



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727  
FAX: 352/ 360-6652

<b>Board Members:</b> City Manager Gary La Venia, Chairman City Engineer Duane Booth City Land Planner Greg Beliveau Jeff Gerling, Building Official Dan Hickey, Fire Inspector Tracy Kelley, CDD	<b>Board Members:</b> Chief Eric Luce, Police Department, Vice Chair Chief Donald Gilpin, Fire Department Dale Bogle, Public Works Director Lori Davis, Code Enforcement Lake County Public Works Department
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**AGENDA**  
**TECHNICAL REVIEW COMMITTEE**  
**MAY 7, 2019**  
**10:00AM**

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- I. MEETING CALLED TO ORDER:**
- II. MEMBERS PRESENT:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from March 5, 2019
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
  - A. Leesburg Fruit Company, Inc./Holloway Properties, Inc.

Wicks Engineering submitted a rezoning application on behalf of the registered property owner. The property is currently zoned CPUD with a current use of a plant nursery. The applicant is requesting rezoning to allow for a Mixed Use PUD as shown on the concept plan. The proposed PUD Zoning and Land Use Designation is intended to facilitate the development of a residential community with a commercial component.

**MEMBERS' COMMENTS:**

**ADJOURNMENT:**



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727  
FAX: 352/ 360-6652

<b>Board Members:</b> City Manager Gary La Venia, Chairman City Engineer Duane Booth City Land Planner Greg Beliveau Jeff Gerling, Building Official Judd Wright, Fire Inspector Tracy Kelley, CDD	<b>Board Members:</b> Interim Chief Eric Luce, Police Department, Vice Chair Chief Donald Gilpin, Fire Department Dale Bogle, Public Works Director Lori Davis, Code Enforcement Seth Lynch, Lake County Public Works
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**MINUTES**  
**TECHNICAL REVIEW COMMITTEE**  
**MARCH 5, 2019**  
**10:00AM**

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- I. MEETING CALLED TO ORDER:** Meeting called to order 10:00 A.M.
- II. MEMBERS PRESENT:** Board members present with the exception of Fire Inspector Judd Wright, Lori Davis, Code Enforcement Officer, Interim Police Chief Eric Luce and Fire Chief Donald Gilpin.
- III. MINUTES FROM PREVIOUS MEETING:** Motion to approve meeting minutes from February 5, 2019 by Chairman La Venia. Second by Public Works Director Dale Bogle. Approved.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. Mirror Lake Village
- Eric Marks submitted a PUD Amendment Application on behalf of Avex Mirror Lake, LLC and Fruitland Park, LLC. Applicant requests an amendment to the existing PUD known as Mirror Lake Village. Applicant requests the maximum impervious surface ratio be increased to 50% as well as the front setback be reduced to 20 feet.
- CDD Kelley introduced Mirror Lake Village PUD Amendment Application. Applicant Eric Marks, President of Avex Homes, LLC, and Engineer Keith Riddle, Riddle Newman Engineering, Inc., both in attendance to present application. Applicant Marks explained PUD Amendment Application requests to increase impervious surface ratio to 50% while reducing front setbacks to 20 feet. Applicant Marks explained to comply with the current stormwater permit the existing pond capacity will be allocated to Phase 1; and Phase 2 will not be developed until the modification to the stormwater permit has been approved showing the pond has adequate capacity for both Phases. Applicant requests approval to move forward with Phase 1 construction while construction of Phase 2 infrastructure contingent upon approved stormwater permit. Engineer Riddle stated Andreyev Engineering, Inc. will be assisting with stormwater engineering. City Engineer Booth stated pipes and inlets for Phase 1 were previously designed to the 30% impervious surface ratio specifications. Applicant to resubmit plans to confirm system complies with impervious surface ratio increase to 50%. Engineer Booth stated applicant may move forward with the construction of eight (8)

additional homes per February 28, 2019 Commission approval. The remainder of Phase 1 shall not be constructed until the PUD Amendment is approved per City Commission.

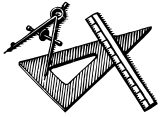
Draft Master Development Agreement Ordinance presented to Board members by City Planner Beliveau. City Planner Beliveau stated 20 foot front setback revision request would only be considered from home as the garages will require at least a 25 foot setback to accommodate larger vehicles. City Planner Beliveau to revise Ordinance to add Phase 2 contingency.

Public Works Director Bogle stated construction runoff is causing sand in storm drain. Applicant Marks responded he will address with company hired for construction clean-up. Public Works Director Bogle stated tree debris was previously dumped beside the stormwater pond behind the dirt pile. President Marks will verify if HOA has since placed barrier to deter trespassers.

**MEMBERS' COMMENTS:** None

**ADJOURNMENT:** 10:31 A.M.

DRAFT



# Wicks Engineering Services, Inc.

225 West Main Street ♦ Tavares, Florida 32778  
P (352) 343-8667 F (352) 343-8665

January 11, 2019

Ms. Tracy Kelley  
Community Development Director  
City of Fruitland Park  
506 West Berckman Street  
Fruitland Park FL 34731

RE: Dr. Rufus Holloway (Leesburg Fruit Company)  
PUD Rezoning

Dear Ms. Kelley,

Attached is the application and supporting information for the rezoning of the Holloway / Leesburg Fruit Company parcels that are located within the City Limits. The proposed rezoning is requested to allow the construction of a Mixed Community PUD as shown on the Concept Plan for the Project. The proposed PUD zoning and Land Use Designation is intended to facilitate the development of a residential community with a commercial component.

The application is accompanied with the appropriate fee and supporting documents. Please do not hesitate to contact me if you have any questions or comments regarding this application.

Sincerely,

*Ted Wicks*

Kenneth R. "TED" Wicks, P.E.

Enclosures

xc: Dr. Rufus Holloway

18158 / Permits / City / 2019-01-11 Cover Letter Rezone





**City of Fruitland Park, Florida**  
**Community Development Department**  
 1506 W. Berckman St., Fruitland Park, Florida 34731  
 Tel: (352) 360-6727 Fax: (352) 360-6652  
 www.fruitlandpark.org

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

## Development Application

Contact Information:

Owner Name: Leesburg Fruit Company, Inc. / Rufus M. Holloway, Trustee / Holloway Properties, Inc.  
 Address: 1616 Lakeshore Drive, Orlando, FL 32803  
 Phone: 407-837-8352 Email: RMHJR36@aol.com  
 Applicant Name: same as above  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Engineer Name: Ted Wicks, P.E., Wicks Engineering Services  
 Address: 255 W. Main Street, Tavares, FL 32778  
 Phone: 352-343-8667 Email: tedwicks@wicksengineering.com

Property and Project Information:

**PROJECT NAME\*:** Leesburg Fruit Company, Inc. PUD  
 \*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.  
 Property Address: East of CR 468  
 Parcel Number(s): See attached (multiple parcels) Section: 9 and 16 Township: 19 Range 24  
 Area of Property: 177.7 Nearest Intersection: CR 468 and Lewis Road  
 Existing Zoning: CPUD Existing Future Land Use Designation: MFHD  
 Proposed Zoning: PUD Proposed Future Land Use Designation: Mixed Residential/Commercial  
 The property is presently used for: Agriculture  
 The property is proposed to be used for: Residential with commercial along CR 468  
 Do you currently have City Utilities? No

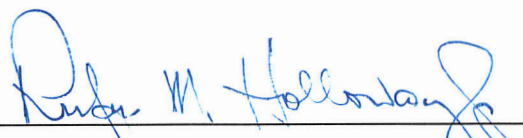
Application Type:

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Annexation      | <input type="checkbox"/> Comp Plan Amendment   | <input checked="" type="checkbox"/> Rezoning    | <input checked="" type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance        | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat                     |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan      | <input type="checkbox"/> Construction Plan      | <input type="checkbox"/> ROW/Plat Vacate                |
| <input type="checkbox"/> Site Plan       | <input type="checkbox"/> Minor Site Plan       | <input type="checkbox"/> Replat of Subdivision  |   |

Please describe your request in detail: Rezoning of property from CPUD to a Mixed Community PUD pursuant to the City adopted Comprehensive Plan and Land Development Regulations

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature:  Date: 1/9/19

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

# Development Application Checklist

## The Following are Required for ALL Development Applications:

- Legal Description (Word file req'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/](http://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     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, Section 154.030,10,G     Environmental Constraints
- Analyses:     Environmental Assessment     Traffic Impact Analysis     Preliminary Concurrence 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:  
(Preliminary Plan, Improvement Plan and Final Plat)     As Described in LDRs, Chapter 157

- 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 Kenneth R. "TED" Wicks, P.E.

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

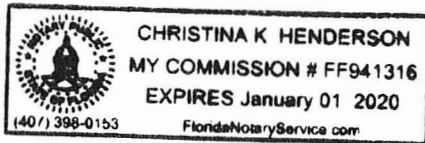
- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further 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 rezoning from CPUD to Mixed Community PUD to allow \_\_\_\_\_  
a mixed commercial / residential development

Kenneth Wicks  
Affiant (Applicant's Signature)

State of Florida  
County of Lake

The Foregoing instrument was acknowledged before me this 22 nd day of January, 20 19,  
by Kenneth R. (Ted) Wicks who is personally known to me or has produced  
\_\_\_\_\_ as identification and who ~~did~~ did not take an oath

(Notary Seal)



Notary Public - State of Florida  
Commission No FF941316  
My Commission Expires Jan. 1, 2020

Christina K Henderson  
Signature  
Christina K. Henderson  
Printed Name

### OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Rufus M. Holloway Jr.

\_\_\_\_\_, 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 rezoning from CPUD to Mixed Community PUD to allow a mixed  
commercial/residential development

- 3) That he/she has appointed Rufus M. Holloway, Jr. 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.

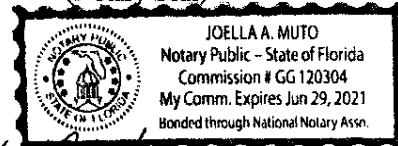
Rufus M. Holloway Jr.  
 Affiant (Owner's Signature)

State of Florida

County of Orange

The Foregoing instrument was acknowledged before me this 18 day of January, 20 19  
 by Rufus M. Holloway Jr. who is personally known to me or has produced  
 \_\_\_\_\_ as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida  
 Commission No GG120304  
 My Commission Expires 6/29/2021

Joella A. Muto  
 Signature  
Joella A. Muto  
 Printed Name

Rec 4.00  
Doc 146

WARRANTY DEED  
FROM INDIVIDUAL TO CORPORATION  
80 13783

RAMCO FORM 34

U.S. 701 PAGE 775  
6651

**This Warranty Deed** Made the 15th day of January A. D. 19 80 by  
DR. RUFUS M. HOLLOWAY, JR.  
hereinafter called the grantor, to  
HOLLOWAY PROPERTIES, INC.  
a corporation existing under the laws of the State of Florida with its permanent postoffice  
address at 1616 Lake Shore Drive, Orlando, Florida 32803  
hereinafter called the grantee:

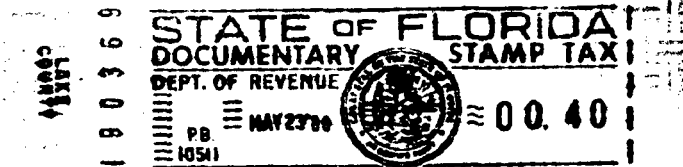
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-  
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake  
County, Florida, viz:

The South 594 feet of the W 1/2 of NE 1/4 of NE 1/4  
Section 16, Township 19, Range 24 East, Lake County,  
Florida,

Together with the existing irrigation system located  
on the property.

The above described property is not homestead property  
and the grantor does not now, nor has he ever resided  
thereon.



FILED AND RECORDED  
CLERK CIRCUIT COURT  
LAKE COUNTY FLA

MAY 23 11 18 AM '80

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-  
wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 19 79, and easements and restrictions of record, if any,  
but this reference thereto shall not operate to reimpose the same.

**In Witness Whereof,** the said grantor has hereunto set his hand and seal the day and year  
first above written.

Signed, sealed and delivered in our presence:

*[Signature]* Dr. Rufus M. Holloway, Jr.

STATE OF FLORIDA,  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Dr. Rufus M. Holloway, Jr.

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

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of  
January, A. D. 19 80.

*[Signature]*  
Notary Public  
My Commission Expires:

This Instrument prepared by:  
Address

THIS INSTRUMENT WAS PREPARED BY  
PHILIP A. THARP  
BRADFORD, THARP & FLETCHER  
P. O. BOX 875 ORLANDO, FLA. 32802

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JULY 18, 1981

P.O. Box 875  
Orlando, Florida 32802

Rec 2.00  
Doc .40

**This Warranty Deed** Made the 1st day of April A. D. 19 80 by Alene B. Holloway and Rufus M. Holloway, Jr., as Trustees of the Alene B. Holloway Revocable Trust dated November 25, 1975 (as amended) hereinafter called the grantor, to LEESBURG FRUIT COMPANY, INC.

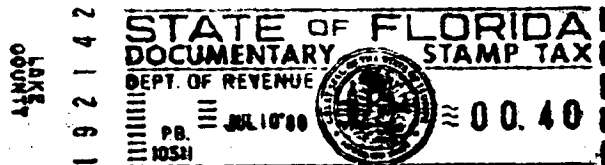
a corporation existing under the laws of the State of Florida with its permanent postoffice address at 1616 Lake Shore Drive, Orlando, Florida 32803 hereinafter called the grantee:

(Wherever 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)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

(See Attached Schedule "A")

The above described property is not homestead property and the grantors do not now, nor have they ever resided thereon.



CLERK CIRCUIT COURT  
LAKE COUNTY, FLA

JUL 10 1 12 PM '80

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 79, and easements and restrictions of record, if any, but this reference thereto shall not operate to reimpose the same.

have  
**In Witness Whereof,** the said grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signatures]*

Alene B. Holloway as Trustee  
Rufus M. Holloway Jr. as Trustee

STATE OF FLORIDA,  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Alene B. Holloway, as Trustee, and Rufus M. Holloway, Jr., as Trustee, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, A. D. 19 80

*[Signature]*  
Notary Public  
My Commission Expires;

This Instrument prepared by: BRADFORD, THARP & FLETCHER AT LARGE  
Address: P.O. BOX 875 ORLANDO, FLA. 32802  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 18, 1981

Return to:  
016 1616 Lake Shore Drive 32802

An undivided one-half interest in and to:

NW 1/4 of SE 1/4; N 495 feet of SW 1/4 of SE 1/4; N 165 feet of S 825 feet of W 1185 feet of SW 1/4 of SE 1/4; E 688 feet of W 1188 feet of S 1/2 of SW 1/4 of SE 1/4; W 1/2 of NE 1/4; N 1/2 of SE 1/4 of NE 1/4, Section 16, Township 19, Range 24 East, Lake County, Florida,

and an undivided one-half interest in and to:

The North 652.5 feet of the South 825 feet of the East 132 feet of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 19 So., Range 24 East, Lake County, Florida (LESS the parcel conveyed by Alene B. Holloway to John C. Bass and Louise Bass, his wife, by deed recorded in O.R. Book 460, page 636, Official Records of Lake County, Florida).

Together with the existing irrigation system located on the property.

SCHEDULE "A"

Rec 7.00 This Warranty Deed Made the 1st day of April A. D. 19 80 by Doc 40 RUFUS M. HOLLOWAY, JR., as Trustee of the Rufus M. Holloway, Jr. Revocable Trust dated January 20, 1978, hereinafter called the grantor, to

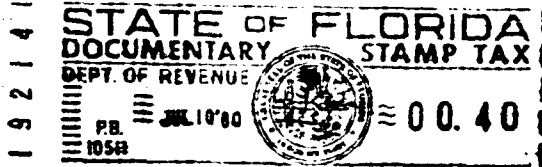
LEESBURG FRUIT COMPANY, INC. a corporation existing under the laws of the State of Florida with its permanent postoffice address at 1616 Lake Shore Drive, Orlando, Florida 32803 Hereinafter called the grantee:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

(SEE ATTACHED EXHIBIT "A")

The above described property is not homestead property and the grantor does not now, nor has he ever resided thereon.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 79, and easements and restrictions of record, if any, but this reference thereto shall not operate to reimpose the same.

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

Signed, sealed and delivered in our presence:

[Signatures of witnesses]

Rufus M. Holloway, Jr. as Trustee

STATE OF FLORIDA, COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Rufus M. Holloway, Jr., as Trustee

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

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, A. D. 1980.

[Signature] Notary Public My Commission Expires:

This Instrument prepared by: THIS INSTRUMENT WAS PREPARED BY: PHILIP A. THARP BRADFORD, THARP & FLETCHER P.O. BOX 875 ORLANDO, FLA. 32802

MY COMMISSION EXPIRES JULY 18, 1981

Jul 19 1 12 PM '80

Return to...



An undivided one-half interest in and to:

NW 1/4 of SE 1/4; N 495 feet of SW 1/4 of SE 1/4; N 165 feet of S 825 feet of W 1185 feet of SW 1/4 of SE 1/4; E 688 feet of W 1188 feet of S 1/2 of SW 1/4 of SE 1/4; W 1/2 of NE 1/4; N 1/2 of SE 1/4 of NE 1/4, Section 16, Township 19, Range 24 East, Lake County, Florida,

and an undivided one-half interest in and to:

The North 652.5 feet of the South 825 feet of the East 132 feet of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 19 So., Range 24 East, Lake County, Florida (LESS the parcel conveyed by Alene B. Holloway to John C. Bass and Louise Bass, his wife, by deed recorded in O.R. Book 460, page 636, Official Records of Lake County, Florida).

Together with the existing irrigation system located on the property.

EXHIBIT "A"

Rec 4.00  
Doc 45

WARRANTY DEED FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

81 31009

C.R. BOOK 737 PAGE 1771

**This Warranty Deed** Made the 4th day of November A. D. 19 81 by RUFUS M. HOLLOWAY, JR., as Trustee of the Rufus M. Holloway, Jr. Revocable Trust, dated January 20, 1978, as amended. hereinafter called the grantor, to

LEESBURG FRUIT COMPANY, INC.

a corporation existing under the laws of the State of Florida with its permanent postoffice address at 1616 Lake Shore Drive, Orlando, Florida 32803 hereinafter called the grantee:

(Wherever 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)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida. viz: An undivided seven-ninths interest in and to:

That portion of Block 46 in the Town of Fruitland Park, Florida, according to the plat thereof as recorded in Plat Book 3, page 8, of the Public Records of Lake County, Florida, described as: Begin at the Southwest corner of Block 46 (S 1/4 of Section 9, Township 19 S., Range 24 East, Lake County, Florida); run thence South 89° 46' 00" East along the South line of Block 46 for 400 feet; run thence North 00° 26' 10" East for 582.55 feet; run thence North 89° 33' 50" East for 36 feet; run thence North 00° 26' 10" East for 396.36 feet to the North line of said Block 46; run thence North 89° 29' 50" West along North line of said Block 46 for 433.48 feet to the Northwest corner of said Block 46; run thence South 00° 35' 00" East along West line of said Block 46 for 980.70 feet to the Point of Beginning.

The above real estate being part of the same real estate conveyed to Grantor as shown by Deed recorded ORB 704, page 554, of the Public Records of Lake County.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

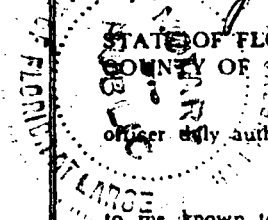
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1980, and easements and restrictions of record, if any, but this reference thereto shall not operate to reimpose the same.

**In Witness Whereof,** the said grantor has hereunto set his hand and seal the day and first above written.

Signed, sealed and delivered in our presence:

P. C. Gorman  
Betty E. Galbraith

Rufus M. Holloway, Jr.  
RUFUS M. HOLLOWAY, JR., as Trustee



STATE OF FLORIDA,  
COUNTY OF Lake

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

RUFUS M. HOLLOWAY, JR., as Trustee to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of November, A. D. 19 81.

Betty E. Galbraith

This Instrument prepared by: P. C. Gorman, Attorney  
Address P.O. Box 837, Leesburg, FL 32748

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 23 1983  
BONDED THRU GENERAL INS UNDERWRITERS

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
NOV 12 1981  
P.B. 10511

LAKE COUNTY

P. C. GORMAN, 59-0267520  
Attorney at Law, P.O. Box 837  
Leesburg, Florida 32748

CIP RECORDING  
RETURN TO

RECORDED AND RECORDED  
CLERK OF CIRCUIT COURT  
LAKE COUNTY, FLORIDA

NOV 12 10 20 AM '81

CFN 2003156521  
Bk 02463 Pg 0050; (1pg)  
DATE: 12/04/2003 10:04:16 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 5.00  
TRUST FUND 1.00  
DEED DOC 700.00

This instrument was prepared by  
and return to:  
Robert R. Cyrus  
Attorney and Counselor at Law  
Post Office Box 491635  
Leesburg, Florida 34749-1635

Property Appraiser's Parcel ID#:  
16-19-24-0001-000-00200

**WARRANTY DEED**  
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 1st day of December, 2003, between, **JACK BOYD SELF** as Trustee of **Sara Horton Self Revocable Trust**, whose address is 123 St. Andrews Street, Jackson, Mississippi 39211 of the County of Hinds, State of Mississippi, grantor, and **RUFUS M. HOLLOWAY JR, Trustee of the RUFUS M. HOLLOWAY, JR. FAMILY TRUST**, dated December 15, 1995, as amended and restated March 13, 2001, **RUFUS M. HOLLOWAY, JR., Settlor and Trustee**, whose address is 1616 Lakeshore Drive, Orlando, Florida 32803, of the County of Orange, State of Florida, grantee,

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

The North 726 feet of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 16, Township 19 South, Range 24 East, Lake County, Florida, containing eleven (11) acres.

THE FOREGOING PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR CONTIGUOUS THERETO AND THE GRANTOR RESIDES AT 123 St. Andrews Dr., Jackson, Mississippi 39211.

Together with the power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the above described property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

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

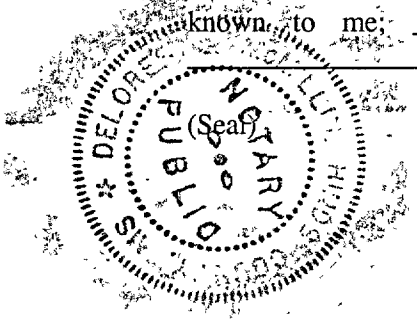
Signed, sealed, and delivered in our presence.

[Signature]  
Witness Signature  
FRED ADAMS JR.  
Witness Printed Name  
Alberta Pitts  
Witness Signature  
ALBERTA P. HHS  
Witness Printed Name

[Signature]  
JACK BOYD SELF as Trustee  
of Sara Horton Self Revocable Trust

STATE OF MISSISSIPPI  
COUNTY OF HINDS

The foregoing instrument was acknowledged before me this 1st day of December, 2003, by **JACK BOYD SELF** as Trustee of **Sara Horton Self Revocable Trust**, X who is personally known to me; \_\_\_\_\_ who produced identification Type of identification produced: \_\_\_\_\_



Delores McMillan  
Notary Public  
Exp. date: 9/27/05

This instrument prepared by and returnable to:

Richard W. Hennings, P. A.  
205 North Joanna Avenue  
Tavares, Florida 32778  
Telephone 352-343-3335



FOR CLERK'S USE ONLY

### WARRANTY DEED

**THIS INDENTURE** made this 25 day of June 2015, between **Stokes Family Partnership, LTD, a Florida limited partnership**, whose address is P. O. Box 1345, New Smyrna Beach, FL 32170, grantor, and **Rufus M. Holloway, individually**, whose address is 1616 Lake Shore Drive, Orlando, FL 32803, grantee.

**Witnesseth:** That said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **LAKE** County, Florida, to-wit:

A portion of Lots 1, 2 and 3, Block 46, TOWN OF FRUITLAND PARK, FLORIDA, according to the plat thereof, as recorded in Plat Book 3, Page 8, of the Public Records of Lake County, Florida, all being more particularly described as follows: From the Southwest corner of Block 46, run East 400 feet to Point of Beginning; North 582.55 feet, East 36 feet, North 396.36 feet to North line of Block 46, East to Northeast corner of Block 46, South to Southeast corner Block 46, West to Point of Beginning, Section 9, Township 19 South, Range 24 East, Lake County, Florida.

LESS AND EXCEPT: Commence at the Southwest corner of aforesaid Block 46 (also being the South 1/4 corner of Section 9, Township 19 South, Range 24 East); thence South 89°43 '16" East, along the South line of Block 46, a distance of 400.00 feet; thence North 00°26'56" East, 342.53 feet, for the point of

beginning; from said point of beginning continue North 00°26'56" East, 239.91 feet; thence South 89°33'50" East, 36.00 feet; thence North 00°25'26" East 396.16 feet, to the South line of Urick Street (a 50 foot right-of-way); thence along said South right-of-way line, South 89°30'00" East, 400.00 feet; thence South 00°26'10" West, 629.00 feet thence South 89°33'50" West, 436.00 feet, to the Point of Beginning.

SUBJECT TO taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**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:

**Stokes Family Partnership, LTD,  
a Florida limited partnership**

*Douglas D. Hodson Sr.*

Douglas D. Hodson, Sr., individually, as  
General Partner

*Richard W. Hennings*

Witness signature

Richard W. Hennings

Name of witness printed, typed, or stamped

*Jeffrey V. Carlino*

Witness signature

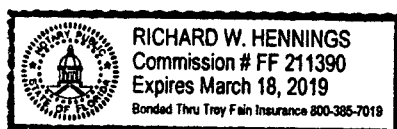
Jeffrey V. Carlino

Name of witness printed, typed, or stamped

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 25 day of June 2015 by Douglas D. Hodson, Sr., as general partner of Stokes Family Partnership, LTD, who did not take an oath and  who produced a Driver's License as identification  who is personally known to me (Put a  in applicable box).



*Richard W. Hennings*

Notary signature

Richard W. Hennings

Name of notary printed, typed, or stamped

Notary Public

My commission expires:

*[Handwritten signature]*

Witness signature

NANCY LISA CHOREBANIAN

Name of witness printed, typed, or stamped

*[Handwritten signature]*

Witness signature

Winona M. Hinkel

Name of witness printed, typed, or stamped

Stokes Family Partnership, LTD,  
a Florida limited partnership

*Lauren Ann Jones as Trustee of the Lauren Ann Jones Revocable Living Trust, dated December 23, 2009, as amended, as General Partner*

Lauren Ann Jones, as Trustee of the Lauren Ann Jones Revocable Living Trust, dated December 23, 2009, as amended, as General Partner

STATE OF ARIZONA  
COUNTY OF Pima

The foregoing instrument was acknowledged before me this 25 day of June 2015 by Lauren Ann Jones, as Trustee of the Lauren Ann Jones Revocable Living Trust, dated December 23, 2009, as amended, as general partner of Stokes Family Partnership, LTD, who did not take an oath and  who produced a Driver's License as identification  who is personally known to me (Put a  in applicable box).

*[Handwritten signature]*

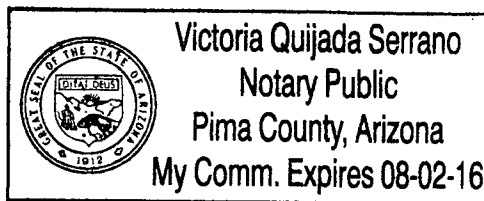
Notary signature

Victoria Quijada Serrano

Name of notary printed, typed, or stamped

Notary Public

My commission expires: 08/02/2016



PREPARED BY AND AFTER RECORDING  
RETURN TO:  
Thomas D. Sims, Esquire  
Johnson Pope Bokor Ruppel & Burns, LLP  
333 Third Avenue North, Suite 200  
St. Petersburg, Florida 33701  
Property Appraisers Identification  
16-19-24-0002-000-00600

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 6th day of September, 2017, by and among the following parties:

**GRANTORS:** William H. Cauthen, individually, and as Trustee of the Clear Mountain Land Trust, dated February 27, 1996, whose address is 215 N. Joanna Avenue, Tavares, Florida 32778

**GRANTEE:** Rufus M. Holloway, Jr., a married man, whose address is 1616 Lakeshore Drive, Orlando, Florida 32803

**WITNESSETH:**

The Grantors, herein for and in consideration for the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, release, convey and confirm to the Grantee, and to its successors and assigns forever, all of Grantors' right, title and interest in and to that certain real property situate, lying and being in Lake County, more particularly described as follows:

**THE EAST 756 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

**SUBJECT** to easements, reservations, and restrictions of record, if any, which are specifically not reimposed or extended hereby and to taxes for the year 2017 and subsequent years, which are not yet due and payable.

This deed is prepared without survey or title examination, based on information provided by the parties to this transaction.

This is not the homestead of the Grantors.

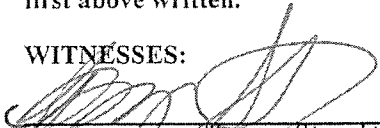
This is a distribution from a Trust to its Beneficiary, not pursuant to a sale, and only minimum documentary stamp tax is required.


**TOGETHER** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining, and the Grantors do hereby covenant that Grantors do fully warrant the title to the above described real estate so hereby conveyed and will defend the same against the lawful claims, arising out of events occurring prior to the recording of this Deed, of all persons claiming by, through or under the Grantors, but against none other.

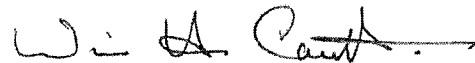
TO HAVE AND TO HOLD the same to the Grantee, his successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, the Grantors have set their hands and seals on the day and year first above written.

WITNESSES:

  
Print Name: Terry Strait

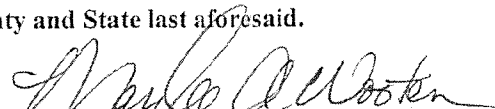
  
Print Name: Marylee Wooten

  
William H. Cauthen, individually, and as Trustee of the Clear Mountain Land Trust, dated February 27, 1996

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this 6th day of September, 2017, before me appeared William H. Cauthen, individually, and as Trustee of the Clear Mountain Land Trust, dated February 27, 1996, who is personally known to me or who has produced a as identification, and he acknowledged the execution of this Special Warranty Deed for the uses and purposes expressed therein.

WITNESS my signature and official seal in the County and State last aforesaid.

  
NOTARY PUBLIC

4177844





**PREPARED BY AND AFTER RECORDING**

**RETURN TO:**

Thomas D. Sims, Esquire  
Johnson Pope Bokor Ruppel & Burns, LLP  
333 Third Avenue North, Suite 200  
St. Petersburg, Florida 33701  
Property Appraisers Identification  
16-19-24-0002-000-05400

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 6th day of September, 2017, by and among the following parties:

**GRANTORS:** William H. Cauthen, individually, and as Trustee of the Clear Mountain Land Trust, dated February 27, 1996, whose address is 215 N. Joanna Avenue, Tavares, Florida 32778

**GRANTEE:** Rufus M. Holloway, Jr., a married man, whose address is 1616 Lakeshore Drive, Orlando, Florida 32803

**WITNESSETH:**

The Grantors, herein for and in consideration for the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, release, convey and confirm to the Grantee, and to its successors and assigns forever, all of Grantors' right, title and interest in and to that certain real property situate, lying and being in Lake County, more particularly described as follows:

**THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 50 FEET THEREOF AND LESS COUNTY ROAD RIGHT OF WAY.**

**SUBJECT** to easements, reservations, and restrictions of record, if any, which are specifically not reimposed or extended hereby and to taxes for the year 2017 and subsequent years, which are not yet due and payable.

This deed is prepared without survey or title examination, based on information provided by the parties to this transaction.

This is not the homestead of the Grantors.

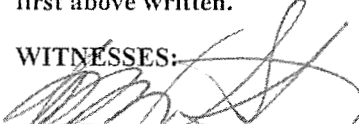
This is a distribution from a Trust to its Beneficiary, not pursuant to a sale, and only minimum documentary stamp tax is required.

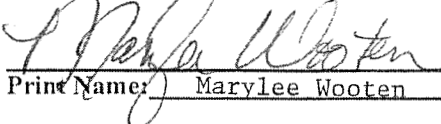
**TOGETHER** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining, and the Grantors do hereby covenant that Grantors do fully warrant the title to the above described real estate so hereby conveyed and will defend the same against the lawful claims, arising out of events occurring prior to the recording of this Deed, of all persons claiming by, through or under the Grantors, but against none other.

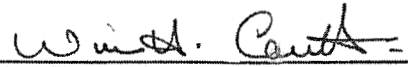
TO HAVE AND TO HOLD the same to the Grantee, his successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, the Grantors have set their hands and seals on the day and year first above written.

WITNESSES:

  
Print Name: Terry Strait

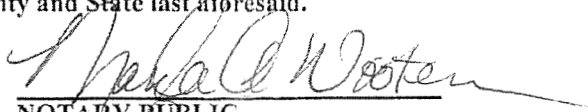
  
Print Name: Marylee Wooten

  
William H. Cauthen, individually, and as Trustee of the Clear Mountain Land Trust, dated February 27, 1996

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this 6th day of September, 2017, before me appeared William H. Cauthen, individually, and as Trustee of the Clear Mountain Land Trust, dated February 27, 1996, who is personally known to me or who has produced a as identification, and he acknowledged the execution of this Special Warranty Deed for the uses and purposes expressed therein.

WITNESS my signature and official seal in the County and State last aforesaid.

  
NOTARY PUBLIC

4177835



**PREPARED BY AND AFTER RECORDING**

**RETURN TO:**

Thomas D. Sims, Esquire  
Johnson Pope Bokor Ruppel & Burns, LLP  
333 Third Avenue North, Suite 200  
St. Petersburg, Florida 33701  
Property Appraisers Identification  
16-19-24-0002-000-00600

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made effective this 7<sup>th</sup> day of ~~August~~ <sup>September</sup>, 2017, by and among the following parties:

**GRANTOR:** Rufus M. Holloway, Jr., a married man, whose address is 1616 Lakeshore Drive, Orlando, Florida 32803

**GRANTEE:** Rufus M. Holloway, Jr., as Trustee of the Rufus M. Holloway, Jr. Family Trust dated December 15, 1995, as amended and restated September 24, 2014, as amended from time to time, whose address is 1616 Lakeshore Drive, Orlando, Florida 32803

**WITNESSETH:**

The Grantor, herein for and in consideration for the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms to the Grantee, and to its successors and assigns forever, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in Lake County, more particularly described as follows:

**THE EAST 756 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.**

**SUBJECT** to easements, reservations, and restrictions of record, if any, which are specifically not reimposed or extended hereby and to taxes for the year 2017 and subsequent years, which are not yet due and payable.

This deed is prepared without survey or title examination, based on information provided by the parties to this transaction.

This is not the homestead of the Grantor.

This is a conveyance to Trustee not pursuant to a sale, and only minimum documentary stamp tax is required.

Full power and authority is granted to Grantee and all Successor Trustees, to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the land or any part of it; no person dealing with the Trustee or all Successor Trustees shall be bound to see to the application of

any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining, and the Grantor does hereby covenant that Grantor does fully warrant the title to the above described real estate so hereby conveyed and will defend the same against the lawful claims, arising out of events occurring prior to the recording of this Deed, of all persons claiming by, through or under the Grantor, but against none other.

TO HAVE AND TO HOLD the same to the Grantee, its successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on the day and year first above written.

WITNESSES:

*Andrea Atkins*

Print Name: Andrea Atkins

*Rufus M. Holloway, Jr.*

Rufus M. Holloway, Jr.

*Michael Rosenfield*

Print Name: MICHAEL ROSENFELD

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this 26 day of August, 2017, before me appeared Rufus M. Holloway, Jr., who is personally known to me or who has produced a DRIVER'S LICENSE as identification, and he acknowledged the execution of this Special Warranty Deed for the uses and purposes expressed therein.

WITNESS my signature and official seal in the County and State last aforesaid.



*Michael D Rosenfield*

NOTARY PUBLIC

4179095

1

**PREPARED BY AND AFTER RECORDING**

**RETURN TO:**

Thomas D. Sims, Esquire  
Johnson Pope Bokor Ruppel & Burns, LLP  
333 Third Avenue North, Suite 200  
St. Petersburg, Florida 33701  
Property Appraisers Identification  
16-19-24-0002-000-05400

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made effective this 7<sup>th</sup> day of September, 2017, by and among the following parties:

**GRANTOR:** Rufus M. Holloway, Jr., a married man, whose address is 1616 Lakeshore Drive, Orlando, Florida 32803

**GRANTEE:** Rufus M. Holloway, Jr., as Trustee of the Rufus M. Holloway, Jr. Family Trust dated December 15, 1995, as amended and restated September 24, 2014, as amended from time to time, whose address is 1616 Lakeshore Drive, Orlando, Florida 32803

**WITNESSETH:**

The Grantor, herein for and in consideration for the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms to the Grantee, and to its successors and assigns forever, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in Lake County, more particularly described as follows:

**THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 50 FEET THEREOF AND LESS COUNTY ROAD RIGHT OF WAY.**

**SUBJECT** to easements, reservations, and restrictions of record, if any, which are specifically not reimposed or extended hereby and to taxes for the year 2017 and subsequent years, which are not yet due and payable.

This deed is prepared without survey or title examination, based on information provided by the parties to this transaction.

This is not the homestead of the Grantor.

This is a conveyance to Trustee not pursuant to a sale, and only minimum documentary stamp tax is required.

Full power and authority is granted to Grantee and all Successor Trustees, to protect,





## Detail by Entity Name

Florida Profit Corporation

**LEESBURG FRUIT COMPANY, INC.**

### Principal Address

1616 LAKE SHORE DR  
ORLANDO, FL 32803

Changed: 02/09/2017

### Mailing Address

1616 LAKE SHORE DR  
ORLANDO, FL 32803

Changed: 02/09/2017

### Registered Agent Name & Address

**HOLLOWAY JR, R M**

1616 LAKE SHORE DR  
ORLANDO, FL 32803

Address Changed: 03/24/2002

### Officer/Director Detail

#### **Name & Address**

Title President

Holloway, Rufus Madison  
1616 LAKE SHORE DR  
ORLANDO, FL 32803





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

**REZONING – MIXED USE PUD**

**Applicant:** Ted Wicks, P.E., Wicks Engineering Services

**Owner:** Rufus Holloway, Leesburg Fruit Company, Inc.  
William H. Cauthen, Trustee

**General Location:** South of Urick Street and East of CR 468

**Number of Acres:** 177 ± acres

**Existing Zoning:** Commercial PUD

**Proposed Zoning:** Mixed Use Planned Unit Development (MUPUD)

**Existing Land Use:** Mixed Community

**Date:** April 29, 2019

**Description of Project**

The Subject site is currently utilized as a nursery. In 2015 the applicant submitted a request for a Commercial PUD to utilize the site as a solar energy farm and continue the agricultural practices onsite. The applicant is requesting an amendment/rezoning to the PUD to allow for a Mixed Use Planned Unit Development (PUD) consisting of neighborhood commercial uses (6 acres), a 220 bed assisted living facility (ALF), and 700 SF residential units at a gross density of 3.97 units/ acre. The proposed typical lot size is 50' x 125' (6, 250 SF) and the minimum square footage of residential units is 1,300. The proposed development will generate approximately 1,869 residents based on persons per household of 2.67. Primary site access is from Martin Luther King Blvd. and CR 468.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	R-3, R-2, PFD	SFLD, MFHD & Intuitional
<b>South</b>	County Agriculture	County Urban High Density
<b>East</b>	County Agriculture and Leesburg R-3	County Urban High Density
<b>West</b>	County R-1	County Urban Medium Density

**Assessment**

The applicant has revised the master plan. The conceptual master plan meets FLU Policy 1-1.9 regarding the percentages of mixed land uses. The commercial uses are proposed to be C-1 uses. The applicant has indicated that a 30% maximum building coverage for the lots is sufficient.

The applicant is still proposing only one (1) lot size. Pursuant to FLU Policies 1-2.2 and 1-3.2 new development shall provide a variety of housing types and sizes. The applicant indicated that a market study conducted indicates that the proposed lot size is appropriate; however, no data was submitted to support this.

The proposed development will generate approximately 1,869 residents based on persons per household of 2.67. The concept plan identifies 2 parks, one active and one passive. Within the active park, a playground is noted; however, pursuant to Recreation Policy 6-1.1, additional recreation amenities are warranted.

### **Recommendation**

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Revise the master plan to comply with FLU Policies 1-2.2 and 1-3.2 and provide additional recreation amenities such as trails, equipped playground, basketball court, picnic area, etc.

**ORDINANCE 2019 -**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 177 ± ACRES OF THE PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK TO MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been submitted by Wicks Engineering Services, Inc. as applicant, on behalf of Leesburg Fruit Company, Inc. Owner, requesting that approximately 177 acres of real property within the city limits of Fruitland Park generally located south of Urick Street and east of CR 468 (the “Property”) be rezoned from Commercial Planned Unit Development (CPUD) to Mixed Use Planned Unit Development (MUPUD); and

**WHEREAS**, the petition bears the signature of all applicable parties; and

**WHEREAS**, the required notice of the proposed rezoning has been properly published; and

**WHEREAS**, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1. The following described property consisting of approximately 177 ± acres of land generally located south of Urick Street and east of CR 468 shall hereafter be designated as MUPUD, Mixed Use Planned Unit Development, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit “A”.

Section 2. That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_

Chris Cheshire, Mayor  
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

\_\_\_\_\_

Esther Coulson, CMC, City Clerk

\_\_\_\_\_

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**FROM** THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 660 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 AND **THE POINT OF BEGINNING OF THIS DESCRIPTION**; THENCE WEST A DISTANCE OF 1320 FEET MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 1064 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LESS THE SOUTH 50 FEET; THENCE WEST 1320 FEET MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE NORTH ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 940 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 330 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE EAST ALONG SAID NORTH LINE 756 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF OLIVE AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE 980.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF URICK STREET; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF URICK STREET A DISTANCE OF 433.48 FEET; THENCE SOUTH 396.36 FEET; THENCE WEST 36.00 FEET; THENCE SOUTH 582.55 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE EAST 1580 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 660 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 660 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**AND ALSO:**

FROM THE SOUTHWEST CORNER OF BLOCK 46, RUN EAST 400 FEET TO THE POINT OF BEGINNING; THENCE NORTH 582.55 FEET; THENCE EAST 36 FEET; THENCE NORTH 396.36 FEET TO NORTH LINE OF BLOCK 46; THENCE EAST TO NORTHEAST CORNER OF BLOCK 46; THENCE SOUTH TO THE SOUTHEAST CORNER OF BLOCK 46; THENCE WEST

TO POINT OF BEGINNING. SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**LESS THE FOLLOWING DESCRIBED PARCEL:**

A PORTION OF LOTS 2 AND 3, BLOCK 46, TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID BLOCK 46, (ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST); THENCE SOUTH 89°43'16" EAST, ALONG THE SOUTH LINE OF BLOCK 46, A DISTANCE OF 400.00 FEET; THENCE NORTH 00°26'56" EAST, 342.53 FEET, FOR THE POINT OF BEGINNING OF THIS PARCEL; FROM SAID POINT OF BEGINNING CONTINUE NORTH 00°26'56" EAST, 239.91 FEET; THENCE SOUTH 89°33'50" EAST, 36.00 FEET; THENCE NORTH 00°25'26" EAST, 396.16 FEET, TO THE SOUTH LINE OF URICK STREET, (A 50 FOOT RIGHT-OF WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°30'00" EAST, 400.00 FEET; THENCE SOUTH 00°26'10" WEST, 629.00 FEET; THENCE SOUTH 89°33'50" EAST, 436.00 FEET, TO THE POINT OF BEGINNING.

## MASTER DEVELOPMENT AGREEMENT

**THIS AGREEMENT** is entered into and made as of the \_\_\_\_th day of \_\_\_\_\_, 2019, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the "City"), and Leesburg Fruit Company, Inc. and William H. Cauthen, Trustee (hereinafter referred to as the "Owner").

### RECITALS

1. The Owner desires to rezone approximately 177 ± 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 "Commercial Planned Unit Development (CPUD)" with a future land use designation on the City of Fruitland Park Future Land Use Map of "Mixed Community."
3. Owner has filed applications for rezoning for the Property as a mixed use planned unit development.
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. Conditions Precedent.** 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. Land Use/Development.** Development of the Property shall be substantially consistent with the "Conceptual Site Plan" prepared by Wicks Engineering Services, Inc., dated February 25, 2019, and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development/Mixed Use) 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. Detached Single family residential not to exceed seven hundred (700) units.
- b. Assisted Living Facilities, not to exceed 220 beds.
- c. Nursing home.
- d. Church/Religious Facilities.
- e. All permitted C-1 uses.
- f. Convenience store with fuel operations.
- g. Restaurants.
- h. Banks.
- i. Athletic/Sports Facilities.
- j. Passive and Active Recreation Facilities.
- k. Temporary modular office uses shall be allowed during construction.
- l. Agricultural uses currently conducted onsite.
- m. Total Commercial square footage shall not exceed forty-eight thousand (48,000) square feet.

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

- a. The minimum living area shall be 1,300 square feet for the detached single family homes.
- b. The minimum lot size shall be six thousand two hundred fifty (6,250) square feet.
- c. The minimum lot width for detached single family shall be 50 feet with a minimum lot depth of 125 feet.
- d. The maximum building coverage for detached single family shall be thirty percent (30%).
- e. Minimum Setback requirements for detached residential units shall be:

Front: Local Roadways - Twenty feet (20')  
Garage Setback from Roadway - Twenty-five feet (25')

Side: Local Roadways - Fifteen feet (15')  
Another Lot - Five feet (5')

Rear: Local Roadway- Fifteen feet (15')  
Another Lot - Ten feet (10')



Accessories Setback: All new accessory structures shall be located no closer to the property line than five feet (5').

- f. Maximum building height shall be limited to thirty five feet (35').
- g. Parking: The Applicant will be required to meet the parking requirements of the Fruitland Park Land Development Code for the proposed uses.
- h. An equipped playground and basketball court shall be provided within the active park. Picnic tables and trails shall be provided within the passive park.

**Section 6. Residential Design Standards.** Design Standards shall be as follows:

a. **Architectural Features** - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. 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

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 any type of lap siding and/or stucco.
- 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.)
- 3) 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.

**Section 7. Commercial and Institutional Development Standards.** Development Standards shall be as follows:

a. Minimum Setback requirements for commercial shall be:

Front: CR 468 - Thirty feet (30')  
Local Roadways - Twenty feet (20')

Side: Local Roadways - Twenty feet (20')  
Another Lot - Ten feet (10')

A zero (0) side setback is allowed on one side provided there is a minimum ten feet setback on the opposite side and provided requirements for fire and building codes are met.

Rear: Local Roadway - Twenty feet (20')  
Another Lot - Fifteen feet (15')

Accessories Setback: All accessory structures shall be located no closer to the property line than ten feet (10').

- b. The maximum impervious surface ratio for the property (which includes building coverage) shall be limited to eighty percent (80%).
- c. Maximum building height shall be limited to two (2) stories (from finished grade).
- d. Parking: The Applicant will be required to meet the parking requirements of the Fruitland Park Land Development Regulations.
- e. Commercial access: Access to the commercial development areas shall be primarily from the entrance boulevard with access to CR 468. Pedestrian access shall be provided from the residential areas to the commercial area utilizing a trail system which shall be reviewed during the site plan or subdivision review process.
- f. The maximum floor area ratio shall be seventy percent (70% or 0.70) and the maximum impervious surface ratio shall be eighty percent (80% or 0.80).

**Section 8. Commercial and Institutional Design Standards.** The Applicant shall be required to meet the nonresidential design standard requirements of the Fruitland Park Land Development Regulations.

**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 CR 468 and one access on MLK Blvd. The primary access shall be through a divided landscaped boulevard type road. Actual location and design of the boulevard shall be determined during the Site Plan and/or Preliminary Subdivision Plan review process and shall include consideration of sidewalks on both sides of the boulevard, recreation paths etc. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee 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.
- 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 Permittee 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. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
- f. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.
- g. At such time that traffic signals are warranted at the proposed project entrance, the Permittee shall pay their pro-rata share of the cost of the signal(s) as determined by City staff.

**Section 10. Lighting.** 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 when available. 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. Impact Fees.** 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 schedule at the time of building permit is issued.

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.** 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 thirty (30') landscape buffer along Urick Street and along CR 468; a twenty-five foot (25') buffer along all other property boundaries 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 southern property boundary adjacent to the property owned by the Developer in the City of Leesburg; however, should that property be sold a ten foot (10') buffer shall be required. 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. Stormwater Management.** 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. Title Opinion.** 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. Binding Effect; Assignability.** This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their 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. Waiver; Remedies.** 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. Notice.** 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:

<b>As to City:</b>	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
<b>Copy to:</b>	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
<b>As to Owner:</b>	Rufus Holloway Leesburg Fruit Company, Inc. 1616 Lakeshore Drive Orlando, FL 32803  William H. Cauthen, Trustee 215 N. Joanna Ave. Tavares, FL 32778
<b>Copy to:</b>	

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**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 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:**

_____	By: _____
Witness Signature	Signature
_____	_____
Print Name	Print Name
_____	_____
Witness Signature	Signature
_____	_____
Print Name	Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of

\_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_ who are personally known to me or who have produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Notary Public  
Notary Public - State of Florida  
Commission No \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

ACCEPTED BY THE CITY OF  
FRUITLAND PARK

Approved as to form and  
Legality for use and reliance  
by the City of Fruitland Park

By: \_\_\_\_\_  
Chris Cheshire, Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney  
This instrument prepared by:

ATTEST: \_\_\_\_\_  
Esther B. Coulson  
City Clerk

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_, \_\_\_\_\_, City Clerk of the City of Fruitland Park, Florida, who are personally known to be me and they acknowledge executing the same freely and voluntarily under authority vested in them and that the seal affixed thereto is the true and corporate seal of the City of Fruitland Park, Florida.

\_\_\_\_\_  
Notary Public  
Notary Public - State of Florida  
Commission No \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



EXHIBIT "A"  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**FROM** THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 660 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**; THENCE WEST A DISTANCE OF 1320 FEET MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 1064 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LESS THE SOUTH 50 FEET; THENCE WEST 1320 FEET MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE NORTH ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 940 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 330 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE EAST ALONG SAID NORTH LINE 756 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF OLIVE AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE 980.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF URICK STREET; ;THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF URICK STREET A DISTANCE OF 433.48 FEET; THENCE SOUTH 396.36 FEET; THENCE WEST 36.00 FEET; THENCE SOUTH 582.55 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE EAST 1580 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 660 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 660 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**AND ALSO:**

FROM THE SOUTHWEST CORNER OF BLOCK 46, RUN EAST 400 FEET TO THE POINT OF BEGINNING; THENCE NORTH 582.55 FEET; THENCE EAST 36 FEET; THENCE NORTH 396.36 FEET TO NORTH LINE OF BLOCK 46; THENCE EAST TO NORTHEAST CORNER OF BLOCK 46; THENCE SOUTH TO THE SOUTHEAST CORNER OF BLOCK 46; THENCE WEST TO POINT OF BEGINNING. SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**LESS THE FOLLOWING DESCRIBED PARCEL:**

A PORTION OF LOTS 2 AND 3, BLOCK 46, TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID BLOCK 46, (ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST); THENCE SOUTH 89°43'16" EAST, ALONG THE SOUTH LINE OF BLOCK 46, A DISTANCE OF 400.00 FEET; THENCE NORTH 00°26'56" EAST, 342.53 FEET, FOR THE POINT OF BEGINNING OF THIS PARCEL; FROM SAID POINT OF BEGINNING CONTINUE NORTH 00°26'56" EAST, 239.91 FEET; THENCE SOUTH 89°33'50" EAST, 36.00 FEET; THENCE NORTH 00°25'26" EAST, 396.16 FEET, TO THE SOUTH LINE OF URICK STREET, (A 50 FOOT RIGHT-OF WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°30'00" EAST, 400.00 FEET; THENCE SOUTH 00°26'10" WEST, 629.00 FEET; THENCE SOUTH 89°33'50" EAST, 436.00 FEET, TO THE POINT OF BEGINNING.

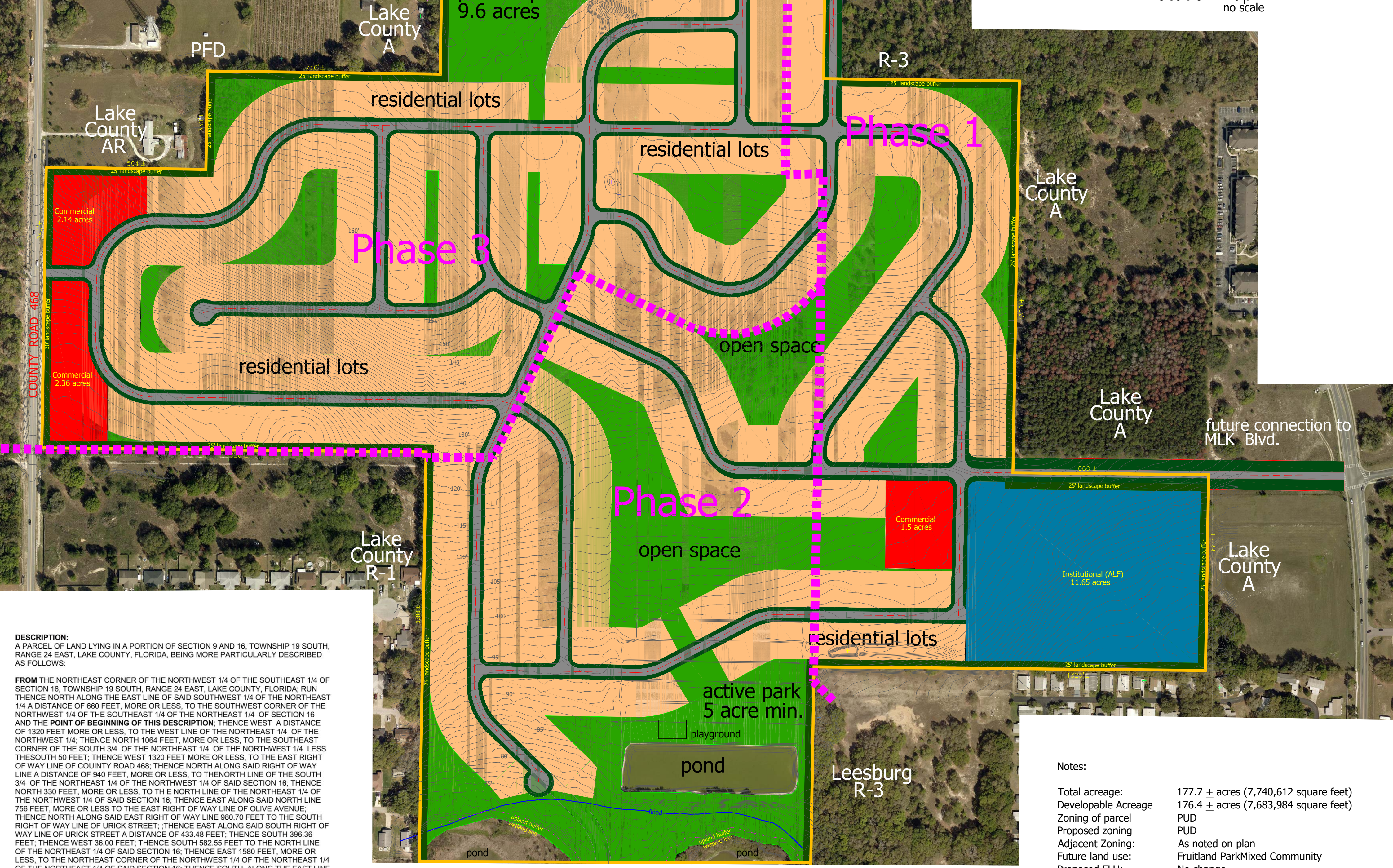
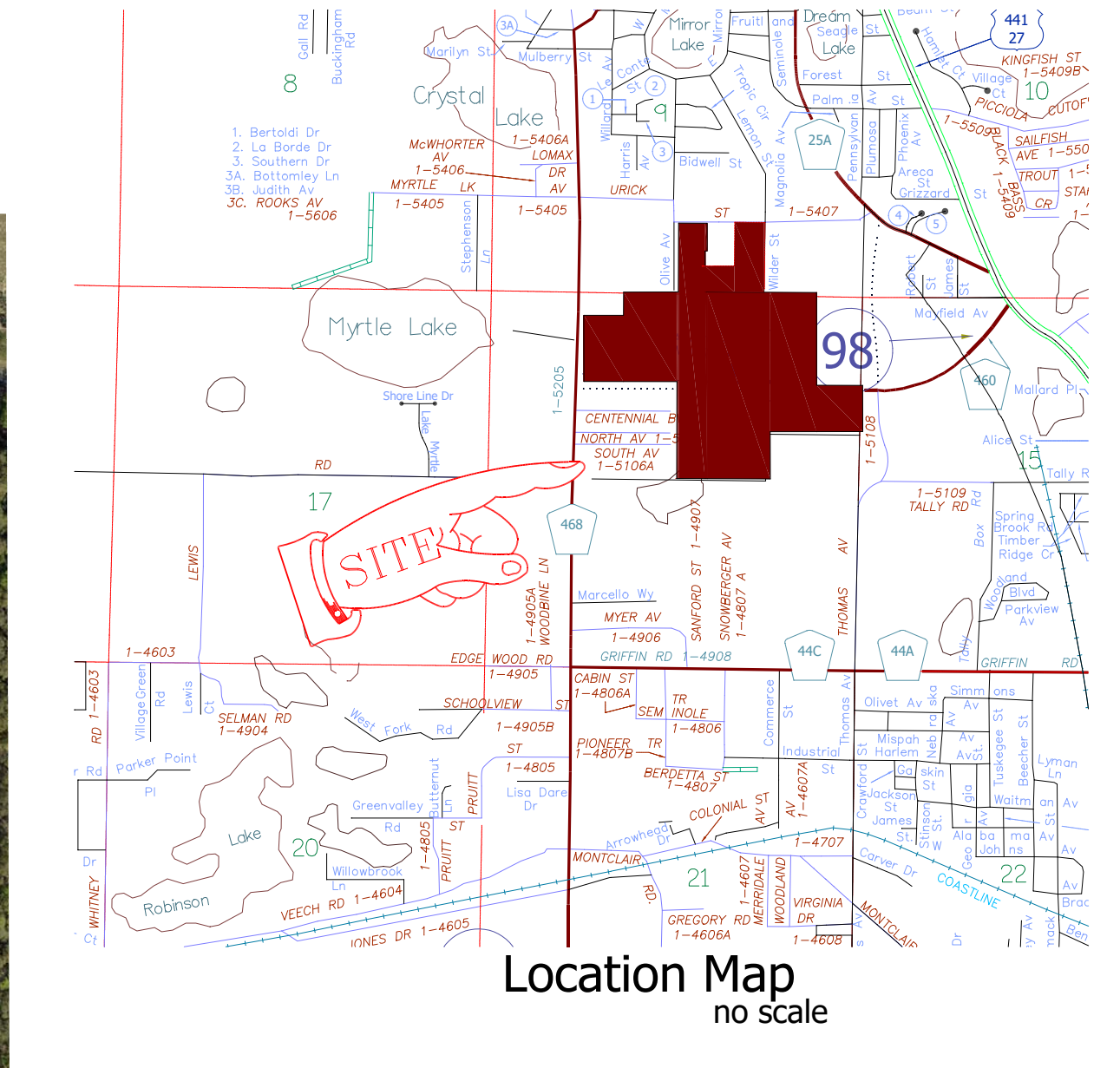
**EXHIBIT "B"**

**THE PLAN**

DRAFT



Owner:  
 Holloway Properties, Inc.  
 1616 Lake Shore Drive  
 Orlando, Florida 32803  
 Leesburg Fruit Company, Inc.  
 1616 Lake Shore Drive  
 Orlando, Florida 32803  
 Rufus M. Holloway, Trustee  
 1616 Lake Shore Drive  
 Orlando, Florida 32803  
 Agent:  
 Wicks Engineering Services, Inc.  
 Ted Wicks  
 225 West Main Street  
 Tavares, Florida 32757  
 (352) 343-8667



**DESCRIPTION:**  
 A PARCEL OF LAND LYING IN A PORTION OF SECTION 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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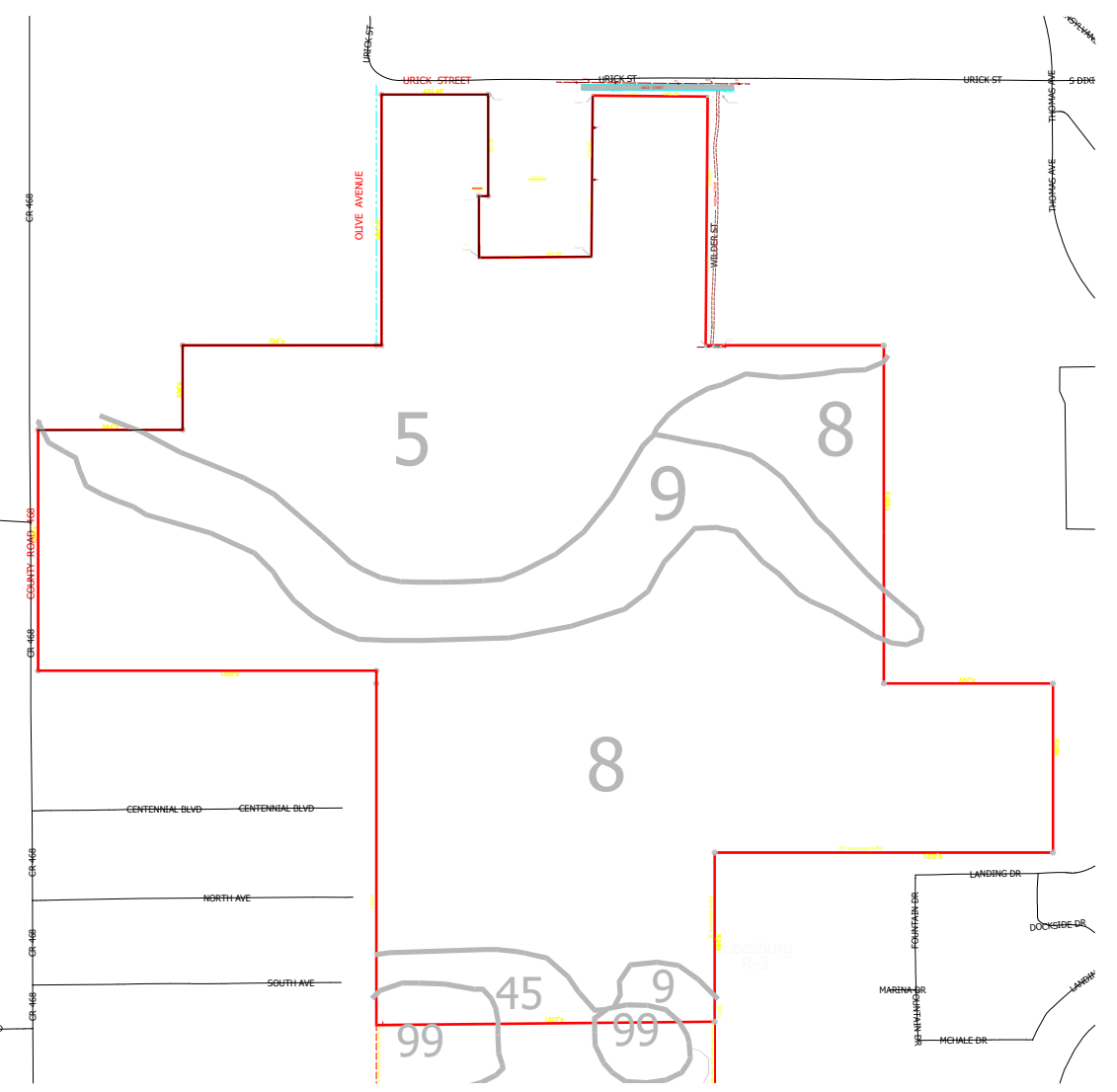
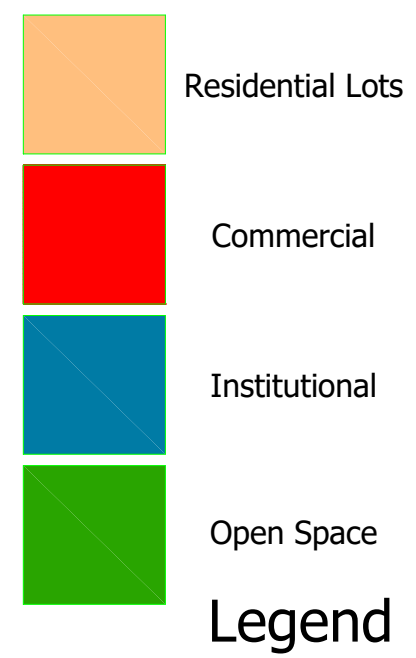
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**LESS THE FOLLOWING DESCRIBED PARCEL:**

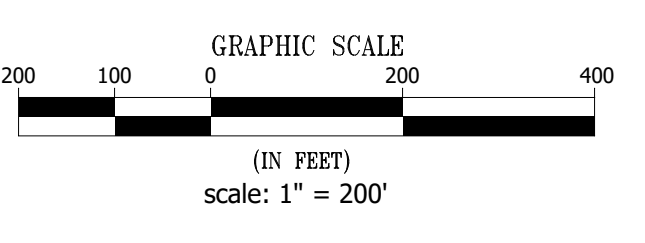
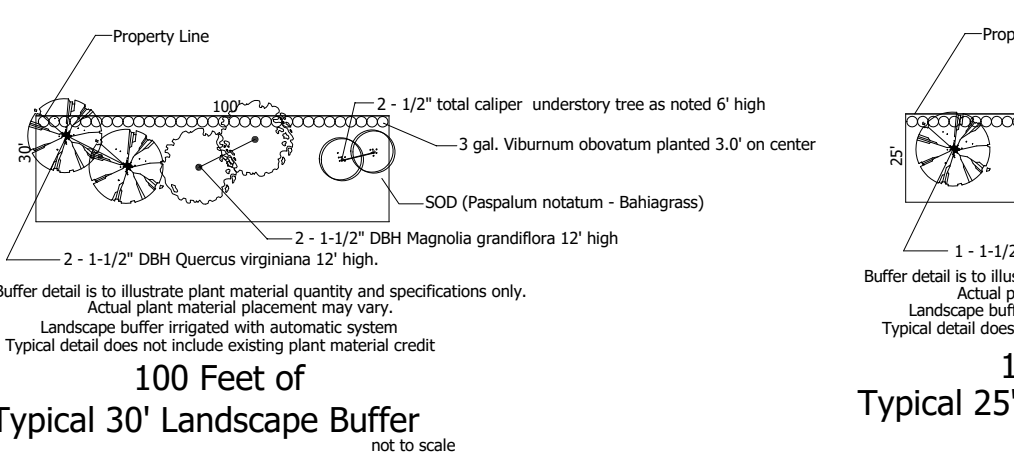
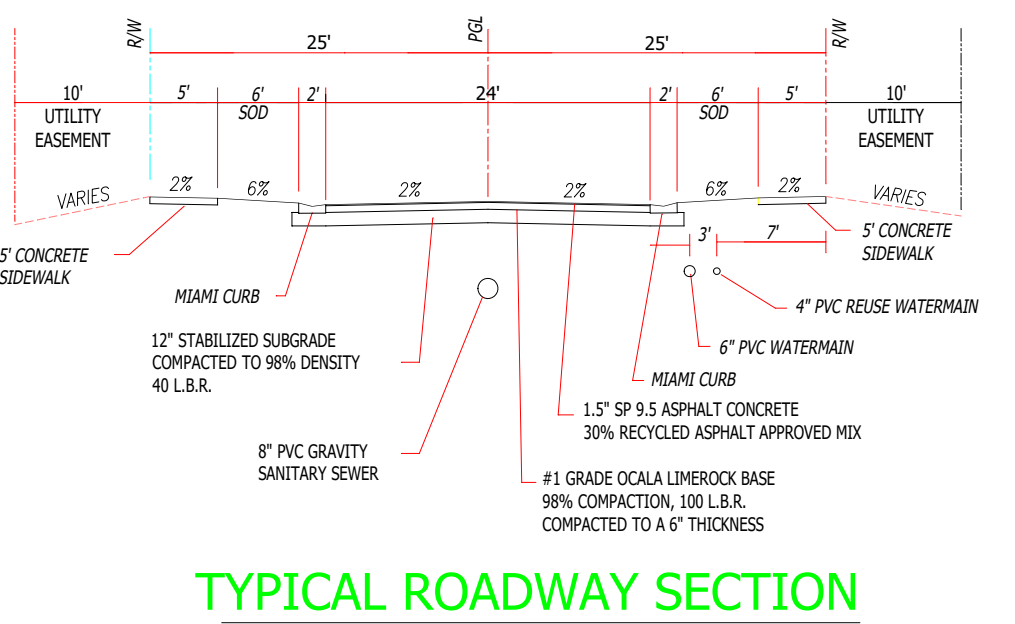
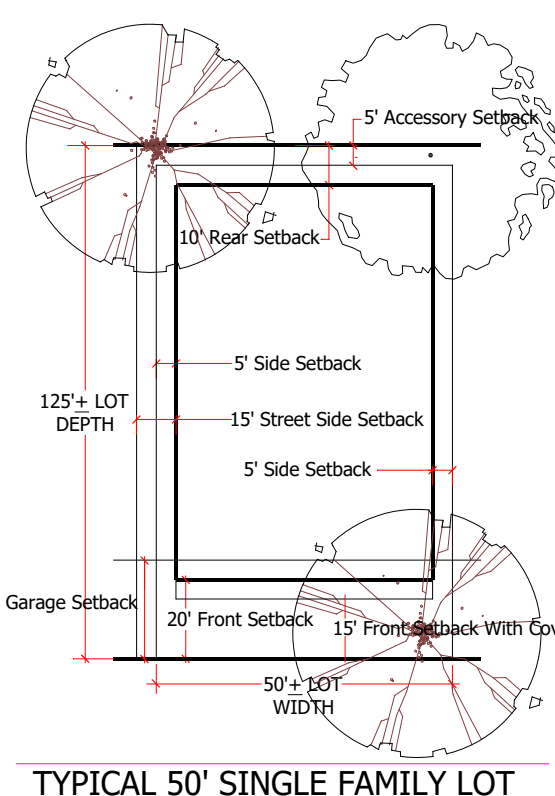
A PORTION OF LOTS 2 AND 3, BLOCK 46, TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



**Notes:**

Total acreage: 177.7 + acres (7,740,612 square feet)  
 Developable Acreage: 176.4 + acres (7,683,984 square feet)  
 Zoning of parcel: PUD  
 Proposed zoning: PUD  
 Adjacent Zoning: As noted on plan  
 Future land use: Fruitland Park Mixed Community  
 Proposed FLU: No change  
 Proposed Use: Mixed Use Residential/Commercial/Institutional  
 Future development consistent with zoning and land use category

Maximum FAR: 0.70 (non-residential)  
 Maximum ISR: 0.80 (non-residential)  
 Total number of units: 700  
 Net living area/unit: 1,300 sf min.  
 Gross density: 3.97 Du/Acre  
 Commercial acreage: 6.0 (3.4%)  
 Institutional acreage: 11.65 (6.6%)  
 Residential acreage: 114.66 (65%)  
 100 year flood elevation: indicated on plan  
 Wetland acreage: 1.3 acres ±  
 Open Space: 44.1 acres - 25%  
 This plan is conceptual in nature and is subject to change due to engineering and other influences.  
 Maximum allowable building height 35'  
 Typical lot size - 50'x125', 6,250 sf average  
 Residential lot coverage 30%  
 ROW width 50', 24' paved surface  
 Primary site access from Martin Luther King Blvd. and CR 468  
 Intersection improvements to be determined at preliminary plat review  
 Access points are subject to review and approval by the appropriate agency, including Lake-Sumter MPO, Lake County and City of Fruitland Park  
**Building setbacks:**  
 Rear setback 10'  
 Front setback - 20'/25' garage  
 Side setback - 5'  
 Streetside setback - 15'  
 Accessory structure setback - 5'  
**Buffers:**  
 North - 25'  
 North - Urick Street - 30'  
 South - none required  
 East - 25'  
 West - 25'  
 West - CR 468 - 30'  
 Utilities, police, water, sewer and fire protection will be provided by City Fruitland Park.  
 Estimated sewer and water capacity for project:  
 C-1 Commercial - 48,000 sf - 4800 GPD sewer, 6200 GPD water.  
 ALF - 220 beds - 22,935 GPD sewer, 29,818 GPD water.  
 Single family homes - 700 - 175,000 GPD sewer, 227,500 GPD water.  
 Total Estimate 255,235 GPD sewer, 263,518 GPD water.  
 Stormwater management will be through a system of dry retention ponds located in the open space areas as required.  
 Existing vegetation to be utilized in landscape buffers wherever possible.



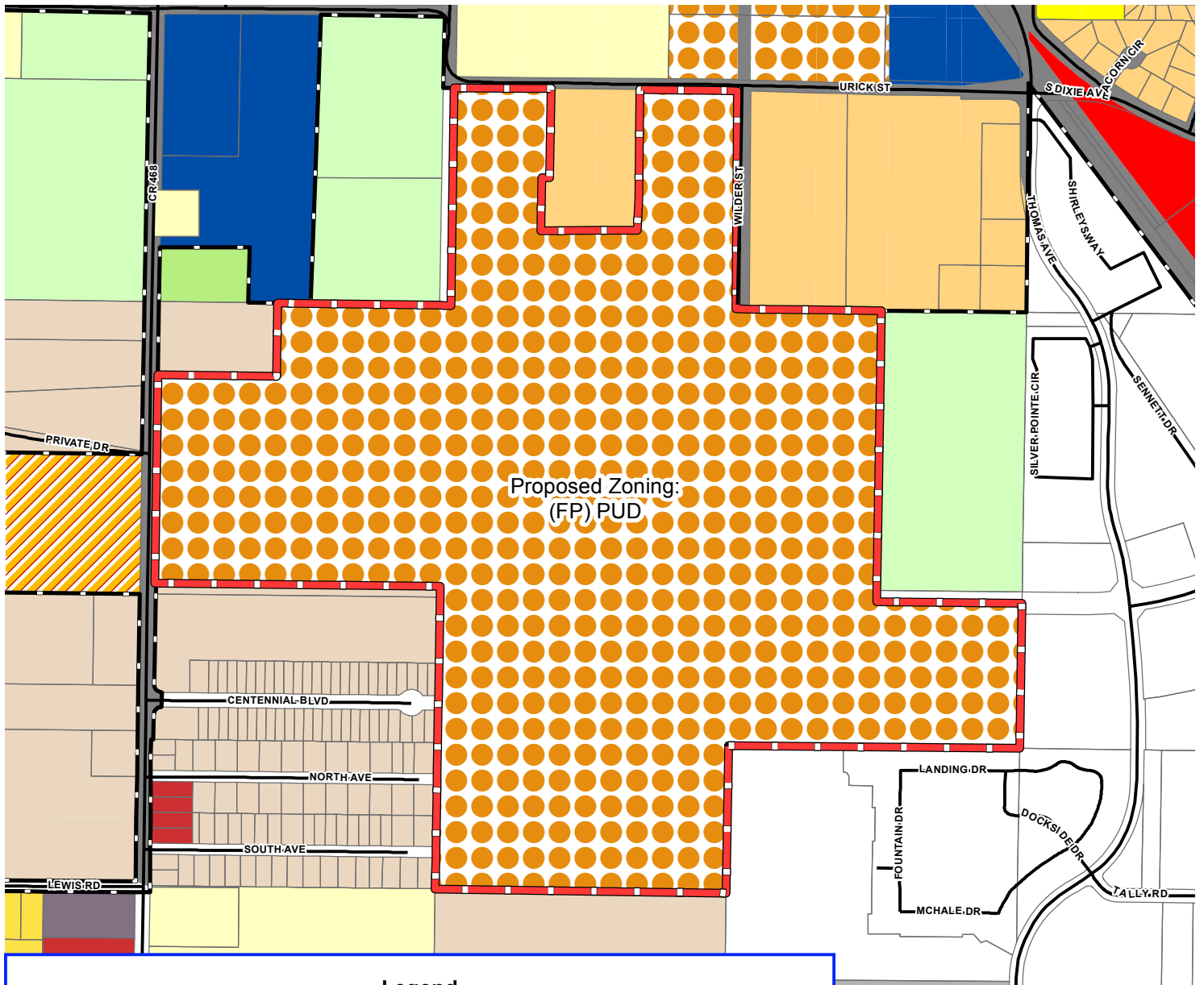
Drawn: LRH	REVISION:	DATE:
Checked: KRW	02-05-2019	staff comments
Date: 02/25/2019	02-25-2019	staff comments
Scale: AS SHOWN		
File No.: 15121		
Sheet: 1 of 1		

**Leesburg Fruit Co., Inc.**  
**PUD**  
 Fruitland Park, Florida

**Concept Plan**



















**Wicks Engineering Services, Inc.**  
 225 West Main Street, Tavares, Florida 32778  
 www.wicksengineering.com (352) 343-8667  
 C.A. #30062

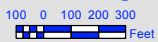




Proposed Zoning:  
(FP) PUD

**Legend**

- |   |   |
|---|---|
|  Site Boundary - 164 Ac±                           |  "A" Agriculture District          |
|  City of Fruitland Park                            |  "AR" Agricultural Residential     |
| City of Fruitland Park Zoning   |   |
|  R-1 -- Single - Family Low Density Residential    |  "R-1" Rural Residential           |
|  R-2 -- Single - Family Medium Density Residential |  "R-3" Medium Residential District |
|  R-3 -- Multi-Family High Density Residential      |  "RP" Residential Professional     |
|  R-3A -- High Density Res/Neighborhood Com         |  "CP" Planned Commercial District  |
|  C-2 -- General Commercial                         |  "HM" Heavy Industrial District    |
|  PUD -- Planned Unit Development                   |  "MP" Planned Industrial District  |
|  PFD -- Public Facilities District                 |   |
|  ROW -- Right-of-Way                               |   |



1 inch = 700 feet

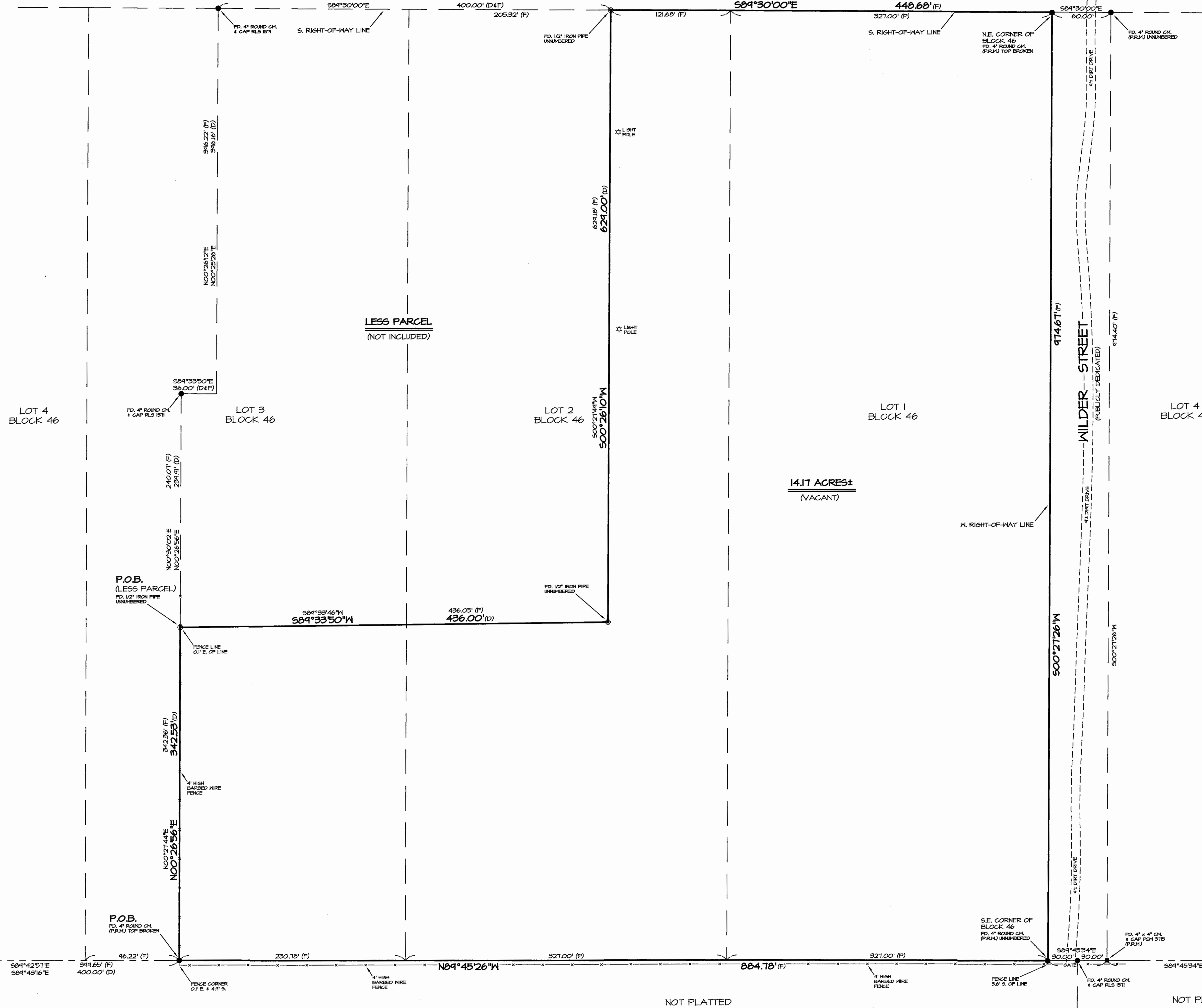
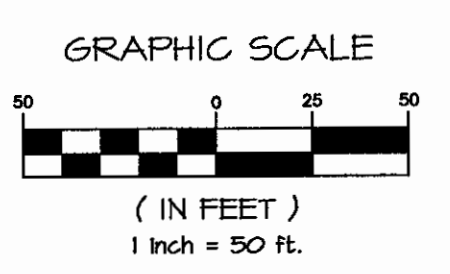
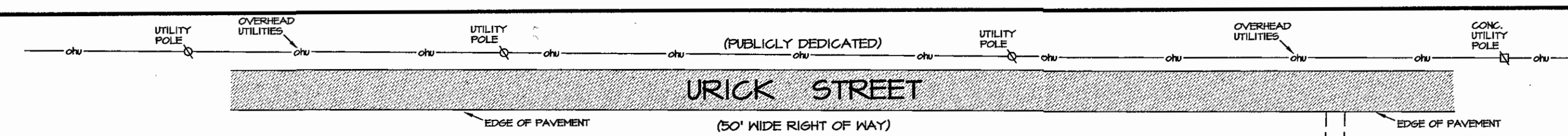
**City of Fruitland Park  
Leesburg Fruit Co.**

Lake County, Florida  
Proposed Zoning

Project: 398\_Leesburg Fruit  
File: Proposed Zoning.mxd  
Name: Leesburg Fruit  
PM: Sherie Lindh  
Date: October 23, 2015  
Created By: J.Wilson







- NOTES:**
- 1) BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF URICK STREET AS BEING S. 84°30'00" E., ASSUMED MERIDIAN.
  - 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
  - 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
  - 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
  - 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
  - 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "X" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANELS 306 & 308 OF T50, MAP NUMBERS 12064C0306 E AND 12064C0308 E, EFFECTIVE DATE: DECEMBER 18, 2012.
  - 7) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- ABBREVIATIONS:**
- N = NORTH
  - S = SOUTH
  - E = EAST
  - W = WEST
  - FD. = FOUND
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - LB = LICENSED BUSINESS
  - PSM = PROFESSIONAL SURVEYOR & MAPPER
  - RLS = REGISTERED LAND SURVEYOR
  - ELEC. = ELECTRIC
  - (D) = DESCRIPTION DIMENSION
  - (F) = FIELD MEASURE
  - CONG. = CONCRETE
  - CH. = CONCRETE MONUMENT
  - O.R.B. = OFFICIAL RECORDS BOOK LAKE COUNTY, FLORIDA

**DESCRIPTION:**

FROM THE SOUTHWEST CORNER OF BLOCK 46, RUN EAST 400 FEET TO THE POINT OF BEGINNING; NORTH 582.55 FEET, EAST 36 FEET, NORTH 346.36 FEET TO NORTH LINE OF BLOCK 46, EAST TO NORTHEAST CORNER OF BLOCK 46, SOUTH TO SOUTHEAST CORNER OF BLOCK 46, WEST TO POINT OF BEGINNING. SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

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**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 54-H, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

*Douglas C. Wade*  
 DOUGLAS C. WADE  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 4685

PHONE: (352)753-6511 <b>WSI</b> PROFESSIONAL SURVEYING & MAPPING WADE SURVEYING, INC. LB-6514 1608 TRACY AVENUE LADY LAKE, FLORIDA 32159		DATE OF FIELD SURVEY: 05/30/15 FIELD BOOK/PAGE: 1446 / 33-35 DATA FILE: 15-024 SECTION, TOWNSHIP, RANGE: 04-14-24 SCALE OF DRAWING: 1" = 50' JOB NO.: 15-014
BOUNDARY SURVEY certified to: <b>LEESBURG FRUIT COMPANY, INC.,</b> <b>RICHARD W. HENNING, PROFESSIONAL ASSOCIATION,</b> and <b>OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY</b> A PORTION OF LOTS 1, 2 & 3, BLOCK 46, PLAN OF FRUITLAND PARK, PLAT BOOK 3, PAGE 8, LAKE COUNTY, FLORIDA.		

DRAWN BY	R.W.H.	DATE	06/03/15
CHECKED BY	V.C.	DRAWING NO.	D-0544
DATE	SURVEY 15-014 SHEET 1 OF 1		

NOT PLATTED (O.R.B. 104, PAGE 554)

NOT PLATTED (O.R.B. 104, PAGE 554)







# **TITLE AND SURVEY INFORMATION**

RESOLUTION NO. 10,086

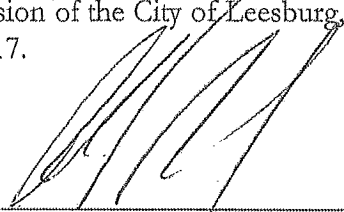
RESOLUTION OF THE CITY COMMISSION OF THE CITY OF  
LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND  
CLERK TO EXECUTE A QUITCLAIM DEED WITH LEESBURG  
FRUIT COMPANY, INC.; AND PROVIDING AN EFFECTIVE  
DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG,  
FLORIDA:

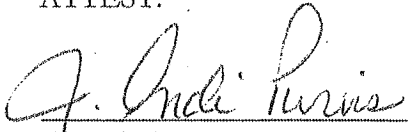
THAT the Mayor and City Clerk are hereby authorized to execute an agreement  
with Leesburg Fruit Company, Inc. for a quitclaim deed returning property to the original  
owner.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a  
regular meeting held the 13th day of November 2017.

  
\_\_\_\_\_  
Robert Bone, Jr., Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

THIS INSTRUMENT PREPARED BY & RETURN TO:  
Fred A. Morrison  
McLin Burnsed P.A.  
P.O. Box 491357  
Leesburg, Florida 34749 - 1357

INSTRUMENT #2017129560  
OR BK 5036 PG 393 - 394 (2 PGS)  
DATE: 12/5/2017 2:18:12 PM  
NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$18.50 DEED DOC \$0.70

**Quitclaim Deed**

RESERVED FOR RECORDING

THIS QUIT CLAIM DEED, executed this 13<sup>th</sup> day of November, 2017, by **THE CITY OF LEESBURG, FLORIDA**, whose address is P.O. Box 490630, Leesburg, Florida 34749, first party, to **LEESBURG FRUIT COMPANY, INC.**, whose address is 161 Lake Shore Drive, Orlando, Florida 32803, second party:

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

**WITNESSETH**, That the said first party, for and in consideration of the sum of TEN AND NO/100-  
----(\$10.00)-----Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

The South 50 feet of the South 3/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 24 East, Lake County, Florida, LESS right of way for Montclair Road, also known as County Road 468.

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

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

THE CITY OF LEESBURG, FLORIDA

BY: \_\_\_\_\_

ROBERT E. BONE, JR., Mayor

ATTEST: \_\_\_\_\_

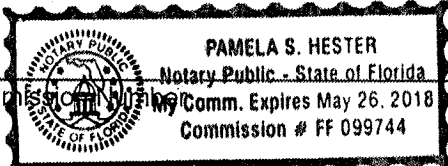
ANDI PURVIS, City Clerk

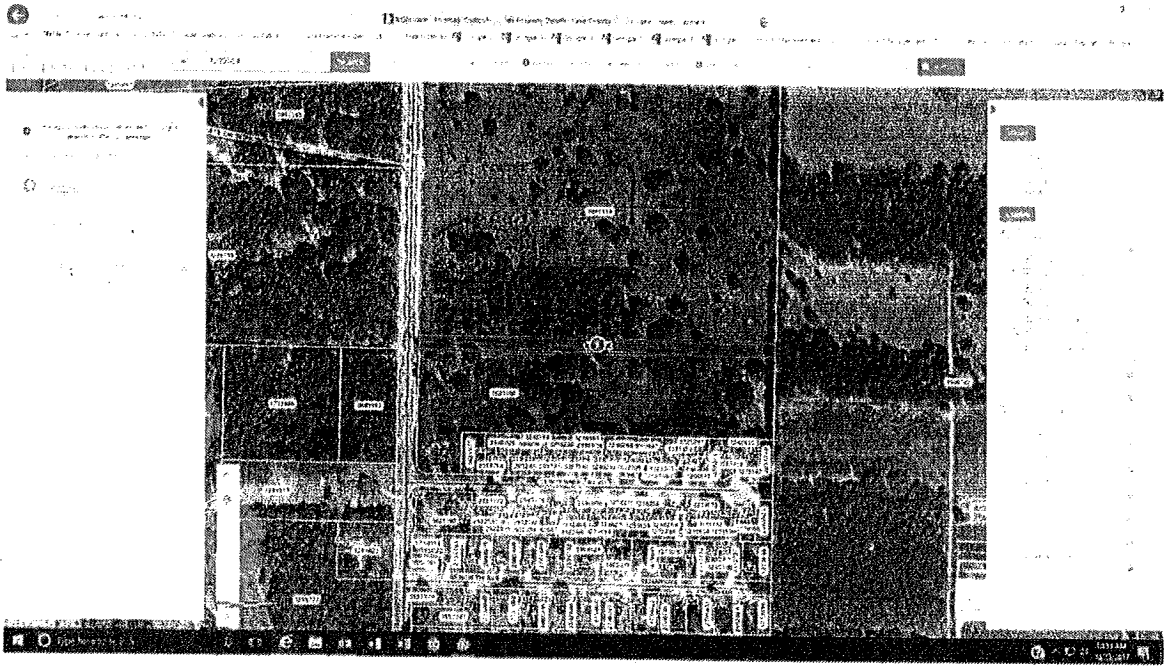
STATE OF FLORIDA  
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Robert E. Bone, Jr. as Mayor, and Andi Purvis, as City Clerk, respectively, of the City of Leesburg, Florida, who acknowledged before me on the 14 day of November, 2017, that they executed the foregoing instrument, and who were either {CHECK ONE}  personally known to me, or who  produced \_\_\_\_\_ as identification.

Pamela S. Hester  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
Type or print name of Notary

  
Commission Expires May 26, 2018  
Commission # FF 099744  
\_\_\_\_\_  
Commission Expiration Date



94 11259

REC 17.00 RECEIVED FOR  
TF 2.50 EXCISE TAXES  
DOC 12.50 JAMES C. WATKINS  
INT. CLERK LAKE CO FL  
BY [Signature] D.C.

THIS INSTRUMENT PREPARED BY/RETURN TO:  
Fred A. Morrison/jf  
McLin, Burnsed, Morrison, Johnson  
and Robuck, P.A.  
Post Office Box 491357  
Leesburg, Florida 34749-1357

BOOK 1278 PAGE 2222

Parcel Identification Number: 1519240002-000-02000  
1519240002-000-02203

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made and entered into this \_\_\_\_\_ day of January, 1994, by and between INA L. JOHNSON, as Personal Representative of the Estate of Earnest L. Johnson, Jr., Deceased, whose address is Post Office Box O, Immokalee, Florida 33934, hereinafter called First Party, and THE CITY OF LEEBURG, FLORIDA, a Florida Municipal Corporation, whose address is Post Office Box 490630, Leesburg, Florida 34749-0630, hereinafter called Second Party.

WITNESSETH

The First Party, pursuant to the power of sale contained in the Will of the above named decedent, and in consideration of the premises and the sum of \$10.00 and other good and valuable consideration in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the Second Party, its successors and assigns forever, the real property in Lake County, Florida:

AS SET FORTH ON SCHEDULE "A" ATTACHED HERETO.

THIS PROPERTY DOES NOT CONSTITUTE EITHER THE RESIDENCE OR THE HOMESTEAD OF THE GRANTOR HEREIN, AS THE SAME IS DEFINED BY THE LAWS OR THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to Second Party, its successors and assigns in fee simple forever.

AND First Party does covenant to and with the Second Party, its successors and assigns, that in all things preliminary to and about this conveyance, the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, First Party as Personal Representative of the Estate of Earnest L. Johnson, Deceased, has set her hand and seal the day and year first above written.

Witnesses:

Madeline J. Hallors  
Print Name: MADÉLIE J. HALLOPS

Ina L. Johnson, P.R.  
Ina L. Johnson, Personal Representative of the Estate of Earnest L. Johnson, Deceased

Lee Hansen  
Print Name: Lee Hansen

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 1994, by Ina L. Johnson, as Personal Representative of the Estate of Earnest L. Johnson, Deceased, [CHECK ONE]  who is personally known to me or \_\_\_\_\_ produced \_\_\_\_\_ as identification.

Jennifer L. Levy  
NOTARY PUBLIC - STATE OF FLORIDA  
Printed Name of Notary Public



RECORDED  
LAKELAND, FL  
FEB 25 1 36 PM '94

BY COMMISSIONER ON FEBRUARY 1, 1994  
BONDED TO THE NOTARY PUBLICS OF FLORIDA

## SCHEDULE A

BOOK 1278 PAGE 2223

## PARCEL NO. 1:

That part of the North Half of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida lying Southwesterly of the ACL Railroad and lying within the following description:

A strip of land 100.00 feet in width lying 50.00 feet each side of the following described centerline:

From the Northwest corner of Section 15, Township 19 South, Range 24 East, Lake County, Florida, run North 89 degrees 37 minutes 48 seconds East 135.97 feet along the North Line of the Northwest Quarter of said Section 15 to a curve concave Easterly and having a radius of 4426.04 feet and to which a radial line bears South 77 degrees 16 minutes 05 seconds West; thence Southerly along said curve through a central angle of 6 degrees 43 minutes 00 seconds an arc distance of 518.86 feet to a point of reverse curve said curve having a radius of 4426.04 feet; thence Southerly along the arc of said curve through a central angle of 10 degrees 41 minutes 20 seconds an arc distance of 825.71 feet to intersect a curve concave Northwesterly and having a radius of 1727.03 feet and to which a radial line bears South 07 degrees 56 minutes 49 seconds East, said point being the POINT OF BEGINNING; from said POINT OF BEGINNING run Northeastly along the arc of said curve through a central angle of 38 degrees 02 minutes 46 seconds an arc distance of 1146.80 feet to the point of tangency; Begin again at the POINT OF BEGINNING and run Southwesterly 228.91 feet along the arc of the aforescribed curve through a central angle of 7 degrees 35 minutes 39 seconds to a point of tangency; thence South 89 degrees 38 minutes 50 seconds West 252.47 feet to the Northwest corner of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida; thence South 89 degrees 38 minutes 50 seconds West 1315.22 feet along the North line of the Southeast Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 24 East, Lake County, Florida, to the Northwest corner of said Southeast Quarter of the Northeast Quarter.

## PARCEL NO. 2:

That part of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida, lying within the following description:

A strip of land 60 feet in width lying 30 feet each side of the following described centerline:

From the Northwest corner of Section 15, Township 19 South, Range 24 East, Lake County, Florida, run North 89 degrees 37 minutes 48 seconds East 135.97 feet along the North Line of the Northwest Quarter of said Section 15 to a point on a curve concave Easterly and having a radius of 4426.04 feet and to which point a radial line bears South 77 degrees 16 minutes 05 seconds West, said point being the POINT OF BEGINNING; thence Southerly along said curve through a central angle of 06 degrees 43 minutes 00 seconds an arc distance of 518.86 feet to a point of reverse curve, concave Westerly, said curve having

## LEGAL DESCRIPTION CONTINUED

a radius of 4426.04 feet; thence Southerly along the arc of said curve through a central angle of 19 degrees 26 minutes 08 seconds an arc distance of 1501.37 feet to the South Line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida; thence South 00 degrees 00 minutes 48 seconds East 0.15 feet; LESS that part lying Southerly of the South Line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 15.

## PARCEL NO. 3:

That part of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida, lying within the following description:

A strip of land 100.00 feet in width lying 50.00 feet each side of the following described centerline:

From the Northwest corner of Section 15, Township 19 South, Range 24 East, Lake County, Florida, run North 89 degrees 37 minutes 48 seconds East 135.97 feet along the North line of the Northwest Quarter of said Section 15 to a point on a curve concave Easterly and having a radius of 4426.04 feet and to which point a radial line bears South 77 degrees 16 minutes 05 seconds West; thence Southerly along said curve through a central angle of 06 degrees 43 minutes 00 seconds an arc distance of 518.86 feet to a point of reverse curve, concave Westerly, said curve having a radius of 4426.04 feet; thence Southerly along the arc of said curve, through a central angle of 10 degrees 41 minutes 20 seconds an arc distance of 825.71 feet to a point on a curve concave Northwesterly and having a radius of 1727.03 feet and to which point a radial line bears South 07 degrees 56 minutes 49 seconds EAST, said point being the POINT OF BEGINNING; From said POINT OF BEGINNING run Northeasterly along the arc of said curve through a central angle of 38 degrees 02 minutes 46 seconds an arc distance of 1146.00 feet to a point of tangency; Begin again at the POINT OF BEGINNING and run Southwesterly 228.91 feet along the arc of the aforescribed curve through a central angle of 7 degrees 35 minutes 39 seconds to a point of tangency; thence South 89 degrees 38 minutes 50 seconds West 252.47 feet to the Northwest corner of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida; thence South 89 degrees 38 minutes 50 seconds West 1315.22 feet along the North line of the Southeast Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 24 East, Lake County, Florida to the Northwest corner of said Southeast

Continued

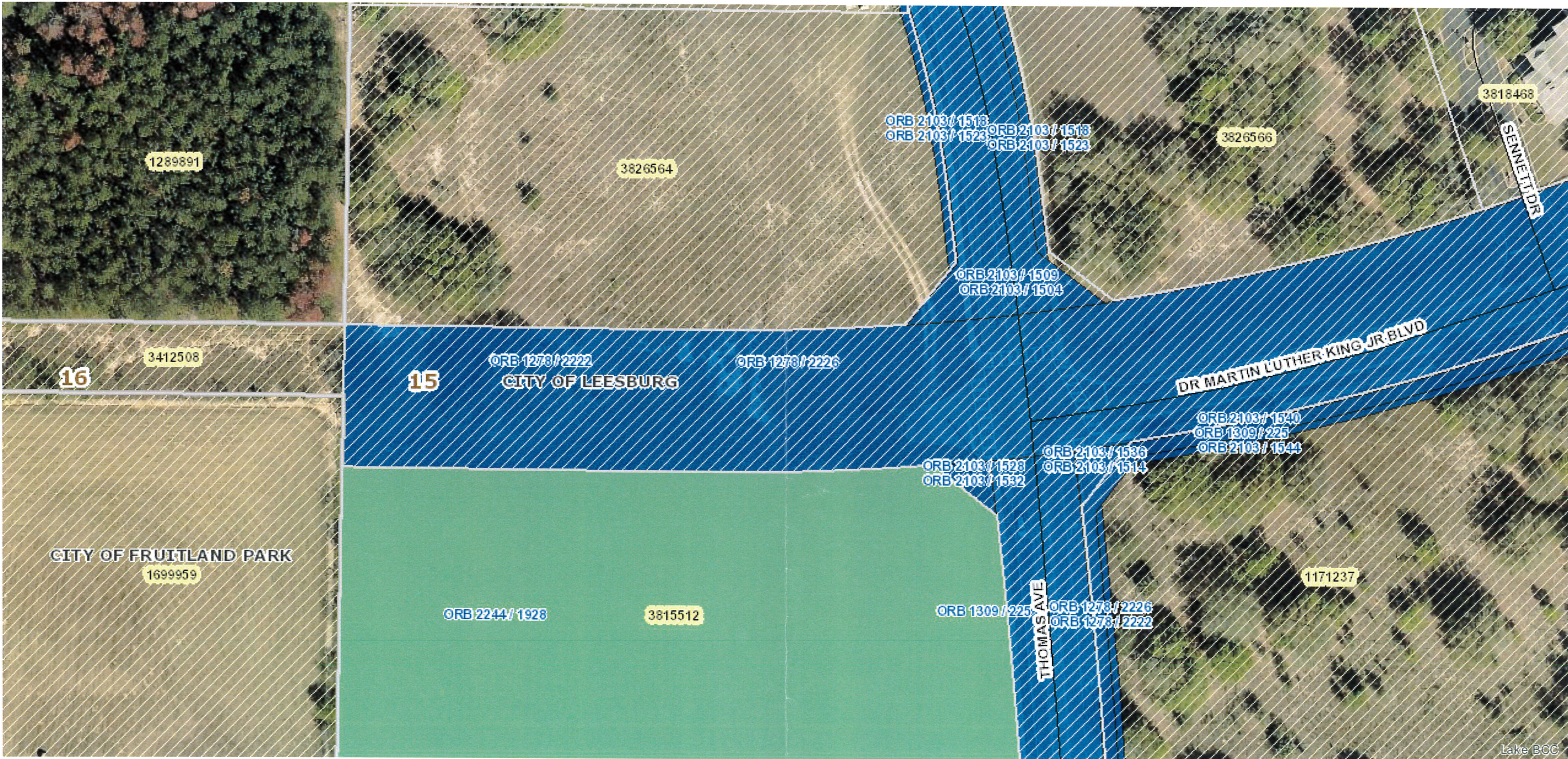


LEGAL DESCRIPTION CONTINUED

Quarter of the Northeast Quarter.

MEMO: Legibility of writing,  
typing or printing unsatisfactory  
in this document when microfilmed





1289891

3826564

ORB 2103 / 1518  
ORB 2103 / 1523

3826566

3818468

SENNETT DR

ORB 2103 / 1509  
ORB 2103 / 1504

16

3412508

15

ORB 1273 / 2222  
CITY OF LEESBURG

ORB 1273 / 2226

DR MARTIN LUTHER KING JR BLVD

ORB 2103 / 1540  
ORB 1309 / 225  
ORB 2103 / 1544

ORB 2103 / 1528  
ORB 2103 / 1532

ORB 2103 / 1536  
ORB 2103 / 1514

CITY OF FRUITLAND PARK

1699959

ORB 2244 / 1928

3815512

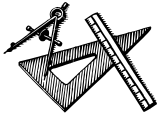
ORB 1309 / 225

THOMAS AVE

ORB 1273 / 2226  
ORB 1273 / 2222

1171237





# Wicks Engineering Services, Inc.

225 West Main Street ♦ Tavares, Florida 32778  
P (352) 343-8667 F (352) 343-8665

Hand Delivered

April 18, 2019

Tracy Kelley, Administrative Assistant  
Community Development Department  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park FL 34731

RE: Leesburg Fruit Company  
PUD Application

Dear Ms. Kelley,

We have received and reviewed the City's Engineer (BESH) review comments dated January 18, 2019. We apologize for the lateness of the reply, the letter ended up in our spam folder. Please find below our responses which correspond to the numbered items in the letter.

## **BESH Engineering comments**

1. *The submitted Environmental assessment is more than 3 years old. An updated EA should be submitted.*

**RESPONSE:** See Attached Update.

2. *No traffic study was submitted.*

**RESPONSE:** See Attached Study Report.

3. *The concept drawing shows connects to Urick Street to the north and CR 468 to the west. It is possible that turn lanes will be warranted at these locations. This recommendation should be addressed in the traffic study, and provisions for constructing the turn lanes should be included in the PUD.*

**RESPONSE:** Acknowledged. The PUD will require all transportation improvements be completed as determined during project Construction Plan review.

4. *The concept plan shows a roadway dead end on the far eastern property boundary. Is this a stub out for future connection? Such stub-outs would generally be at a 90 degree angle. A temporary cul-de-sac may be required.*

**RESPONSE:** Please see revised Concept Plan. A connection is proposed for the Dr. Martin Luther King Jr. Boulevard extension.

5. *The concept plan shows a roadway connection to the south. Is it the intent for this access point to be immediately in use? If so, the roadway needs to be improved to Griffin Road. If this is for future access, then a temporary cul-de-sac may be required.*

**RESPONSE: The road will terminate with a cul-de-sac.**

6. *No stormwater ponds are shown on the concept plans. Is it the intent to use the green areas marked as open space as pond locations?*

**RESPONSE: Please see Revised Concept Plan. The open space will be used as needed for stormwater management.**

7. *Projected water and sewer flows should be listed on the concept plan.*

**RESPONSE: Please see Revised Concept Plan.**

8. *Capital utility improvements are likely to be needed to serve the project with water and sewer connection. The design, construction, permitting and cost of such improvements is the responsibility of the developer.*

**RESPONSE: Acknowledged.**

9. *The proposed typical roadway section does not meet city code for a curb and gutter section. Also, the section shows drainage swales and there is a note referencing that swales will be used to transfer stormwater to the stormwater ponds. The PUD proposes a minimum lot size of 0.14 acres. Yard swales are usually used for larger lots, with a larger right-of-way. Small lots with a 50 foot right-of-way would seem to warrant a curb and gutter section.*

**RESPONSE: Please see Revised Concept Plan. A curb & gutter section is proposed – no swales.**

10. *What type of commercial is proposed along CR 468?*

**RESPONSE: C-1 uses are proposed for all commercial.**

11. *There is an existing pond that is incorporated into the concept plan. Will this pond remain? Is it to be used for site stormwater or some other use?*

**RESPONSE: The pond will remain and be used for Open Space and Recreation – not stormwater.**

12. *Please list all proposed variances to the Fruitland Park Land Development Regulations on the plan. Any variances or design standards not shown on the PUD plan will revert to City LDRs at construction plan stage.*

**RESPONSE: No Variances are requested.**

### **Staff Report - LPG Urban & Regional Planners comments**

*The conceptual master plan does not meet the minimum mix of uses as outlined in Policy 1-1.9: Mixed Community. The proposed commercial land use does not meet the minimum 5% requirement (8.85 acres). Please revise plan accordingly.*

**RESPONSE: Please see Revised Concept Plan.**

*Based on the density, it appears that the applicant is planning on utilizing septic tanks; however, the note section indicates that sanitary sewer will be provided by the City of Fruitland Park. Please clarify. Please be advised that the maximum density allowed is 6 units/acre.*

**RESPONSE: Central Water and Sewer is proposed (no septic tanks).**

*The applicant is proposing only one (1) lot size. Staff highly recommends a minimum of three (3) lot sizes. The typical lot size setbacks do not match the note section. Please clarify which setbacks are being requested and correct same on plan.*

**RESPONSE: Please see Revised Concept Plan. The single lot size has been evaluated and is the most marketable product.**

*Please add the maximum FAR of 0.70 and ISR of .80 for the non-residential land use to the note section. The note section indicates commercial uses as allowed by the LDRs and comprehensive plan; however, the LDRs indicate that C-1 zoning district and other uses deemed appropriate and incidental to the primary use by the City Commission. Are you only proposing C-1 permitted uses? Please clarify.*

**RESPONSE: Please see Revised Concept Plan.**

*Do any of the proposed lots include the 25' buffer?*

**RESPONSE: No, the 25' buffer is not included in any of the proposed lots.**

*What does the roadway along the East property line connect to?*

**RESPONSE: Martin Luther King extension. See attachment for details.**

*The applicant may want to consider revising the phasing based on the availability of utilities. It appears that the proposed Phase 3 is located the closest to existing utilities.*

**RESPONSE: Please see Revised Concept Plan.**

*No buffer is proposed along the southern property boundary due to the applicant owning the adjacent land; however, a 25' buffer is recommended to buffer the commercial/industrial uses planned on the adjacent property.*

**RESPONSE: Please see Revised Concept Plan. The area is designated as Open Space and Recreation.**

*Please include within the note section the maximum building coverage requested for the residential lots. The maximum building coverage in the residential districts within the LDRs is 30%.*

**RESPONSE: Please see Revised Plan.**

*Please indicate the required upland buffer adjacent to the wetland area(s).*

**RESPONSE: Please see Revised Plan.**

*Please submit preliminary concurrency analysis addressing schools, traffic and utilities.*

**RESPONSE: See enclosures.**

*The proposed development will generate approximately 1,869 residents based on persons per household of 2.67. Please identify on the plan where proposed internal park(s) (including size) are planned and improvements (i.e. playground equipment). Are any trails planned?*

**RESPONSE: Please see Revised Plan. No Trails are proposed.**

*The plan denotes the topography; however, no elevations were noted on the plan. Please include the elevations.*

**RESPONSE: Please see Revised Plan.**

*Please submit typical residential designs proposed. If none are proposed, the development agreement will incorporate residential design standards/features.*

**RESPONSE: None are proposed. It is suggested they be incorporated into the Development Agreement.**

*The environmental assessment submitted is outdated and does not appear to address sand skinks. Based on review of the available data online, the site appears to be located within the sand skink consultation area. The previous report indicated the presence of gopher tortoise. Please be advised that prior to development, an updated environmental analysis and appropriate FWC permits, if applicable will be required.*

**RESPONSE: See attached Updated EA.**

This concludes our response to review comments. Please see attached 2 paper sets of Revised Plans and a CD containing PDF's of Revised Plans and Attachments. Please contact our office if there are questions or comments regarding this submittal.

Sincerely,

*Ted Wicks*

Kenneth R. "TED" Wicks, P.E.

TW:kh

Enclosures









**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

**CITY OF FRUITLAND PARK  
 CONCURRENCY MANAGEMENT  
 Concurrency Review Application**

**1. APPLICANT / OWNER INFORMATION**

NAME: Holloway Properties PUD Inc. / Rufus M. Holloway Jr.

Mailing Address 1616 Lakeshore Drive  
Orlando FL 32803

Telephone 407-837-8352

FAX: \_\_\_\_\_

Email: [RMHJR36@aol.com](mailto:RMHJR36@aol.com)

NOTE: If applicant is other than the owner a letter signed by the owner must accompany this Affidavit of Deferral stating that the applicant has full approval to act on behalf of the owner in pursuit of this concurrency deferral and for all subsequent concurrency related decisions as they apply to the property described by this application

**2. PROJECT NAME:**

Leesburg Fruit Company ( Holloway Properties PUD)

**3. PROPERTY ADDRESS / LOCATION:**

E of CR 468 and S of Urick St, Fruitland Park

**4. TAX PARCEL ID NUMBER(S) OF ALL PROPERTY INCLUDED IN THIS PROPOSAL/REQUEST:**

3900702; 1639808; 3540468; 1289866; 1772435; 1699959; 1430411; 1289874; 3691334

**5. TYPE OF DEVELOPMENT ORDER REQUEST:**

Planned Unit Development – Mixed Community

Attach one set of plans identical to plans submitted for development order approval. If revisions are made during approval process submit one set of revised plans to the concurrency manager.

6. **CAPACITY DETERMINATIONS**

**A. Water and Sewer Capacity**

<b>USE</b> (specify type of residential, commercial, office, etc.)	<b>SIZE</b> (# of units or square footage)	<b>Water Capacity Required</b> (gallons per Day)	<b>Sewer Capacity Required</b> (Gallons per Day)
<b>Proposed Development</b>			
C-1 Commercial	48,000	6,200	4,800
ALF	220 Beds	29,818	22,935
Single Family Homes	700	227,500	175,000
<b>Existing Development to Remain</b>			
	0		
<b>Existing Development to Redevelop</b>			
	0		
<b>TOTAL CAPACITY REQUIRED</b>		<b>263,518</b>	<b>202,735</b>
((add proposed and existing development to remain, subtract existing development to redevelop)			

**B. Transportation Capacity**

See attached Transportation Analysis

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**C. Solid Waste**

**Level of Service:** 4.6 lbs/Day/Capita – Single Family & ALF  
 2.5 Lbs/Day/100 SF - Commercial

---

Single Family / ALF = 920 x 4.6 lbs/day = 4232 lbs/Day  
 Commercial = 2.5 lbs/day/100 SF = 1200 lbs/Day

---

**5432 Lbs/Day** Solid Waste Generation (Pounds per Day)

**D. School Impact Analysis**

Proposed Single Family Homes - 700

<b>Lake County Student Generation Rates</b>	
<b>Single Family</b>	
Type	Student Multipliers per Dwelling Unit
High School	0.102
Middle School	0.074
Elementary School	0.152
Total	0.328

**STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT AT COMPLETE BUILDOUT**

<b>SCHOOL</b>	<b>SF Units</b>	<b>Student Generation Rate</b>	<b>Students Generated</b>
ELEMENTARY	700	0.152	106
MIDDLE	700	0.074	52
HIGH	700	0.102	71
<b>GRAND TOTAL</b>			<b>229</b>

A Lake County School District School Concurrency Application has been submitted for review.

Application is attached.

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# HOLLOWAY TREE FARM

## **Preliminary Threatened and Endangered Species Report – Environmental Assessment**

***Summary Update  
April 17, 2019***

SITE INFORMATION:

2620 GRIFFIN RD, LEESBURG, FL 34748

Prepared for:

RUFUS M HOLLOWAY, Jr  
1616 Lakeshore Drive,  
Orlando, FL 32803

&

Wicks Engineering Services, Inc.  
225 W. Main Street,  
Tavares, FL 32778



701 Jefferis Ct, Eustis, FL 32726  
Phone: (352) 406-6879 Fax: (866) 249-9203 Email: [jkenvironmental@gmail.com](mailto:jkenvironmental@gmail.com)  
10/20/15

## INTRODUCTION

This report has been prepared to provide a **Preliminary** Threatened and Endangered Species Assessment and Environmental Assessment performed within a 248 acre property as shown on the attached survey and legal description shown within **Exhibits 2 and 3**. The property is located on the north of Griffin Road and approximately 1.3 miles west of Hwy 27, in Leesburg, Florida. Urick Road, in Fruitland Park borders the northern-most boundary of the project area.

- Reviewed existing GIS information, including soils, topography, flood plain, wetlands, and rare species listing.
- Conducted field inspection and determined site conditions including Florida Land Use Cover and Forms Classification System (FLUCFCS), and performed a preliminary Threatened and Endangered Species Survey (TES).
- Prepared an Assessment Report to include the following: 1) Land use Map using FLUCFCS; 2) Soils Map; 3) Flood Plain Map; 4) Protected species survey utilizing methodology consistent with that required by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish & Wildlife Commission;

The applicant hired JK Environmental Services, LLC to provide a preliminary threatened and endangered species assessment and environmental assessment of the site's current use and condition.

## SITE LOCATION

The site is located within Sections 21 & 22, Township 19 South, Range 26 East, in Lake County, Florida. The project site is approximately 248 acres, and it is located on Griffin Road, approximately 1.3 miles west of Hwy 27 in Leesburg, Florida. A vicinity location map is provided as **Exhibit 1** as well as a Map of Survey with the project area labeled as **Exhibit 2**.

## SITE CONDITIONS

### **Soils**

According to the Soil Survey of Lake County Area, Florida issued by the U.S. Department of Soil Conservation Service, now Natural Resource Conservation Service, the site is represented by five (5) soil series. Following is the table with the listed soil series:

Map Unit Symbol	Map Unit Name
1	Sparr sand; 0-5% slopes
5	Apopka sand; 0-5% slopes
8	Candler sand; 0-5% slopes
9	Candler sand; 5-12% slopes
45	Tavares sand; 0-5% slopes

A copy of the soil survey, adopted from the USGS-NRCS Web Soil Survey, is shown as **Exhibit 4**.

### **Land Uses**

The existing Land Use Classification for the subject property area was identified by utilizing the Florida Land Use Cover and Forms Classification System (FLUCFCS), an on-site inspection, and aerial photography.

The land uses within the property and its vicinity were identified from the FLUCFCS as follows and shown on the attached Land Use Map as **Exhibit 5**:

ID	DESCRIPTION
1111	Fixed single family units – Low Density
1211	Fixed single family units – Medium Density
1331	Multiple Dwelling Units – Multi-Family single story
147	Mixed Commercial & Other Services
150	Industrial/Manufacturing
166	Holding Pond – Lined
224	Abandoned Grove – Citrus
241	Tree Nursery
261	Harvested Agricultural Land – tree farm
4122	Longleaf pine-Xeric oak; 30-50% crown closure
4212	Xeric Oak; 30-50% crown closure
4411	Planted Pines; 30-50% crown closure
616	Inland pond – wetlands
8144	County maintained road
8315	Utilities – Sub-station

## **WETLANDS AND OTHER SURFACE WATERS**

*“Wetlands,” as defined in subsection 373.019(17), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.*

JK Environmental Services, LLC conducted an onsite field evaluation on September 21, 2015 and on September 29, 2015 to verify the presence, or absence of jurisdictional wetland lines (JWL). The project site does have jurisdictional wetlands as defined in subsection 373.019(17), Florida Statutes. According to the methodology set forth in Chapter 62-340, Florida Administrative Code, *Delineation of the Landward Extent of Wetlands and Surface Water*, JK Environmental Services, LLC did observe the presence of wetlands within the project site. **Exhibit 6** shows the Jurisdictional Wetland Lines as estimated per Lake County GIS.

## **FLOOD PRONE AREA DETERMINATION**

The site is mostly outside 100-year flood area (zone x) according to the Lake County GIS, and as per Fema Flood Map panels 12069C0306E & 12069C0308E. The areas within the 100-year flood area (zone A) are labeled and shown within **Exhibit 6**.

## **LISTED SPECIES SURVEY**

The U.S. Fish and Wildlife Service (USFWS) regulate and protect federally listed plant and animal species under the Endangered Species Act of 1973. The Florida Fish and Wildlife Conservation Commission (FWC) regulate and protect animal species listed as Threatened (LT), Endangered (LE), and Species of Special Concern (LS). In addition, the Florida Department of Agriculture and Consumer Affairs (FDA) list plants that are considered Endangered, Threatened, and/or Commercially Exploited. These agencies exercise control over the taking which includes harming, harassing, wounding, possessing, or killing protected species or their nests. Permits

may be required prior to development if protected species will be taken by development.

JK Environmental Services, LLC (JKE), conducted pedestrian transects along the proposed utility line area between September 21, 2015 and on September 29, 2015 to determine the presence of listed animal or plant species. Transects were performed such that representative areas of all of the habitats on-site were visually surveyed.

## **RESULTS, CONCLUSIONS, AND RECOMMENDATIONS**

### ***Habitat***

The field evaluation on September 21, 2015 and on September 29, 2015, confirmed that the referenced site consists primarily of a tree farm/tree nursery, with medium density single family residential homes bordering part of the west boundary line, Griffin Rd and Urick Road along the South and the North boundary lines respectively, as well as industrial/manufacturing industry along the south-east boundary. A thorough habitat/land use detail map is provided as **Exhibit 5**.

### ***Listed species***

During the evaluation, no species of concern were observed onsite close enough to affect the location of the proposed project area within the entire property. Less than 10 Gopher Tortoise (*Gopherus polyphemus*) burrows (active or inactive) were observed within the property, though none within the proposed site development. No development is expected less than 25 ft from any active burrow, and at this time, no Gopher Tortoise burrows are expected to be affected or required to be moved due to the proposed development. A suitable habitat for Gopher Tortoises remains onsite outside the proposed project area that will not be impacted. Should any tortoises move within the development site area by the time the project commences, a choice of permits are available through the FWC.

The Florida Fish and Wildlife Conservation Commission's online search engine was consulted to determine whether there are any documented Bald Eagle's (*Haliaeetus leucocephalus*) nests within or near the proposed site. The search revealed no documented Bald Eagles nests within 5280 feet (1 mile) of the property. The results of the online search have been included within **Exhibit 8**.

A thorough list of protected species known to occur in the vicinity of the subject site based on the FNAI (Florida Natural Areas Inventory) is included within **Exhibit 7**. The list summarizes the species, general habit description, state and federal status, and the site observations according to the site visit on September 21, 2015 & on September 29, 2015.

The results are based on field observations taken at the time of the site visit for the purposes of this report and do not preclude listed species from moving onto or out of the site in the future.



This environmental assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials.

JK Environmental Services, LLC greatly appreciates the opportunity providing you with our services. If you have any questions or comments related to the information provided in this report, please contact our office at (352) 406-6879 or email us at [jkenvironmental@gmail.com](mailto:jkenvironmental@gmail.com).

Sincerely,



John Katsantonis, Professional Environmental Scientist JK  
Environmental Services, LLC

Exhibits/attachments

## **SUMMARY UPDATE**

Site visits to the subject project were conducted on March 20 and 27, 2019 to observe current conditions. The conditions observed do not reflect any substantial change to the site environmental conditions. The Habitat identified in the original Assessment report have remained unchanged. The listed species conditions have also remained unchanged.

### **SAND SKINK (*Neoseps reynoldsi*)**

The Sand Skink is listed as "Threatened" by the USFWS and is endemic to the sandy ridges of central Florida, occurring in Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam counties (Christman, 1988).

Principal populations occur on the Lake Wales and Winter Haven Ridges in Highlands, Lake, and Polk counties. The sand skink is uncommon on the Mount Dora Ridge, including sites within the Ocala NF (Christman, 1970, 1992). As of 1997, there were 114 locality records for the sand skink, most of which are found within the Lake Wales Ridge.

The density of the sand skink varies considerably (Sutton 1996), attributing differences in abundance to habitat suitability. Seasonally, sand skinks are most active from mid-February through mid-May and again in late summer-early fall. Activity patterns suggest sand skinks are active during the morning and evening (Andrews 1994).

A review of the 2012 Sand Skink Species Consultation Area Map, site elevation and mapped soil types on-site, would suggest that appropriate habitat may be present for the Sand Skinks. It should be noted that all lands in Lake County comprised of well drained soil and are above elevation 82' are identified by USFWS as potential Sand Skink Habitat, regardless of prior site alterations or existing uses.

Sand Skinks prefer areas free of abundant plant roots, with open canopies, scattered shrubby vegetation, and patches of bare sand (Christman, 1978, 1992). Past disturbance, lack of any managed or prescribed fire program due to location within the City limits, density of grass root zone, continual agricultural maintenance, and extensive vegetation root system could exclude the area from being potentially occupied or utilized by sand skinks.

#### **Habitat:**

The sand skink is a unique lizard adapted to an underground existence. The sand skink inhabits loose sands of sand pine-rosemary scrub, less often longleaf pine-turkey oak (sandhill) or turkey oak "barrens" adjacent to scrub, especially high pine-scrub ecotones (Telford, 1998). Sometimes this lizard occurs in areas with dense undergrowth and extensive canopy closure (Mushinsky, 1998). It is basically

fossorial (usually within 8 cm of surface) but sometimes can be found under logs, leaf litter, and other surface debris (Bartlett and Bartlett, 1999). Well-drained sands in open glades free of rooted plants are optimal, whereas dry, porous sands are unfavorable; moisture under leaf litter is important in regulation of body temperature (thermoregulation), successful egg incubation and conditions favorable for the skink's prey (Telford, 1959). The sand skink eats mainly beetle larvae and termites, also adult beetles, spiders, caterpillars, and larval antlions (Telford, 1969; Sutton, 1996).

During the inspection and evaluation of lands associated with development and alteration no field evidence suggesting the presence of Sand Skinks was observed.

Prior to development it is recommended that Pre-Consultation occur with USFWS and the results of that consultation be complied with.

# **LEESBURG FRUIT COMPANY PUD**

## **TRANSPORTATION FACILITIES ANALYSIS**

PREPARED FOR:

**LEESBURG FRUIT COMPANY, INC.**  
1616 LAKESHORE DRIVE  
ORLANDO, FLORIDA 32803

PREPARED BY:

**GRIFFEY ENGINEERING, INC.**  
36202 EASE ELDORADO LAKE DRIVE  
EUSTIS, FLORIDA 32736

APRIL 2019

## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Griffey Engineering, Inc., a corporation authorized to operate as an engineering business, CA # 8082, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusion, or technical advice attached hereto for:

**PROJECT:** Leesburg Fruit Company PUD

**LOCATION:** CR 468/Thomas Avenue  
City of Fruitland Park

**CLIENT:** Leesburg Fruit Company, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

**NAME:** Donald A. Griffey, P.E.

**P.E. No.:** Florida P.E. # 36799

**SIGNATURE:** \_\_\_\_\_

This item has been digitally signed and sealed by Donald A. Griffey, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

# LEESBURG FRUIT COMPANY PUD

## TRANSPORTATION FACILITIES ANALYSIS

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# LEESBURG FRUIT COMPANY PUD

## TRANSPORTATION FACILITIES ANALYSIS

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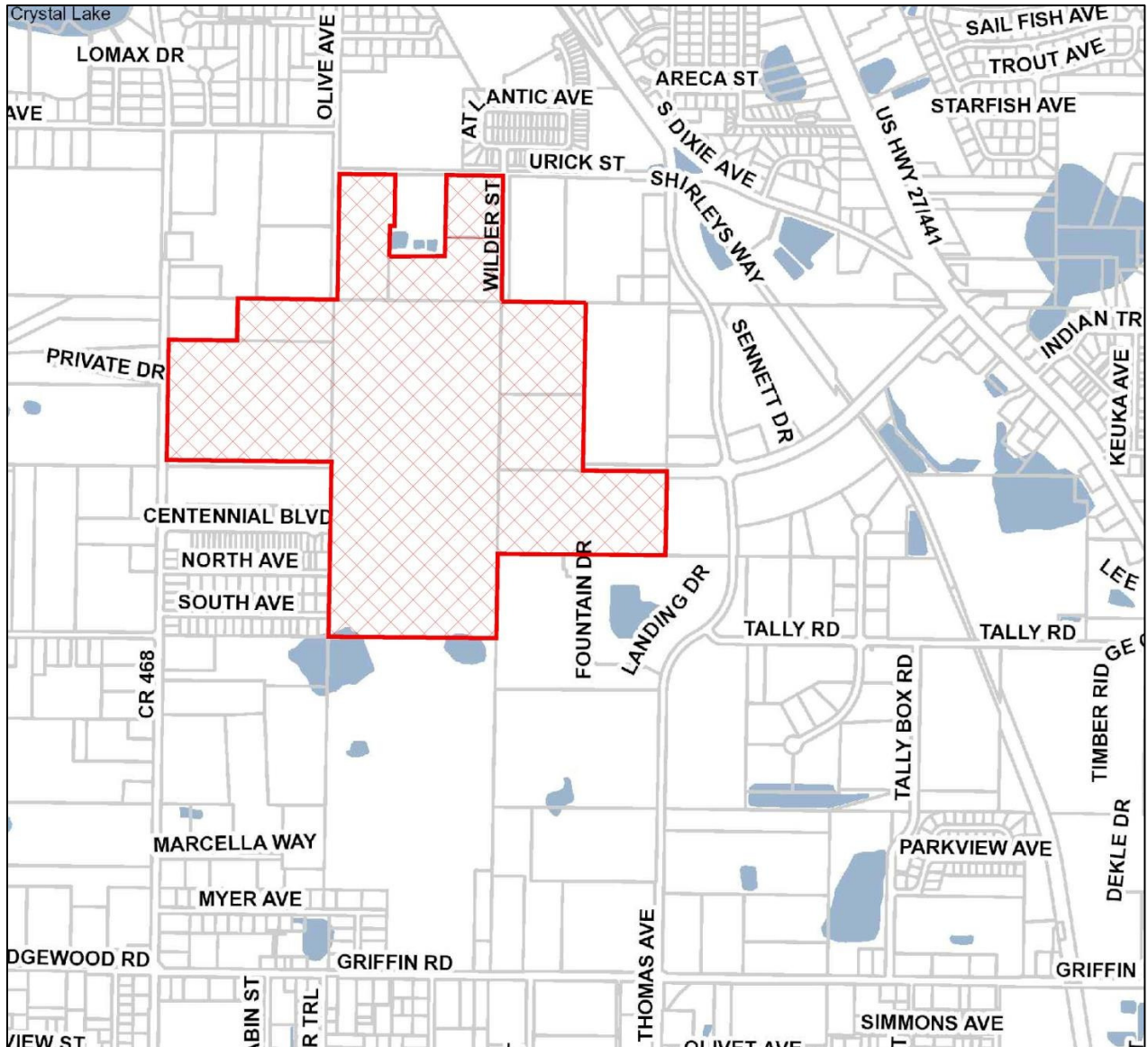
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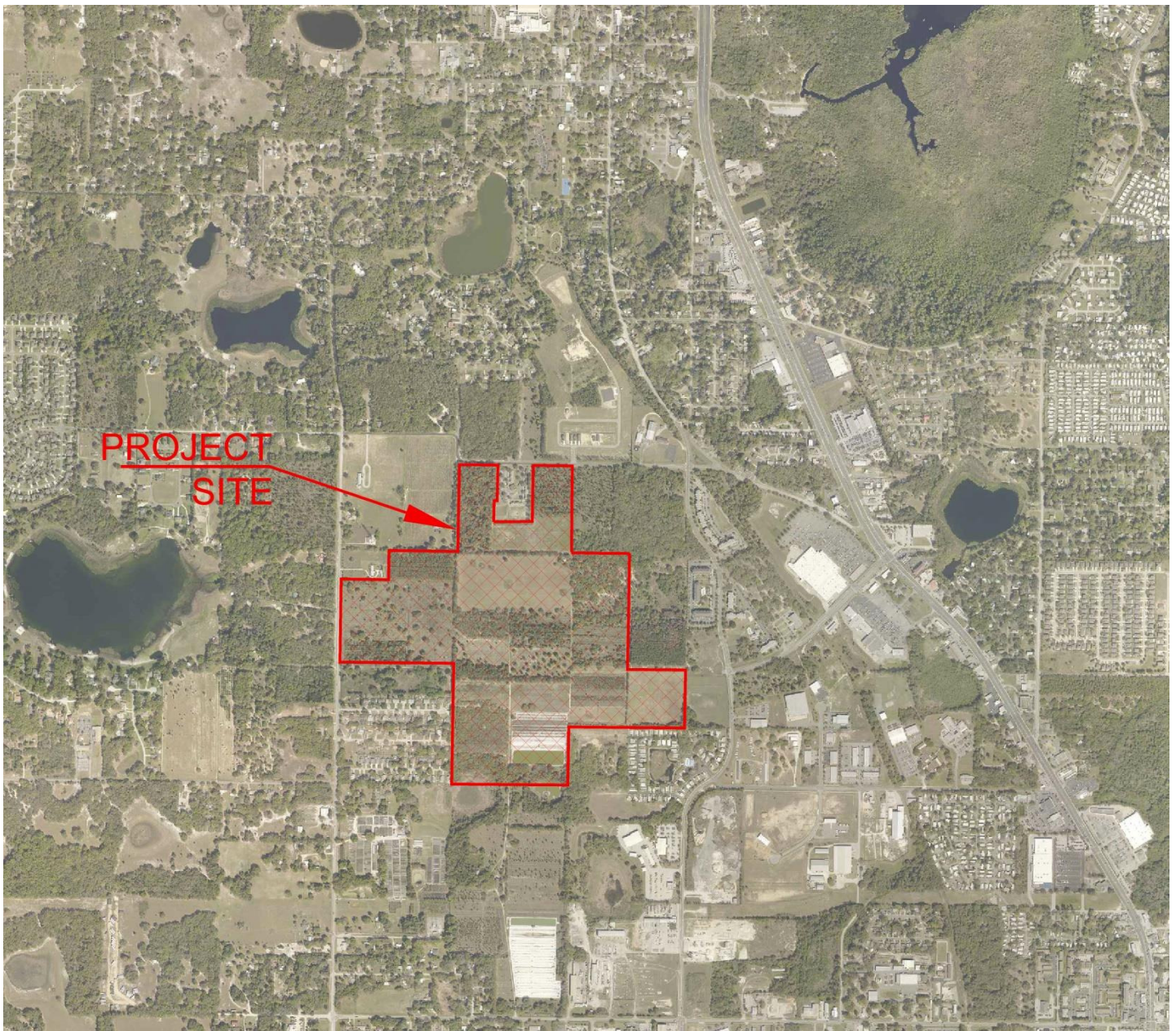
# INTRODUCTION

This traffic evaluation is to support a development application for the proposed Leesburg Fruit PUD project. It is located on the east side of CR 468 and west of Thomas Avenue in the City of Fruitland Park. Figure 1 shows the proposed project site on a vicinity map. Figure 2 shows the site on an aerial map.



• Figure 1 - Vicinity Map



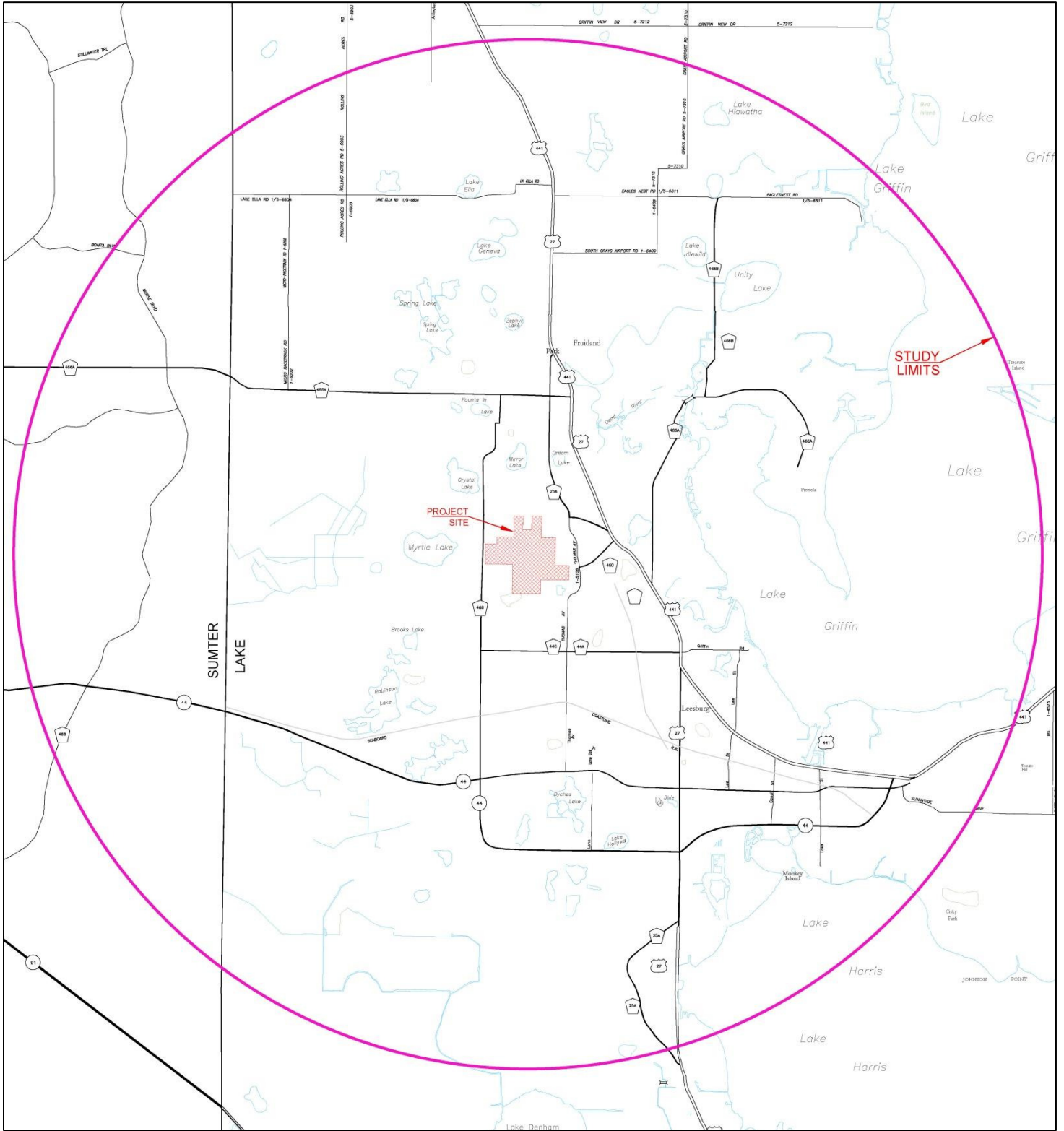


• Figure 2 - Aerial Map

## **STUDY AREA**

The Lake-Sumter MPO TIS Methodology Guidelines establishes the study area to be the roads within a distance equal to one half the total trip length associated with the land use. The study area was determined from the trip length for single-family residential use of 9.10 miles. Figure 3 shows the study area boundary. Table 1 lists the affected roadway segments identified within the study area.





• Figure 3 - Project Study Area

• Table 1 - Road Segments within Study Area

Roadway	Segment		No. of Lanes	Jurisdic.
	From	To		
C.R. 25A	U.S. 27/U.S. 441	C.R. 466A	2	City Of Fruitland Park
C.R. 25A	U.S. 27 (North)	U.S. 27 (South)	2	City Of Leesburg
C.R. 25A	C.R. 466A	U.S. 27/U.S. 441	2	City Of Fruitland Park
C.R. 44A (Griffin Road)	Thomas Road	U.S. 27/U.S. 441	2	City Of Leesburg
C.R. 44C (Griffin Road)	C.R. 468	Thomas Road	2	City Of Leesburg
C.R. 466A	Sumter County Line	C.R. 468 / Rose Avenue	4	City Of Fruitland Park
C.R. 466A	C.R. 468 / Rose Avenue	U.S. 27	2	City Of Fruitland Park
C.R. 466A (Picciola Road)	U.S. 27	C.R. 466B	2	City Of Fruitland Park
C.R. 466B	Eagle Nest Road	C.R. 466A	2	Lake County
C.R. 468	C.R. 466A	Pine Ridge Dairy Road	2	City Of Fruitland Park
C.R. 468	Pine Ridge Dairy Road	Griffin Road	2	City Of Fruitland Park
C.R. 468	Griffin Road	S.R. 44	2	Lake County
Canal Street	Main Street	S.R. 44	2	City Of Leesburg
Canal Street	U.S. 441	Main Street	2	City Of Leesburg
Eagles Nest Road	U.S. 27	C.R. 466B	2	Lake County
Griffin Road	U.S. 27	Lee Street	2	City Of Leesburg
Lake Ella Road	Rolling Acres Road	U.S. 27	2	Lake County
Lake Ella Road	Sumter County Line	Rolling Acres Road	2	Lake County
Lake Street	U.S. 441	Main Street	2	City Of Leesburg
Lake Street	Main Street	S.R. 44	2	City Of Leesburg
Lee Street	Griffin Road	U.S. 441	2	City Of Leesburg
Lee Street	U.S. 441	Main Street	2	City Of Leesburg
Lone Oak Drive	Main Street	S.R. 44	2	City Of Leesburg
Main Street (Leesburg)	U.S. 27	Lee Street	2	City Of Leesburg
Main Street (Leesburg)	Lee Street	Canal Street	2	City Of Leesburg
Main Street (Leesburg)	C.R. 468	Thomas Avenue	2	City Of Leesburg
Main Street (Leesburg)	Thomas Avenue	U.S. 27	2	City Of Leesburg
Main Street (Leesburg)	Dixie Avenue / S.R. 44	Nichols Dr/Sunnyside Dr	2	City Of Leesburg
Main Street (Leesburg)	Canal Street	Lake Street	2	City Of Leesburg
Main Street (Leesburg)	Lake Street	Dixie Avenue / S.R. 44	2	City Of Leesburg
Micro Racetrack Road	Lake Ella Road	C.R. 466A	2	Lake County
Rolling Acres Road	C.R. 466	Lake Ella Road	2	Lake County
S Grays Airport Road	Griffin View Drive	Eagles Nest Road	2	Lake County
S Grays Airport Road	Eagles Nest Road	U.S. 27 / U.S. 412	2	City Of Fruitland Park
S.R. 44	Sumter County Line	C.R. 468	4	City Of Leesburg
S.R. 44	C.R. 468	S Lone Oak Drive	4	Lake County
S.R. 44	S Lone Oak Drive	U.S. 27	4	City Of Leesburg
S.R. 44 (Dixie Avenue)	U.S. 27	S 9Th Street	4	City Of Leesburg
S.R. 44 (Dixie Avenue)	S 9Th Street	Canal Street	4	City Of Leesburg
S.R. 44 (Dixie Avenue)	Canal Street	S Lake Street	4	City Of Leesburg
S.R. 44 (Dixie Avenue)	S Lake Street	E Main Street	4	City Of Leesburg
S.R. 44 (Dixie Avenue)	E Main Street	U.S. 441	4	City Of Leesburg
Thomas Avenue	C.R. 460	C.R. 44A	2	City Of Leesburg
Thomas Avenue	Griffin Road (C.R. 44A)	Main Street	2	City Of Leesburg
U.S. 27/S.R. 25	U.S. 27/U.S.441 Split	Main Street	4	City Of Leesburg
U.S. 27/S.R. 25	Main Street	S.R. 44	4	City Of Leesburg
U.S. 27/S.R. 25	S.R. 44	C.R. 25A (South)	4	City Of Leesburg
U.S. 27/S.R. 25	C.R. 25A (South)	C.R. 33	4	City Of Leesburg
U.S. 27/U.S.441	C.R. 466	Lake Ella Road	4	Town Of Lady Lake
U.S. 27/U.S.441	Lake Ella Road	C.R. 466A / Miller Blvd	6	City Of Fruitland Park
U.S. 27/U.S.441	C.R. 466A / Miller Blvd	C.R. 460 (Mlk Blvd)	6	City Of Fruitland Park
U.S. 27/U.S.441	C.R. 460 (Mlk Blvd)	C.R. 466A (Lee Road)	6	City Of Leesburg
U.S. 27/U.S.441	C.R. 466A (Lee Road)	C.R. 44A/ Griffin Road	6	City Of Leesburg
U.S. 27/U.S.441	C.R. 44A/ Griffin Road	U.S. 27/U.S.441 Split	6	City Of Leesburg
U.S. 441/ S.R. 500	U.S. 27/U.S.441 Split	Lee Street	4	City Of Leesburg
U.S. 441/ S.R. 500	Lee Street	N Canal Street	4	City Of Leesburg
U.S. 441/ S.R. 500	N Canal Street	E Dixie Avenue	4	City Of Leesburg
U.S. 441/ S.R. 500	E Dixie Avenue	E Main Street	6	City Of Leesburg
U.S. 441/ S.R. 500	E Main Street	C.R. 44	6	City Of Leesburg

## **EXISTING CONDITIONS**

This section documents existing travel conditions in the study area. The travel conditions include PM peak hour/peak direction traffic volumes, as well as, adopted levels of service (LOS) and capacities for the studied roads. Roadway service volumes and capacities were obtained from the latest version of the LSMPO TMS. Table 2 shows the road segments evaluated for this study along with their adopted LOS, service volumes and capacity volume. Table 3 shows 2018 traffic volumes.

• Table 2 - Road Capacities

Roadway	Segment		Adptd LOS	Service Volumes (Pk Hr/Pk Dir)					LOS Cap.
	From	To		A	B	C	D	E	
C.R. 25A	U.S. 27/U.S. 441	C.R. 466A	D	0	0	333	675	720	675
C.R. 25A	U.S. 27 (North)	U.S. 27 (South)	D	0	0	333	675	720	675
C.R. 25A	C.R. 466A	U.S. 27/U.S. 441	D	0	0	333	675	720	675
C.R. 44A (Griffin Road)	Thomas Road	U.S. 27/U.S. 441	D	0	0	333	675	720	675
C.R. 44C (Griffin Road)	C.R. 468	Thomas Road	D	0	0	747	792	792	792
C.R. 466A	Sumter County Line	C.R. 468 / Rose Avenue	D	0	0	1,910	2,000	2,000	2,000
C.R. 466A	C.R. 468 / Rose Avenue	U.S. 27	D	0	0	370	750	800	750
C.R. 466A (Picciola Road)	U.S. 27	C.R. 466B	D	0	0	333	675	720	675
C.R. 466B	Eagle Nest Road	C.R. 466A	D	0	0	333	675	720	675
C.R. 468	C.R. 466A	Pine Ridge Dairy Road	D	0	0	747	792	792	792
C.R. 468	Pine Ridge Dairy Road	Griffin Road	D	0	0	747	792	792	792
C.R. 468	Griffin Road	S.R. 44	D	0	0	747	792	792	792
Canal Street	Main Street	S.R. 44	D	0	0	747	792	792	792
Canal Street	U.S. 441	Main Street	D	0	0	747	792	792	792
Eagles Nest Road	U.S. 27	C.R. 466B	D	0	0	333	675	720	675
Griffin Road	U.S. 27	Lee Street	D	0	0	333	675	720	675
Lake Ella Road	Rolling Acres Road	U.S. 27	D	0	0	297	612	648	612
Lake Ella Road	Sumter County Line	Rolling Acres Road	D	0	0	297	612	648	612
Lake Street	U.S. 441	Main Street	D	0	0	747	792	792	792
Lake Street	Main Street	S.R. 44	D	0	0	747	792	792	792
Lee Street	Griffin Road	U.S. 441	D	0	0	333	675	720	675
Lee Street	U.S. 441	Main Street	D	0	0	333	675	720	675
Lone Oak Drive	Main Street	S.R. 44	D	0	0	747	792	792	792
Main Street (Leesburg)	U.S. 27	Lee Street	D	0	0	370	750	800	750
Main Street (Leesburg)	Lee Street	Canal Street	D	0	0	370	750	800	750
Main Street (Leesburg)	C.R. 468	Thomas Avenue	D	0	0	830	880	880	880
Main Street (Leesburg)	Thomas Avenue	U.S. 27	D	0	0	830	880	880	880
Main Street (Leesburg)	Dixie Avenue / S.R. 44	Nichols Dr/Sunnyside Dr	D	0	0	333	675	720	675
Main Street (Leesburg)	Canal Street	Lake Street	D	0	0	370	750	800	750
Main Street (Leesburg)	Lake Street	Dixie Avenue / S.R. 44	D	0	0	370	750	800	750
Micro Racetrack Road	Lake Ella Road	C.R. 466A	D	0	0	297	612	648	612
Rolling Acres Road	C.R. 466	Lake Ella Road	D	0	0	333	675	720	675
S Grays Airport Road	Griffin View Drive	Eagles Nest Road	D	0	0	297	612	648	612
S Grays Airport Road	Eagles Nest Road	U.S. 27 / U.S. 412	D	0	0	297	612	648	612
S.R. 44	Sumter County Line	C.R. 468	D	0	0	1,910	2,000	2,000	2,000
S.R. 44	C.R. 468	S Lone Oak Drive	D	0	0	1,910	2,000	2,000	2,000
S.R. 44	S Lone Oak Drive	U.S. 27	D	0	0	730	1,630	1,700	1,630
S.R. 44 (Dixie Avenue)	U.S. 27	S 9Th Street	D	0	0	730	1,630	1,700	1,630
S.R. 44 (Dixie Avenue)	S 9Th Street	Canal Street	D	0	0	730	1,630	1,700	1,630
S.R. 44 (Dixie Avenue)	Canal Street	S Lake Street	D	0	0	1,910	2,000	2,000	2,000
S.R. 44 (Dixie Avenue)	S Lake Street	E Main Street	D	0	0	1,910	2,000	2,000	2,000
S.R. 44 (Dixie Avenue)	E Main Street	U.S. 441	D	0	0	1,910	2,000	2,000	2,000
Thomas Avenue	C.R. 460	C.R. 44A	D	0	0	333	675	720	675
Thomas Avenue	Griffin Road (C.R. 44A)	Main Street	D	0	0	333	675	720	675
U.S. 27/S.R. 25	U.S. 27/U.S.441 Split	Main Street	D	0	0	730	1,630	1,700	1,630
U.S. 27/S.R. 25	Main Street	S.R. 44	D	0	0	730	1,630	1,700	1,630
U.S. 27/S.R. 25	S.R. 44	C.R. 25A (South)	D	0	0	730	1,630	1,700	1,630
U.S. 27/S.R. 25	C.R. 25A (South)	C.R. 33	D	0	0	1,910	2,000	2,000	2,000
U.S. 27/U.S.441	C.R. 466	Lake Ella Road	D	0	0	1,910	2,000	2,000	2,000
U.S. 27/U.S.441	Lake Ella Road	C.R. 466A / Miller Blvd	D	0	0	2,940	3,020	3,020	3,020
U.S. 27/U.S.441	C.R. 466A / Miller Blvd	C.R. 460 (Mlk Blvd)	D	0	0	2,940	3,020	3,020	3,020
U.S. 27/U.S.441	C.R. 460 (Mlk Blvd)	C.R. 466A (Lee Road)	D	0	0	2,940	3,020	3,020	3,020
U.S. 27/U.S.441	C.R. 466A (Lee Road)	C.R. 44A/ Griffin Road	D	0	0	2,940	3,020	3,020	3,020
U.S. 27/U.S.441	C.R. 44A/ Griffin Road	U.S. 27/U.S.441 Split	D	0	0	1,170	2,520	2,560	2,520
U.S. 441/ S.R. 500	U.S. 27/U.S.441 Split	Lee Street	D	0	0	730	1,630	1,700	1,630
U.S. 441/ S.R. 500	Lee Street	N Canal Street	D	0	0	730	1,630	1,700	1,630
U.S. 441/ S.R. 500	N Canal Street	E Dixie Avenue	D	0	0	1,910	2,000	2,000	2,000
U.S. 441/ S.R. 500	E Dixie Avenue	E Main Street	D	0	0	2,940	3,020	3,020	3,020
U.S. 441/ S.R. 500	E Main Street	C.R. 44	D	0	0	2,940	3,020	3,020	3,020

• Table 3 – 2018 Volumes

Roadway	Segment		LOS Cap.	AADT Volume	Annual Growth	2018 Directional Volumes			
	From	To				NB/EB	Avail.	SB/WB	Avail.
C.R. 25A	U.S. 27/U.S. 441	C.R. 466A	675	7,858	1.66%	337	338	357	318
C.R. 25A	U.S. 27 (North)	U.S. 27 (South)	675	319	7.51%	14	661	16	659
C.R. 25A	C.R. 466A	U.S. 27/U.S. 441	675	5,125	-2.78%	330	345	398	277
C.R. 44A (Griffin Road)	Thomas Road	U.S. 27/U.S. 441	675	9,157	3.65%	512	163	345	330
C.R. 44C (Griffin Road)	C.R. 468	Thomas Road	792	5,817	-0.94%	216	576	254	538
C.R. 466A	Sumter County Line	C.R. 468 / Rose Avenue	2,000	18,968	5.55%	775	1,225	716	1,284
C.R. 466A	C.R. 468 / Rose Avenue	U.S. 27	750	6,512	0.19%	278	472	230	520
C.R. 466A (Picciola Road)	U.S. 27	C.R. 466B	675	17,914	4.94%	959	-284	609	66
C.R. 466B	Eagle Nest Road	C.R. 466A	675	4,615	1.34%	232	443	178	497
C.R. 468	C.R. 466A	Pine Ridge Dairy Road	792	3,991	5.54%	154	638	184	608
C.R. 468	Pine Ridge Dairy Road	Griffin Road	792	6,280	2.09%	254	538	278	514
C.R. 468	Griffin Road	S.R. 44	792	7,773	3.91%	347	445	328	464
Canal Street	Main Street	S.R. 44	792	3,312	1.00%	154	638	112	680
Canal Street	U.S. 441	Main Street	792	4,188	1.71%	180	612	168	624
Eagles Nest Road	U.S. 27	C.R. 466B	675	3,477	9.17%	174	501	108	567
Griffin Road	U.S. 27	Lee Street	675	2,141	1.15%	76	599	108	567
Lake Ella Road	Rolling Acres Road	U.S. 27	612	1,857	3.00%	85	527	76	536
Lake Ella Road	Sumter County Line	Rolling Acres Road	612	1,821	11.92%	108	504	67	545
Lake Street	U.S. 441	Main Street	792	2,835	1.99%	97	695	94	698
Lake Street	Main Street	S.R. 44	792	3,423	2.39%	161	631	98	694
Lee Street	Griffin Road	U.S. 441	675	2,342	1.17%	138	537	128	547
Lee Street	U.S. 441	Main Street	675	2,788	0.40%	134	541	116	559
Lone Oak Drive	Main Street	S.R. 44	792	3,015	3.21%	138	654	176	616
Main Street (Leesburg)	U.S. 27	Lee Street	750	11,362	1.72%	457	293	553	197
Main Street (Leesburg)	Lee Street	Canal Street	750	11,362	1.72%	457	293	553	197
Main Street (Leesburg)	C.R. 468	Thomas Avenue	880	12,307	6.66%	505	375	517	363
Main Street (Leesburg)	Thomas Avenue	U.S. 27	880	12,307	6.66%	505	375	517	363
Main Street (Leesburg)	Dixie Avenue / S.R. 44	Nichols Dr/Sunnyside Dr	675	5,145	6.62%	347	328	172	503
Main Street (Leesburg)	Canal Street	Lake Street	750	5,805	4.78%	288	462	267	483
Main Street (Leesburg)	Lake Street	Dixie Avenue / S.R. 44	750	5,148	3.03%	377	373	159	591
Micro Racetrack Road	Lake Ella Road	C.R. 466A	612	9,147	10.33%	358	254	458	154
Rolling Acres Road	C.R. 466	Lake Ella Road	675	7,833	11.40%	298	377	376	299
S Grays Airport Road	Griffin View Drive	Eagles Nest Road	612	2,136	4.96%	138	474	70	542
S Grays Airport Road	Eagles Nest Road	U.S. 27 / U.S. 412	612	770	-25.66%	52	560	21	591
S.R. 44	Sumter County Line	C.R. 468	2,000	21,037	3.03%	818	1,182	854	1,146
S.R. 44	C.R. 468	S Lone Oak Drive	2,000	14,979	1.89%	625	1,375	600	1,400
S.R. 44	S Lone Oak Drive	U.S. 27	1,630	21,220	2.53%	803	827	947	683
S.R. 44 (Dixie Avenue)	U.S. 27	S 9Th Street	1,630	24,352	1.60%	905	725	933	697
S.R. 44 (Dixie Avenue)	S 9Th Street	Canal Street	1,630	24,352	1.60%	905	725	933	697
S.R. 44 (Dixie Avenue)	Canal Street	S Lake Street	2,000	22,622	0.63%	1,012	988	842	1,158
S.R. 44 (Dixie Avenue)	S Lake Street	E Main Street	2,000	20,407	1.81%	966	1,034	710	1,290
S.R. 44 (Dixie Avenue)	E Main Street	U.S. 441	2,000	20,407	1.81%	966	1,034	710	1,290
Thomas Avenue	C.R. 460	C.R. 44A	675	8,500	3.69%	330	345	398	277
Thomas Avenue	Griffin Road (C.R. 44A)	Main Street	675	1,993	1.68%	364	311	348	327
U.S. 27/S.R. 25	U.S. 27/U.S.441 Split	Main Street	1,630	28,662	1.73%	1,164	466	1,177	453
U.S. 27/S.R. 25	Main Street	S.R. 44	1,630	24,718	1.99%	915	715	1,067	563
U.S. 27/S.R. 25	S.R. 44	C.R. 25A (South)	1,630	40,000	5.23%	1,649	-19	1,951	-321
U.S. 27/S.R. 25	C.R. 25A (South)	C.R. 33	2,000	36,106	2.63%	1,320	680	1,580	420
U.S. 27/U.S.441	C.R. 466	Lake Ella Road	2,000	31,000	2.14%	1,278	722	1,512	488
U.S. 27/U.S.441	Lake Ella Road	C.R. 466A / Miller Blvd	3,020	31,000	2.14%	1,278	1,742	1,512	1,508
U.S. 27/U.S.441	C.R. 466A / Miller Blvd	C.R. 460 (Mlk Blvd)	3,020	39,614	4.20%	1,662	1,358	1,606	1,414
U.S. 27/U.S.441	C.R. 460 (Mlk Blvd)	C.R. 466A (Lee Road)	3,020	39,614	4.20%	1,662	1,358	1,606	1,414
U.S. 27/U.S.441	C.R. 466A (Lee Road)	C.R. 44A/ Griffin Road	3,020	48,282	3.05%	2,061	959	1,932	1,088
U.S. 27/U.S.441	C.R. 44A/ Griffin Road	U.S. 27/U.S.441 Split	2,520	48,282	3.05%	2,061	459	1,932	588
U.S. 441/ S.R. 500	U.S. 27/U.S.441 Split	Lee Street	1,630	32,000	2.67%	1,561	69	1,319	311
U.S. 441/ S.R. 500	Lee Street	N Canal Street	1,630	33,500	5.01%	1,634	-4	1,381	249
U.S. 441/ S.R. 500	N Canal Street	E Dixie Avenue	2,000	30,099	1.98%	1,278	722	1,188	812
U.S. 441/ S.R. 500	E Dixie Avenue	E Main Street	3,020	53,090	2.77%	2,493	527	1,887	1,133
U.S. 441/ S.R. 500	E Main Street	C.R. 44	3,020	36,082	1.62%	1,763	1,257	1,484	1,536

## PROGRAMMED AND PLANNED IMPROVEMENTS

The Lake County 2019-2023 Transportation Construction Program and the FDOT Current and Future Projects list were checked to identify planned or programmed improvements in the study area. Table 4 summarizes those improvements.

• Table 4 – Programmed and Planned Improvements

LOCATION	IMPROVEMENT	YEAR	AGENCY
CR 466A from Timpertop Ln to Poinsettia Ave	Widen to 4-Lanes - DSN	2019	Lake County
Lake Ella Rd from April Hills Bv to US 27	New Alignment - ROW	2022	Lake County
Lake Ella Rd at Micro Racetrack Rd.	Turn Lanes - ROW	2021	Lake County
Lake Ella Rd at Rolling Acres Rd.	Turn Lanes - ROW	2021	Lake County
CR 468 at Lewis Rd.	NB Left Turn Lane - CST	2019	Lake County
US 441 from Perkins St to SR 44	Widen to 6-Lanes - DSN	2019	FDOT
US 27/441 from Lk Ella Rd to Avenida Ctrl	Widen to 6-Lanes - CST	2019	FDOT

## TRIP GENERATION

Trip rates in this analysis are from the ITE publication, Trip Generation, 10<sup>th</sup> Edition. Table 5 below summarizes the land use types, land use codes and trip rates for the existing use and the proposed development.

• Table 5 - ITE Trip Rate

LAND USE	LUC	UNIT RATE	24 HOUR	PM PEAK HOUR		
			EQUATION	EQUATION	% In	% Out
Single-Family Detached Housing	210	Trips/Dwelling Units	Average Rate = 9.44	Average Rate = 0.99	64%	36%
Assisted Living	254	Trips/Beds	Average Rate = 2.60	Average Rate = 0.26	38%	62%
Shopping Center	820	Trips/1,000 SF GFA	Average Rate = 37.75	Average Rate = 3.81	48%	52%

Table 6 summarizes the trip generation volumes for the proposed project. Table 7 shows the adjusted trip generation volumes accounting for passby trips. Table 8 shows the net increase in traffic due to the project.



• Table 6 - Proposed Trip Generation Volume

LAND USE	AMOUNT	24 HR	PM PK HR		
			Vol.	In	Out
Single-Family Detached Housing	700 Dwelling Units	6,608	693	444	249
Assisted Living	220 Beds	572	57	22	35
Shopping Center	East: 12,000 SF of GFA	453	46	22	24
Shopping Center	West: 36,000 SF of GFA	1,359	137	66	71
<b>TOTAL</b>		<b>8,992</b>	<b>933</b>	<b>553</b>	<b>380</b>

• Table 7 - Adjusted Trip Generation Volume

LAND USE	24 HR TRIP GEN	% PASSBY	PASSBY VOLUME	ADJ DAILY VOL
Single-Family Detached Housing	6,608	0%	0	6,608
Assisted Living	572	0%	0	572
Shopping Center	453	34%	154	299
Shopping Center	1,359	34%	462	897
<b>TOTAL</b>	<b>8,992</b>	<b>---</b>	<b>616</b>	<b>8,376</b>

LAND USE	PM PK TRIP VOL	% PASSBY	PASSBY VOLUME	ADJ PM PK VOL	VOL IN	VOL OUT
Single-Family Detached Housing	693	0%	0	693	444	249
Assisted Living	57	0%	0	57	31	14
Shopping Center	46	34%	16	30	14	16
Shopping Center	137	34%	47	90	43	47
<b>TOTAL</b>	<b>933</b>	<b>---</b>	<b>62</b>	<b>870</b>	<b>532</b>	<b>326</b>

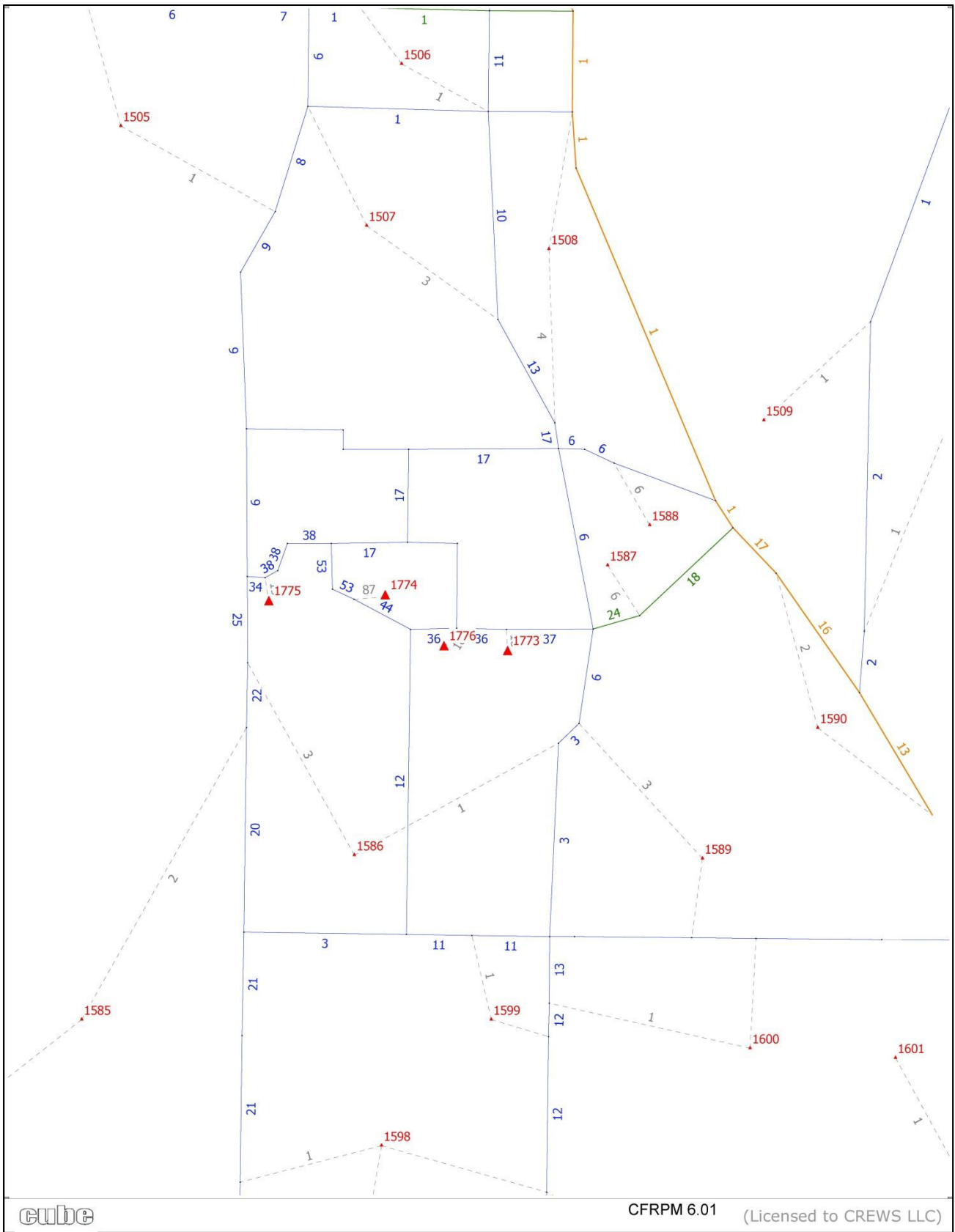
• Table 8 – Net New Trips

CONDITION	24 HOUR	PM PEAK HOUR		
	Vol.	Vol.	In	Out
Existing	0	0	0	0
Proposed	8,376	870	532	326
<b>Net New Trips</b>	<b>8,376</b>	<b>870</b>	<b>532</b>	<b>326</b>

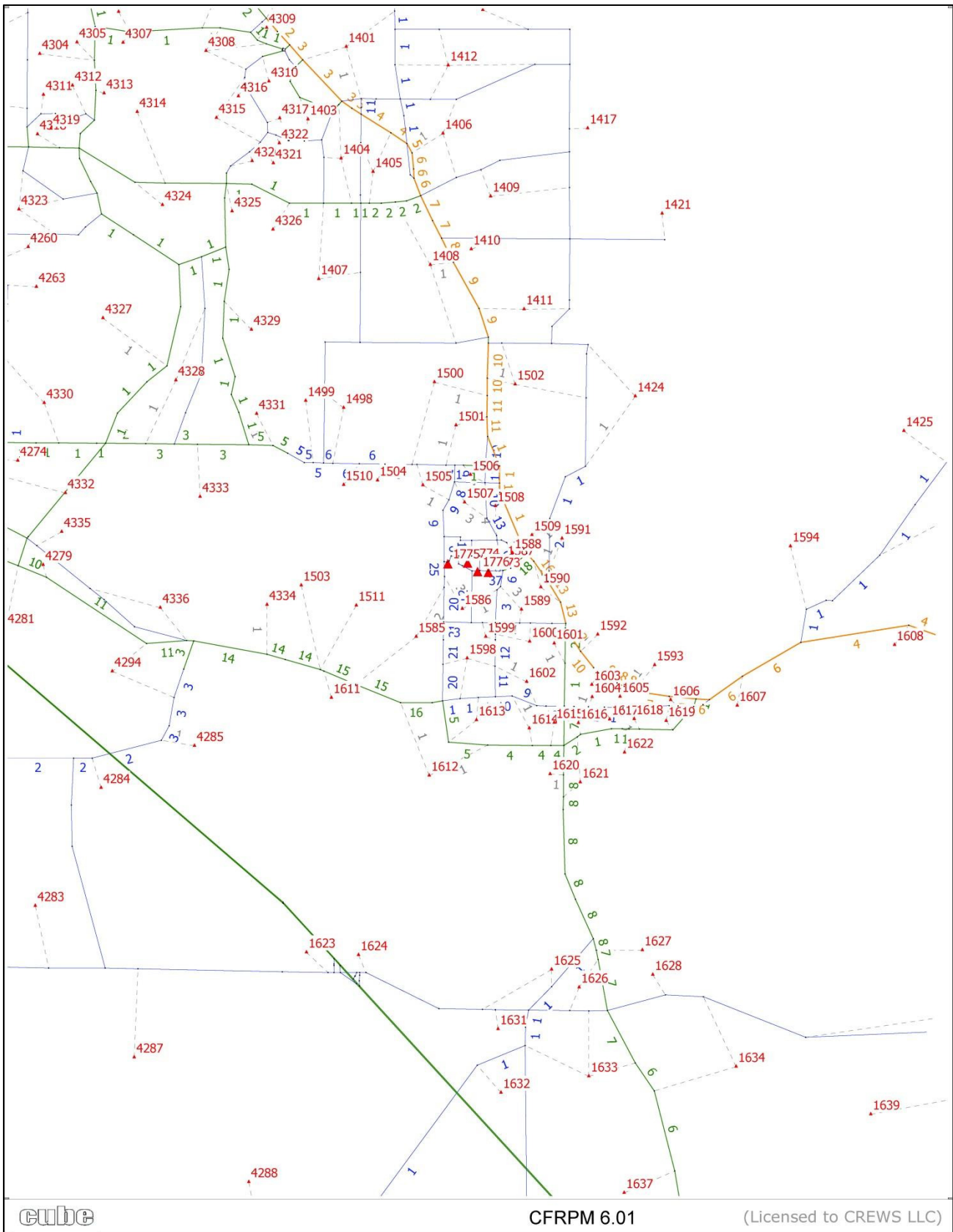
## TRIP DISTRIBUTION

Trip distribution was developed using the CFRPM. Figures 4 & 5 show the resultant percentage distribution of project traffic on the area road system.





• Figure 4 - Project Trip Distribution - Close



• Figure 5 - Project Trip Distribution - Wide

## **FUTURE CONDITIONS**

The future conditions were evaluated for an interim year of 2024 and a horizon year of 2030. Future background traffic was determined using annual growth rates. The growth rates for the county roads were taken from the Lake County traffic count report. Growth rates for the state roads were calculated from historic traffic count data. Copies of those calculations are included in Appendix A. Tables 9 and 10 show the summary of that analysis.

• Table 9 – Interim Year - 2024 Future Volumes

Roadway	Segment		Annual Growth	Current Year: 2018				Interim Year: 2024				Pk Dir Vol	LOS Cap.	V/C	Avail. Capacity	Proj. V/C
				NB/EB				SB/WB								
				Exist.	Bckgd	Proj	Total	Exist.	Bckgd	Proj	Total					
C.R. 25A	U.S. 27/U.S. 441	C.R. 466A	1.66%	337	34	34	405	357	36	53	446	446	675	0.66	229	0.08
C.R. 25A	U.S. 27 (North)	U.S. 27 (South)	7.51%	14	6	0	20	16	7	0	23	23	675	0.03	652	0.00
C.R. 25A	C.R. 466A	U.S. 27/U.S. 441	0.00%	330	0	58	388	398	0	90	488	488	675	0.72	187	0.13
C.R. 44A (Griffin Road)	Thomas Road	U.S. 27/U.S. 441	3.65%	512	112	0	624	345	76	0	421	624	675	0.92	51	0.00
C.R. 44C (Griffin Road)	C.R. 468	Thomas Road	0.00%	216	0	59	275	254	0	37	291	291	792	0.37	501	0.07
C.R. 466A	Sumter County Line	R. 468 / Rose Avenue	5.55%	775	258	32	1,065	716	238	20	974	1,065	2,000	0.53	935	0.02
C.R. 466A	R. 468 / Rose Avenue	U.S. 27	0.19%	278	3	6	287	230	3	11	244	287	750	0.38	463	0.01
C.R. 466A (Picciola Road)	U.S. 27	C.R. 466B	4.94%	959	284	6	1,249	609	181	11	801	1,249	675	1.85	-574	0.02
C.R. 466B	Eagle Nest Road	C.R. 466A	1.34%	232	19	0	251	178	14	0	192	251	675	0.37	424	0.00
C.R. 468	C.R. 466A	Line Ridge Dairy Road	5.54%	154	51	30	235	184	61	48	293	293	792	0.37	499	0.06
C.R. 468	Line Ridge Dairy Road	Griffin Road	2.09%	254	32	30	316	278	35	48	361	361	792	0.46	431	0.06
C.R. 468	Griffin Road	S.R. 44	3.91%	347	81	133	561	328	77	85	490	561	792	0.71	231	0.17
Canal Street	Main Street	S.R. 44	1.00%	154	9	5	168	112	7	4	123	168	792	0.21	624	0.01
Canal Street	U.S. 441	Main Street	1.71%	180	18	5	203	168	17	4	189	203	792	0.26	589	0.01
Eagles Nest Road	U.S. 27	C.R. 466B	9.17%	174	96	4	274	108	59	5	172	274	675	0.41	401	0.01
Griffin Road	U.S. 27	Lee Street	1.15%	76	5	0	81	108	7	0	115	115	675	0.17	560	0.00
Lake Ella Road	Rolling Acres Road	U.S. 27	3.00%	85	15	5	105	76	14	4	94	105	612	0.17	507	0.01
Lake Ella Road	Sumter County Line	Rolling Acres Road	11.92%	108	77	0	185	67	48	0	115	185	612	0.30	427	0.00
Lake Street	U.S. 441	Main Street	1.99%	97	12	5	114	94	11	4	109	114	792	0.14	678	0.01
Lake Street	Main Street	S.R. 44	2.39%	161	23	5	189	98	14	4	116	189	792	0.24	603	0.01
Lee Street	Griffin Road	U.S. 441	1.17%	138	10	5	153	128	9	4	141	153	675	0.23	522	0.01
Lee Street	U.S. 441	Main Street	0.40%	134	3	5	142	116	3	4	123	142	675	0.21	533	0.01
Lone Oak Drive	Main Street	S.R. 44	3.21%	138	27	11	176	176	34	6	216	216	792	0.27	576	0.01
Main Street (Leesburg)	U.S. 27	Lee Street	1.72%	457	47	6	510	553	57	11	621	621	750	0.83	129	0.01
Main Street (Leesburg)	Lee Street	Canal Street	1.72%	457	47	6	510	553	57	11	621	621	750	0.83	129	0.01
Main Street (Leesburg)	C.R. 468	Thomas Avenue	6.66%	505	202	5	712	517	207	4	728	728	880	0.83	152	0.01
Main Street (Leesburg)	Thomas Avenue	U.S. 27	6.66%	505	202	30	737	517	207	48	772	772	880	0.88	108	0.05
Main Street (Leesburg)	Dixie Avenue / S.R. 44	Cholchols Dr/Sunnyside	6.62%	347	138	4	489	172	68	5	245	489	675	0.72	186	0.01
Main Street (Leesburg)	Canal Street	Lake Street	4.78%	288	83	4	375	267	77	5	349	375	750	0.50	375	0.01
Main Street (Leesburg)	Lake Street	Dixie Avenue / S.R. 44	3.03%	377	69	4	450	159	29	5	193	450	750	0.60	300	0.01
Micro Racetrack Road	Lake Ella Road	C.R. 466A	10.33%	358	222	4	584	458	284	5	747	747	612	1.22	-135	0.01
Rolling Acres Road	C.R. 466	Lake Ella Road	11.40%	298	204	0	502	376	257	0	633	633	675	0.94	42	0.00
S Grays Airport Road	Griffin View Drive	Eagles Nest Road	4.96%	138	41	0	179	70	21	0	91	179	612	0.29	433	0.00
S Grays Airport Road	Eagles Nest Road	U.S. 27 / U.S. 412	0.00%	52	0	0	52	21	0	0	21	52	612	0.08	560	0.00
S.R. 44	Sumter County Line	C.R. 468	0.00%	818	0	85	903	854	0	54	908	908	2,000	0.45	1,092	0.04
S.R. 44	C.R. 468	S Lone Oak Drive	0.00%	625	0	17	642	600	0	27	627	642	2,000	0.32	1,358	0.01
S.R. 44	S Lone Oak Drive	U.S. 27	0.00%	803	0	14	817	947	0	21	968	968	1,630	0.59	662	0.01
S.R. 44 (Dixie Avenue)	U.S. 27	S 9Th Street	0.00%	905	0	6	911	933	0	11	944	944	1,630	0.58	686	0.01
S.R. 44 (Dixie Avenue)	S 9Th Street	Canal Street	0.00%	905	0	4	909	933	0	5	938	938	1,630	0.58	692	0.00
S.R. 44 (Dixie Avenue)	Canal Street	S Lake Street	0.00%	1,012	0	4	1,016	842	0	5	847	1,016	2,000	0.51	984	0.00
S.R. 44 (Dixie Avenue)	S Lake Street	E Main Street	0.00%	966	0	4	970	710	0	5	715	970	2,000	0.49	1,030	0.00
S.R. 44 (Dixie Avenue)	E Main Street	U.S. 441	0.00%	966	0	4	970	710	0	5	715	970	2,000	0.49	1,030	0.00
Thomas Avenue	C.R. 460	C.R. 44A	0.00%	330	0	32	362	398	0	20	418	418	675	0.62	257	0.05
Thomas Avenue	Griffin Road (C.R. 44A)	Main Street	0.00%	364	0	69	433	348	0	44	392	433	675	0.64	242	0.10
U.S. 27/S.R. 25	U.S. 27/U.S.441 Split	Main Street	0.00%	1,164	0	5	1,169	1,177	0	4	1,181	1,181	1,630	0.72	449	0.00
U.S. 27/S.R. 25	Main Street	S.R. 44	0.00%	915	0	37	952	1,067	0	24	1,091	1,091	1,630	0.67	539	0.02
U.S. 27/S.R. 25	S.R. 44	C.R. 25A (South)	0.00%	1,649	0	43	1,692	1,951	0	27	1,978	1,978	1,630	1.21	-348	0.03
U.S. 27/S.R. 25	C.R. 25A (South)	C.R. 33	0.00%	1,320	0	43	1,363	1,580	0	27	1,607	1,607	2,000	0.80	393	0.02
U.S. 27/U.S.441	C.R. 466	Lake Ella Road	0.00%	1,278	0	24	1,302	1,512	0	37	1,549	1,549	2,000	0.77	451	0.02
U.S. 27/U.S.441	Lake Ella Road	C.R. 466A / Miller Blv	0.00%	1,278	0	37	1,315	1,512	0	59	1,571	1,571	3,020	0.52	1,449	0.02
U.S. 27/U.S.441	C.R. 466A / Miller Blv	C.R. 460 (Milk Blvd)	0.00%	1,662	0	4	1,666	1,606	0	5	1,611	1,666	3,020	0.55	1,354	0.00
U.S. 27/U.S.441	C.R. 460 (Milk Blvd)	C.R. 466A (Lee Road)	0.00%	1,662	0	90	1,752	1,606	0	58	1,664	1,752	3,020	0.58	1,268	0.03
U.S. 27/U.S.441	C.R. 466A (Lee Road)	C.R. 44A/ Griffin Road	0.00%	2,061	0	69	2,130	1,932	0	44	1,976	2,130	3,020	0.71	890	0.02
U.S. 27/U.S.441	C.R. 44A/ Griffin Road	U.S. 27/U.S.441 Split	0.00%	2,061	0	69	2,130	1,932	0	44	1,976	2,130	2,520	0.85	390	0.03
U.S. 441/ S.R. 500	U.S. 27/U.S.441 Split	Lee Street	0.00%	1,561	0	34	1,595	1,319	0	53	1,372	1,595	1,630	0.98	35	0.03
U.S. 441/ S.R. 500	Lee Street	N Canal Street	0.00%	1,634	0	27	1,661	1,381	0	43	1,424	1,661	1,630	1.02	-31	0.03
U.S. 441/ S.R. 500	N Canal Street	E Dixie Avenue	0.00%	1,278	0	24	1,302	1,188	0	37	1,225	1,302	2,000	0.65	698	0.02
U.S. 441/ S.R. 500	E Dixie Avenue	E Main Street	0.00%	2,493	0	20	2,513	1,887	0	32	1,919	2,513	3,020	0.83	507	0.01
U.S. 441/ S.R. 500	E Main Street	C.R. 44	0.00%	1,763	0	20	1,783	1,484	0	32	1,516	1,783	3,020	0.59	1,237	0.01

• Table 10 - Horizon Year - 2030 Future Volumes

Roadway	Segment		Annual Growth	Current Year: 2018				Final Year: 2030				Pk Dir Vol	LOS Cap.	V/C	Avail. Capacity	Proj. V/C
				NB/EB				SB/WB								
	From	To		Exist.	Bckgd	Proj	Total	Exist.	Bckgd	Proj	Total					
C.R. 25A	U.S. 27/U.S. 441	C.R. 466A	1.66%	337	67	34	438	357	71	53	481	481	675	0.71	194	0.08
C.R. 25A	U.S. 27 (North)	U.S. 27 (South)	7.51%	14	13	0	27	16	14	0	30	30	675	0.05	645	0.00
C.R. 25A	C.R. 466A	U.S. 27/U.S. 441	0.00%	330	0	58	388	398	0	90	488	488	675	0.72	187	0.13
C.R. 44A (Griffin F	Thomas Road	U.S. 27/U.S. 441	3.65%	512	224	6	742	345	151	11	507	742	675	1.10	-67	0.02
C.R. 44C (Griffin F	C.R. 468	Thomas Road	0.00%	216	0	59	275	254	0	37	291	291	792	0.37	501	0.07
C.R. 466A	Sumter County Line	R. 468 / Rose Avenue	5.55%	775	516	32	1,323	716	477	20	1,213	1,323	2,000	0.66	677	0.02
C.R. 466A	R. 468 / Rose Avenue	U.S. 27	0.19%	278	6	6	290	230	5	11	246	290	750	0.39	460	0.01
C.R. 466A (Piccio	U.S. 27	C.R. 466B	4.94%	959	568	6	1,533	609	361	11	981	1,533	675	2.27	-858	0.02
C.R. 466B	Eagle Nest Road	C.R. 466A	1.34%	232	37	0	269	178	29	0	207	269	675	0.40	406	0.00
C.R. 468	C.R. 466A	Line Ridge Dairy Road	5.54%	154	102	30	286	184	122	48	354	354	792	0.45	438	0.06
C.R. 468	Line Ridge Dairy Road	Griffin Road	2.09%	254	64	30	348	278	70	48	396	396	792	0.50	396	0.06
C.R. 468	Griffin Road	S.R. 44	3.91%	347	163	133	643	328	154	85	567	643	792	0.81	149	0.17
Canal Street	Main Street	S.R. 44	1.00%	154	18	5	177	112	13	4	129	177	792	0.22	615	0.01
Canal Street	U.S. 441	Main Street	1.71%	180	37	5	222	168	34	4	206	222	792	0.28	570	0.01
Eagles Nest Road	U.S. 27	C.R. 466B	9.17%	174	191	4	369	108	119	5	232	369	675	0.55	306	0.01
Griffin Road	U.S. 27	Lee Street	1.15%	76	10	0	86	108	15	0	123	123	675	0.18	552	0.00
Lake Ella Road	Rolling Acres Road	U.S. 27	3.00%	85	31	5	121	76	27	4	107	121	612	0.20	491	0.01
Lake Ella Road	Sumter County Line	Rolling Acres Road	11.92%	108	154	0	262	67	96	0	163	262	612	0.43	350	0.00
Lake Street	U.S. 441	Main Street	1.99%	97	23	5	125	94	22	4	120	125	792	0.16	667	0.01
Lake Street	Main Street	S.R. 44	2.39%	161	46	5	212	98	28	4	130	212	792	0.27	580	0.01
Lee Street	Griffin Road	U.S. 441	1.17%	138	19	5	162	128	18	4	150	162	675	0.24	513	0.01
Lee Street	U.S. 441	Main Street	0.40%	134	6	5	145	116	6	4	126	145	675	0.22	530	0.01
Lone Oak Drive	Main Street	S.R. 44	3.21%	138	53	11	202	176	68	6	250	250	792	0.32	542	0.01
Main Street (Leest	U.S. 27	Lee Street	1.72%	457	94	6	557	553	114	11	678	678	750	0.90	72	0.01
Main Street (Leest	Lee Street	Canal Street	1.72%	457	94	6	557	553	114	11	678	678	750	0.90	72	0.01
Main Street (Leest	C.R. 468	Thomas Avenue	6.66%	505	404	5	914	517	413	4	934	934	880	1.06	-54	0.01
Main Street (Leest	Thomas Avenue	U.S. 27	6.66%	505	404	30	939	517	413	48	978	978	880	1.11	-98	0.05
Main Street (Leest	Dixie Avenue / S.R. 44	Cholchols Dr/Sunnyside	6.62%	347	276	4	627	172	137	5	314	627	675	0.93	48	0.01
Main Street (Leest	Canal Street	Lake Street	4.78%	288	165	4	457	267	153	5	425	457	750	0.61	293	0.01
Main Street (Leest	Lake Street	Dixie Avenue / S.R. 44	3.03%	377	137	4	518	159	58	5	222	518	750	0.69	232	0.01
Micro Racetrack R	Lake Ella Road	C.R. 466A	10.33%	358	444	4	806	458	568	5	1,031	1,031	612	1.68	-419	0.01
Rolling Acres Road	C.R. 466	Lake Ella Road	11.40%	298	408	0	706	376	514	0	890	890	675	1.32	-215	0.00
S Grays Airport Rd	Griffin View Drive	Eagles Nest Road	4.96%	138	82	0	220	70	42	0	112	220	612	0.36	392	0.00
S Grays Airport Rd	Eagles Nest Road	U.S. 27 / U.S. 412	0.00%	52	0	0	52	21	0	0	21	52	612	0.08	560	0.00
S.R. 44	Sumter County Line	C.R. 468	0.00%	818	0	85	903	854	0	54	908	908	2,000	0.45	1,092	0.04
S.R. 44	C.R. 468	S Lone Oak Drive	0.00%	625	0	17	642	600	0	27	627	642	2,000	0.32	1,358	0.01
S.R. 44	S Lone Oak Drive	U.S. 27	0.00%	803	0	14	817	947	0	21	968	968	1,630	0.59	662	0.01
S.R. 44 (Dixie Ave	U.S. 27	S 9Th Street	0.00%	905	0	6	911	933	0	11	944	944	1,630	0.58	686	0.01
S.R. 44 (Dixie Ave	S 9Th Street	Canal Street	0.00%	905	0	4	909	933	0	5	938	938	1,630	0.58	692	0.00
S.R. 44 (Dixie Ave	Canal Street	S Lake Street	0.00%	1,012	0	4	1,016	842	0	5	847	1,016	2,000	0.51	984	0.00
S.R. 44 (Dixie Ave	S Lake Street	E Main Street	0.00%	966	0	4	970	710	0	5	715	970	2,000	0.49	1,030	0.00
S.R. 44 (Dixie Ave	E Main Street	U.S. 441	0.00%	966	0	4	970	710	0	5	715	970	2,000	0.49	1,030	0.00
Thomas Avenue	C.R. 460	C.R. 44A	0.00%	330	0	32	362	398	0	20	418	418	675	0.62	257	0.05
Thomas Avenue	Griffin Road (C.R. 44A	Main Street	0.00%	364	0	69	433	348	0	44	392	433	675	0.64	242	0.10
U.S. 27/S.R. 25	U.S. 27/U.S.441 Split	Main Street	0.00%	1,164	0	5	1,169	1,177	0	4	1,181	1,181	1,630	0.72	449	0.00
U.S. 27/S.R. 25	Main Street	S.R. 44	0.00%	915	0	37	952	1,067	0	24	1,091	1,091	1,630	0.67	539	0.02
U.S. 27/S.R. 25	S.R. 44	C.R. 25A (South)	0.00%	1,649	0	43	1,692	1,951	0	27	1,978	1,978	1,630	1.21	-348	0.03
U.S. 27/S.R. 25	C.R. 25A (South)	C.R. 33	0.00%	1,320	0	43	1,363	1,580	0	27	1,607	1,607	2,000	0.80	393	0.02
U.S. 27/U.S.441	C.R. 466	Lake Ella Road	0.00%	1,278	0	24	1,302	1,512	0	37	1,549	1,549	2,000	0.77	451	0.02
U.S. 27/U.S.441	Lake Ella Road	C.R. 466A / Miller Blvd	0.00%	1,278	0	37	1,315	1,512	0	59	1,571	1,571	3,020	0.52	1,449	0.02
U.S. 27/U.S.441	C.R. 466A / Miller Blvd	C.R. 460 (Milk Blvd)	0.00%	1,662	0	4	1,666	1,606	0	5	1,611	1,666	3,020	0.55	1,354	0.00
U.S. 27/U.S.441	C.R. 460 (Milk Blvd)	C.R. 466A (Lee Road	0.00%	1,662	0	90	1,752	1,606	0	58	1,664	1,752	3,020	0.58	1,268	0.03
U.S. 27/U.S.441	C.R. 466A (Lee Road	C.R. 44A/ Griffin Road	0.00%	2,061	0	69	2,130	1,932	0	44	1,976	2,130	3,020	0.71	890	0.02
U.S. 27/U.S.441	C.R. 44A/ Griffin Road	U.S. 27/U.S.441 Split	0.00%	2,061	0	69	2,130	1,932	0	44	1,976	2,130	2,520	0.85	390	0.03
U.S. 441/ S.R. 500	U.S. 27/U.S.441 Split	Lee Street	0.00%	1,561	0	34	1,595	1,319	0	53	1,372	1,595	1,630	0.98	35	0.03
U.S. 441/ S.R. 500	Lee Street	N Canal Street	0.00%	1,634	0	27	1,661	1,381	0	43	1,424	1,661	1,630	1.02	-31	0.03
U.S. 441/ S.R. 500	N Canal Street	E Dixie Avenue	0.00%	1,278	0	24	1,302	1,188	0	37	1,225	1,302	2,000	0.65	698	0.02
U.S. 441/ S.R. 500	E Dixie Avenue	E Main Street	0.00%	2,493	0	20	2,513	1,887	0	32	1,919	2,513	3,020	0.83	507	0.01
U.S. 441/ S.R. 500	E Main Street	C.R. 44	0.00%	1,763	0	20	1,783	1,484	0	32	1,516	1,783	3,020	0.59	1,237	0.01

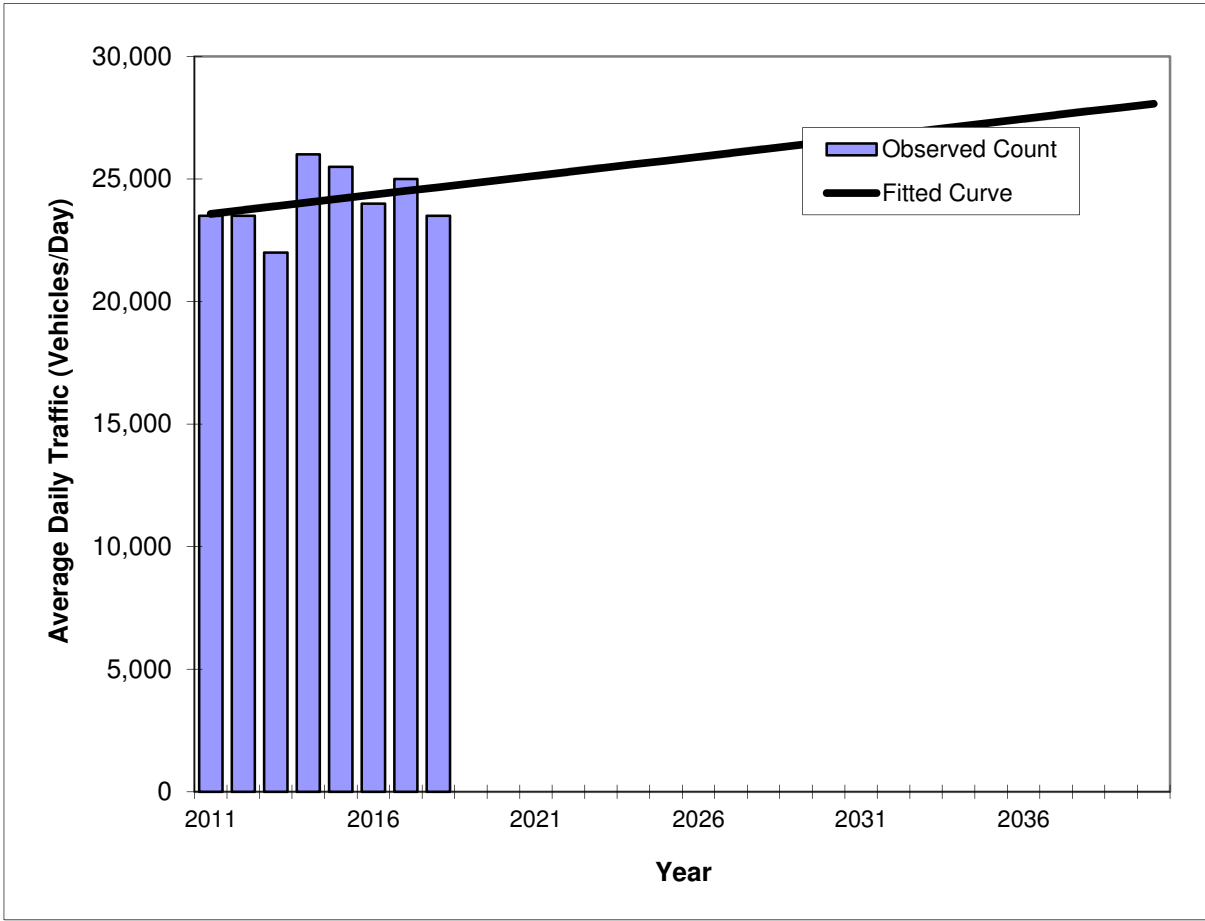
## **CONCLUSIONS & RECOMMENDATIONS**

The analysis presented in this report shows that the proposed project will not cause the studied roads to exceed their capacity for both the interim and horizon years. The increase in future traffic volumes is almost entirely due to background growth, assuming current rates continue. Some of the area roads will exceed their capacity in the future conditions, but this is due primarily to background growth volumes. The project volume on those segments ranges from just one to five percent of capacity. Also, the primary arterials in the area, US 27/441 & US 441, are planned for future 6-laning, which will provide additional capacity.

# APPENDIX A

## FDOT GROWTH RATE ANALYSIS

**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115143 - SR 44 -- 1.023 Mi E of US 27**

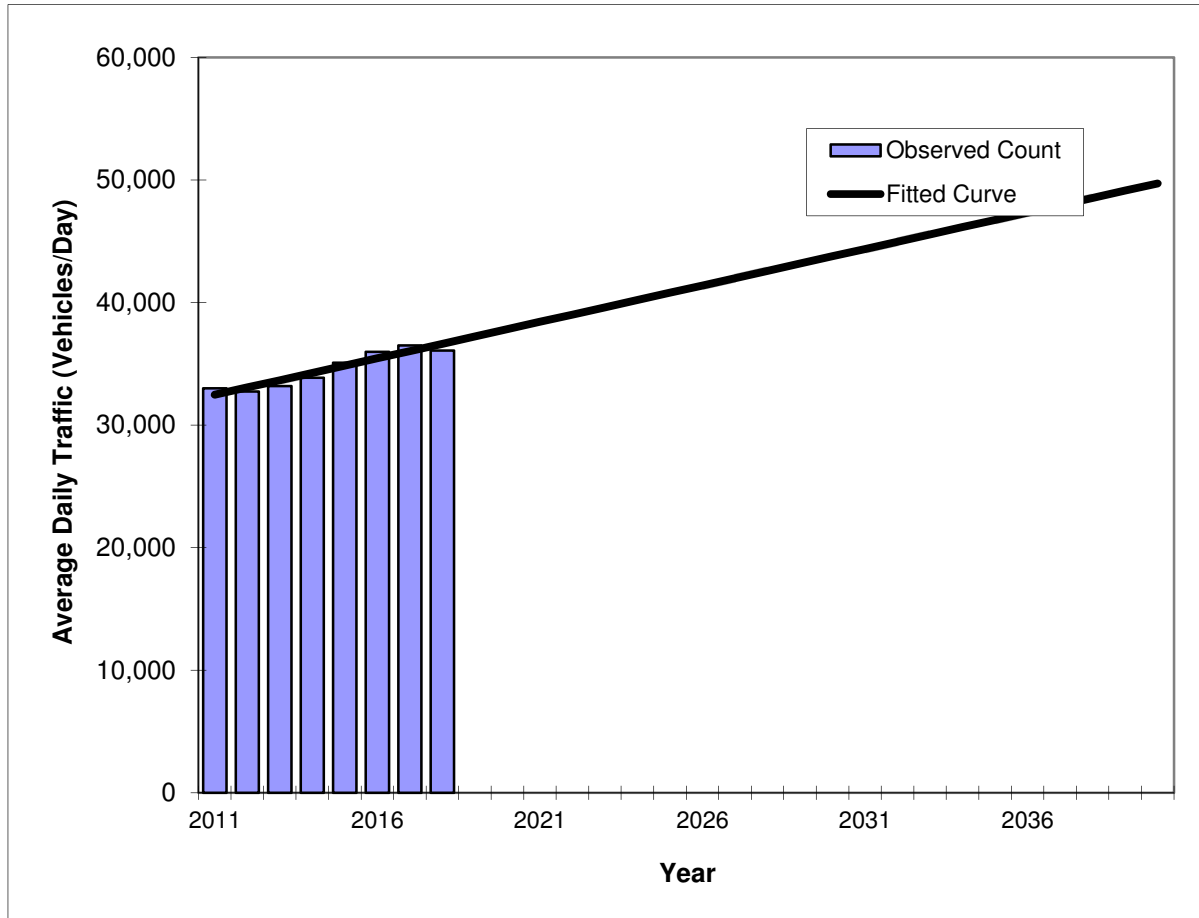


Year	Traffic (ADT/AADT)	
	Count	Trend
2011	23,500	23,583
2012	23,500	23,738
2013	22,000	23,893
2014	26,000	24,048
2015	25,500	24,202
2016	24,000	24,357
2017	25,000	24,512
2018	23,500	24,667
<b>Opening Year Trend</b>		
2019	N/A	24,821
<b>Mid-Year Trend</b>		
2022	N/A	25,286
<b>Design Year Trend</b>		
2024	N/A	25,595

Annual Trend Increase:	154.76
Trend R-squared:	8.47%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate:	0.63%



**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110177 - US 441 -- 0.3 Mi E of CR 44**

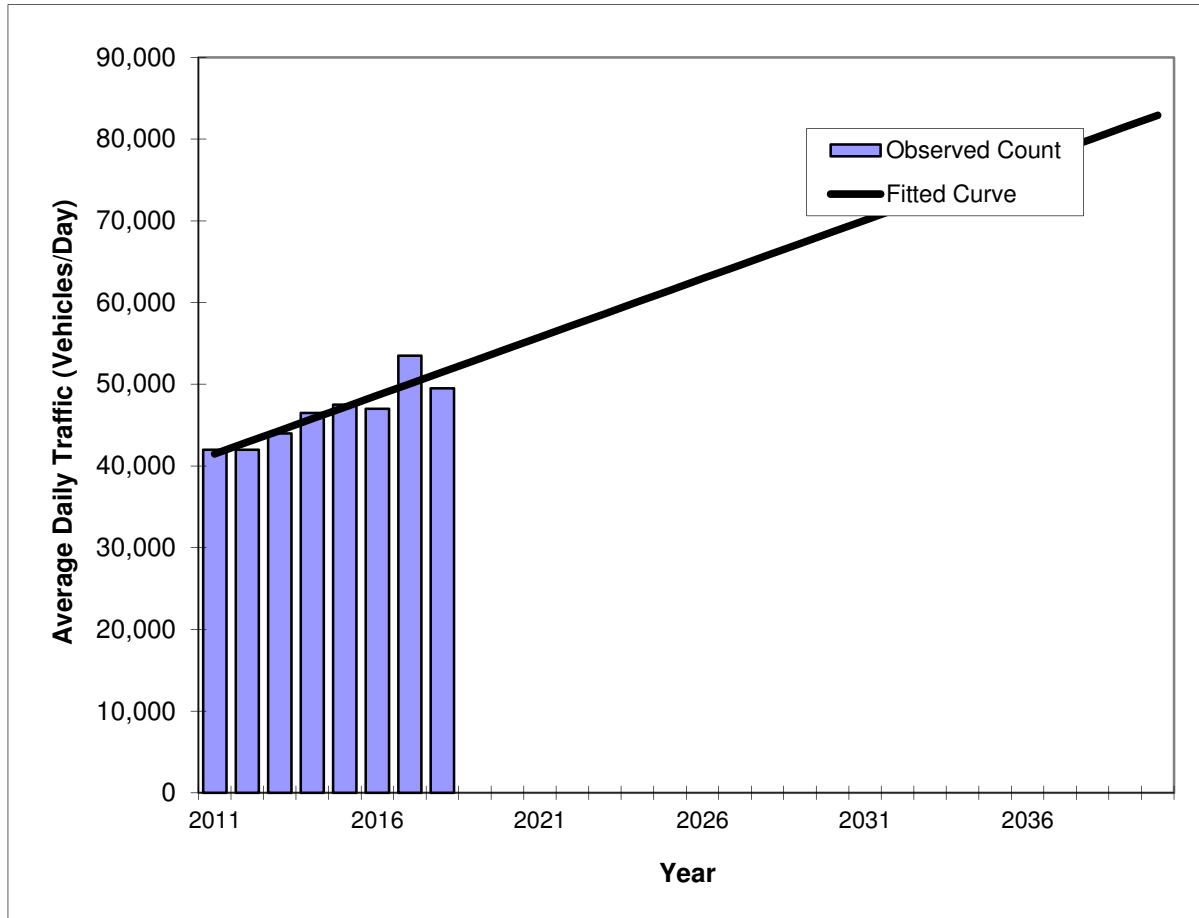


<b>Annual Trend Increase:</b>	594.62
<b>Trend R-squared:</b>	89.98%
<b>Trend Annual Historic Growth Rate:</b>	1.33%
<b>Trend Growth Rate:</b>	1.62%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	33,012	32,479
2012	32,742	33,074
2013	33,188	33,669
2014	33,864	34,263
2015	35,102	34,858
2016	35,988	35,452
2017	36,506	36,047
2018	36,082	36,642
<b>Opening Year Trend</b>		
2019	N/A	37,236
<b>Mid-Year Trend</b>		
2022	N/A	39,020
<b>Design Year Trend</b>		
2024	N/A	40,209

# BACKGROUND TRAFFIC GROWTH LINEAR REGRESSION ANALYSIS

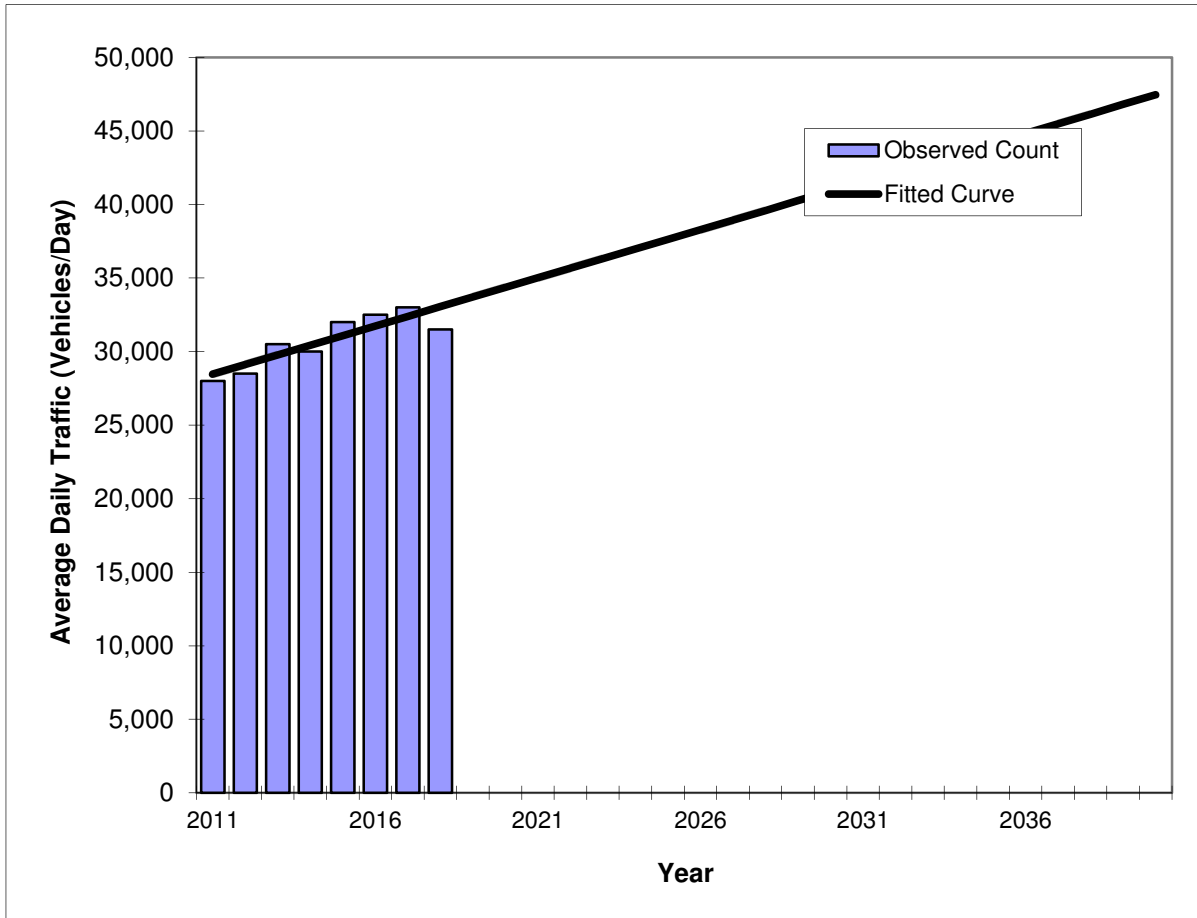
FDOT Sta 115092 - US 441 -- 0.139 Mi SE of SR 44



Annual Trend Increase:	1,428.57
Trend R-squared:	80.86%
Trend Annual Historic Growth Rate:	2.55%
Trend Growth Rate:	2.77%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	42,000	41,500
2012	42,000	42,929
2013	44,000	44,357
2014	46,500	45,786
2015	47,500	47,214
2016	47,000	48,643
2017	53,500	50,071
2018	49,500	51,500
<b>Opening Year Trend</b>		
2019	N/A	52,929
<b>Mid-Year Trend</b>		
2022	N/A	57,214
<b>Design Year Trend</b>		
2024	N/A	60,071

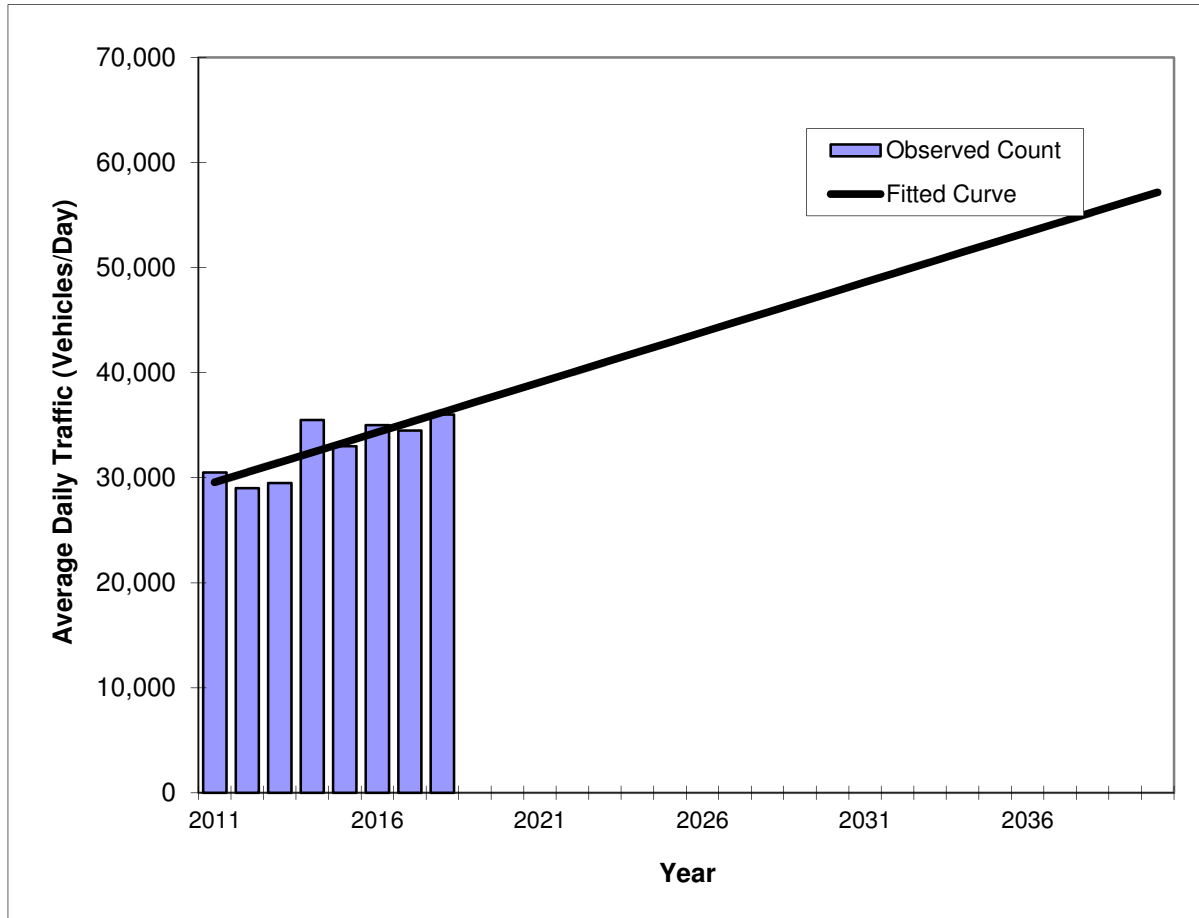
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115093 - US 441 -- 0.9 Mi NW of SR 44**



Annual Trend Increase:	654.76
Trend R-squared:	76.62%
Trend Annual Historic Growth Rate:	1.79%
Trend Growth Rate:	1.98%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	28,000	28,458
2012	28,500	29,113
2013	30,500	29,768
2014	30,000	30,423
2015	32,000	31,077
2016	32,500	31,732
2017	33,000	32,387
2018	31,500	33,042
<b>Opening Year Trend</b>		
2019	N/A	33,696
<b>Mid-Year Trend</b>		
2022	N/A	35,661
<b>Design Year Trend</b>		
2024	N/A	36,970

**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110014 - US 27 -- 0.170 Mi N of CR 33**

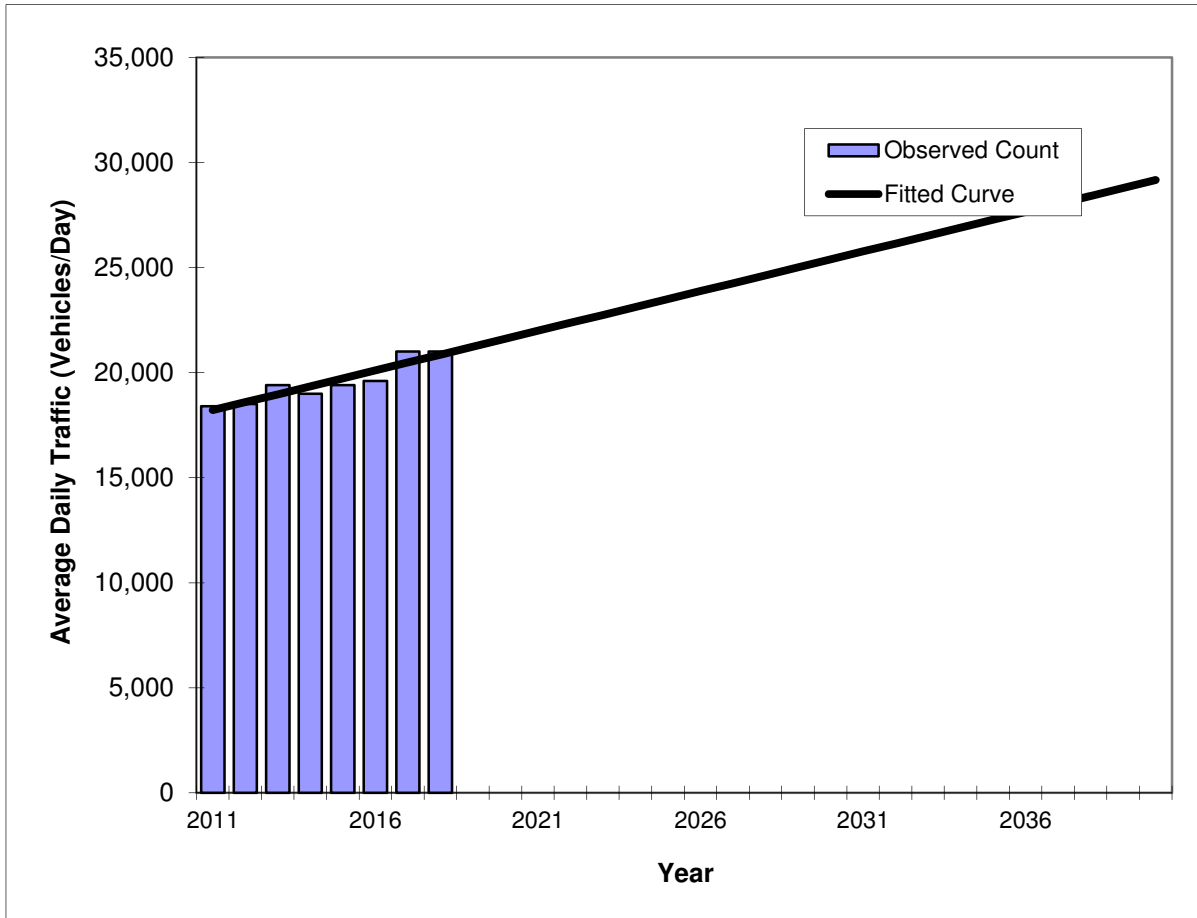


<b>Annual Trend Increase:</b>	952.38
<b>Trend R-squared:</b>	68.18%
<b>Trend Annual Historic Growth Rate:</b>	2.58%
<b>Trend Growth Rate:</b>	2.63%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	30,500	29,542
2012	29,000	30,494
2013	29,500	31,446
2014	35,500	32,399
2015	33,000	33,351
2016	35,000	34,304
2017	34,500	35,256
2018	36,000	36,208
<b>Opening Year Trend</b>		
2019	N/A	37,161
<b>Mid-Year Trend</b>		
2022	N/A	40,018
<b>Design Year Trend</b>		
2024	N/A	41,923

## BACKGROUND TRAFFIC GROWTH LINEAR REGRESSION ANALYSIS

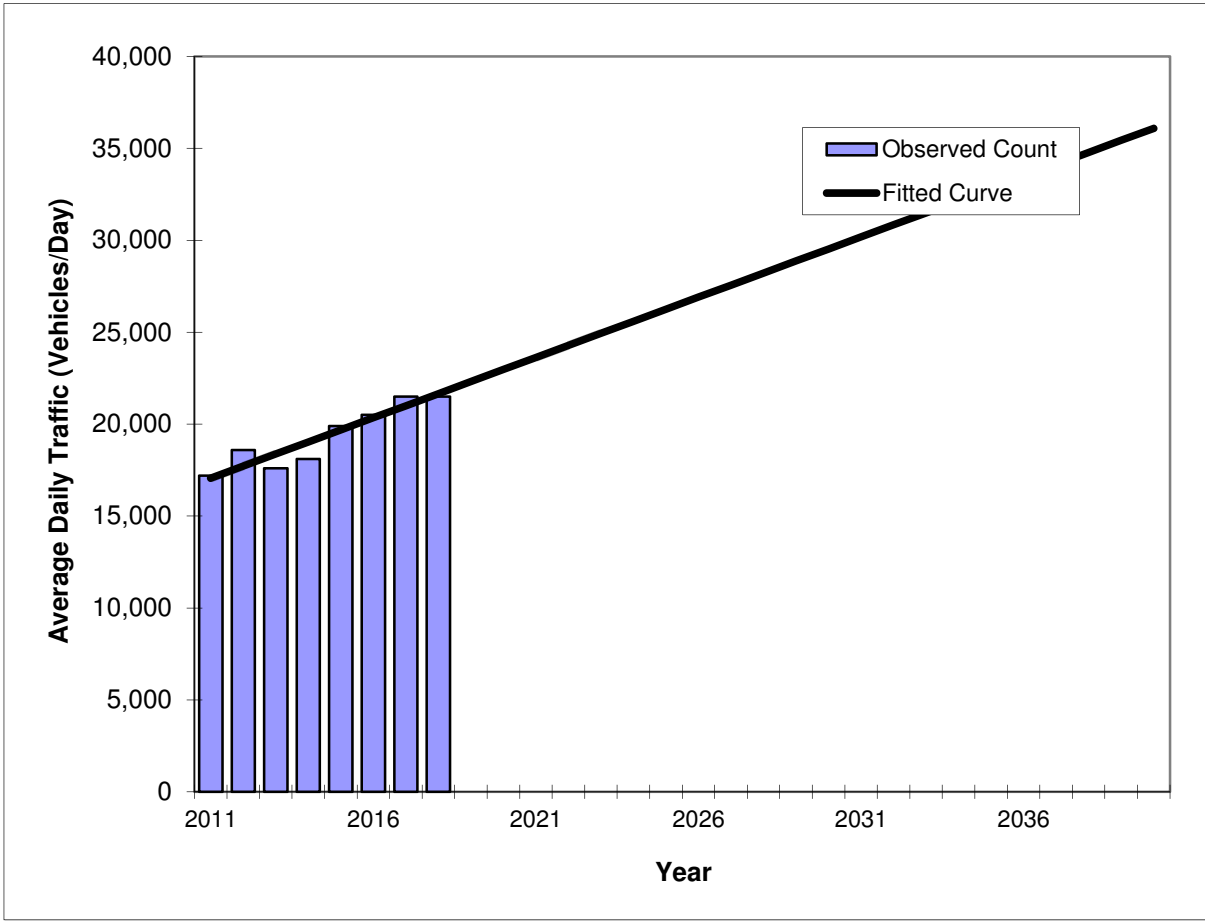
FDOT Sta 115142 - SR 44 -- 0.235 Mi SW of CR 44 (Main St.)



Annual Trend Increase:	377.38
Trend R-squared:	85.71%
Trend Annual Historic Growth Rate:	2.02%
Trend Growth Rate:	1.81%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	18,400	18,217
2012	18,500	18,594
2013	19,400	18,971
2014	19,000	19,349
2015	19,400	19,726
2016	19,600	20,104
2017	21,000	20,481
2018	21,000	20,858
<b>Opening Year Trend</b>		
2019	N/A	21,236
<b>Mid-Year Trend</b>		
2022	N/A	22,368
<b>Design Year Trend</b>		
2024	N/A	23,123

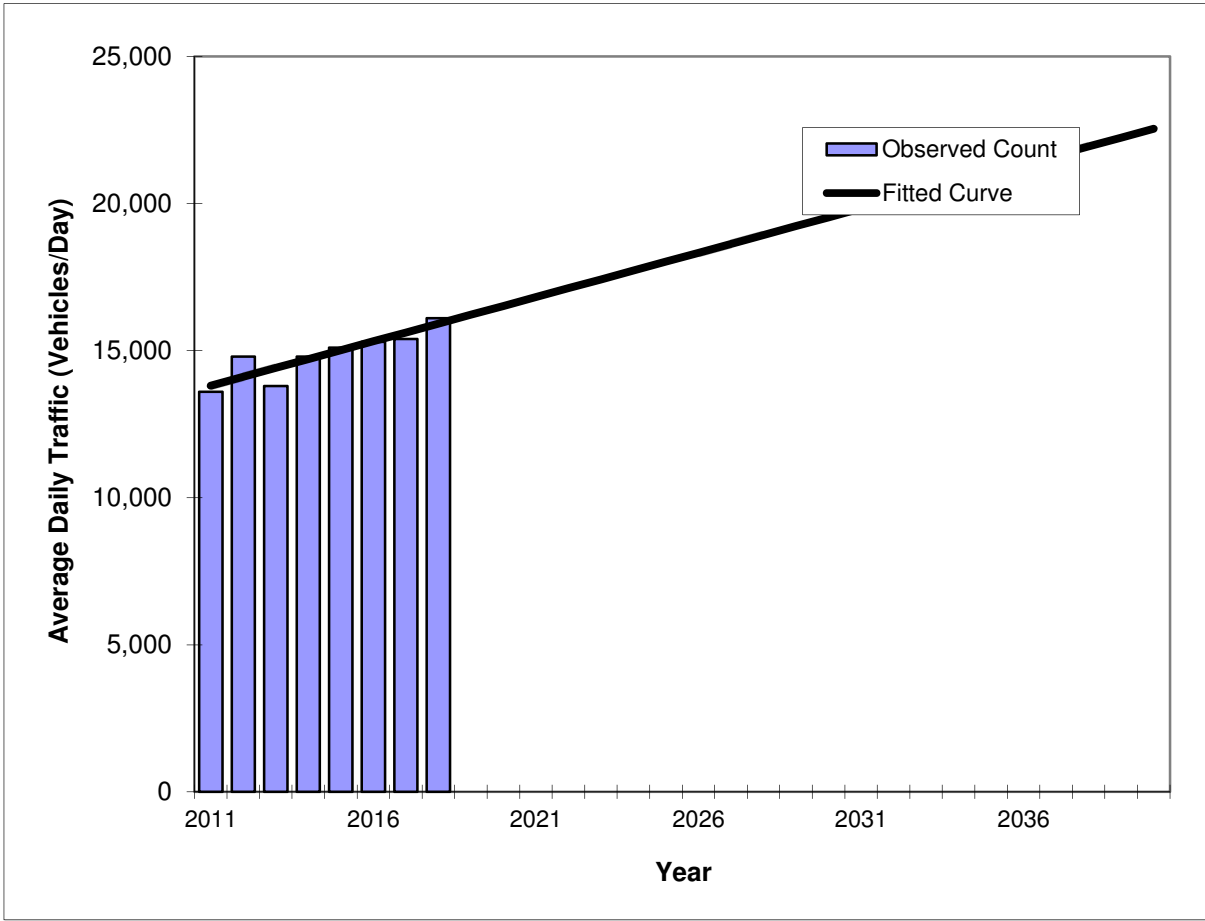
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110496 - SR 44 -- 0.641 Mi W of CR 468**



<b>Annual Trend Increase:</b>	655.95
<b>Trend R-squared:</b>	87.39%
<b>Trend Annual Historic Growth Rate:</b>	3.57%
<b>Trend Growth Rate:</b>	3.03%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	17,200	17,067
2012	18,600	17,723
2013	17,600	18,379
2014	18,100	19,035
2015	19,900	19,690
2016	20,500	20,346
2017	21,500	21,002
2018	21,500	21,658
<b>Opening Year Trend</b>		
2019	N/A	22,314
<b>Mid-Year Trend</b>		
2022	N/A	24,282
<b>Design Year Trend</b>		
2024	N/A	25,594

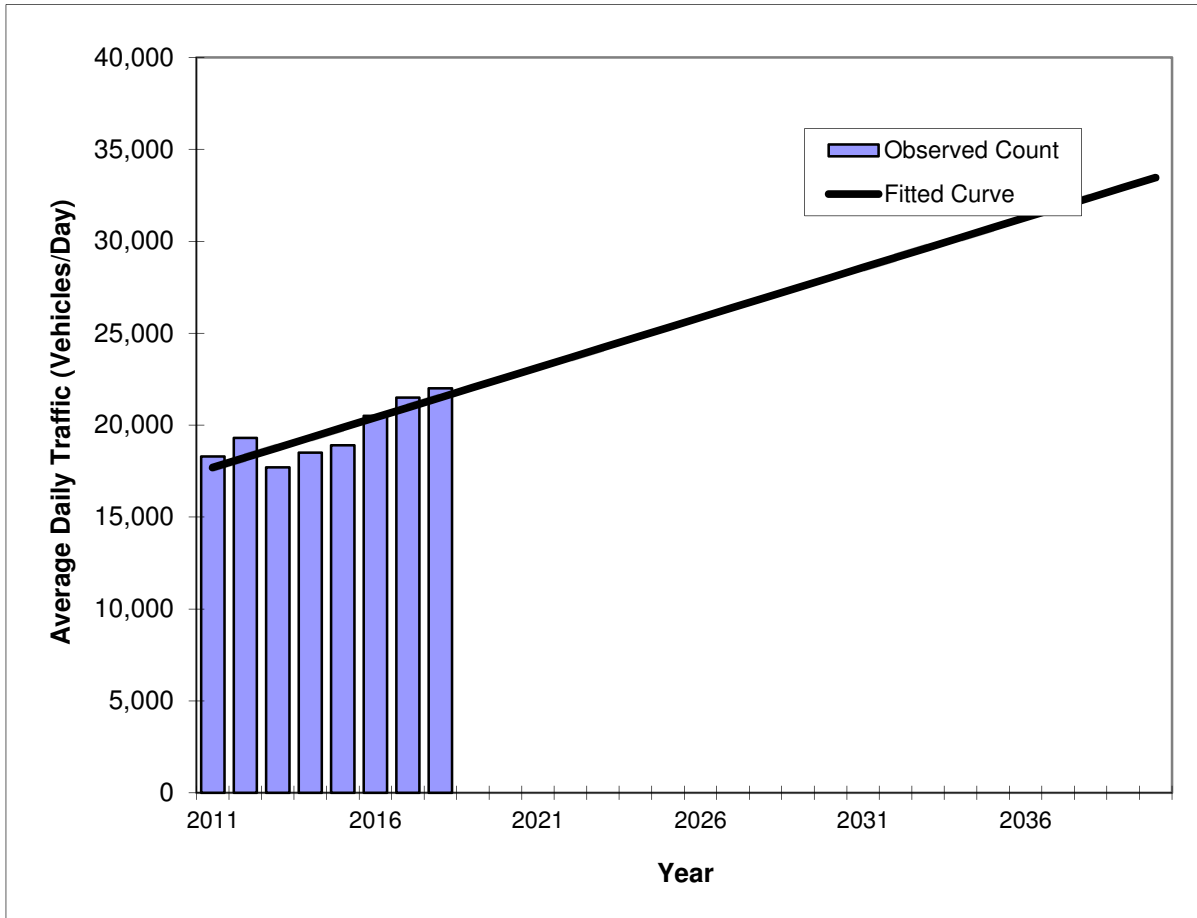
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110487 - SR 44 -- 0.325 Mi S of SR 44**



Year	Traffic (ADT/AADT)	
	Count	Trend
2011	13,600	13,808
2012	14,800	14,110
2013	13,800	14,411
2014	14,800	14,712
2015	15,100	15,013
2016	15,300	15,314
2017	15,400	15,615
2018	16,100	15,917
<b>Opening Year Trend</b>		
2019	N/A	16,218
<b>Mid-Year Trend</b>		
2022	N/A	17,121
<b>Design Year Trend</b>		
2024	N/A	17,724

Annual Trend Increase:	301.19
Trend R-squared:	79.40%
Trend Annual Historic Growth Rate:	2.63%
Trend Growth Rate:	1.89%

**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115147 - SR 44 -- 0.263 Mi W of US 27**

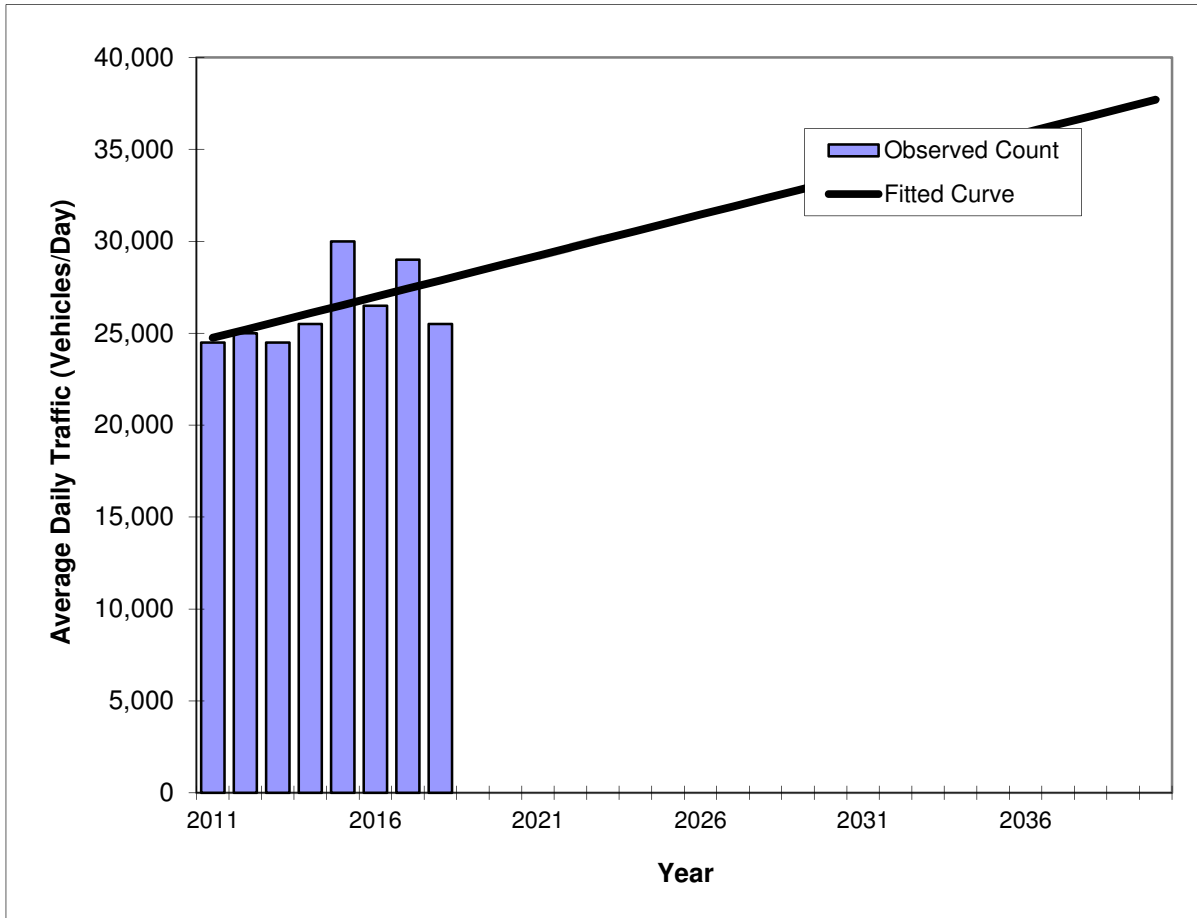


Annual Trend Increase:	544.05
Trend R-squared:	71.99%
Trend Annual Historic Growth Rate:	2.89%
Trend Growth Rate:	2.53%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	18,300	17,683
2012	19,300	18,227
2013	17,700	18,771
2014	18,500	19,315
2015	18,900	19,860
2016	20,500	20,404
2017	21,500	20,948
2018	22,000	21,492
<b>Opening Year Trend</b>		
2019	N/A	22,036
<b>Mid-Year Trend</b>		
2022	N/A	23,668
<b>Design Year Trend</b>		
2024	N/A	24,756



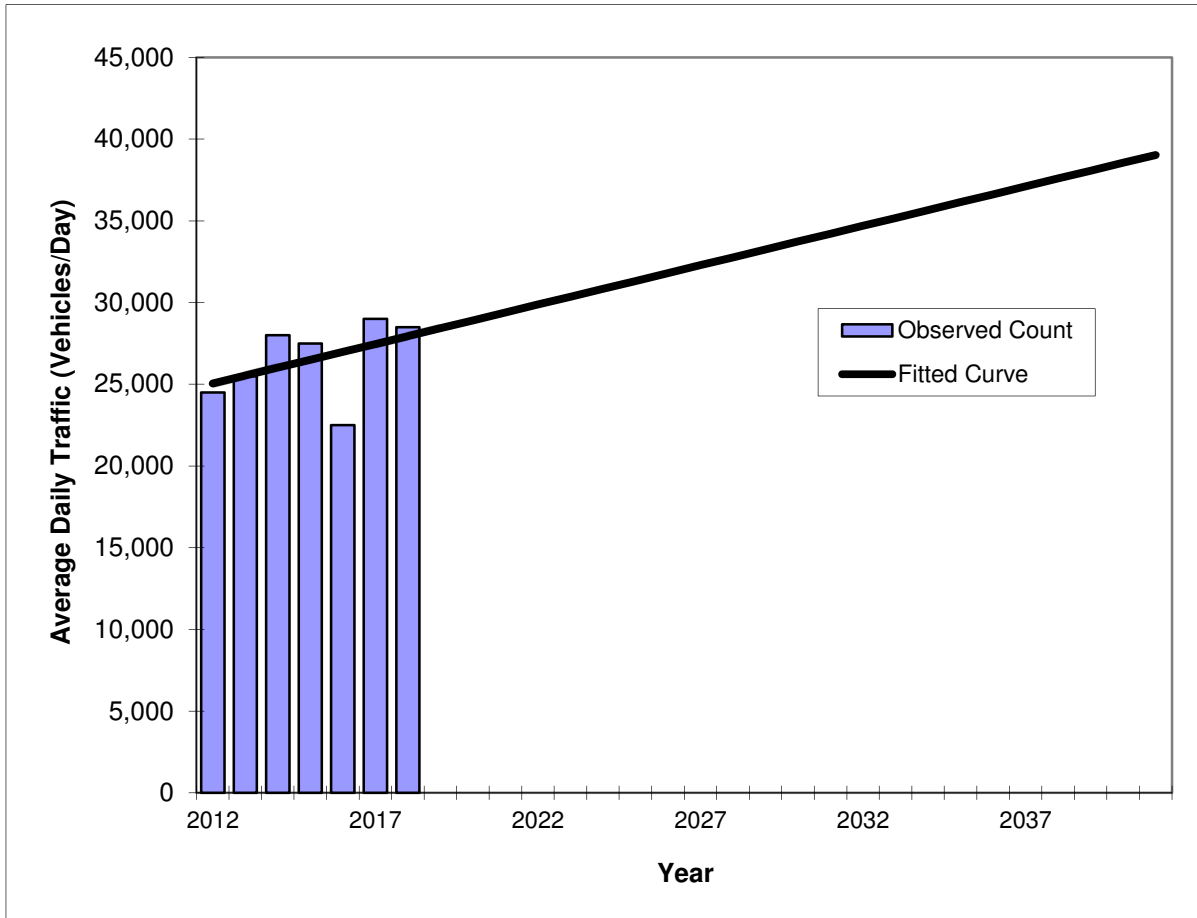
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115179 - SR 44 -- 0.175 Mi E of US 27**



<b>Annual Trend Increase:</b>	446.43
<b>Trend R-squared:</b>	27.47%
<b>Trend Annual Historic Growth Rate:</b>	0.58%
<b>Trend Growth Rate:</b>	1.60%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	24,500	24,750
2012	25,000	25,196
2013	24,500	25,643
2014	25,500	26,089
2015	30,000	26,536
2016	26,500	26,982
2017	29,000	27,429
2018	25,500	27,875
<b>Opening Year Trend</b>		
2019	N/A	28,321
<b>Mid-Year Trend</b>		
2022	N/A	29,661
<b>Design Year Trend</b>		
2024	N/A	30,554

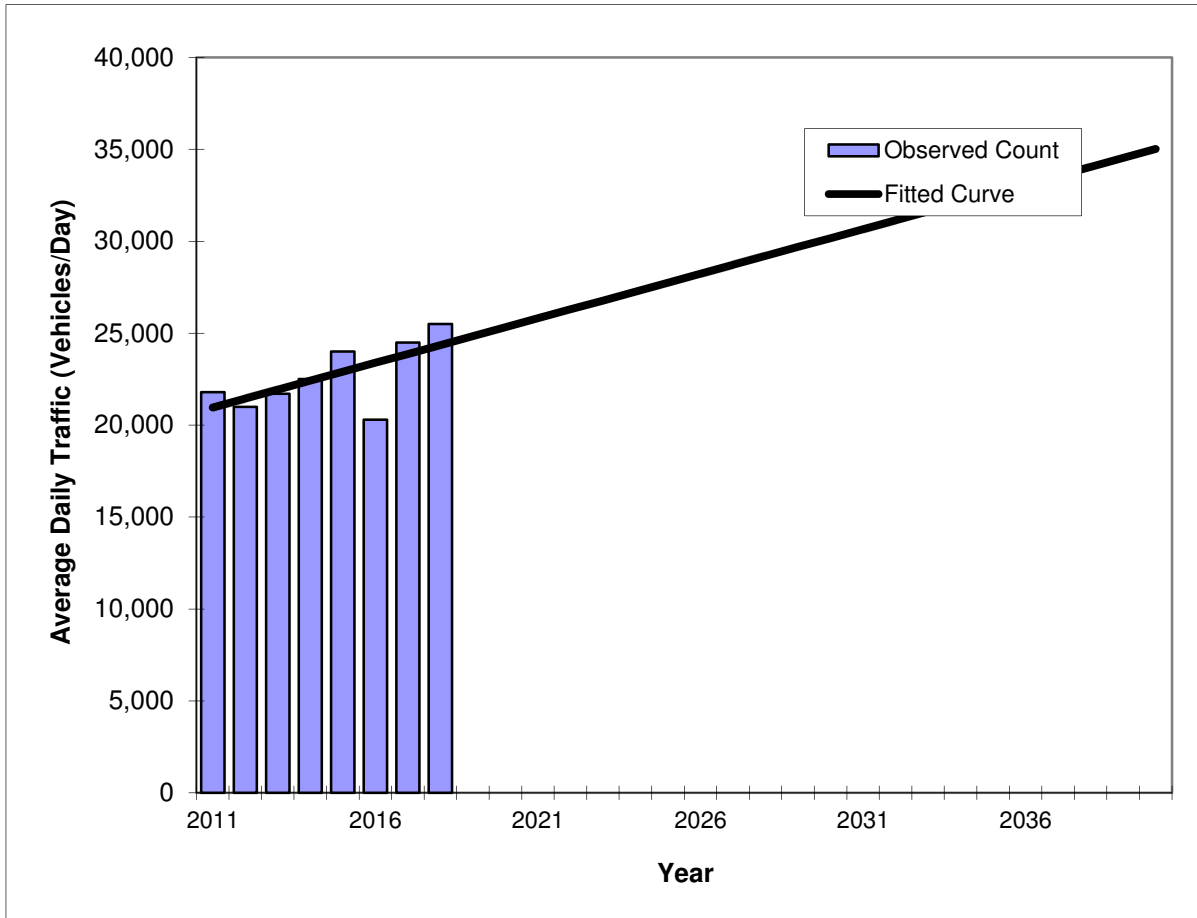
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115120 - US 27 -- 0.053 Mi N of CR-44 (Main St.)**



<b>Annual Trend Increase:</b>	482.14
<b>Trend R-squared:</b>	18.87%
<b>Trend Annual Historic Growth Rate:</b>	2.72%
<b>Trend Growth Rate:</b>	1.73%

Year	Traffic (ADT/AADT)	
	Count	Trend
2012	24,500	25,054
2013	25,500	25,536
2014	28,000	26,018
2015	27,500	26,500
2016	22,500	26,982
2017	29,000	27,464
2018	28,500	27,946
<b>Opening Year Trend</b>		
2019	N/A	28,429
<b>Mid-Year Trend</b>		
2022	N/A	29,875
<b>Design Year Trend</b>		
2024	N/A	30,839

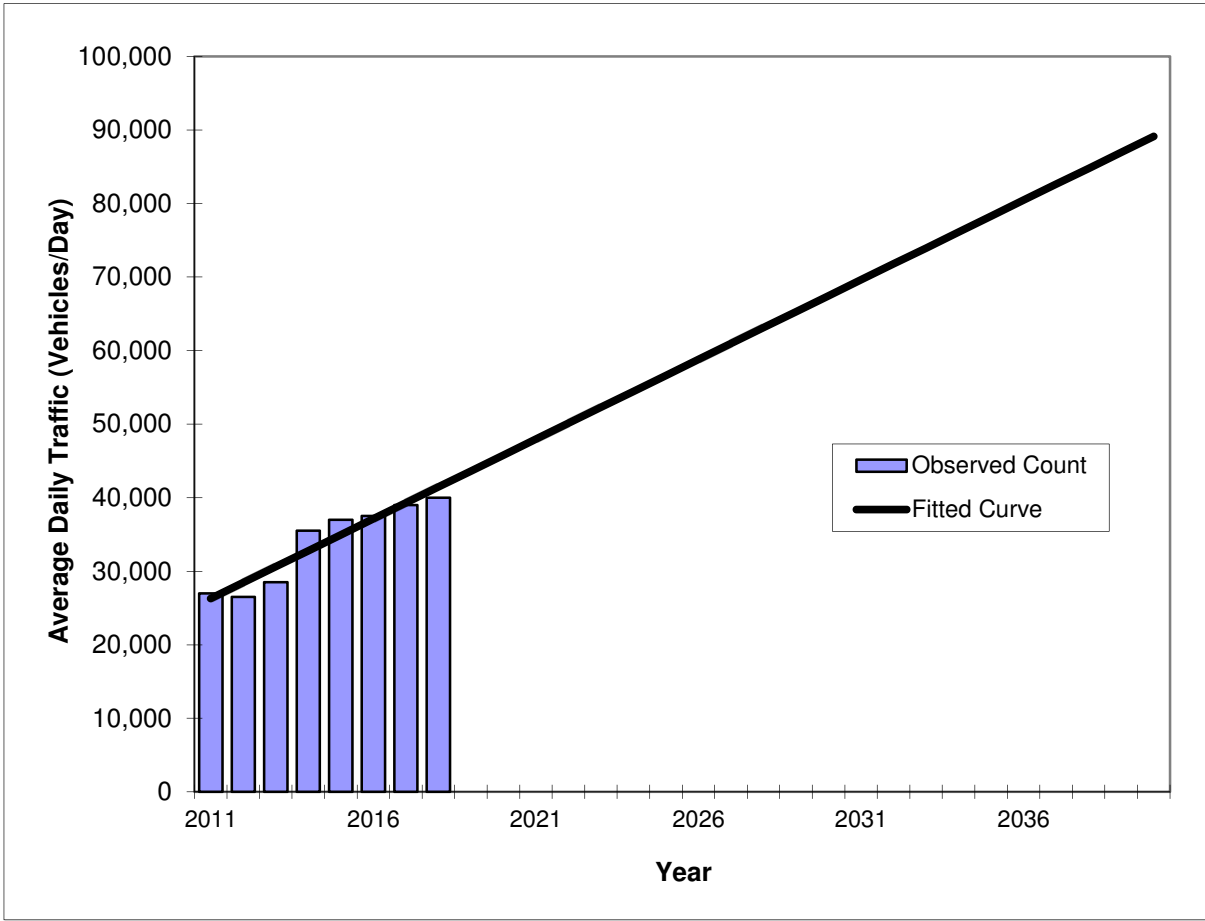
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115119 - US 27 -- 0.101 Mi S of CR 44 (Main St.)**



<b>Annual Trend Increase:</b>	484.52
<b>Trend R-squared:</b>	42.39%
<b>Trend Annual Historic Growth Rate:</b>	2.42%
<b>Trend Growth Rate:</b>	1.99%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	21,800	20,967
2012	21,000	21,451
2013	21,700	21,936
2014	22,500	22,420
2015	24,000	22,905
2016	20,300	23,389
2017	24,500	23,874
2018	25,500	24,358
<b>Opening Year Trend</b>		
2019	N/A	24,843
<b>Mid-Year Trend</b>		
2022	N/A	26,296
<b>Design Year Trend</b>		
2024	N/A	27,265

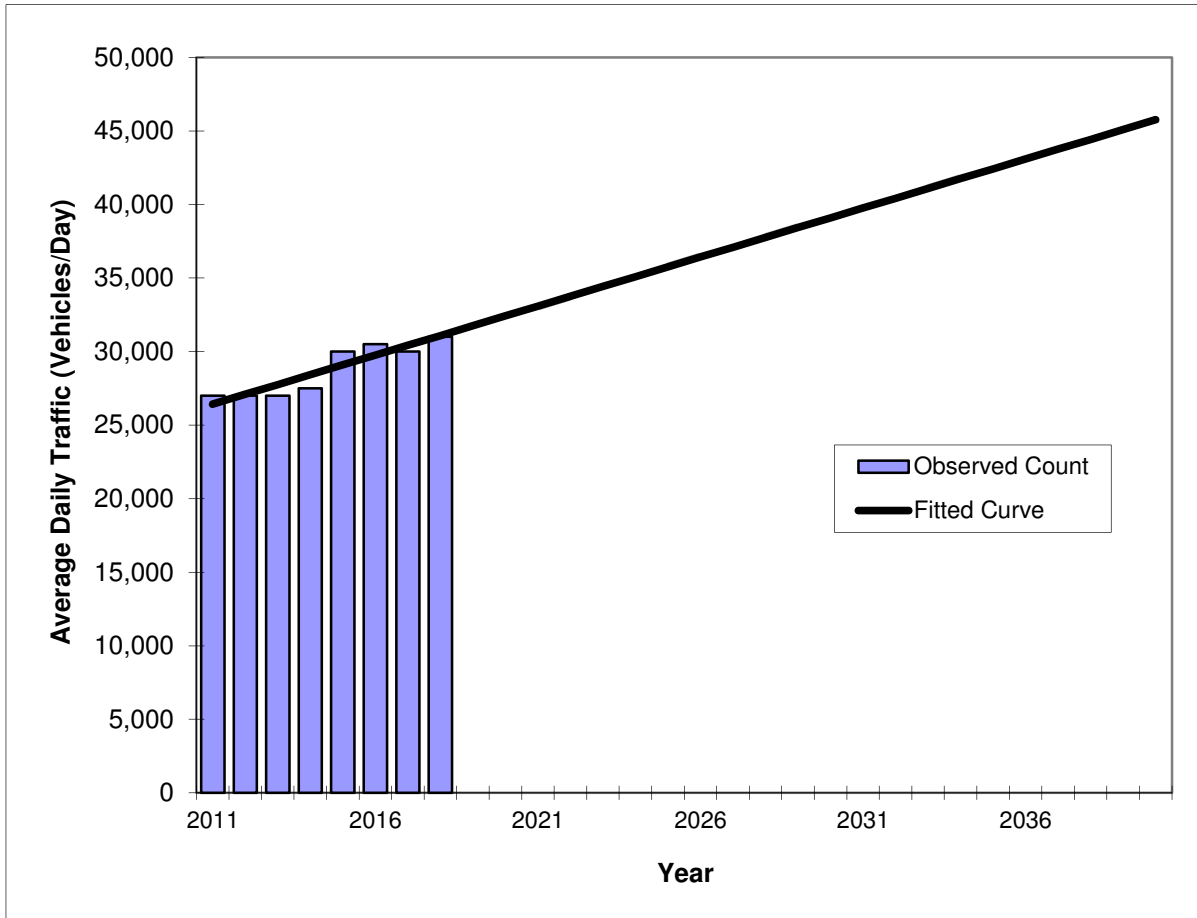
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115116 - US 27 -- 0.169 Mi S of SR 44**



<b>Annual Trend Increase:</b>	2,166.67
<b>Trend R-squared:</b>	89.67%
<b>Trend Annual Historic Growth Rate:</b>	6.88%
<b>Trend Growth Rate:</b>	5.23%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	27,000	26,292
2012	26,500	28,458
2013	28,500	30,625
2014	35,500	32,792
2015	37,000	34,958
2016	37,500	37,125
2017	39,000	39,292
2018	40,000	41,458
<b>Opening Year Trend</b>		
2019	N/A	43,625
<b>Mid-Year Trend</b>		
2022	N/A	50,125
<b>Design Year Trend</b>		
2024	N/A	54,458

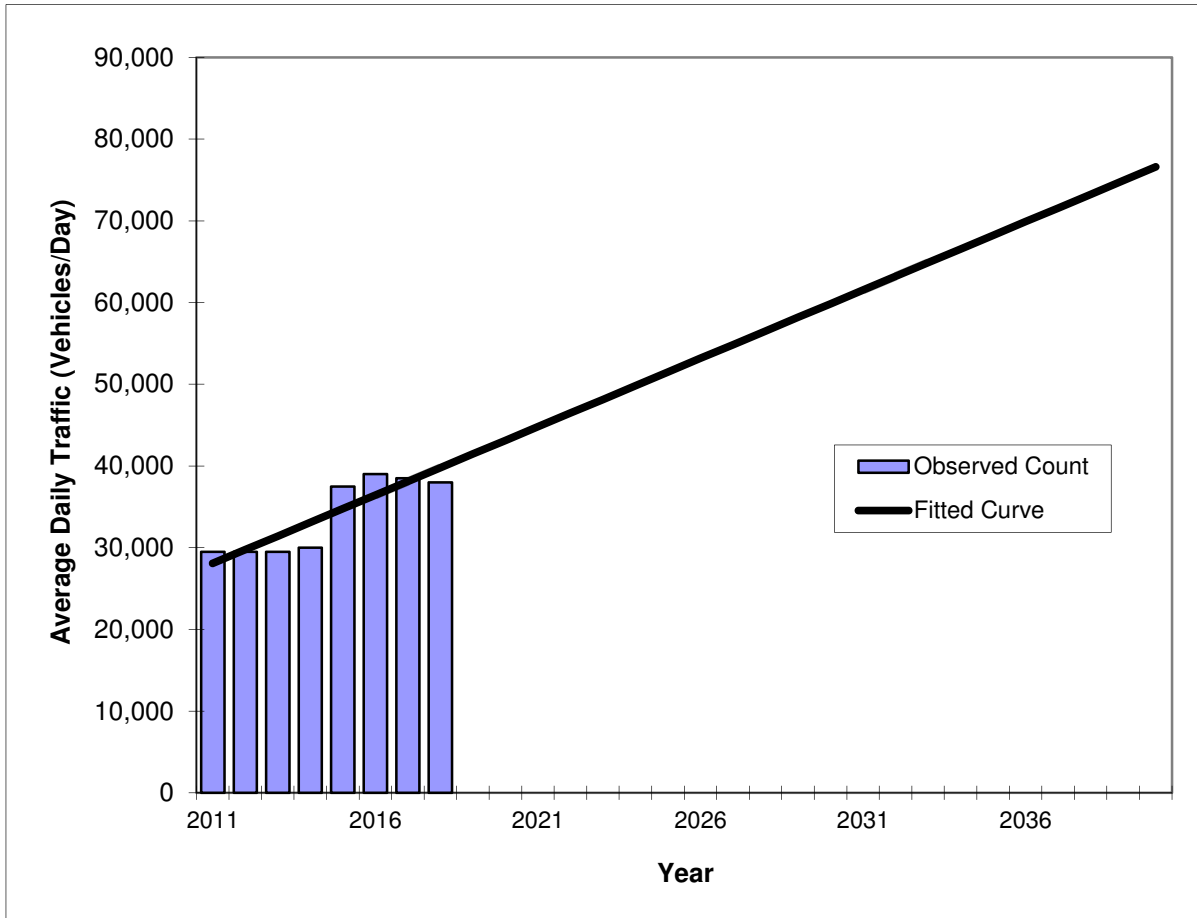
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110430 - US 27 -- 0.183 Mi N of CR 466A**



<b>Annual Trend Increase:</b>	666.67
<b>Trend R-squared:</b>	84.85%
<b>Trend Annual Historic Growth Rate:</b>	2.12%
<b>Trend Growth Rate:</b>	2.14%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	27,000	26,417
2012	27,000	27,083
2013	27,000	27,750
2014	27,500	28,417
2015	30,000	29,083
2016	30,500	29,750
2017	30,000	30,417
2018	31,000	31,083
<b>Opening Year Trend</b>		
2019	N/A	31,750
<b>Mid-Year Trend</b>		
2022	N/A	33,750
<b>Design Year Trend</b>		
2024	N/A	35,083

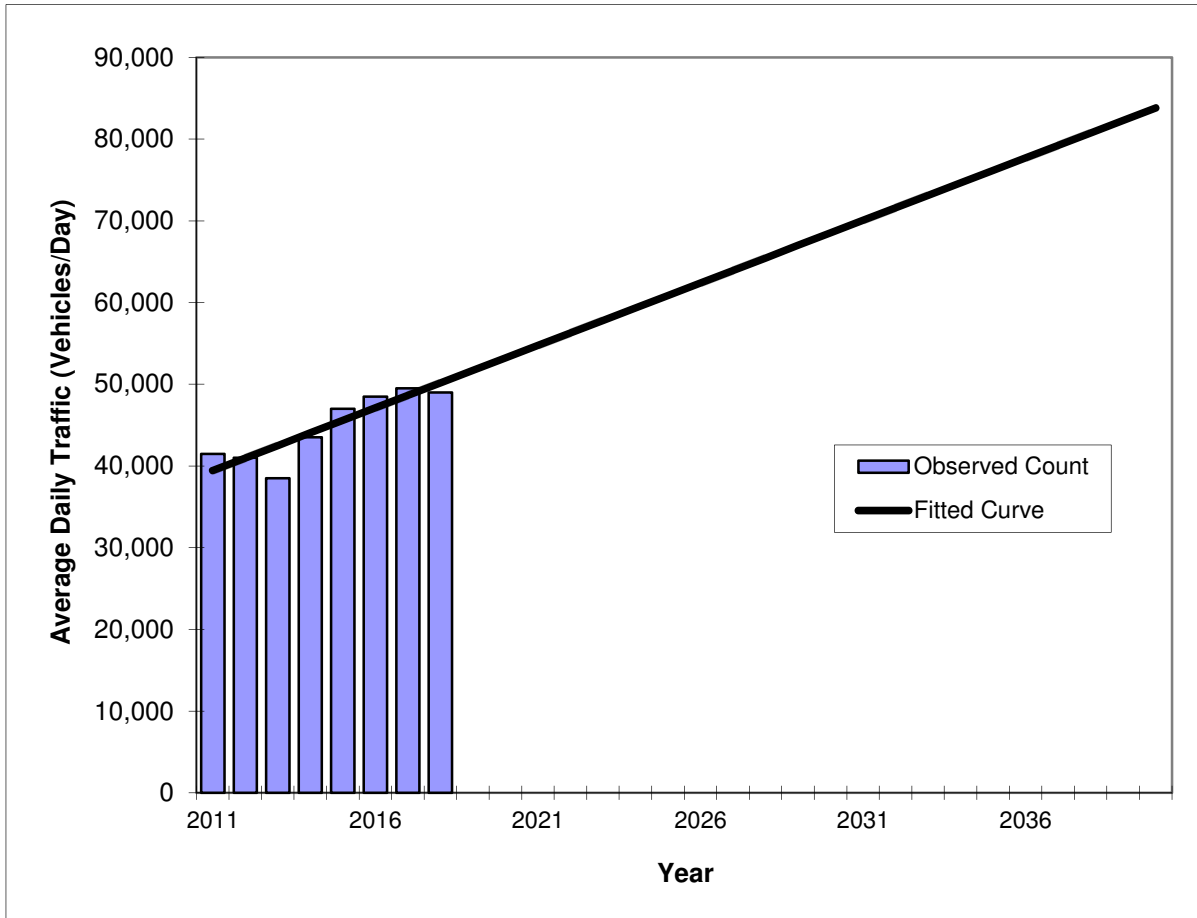
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110431 - US 27 -- 0.139 Mi N of CR 25A**



<b>Annual Trend Increase:</b>	1,672.62
<b>Trend R-squared:</b>	78.22%
<b>Trend Annual Historic Growth Rate:</b>	4.12%
<b>Trend Growth Rate:</b>	4.20%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	29,500	28,083
2012	29,500	29,756
2013	29,500	31,429
2014	30,000	33,101
2015	37,500	34,774
2016	39,000	36,446
2017	38,500	38,119
2018	38,000	39,792
<b>Opening Year Trend</b>		
2019	N/A	41,464
<b>Mid-Year Trend</b>		
2022	N/A	46,482
<b>Design Year Trend</b>		
2024	N/A	49,827

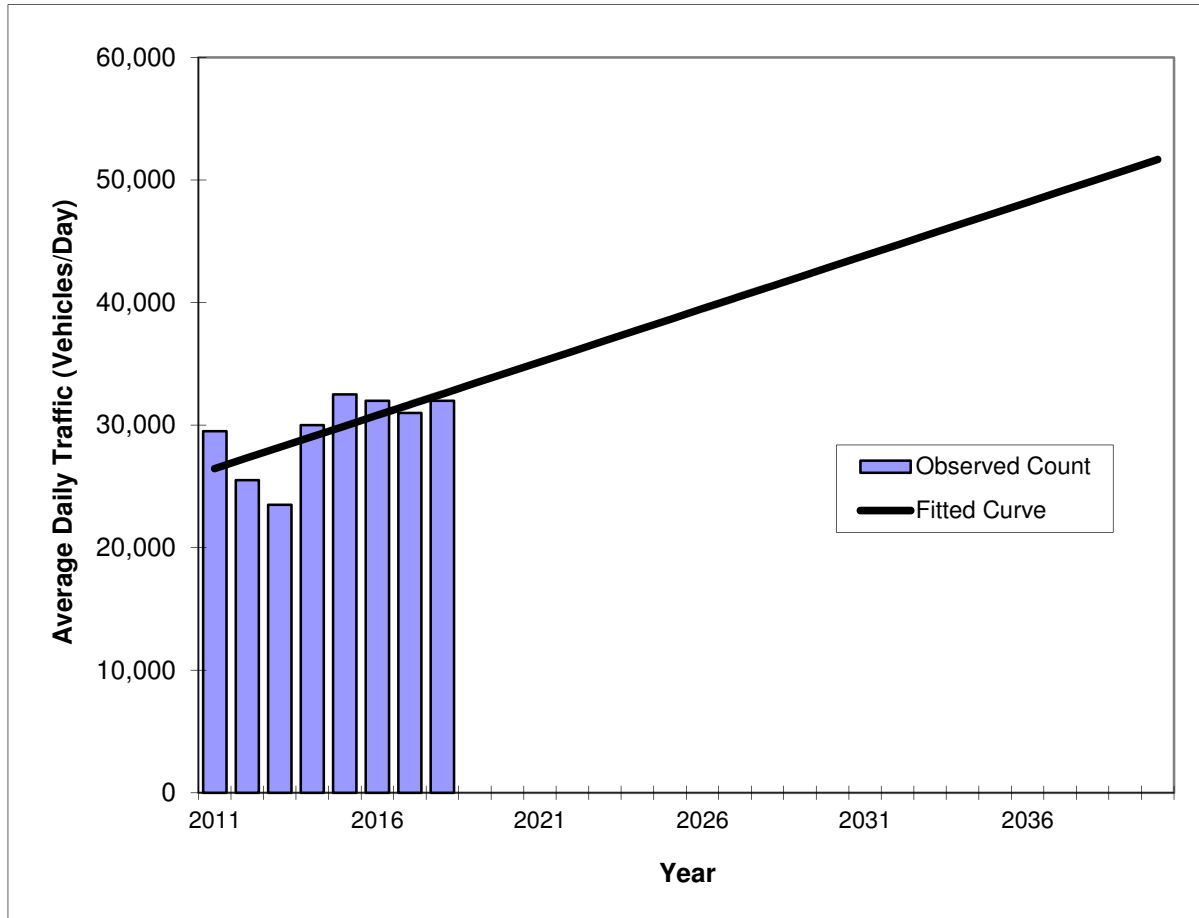
**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110109 - US 441 -- 0.177 Mi N of CR 44A**



<b>Annual Trend Increase:</b>	1,529.76
<b>Trend R-squared:</b>	78.65%
<b>Trend Annual Historic Growth Rate:</b>	2.58%
<b>Trend Growth Rate:</b>	3.05%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	41,500	39,458
2012	41,000	40,988
2013	38,500	42,518
2014	43,500	44,048
2015	47,000	45,577
2016	48,500	47,107
2017	49,500	48,637
2018	49,000	50,167
<b>Opening Year Trend</b>		
2019	N/A	51,696
<b>Mid-Year Trend</b>		
2022	N/A	56,286
<b>Design Year Trend</b>		
2024	N/A	59,345

**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 115096 - US 441 -- 0.65 Mi SE of US 27**

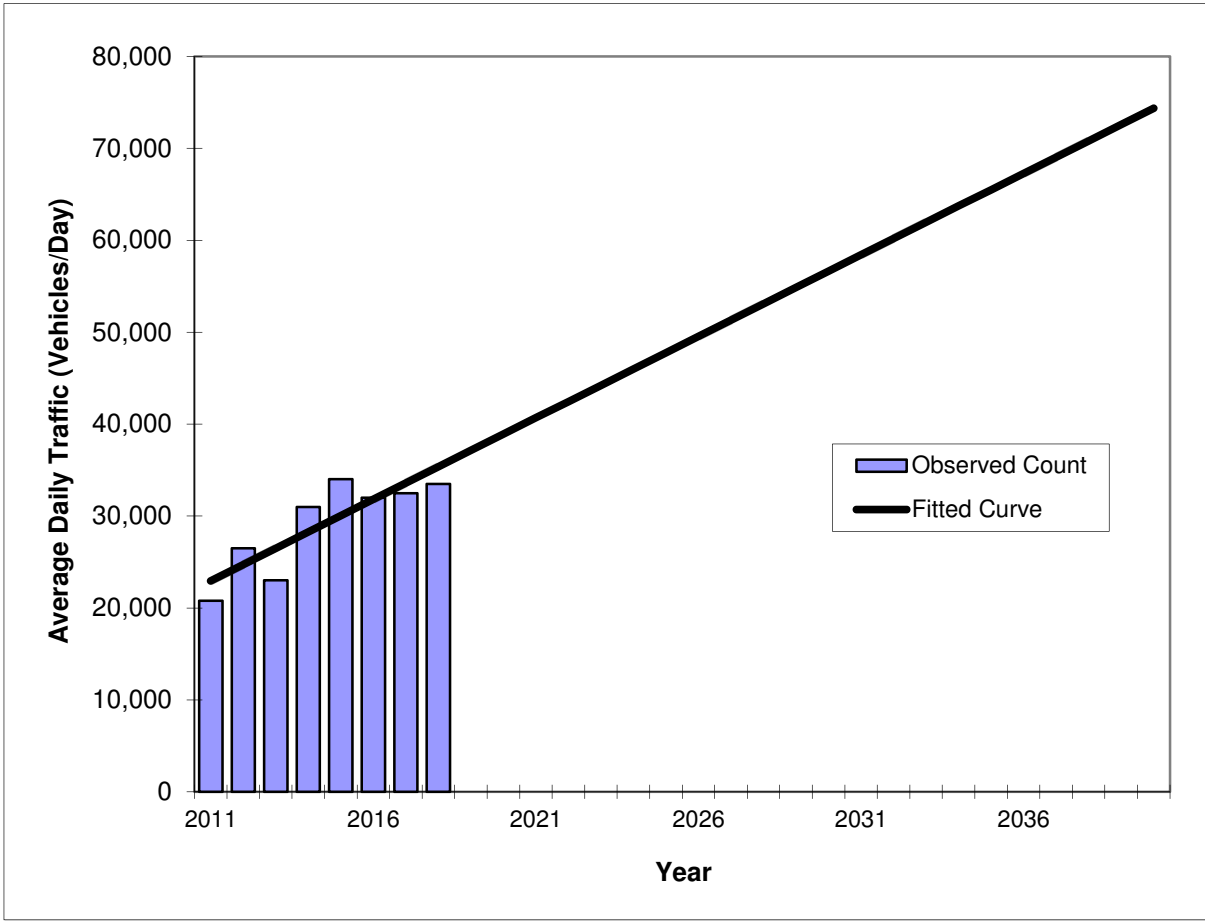


<b>Annual Trend Increase:</b>	869.05
<b>Trend R-squared:</b>	41.74%
<b>Trend Annual Historic Growth Rate:</b>	1.21%
<b>Trend Growth Rate:</b>	2.67%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	29,500	26,458
2012	25,500	27,327
2013	23,500	28,196
2014	30,000	29,065
2015	32,500	29,935
2016	32,000	30,804
2017	31,000	31,673
2018	32,000	32,542
<b>Opening Year Trend</b>		
2019	N/A	33,411
<b>Mid-Year Trend</b>		
2022	N/A	36,018
<b>Design Year Trend</b>		
2024	N/A	37,756



**BACKGROUND TRAFFIC GROWTH  
LINEAR REGRESSION ANALYSIS  
FDOT Sta 110492 - US 441 -- 0.906 Mi SE of US 27**



<b>Annual Trend Increase:</b>	1,772.62
<b>Trend R-squared:</b>	73.41%
<b>Trend Annual Historic Growth Rate:</b>	8.72%
<b>Trend Growth Rate:</b>	5.01%

Year	Traffic (ADT/AADT)	
	Count	Trend
2011	20,800	22,958
2012	26,500	24,731
2013	23,000	26,504
2014	31,000	28,276
2015	34,000	30,049
2016	32,000	31,821
2017	32,500	33,594
2018	33,500	35,367
<b>Opening Year Trend</b>		
2019	N/A	37,139
<b>Mid-Year Trend</b>		
2022	N/A	42,457
<b>Design Year Trend</b>		
2024	N/A	46,002