9, 10, 11 AND THE SOUTH 1/2 OF LOT 12 AND THE SOUTH 12 FEET OF LOT 17 AND LOTS 18, 19 AND 20, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

#### PARCEL 3:

LOT(S) 15, 16 AND THE NORTH 73 FEET OF LOT 17, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

### PARCEL 4:

LOT(S) 3, 8, 13 AND 14, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### AND

THAT PART OF LOT 12, NORTH OF LINE RUNNING FROM SOUTHEAST CORNER OF LOT 8 EXTENDING 42.5 FEET NORTH TO SOUTHWEST CORNER OF LOT 13 AND RUNNING EAST 150 FEET ALONG SOUTHERN BOUNDARY OF LOT 13 TO BREEZE LANE AND RUNNING SOUTH ON BREEZE LANE 42.5 FEET; THENCE WEST 150 FEET BACK TO SOUTHEAST CORNER OF LOT 8, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

# EXHIBIT "B" PERMITTED EXCEPTIONS

- 1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZEPHYR LAKE, as recorded January 14, 1948 in Plat Book 11, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Parcels 3-7)
- 2. Utility Easement granted to the City of Leesburg, Florida recorded June 19, 1987 in Book 924, Page 242. (Parcel 3)
- 3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded November 13, 1998 in Book 1660, Page 827. (Parcels 5 and 7)
- 4. Rights of others in and to the use of Easement for road purposes described in Exhibit "A" hereof and in Warranty Deed recorded July 13, 2006 in Book 3210, Page 927 and corrected April 28, 2009 in Book 3762, Page 1633. (Parcel 1)

INSTRUMENT#: 2020006669 OR BK 5407 PG 606 PAGES: 3 1/16/2020 10:34:32 AM GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA REC FEES: \$27.00 DEED DOC:\$1964.20

RELEASE

Prepared by and return to: Richard P. Newman/jr Attorney at Law McLin & Burnsed P.A. 26736 U.S. Highway 27 Suite 202 Leesburg, FL 34748 352-787-1241 File Number: 191439 Will Call No.:

[Space Above This Line For Recording Data]

# **Special Warranty Deed**

This Special Warranty Deed made this 10th day of January, 2020 between Dennis Two, LLC, a Florida limited liability company whose post office address is P. O. Box 277, Fruitland Park, FL 34731, grantor, and The Reserve at Spring Lake Cove, LLC., a Florida limited liability company whose post office address is 200 E. Canton Avenue, Suite 102, Winter Park, FL 32789, 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 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, conveyed 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:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

**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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed	, seal	ed and	delivered	in	our	presence

Witness Name:

DENNIS TWO, LLC, a Florida limited liability company

Bruce Master, Managing Member

State of Florida County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [3] online notarization, this 10th day of January, 2020 by Bruce Master, Managing Member of DENNI\$ TWO, LLC, a Florida limited liability company, on behalf of said firm. He [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Parb

Printed Name:

My Commission Expires:

JANE L. ROULETTE Commission # GG 209854 Expires April 22, 2022 Bonded Thru Budget Notary Services

# Exhibit A

#### Parcel 1:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run South 89°53'00" East along the South line of the said Southeast 1/4 600.0 feet; thence North 15°00'00" West, 771.86 feet; thence North 0°01'00" East, 179.60 feet; thence North 65°23'48" East, 220.0 feet; thence North 0°01'00" East, 315.0 feet to the North line of the South 1/2 of said Southeast 1/4; thence North 89°58'20" East, along the North line of the South 1/2 of said Southeast 1/4, 220.39 feet to the Point of Beginning of this description. From said Point of Beginning, continue North 89°58'20" East, 223.72 feet, more or less, to the West right of way line of the abandoned Seaboard Coast Line Railroad; thence run South 0°34'30" East, along the said West right of way line, 228.72 feet; thence South 89°58'20" West, 223.73 feet, more or less, to a point that is South 0°34'30" East of the Point of Beginning; thence North 0°34'30" West, 228.72 feet to the Point of Beginning.

#### Parcel 2:

That part of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, bounded and described as follows: From the Southwest corner of the Southeast 1/4 of said Section 33, run South 89°53'00" East, along the South line of the said Southeast 1/4, a distance of 834.17 feet to the Point of Beginning of this description; from the said Point of Beginning, run North 00°34'30" West, 1103.68 feet; thence run North 89°58'20" East, 223.73 feet, more or less, to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad, (now abandoned); thence South 00°34'30" East, along said Westerly right of way line, 1,104.21 feet to a point on the South line of the said Southeast 1/4 of Section 33; thence North 89°53'00" West, along the South line of the said Southeast 1/4, a distance of 223.72 feet, more or less, to the Point of Beginning.

#### Railroad Parcel:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run South 89°53'00" East along the South line of the Southeast 1/4 a distance of 600.00 feet; thence North 15°00'00" West, 695.40 feet; thence North 89°58'20" East, 407.39 feet; thence North 0°34'30" West, parallel with the Westerly right of way of the Seaboard Coast Line Railroad, 431.28 feet; thence North 89°58'20" East, 223.73 feet, more or less, to a point on the westerly line of the right of way of the Seaboard Coast Line Railroad and the Point of Beginning; thence run North 89°58'20" East, a distance of 35 feet, more or less, to the East line of the said Seaboard Coast Line Railroad; thence run South 00°34'30" East along the said East line of the Seaboard Coast Line Railroad right of way, a distance of 1,104.21 feet to the South line of said Southeast 1/4; thence run North 89°53'00" West along the South line of the said Southeast 1/4, a distance of 35 feet, more or less, to the West line of the said Seaboard Coast Line Railroad right of way; thence run North along the Westerly line of the said Seaboard Coast Line Railroad right of way to the Point of Beginning.

Parcel Identification Number: 331824004-000-08300 and Parcel Identification Number: 3318240004-000-09400

File Number: 191439 Double Time®

INSTRUMENT#: 2020004688 OR BK 5404 PG 2133 PAGES: 5 1/13/2020 8:36:14 AM GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA

REC FEES: \$44.00 DEED DOC:\$1540.00

This instrument prepared by and return recorded instrument to:

Scott D. Clark, Esq./glh Clark & Albaugh, LLP 700 W. Morse Boulevard, Suite 101 Winter Park, Florida 32789 File No.: 7192-252

The space above is reserved for recording.

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 10, 2020, by and between RON GOLINOWSKY, P. O. Box 2108, Lynn Haven, Florida 32444 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

## WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on <a href="Exhibit">Exhibit "A"</a> attached hereto and made a part hereof.

Grantor warrants that the above-described property is not now, nor has it ever been, the homestead or residence of Grantor nor does Grantor have any present intention to maintain the subject property as the homestead or residence.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that

Special Warranty Deed

#### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

#### PARCEL 1

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 15° WEST, 695.40 FEET; THENCE NORTH 89°58'20" EAST 230.19 FEET; THENCE SOUTH 00°34'30" EAST, 671.96 FEET; TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 56.95 FEET TO THE POINT OF BEGINNING.

#### AND

TOGETHER WITH A 50-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53,00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.40 FEET; THENCE N. 89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE S 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 50.00 FEET TO THE POINT OF BEGINNING.

#### AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00"E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses: Luifatate	Al Men
Printed name of witness: She la Pafe	Kon Golinowsky

Printed name of witness: Tiffany Brandonburg

STATE OF FLORIDA COUNTY OF BAY

The foregoing instrument was acknowledged before me on January \_\_\_\_\_\_, 2020, by RON GOLINOWSKY. He is <u>personally known</u> to me or has produced \_\_\_\_\_\_\_ as identification.

Notary Public – State of Florida at Large

Belinda Waddell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG035379
Expires 10/3/2020

#### PARCEL 2

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 656.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 00°34'30" WEST 671.96 FEET; THENCE NORTH 89°58'20" EAST 177.21 FEET; THENCE SOUTH 00°34'30" EAST 672.40 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 177.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50-FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND:

EASEMENT "A": FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" WEST 695.39 FEET; THENCE NORTH 89°58'20" EAST 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING RUN NORTH 00°01'00" EAST 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD; THENCE NORTH 89°58'20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'00" WEST 626.97 FEET; THENCE SOUTH 89°58'20" WEST 50.00 FEET TO THE POINT OF BEGINNING.

#### AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1 /4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°00'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

# EXHIBIT "B" PERMITTED EXCEPTIONS

- 1. Agreement recorded in Book 1650, Page 374.
- 2. Lasement recorded in Book 1980, Page 1635, together with Book 3368, Page 2413.
- 3. Easement recorded in Book 4242, Page 804.
- 4. Easement in Deed recorded in Book 4583, Page 1478.

INSTRUMENT#: 2020006659 OR BK 5407 PG 574 PAGES: 2 1/16/2020 10:24:26 AM GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA

REC FEES: \$18.50 DEED DOC:\$836.50



Prepared by and return to: Richard P. Newman/jr Attorney at Law McLin & Burnsed P.A. 26736 U.S. Highway 27 Suite 202 Leesburg, FL 34748 352-787-1241

File Number: 191437 Will Call No.:

[Space Above This Line For Recording Data]

# **Special Warranty Deed**

This Special Warranty Deed made this 10th day of January, 2020 between United Southern Bank, as Custodian for Bruce T. Master IRA DTD 7/20/2006 whose post office address is PO Box 1925, Eustis, FL 32727, grantor, and The Reserve at Spring Lake Cove, LLC., a Florida limited liability company whose post office address is 200 E. Canton Avenue, Suite 102, Winter Park, FL 32789, 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 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, conveyed 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:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East in Lake County, Florida, run S. 89°53'00" E. along the South line of the Southeast 1/4 of said Section 33, a distance of 600.00 feet; thence North 15°00'00" W., 695.39 feet to the Point of Beginning of this description; from said Point of Beginning, continue North 15°00'00" W. 76.47 feet; thence North 00°01'00" E., 179.60 feet; thence North 65°23'48" E. 220.00 feet; thence North 00°01'00" East 315.00 feet to the North line of the South 1/2 of the Southeast 1/4; thence North 89°58'20" E. along the North line of the South 1/2 of the Southeast 1/4, a distance of 220.39 feet; thence South 00°34'30" East 660.00 feet; thence South 89°58'20" West, 407.40 feet to the Point of Beginning. Less and Except that portion deeded to Grosvenor Group, Inc. and recorded in O.R. Book 2766, Page 1073, Public Records of Lake County, Florida.

Parcel Identification Number: 3318240004-000-04702

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

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 claiming by, through or under grantor.

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:

Carol Jisk

United Southern Bank, as Custodian for Bruce T. Master

IRA DTD 7/20/06

Katherine L. Lewis, Vice President & Trust Officer

(Corporate Seal)

Witness Name:

State of Florida
County of <u>Lake</u>

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this day of January, 2020 by Katherine L. Lewis as Vice President and Trust Officer of United Southern Bank, as Custodian for Bruce T. Master IRA DTD 7/20/06, on behalf of the corporation. She [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CAROL KESSINGER
Commission # FF 963962
Expires May 26, 2020

Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name:

ol Kessink

My Commission Expires:

May 26,2020

## **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1287251
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	04-19-24- 0001-000- 01000
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map 1
Property Location:	BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ()	Property Name:	Submit Property Name
	2,2332.12,733,2332.1	School Information:	School Locator & Bus Stop Map  School Boundary Maps
Property Description:	BEG 466.2 FT S 89-57-0 E OF E 563.1 FT TO ACL RR, S'LY A 475 FT, W 120.16 FT, N 0-39-4 ACL RR R/W LYING E OF ABO ORB 5408 PG 2069	ALONG RR 763.5 FT, W 443 F 0 W TO POB, W 1/2 OF 80 FT	T, N

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Lin	e Land Use	Front	age Depth I	Notes No. Units	Туре	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0	8.7	AC	\$0.00	\$104,400.00
C	lick here for Zoning Info			FEMA FI	ood N	<u>/lap</u>	

## **Miscellaneous Improvements**

	There is no i	mprovement	information	to	display.	
--	---------------	------------	-------------	----	----------	--

## **Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>5408 /</u> <u>2069</u>	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00
3192 / 935	4/24/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1881 / 2118	10/11/2000	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
<u>1320 /</u> <u>1517</u>	9/1/1994	Warranty Deed	Qualified	Vacant	\$36,000.00

## **General Information**

Name:	RESERVE AT APRING LAKE COVE II LLC	Alternate Key:	1287600			
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789	Parcel Number: 0	04-19-24- 0001-000- 01100			
	<u>Update Mailing Address</u>	Millage Group and City:	000F (FRUITLAND PARK)			
		2020 Total Certified Millage Rate:	17.6785			
		Trash/Recycling/Water/Info:	My Public Services Map 10			
Property Location:	35935 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location 1	Property Name:	Submit Property Name			
		School Information:	School Locator & Bus Stop Map School Boundary Maps			
Property Description:						

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County (lerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Lin	e Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0	1.77	AC	\$0.00	\$44,250.00
CI	ick here for Zoning Info	FEMA Flood Map					

# Residential Building(s)

Julianing 00 i			
Residential	Single Family	Building Value: \$58,6	645.00
	Sur	nmary	
Year Built: 1955	Total Living Area: 1055 0	Central A/C: No	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1
<u>li</u>	ncorrect Bedroom, Bat	th, or other informatio	<u>n?</u> 0
Section Section Type	Ext. Wall No Type Sto	. Floor Finished B	asement Basement Map Finished Colo

## **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1504333
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	04-19-24- 2175-00A- 00300
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map 10
Property Location:	35819 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ()	Property Name:	Submit Property Name
	<u>opadio i ropolity zoodasii</u>	School Information:	School Locator & Bus Stop Map ① School Boundary Maps
Property Description:	FRUITLAND PARK, ZEPHYR I 13, 14 BLK A PB 11 PG 78   ORB 3152 PG 1673	AKE LOTS 3, 8, N 1/2 LOT 12	2, LOTS

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public necords of the Lake County Clerk of Court. It may not include the Public Land Survey Syrem's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Lin	ne Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0	2.58	AC	\$0.00	\$61,920.00
C	lick here for Zoning Info		FEN	IA Floo	d Map	<u>)</u>	

# Residential Building(s)

Janan	ig oo i								
Residential Single Family Building Value: \$47,182.00				7,182.00					
			S	ummar	у				
Year E	Built: 1956	Total Liv	ving Area:	Се	ntral A	/C: No	Attach No	ned Garage	e:
Bedro	oms: 3	Full Bat	throoms: 1	Ha	lf Bath	rooms: 1	Firepl	aces: 1	
	<u>In</u>	correct B	<u>edroom, E</u> S	B <u>ath, or</u> ection(s		<u>informati</u>	ion? o		
Section	Section Type		Ext. Wall Type	No. Stories		Finished Attic	Basement	Basement Finished	
	FINISHED LIVI	NC ADEA	Block				0%		

## **General Information**

Name:	RESERVE AT SPRING LAKE COVE II LLC	Alternate Key:	1504341
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789	Parcel Number: 0	04-19-24- 2175-00A- 00400
	<u>Update Mailing Address</u>	Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map 10
Property Location:	35851 BREEZE LANE FRUITLAND PARK FL 34731  Update Property Location	Property Name:	 Submit Property Name 1
	<u> </u>	School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FRUITLAND PARK, ZEPHYR ORB 5409 PG 716	LAKE LOT 4 BLK A PB 11 PG	6 78

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Lin	e Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0	1.13	AC	\$0.00	\$40,680.00
CI	ick here for Zoning Info		FEN	IA Floo	d Map	<u>)</u>	

# Residential Building(s)

	.9									
Residential Single Far			Family	E	Building Value: \$45,999.00					
Summary										
Year Built: 1944 Total Living Area: Central A/C: Yes Attached Garage: No						e:				
Bedro	ooms: 3	Bathrooms:	1 F	lalf Bat	hrooms: 0	Firep	Fireplaces: 0			
	Incorrect Bedroom, Bath, or other information?  Section(s)									
Section No.	Section Section Type Ext. Wall No. Floor Finished Basement Map Type Stories Area Attic Basement Finished Color								Map Color	
1	FINISHED LIVI AREA (FLA)	NG	Block (002)	1	1200	N	0%	0%		
2	ENCLOSED POBLOCK (EPB)	ORCH	Block (002)	1	276	N	0%	0%		

## **General Information**

Name:	RESERVE AT SPRING LAKE COVE II LLC	Alternate Key:	1504350
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789	Parcel Number: 0	04-19-24- 2175-00A- 00500
	<u>Update Mailing Address</u>	Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map 1
Property Location:	35915 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location	Property Name:	 Submit Property Name •
	<u>Opadio i roporty zoodilori</u>	School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FRUITLAND PARK, ZEPHYR ORB 5409 PG 716	LAKE LOT 5 BLK A PB 11 PG	6 78

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Line Land Use		Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0	1.46	AC	\$0.00	\$45,260.00
Click here for Zoning Info			FEN	IA Floo	d Map	<u>)</u>	

# Residential Building(s)

•	<b>э</b> :						
•	э:						
•	э:						
Year Built: 1982 Total Living Area: Central A/C: Yes Attached Garage: No							
Fireplaces: 0							
nt	Map Color						
0%							
0%							
	Basement Finished						

## **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1504368
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	04-19-24- 2175-00A- 01500
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map 1
Property Location:	BREEZE LN FRUITLAND PARK FL 34731 Update Property Location 1	Property Name:	 Submit Property Name 0
	<u> </u>	School Information:	School Locator & Bus Stop Map ① School Boundary Maps
Property Description:	FRUITLAND PARK, ZEPHYR I BLK A PB 11 PG 78, W 1/2 OF ABOVE PARCEL   ORB 5408 PG 2069		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey Syrem's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Lin	e Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0	1.18	AC	\$0.00	\$20,355.00
Click here for Zoning Info			<u>F</u>	EMA FI	ood Ma	<u>ap</u>	

## **Miscellaneous Improvements**

There is no improvement information to display.	

## **Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price			
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00			
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00			
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00			
3152 / 1673	4/24/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00			
1660 / 827	11/5/1998	Warranty Deed	Multi-Parcel	Vacant	\$1.00			
Click here to search for mortgages, liens, and other legal documents.								

## Values and Estimated Ad Valorem Taxes o

# **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	2669306
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	33-18-24- 0004-000- 08300
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map 1
Property Location:	TOMMY LN FRUITLAND PARK FL 34731 Update Property Location (1)	Property Name:	 Submit Property Name 1
		School Information:	School Locator & Bus Stop Map o School Boundary Maps
Property Description:	BEG AT INTERSECTION OF E 1/4, RUN S ALONG SAID R/W 258.72 FT, N 0DEG 34MIN 30S 20SEC E TO POBLESS CO I ORB 5407 PG 606	<sup>1</sup> 228.72 FT, S 89DEG 58MIN 2 SEC W 228.72 FT, N 89DEG 5	OSEC W

the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

#### **Land Data**

Line Land Use		Frontaç	ge Depth Notes	No. Units	Туре	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0	1.27	AC	\$0.00	\$44,450.00
C	lick here for Zoning Info o		FE	MA FI	ood Ma	<u>ıp</u>	

# **Miscellaneous Improvements**

There is no improvement information to display.	
---	--

# **Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5407 / 606	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$280,600.00
2753 / 2367	1/28/2005	Warranty Deed	Qualified	Vacant	\$70,000.00
2731 / 945	12/27/2004	Warranty Deed	Qualified	Vacant	\$20,000.00
2576 / 1937	4/26/2004	Personal Rep Deed	Unqualified	Vacant	\$0.00
787 / 2487	9/1/1983	Executors Deed	Unqualified	Vacant	\$1.00
797 / 1194	7/1/1983	Personal Rep Deed	Unqualified	Vacant	\$1.00
Click here to	search for mo	ortgages, liens, and oth	er legal documents.		

# **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3038550		
Mailing Address:	200 E CANTON VE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	33-18-24- 0004-000- 04702		
		Millage Group and City:	00F2 (FRUITLAND PARK)		
		2020 Total Certified Millage Rate:	17.6785		
		Trash/Recycling/Water/Info:	My Public Services Map 1		
Property Location:	36221 FAIR OAKS DR FRUITLAND PARK FL 34731 Update Property Location	Property Name:	 Submit Property Name (1)		
		School Information:	School Locator & Bus Stop Map (1) School Boundary Maps		
Property Description:	80-58-70 E 770 30 E L S 10-371-30 E 660 E L S 80-58-70 W 10 A L				
records of the Lake Cour the property is located. It	cription is a condensed/abbreviated version of the origin ty Clerk of Court. It may not include the Public Land Sun is intended to represent the land boundary only and doe	vey System's Section, Township, Range information or	the county in which his description should		

not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Lin	e Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	STORE/RESIDENCE COMBO (1200)	0	0	3.08	AC	\$0.00	\$107,800.00
Click here for Zoning Info			FEN	IA Floo	od Ma	<u>p</u>	

# Residential Building(s)

#### Building 001

Desidential		D	\ /- l	
Residential		Bullain	g Value: \$0.00	
		Sur	mmary	
Year Built: 1982	Total Livii 672 🕡	ng Area:	Central A/C: Yes	Attached Garage:
Bedrooms: 2	Full Bath	rooms: 0	Half Bathrooms: 0	Fireplaces: 0
<u>Inc</u>	correct Be	droom, Bat	th, or other informatio	<u>n? </u> 0
		Sec	tion(s)	
Section Section Type	Ext.	Wall No	. Floor Finished Ba	asement Basement Ma

# **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3801592			
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	33-18-24- 0004-000- 09400			
		Millage Group and City:	00F2 (FRUITLAND PARK)			
		2020 Total Certified Millage Rate:	17.6785			
		Trash/Recycling/Water/Info:	My Public Services Map 0			
Property Location:	TOMMY LN FRUITLAND PARK FL 34731 Update Property Location 1	Property Name:	 Submit Property Name (1)			
	<u>Opuate Property Location</u>	School Information:	School Locator & Bus Stop Map ① School Boundary Maps			
Property Description:  FROM SW COR OF SE 1/4 RUN S 89-53-0 E 834.17 FT FOR POB, RUN  N 0-34-30 W 1103.68 FT, N 89-58-20 E 258.72 FT TO A POINT ON  E'LY LINE OF SAID ABANDONED RR R/W, S ALONG SAID E'LY LINE   TO S LINE OF SE 1/4, N 89-53-0 W TO POB   ORB 5407 PG 606						
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.						

#### **Land Data**

Lin	e Land Use	Fronta	ge Depth	Notes No. Units	Туре	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0	6.56	AC	\$0.00	\$229,600.00
C	ick here for Zoning Info			FEMA	Flood N	<u>lap</u>	

# **Miscellaneous Improvements**

There is no improvement information to display.	
---	--

# **Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>5407 / 606</u>	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$280,600.00
2753 / 2327	1/31/2005	Warranty Deed	Qualified	Vacant	\$120,000.00
2359 / 211	6/10/2003	Quit Claim Deed	Unqualified	Improved	\$100,000.00
2071 / 54	2/5/2002	AGMT/Contract Deed	Qualified	Improved	\$146,500.00
<u>1980 /</u>	7/19/2001	Warranty Deed	Qualified	Improved	\$111,000.00

# **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3823815		
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 <u>Update Mailing Address</u>	Parcel Number: 0	33-18-24- 0004-000- 09500		
		Millage Group and City:	00F2 (FRUITLAND PARK)		
		2020 Total Certified Millage Rate:	17.6785		
		Trash/Recycling/Water/Info:	My Public Services Map 1		
Property Location:	36033 FAIR OAKS DR FRUITLAND PARK FL 34731 Update Property Location (1)	Property Name:	 Submit Property Name (1)		
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps		
Property Description:					

not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## **Land Data**

Line	Land Use	Frontage	Depth	Notes	No. Units	Туре	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		2.22	AC	\$0.00	\$37,962.00
Clic	ck here for Zoning Info	<u>o</u>			FEMA F	lood	<u>Map</u>	

# Residential Building(s)

## **Building 001**

19 00 1										
Residential Single Family		Вι	Building Value: \$143,597.00							
			Summa	ary						
i Year Buili' 1881		•	Central A/C No		A/C: No	Attached Gara		<b>e</b> :		
Bedrooms: 4 Full		Bathrooms: 2	2 F	Half Bathrooms: 0		Firep	Fireplaces: 1			
<u>lı</u>	ncorrec				<u>r informat</u>	tion? (i				
Section Type		Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Colo		
FINISHED LIV AREA (FLA)	ING	Wood (001)	2	1700	N	0%	0%			
	Section Type FINISHED LIV	Built: 1881  Single I  Built: 1881  Total 3775  oms: 4  Full I  Incorrec  Section Type  FINISHED LIVING	Section Type  Single Family  Total Living Area 3775  Full Bathrooms: 2  Incorrect Bedroom,  Ext. Wall Type  FINISHED LIVING  Wood (001)	Summa  Built: 1881  Total Living Area: 3775  oms: 4  Full Bathrooms: 2  Incorrect Bedroom, Bath, of Section  Section Type  Ext. Wall No. Type  Type  Stories  FINISHED LIVING  Wood (001) 2	Summary  Built: 1881  Total Living Area: 3775  Full Bathrooms: 2  Half Bat  Incorrect Bedroom, Bath, or other  Section(s)  Section Type  Ext. Wall Type Stories Area  FINISHED LIVING  Summary  Central A  Real Summary  Central A  Section Summary  Central A  Central A  Section Summary  Central A  Section Summary  Central A  Section Summary  Central A  Section Summary  Finished Living Area  Section Summary  Central A  Section Summary  Central A  Section Summary  Central A  Section Summary  Central A  Section Summary  Finished Living Area:  Section Summary  Central A  Section Summary  Finished Living Area:  Section Summary  Central A  Section Summary  Finished Living Area:  Section Summary  Central A  Section Summary  Central A  Section Summary  Finished Living Area:  Section Summary  Section Summar	Summary  Built: 1881  Total Living Area: 3775  Full Bathrooms: 2  Incorrect Bedroom, Bath, or other informations  Section(s)  Ext. Wall No. Floor Finished Type Stories Area Attic  FINISHED LIVING  Wood (001) 2 1700 N	Summary  Built: 1881 Total Living Area: 3775  Central A/C: No No  Oms: 4 Full Bathrooms: 2 Half Bathrooms: 0 Firep  Incorrect Bedroom, Bath, or other information?  Section(s)  Section Type Ext. Wall No. Floor Finished Type Stories Area Attic  FINISHED LIVING Wood (001) 2 1700 N 0%	Summary  Built: 1881 Total Living Area: 3775  Central A/C: No		

## **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3823816
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	33-18-24- 0004-000- 09600
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map 1
Property Location:	FAIR OAKS DR FRUITLAND PARK FL 34731 Update Property Location 1	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map  School Boundary Maps
Property Description:	FROM SW COR OF SE 1/4 RU FOR POB, RUN N 0-34-30 W 6 S 0-34-30 E 672.40 FT TO S L 177.22 FT TO POB   ORB 5404 PG 2133	671.96 FT, N 89-58-20 E 177.2	

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

#### **Land Data**

Lin	e Land Use	Frontag	je Depth Notes	No. Units	Туре	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0	2.73	AC	\$0.00	\$42,322.00
CI	ick here for Zoning Info		<u>FI</u>	EMA FI	ood Ma	<u>ap</u>	

# **Miscellaneous Improvements**

There is no improvement informa	tion to	display.
---------------------------------	---------	----------

# **Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

5404 / 2133       1/10/2020       Warranty Deed       Multi-Parcel       Vacant       \$220,000.00         4583 / 1481       12/16/2014       Warranty Deed       Unqualified       Vacant       \$100.00         3375 / 283       2/14/2007       Warranty Deed       Unqualified       Vacant       \$0.00         2773 / 20       2/17/2005       Warranty Deed       Unqualified       Vacant       \$35,000.00         2470 / 945       12/2/2003       AGMT/Contract Deed       Qualified       Vacant       \$40,000.00	Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1481       12/16/2014 Warranty Deed       Unqualified       Vacant       \$100.00         3375 / 283       2/14/2007 Warranty Deed       Unqualified       Vacant       \$0.00         2773 / 20       2/17/2005 Warranty Deed       Unqualified       Vacant       \$35,000.00         2470 / 945       12/2/2003 AGMT/Contract       Qualified       Vacant       \$40,000.00		1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$220,000.00
2773 / 20 2/17/2005 Warranty Deed Unqualified Vacant \$35,000.00 2470 / 945 12/2/2003 AGMT/Contract Qualified Vacant \$40,000.00		12/16/2014	Warranty Deed	Unqualified	Vacant	\$100.00
2470 / 945 12/2/2003 AGMT/Contract Qualified Vacant \$40,000.00	3375 / 283	2/14/2007	Warranty Deed	Unqualified	Vacant	\$0.00
12470 / 945 12/2/2003 Qualified Vacant \$40,000,00	2773 / 20	2/17/2005	Warranty Deed	Unqualified	Vacant	\$35,000.00
	2470 / 945	12/2/2003		Qualified	Vacant	\$40,000.00

#### **General Information**

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3839947
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 0	04-19-24- 2175-00A- 00900
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	COOKE DR FRUITLAND PARK FL 34731 Update Property Location (1)	Property Name:	Submit Property Name
	<u> </u>	School Information:	School Locator & Bus Stop Map ① School Boundary Maps
Property Description:	FRUITLAND PARK, ZEPHYR I S 12 FT OF LOT 17, LOTS 18, OF 80 FT WIDE ACL RR R/W ORB 5408 PG 2069	19, 20 BLK A PB 11 PG 78, W	/ 1/2

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey Syrem's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

#### **Land Data**

Lin	e Land Use	Front	age Depth Notes	No. Units	Туре	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0	2.21	AC	\$0.00	\$38,123.00
C	ick here for Zoning Info o		<u>F</u>	EMA FI	ood Ma	<u>ap</u>	

# **Miscellaneous Improvements**

There is no improvement information to display.

## **Sales History**

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price		
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00		
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00		
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00		
3146 / 1317	4/24/2006	Warranty Deed	Qualified	Vacant	\$130,000.00		
Click here to search for mortgages, liens, and other legal documents.							

#### Values and Estimated Ad Valorem Taxes o

Values shown below are 2021 WORKING VALUES that are subject to change until certified.

The Market Value listed below is not intended to represent the anticipated seiling price of the property and should not be relied upon by any individual or entity as

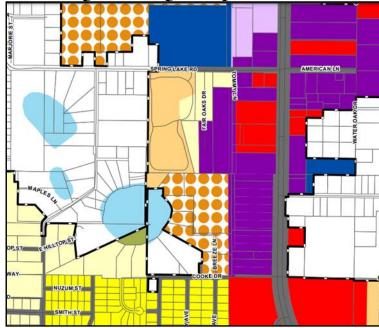
# Reserve at Spring Lake Cove PUD



# **PUD Details:**

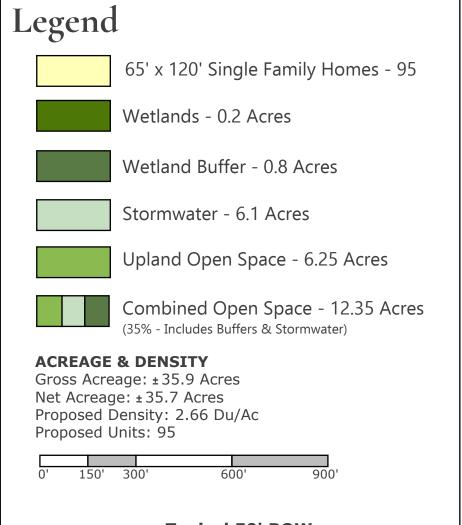
- 1) Site has lakefront ownership along a portion of Zephyr Lake.
- 2) Spring Lake Road and Cooke Drive abut the project on the north and south side, respectively.
- 3) Proposed land use is single family residential
- 4) Gross densities are 2.7 DU/AC
- 5) Project proposes 95 units
- 6) No commercial is proposed.
- 7) Adjacent zoning is Industrial, PUD, R-1, R-2 and unincorporated properties.
- 8) Maximum building height shall be 35 feet.
- 9) No phasing is proposed.
- 10) Applicant proposes City water service, fire protection, sewage disposal and will provide privately maintained stormwater management
- .11) Percentage of Open Space shall be greater than 25%.
- 12) Typical ROW width shall be 50' or larger for two way streets.

**Existing Zoning Snapshot:** 

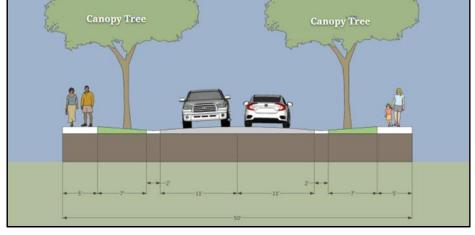


# Reserve at Spring Lake Cove Conceptual Plan





# Typical 50' ROW





May 2, 2022 FRUITLAND PARK, FLORIDA | Spring Lake Cove 1" = 300' P 01



## City of Fruitland Park, Florida Community Development Department

506 W. Berckman St., Fruitland Park, Florida 34731 Tel: (352) 360-6727 Fax: (352) 360-6652 www.fruitlandpark.org

	Staff Use Only	
Case No.:		
Fee Paid:		
Receipt No.:		

	Develor	pment Application					
Contact Information:							
Owner Name: The Reserv	ve at Spring Lake Cove, L.L.C.						
	Avenue, Suite 102, Winter Park, FL	32789					
Phone: 407-741-8666	Email:	m.gauthier@atlantichousing.com					
Applicant Name: The Rese	erve at Spring Lake Cove, L.L.C.						
	Avenue, Suite 102, Winter Park, FL	32789					
Phone: 407-741-8666	Email:	m.gauthier@atlantichousing.co	m				
	Moorhead & Stokes, LLC (David A.	Stokes, P.E., Vice President)					
	e., Ste. 260, Maitland, FL 32751						
Phone: 407-629-8330	Email:	dstokes@madden-eng.com					
Property and Project Infor	mation:						
PROJECT NAME*: The Res	serve at Spring Lake Cove						
*A project name is required for a	ıll submissions. Please choose a name rep	presentative of the project for ease of	reference.				
Property Address: See atta	ched list of addresses						
Parcel Number(s): see attac	Parcel Number(s): see attached list of parcel ids Section: 33 Township: 18S Range 24E						
Area of Property: 35.99 acres  Nearest Intersection: Spring Lake Rd/Tommy Lane							
Existing Zoning: R1, R3 & PUD (rezone is in process to PUD) Existing Future Land Use Designation; MFHD							
Proposed Zoning: PUD		Proposed Future Land Use	Designation: _	MFHD			
The property is presently u	used for: vacant land and structures	s that will be removed					
The property is proposed t	to be used for: 128 multi-family uni	its					
Do you currently have City	/ Utilities? City Utilities are available	e to the site,					
<b>Application Type:</b>							
Annexation	Comp Plan Amendment	Rezoning		☐ Planned Development			
☐ Variance	Special Exception Use	Conditional Use	e Permit	Final Plat			
Minor Lot Split	Preliminary Plan	Construction P	lan	✓ ROW/Plat Vacate			
Site Plan	Minor Site Plan	Replat of Subdi	ivision				
Please describe your reque	est in detail: Vacate driveways th	nat are on property for old house	eholds.				
schedule. These items mus your application package <u>I</u> The Reser	ts, Forms & Fees on is a list of REQUIRED data, doc st be included when submitting to INCOMPLETE and will not be pro ve at Spring Lake Cove, L.L.C. Missigman, Manager	the application package. Failu ocessed for review. ., a Florida limited liability co	re to include tl ompany	ne supporting data will deem			
Signature:			Date: 21	23)2(			
If application is being submitt owner to submit application.	ted by any person other than the leg	al owner(s) of the property, the a	applicant must h	nave written authorization from the			

AltKey	OwnerName	OwnerAddress	OwnerCity	State	Zip	PropertyAddress
1287600	THE RESERVE AT SPRING LAKE COVE LLC	200 É CANTON AVE STE 102	WINTER PARK	FL	32789	35935 BREEZE LN FRUITLAND PARK FL 34731
1504341	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35915 BREEZE LN FRUITLAND PARK FL 34731
1504368	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
3801592	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3823815	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36033 FAIR OAKS DR FRUITLAND PARK FL 34731
3823816	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	FAIR OAKS DR FRUITLAND PARK FL 34731
3839947	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	COOKE DR FRUITLAND PARK FL 34731
1287251	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
1504333	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35819 BREEZE LN FRUITLAND PARK FL 34731
2669306	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3038550	THE RESERVE AT SPRING LAKE COVE LLC	200 É CANTON AVE STE 102	WINTER PARK	FL	32789	36221 FAIR OAKS DR FRUITLAND PARK FL 34731

# **Development Application Checklist** The Following are Required for ALL Development Applications: ✓ Legal Description (Word file reg'd) ✓ Current Deed ✓ Aerial Photo ✓ Property Appraiser Information ✓ Electronic Copy of Application ✓ Location Map Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Other Required Analyses and Maps: Small Scale Comprehensive Plan Amendment Applications: ☐ Justification for Amendment ☐ Environmental Constraints Map ☐ Requested FLU Map Large Scale Comprehensive Plan Amendment Applications: Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey Rezoning Applications: Requested Zoning Map Justification for Rezoning Planned Development Applications: Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, ☐ Environmental Constraints Section 154.030.10,G Traffic Impact Analysis Preliminary Concurrency Analysis Variance Applications: Justification for Variance Special Exception Use Applications: Justification for Special Exception Use Site Sketch List of Special Requirements as Described in LDRs, Chapter 155 Conditional Use Permit Applications: Proposed List of Conditions and Safeguards Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155 Subdivision Applications: As Described in LDRs, Chapter 157 (Preliminary Plan, Improvement Plan and Final Plat) Minor Subdivision Applications: As Described in LDRs, Chapter 157 Site Plan Applications: As Described in LDRs, Chapter 160

# APPLICANT AFFIDAVIT

STATE OF FLORIDA COUNTY OF LAKE

	Before me the undersigned authority, personally appeared Paul M. Missigman, Manager
	The Reserve at Spring Lake Cove, L.L.C., who being by me first duly sworn on oath deposes and says:
1)	That he/she affirms and certifies that he/she understandings and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, 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 City of Fruitland Park, Florida, and are not returnable.
2)	That the submittal requirements for the application have been completed and attached hereto as part of that application.
3)	That he/she desires THE CITY OF FRUITLAND PARK to allow REZONING & SITE PLAN APPROVALS FOR THE RESERVE AT SPRING LAKE COVE
	State of Florida  Affiant (Applicant's Signature)  The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability compa
	County of Ocanes
	The Foregoing instrument was acknowledged before me this 19th day of 100, 20 20, by Yaul M.M. 55ignes who is personally known to me or has produced
-	as identification and who did or did not take an oath
	CYNTHIA L. BELL Notary Public - State of Florida Commission # HH 003845 My Comm. Expires Jul 31, 2024
1	Notary Public - State of Florida  Notary Public - State of Florida
	Commission No Signature
	My Commission Expires CYNTHIA L. BELL
	Printed Name

# **OWNER'S AFFIDAVIT**

STATE OF FLORIDA COUNTY OF LAKE

	Before me the undersigned authority, personally appeared Paul M. Missigman, Manager
	The Reserve at Spring Lake Cove II, L.L.C., who being by me first duly sworn on oath deposes and says:
1)	That he/she is the fee-simple owner of the property legally described on attached page of this application.
2)	That he/she desires The City of Fruitland Park to allow Rezoning and Site Plan
	Approvals for The Reserve at Spring Lake Cove
3)	That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) to act as agent on his/her
	behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this
	application if no agent is appointed to act on his/her behalf.
	Affiant (Owner's Signature)
	The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company Paul M. Missigman, Manager
	County of Orange
	The Foregoing instrument was acknowledged before me this day of, 20,
	by M. Missigman who is personally known to me or has produced as identification and who did or did not take an oath
	(Notary Seal)
	CYNTHIA L. BELL Notary Public - State of Florida Commission # HH 003845 My Comm. Expires Jul 31, 2024 Bonded through National Notary Assn.
	Notary Public - State of Florida
	Commission No Signature CYNTHIA L. BELL
	My Commission Expires CYNTHIA L. BELL  Printed Name
	· · · · · · · · · · · · · · · · · ·

# OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

	Before me the undersigned authority, personally appeared Paul M. Missigman, Manager
	The Reserve at Spring Lake Cove, L.L.C. , who being by me first duly sworn on oath deposes and says:
1)	That he/she is the fee-simple owner of the property legally described on attached page of this application.
2)	That he/she desires The City of Fruitland Park to allow Rezoning and Site Plan
	Approvals for The Reserve at Spring Lake Cove
3)	That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.
	Affiant (Owner's Signature)  The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company Paul M. Missigman, Manager  State of Florida  County of Oconet  The Foregoing instrument was acknowledged before me this day of No. 20
	Commission # HH 003845 My Comm. Expires Jul 31, 2024 Bonded through National Notary Assn.  Notary Public - State of Florida  Commission No  My Commission Expires  Printed Name



## City of Fruitland Park, Florida Community Development Department

506 W. Berckman St., Fruitland Park, Florida 34731 Tel: (352) 360-6727 Fax: (352) 360-6652 www.fruitlandpark.org

	Staff Use Only	
Case No.:		
Fee Paid:		
Receipt No.:		•

		() <del>=====</del>								
Development Application										
Contact Information:										
*	Owner Name: SEE PAGE 2 OF APPLICATION FOR LIST OF OWNERS									
Address:										
Phone:	Email:									
	erve at Spring Lake Cove, L.L.C.									
Phone: 407-741-8666	Avenue, Suite 102, Winter Park, FL									
Engineer Name: Madden, Moorhead & Stokes, LLC (David A. Stokes, P.E., Vice President)  Address: 431 E. Horatio Ave., Ste. 260, Maitland, FL 32751										
Phone: 407-629-8330		dstokes@madden-eng.com								
Drawarts and Drain & Info	Number & Printers									
Property and Project Infor										
*A project name is required for a		presentative of the project for ease of reference.								
Property Address: See atta		presentative of the project for ease of reference.								
Parcel Number(s): see attac		Section: 33 Townsh	ip: 18S Range 24E							
Area of Property: 35.99 acr		Nearest Intersection: Spring Lake Rd/Tom	· <del></del>							
Existing Zoning: R1, R3 & I		Existing Future Land Use Designation: Mi								
Proposed Zoning: PUD		Proposed Future Land Use Designation:								
	used for: vacant land and structures									
•	to be used for: 128 multi-family uni									
	Utilities? City Utilities are available									
Application Type:										
Annexation	Comp Plan Amendment	✓ Rezoning	Planned Development							
☐ Variance	Special Exception Use	Conditional Use Permit	Final Plat							
Minor Lot Split	Preliminary Plan	Construction Plan	ROW/Plat Vacate							
Site Plan	Minor Site Plan	Replat of Subdivision								
Please describe your reque	est in detail: Rezone from R1, R	3 & PUD to PUD to allow for multi-family units.								
	91 LN 5052(									
Attached to this application										
schedule. These items mus	it be included when submitting t	cuments and forms for each application typ the application package. Failure to include t	the supporting data will deem							
your application package I	NCOMPLETE and will not be pro	ocessed for review. ., a Florida limited liability company	and supporting data vill deem							
	Missigman, Manager									
Signature:		Date:	0/14/20							
If application is being submitt owner to submit application.	ed by any person other than the leg	gal owner(s) of the property, the applicant must	have written authorization from the							

U

Alt Key	Parcel Number	OwnerName	OwnerAddress	City	State	OwnerZip	PropertyAddress
	0 04-19-24-0001-000-01100	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	327	89 35935 BREEZE LN FRUITLAND PARK FL 34731
150434	1 04-19-24-2175-00A-00400	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	327	89 35851 BREEZE LANE FRUITLAND PARK FL 34731
150435	0 4-19-24-2175-00A-00500	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 35915 BREEZE LN FRUITLAND PARK FL 34731
150436	8 04-19-24-2175-00A-01500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 BREEZE LN FRUITLAND PARK FL 34731
380159	2 33-18-24-0004-000-09400	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		B9 TOMMY IN FRUITLAND PARK FL 34731
382381	5 3-18-24-0004-000-09500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 36033 FAIR OAKS DR FRUITLAND PARK FL 3473:
382381	6 33-18-24-0004-000-09600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 FAIR OAKS DR FRUITLAND PARK FL 34731
383994	7 04-19-24-2175-00A-00900	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 COOKE DR FRUITLAND PARK FL 34731
128725	1 04-19-24-0001-000-01000	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 BREEZE LN FRUITLAND PARK FL 34731
150433	3 04-19-24-2175-00A-00300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 35819 BREEZE LN FRUITLAND PARK FL 34731
266930	6 33-18-24-0004-000-08300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL		89 TOMMY LN FRUITLAND PARK FL 34731
303859	0 33-18-24-0004-000-04702	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON VE STE 102	WINTER PARK	FL.		39 36221 FAIR OAKS DR FRUITLAND PARK FL 34731

# **Development Application Checklist** The Following are Required for ALL Development Applications: ✓ Legal Description (Word file reg'd) ✓ Current Deed ✓ Aerial Photo ✓ Property Appraiser Information ✓ Electronic Copy of Application ✓ Location Map Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Other Required Analyses and Maps: Small Scale Comprehensive Plan Amendment Applications: ☐ Justification for Amendment ☐ Environmental Constraints Map ☐ Requested FLU Map Large Scale Comprehensive Plan Amendment Applications: Maps: ☐ Environmental Constraints ☐ Soils ☐ Requested FLUM Designation ☐ Requested Zoning Map Designation Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis Traffic Impact Analysis 🔲 Consistency with the Comp Plan 🦳 Florida Master Site File sign-off or Archaeological Survey Rezoning Applications: ✓ Requested Zoning Map ✓ Justification for Rezoning Planned Development Applications: Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Environmental Constraints Section 154.030,10,G Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis Variance Applications: Justification for Variance Special Exception Use Applications: Justification for Special Exception Use Site Sketch List of Special Requirements as Described in LDRs, Chapter 155 Conditional Use Permit Applications: Proposed List of Conditions and Safeguards Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155 Subdivision Applications: As Described in LDRs, Chapter 157 (Preliminary Plan, Improvement Plan and Final Plat) Minor Subdivision Applications: As Described in LDRs, Chapter 157 Site Plan Applications: As Described in LDRs, Chapter 160



The Reserve at Spring Lake Cove

**Rezoning Justification Statement** 

The applicant has requested the rezoning due to the numerous existing zonings on the parcels included with this project. In the pre-application meeting with staff it was stated a rezone to PUD would be required to develop this property as for rent apartments. The proposed project will be a villa type apartment, for rent. The villa product was selected because we believe that it fills a need for residents that will want single story rental living. Additionally, the low density product allowed us to plan the development in a way to maximize preservation of significant oak trees.

David A. Stokes, P.E. Vice President 11/19/2020

# CITY OF FRUITLAND PARK STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.

#### **REZONING AND SITE PLAN**

Owner: Paul Missigman, Manager, Reserve at Spring Lake Cove, LLC,

Reserve at Spring Lake Cove II, LLC

General Location: West of US 27/441, north of Cooke Drive and south of Spring

**Lake Road** 

Number of Acres: 35.99 ± acres

Existing Zoning: R-1, R-3 and PUD

Existing Land Use: Multiple-Family High Density (MFHD) (15 units/acre)

Proposed Zoning: Residential PUD

Date: April 30, 2021

#### **Description of Project**

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. The subject site's existing future land use is Multi-Family High Density (maximum of 15 units/acre). The applicant is seeking a rezoning to Residential PUD for a 128 unit apartment complex. The proposed gross density is 3.2 units/acre. The apartment layout consists of 30 buildings some of which are 2-story with units ranging from 2 units to 7 units per building. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The recreation amenities provided include a dog park, trails, 20' x 20' pavilion with 4 picnic tables and 2 grills, and lake overlook sitting area with 2 grills. It is the applicant's intent to also utilize the recreational amenities at Spring Lake Cove apartments which includes playground equipment. In addition, the applicant is seeking Preliminary Plan approval for the rezoning process. The applicant is also requesting a variable buffer width adjacent to the cul de sac located within the southwestern property boundary from 25' to 10' and to allow a 10' buffer adjacent to a small portion of the stormwater pond.

	Surrounding Zoning	Surrounding Land Use
North	PFD and CP (County fire station)	Institutional
South	R2	SF Medium Density
East	IND and C2	Industrial & Commercial
West	R3 and Ag	Lake County Urban Medium (7 du/acre)

## <u>Assessment</u>

The applicant has addressed all outstanding planning issues.

# Recommendation

Please provide Sheet C006 as a separate exhibit for the Preliminary plan exhibit for the proposed Developer's Agreement.

Planning recommends approval subject to engineering approval.

Record and Return to: City of Fruitland Park Attn: City Clerk 506 W. Berckman Street Fruitland Park, Florida 34731

#### **MASTER DEVELOPMENT AGREEMENT**

THIS AGREEMENT is entered into and made as of the \_\_\_\_\_th day of \_\_\_\_\_\_, 20221, between the CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "City"), and The Reserve at Spring Lake Cove, LLC., a Florida limited liability company and The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company, (hereinafter collectively referred to as the "Owner").

#### **RECITALS**

- 1. The Owner desires to rezone approximately 35.99 + acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
- 2. The Property is currently located within the City of Fruitland Park and is currently zoned "Planned Unit Development" (PUD), Single Family Low Density Residential (R-1), <u>Industrial</u> and Multi-Family High Density (R-3) with a future land use designation on the City of Fruitland Park Future Land Use Map of "Single-Family Low Density" and "Multi-Family High Density."
- 3. Owner has filed applications for rezoning for the Property as a <u>Rresidential Pplanned Uunit Dde</u>velopment.
- 4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
- 5. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
- 6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
- 7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

**ACCORDINGLY,** in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**Section 1.** Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

**Section 2.** <u>Conditions Precedent.</u> Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. <u>Land Use/Development.</u> Development of the Property shall be substantially consistent with the "PUD Preliminary Plan" prepared by Madden, Moorehead & Stokes, LLC., dated \_\_\_\_, 20220, and attached as Exhibit "B" (which may be referred to as the "Plan" or the "PUD Master Plan" or "Development Plan"). The project shall be developed <u>in accordance with the Permitted Uses set forth belowas an apartment complex</u>. All development shall be consistent with City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

#### **Section 4. Permitted Uses.** Permitted Uses shall include:

- a. Multi-family residential dwelling units meeting the R-3 standards.
- b. Single-family residential dwelling units.
- c. Attached single-family residential dwelling units (Townhomes).
- a.d. Garage Apartments (for rent) as an Accessory Use to Single-family residential.
- b.e. Multi-family units Residential Density shall not exceed 15 units per acre. 128 units.
- e.f. Passive and Active Recreation Facilities.
- d.g. Accessory uses per City of Fruitland Park Land Development Regulations.
- e.h. Accessory structures shall not be constructed within required buffer areas.

#### **Section 5. Development Standards**. Development Standards shall be as follows:

- <u>a.</u> Multi-family development shall meet the R-<u>15 MF HDR</u><sup>3</sup> zoning development standards.
- b. Single-family residential (with or without Garage Apartments) may be constructed in accordance with (need a standard) zoning development standards as individually platted lots or on a single lot under unified ownership in accordance with an approved Development Plan.
  - a. Minimum lot width 50'
  - b. Minimum lot area 5,500 SF
  - c. Principal Building Setbacks
    - Front 20'
    - Rear 20'
    - Side 5'
    - Street Side 15'
  - d. Accessory Structure and Pool Deck Setbacks
    - Front Behind front of Principal Structure
    - Rear 5'
    - Side 5'
  - e. Minimum Living Area 1,200 sq.ft.

- a. Maximum Building Coverage 50%, on a per-lot basis
- Minimum Open Space 25%, which may include all buffers, manmade stormwater ponds, recreation and other pervious area not located within platted road right of way
- c. Maximum Building Height 35', measured to the mean height of hip or gabled roofs

a.

- b.c. Minimum distance between multi-family buildings shall be twenty feet (20') measured from building wall to building wall.
- e.d. Interior buildings shall have a setback of thirty feet (30') from the edge of pavement (travel lane).
- <u>d.e.</u> Minimum Setback requirements, as measured from the <u>PUD perimeter</u> property lines shall be:

North: Local Roadways – Twenty-five feet (25')

South: Twenty-five feet (25') East: Twenty-five feet (25') West: Twenty-five feet (25')

- e.f. Maximum building height shall be limited to fifty-five feet (55'). thirty five feet (35').
- f-g. Open space shall not be less than twenty-five (25) percent of the total property area.
- g.h. Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations.
- h.i. Landscape buffers of twenty-five feet (25') shall be provided along all <u>PUD</u> perimeter property boundaries with the exception of that portion of the property located adjacent to Spring Lake Cove Apartments located along the <u>westerneastern</u> property boundary.

#### **Section 7.** Multi-Family Design Standards. Design Standards shall be as follows:

- a. <u>Architectural features</u> All buildings shall utilize at least three of the following design features to provide visual -relief along all elevations of the multi- family units. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
  - 1) Dormers
  - 2) Gables
  - 3) Recessed or raised entries
  - 4) Covered porch entries
  - 5) Cupolas
  - 6) Pillars or decorative posts
  - 7) Bay window (minimum 12 inch projections)
  - 8) Eaves (minimum 6-inch projections)

- 9) Front windows with arched glass tops and minimum 4-inch trim
- 10) Metal roofs
- 11) Decorative Corbels and Brackets
- b. Building Materials Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
  - 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being
  - 1)—1)The exterior wall area may be any type of lap siding and/or stucco, including-
- 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.) The exterior may include full width or cast brick or stone.
  - 2) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.
  - 3) Details, such as, brackets, corbels, decorative panels, may be made from alternative materials, such foam with a hard shell finish.
  - c. Buildings shall have landscape areas planted with trees, shrubs or groundcovers, other than sod, around the building as follows:
    - 1) Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls.
    - e.2) Minimum planting requirement. One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) feet of planting area in c. 1) above. Trees installed for any other requirement of this subsection c. may be credited towards this requirement if in the required location.
- **Section 8. Development Phasing.** The proposed project may be constructed in phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions). Changes to the <u>Planned Unit</u> Development Master Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process. <u>If such changes are consistent with this Master Development Agreement, the amendment to the Planned Unit Development Master Plan will be processed as a Minor Development under LDC section 160.040.</u>

- Section 9. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of two access points, one primary access on Spring Lake Road and one access on Cooke Road. The primary access shall be through a divided landscaped boulevard type road. Other potential vehicular and pedestrian accesses will be reviewed during the development review process. The Owner may include cross-access to the existing entry to the Spring Lake Cove Apartment Community adjacent to the west.
  - a. The Owner shall provide all necessary improvements/signalization within and adjacent to the development as required by Lake County and City of Fruitland Park.
  - b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements. <u>Drive aisles within parking areas shall not be required to be constructed to City street standards.</u>
  - c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
  - d. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
  - e. A traffic/transportation study shall be submitted prior to preliminary plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Owner.
  - f. At such time that traffic signals are warranted at the proposed project entrance, the Owner shall pay their pro-rata share of the cost of the signal(s) as determined by City staff.
- **Section 10.** <u>Lighting.</u> All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way and parking areas.
- **Section 11.** Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.
- **Section 12.** <u>Impact Fees.</u> Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued. <u>The Owner shall be given Water Impact Fee Credits for the design, permitting and construction costs of the water line shown on Exhibit C.</u>

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

**Section 13.** Easements. [A1] Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

**Section 14.** Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a twenty-five foot (25') landscape buffer along all perimeter property boundaries, with the exception of the property adjacent to Spring Lake Cove Apartments, as shown on the Preliminary Plan consisting of four (4) canopy trees, two (2) understory trees, and fifteen (15) shrubs per one hundred feet (100'); however, no buffer shall be required along the perimeter boundary adjacent to the wetlands. A twenty-five foot (25') native buffer shall be provided onsite adjacent to Zephyr Lake. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

**Section 15.** <u>Stormwater Management.</u> Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

**Section 16.** Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

- **Section 17.** Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.
- **Section 18.** Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.
- Section 19. <u>Title Opinion[A2]</u>. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.
- **Section 20.** Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

#### Section 21. Due Diligence.

The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

- **Section 22.** Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 163.3243, Florida Statutes.
- **Section 23.** Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.
- **Section 24.** <u>Binding Effect; Assignability.</u> This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their successors in interest and/or assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.
- **Section 25.** <u>Waiver; Remedies.</u> No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege

hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

**Section 26.** Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

**Section 27.** <u>Notice.</u> Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
	Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Paul M. Missigman, Manager The Reserve at Spring Lake Cove, LLC and The Reserve at Spring Lake Cove II, LLC 200 East Canton Ave., Suite 102 Winter Park, FL 32789
Copy to:	Tricia Doody, Manager The Reserve at Spring Lake Cove, LLC and The Reserve at Spring Lake Cove II, LLC 200 East Canton Ave., Suite 102 Winter Park, FL 32789

**Section 28.** Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and

contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

**Section 29.** Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

**Section 30.** Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

**Section 31. Severability.** If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

**IN WITNESS WHEREOF**, the Owner and the City have executed this Agreement as of the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:	THE RESERVE AT SPRING LAKE COVE, LLC and THE RESERVE AT SPRING LAKE COVE II, LLC					
	By: Paul M. Missigman, Manager					
Witness Signature	Paul M. Missigman, Manager					
Print Name						
	Ву:					
Witness Signature	Tricia Doody, Manager					
Print Name						
STATE OF FLORIDA COUNTY OF						
	ged before me by [ ] physical presence or [ ] online notarization by Paul M. Missigman, Manager and Tricia Doody, Manager, o					

The Reserve	at Spring	Lake	Cove, LLC <del>and</del>	The Reser	rve at	<b>Spring</b>	Lake (	<del>Cove II, I</del>	<del>LC</del> on be	ehalf of the
companies,	who	are	personally	known	to	me	or	who	have	produced
			as	identificat	ion.					
					_					
						lotary F				
					N	lotary F	ublic -	State of	Florida	
					C	Commis	sion No	o		_
					N	/ly Com	missio	n Expires		

# Approved as to form and Chris Cheshire, Mayor Legality for use and reliance by the City of Fruitland Park Date:\_\_\_\_\_ ATTEST: Anita Geraci-Carver Esther B. Coulson City Clerk City Attorney STATE OF FLORIDA **COUNTY OF LAKE** The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this \_\_\_\_\_ day of \_\_\_\_\_ by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced \_\_\_\_\_ as identification. **Notary Public** Notary Public - State of Florida Commission No \_\_\_\_\_

ACCEPTED BY THE CITY OF FRUITLAND PARK

My Commission Expires \_\_\_\_\_

# **EXHIBIT "A"**LEGAL DESCRIPTION

#### **LEGAL DESCRIPTION:**

#### PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST 275 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°57' EAST 191.2 FEET; THENCE SOUTH 0°39'40" EAST 295.5 FEET; THENCE SOUTH 89°20'20" WEST 270.05 FEET; THENCE NORTH 0°6'50" EAST 98.80 FEET; THENCE NORTH 89°57' WEST 75 FEET; THENCE NORTHEASTERLY 250.10 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'00" EAST 466.20 FEET; THENCE SOUTH 0°39'40" EAST 265.50 FEET FOR THE POINT OF BEGINNING; THENCE EAST 150 FEET; THENCE SOUTH 0°39'40" EAST 505 FEET; THENCE WEST 30 FEET; THENCE NORTH 475 FEET; THENCE WEST 120 FEET; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 466.2 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 DISTANCE OF 563.1 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF THE SAID RIGHT OF WAY 763.5 FEET; THENCE RUN WEST 443 FEET; THENCE RUN NORTH 475 FEET; THENCE RUN WEST 120.1 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0°39'40" EAST OF THE POINT OF BEGINNING: THENCE RUN NORTH 0°39'40" WEST 288.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

#### PARCEL 3:

LOT 5, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### PARCEL 4:

LOT 4, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### PARCEL 5:

LOT(S) 3, 8, 13 AND 14, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PART OF LOT 12, NORTH OF LINE RUNNING FROM SOUTHEAST CORNER OF LOT 8 EXTENDING 42.5 FEET NORTH TO SOUTHWEST CORNER OF LOT 13 AND RUNNING EAST 150 FEET ALONG SOUTHERN BOUNDARY OF LOT 13 TO BREEZE LANE AND RUNNING SOUTH ON BREEZE LANE 42.5 FEET; THENCE WEST 150 FEET BACK TO SOUTHEAST CORNER OF LOT 8, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. PARCEL 6:

LOT(S) 9, 10, 11 AND THE SOUTH 1/2 OF LOT 12 AND THE SOUTH 12 FEET OF LOT 17 AND LOTS 18, 19 AND 20, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

#### PARCEL 7:

LOT(S) 15, 16 AND THE NORTH 73 FEET OF LOT 17, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

#### **EXHIBIT "B"**

#### **THE PLAN**

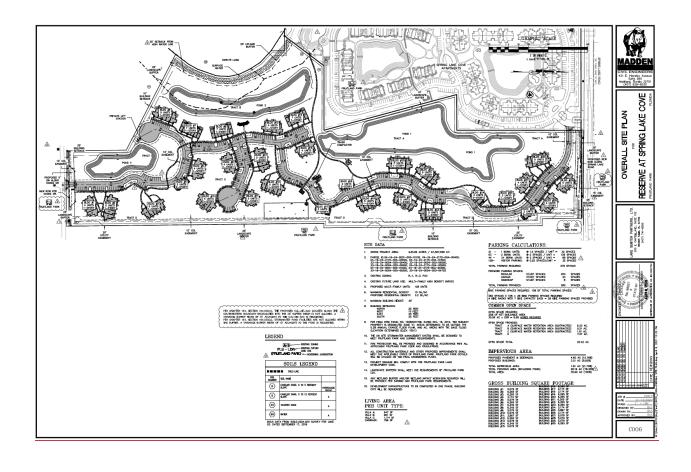


Exhibit "C"
New City Water Line

