

Exhibit "F"

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
NOTICE OF INTENT TO FIND
LAKE COUNTY
COMPREHENSIVE PLAN AMENDMENT
IN COMPLIANCE
DOCKET NO. 10-IER-NOI-3501-(A)-(I)

The Department gives notice of its intent to find the Amendment to the Comprehensive Plan for Lake County, adopted by Ordinance No. 2010-25 on May 25, 2010, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S., except for amendments 1, 2, 3, 4, 5, 6, 7, 9, 10, and 11, which were not properly adopted and are identified in the Table entitled "Future Land Use Map Changes (13 changes made after Transmittal) – Lake County – 2030 Comprehensive Plan" as submitted by the County on June 11, 2010. The Department did not make a compliance determination on Amendments 1,2,3,4,5,6,7, 9, 10 and 11 which are further identified as follows: Amendment No. 1 - 1500 acres, west of US 27, Fruitland Park and Lady Lake area, from Rural to Urban Low Density; Amendment No. 2 - 16.3 acres, CR 44, Radio Road and CR 473 area, from Urban Expansion and Rural within a Neighborhood Activity Center, to Regional Commercial; Amendment No. 3 - 17.5 acres, CR 44 and Emeraldalva Avenue, Leesburg Area, from Rural Village to Industrial; Amendment No. 4 - 291 acres, Estes Road, Lake Lincoln Lane and Bates Avenue, Eustis area, from Suburban and Urban Expansion to Urban Low Density; Amendment No. 5 - 10 acres at SR 44 and CR 437, Eustis area, from Rural, WRPA Receiving area within a Neighborhood Activity Center, to Rural, Rural Transition and WRPA Receiving area with a Rural Support Intersection overlay; Amendment No. 6 – 60 acres on US 441 East of Mt. Dora, Florida Twin Markets Parcel, Urban Expansion to Regional Commercial; Amendment No. 7 - 85 acres on CR 437, Jones parcel, in Mt. Plymouth Sorrento area from Urban Compact Node Non-Wekiva, to Mt. Plymouth Sorrento Main Street (51 acres) and Mt. Plymouth Sorrento Neighborhood (34 acres); Amendment No. 9 - 350 acres next to Industrial Park in Groveland area, from Suburban to Regional Office; Amendment No. 10 - 42 acres south of SR 50, East of Clermont, from Urban Expansion with Employment Center Overlay to Regional Office; and Amendment No. 11 - 615 acres north of SR 50 and CR 50, East of Clermont, from Urban Expansion to Urban Low Density.

The adopted Lake County Comprehensive Plan Amendment and the Department's Objections, Recommendations and Comments Report (if any) are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Lake County Department of Growth Management, Division of Planning, 315 West Main Street, 5th Floor, Administration Building, Room 510 and the Clerk's Office, 315 West Main Street, Tavares, Florida 32778-7800.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Amendment to the Lake County Comprehensive Plan is In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Management Services, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.

-s-Mike McDaniel, Chief
Office of Comprehensive Planning
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

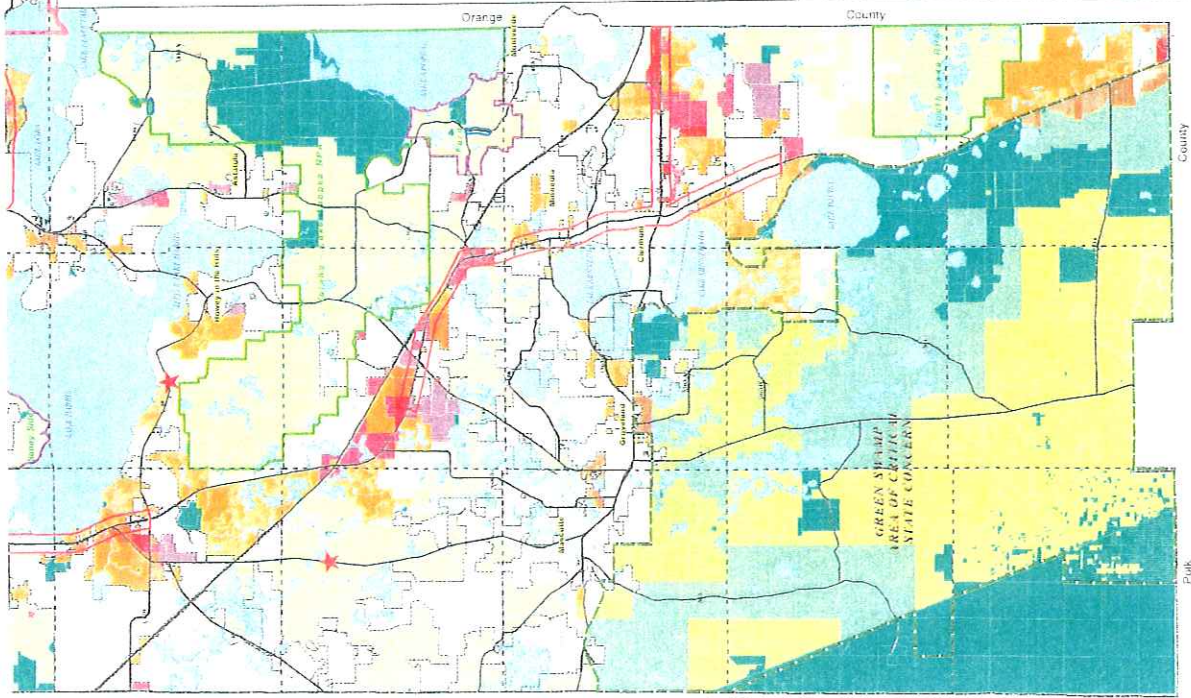
Exhibit “G”

Exhibit “H”

JULY 18, 2010

LEGEND: 2030 Future Land Use Series

- Urban Future Land Use Series**
 - Urban Low Density - Max 4 du/1 Net Acre
 - Urban Medium Density - Max 7 du/1 Net Acre
 - Urban High Density - Max 12 du/1 Net Acre
- Rural Future Land Use Series**
 - Rural - Max 1 du/5 Net Acres
 - Rural Transition - Max 1 du/5 Net Acres Base Density
 - Max 1 du/3 Net Acres with 35% Open Space
 - Max 1 du/1 Net Acre with 50% Open Space
- Public Benefit Future Land Use Series**
 - Conservation
 - Recreation
 - Public Service Facility and Infrastructure
- Applicable Only In Mt. Plymouth-Sorrento Community**
 - Mt. Plymouth-Sorrento Neighborhood - Max 2 du/1 Net Acre
 - Mt. Plymouth - Sorrento Main Street - Max 3.5 du/Net Acre w/TDR's in the WRPA
- Applicable Only In Wekiva River Protection Area**
 - A-1-20 Receiving Area - Max 1 du/20 Net Acres Base Density
 - Max 1 du/5 Net Acres with 30% Open Space
 - Max 1 du/1 Net Acre with 30% Open Space and TDR's
 - Mt. Plymouth - Sorrento Receiving Area - Max 3.5 du/1 Net Acre/TDR's
 - A-1-40 Sending Area - Max 1 du/40 Net Acres Base Density
 - Max 1 du/10 Net Acres with 50% Open Space
- Applicable Only In Green Swamp Area of Critical State Concern**
 - Ridge - Max 4 du/1 Net Acre
 - Green Swamp Rural - Max 1 du/5 Net Acres
 - Wekiva River Protection Area
 - Green Swamp Area of Critical State Concern
 - Wekiva Study Area
 - Special Community
 - Rural Protection Area
 - Minor Commercial Corridor
 - Rural Support Corridor
 - Municipal Area
 - Rural Support Intersection
- Other**
 - Regional Office
 - Regional Commercial
 - Industrial
 - Ceegas Crossing



PLANNING Lake County Department of Planning
 Planning and Zoning Administration
 10000 US Highway 1, Suite 100
 Lake Park, FL 32053
 Phone: 386.386.2221
 Fax: 386.386.2222
 Website: www.lakecountyfla.gov

DATE: 7/18/10

PROJECT: 2030 Future Land Use Series

PREPARED BY: [Name]

APPROVED BY: [Name]

SCALE: 1" = 1 Mile

COORDINATES: UTM Zone 18N, Datum: NAD 83, Spheroid: GRS 80, Datum Shift: 111,108.000m Easting, 1832,000.000m Northing, Units: Meter



Exhibit “I”

Exhibit “J”

IMPRINT 0113 2006

LEGEND:
2030 Future Land Use Categories

- Urban Future Land Use Series**
- Urban Low Density - Max 4 du/1 Net Acre
 - Urban Medium Density - Max 7 du/1 Net Acre
 - Urban High Density - Max 12 du/1 Net Acre
- Rural Future Land Use Series**
- Rural - Max 1 du/5 Net Acres
 - Rural Transition - Max 1 du/5 Net Acres Base Density
 - Max 1 du/3 Net Acres with 35% Open Space
 - Max 1 du/1 Net Acre with 50% Open Space
- Public Benefit Future Land Use Series**
- Conservation
 - Recreation
- Applicable Only In Mt. Plymouth-Sorrento Community**
- Mt. Plymouth - Sorrento Neighborhood - Max 2 du/1 Net Acre
 - Mt. Plymouth - Sorrento Main Street - Max 5 du/Net Acre w/DRs in the WRPA
- Applicable Only In Wekiva River Protection Area**
- A-1-20 Receiving Area - Max 1 du/20 Net Acres Base Density
 - Max 1 du/5 Net Acres with 50% Open Space
 - Max 1 du/1 Net Acre with 50% Open Space and TDRs
 - Mt. Plymouth - Sorrento Receiving Area - Max 5 du/1 Net Acre/TDRs
- Applicable Only In Green Swamp Area of Critical State Concern**
- Ridge - Max 4 du/1 Net Acre
 - Green Swamp Rural - Max 1 du/5 Net Acres

- Regional Office
 - Regional Commercial
 - Industrial
 - Cagans Crossing
- Public Service Facility and Infrastructure

- Major Rural
- Water Body
- Major Commercial Corridor
- Minor Commercial Corridor
- Rural Support Corridor

- Wekiva River Protection Area
- Green Swamp Area of Critical State Concern
- Wekiva Study Area
- Special Community
- Rural Protection Area
- South Lake Strategic Area Plan
- Municipal Area
- Rural Support Intersection

Wekiva River Protection Area
Wekiva River Protection Area
Wekiva Study Area
Special Community
Rural Protection Area
South Lake Strategic Area Plan
Municipal Area
Rural Support Intersection

Green Swamp Area of Critical State Concern
Ridge - Max 4 du/1 Net Acre
Green Swamp Rural - Max 1 du/5 Net Acres

Wekiva River Protection Area
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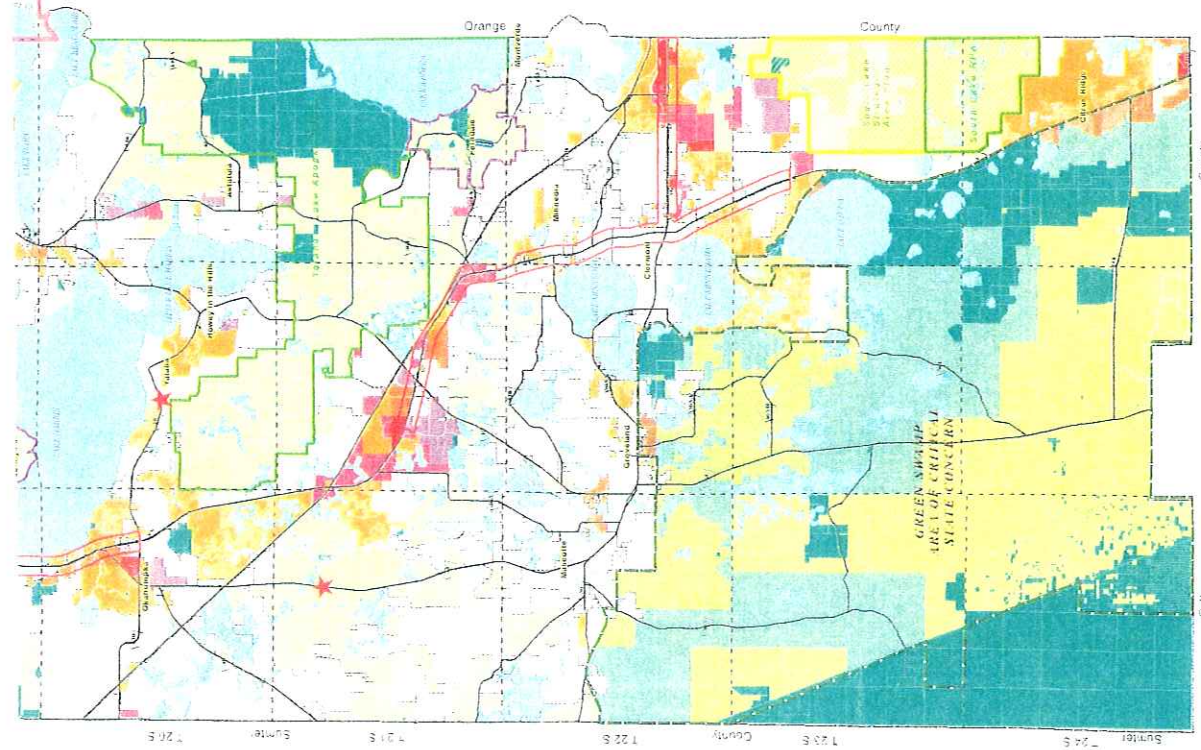
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Green Swamp Area of Critical State Concern
Ridge - Max 4 du/1 Net Acre
Green Swamp Rural - Max 1 du/5 Net Acres



PLANNING

The county's future land use plan is a key component of the county's long-term planning process. It provides a framework for the county's future development and growth. The plan is based on a variety of factors, including population growth, economic development, and environmental protection. The plan is subject to periodic review and update.



Exhibit “K”

Policy I-1.4.9 South Lake Strategic Area Plan for South Lake County

The County recognizes the unique characteristics of southeast Lake County and its proximity to planned development in west Orange County.

Through joint planning the County believes an opportunity exists to provide for economic development and preservation of open space, natural resources, and high recharge areas. It is the intent of Lake County to pursue a Strategic Area Plan with the City of Clermont and Orange County that will foster economic development for targeted industries.

The density permitted in this area shall be limited to one (1) dwelling per five (5) net acres and 60% of the net acres shall be preserved as open space or conservation. Such plan shall provide for the Transfer of Development Rights. The resulting Strategic Area Plan shall be implemented through the Comprehensive Plan Amendment Cycle.

Exhibit “L”

OBJECTIVE I-5.5 SOUTH LAKE COUNTY RURAL PROTECTION AREA

The County hereby establishes the South Lake County Rural Protection Area generally located south of Clermont between U.S. Highway 27 and eastern Lake County boundary as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, lifestyle compatibility, agriculture, and aquifer recharge in South Lake County and to buffer the recognized environmentally sensitive Green Swamp Area of Critical State Concern from the significant impact of Orange County's large Horizon West development east of the Lake County border.

Policy I-5.5.1 Importance of South Lake County Rural Protection Area

This Rural Protection Area provides highly valuable aquifer recharge for both the Green Swamp and Wekiva Springshed. Protecting the integrity of this Rural Protection Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of remaining rural lands between Horizon West development in Orange County and the Green Swamp. Within the South Lake County Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

Policy I-5.5.2 Land Use in the South Lake Rural Protection Area

Lake County shall limit future land use within the South Lake Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. The County may require Rural Conservation Subdivision design with clustering for any proposed development within the South Lake Rural Protection Area to ensure the protection of natural resources including, but not limited to habitat, wildlife, and wildlife corridors. Clustering and common open space shall emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.