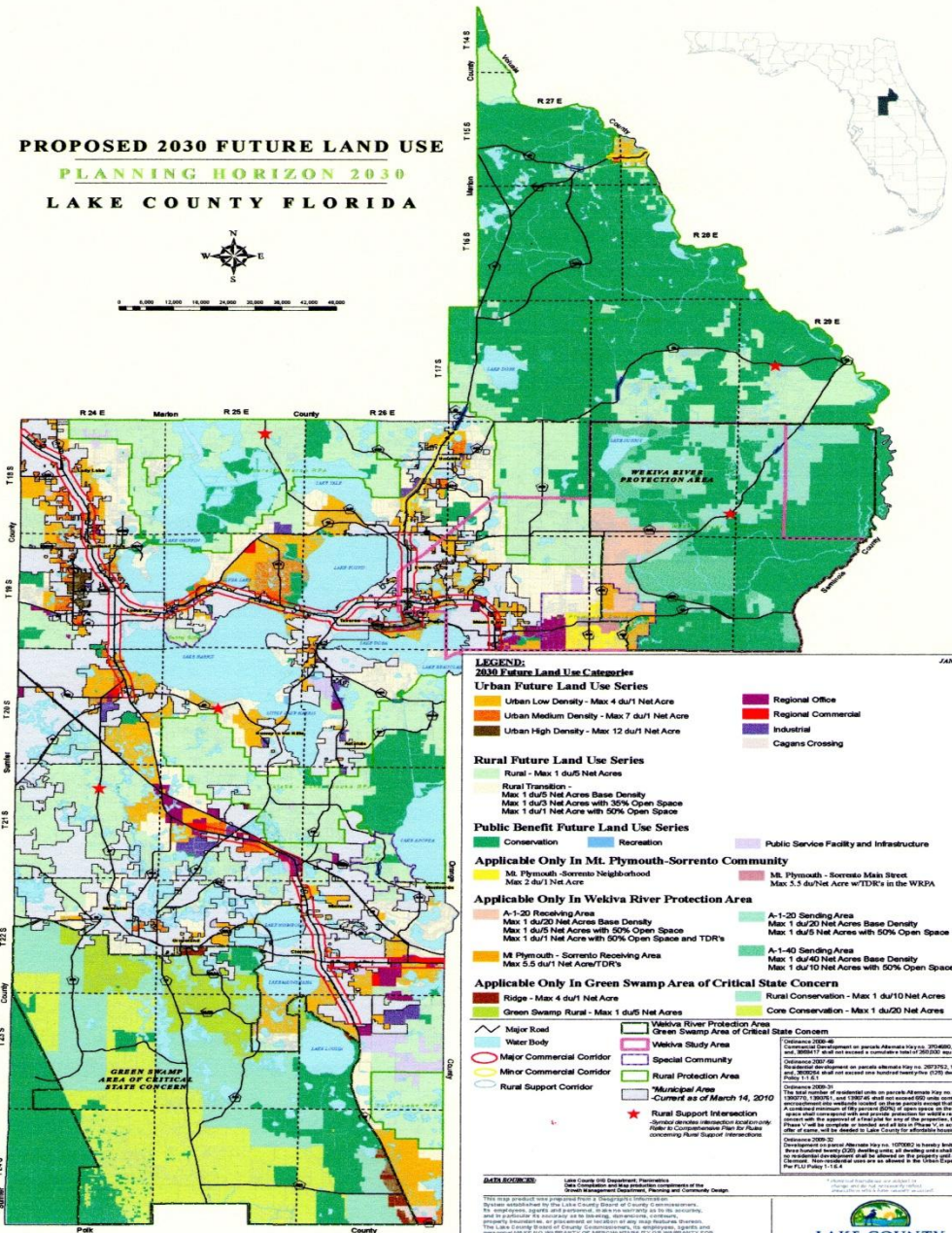


Presented by E.O.ROPER TRUST
May 25, 2010 Adoption Hearing for
2030 Lake County Comprehensive Plan

PROPOSED 2030 FUTURE LAND USE PLANNING HORIZON 2030 LAKE COUNTY FLORIDA



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 30% 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 with DTKs in the WSPA

Applicable Only In Welkiva 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 TDR's
- A-1-20 Sending Area - Max 1 du/20 Net Acres Base Density, Max 1 du/5 Net Acres with 50% Open Space
- Mt. Plymouth - Sorrento Receiving Area - Max 5.5 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
- Core Conservation - Max 1 du/10 Net Acres
- Core Conservation - Max 1 du/20 Net Acres

Other Features:

- Major Road
- Water Body
- Major Commercial Corridor
- Minor Commercial Corridor
- Rural Support Corridor
- Wetkiva River Protection Area
- Green Swamp Area of Critical State Concern
- Special Community
- Rural Protection Area
- Municipal Area - Current as of March 14, 2010
- Rural Support Intersection

Regional Office

- Regional Office
- Regional Commercial
- Industrial
- Cagans Crossing

DATE REVISION: Lake County GIS Department, Planning and Community Design
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LAKE COUNTY FLORIDA

Saw Grass Groves

1 Section of land held by the same family

Located in Lake County on the line of Orange County

On Survey Parcel 1 contains 549.63 acres +

On Survey Parcel 2 contains 2.53 acres +

Total upland acreage = 340.9 acres +within 2% of Absolute.

Property Present Use:

- Some producing grove
- Operating Cattle Ranch, Fenced

Beautiful Natural Lakes with three that connect by canals. One of those lakes, Clear Lake is approximately 100 +- acres, cypress is approximately 74 acres. Large enough for skiing and other water sports. Property enhanced by an abundance of wild life

Prime location off Hwy 545, with close proximity to new 429 Toll Western Beltway extension. New interchange between Porter Rd & Schofield Rd, to be less than 4.5 miles from the entrance gate into property and 4 miles to proposed interchange at Slidel Rd

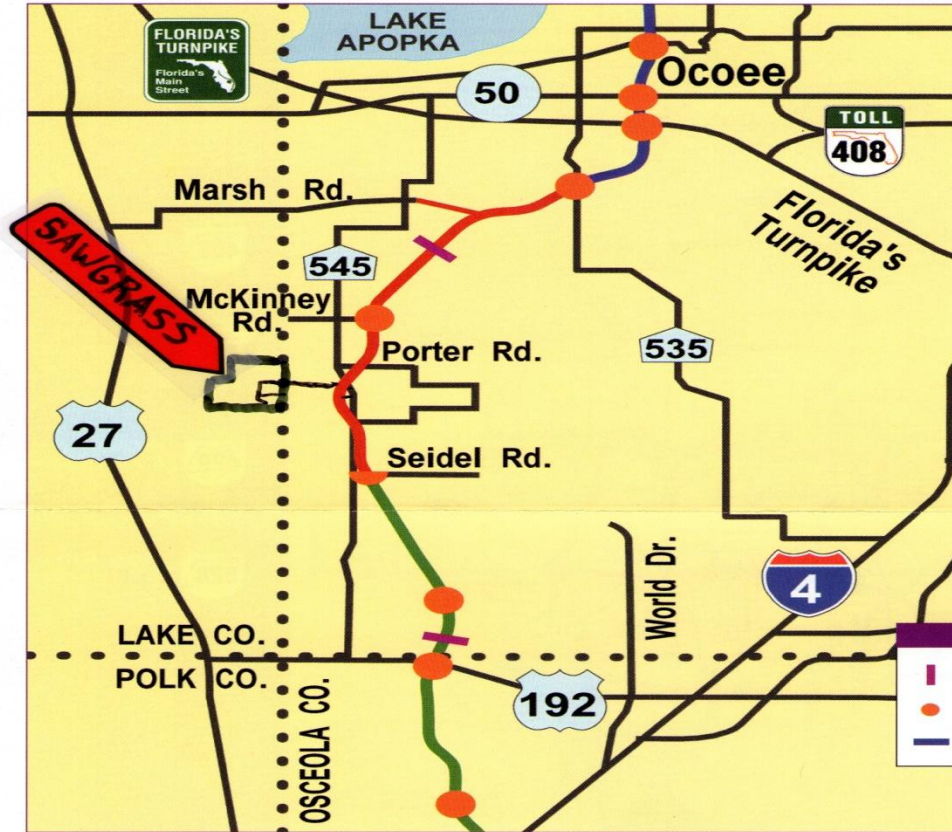
- 6 miles to Hwy 192
- 7.5 miles to Hwy 27
- 14 miles to Disney entrance on Hwy 192
- 15 miles to 417 (Greenway) that would take travelers to the Orlando International Airport
- 13 miles to Blizzard Beach, Celebration, Epcot, Wild World of Sports, Time Share Resorts, Hotels, Restaurant, etc.
- Golf Course on 545 is 2.5 miles from property, is already established with club house & restaurant

Possible Uses:

- Development - single family, multiple family
- Retirement community - Similar to Kings Ridge on Hwy 27 - But because of the lakes would be more upscale with lake activities & water front properties
- Large mixed use convention center with possible Polo, Tennis, Soccer, and Water Sports. Stock some of the Lakes for Catch & Release Sport Fishing
- Time Share Resort
- Camp Ground - would offer Camp sites also Cabins & Recreation Center with Water Sports
- Retreat for church with mixed use camps of year round recreations with educational facilities

for additional information or on site tour please contact: Thellie Roper
Phone (407) 876-2088 • Mobile (407) 222-5127 • Fax (407) 876-7339

Expanding the Western Expressway



This month the Expressway Authority will break ground on Part C of State Road 429, also known as the Western Expressway. The 8.5-mile segment extends south of County Road 535 to Seidel Road and is expected to open to traffic in December 2005. Florida's Turnpike Enterprise is building the completion of S.R. 429 from Seidel Road to Interstate 4, and is expected to open by December 2006.

For a complete construction update, please visit the "Future Plans & Projects" section of our Web site at ExpresswayAuthority.com.

State Road 408 Update continued from page 1. weekday, more than 73,200 vehicles travel S.R. 408 between Tampa Avenue and I-4; that number is expected to increase to 158,000 by 2025.

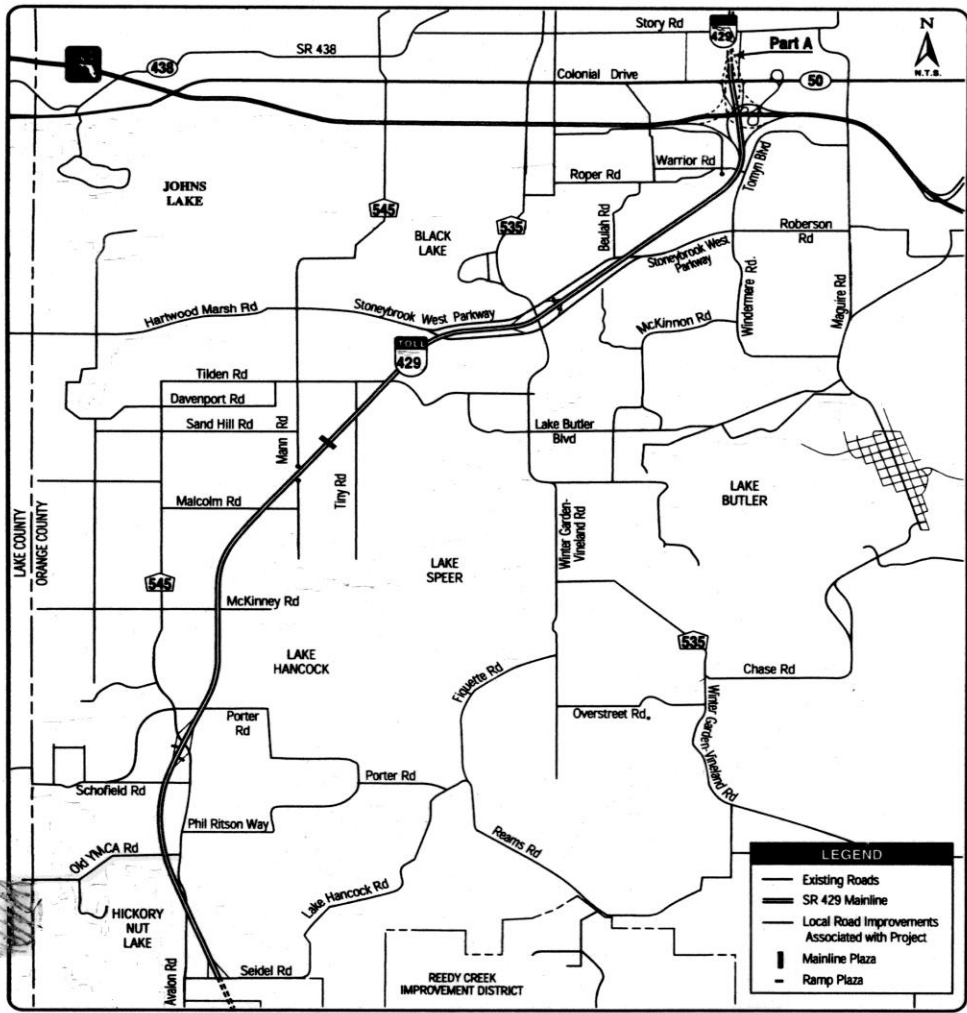
Soon construction crews will begin to widen S.R. 408 over the I-4 connector. During this work, drivers on I-4 and S.R. 408 can expect brief late-night detours while the connector ramp is closed. This will affect motorists on westbound S.R. 408

going to I-4 as well as those on I-4 wanting to go westbound on S.R. 408.

Once completed, motorists and nearby residents will enjoy the aesthetic treatments that are part of this \$600 million widening project. Attractive eight-foot tall stepped sound barrier walls with decorative panels and post caps will dampen traffic noise along the Expressway corridor. Each bridge along the 14-mile stretch will feature decorative pylons,

columns, panels and sound walls. Extensive landscaping will complete the project to make the East-West Expressway a pleasure for busy motorists and people living and working near the roadway.

For more information on the S.R. 408 widening project, visit ExpresswayAuthority.com and click the "408 AT WORK" banner.



S.R. 429 PART C



ISSUES

* NO ACCESS FROM LAKE COUNTY

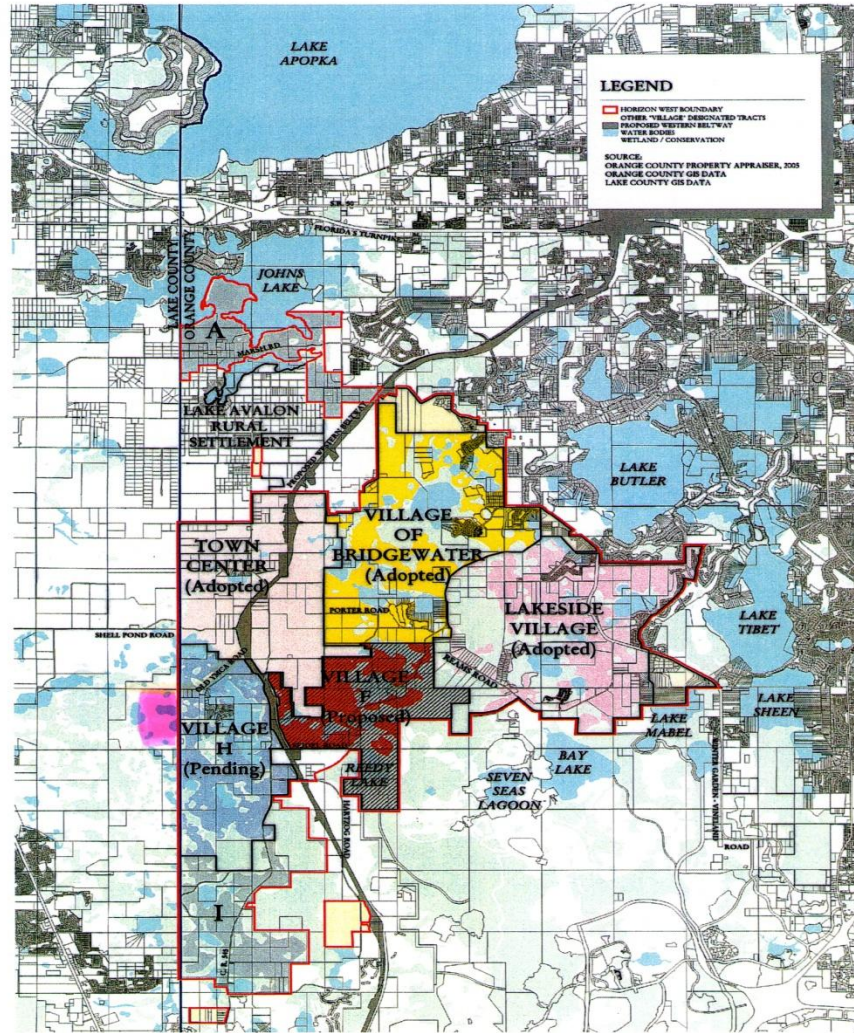
* RURAL PROTECTION AREA PROVIDES NO TRANSITION

NEIGHBORING HIGH DENSITY

TOWN CENTER AND VILLAGE DEVELOPMENT

LOCATED IMMEDIATELY EAST OF PROPERTY LINE

Horizon West Village F



LOCATION MAP



VILLAGE F PROPERTY OWNERS GROUP

MSCW FILE NAME: overall project data.mxd
 MSCW FILE PATH: G:\PROJECTS\PROJECTS\OVERALL
 MSCW FILE: WEST-1001 DATE: 1.11.2005

MSCW 4710 NEW BROAD STREET, ORLANDO, FL TEL: 407-423-3333 FAX: 407-423-3129 www.mscw.com

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PURPOSE

**RESERVE OPTION
TO PROVIDE FUTURE
TRANSITIONAL DEVELOPMENT
FROM ORANGE COUNTY'S
HIGH DENSITY
TOWN CENTER AND RESIDENTIAL
VILLAGE PLAN DEVELOPMENT
BORDERING TO THE
IMMEDIATE EAST
OF
SAWGRASS GROVES**

REQUEST

DENY RURAL PROTECTION AREA

DESIGNATION ON PROPOSED 2030 MAP
LAKE COUNTY LINE INCLUDING OLD YMCA ROAD RIGHT OF
WAY

AND SAWGRASS GROVES
(E.O.ROPER TRUST)

APPROVE AS URBAN LOW DENSITY