

Law Office of Robert C. Apgar

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July 6, 2016

James Stansbury, AICP
Florida Department of Economic Opportunity
107 East Madison Street
Caldwell Building
Tallahassee, Fl 32399

Re: Sixth amendment to the Cagan Crossings Florida Quality Development

Dear Mr. Stansbury;

The purpose of this letter is to provide background information that we believe will be helpful in your review of the proposed sixth amendment to the Cagan Crossings Florida Quality Development (hereafter "the FQD"). The Cagan Crossings FQD was initially planned and approved as a 617 acre project to include 8,000 multi-family units and 200,000 square feet of mostly neighborhood commercial development, all of which follow traditional neighborhood development ("TND") guidelines. TND development commenced on the west side of the FQD and has continued there. However, changes in the character of south Lake County are dictating a changed pattern of development for the property to the east.

The major change concerns the cross-section and traffic on US Highway 27. The property is roughly bisected, north to south, by US Highway 27. See Exhibit A attached. At the time of initial approval US 27 was a two-lane road with moderate traffic. The original master plan shows US 27 becoming an urban boulevard to facilitate the pedestrian connection that is necessary to achieve the TND design. Instead, however, US 27 has become a heavily traveled major highway and is now six lanes in the vicinity of Cagan Crossings. Safe and easy pedestrian crossings needed to continue the TND development east of US 27 are simply not possible.

The Fifth Amendment to the FQD in 2008 was the first response to the growth of traffic and widening of US 27. It created a 97 acre commercial district adjacent to and east of US 27. The Commercial District is largely built-out. In addition, the Lake County school system purchased a 40 acre school site contiguous to the commercial district. Thus, the TND development west of US 27 is completely separated from the remaining undeveloped property east of US 27.

The proposed sixth amendment is a further response to these changes. It would delete 242.5 acres of undeveloped land east of US 27 that is no longer suited to the originally

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envisioned TND development plan. The land to be deleted is a contiguous parcel located east of the approved commercial district and the 40 acre property owned by the Lake County school system. The sixth amendment would also delete all 4,108 residential units authorized for development on the 242.5 acres.

In the course of your review, please note the following points:

- The proposed amendment is a major down-sizing of the project, and hence a major reduction in all off-site impacts.
 - The current Development Order authorizes 4,108 multi-family on the developable portions of the 242 acres.
 - The deletion of 4,108 residential units reduces the total authorized development more than 50%, from 8,000 units to 3,892 units.
- No changes are proposed in the 341.7 acre TND development area on the west side of US 27, which currently includes affordable multi-family, neighborhood commercial, a town center, and a public library.
- The remaining FQD property east of US 27 will consist of a school site (40 acres, owned by the Lake County schools), open space and stormwater management, and the Commercial District.
- The applicant has contracted to sell approximately 94 acres of the land to be removed to a major national homebuilder. The property is contiguous to the commercial site and south of the school property. It is depicted on the attached Exhibit A.
- While the total amount of open space remaining in the FQD will be reduced, the reduction is minor. As currently approved, the FQD includes 44% open space; the amended plan will include 37% open space. Both are very high ratios of open space to development as compared to most developments.
- The proposed reductions in acreage and residential units will not create any additional regional impacts, or any impacts that have not been previously reviewed.

We note also that certain 2016 statutory amendments now codified as Chapter 2016-148, Laws of Florida, will apply to this proposed amendment. Fla. Stat. 380.06(14) has been amended to state:

“However, a local government may approve a change to a development authorized as a development of regional impact if the change has the effect of reducing the originally approved height, density, or intensity of the development and if the revised development would have been consistent with the comprehensive plan in effect when the development was originally approved. If the revised development is approved, the developer may proceed as provided in s. 163.3167(5).” Fla. Stat. 380.06(14).

The proposed sixth amendment would reduce the originally approved density and intensity of the FQD. Therefore, any issues of consistency with the Lake County

Letter from Robert C. Apgar to James Stansbury
July 6, 2016

comprehensive plan must be determined by reference to the comprehensive plan that was in effect on June 27, 1991, when the FQD was originally approved.

In addition, Fla. Stat. 380.06(19)(b) was amended to state that if additional development of regional impact review is required, such review must occur "through the notice of proposed change process under this section." Fla. Stat. 380.06(19)(b). Consequently, if you believe that additional DRI review will be required please let me know as soon as possible so we can work out how this can be accomplished within the 60 day statutory review period.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,



Robert C. Apgar
Attorney for Cagan Crossings, Ltd.

cc: Jeffrey Cagan
William J. Deas, Esquire
Lake County
East Central Florida Regional Planning Council

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, JEFFREY CAGAN, the undersigned owner/authorized representative of CAGAN CROSSINGS LTD., A FLORIDA LIMITED PARTNERSHIP, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the SOUTHLAKE N/K/A CAGAN CROSSINGS FLORIDA QUALITY DEVELOPMENT development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to LAKE COUNTY, to the EAST CENTRAL FLORIDA Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.

Date

July 6, 2010

Signature



Attachments:

- Exhibit A—Revised Master Plan, Map H
- Exhibit B—Revised Phasing Table, Exhibit F.
- Exhibit C—Updated legal description
- Exhibit D—Copy of the Fifth Amendment to the FQD Development Order

2. Applicant (name, address, phone).

**CAGAN CROSSINGS, LTD., a Florida limited partnership
16554 Cagan Crossings Blvd., Suite 4
Clermont, FL 34714
352.242.0555**

3. Authorized Agent (name, address, phone).

**JEFFREY CAGAN
16554 Cagan Crossings Blvd., Suite 4
Clermont, FL 34714
352.242.0555**

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

Parts of Sections 34, 35, and 36, Township 24 South, Range 26 East, Lake County, Florida

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

- A.) **The proposed change will delete 242.5 acres from the previously approved development.**
- B.) **The 242.5 acres are located east of U.S. Highway 27 and have not been developed. The 242.5 acres consist of a portion of the Commercial, Neighborhood Center, Neighborhood General, Neighborhood Edge and Open Space, Recreation and Stormwater Management Districts. The Commercial District will be reduced by 30.8 acres, Neighborhood Center by 3.2 acres, Neighborhood General reduced by 90 acres, Neighborhood Edge reduced by 17.5 acres, and the Open Space, Recreation and Stormwater Management Districts reduced by 138.9 acres. In addition, 4,108 dwelling units will be deleted from the previously approved development. See Exhibit "A" attached for a revised Map H.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

- A.) **The proposed change is shown on the revised Map H attached as Exhibit "A".**

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

See chart included herein.

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

- A.) **The First Amendment, approved November 1, 1992, related solely to certain special requirements of the Florida Housing Finance Agency that are no longer applicable to the property.**
- B.) **The Second Amendment, approved July 25, 1997, included the following changes:**
- a. **Extended the termination date to July 9, 2016.**
 - b. **Revised phasing to extend Phase I to July 9, 2004, and to shift approximately 1166 dwelling units and 100,000 square feet of commercial development to Phase II and extend Phase II to July 9, 2007.**
 - c. **There was no change to the originally authorized maximum development: of 8,000 residential units, 200,000 square feet of commercial, and 71 acres of civic and cultural uses.**
 - d. **Made substantial amendments to the Regulating Document governing the form of traditional neighborhood development.**
 - e. **Updated storm drainage and environmental permitting requirements.**
 - f. **Substantially revised transportation phasing and mitigation requirements and requirements for modeling and monitoring traffic.**
 - g. **Affirmed that the FQD development order takes priority over the existing Lake County PUD.**
- C.) **The Third Amendment, approved April 20, 1998, added 111.14 acres of undeveloped land to the west side of the FQD solely for the purpose of stormwater retention, passive recreation and open space.**
- D.) **The Fourth Amendment, approved November 25, 2003, created a 116.8 acre commercial district on the east side of U.S. Highway 27; changed the name of the development from "Southlake" to "Cagan Crossings;" added 500,000 square feet of commercial development,**

subject to Commercial District Development Standards, for a total of 700,000 square feet of commercial development; updated transportation mitigation and modeling and monitoring requirements and made other minor modifications to development order conditions. This amendment was reviewed as a "substantial change."

- E.) The Fifth Amendment, approved on February 14, 2008, extended the expiration date to July 9, 2019, incorporated the results of the traffic modeling and monitoring study which is required by the FQD Development Order, moved the boundary between the commercial district and the neighborhood general district east of U.S. Highway 27 (between the northern boundary of the project and the lake immediately to the south) to the west to reduce the commercial district by 20 acres; deleted 3.2 acres of the "neighborhood center" in the east central area and 12 acres in "neighborhood edge" category; and added 35 acres of "neighborhood general".
- F.) There has been no change in local government jurisdiction for any portion of the development since the original DO was issued.

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

Subsequent to the Second Amendment, the developer purchased 111.14 acres of undeveloped land contiguous to the western boundary of the development. The 111.14 acre parcel was added to the FQD in the Third Amendment to the FQD, dated April 20, 1998, to be used solely for storm water retention, passive recreation and open space. The Developer also purchased a .028 acre parcel along the west right of way of U.S. Highway 27 that previously created a "notch" in the project's highway frontage.

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.	
YES _____	NO <u> X </u> _____

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

No change in the buildout date is requested.

11. Will the proposed change require an amendment to the local government comprehensive plan?

Yes, the change will require an amendment to the local government comprehensive plan. Lake County designated the property subject to the development order as Cagan Crossings on its Future Land Use Map and created a Future Land Use Category replicating the Development Order. As result of the proposed change to the development order, the comprehensive plan map will be required to be amended to reflect the deletion of the 242.5 acres. The land being taken out will be re-designated as the appropriate land use category under Lake County's Comprehensive Plan. In addition, the Cagan Crossings land use category itself shall be modified to reflect the reduction in density and acreage of the project.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:

The land being deleted from the development order shall be re-designated by Lake County in its comprehensive plan consistent with the appropriate Lake County land use designations.

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

See Exhibit "A" attached.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

1. In Section (IV)(C)(1), the following revision is proposed (~~strikethroughs~~ indicate deleted text and *bold italicized text* indicates the proposed change):

~~8,000~~ *3,892* dwelling units

700,000 square feet of commercial

2. In Section (IV)(C)(2), the following revision should be made:

Phases 2B and 2C development will consist of up to ~~6,268~~ 3,892 dwelling units (~~4,108 on the East side of U.S. Highway 27 and 2,160 on the West side of U.S. Highway 27~~) and 202,776 square feet of commercial space (152,776 square feet on the East side of U.S. Highway 27 and 50,000 square feet on the West side of U.S. Highway 27), to be constructed between December 31, 2010, and December 31, 2013. A certificate of occupancy for the development in Phase 2A is not required prior to issuance of permits for development of Phase 2B or 2C.

Any unbuilt dwelling units or commercial space in any Phase may be shifted to later Phases provided that the cumulative development of all the Phases does not exceed ~~8,000~~ 3,892 total dwelling units and 700,000 square feet of commercial space.

3. Delete Exhibit F to the Fifth Amendment and insert revised Exhibit F attached as Exhibit "B" hereto.

4. Delete Map H to the Fifth Amendment and insert revised Map H attached as Exhibit "A" hereto.

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

See Exhibit "C" attached hereto.

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

No change proposed.

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

No change proposed.

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and

No change proposed.

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.

No change proposed.

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
Airports	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.			
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Industrial (cont.)	# External vehicle trips			
	D.O. Conditions			
Mining Operations	ADA representations			
	Acreage mined (year)			
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
	Building (gross square feet)			
Office	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, ect.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
Ports (Marinas)	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Residential	# Dwelling units	Delete 4,108 units for a total of 3,892	8,000	n/a
	Type of dwelling units	Multi-family	Multi-family	n/a
	# of lots	n/a	n/a	n/a
	Acreage, including drainage, ROW, easements, etc.	Delete 107.5 acres	382 acres	Fourth Amendment - 11-25-03 - 116.8 acres Fifth Amendment - 2-14-08 + 23 acres
	Site locational changes	n/a	n/a	n/a
	# External vehicle trips	Will be reduced significantly by the proposed deletion of 4,108 residential units.	Unknown; transportation is analyzed in phases pursuant to the development order.	The Fifth Amendment approved Feb 14, 2008, incorporated the results of a traffic modeling and monitoring study and scheduled an update..
Wholesale, Retail, Service	D.O. Conditions	none	Part IV, para. C., Development, N., Planning and Design Features,	No changes to development order conditions
	Acreage, including drainage, ROW, easements, etc.	Delete 34 acres	20 acres	Fourth Amendment - 11-25-03 + 116.8 acres Fifth Amendment 2-14-08 - 23 acres

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Floor Space (gross square feet)	No change	200,000	Fourth Amendment - 11-25-03 + 500,000 sq. ft. = 700,000 sq. ft.
# Parking Spaces	No change	Not specified	No changes to relevant conditions
# Employees	No change	Not specified	No changes to relevant conditions.
Site locational changes	No change	Commercial development was largely confined to community commercial and specialty commercial districts.	The Fourth Amendment added a 116.8 acre commercial district east of and parallel to US 27.
# External vehicle trips	No change	Unknown	Addressed in the Fourth and Fifth amendments through modeling and monitoring studies to occur at thresholds established in the Development Order, part IV, para. M, Transportation
D.O. Conditions	No change		Modified to address modeling and monitoring as described above.
ADA representations	No change		N/A

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Hotel/Motel	# Rental Units			
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
R.V. Park	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Open Space (All natural and vegetated non-impervious surfaces)	Acreage	Delete 138.9 acres east of US 27	209.5, composed of 159.2 acres east of US 27 and 161.3 acres west of US 27.	Third Amendment – 4-20-98, added 111.14 acres of undeveloped land solely for passive recreation and stormwater management and open space.
	Site locational changes	138.9 acres of open space east of US 27 will be deleted; No change is proposed for the open space remaining in the FQD.	N/A	The added lands are located west of US 27 and south of the originally permitted FQD.
Type of open space		No changes proposed	Recreation, water bodies and stormwater management	No previous changes to the type of open space.
	D.O. Conditions	No changes proposed	See Part IV, para. E. Green Swamp ACSC, para. F. Wetlands, and para I., Wildlife.	None
ADA representations		All applicable ADA representations are incorporated into the Development Order	All applicable ADA representations are incorporated into the Development Order	None

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage	Approximately 72 acres of Animal Habitat Preservation and jurisdictional wetlands would be removed from the FQD when the 242 acre area east of US 27 is deleted. No change is proposed for the areas west of US 27, all of which will remain in the FQD.	Approximately 72 acres of animal habitat and jurisdictional wetlands east of US 27, and an unknown area in the Green Swamp ACSC west of US 27. see Exhibit B of the Development Order.	None
	Site locational changes	Areas east of US 27, described above, will be removed from the FQD, See Exhibit A.		None
	Development of site proposed	None	None	None
	D.O. Conditions	No change proposed	Part IV, para. I, Wildlife; and para. F. Wetlands.	No previous changes
	ADA representations	All applicable ADA representations are incorporated into the Development Order	All applicable ADA representations are incorporated into the Development Order	No previous changes

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

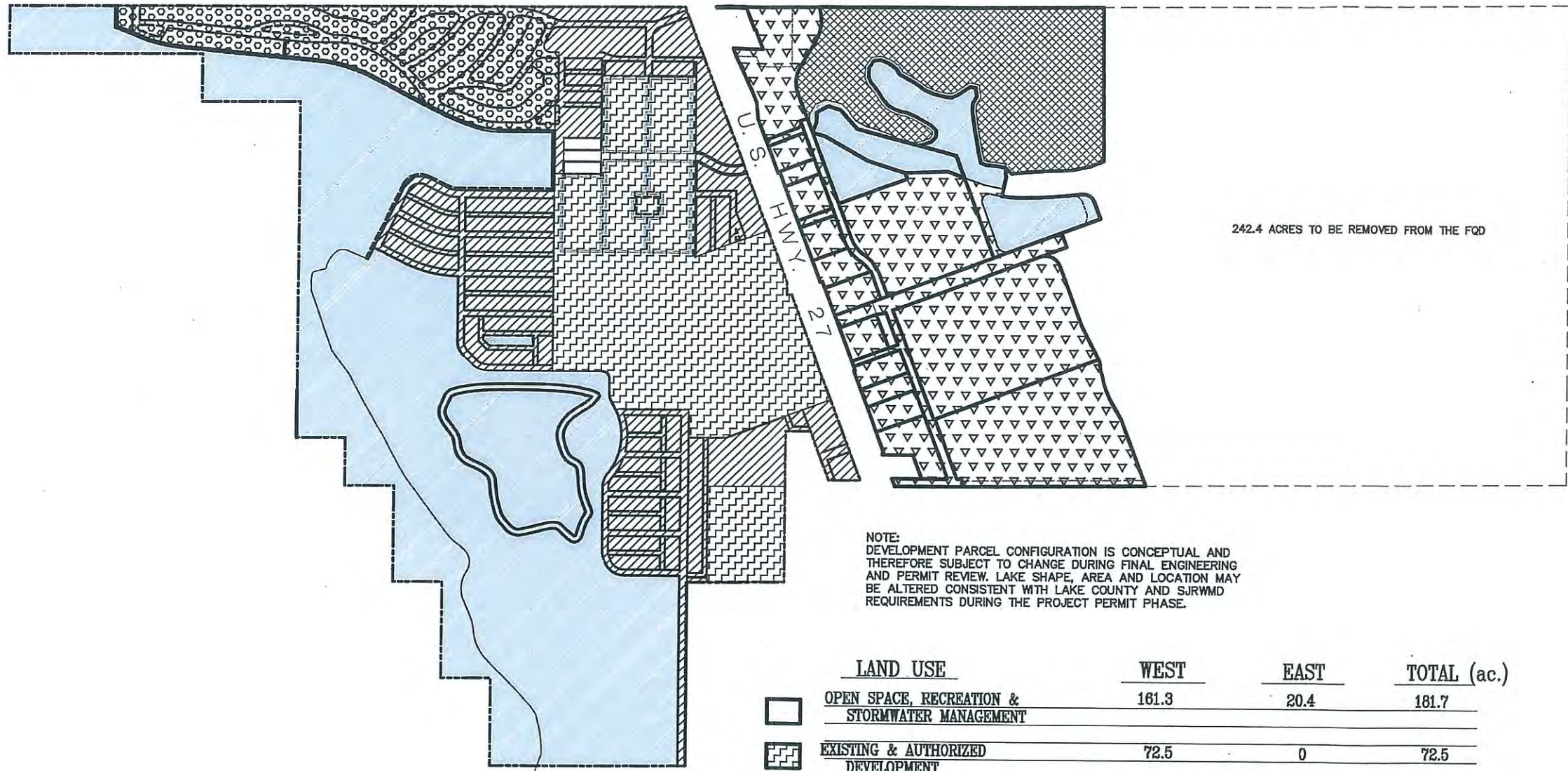
EXHIBIT "A"

Revised Master Plan, Map H

SHEET TITLE: AERIAL - MAP H
 DWG FILE NAME: DWG NAME
 XREF FILE NAME: XREF NAME

DONALD W. MONTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MONTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

Plot: Thu 02-01-2018 08:59:04
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NOTE:
 DEVELOPMENT PARCEL CONFIGURATION IS CONCEPTUAL AND THEREFORE SUBJECT TO CHANGE DURING FINAL ENGINEERING AND PERMIT REVIEW. LAKE SHAPE, AREA AND LOCATION MAY BE ALTERED CONSISTENT WITH LAKE COUNTY AND SJRWMD REQUIREMENTS DURING THE PROJECT PERMIT PHASE.

LAND USE	WEST	EAST	TOTAL (ac.)
OPEN SPACE, RECREATION & STORMWATER MANAGEMENT	161.3	20.4	181.7
EXISTING & AUTHORIZED DEVELOPMENT	72.5	0	72.5
PUBLIC (SCHOOL SITE)	0	37.9	37.9
NEIGHBORHOOD GENERAL	72.2	0	72.2
NEIGHBORHOOD EDGE	34.2	0	34.2
NEIGHBORHOOD CENTER	1.5	0	1.5
COMMERCIAL DISTRICT	0	86.0	86.0
	341.7 ac.	144.3 ac.	486.0 ac.

REVISED MASTER
 DEVELOPMENT PLAN
 MAP H

DONALD W. MONTOSH ASSOCIATES, INC.
 ENGINEERS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

DONALD W. MONTOSH ASSOCIATES, INC.
 SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

PLANNERS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

DESIGNED BY: _____

CHECKED BY: _____

DATE: 8/11/00

SCALE: 1"=400'

JOB NUMBER: 22078/13201

DRAWN BY: NAT/PT

REVISIONS

NO.	DATE	DESCRIPTION
1	8/23/00	UPDATED AND ADJUSTED ACRES
2	8/23/00	FINAL REVIEW
3	8/28/00	AREA REMOVED FROM "FQD" REVISIONS

PROJ: 2013... MapH-
 Masterplan REV
 2018.dwg
 SHEET

CAGAN CROSSINGS
 PUD/FQD
 LAKE COUNTY, FLORIDA

H OF

EXHIBIT "B"

Revised Phasing Table, Exhibit F

CAGAN CROSSINGS FQD PHASING TABLE					
FQD DEVELOPMENT ORDER – EXHIBIT F					
Phase	Location	Detailed Land Use	Residential	Commercial	Public
			Dwelling Units	Floor Area (sf)	Floor Area (sf)
Currenty Authorized Existing and Planned Development [Under the Current Development Order]	West Side/US 27	Apartment Units Townhouses Existing Commerical Town Center – Apts. ¹ Library Total	994 136 102 0 1,232	0 0 10,000 56,000 0 66,000	0 0 0 0 15,000 15,000
	East Side/US 27	BP/Convenience Total	0 0	4,224 4,224	0 0
	Total: Existing + Planned		1,231	70,224	15,000
Phase IIA Proposed Additional Development with Substantial Change Adding 500,00 sf of Commercial	West Side/US 27	Additional Apts. Total	500 500	0 0	0 0
	East Side/US 27	Walmart General Retail Total	0 0 0	227,000 200,000 427,000	0 0 0
	Total: Phase IIA		500	427,000	0
Existing + Phase IIA	Both Sides/US 27	Total: Existing + Phase IIA	1,732	497,224	15,000
Phase IIB (Future Development)	Eastside US 27 – Unspecified		0	152,776	0
	Westside US 27 – Unspecified		2,160	50,000	0
		Total: Phase IIB	2,160	202,776	0
GRAND TOTAL – ALL PHASES			3,892	700,000	15,000

¹ Town Center = 56,000 sf Commercial with 100 apartment units over stores

Grand Total Site: 486.0 acres

Grand Total Residential Units: 3,892 dwelling units

Grand Total Commercial GFA: 700,000 sf

Grand Total Open Space: (Recreation and Stormwater Management): 181.7 acres

EXHIBIT "C"

Updated Legal Description

CAGAN CROSSINGS
FOR DRI/ADA APPLICATION

DESCRIPTION (BY DONALD W. McINTOSH ASSOCIATES, INC.):

That part of Sections 34 and 35, Township 24 South, Range 26 East, in Lake County, Florida, lying West of U. S. Highway 27 bounded and described as follows:

BEGIN at the Northwest corner of the Northeast 1/4 of Section 35, Township 24 South, Range 26 East, Lake County, Florida; thence N89°42'18"E along the North boundary line of said Northeast 1/4, a distance of 616.52 feet to the Westerly right-of-way line of U.S. Highway No. 27; thence run S20°35'59"E along said Westerly right-of-way line of U.S. Highway 27 for a distance of 3459.13 feet to a point that is N89°37'11"E, a distance of 0.69 feet more or less from an existing concrete monument on the boundary line of lands described in Official Records Book 509, Page 68, of said Public Records; thence departing said Westerly right-of-way line run S89°37'11"W along said West boundary line for a distance of 214.28 feet to an existing concrete monument; thence N20°35'59"W parallel with said Westerly right-of-way line 359.72 feet; thence S89°37'11"W, 167.35 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 35; thence S00°01'10"E along said line 1036.27 feet to the Southeast corner of said Northwest 1/4 of the Southeast 1/4; thence S89°33'32"W along the South line of said Northwest 1/4 of the Southeast 1/4 for a distance of 661.31 feet; thence run S00°01'57"E along the East line of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 35 for a distance of 1257.55 feet; thence run S89°27'33"W along the North line of the South 60.00 feet of the Southeast 1/4 of said Section 35 for a distance of 661.03 feet to a point on the East line of the Southwest 1/4 of said Section 35, said point lying N00°02'45"W along said East line a distance of 60.00 feet from a 1" diameter iron rod at the South 1/4 corner of said Section 35; thence run S89°49'50"W along the North line of the South 60.00 feet of said Southwest 1/4 for a distance of 666.60 feet; thence run N00°00'34"E along the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 598.85 feet; thence run S89°47'16"W along the South line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 333.01 feet; thence run N00°02'14"E along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 for a distance of 658.61 feet; thence run S89°44'41"W along the South line of the South 1/2 of the Northeast 1/4 of the

Southwest 1/4 of said Section 35 for a distance of 332.70 feet; thence run N00°03'53"E along the West line of said South 1/2 of the Northeast 1/4 of the Southwest 1/4 for a distance of 658.36 feet; thence run S89°42'06"W along the South line of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35 for a distance of 332.38 feet; thence run N00°05'33"E along the West line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 for a distance of 329.06 feet; thence run S89°40'49"W along the South line of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35 for a distance of 332.22 feet; thence run N00°07'13"E along the West line of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 for a distance of 328.93 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence run N00°06'33"E along the West line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4, the West line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the West line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35 for a distance of 1971.46 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35; thence S89°39'47"W along the South line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 for a distance of 662.35 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4; thence N00°09'39"E along the West line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 for a distance of 328.58 feet to the Southeast corner of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 24, South, Range 26 East; thence S89°40'34"W, along the South line of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 1325.81 feet to the Southwest corner of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence N00°11'33"E, along the West line of the said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 328.61 feet to the Northwest corner of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence N89°40'37"E, along the North line of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 1325.63 feet to the Northwest corner of aforesaid Section 35; thence N89°39'53"E along the North line of the Northwest 1/4 of said Section 35 for a distance of 2647.01 feet to the POINT OF BEGINNING.

WEST OF U.S. HIGHWAY NO. 27]

AND

That part of Sections 35 and 36, Township 24 South, Range 26 East, Lake County, Florida, lying East of U.S. Highway No. 27 bounded and described as follows:

BEGIN at the Northwest corner of Section 36, Township 24 South, Range 26 East, Lake County, Florida; thence N89°27'38"E along the North line of the Northwest 1/4 of said Section 36 for a distance of 2640.02 feet to the Northeast corner of said Northwest 1/4; thence N89°15'11"E along the North line of the Northeast 1/4 of said Section 36 for a distance of 1321.85 feet to the Northeast corner of the West 1/2 of said Northeast 1/4; thence S00°14'11"E along the East line of said West 1/2 of the Northeast 1/4 for a distance of 2625.67 feet to the Southeast corner of said West 1/2 of the Northeast 1/4; thence S00°09'58"E along the East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 36 for a distance of 661.38 feet to the Southeast corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°27'02"W along the South line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 for a distance of 1326.41 feet to the Southwest corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°26'46"W along the South line of the North 1/4 of the Southwest 1/4 of said Section 36 for a distance of 2650.77 feet to the Southwest corner of said North 1/4 of the Southwest 1/4, said point also being the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 24 South, Range 26 East; thence S89°36'27"W along the South line of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 for a distance of 579.12 feet to the Easterly right-of-way line of U.S. Highway No. 27; thence N20°35'59"W along said Easterly right-of-way line for a distance of 55.53 feet to a 3/4" iron pipe; thence departing said Easterly right-of-way line, run N89°36'27"E for a distance of 200.00 feet to a 1" iron pipe; thence N20°35'59"W for a distance of 175.00 feet; thence S89°36'27"W for a distance of 200.00 feet to a point on said Easterly right-of-way line; thence N20°35'59"W along said Easterly right-of-way line 9.57 feet; thence N69°24'01"E along said Easterly right-of-way line 10.00 feet; thence N20°35'59"W along said Easterly right-of-way line 600.00 feet; thence N69°24'01"E along said Easterly right-of-way line 10.00 feet; thence N20°35'59"W along said Easterly right-of-way line 650.00 feet; thence S69°24'01"W along said Easterly right-of-way line 15.00 feet; thence N20°35'59"W along said Easterly right-of-way line 800.00 feet; thence S69°24'01"W along said Easterly right-of-way line 12.00 feet; thence

N20°35'59"W along said Easterly right-of-way line 400.00 feet; thence
N05°29'25"W along said Easterly right-of-way line 103.58 feet; thence
N20°35'59"W along said Easterly right-of-way line 100.00 feet; thence
N25°10'26"W along said Easterly right-of-way line 250.80 feet; thence
N20°35'59"W along said Easterly right-of-way line 54.17 feet to a 1" iron pipe;
thence departing said Easterly right-of-way line, run N89°47'11"E along the South
line of lands described in Official Records Book 1350, Page 176, of said Public
Records for a distance of 200.00 feet to a 1" iron pipe; thence N20°35'59"W along
the East line of said lands for a distance of 141.56 feet to a 1" iron pipe; thence
S89°47'11"W along said East line for a distance of 7.47 feet to a 1" iron pipe;
thence N20°35'59"W along said East line for a distance of 158.44 feet to a point on
the North line of said lands; thence run S89°47'11"W along said North line for a
distance of 200.00 feet to the Easterly right-of-way line of U.S. Highway No. 27;
thence run N20°35'59"W along said right-of-way line for a distance of 7.53 feet to
the North line of the Northeast 1/4 of said Section 35; thence run N89°42'18"E
along said North line for a distance of 1821.27 feet to the POINT OF
BEGINNING.

[EAST OF U.S. HIGHWAY NO. 27]

Containing 341.755 acres more or less West of U.S. Highway No. 27 and 386.834
acres more or less East of U.S. Highway No. 27 (total 728.589 acres) and being
subject to any rights-of-way, restrictions and easements of record.

LESS AND EXCEPT a 242.5 Acre ± parcel to be deleted from the above East Of U.S. Highway
No. 27 parcel and a legal description of which deleted parcel will be provided later.

EXHIBIT "D"

Copy of Fifth Amendment to the FQD Development Order

MO This instrument prepared by
NAME Robert C. Apgar, Esq.
ADDRESS 101 E. College Ave.,
Tallahassee, FL 32301

CFN 2008022565
Bk 03586 Pgs 0341 - 423; (83pgs)
DATE: 02/22/2008 09:21:04 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 707.00

**FIFTH AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE CAGAN CROSSINGS FQD,
f/k/a SOUTHLAKE FQD**

w/corrected exhibits

WHEREAS, the Development Order (the "DO") for Designation of Southlake, n/k/a Cagan Crossings, as a Florida Quality Development ("FQD") was issued by the Department of Community Affairs (the "Department") on June 27, 1991; and

WHEREAS, the DO was initially amended on November 1, 1992, and was thereafter amended on July 23, 1997, on April 20, 1998, and on December 9, 2003; and

WHEREAS, the Florida Legislature adopted an amendment to Chapter 380.06, Florida Statutes, that provides a three-year extension of phase, buildout and expiration dates for all projects that are developments of regional impact and under active construction on July 1, 2007, and

WHEREAS, the Department has determined this three-year extension also applies to FQDs; and

WHEREAS, on November 30, 2007, the Cagan Crossings, Ltd. (the "Developer") submitted a Notice of Proposed Change (the "Proposed Change") to the Department requesting an amendment to the DO to implement the statutory time extensions; and

WHEREAS, the Developer presented competent and substantial evidence to the Department establishing that Cagan Crossings was under active construction on July 1, 2007; and

WHEREAS, the Department timely reviewed the Proposed Change and updates to the DO, and determined that the Proposed Change is not a substantial change to the previously-approved DO and is consistent with the Lake County Comprehensive Plan and land development regulations, and

WHEREAS, the Department has reviewed the Proposed Change, as well as comments received from the County and the ECFRPC, and said comments contained no objection to the Proposed Change; and

NOW, THEREFORE, BE IT ORDERED by the Secretary of the Department that the DO is herein restated, amended, and updated in its entirety to read as follows:

I. FINDINGS OF FACT

A. The preceding recitals are true and correct and are incorporated herein.

Page 1 of 33

CFN 2008030052
Bk 03594 Pgs 1702 - 1774; (73pgs)
DATE: 03/10/2008 03:00:21 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 622.00

- B. The Developer submitted to the Lake County Division of Planning and Development and the Department (the "Reviewing Entities") an original Application for Development Designation ("Application") for the designation of Cagan Crossings, f/k/a Southlake, as an FQD. The word "Application" includes the appendices to the Application, and all Application completeness review information submitted by the Developer to the Reviewing Entities, said Application being incorporated herein by reference and being on file and available for public inspection at Lake County Division of Planning and Development in Tavares, Florida, and at the Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida.
- C. The real property that is the subject of the Application is currently comprised of 728.5 acres located in Lake County, and is more specifically described in the legal description of the property ad found in Exhibit A attached to this DO.
- D. A comprehensive review of the impacts projected to be generated by the Development as reflected in the original Application and in all amendments, was conducted by the Reviewing Entities. The Department solicited comments on the Development and the original Application from the East Central Florida Regional Planning Council, the Central Florida Regional Planning Council, the St. Johns River Water Management District, the Southwest Florida Water Management District, the Florida Department of Environmental Protection (formerly the Florida Department of Environmental Regulation and the Florida Department of Natural Resources), the Florida Fish and Wildlife Conservation Commission (formerly the Florida Game and Fresh Water Fish Commission), the Division of Historical Resources of the Florida Department of State, the Florida Department of Transportation, the U. S. Army Corps of Engineers, the U. S. Fish and Wildlife Service, Orange County, Osceola County, Polk County, the City of Clermont, the Central Florida Sierra Club, and the Reedy Creek Improvement District.
- E. On April 17, 1991, the ECFRPC met and, based upon the original Application, found that the proposed Development was consistent with the ECFRPC's adopted policy document, the Comprehensive Regional Policy Plan for East Central Florida, and recommended the designation of Southlake, n/k/a Cagan Crossings, as an FQD, subject to the terms, general provisions, and conditions of the DO which incorporate the recommendations of the ECFRPC.
- F. On September 26, 1990, the Lake County Board of County Commissioners (the "Board") met and approved the adoption of a Planned Unit Development (PUD) Ordinance for Southlake, n/k/a Cagan Crossings, Ordinance No. 62-90 (the "PUD Ordinance"). The PUD Ordinance may be amended to the extent that there are no conflicts between the PUD Ordinance and this DO. If the PUD Ordinance is amended such that conflicts exist between it and the DO, the terms and conditions of the DO shall govern, control, and prevail as to any such conflicts. Applications for changes to the PUD Ordinance shall be submitted to County with copies to the Department and the ECFRPC. The Department and the ECFRPC will provide comments to the County regarding consistency of the proposed PUD changes with this DO.

- G. On June 18, 1991, the Board met and found that the proposed Development reflected in the original Application was consistent with the Lake County Comprehensive Plan and approved the designation of Southlake, n/k/a Cagan Crossings, as an FQD, subject to the terms, general provisions, and conditions of this DO which incorporates the terms and conditions of the County.
- H. On June 27, 1991, the Department found that
1. A portion of the Development is in an area of critical state concern;
 2. The Development is above 586 percent of the multi-use threshold for developments of regional impact under Section 380.06, Florida Statutes, and is a development of regional impact;
 3. The original Application met the application requirements of Section 380.061(4), Florida Statutes, and Chapter 91-28, F.A.C.; and
 4. The original Application was determined to be complete based upon timely requested additional information received on March 22, 1991; therefore, the Application was complete on March 22, 1991.
- I. Based upon the representations made in the Application and comments received from other agencies and the public, the Department specifically found:
1. The Developer will preserve, in perpetuity, the natural attributes of wetlands and water bodies within the jurisdiction of the Department of Environmental Protection as determined by that agency. These wetlands and water bodies are comprised of approximately eight acres and depicted on Exhibit B p.1. The means of protection will be in the form of a conservation easement to be granted to an entity selected pursuant to the terms of this DO.
 2. There are no beaches or primary and secondary dunes within the Development.
 3. There are no known significant archaeological or historical sites within the Development as determined by the Division of Historical Resources of the Department of State.
 4. The Developer will preserve, in perpetuity, the habitat areas, as depicted on Exhibit B p.2, that are deemed necessary to ensure the survival of the animal species designated as threatened or endangered by the U. S. Fish and Wildlife Service or by the Florida Fish and Wildlife Conservation Commission by conservation easements granted to either the County or the St. Johns River Water Management District ("SJRWMD").
 5. There are no habitat areas within the Development that are known to contain

endangered plant species.

6. The Development shall not generate or dispose of hazardous substances in amounts that exceed the small quantity generator upper limit as defined in Rule 17-730.160, F.A.C., and Chapter 40, Code of Federal Regulations, Section 262A4.
7. The Development will incorporate no dredge and fill activities in, and will produce no stormwater discharge into, waters designated as Florida Class II waters, Florida Aquatic Preserves, or Outstanding Florida Waters.
8. The Development will include open space, recreation areas, energy conservation features, and no overall minimization of impermeable surfaces.
9. In the Application, the Developer made a binding commitment to provide for the construction and maintenance of all onsite infrastructure necessary to support the Development, and will phase development so that facilities will be operational when needed.
10. In the Application, the Developer made a binding commitment to provide an appropriate proportionate share contribution toward offsite impacts which the Development will impose on publicly funded infrastructure and will phase the Development to ensure that transportation facilities, potable water supply, sewage treatment facilities, solid waste disposal, and other public facilities and infrastructure will be operational when needed for the project, as specified in the Application.

If a community development district is established (the "District") and if the provisions of Section 190.112(1)(e), Florida Statutes, are followed, the District, so long as the requirements of Chapters 189 and 190, Florida Statutes, are met, may be used by the County and Cagan Crossings for a concurrency management mechanism, including providing for off-site impacts of the Development to be serviced by the district. The District is neither the Development nor merely a financing mechanism but, rather, is a special purpose independent local government to manage and to finance certain community development infrastructure requirements and needs.

11. The Development is consistent with the adopted State Comprehensive Plan and the adopted Local Government Comprehensive Plan. As specified in the Application and this DO, the Development will further the goals and objectives of the State Comprehensive Plan in the following areas: (3) Elderly; (4) Housing; (9) Natural Systems and Recreational Lands; (11) Energy; (15) Land Use; (17) Public Facilities; and (19) Transportation.
12. The Development complies with the design features in Rule 9J-28.009(8)(b), F.A.C., and has received the following twenty-three (23) planning and design feature points:

Primary Planning and Design Features

Feature No. 1

Points Allocated: 5

Promotion of compact urban growth through complementary mixes of residential and non-residential uses of onsite or offsite adjacent or proximate parcels, including measures for affordable housing; or establishment of a new town or new community, incorporating, where appropriate, features from Traditional Neighborhood Development Code, including measures for affordable housing.

Secondary Planning and Design Features

Feature No. 3

Points Allocated: 3

Comprehensive Transportation System Management features such as: mass transit, access management, Transportation Demand Management, and the facilitation of pedestrian movement or the nonautomotive based conveyance of people between land uses.

Feature No. 4

Points Allocated: 3

Preservation of areas that are primary habitat for significant populations of animal species of special concern designated by the Florida Fish and Wildlife Conservation Commission or protection and preservation of uplands as wildlife habitat with special consideration given to prime recharge areas, areas designated by the Florida Department of Environmental Protection to be significant value to the state park system, or other environmentally sensitive property included on the Conservation and Recreation Lands or the Land Acquisition Trust Fund priority list or included as a priority for acquisition by a water management district through the Save Our Rivers program.

Feature No. 5

Points Allocated: 3

Water conservation; reuse of treated effluent where such uses are appropriate; use of water saving devices; xeriscaping.

Feature No. 6

Points Allocated: 2

Household, office, or commercial hazardous waste collection.

Feature No. 7

Points Allocated: 2

Recycling of solid waste.

Feature No. 8

Points Allocated: 2

Promotion of cultural or educational activities.

Feature No. 9

Points Allocated: 2

Care for the elderly.

Feature No. 13

Points Allocated: 1

Other planning and design features addressing areas such as locally identified social concerns, urban amenities, or aesthetic design considerations.

TOTAL POINTS: 23

13. By letter dated July 24, 1990, the Department of State advised that there are no significant archaeological or historical resources located on the Development property.

II. CONCLUSIONS OF LAW

- A. Based upon the compliance with the terms, Findings of Fact, general provisions, and conditions of this DO, it is concluded that the proposed Development complies with the provisions of Section 380.061, Florida Statutes, and Chapter 9J-28, F.A.C., for designation as an FQD.
- B. Based upon the Findings of Fact that the Development is a development of regional impact and is a designated FQD authorized by Chapter 380, Florida Statutes, it is concluded that the Development is exempt from development of regional impact review under Section 380.06, Florida Statutes.
- C. The designation of the Development as an FQD under Section 380.061, Florida Statutes, and its authorization to commence development under a Chapter 380, Florida Statutes, development order does not entitle the Developer to any other necessary approvals or permits from any other authority or in any other jurisdiction.
- D. Section 190.005(2), Florida Statutes, provides for the creation and establishment of the uniform community development district pursuant to county ordinance.
- E. Pursuant to Section 190.002, Florida Statutes, a District is an independent, limited, and special purpose local government whose elected board of supervisors is empowered by law to manage and finance basic community development systems, services, and facilities for new communities.
- F. Pursuant to Section 190.002, Florida Statutes, and Section 190.012, Florida Statutes, creation and establishment of such a District is not a development order under Chapter 380, Florida Statutes, and the District has no power to issue development orders or to adopt comprehensive plans but, rather, shall exercise any of its special infrastructure-provision powers subject to, and not inconsistent with, all applicable laws, rules, policies and

ordinances of state and local government governing the use of the land including the conditions of this DO.

- G. The County and the State of Florida shall control all current and future land use and growth management for the Development regardless of whether a District is or is not created and established to service the Development.
- H. Creation and establishment of a District pursuant to Chapter 190, Florida Statutes, does not, and by law shall not, affect the right and duty of the County to regulate land use and growth; and that, pursuant to Section 189.415(6), Florida Statutes, the County may use and rely, in its capital improvements element of its own local government comprehensive plan, on any special district public facilities report annually filed by a District, if established, with the County.
- I. Chapter 190, Florida Statutes, which allows the creation of independent districts, such as a District pursuant to Chapter 190, Florida Statutes, is a uniform general law with standards and procedures for creation, establishment, operation and termination of such Districts which do not result in overburdening any other governments and their taxpayers and which prevent proliferation of independent districts which do not meet such general law standards.
- J. A District, if established to serve the Development is authorized to provide a public mechanism for monitoring compliance with those conditions of the DO dealing with provision of infrastructure; and constitutes an acceptable alternative mechanism to effect growth management, and specifically concurrency, available both to the County and to the Developer.

III. GENERAL PROVISIONS

- A. This DO constitutes the DO of the Department, as the state land planning agency, to designate Cagan Crossings, f/k/a Southlake, as an FQD, pursuant to Section 380.061(5)(d), Florida Statutes.
- B. This DO shall be effective on the date it is transmitted by the Department to the Developer, the County, and the ECFRPC. The date of transmittal is also the date of "rendition" under Rule 9J-28.023(3), F.A.C. Under Section 380.07, Florida Statutes, an appeal may be taken within 45 days after rendition. Any construction activity undertaken by the Developer prior to the expiration of the 45 day statutory period shall be at the Developer's risk.
- C. All exhibits to this DO, including the legal description of the Development set forth in Exhibit A and the Conceptual Master Plan identified as Map H, are hereby incorporated into and by reference made a part of this DO.
- D. It is the intent of the Department, as the governmental agency responsible for issuing the DO, to preserve and protect the natural resources located within and around the boundaries of the

Development and otherwise ensure that the goals and objectives of the FQD program are met through the terms of the DO. Therefore, in the event any provisions of the DO and the Exhibits attached hereto are ambiguous, any such provisions shall be construed in a manner consistent with the intent of the Department expressed herein.

- E. The definitions contained in Chapter 380, Florida Statutes, and Chapter 9J-28, F.A.C., shall govern and apply to the DO.
- F. This DO shall be binding upon the Developer, its assignees, or successors in interest, including any entity that may assume any of the responsibilities imposed on the Developer by this DO. Reference herein to any reviewing agency shall be construed to mean any agency that may in the future be created or designated as a successor in interest to, or that otherwise will possess any of the powers and duties of, the Reviewing Entities with respect to the implementation and administration of the FQD program and this DO shall be binding upon those successors in interest in the same manner as upon the Reviewing Entities approving the DO herein. Provided, however, that if the County, by ordinance, establishes a District pursuant to Chapter 190, Florida Statutes, for the Development, that District is prohibited by law from possessing any of the powers and duties of the Reviewing Entities with respect to the implementation and administration of the FQD program because such a District is a limited special purpose local government which has no general purpose, health, safety and welfare powers and is strictly limited to providing infrastructure for the Development consistent with any applicable development agreement, development order, local government comprehensive plan, regional policy plan, state plan and other applicable law concerning development. Accordingly, the DO, though binding upon the Developer and its assignees or successors in interest, will always, even as amended, apply to the exercise by the District of any of its infrastructure provision powers as provided in Sections 190.004(3) and 190.112, Florida Statutes.
- G. Whenever this DO provides for or otherwise necessitates review, approvals, or determinations of any kind subsequent to its issuance, the right to review and approve or determine shall include the Reviewing Entities and all directly affected governmental agencies and departments as are or may be designated by the Department, including all governmental agencies and departments set forth under applicable laws and rules. However, this language shall not be construed to apply to obtaining permits required from federal, state, regional, or local agencies which would otherwise be required for the activities involved in the Development, which permits shall be applied for and issued in accordance with the requirements of the issuing agency.
- H. In each instance in this DO where the Developer is responsible for ongoing maintenance of privately owned facilities or infrastructure, the Developer may assign any or all of its responsibilities to improve and maintain those facilities to an appropriate entity created to fulfill such responsibilities. Assignment to those entities must be approved by the Reviewing Entities upon determination that the assignee is capable and competent to provide maintenance as required in this DO, which approval shall not be unreasonably withheld,

except and unless the County has established a community development district which, by law, is subject to, and shall not be inconsistent with, any condition of this DO and the Developer which relates to the exercise of any of its powers.

- I. Whenever the Developer contemplates a change in the plan of development, the Developer will submit the proposed change to the Reviewing Entities. The proposed change will be reviewed by the Reviewing Entities and the ECFRPC pursuant to the provisions of Rule 9J28.024, F.A.C., and Section 380.06(19), Florida Statutes.
- J. The Reviewing Entities will monitor the Development to ensure compliance with the terms, general provisions, and conditions of this DO. The County Division of Planning and Development will monitor the Development through the review of the annual report, building permits, certificates of occupancy, plats, if applicable, or any other relevant and factual information. The Department will monitor the Development through the annual reports, reports from other agencies, on-site inspections, or any other relevant and factual information.
- K. The Developer shall file an annual report in accordance with Section 380.06(18), Florida Statutes. Annual reports shall be due every year on the anniversary of the effective date of this DO until termination of development activity. Annual reports shall be submitted to the Reviewing Entities and the ECFRPC. The Department shall review the reports for compliance with the terms, general provisions, and conditions of this DO. Based upon the review of the annual reports by the Reviewing Entities and the ECFRPC, the Department may issue further orders and conditions to ensure compliance with the terms, general provisions, and conditions of this DO. Based upon the review of the annual reports by the Reviewing Entities and the ECFRPC, the Developer shall be notified of any finding of noncompliance; provided, however, that the receipt and review of the annual reports by the Reviewing Entities shall not be considered a substitute for or a waiver of any terms, general provisions, or conditions of the DO.

The annual report shall include a statement by the Developer regarding the status of private and publicly funded infrastructure and facilities needed to meet the needs of proposed development for the upcoming year. This statement on infrastructure and facilities shall include, but not be limited to, transportation facilities, potable water supply, solid waste disposal, sewage and waste water treatment, education, and police and fire protection.

Pursuant to Section 189.415(4), Florida Statutes, the annual report under Rule 9J-28.023(6), F.A.C., to the extent it provides the information required in the special district public facilities report required by Section 189.415(2), Florida Statutes, may be used by the District as a substitute for the District facilities report. It is the intent of this provision, when and if a District is established, that all requirements in the District facilities report required by Section 189.415(2), Florida Statutes, shall be provided annually in order to apprise the County of the management and financing of infrastructure work of such a District, notwithstanding any other requirement.

- L. Upon the effective date of the DO, the Developer shall have the right to use for the Development the certification mark registered with the Secretary of the Florida Department of State for a development designated as an FQD under Section 380.061, Florida Statutes. The use of this certification mark shall extend solely to promotional, informational, or advertising purposes in order to identify this Development as a development approved and designated under Section 380.061, Florida Statutes. Any future addition, change, or extension to this Development shall not have the authorization to use the certification mark without the written consent of the Reviewing Entities.
- M. Within ten days of the issuance of this DO, the Developer shall cause the DO to be recorded among the current Public Records of Lake County and shall not engage in any construction activities or convey any portion of the Development, other than those conveyances required herein, prior to such recordation.
- N. The designation of the Development as an FQD is premised upon a specific plan of development as reflected on Map H which is consistent with and furthers the purposes of Section 380.061, Florida Statutes. A departure from that plan of development which significantly decreases the positive aspects of the plan may result in the revocation of the designation of the Development as an FQD. In the event the designation of the Development is revoked, the Development, at the Department's sole discretion, may be required to undergo development of regional impact review pursuant to Section 380.06, Florida Statutes.
- O. The authorized agent for the Development shall be:
- Jeffrey Cagan
Cagan Management Group, Inc.
3856 Oakton
Skokie, Illinois 60076

IV. DEVELOPMENT ORDER CONDITIONS

A. **Application.**

The Development shall be developed in accordance with the information, data, plans, and commitments contained in the Application unless otherwise directed by the conditions set out herein. For the purpose of this condition, the Application shall consist of the following:

1. Application for Development Designation dated October 29, 1990.
2. Completeness Response dated March 22, 1991.
3. Application for Development Approval of a Substantial Change to a Previously-Approved Florida Quality Development Order submitted by Cagan Crossings, Ltd., dated October 16, 2007.

4. Response to Information Requests dated September 3, 2003.

To the extent that there is any conflict between the Application and the DO, the terms and conditions of the DO, including any subsequent amendments herein, shall govern, control, and prevail as to any such conflict.

B. Termination.

1. The right to develop the development subject to the terms, general provisions, and conditions of the DO shall terminate on July 9, 2019. The termination date of development rights granted by the DO shall not affect the continuing obligations of the Developer nor the enforcement authority of the Department, and the Developer shall continue to be bound by the terms, general provisions, and conditions of the DO.

C. Development.

1. All commitments and representations by the Developer set out in the Application, as described in Section IV.A. above to the extent still applicable, are incorporated herein as conditions of the DO. The Development as depicted on the Conceptual Master Plan (Map H) is hereby authorized to contain, and the Developer is authorized to develop, the Development as follows:

8,000 dwelling units
700,000 square feet of commercial/retail¹
71 acres civic and cultural uses

2. The Development will be constructed in the following phases:

Phase 1 development will consist of up to 1,232 dwelling units (1,096 apartments and 136 townhouses) on the West side of U.S. Highway 27, 66,000 square feet of commercial space on the West side of U.S. Highway 27, 15,000 square feet of public use on the West side of U.S. Highway 27, and 4,224 square feet of commercial space on the East side of U.S. Highway 27, with construction to be commenced by December 31, 2007.

Phase 2A development will consist of up to 500 dwelling units (apartments) on the West side of U.S. Highway 27 and 427,000 square feet of commercial space on the East side of U.S. Highway 27, with construction to be commenced upon the effective date of this amended DO, and completed by December 31, 2009.

Phases 2B and 2C development will consist of up to 6,268 dwelling units (4,108 on the East side of U.S. Highway 27 and 2,160 on the West side of U.S. Highway 27) and 202,776 square feet of commercial space (152,776 square feet on the East side of U.S. Highway 27 and 50,000 square feet on the West side of U.S. Highway 27), to be constructed between December 31, 2010, and December 31, 2013. A certificate of occupancy for the development in Phase 2A is not required prior to issuance of permits for

¹ Refer to Exhibit G for further description of authorized commercial development.

development of Phase 2B or 2C.

Any unbuilt dwelling units or commercial space in any Phase may be shifted to later Phases provided that the cumulative development of all of the Phases does not exceed 8,000 total dwelling units and 700,000 square feet of commercial space.

3. The Development shall be developed consistent with the Energy Conservation Plan prepared pursuant to Section 9J-28-009(5)(c), F.A.C., (Exhibit C). The implementation of the Energy Conservation Plan will be reported in the annual report.
4. All development outside of the Commercial District shall be governed by the Regulating Document (Exhibit D) which incorporates and consolidates into one document the guiding documents listed on pages 12-12 and 12-13 of the Application: the Regulating Plan, the Urban Regulations, the Architectural Regulations, and the Thoroughfare Sections. The 115.8-acre Commercial District adjacent to the East side of U.S. Highway 27 shall be exempt from the requirements of the Regulating Document and shall be developed pursuant to the remaining requirements of this DO, the PUD Ordinance, as such is being amended contemporaneously herewith, the Lake County Comprehensive Plan, and the Lake County Land Development Regulations.
5. All development within the Commercial District shall comply with the Commercial District Development Standards attached to the DO (Exhibit E). Provided, however, that said standards shall not apply to the approximately 26 acre site which is located therein immediately South of Crossings Boulevard, known as the Walmart site, for which a site plan is presently undergoing review by Lake County. At the October 28, 2003 public hearing the County Commission reviewed the proposed plan and architectural drawings for such development and found such to be compatible with the character of the Development.

D. Deed Restrictions and Covenants.

The Developer shall submit any deed restrictions and covenants that it proposes to record within the Development to the Department for review and approval. The Developer shall report on the enforcement of the deed restrictions and covenants in the annual report. Within thirty (30) days after receipt of any such proposed deed restrictions and covenants from the Developer, the Department shall review and provide any comments to the Developer. Additionally, the Department will review and comment within 15 days after receipt of any new deed restrictions and covenants where the basic form of such has been previously approved by the Department and where all changes from the previously approved forms are marked.

E. Green Swamp Area of Critical State Concern

1. The portion of the Development located West of U. S. Highway 27 is included in the area designated as the Green Swamp Area of Critical State Concern. As a part of the area of

critical state concern, this portion of the Development shall comply with and adhere to Chapter 28-26, F.A.C., Green Swamp Principles for Guiding Development; except that any development within the Additional Parcel added to the Development by the Third Amendment to the DO dated April 20, 1998, and recorded in Official Record Book 1606, Page 651, of the Public Records of Lake County, Florida, shall be limited to stormwater management facilities, open space and passive recreation as provided for therein. Development orders or permits issued by the County authorizing development within the Green Swamp Area of Critical State Concern must be reviewed by the Department pursuant to Section 380.05, Florida Statutes, for so long as the critical area designation exists.

2. For the portion of the Development within the Green Swamp Area of Critical State Concern, the Developer shall comply with the site alteration criteria of Rule 28-28.006(7), F.A.C. Vegetative open space may substitute for a portion of the site in each soil association required to remain unaltered by this Rule. Unaltered lands and vegetative open space areas created or preserved in compliance with Rule 28-28.008(7), F.A.C., that are large enough to be displayed shall be shown on the conceptual site plan (Map H). The percentage of each soil association held in vegetative open space or unaltered lands whether shown on the site plan or not shall be indicated in tabular form and shall be updated as required.
3. Within the designated Green Swamp vegetative open space and unaltered lands, impervious areas shall be prohibited, except for the following:
 - (a) stormwater management facilities, such as berms, swales, and wet and dry retention ponds; and
 - (b) passive recreation such as viewing stands, park bench slabs, small pavilions, jogging courses and bike paths;

These facilities shall be designed to minimize impervious surfaces and adverse impacts to the hydrologic resources of the Green Swamp Area of Critical State Concern as described in Chapter 28-26, F.A.C., Green Swamp Principles for Guiding Development and the Lake County Comprehensive Plan. In the event that the County adopts a surface water management ordinance which is approved by rule or final order, the Developer may elect to comply with those regulations as an alternative.

4. For that portion of the Development in the Green Swamp Area of Critical State Concern, encroachment into the 100 year floodplain shall be prohibited, with certain exceptions. Exceptions may be made for stormwater management facilities and roads, which comply with all County and SJRWMD regulations.
- F. Wetlands.**
1. All wetlands determined by the SJRWMD to be under that agency's jurisdiction shall be preserved, in perpetuity, through the use of conservation easements, restrictive covenants, and restrictions on use.

In addition, the wetlands portion of Crane's Marsh as depicted on Map H attached hereto shall be regarded as a preservation area for the purpose of protecting its natural attributes and shall have its developmental uses restricted by easement that is conveyed to the Nature Conservancy, the County, a state or federal agency or any organization dedicated to conservation and which is acceptable to the County, the Department, and the ECFRPC.

2. The following impacts to wetlands are specifically allowed. These impacts shall be minimized through careful design and construction management.
 - (a) Placement of fill for 4 road crossings which currently exist as dirt roads. One new elevated pedestrian and bicycle crossing of Crane's Marsh wetlands will be allowed. If constructed, the proposed central crossing of Crane's Marsh shall not be constructed for motorized vehicles, but shall allow bicycle and pedestrian movement.
 - (b) Dredging and recontouring of the man-made isolated pond/canal system located on the East parcel. Where reshaping occurs, the littoral zone shall be at a minimum 4:1 slope and planted with native wetland species along at least 70% of any reshaped littoral zone.
 - (c) Shoreline enhancement of Cricket/Crooked Lake with minimal recontouring. At least 70% of the enhanced shoreline shall be replanted with native wetland species. There shall be no additional clearing of Cricket/Crooked Lake shoreline vegetation adjacent to the existing beach for the purposes of expanding the beach.
 - (d) Placement of a boardwalk for viewing and appreciation of the Green Swamp. This boardwalk shall be elevated above the existing herbaceous vegetation.
 - (e) Placement of a boardwalk/dock for viewing or canoeing on Cricket/Crooked Lake. There shall be no access ramps for boats powered by internal combustion engines on Cricket/Crooked Lake.
 - (f) Stormwater management and outfall systems as permitted by the County and SJRWMD regulations.
3. The isolated canal system shall not be reconnected hydrologically or vegetatively to state waters.
4. Wetlands to be created or uplands to be retained as mitigation shall be located coterminously with one or more major habitat areas to be preserved so as to provide a continuity or expansion of natural habitat areas. Detention ponds, preservation of viable on-site wetlands, lakes or open water areas shall not be acceptable for wetland mitigation. However, littoral zones created around detention ponds and lakes may qualify as newly created wetlands for mitigation purposes.

5. Buffer areas of native transitional and upland vegetation averaging 50 feet wide and with a minimum width of 25 feet shall be retained around all regionally significant wetlands. Buffers around Green Swamp wetlands shall average 100 feet with a minimum of 50 feet. Onsite-wetlands/marshes/lakes shall be protected with temporary fencing during construction activities. Components of the stormwater management system within these buffers are limited to twenty percent (20%) of the total area of each buffer. The use of pesticides, herbicides or fertilizers shall be prohibited in these buffers and the wetlands they protect.
6. Proposed wet detention ponds shall not be created within existing marsh areas on the Development.

G. Surface Water Management.

1. The minimum distance between the edge of each stormwater retention/detention pond and adjacent wetlands and surface waterbodies shall be 200 feet, unless the SJRWMD accepts tests, calculations or other information furnished by the Developer through the SJRWMD's permitting process which demonstrates that a deviation from the 200 foot distance is in compliance with applicable SJRWMD regulations.
2. The Developer shall demonstrate to the satisfaction of the Lake County Public Works Director and the SJRWMD, through the permitting process, that adequate volumes of compensatory storage have been provided on the Development site to offset any loss of flood storage space resulting from any encroachments into the 100-year flood zone (as identified on the currently applicable Federal Emergency Management Agency Flood Insurance Rate Maps).
3. The pavement elevations of all roadways and streets required to provide access to dwelling units, commercial areas, and public facilities on the Development site shall comply with the County's minimum elevation requirements.
4. The onsite stormwater management facilities shall be designed and constructed to ensure the treatment and storage, by retention or detention, of runoff from the first inch of rainfall.
5. In the portion of the Development West of U.S. Highway 27 (the Green Swamp Area of Critical State Concern), a vegetated swale and berm system capable of retaining the runoff from the first inch of rainfall shall be constructed and maintained within or landward of the buffer area adjacent to the wetlands which are part of the Big Creek drainage system. This system shall function as a perimeter swale and berm to ensure that no runoff from the developed or altered portions of the Development is discharged to the Green Swamp wetland without sufficient treatment.
6. The collection and conveyance of street drainage, with project design and construction reflecting existing topographical configurations and the avoidance of creating stormwater flow velocities in excess of two (2) feet per second, will comply with the County and SJRWMD regulations, to include applicable best management practices such as check

dams and velocity and erosion-reduction measures. Grassed swales shall be utilized as deemed appropriate by the SJRWMD.

7. The surface water management system on the portion of the project site East of U.S. Highway 27 shall be designed consistent with the County and SJRWMD regulations, and to maintain historical hydroperiod conditions in Cranes Marsh.
8. Stormwater runoff from roadway crossing through the on-site wetlands will receive treatment to the same standard as other stormwater runoff on the Development.
9. Stormwater management facilities which provide for the retention or detention of runoff from the 50 year design storm event shall be located and designed so that they are not subject to inundation or improper functioning by the 50 year/24 hour design storm event and less severe design storm events.

H. Surface Water Monitoring and Maintenance.

1. In order to effectively monitor the Development's effects on surface water conditions, the Developer shall implement a surface water monitoring program that shall include the following:
 - (a) Surface water samples shall be collected at the following locations:
 - (1) in Cricket/Crooked Lake at the sampling site depicted in Figure 15-2 in the original Application;
 - (2) in the wet detention pond located in Basins 2 and 4, as depicted on Map GI in the original Application;
 - (3) in the wet detention pond located in Basin 5, as depicted in Map G1 in the original Application;
 - (4) in the canal at the exit point from Basin 16, as depicted in Map G2 in the original Application; and
 - (5) in the wet detention pond in the southeast corner of Basin 15 adjacent to Basin 18, as depicted in Map G2 in the original Application.
 - (b) Water quality samples and surface water level elevation data shall be collected at least four times annually on a seasonal basis for the sampling stations identified above beginning at least 6 months after the beginning of construction of each and continuing for 2 years after construction buildout.
 - (c) Water quality parameters as determined by the County shall provide a determination

of water quality conditions, changes and possible sources of contamination if such are discovered. Collected data shall be furnished to the County and SJRWMD.

2. The Developer shall incorporate additional water quality treatment and/or water management methods into the Development's surface water management system to correct or mitigate any degradation if the measures implemented by the Developer are found to be ineffective or to adversely impact water quality/quantity conditions on or downstream of the Development.
3. The Developer shall establish and implement an inspection and maintenance program for all components of the surface water management system for the Development, to include schedules for the performance of:
 - (a) stormwater facility operating inspections of a regular basis (e.g., quarterly) and following major rainfall events (e.g., one-half inch of rainfall) for the removal of excessive sediment, debris or other flow obstructions subject to approval by the SJRWMD;
 - (b) routine maintenance activities (e.g., mowing, trash removal, etc.);
 - (c) inspections of any perimeter swale and berm systems so as to assure their proper operation and maintenance, and that they are capable of accomplishing their intended level of stormwater storage/treatment, with the inspections being performed on a quarterly or more frequent basis as necessary; and
 - (d) ongoing educational programs for maintenance staff personnel regarding the correct usage of and the application rates for fertilizers and chemicals (e.g., herbicides) near the stormwater management facilities, the removal of noxious weeds and retention of desirable aquatic vegetation, and the correct procedures for other maintenance/landscaping-related activities which have the potential for adversely affecting water quality conditions within the Development.
4. If Property Owner's Association, Community Association, or District assumes responsibility for operation and maintenance of the drainage system, such entity shall have defined duties and responsibilities regarding the operation and maintenance of the surface water management system, and have sufficient legal authority and power to establish the mandatory collection of fees and/or assessments from all property owners or residents for use in financing the operation, replacement and maintenance of the Development's surface water management system.
 - I. **Wildlife.**
 1. Development related activities shall not result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened or a species of special concern by either the state or federal government in contravention of applicable state or federal

laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon the project site, the Developer shall cease all activities which might negatively affect that individual or population and immediately notify both the Florida Fish and Wildlife Conservation Commission (the "Wildlife Commission") and the United States Fish and Wildlife Service. Proper protection and habitat management, to the satisfaction of both agencies, shall be provided by the Developer.

2. "Harming" and "harassment" as used in this section shall be defined in the same manner as "harm" and "harass" respectively are defined in 50 CFR Section 17.3.
3. The potential for relocation of the gopher tortoise population shall be coordinated with the Wildlife Commission to determine the feasibility of and potential donor sites for this effort. Wildlife Commission guidelines for gopher tortoise relocation shall be adhered to. Progress of this activity shall be included in the annual report.
4. To promote retention of wildlife habitat, ecologically viable portions of natural upland plant communities should be preserved and maintained in their original state to the greatest extent practicable and shall not be irrigated.
5. Two areas of white xeric oak, identified on Exhibit B p.3, shall be designated as conservation and preserved in the natural state. One area is located within the Southeast portion of the Development within the Community Recreation Park. The other is located along the Northeast property line North of and adjacent to Crane's Marsh. The planted pine section existing within approximately the Eastern half of this community is not required to be a part of this conservation area. No alteration within these preservation areas shall be allowed. The use of pesticides, herbicides, or fertilizers shall be prohibited. Use of these areas shall be limited to nature trails with pervious surfaces and paths of recreation. The exact boundaries of these areas shall be verified by environmental surveys conducted by an environmental consulting firm at the expense of the Developer. The results of said surveys shall be reviewed and approved by the Department and the County in consultation with the ECFRPC.

J. Water Supply.

1. The Developer shall use the lowest quality of water available for all non-potable water use. Irrigation water used within the project shall be properly treated effluent, if and when such is made available.
2. To meet the non-potable water use demands of the project, the Development shall use, in order of priority:
 - (a) all properly treated effluent made available to the site up to the entire non-potable water demand;
 - (b) treated stormwater; and

(c) non-potable quality groundwater and/or surface water.

3. Water-conserving plumbing fixtures shall be used in all construction within the Development.
4. The Developer shall abandon the three existing wells in accordance with the rules of the SJRWMD within two years of the commencement of site preparation activity unless SJRWMD approves their use as a potable or supplemental non-potable source.

K. Waste Water.

1. No building permits shall be issued for the Development until it has been demonstrated to the satisfaction of the Department and the County that adequate wastewater collection and disposal capacity have been committed to serve the Development either on-site or off-site. In the event that a wastewater treatment facility is constructed on-site the preferred methods of sludge disposal, in the following order, shall be: drying; use as a soil conditioner; or burning at the County Solid Waste Incinerator. Sludge shall not be burned within the Development.

L. Fire, Police, Schools.

1. To ensure that adequate police, fire, and ambulance services protection is available to serve the Development as they are needed, the Developer shall allow for the location of fire, police, and ambulance facilities at locations that are satisfactory to the service providers and the Developer. Whether or not these facilities are ultimately located on-site or off-site, the Developer shall pay its fair share cost for the provision of these services as required by the County. Within one year of the effective date of the DO, the Developer shall enter into an agreement or demonstrate that it is involved in a good faith effort to enter into an agreement(s) with the providers of fire, police, and ambulance services to meet the needs of the Development and to agree on the fair share amount required from the Developer. The Developer shall condition or phase the commencement of Development to ensure that public facilities and services will be available concurrent with the impacts of the development. For any fire, police, or ambulance facilities that will be located within the Development, the agreement will also ensure that all construction meets the design requirements of the DO, including the architectural design requirements.
2. The Developer shall not preclude the location of an urgent medical care walk-in center on-site if required. Site development shall also include an area suitable for helicopter landings related to medical service.
3. The Developer has previously entered into an agreement with the Lake County School system to pay \$120,000 as an appropriate fair share contribution toward on-site or off-site impacts which the Development will impose on public school facilities and services. The Developer will also pay any applicable school impact fee due and shall receive credit against such impact fees for its \$120,000 fair share contribution. The Developer is deemed

to have performed all of its obligations under the original DO with respect to providing a site for a school based on its agreement with the Lake County School system.

M. Transportation.

1. For the purpose of transportation mitigation, the remaining unbuilt and unpermitted development, and the additional 500,000 square feet of commercial development which is authorized in the Fourth Amendment, shall be divided into phases, as follows: Phase 2A shall consist of 500 residential units and 427,000 square feet of commercial development, which shall be commenced by December 31, 2009. Phase 2B and 2C (divided as per the phasing table set out below) shall consist of 6,268 residential units, and 202,776 square feet of commercial development, which shall be completed by December 31, 2013. (See Cagan Crossings FQD Phasing Table, Exhibit F)

2. All roadway improvements necessary for development of Phase 2A are "secured and committed" improvements, as defined below. Therefore, development of Phase 2A may commence on the effective date of the Fourth Amendment, and proceed through issuance of certificates of occupancy. However, before building permits can be issued for any development beyond Phase 2A, traffic modeling and monitoring programs shall be performed in accordance with the traffic phases and requirements set out below.

For purposes of the transportation conditions, the Development shall be divided into the following traffic phases based on reaching any of the following: the year, the daily trip level, the external daily trip level, the peak hour trip level or the external peak hour trip level, as follows:

Phase and Year	Daily Trips	Daily Trips Cumulative	Daily External	Daily External Cumulative ²	Peak Hour Trips	Peak Trips Cumulative	External Peak Hour Trips ³	External Peak Hour Trips Cumulative
Existing	12,793	12,793	10,100	10,100	1,321	1,321	1,048	1,048
2A 2009	25,168	37,961	21,246	31,346	2,133	3,454	1,799	2,847
2B 2011	21,622	59,583	18,378	49,724	1,750	5,204	1,488	4,335
2C 2013	21,623	81,206	18,379	68,103	1,751	6,955	1,488	5,823

² Year is approximate for phase 2B but M&M must occur no later than 2012.

³ Includes passer-by trips but not internally captured trip ends.

3. **Monitoring and Modeling Methodology:** Prior to the initiation of each phase (after completing Phase 2A and proceeding into Phase 2B and after completing Phase 2B and proceeding into Phase 2C) as identified in the preceding paragraph, the Developer shall conduct a monitoring/modeling program. This program shall ascertain the Level of Service ("LOS") on facilities where the Developer is estimated to contribute an amount of traffic greater than or equal to 5 percent of the adopted LOS service volume. The methodology of the monitoring/modeling program shall be coordinated through the ECFRPC and agreed upon by the ECFRPC, the County, Osceola County, Orange County, Polk County, the Florida Department of Transportation, the Department and the Developer. The depth of each monitoring and modeling effort shall be similar to that required within an Application for Development Approval but shall be consistent with the requirements of the County Concurrency Management System as it relates to facilities within the county. All studies and monitoring/modeling programs shall be consistent with the ECFRPC's methodology and shall require empirical trip generation studies with data used in studies not being more than 1 calendar year old at the time of analysis. In the event that all parties cannot come to agreement on the methodology, the ECFRPC, FDOT, the County, Orange County and Osceola County shall be the final arbiters. The County's decision shall be final as it relates to their County facilities, the FDOT's decision shall be final on state facilities and the ECFRPC's decision shall be final as it relates to all other facilities.

4. The following roadways are those within the study area which were analyzed for full build out of the Development. The facilities to be monitored/modeled for the next phase may include, but shall not be limited to, those segments of the regional roadways within this list and one segment beyond where the Developer is estimated to contribute a cumulative amount of traffic greater than or equal to five percent of the adopted LOS service volume. The analyzed facilities will include signalized intersections and link analyses of collector and higher classified roadways and interchange ramps, with the exact segments to be determined at the time monitoring and modeling is conducted.

ECFRPC, the County, Osceola County, Orange County, Polk County, the Florida Department of Transportation and the Department shall have the right to make reasonable requests for additional information from the Developer to verify adherence to these provisions. The Developer shall supply adequate information toward compliance with these requirements.

Candidate Roadways for Monitoring/Modeling Study

US 27

SR 50 to Hook Street
Hook Street to Johns Lake Road
Johns Lake Road to Hartwood Marsh
Road Hartwood Marsh Road to CR 474
CR 474 to Woodcrest Way

Woodcrest Way to Cagan Crossings Boulevard
Cagan Crossings Boulevard to US 192
US 192 to Sand Mine Road
Sand Mine Road to CR 54
CR 54 to Interstate 4

US 192

US 27 to Bali Boulevard
Bali Boulevard to CR 545 (Avalon Road)
CR 545 (Avalon Road) to West Orange Lake Boulevard
West Orange Lake Boulevard to East Orange Lake Boulevard East
Orange Lake Boulevard to Black Lake Road

Black Lake Road to Formosa Garden Boulevard
Formosa Gardens Boulevard to CR 545 (Old Lake Wilson Road)

CR 474

US 27 to CR 33

CR 545 (Avalon Road)

US 192 to Hartzog Road
Hartzog Road to Seidel Road
Seidel Road to Tilden Road
Tilden Road to Hartwood Marsh Road

Hartzog Road CR 545 (Avalon Road) to SR 429

5. Monitoring and Modeling Results/Mitigation

- (a.) The Developer shall not proceed beyond phase 2A (an equivalent of 2,847 external peak hour trip ends or 31,346 external daily trips, including passer-by capture) into Phase 2B when LOS are below the minimum LOS adopted in the applicable local government's comprehensive plan during the peak hour and the project contributes, or is projected to contribute with the next phase of traffic, five percent of the adopted LOS volume of the roadway or intersection as determined by the monitoring program required in the preceding condition, unless mitigation measures and/or improvements are secured and committed for completion of construction during the phase in which the impacts occur. This provision shall also apply prior to advancing into phase 2C. The following schedule of improvements shall be tied to the development level that the improvement is needed within each phase unless otherwise amended after monitoring and modeling analysis. The DO shall be amended to incorporate these needs and the commensurate trip level by which the

improvement is needed to support project development.

- (b.) For the purposes of this DO, adequate "secured and committed" mitigation measures shall include one of the following:
 - (1.) A roadway improvement scheduled for construction within the first three (3) years of the appropriate local government's adopted comprehensive plan capital improvement element (or as otherwise provided in the applicable jurisdiction's capital improvement element); A roadway improvement scheduled for construction within the first three (3) years of the Florida Department of Transportation's five-year Work Program (5 years for facilities on the Florida Intrastate Highway System).
 - (c.) A binding financially secured and irrevocable commitment by the Developer or other appropriate persons or entities for the design, engineering, land acquisition and actual construction of the necessary improvements (with the posting of a cash bond, surety bond, irrevocable letter of credit, escrow account or other security in a form acceptable to the agency of jurisdiction) within the next three years and incorporated by reference into the DO.
 - (d.) Any other mitigation option specifically provided for in this DO.

These mitigation measures shall occur by the required threshold in order for the Development to proceed through the balance of the applicable phase. If the Developer can demonstrate that a portion of a phase or sub phase does not adversely affect the Regional Roadway network as determined by the monitoring and modeling tests discussed above, then the Developer may proceed with that portion of the phase but only that portion.

- 6. In the event that a roadway widening is identified which is not compatible with adopted policy of the FDOT (e.g. 8 or 10 laning of a state roadway) or local government (e.g. constrained), the Developer, Osceola County, the ECFRPC and the party having either maintenance or jurisdictional responsibility for the facility shall jointly determine alternate mitigation solutions to provide for the movement of people.
- 7. Toward the achievement of the objectives in the two preceding conditions, an agreement(s) among the County, Osceola County, Orange County, Polk County, the Florida Department of Transportation and the Developer may be entered into at any time after the issuance of this DO for this project by the Department. Said agreement(s) shall address and clarify such issues related to equity in the application of collected fees for transportation improvements. Application of fees shall be on a proportionate-share basis with respect to

the improvements to be provided and not solely on the basis of impact fees. However, such an agreement would not alter or waive the provisions and requirements of the other conditions of the DO as a mitigative measure for the transportation impacts of the Development. In the event that one of the designated parties to the agreement (other than the Developer) fails to execute said agreement(s) within the specified time, then the Developer may proceed with the development based upon the monitoring/modeling schedule and all other recommendations specified herein as it affects the non-participating party. Separate agreements may be entered into with one or more parties and the Developer.

8. The Developer shall be entirely responsible for signal installation at Development entrances when nationally recognized warrants are met and the County and FDOT determine that a signal may be installed. Capacity on US 27 shall be preserved to the maximum extent possible. Location of access points shall be approved by the County and FDOT and shall be limited to the minimum number necessary to allow the safe and adequate ingress and egress for the Development. The Developer agrees to use its best efforts to obtain FDOT approval to include the following pedestrian crossing improvements as part of the traffic signal design at the intersection of U.S. 27 and Crossings Boulevard:
 - a. A pedestrian signal phase;
 - b. A single pedestrian crossing on the north or south edge of the intersection;
 - c. Use of the international cross-walk pattern; and
 - d. Handicapped curb cuts at the street edge and median nose.

The Developer further agrees to use its best efforts to obtain approval of enhanced pedestrian improvements in the design of the programmed six-lane improvement of U.S. 27.

9. The following state and regionally significant roadway segments are projected to be both significantly impacted by traffic from the Development and to operate below the adopted LOS standard during either Phase 2A, 2B or 2C. Mitigation must be in place prior to the Development proceeding into the next phase unless the final results of the monitoring and modeling study proves otherwise. This list shall be amended based upon the results of each monitoring and modeling study as necessary.

ROADWAY FACILITY	ROADWAY SECTION	IMPROVEMENT NEEDED
PHASE 2A IMPROVEMENTS		
US 27	Boggy Marsh Road to US 192	6 LD
US 27 @ Crossings Blvd.	Pedestrian and Bicycle Safety	Safe and adequate pedestrian/bicycle crossings on US 27

	Intersection Improvements*	1. EB; 1 left, 1 thru & 1 thru/rt. 2. WB; 2 lefts, 1 thru & 1 rt. 3. NB; 2 left, 3 thru & 1 rt. 4. SB; 2 left, 3 thru & 1 rt.
US 27 @ Woodcrest Way	Intersection Improvements*	1. EB; 1 left, 1 thru/rt. 2. WB; 2 left, 1 thru, 1 rt. 3. NB; 1 left, 3 thru, 1 rt. 4. SB: 2 left, 3 thru, 1 rt.
	*exact improvements subject to further study and approval by FDOT and Lake County	
PHASE 2B IMPROVEMENTS		
US 27	CR 474 to Hartwood Marsh Road	6 LD
	Cagan Crossings Boulevard to US 192	8 LD
US 192	West Orange Lake Blvd. to CR 545 (Avalon Road)	6 LD
US 192	CR 545 (Avalon Road) to Bali Blvd.	6 LD
PHASE 2C IMPROVEMENTS		
US 27	Hook Street to Johns Lake Road	6 LD
US 192	Bali Blvd. to US 27	8 LD

10. If the monitoring/modeling results which are required above indicate that improvements must be made to state roads, and if mitigation is not provided as set forth in this DO or as otherwise required pursuant to 9J-2.045(7), then prior to any construction of future phases and subject to the provisions of Section 380.06(15)(e), Florida Statutes, the Developer, the County and FDOT may enter into an agreement which ensures that:

- (a) a proportionate share payment is made by the Developer to the appropriate entity/(ies) to mitigate Development impacts;
- (b) said proportionate share payment shall be used by the appropriate entity only for the design, engineering, right-of-way purchase, permitting and/or construction of improvement to the segments/intersections for which the payment is made; and
- (c) said proportionate share payment by the Developer constitutes adequate provision for the public facilities needed with respect to the road segments to accommodate the impacts of the Development through the phase for which the proportionate share was calculated, as required by Section 380.15(e)(2), Florida Statutes. All such proportionate fair share agreements shall be included in this DO by amendment pursuant to Section 380.06(19), F.S. The formula to be used to determine proportionate share contribution is as follows:

$$\frac{(\text{DRI Trips}) * (\text{SV Increase})}{\text{Cost}} = \text{Proportionate Share}$$

For this formula, DRI Trips is the cumulative number of trips from the Development expected to reach the roadway during the peak hour from the Phase under development. SV Increase is the change in peak hour maximum LOS volume of the roadway resulting from construction of the improvement necessary to maintain the desired LOS; and Cost of Improvement is the cost (at the time of Developer payment) of constructing an improvement necessary to maintain the desired LOS, including all improvement associated costs (engineering design, right-of-way acquisition, planning, engineering, inspection, and other associated physical development costs directly required and associated with the construction of the improvement) as determined by the governmental agency having maintenance obligations over the roadway.

The County shall have no responsibility to contribute or fund the proportionate share payment for the design, engineering, permitting and/or construction of the improvements associated with the proportionate share payment unless specifically agreed to in writing by the County.

The monitoring and modeling required prior to Phases 2B and 2C shall be used to verify impacts from the previous phase and to more accurately estimate probable impacts from later phases. If necessary, the proportionate share amount for later phases will be adjusted to reflect actual cumulative impacts from the entire phase. Proportionate share payments for earlier phases will not be recalculated. If it is verified that the roadway improvements mentioned above are still needed, then the Developer shall not proceed into later phases until the proportionate share payment is made or said improvements are scheduled for construction in the applicable entities' work program within the first three years from the date when impacts are estimated to be significant and adverse.

11. The Developer shall preserve a corridor on site or identify a corridor off site for a connection between US 27 and CR 545. Prior to Phase 2C, the Developer shall conduct a study for a recommended route for approval by the County and Orange County with review by the ECFRPC, FDOT and The Department. When a viable route is accepted by the County and Orange County, the Developer shall fund its proportionate share to the roadways right-of-way, PD&E, final design and construction.
12. If the interested parties cannot reach agreement independently as to any term or condition of this DO, then the issues in dispute may be submitted to the ECFRPC for non-binding mediation pursuant to its adopted dispute resolution process and in accordance with Chapter 44, Florida Statutes. The solutions agreed upon as a result of this process shall be implemented and the DO amended pursuant to Section 380.06(19), Florida Statutes, to include these solutions.

13. The roadway network within the Development shall be developed in a grid system to the maximum extent feasible. Where possible, the system shall be designed so that the major roads can continue into the adjacent developments in an effort to integrate adjacent projects and limit the impact to the arterial roadway system. At a minimum, this shall apply to the North-South parallel roadway, one roadway to the East and two additional locations along the Southern boundary.
14. In the interest of safety, and to promote alternative forms of transportation, the pedestrian paths, where practical, shall also be suitable for bicycle use, following state guidelines to provide for the needs of both experienced (on road) and novice (off road) cyclists. In addition, the roads and streets shall be designed to evenly balance the needs of automobiles, bicycles, and pedestrians. Special consideration shall be given to roadways connecting residential areas and commercial centers and employment centers. The Developer shall coordinate with the County bicycle coordinator.
15. During Phase 2B development and prior to any Phase 2C development, the Developer shall conduct a survey to determine the need for a pedestrian and bicycle overpass to link development on either side of US 27. Survey results should address the amount of current non-automobile crossings of US 27, existing safety issues, resident's desire to cross US 27 and how the current conditions influence this desire. Survey questions and results shall be reviewed by the County, the FDOT and ECFRPC. Pedestrian/bicycle/automobile accident data shall be reported and potential solutions for minimizing conflicts proposed. After review of accident data and survey results, the FDOT and the County in consultation with the ECFRPC shall review the Developer generated proposals and determine necessary improvements. The Developer shall be responsible for construction of improvements to minimize pedestrian and bicycle conflicts with motorized vehicles.
16. When transit service becomes available to the Development, transit passenger shelters and transit parking bays shall be constructed by the Developer were necessary to augment and facilitate the operations of transit service to the Development and bicycle facilities. Prior to Phase 2B, the Developer shall hire a part-time ride sharing coordinator who will be responsible for working with the area transit provider, conducting employee ridesharing campaigns within the Development, publicity, processing applications, and distributing transit and ridesharing information.
17. The Developer shall contract with LYNX to ensure that at least one route services the Development prior to any Phase 2C development approvals and this contract shall be expanded as necessary to accommodate any additional buses that LYNX determines are necessary to fully service any increased ridership to the site. Should LYNX determine that other sites are desirable to better serve the increased traffic at the Development, the Developer shall accommodate this need. The Developer shall provide educational and promotional literature to the residents of the Development to encourage the use of transit operations. Private or public agency transit other than LYNX may also satisfy this condition.

18. The Developer shall provide one or more park and ride lots either on site or purchase and construct a site for use as a rideshare lot to lessen the overall impacts on regional roadways. Onsite lots shall accommodate at least 100 vehicles and may be shared with parking for commercial land uses and shall be coordinated with future transit service to the Development. The applicant shall coordinate with the County, FDOT and LYNX to accomplish this requirement. This recommendation is not intended to require more parking spaces than is normally required by the County. These lots may be designated on a proportional basis as the retail areas are developed.

N. Planning and Design Features.

1. Primary Design Feature: Outside of the Commercial District, the Developer shall promote compact urban growth through complementary mixes of residential and non-residential uses of on-site and off-site adjacent and proximate parcels, based on the Traditional Neighborhood Development concept. All site plan approvals outside the Commercial District shall require consistency with the applicable Conceptual Master Plan and the Regulating Document. Development within the Commercial District shall apply Commercial District Development Standards, and shall be consistent with the Conceptual Master Plan, this DO, the County PUD Ordinance, the County Comprehensive Plan, and the County land development regulations.
 - (a) That portion of the Development outside of the Commercial District is proposed and is approved as a demonstration of innovative development design. Any future proposal to use anything other than the Traditional Neighborhood Development principles for any portion of the Development outside the Commercial District shall constitute a substantial change of the plan of development pursuant to Rule 9J-28.024, F.A.C., without the need for a finding of the same under that rule.
 - (b) For the purposes of determining affordability of housing the following definitions shall apply:
 - (1) Median Household Income: Lake County 2002 median income for a four person household is \$54,700 based on 2002 U.S. Department of Housing and Urban Development (HUD) data. This figure shall be adjusted as new HUD income figures become available.
 - (2) Very Low Income Household is a household where the aggregate household income is less than 50% of the median.
 - (3) Low Income Household is a household where the aggregate household income is less than 80% of the median.
 - (4) Moderate Income Household is a household where the aggregate household income is less than 120% of the median.

- (5) Housing is considered affordable when the monthly cost of rent including taxes and utilities does not exceed 30% of the monthly household income, or when the total cost of a unit for purchase does not exceed 2.5 times the gross annual income for the household.
- (6) Housing affordable to Very Low Income Households in Lake County is \$683.75 monthly for rent or a purchase price of approximately \$68,375
- (7) Housing affordable to Low Income Households in Lake County is \$1,094 monthly rent or a purchase price of approximately \$109,400.
- (8) Housing affordable to Moderate Income Households in Lake County is \$1,641 monthly for rent or a purchase price of approximately \$164,100.
- (9) All figures are based upon 2002 data.

(c) The Development will provide affordable housing through the following means:

- (1) Ultimately at least 50% (4,000) of the 8,000 dwelling units developed in the Development shall be affordable to households with incomes in the Moderate category. Of these 4,000 dwelling units, 40% (1,600) shall be affordable to households with incomes in the Low category and the remaining 60% (2,400) shall be affordable to households with incomes in the Moderate category.
- (2) Each year, at least 50% of the dwelling units built shall be affordable to households with incomes at or below 120% of the median, i.e. in the Moderate category. If in any given year more than 50% of the units are affordable to households with incomes in the aforesaid Moderate category, those units in excess of the required 50% shall be credited to the total of such required units for the following year.
- (3) Before any residential building permits can be issued beyond 4,000 residential dwelling units, at least 50% (or 2,000 units) shall be affordable to households with incomes at or below 120% of the median, i.e. in the Moderate category. Thereafter, before residential building permits can be issued for units beyond 5,000, 6,000, and 7,000, at least 50% of the residential units for each 1,000 unit increment (or cumulatively for the total number of units including the additional 1,000 units) shall be affordable to households with incomes at or below 120% of the median, i.e. in the Affordable category.
- (4) Before any residential building permits can be issued beyond 4,000 residential dwelling units, at least 20% (or 800 units) shall be affordable to households

with incomes at or below 80% of the median, i.e. Low Income category. Thereafter, before residential building permits can be issued beyond units 5,000, 6,000, and 7,000, at least 20% of the residential units for each 1,000 unit increment (or cumulatively for the total number of units including the additional 1,000 units) shall be affordable to households with incomes at or below 80% of the median, i.e. Low Income category. This 20% may be part of the Developer's responsibility under the preceding paragraphs.

- (5) Each annual report will include a table in the same form as those tables provided in the Application under Question 32A providing the number, type, size, and cost of housing units constructed and occupied during the reporting year and show the number of residential units built each year, or cumulatively, which are affordable to households with incomes at or below the Affordable category, and the number of residential units built each year which are affordable to households with incomes at or below the Low Income category.
2. Secondary Design Features: Transportation System Management (TSM): The Development shall be developed in accordance with the representations found in the Application, including comprehensive transportation system management (TSM) features. At a minimum, the Development shall:
 - (a) be built to design standards that facilitate pedestrian and bicycle movement within the Development, including sidewalks and pedestrian paths, pedestrian friendly crosswalks and intersections, safe and convenient bicycle corridors, and convenient storage facilities for bicycles;
 - (b) be built to design standards that allow the introduction of mass transit, including sheltered bus stops; and
 - (c) facilitate and encourage car pooling and ride sharing.
 3. Water Conservation: Water-saving plumbing devices as specified in the Water Conservation Act, Section 553.14, Florida Statutes, (1991) shall be used in all construction in order to reduce water consumption and waste. Irrigation water used within the Development shall be treated effluent, if and when such is made available; and if not available either groundwater or wells shall be used.

In order to reduce irrigation water demand, xeriscape landscaping, as defined by the South Florida Water Management District, shall be implemented where appropriate. Except where treated effluent is used for irrigation, landscaping shall be accomplished with native or drought-tolerant vegetation adapted to soil and climate conditions within the Development, and all newly-planted trees shall be native or drought-tolerant species.

4. Hazardous Waste Collection: The Developer shall sponsor a hazardous and toxic substances management and disposal plan for both residential and non-residential facilities in conjunction with the State or the County amnesty days programs. Before certificates of occupancy will be issued for housing units in excess of 1,000 units, the plan shall be submitted to the DEP, the SJRWMD, the Department, and the County. The Department and the County will approve the plan or return it to the Developer within 45 days for modifications. For the purposes of this plan the definitions for hazardous substance, hazardous waste, and toxic substance shall be at Rule 9J-28.002(13), (14), and (27), F.A.C., respectively. At a minimum, the plan shall:
 - (a) prohibit the production or disposal of any toxic or hazardous substance pursuant to Rule 9J-28.009(2), F.A.C.;
 - (b) require disclosure by all owners or tenants of the Development of all non-significant amounts of hazardous substances or waste [as defined at Rule 9J-28.009(2), F.A.C.] proposed to be stored, used, or generated on site;
 - (c) provide minimum standards and procedures for proper maintenance, operation, and collection of non-significant amounts of hazardous substances and waste;
 - (d) provide an opportunity for a community collection day for household hazardous waste collection;
 - (e) include an education component for the tenants or owners and employees which shall outline and encourage the use of the recommended procedures and the collection system;
 - (f) be incorporated into the Development by including it as part of any lease or sale agreement.

5. Recycling of solid waste: At the time that the County commences solid waste recycling that includes the Development, documentation shall be provided to the Department and the County that a solid waste recycling plan is in effect in the Development. The Recycling Plan shall contain the following components:
 - (a) specific information on the placement of containers for recyclable wastes non-recyclable wastes;
 - (b) efforts that will be made to educate Development residents of the importance of recycling;
 - (c) methods by which the contamination of a recyclable wastes container through the introduction of non-recyclable or other recyclable wastes will be prevented; and

- (d) monitoring provisions to measure the success of the plan.
6. Promotion of cultural and educational activities: the Developer will promote cultural and educational activities through the provision of prominent sites within the Development for public buildings including educational facilities and cultural centers. A reduction in amount of land designated on the Conceptual Master Plan, Map H, as Civic Activity Center, Neighborhood Square, or Parks by more than 5 percent shall constitute a substantial change herein.
 7. Care for the elderly: Cagan Crossings will provide 90 housing units for the very low income elderly.
 8. Other planning and design features: Except in the Commercial District, the Development will include public buildings and squares, traditional neighborhood street spaces and recreation areas throughout, bicycle and pedestrian paths, preservation of environmentally sensitive land and water, and a mix of housing opportunities within a multi-use community.
 9. The County has previously established a District, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, which gives the Developer a public management entity, with related financing powers, as an alternative way to solve the concurrency, growth management, and DO requirements and conditions for development approval, as specifically related to the management, planning, implementation, maintenance, and financing of infrastructure. To date the District has remained inactive.

V. DEVELOPMENT ORDER AND PUD ORDINANCE AMENDMENTS; CONFLICTS

It is the purpose and intent of the Reviewing Entities that this DO shall continue in full force and effect except as has been specifically altered by any changes or amendments to the original DO. Such changes or amendments shall be identified as such and shall be recorded among the current public records of Lake County, Florida. In addition, all such changes shall be reviewed and are subject to the requirements of the County comprehensive plan and Department rules and regulations in effect at the time the proposed changes are submitted. Any changes to the PUD Ordinance may be accomplished without the need to amend this DO. Applications for changes to the PUD Ordinance shall be submitted to the Department and ECFRPC, for comments to the County regarding consistency of the proposed PUD Ordinance changes with this DO. As noted previously, to the extent that there are any conflicts between the documents referred to herein including the PUD Ordinance and the DO, the terms and conditions of this DO shall govern, control and prevail as to any such conflicts.

DEPARTMENT OF COMMUNITY AFFAIRS

2/14/08
Date

Mike McDaniel
for Director, Division of Community Planning

**EXHIBITS TO CAGAN CROSSINGS FQD
DEVELOPMENT ORDER**

- Exhibit A: Legal Description
- Exhibit B: Wetland and Habitat Maps
- p.1 DEP jurisdictional wetlands to be preserved in perpetuity (approximately 8 acres)
 - p.2 Animal habitat preservation conservation areas
 - p.3 Xeric oak preservation areas
 - p.4 Updated threatened and endangered species and upland buffers and preservation areas
- Exhibit C: Energy Conservation Plan
- Exhibit D: Regulating Document
- Exhibit E: Commercial District Development Standards
- Exhibit F: Cagan Crossings FQD Phasing Table
- Exhibit G: Cagan Crossings Commercial Floor Area Table
- Map H: Conceptual Site Plan

CAGAN CROSSINGS
FOR DRI/ADA APPLICATION

DESCRIPTION (BY DONALD W. McINTOSH ASSOCIATES, INC.):

That part of Sections 34 and 35, Township 24 South, Range 26 East, in Lake County, Florida, lying West of U. S. Highway 27 bounded and described as follows:

BEGIN at the Northwest corner of the Northeast 1/4 of Section 35, Township 24 South, Range 26 East, Lake County, Florida; thence N89°42'18"E along the North boundary line of said Northeast 1/4, a distance of 616.52 feet to the Westerly right-of-way line of U.S. Highway No. 27; thence run S20°35'59"E along said Westerly right-of-way line of U.S. Highway 27 for a distance of 3459.13 feet to a point that is N89°37'11"E, a distance of 0.69 feet more or less from an existing concrete monument on the boundary line of lands described in Official Records Book 509, Page 68, of said Public Records; thence departing said Westerly right-of-way line run S89°37'11"W along said West boundary line for a distance of 214.28 feet to an existing concrete monument; thence N20°35'59"W parallel with said Westerly right-of-way line 359.72 feet; thence S89°37'11"W, 167.35 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 35; thence S00°01'10"E along said line 1036.27 feet to the Southeast corner of said Northwest 1/4 of the Southeast 1/4; thence S89°33'32"W along the South line of said Northwest 1/4 of the Southeast 1/4 for a distance of 661.31 feet; thence run S00°01'57"E along the East line of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 35 for a distance of 1257.55 feet; thence run S89°27'33"W along the North line of the South 60.00 feet of the Southeast 1/4 of said Section 35 for a distance of 661.03 feet to a point on the East line of the Southwest 1/4 of said Section 35, said point lying N00°02'45"W along said East line a distance of 60.00 feet from a 1" diameter iron rod at the South 1/4 corner of said Section 35; thence run S89°49'50"W along the North line of the South 60.00 feet of said Southwest 1/4 for a distance of 666.60 feet; thence run N00°00'34"E along the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 598.85 feet; thence run S89°47'16"W along the South line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 333.01 feet; thence run N00°02'14"E along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 for a distance of 658.61 feet; thence run S89°44'41"W along the South line of the South 1/2 of the Northeast 1/4 of the

Southwest 1/4 of said Section 35 for a distance of 332.70 feet; thence run N00°03'53"E along the West line of said South 1/2 of the Northeast 1/4 of the Southwest 1/4 for a distance of 658.36 feet; thence run S89°42'06"W along the South line of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35 for a distance of 332.38 feet; thence run N00°05'33"E along the West line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 for a distance of 329.06 feet; thence run S89°40'49"W along the South line of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35 for a distance of 332.22 feet; thence run N00°07'13"E along the West line of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 for a distance of 328.93 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence run N00°06'33"E along the West line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4, the West line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the West line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35 for a distance of 1971.46 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35; thence S89°39'47"W along the South line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 for a distance of 662.35 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4; thence N00°09'39"E along the West line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 for a distance of 328.58 feet to the Southeast corner of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 24, South, Range 26 East; thence S89°40'34"W, along the South line of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 1325.81 feet to the Southwest corner of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence N00°11'33"E, along the West line of the said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 328.61 feet to the Northwest corner of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence N89°40'37"E, along the North line of said North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 1325.63 feet to the Northwest corner of aforesaid Section 35; thence N89°39'53"E along the North line of the Northwest 1/4 of said Section 35 for a distance of 2647.01 feet to the POINT OF BEGINNING.

WEST OF U.S. HIGHWAY NO. 27]

AND

That part of Sections 35 and 36, Township 24 South, Range 26 East, Lake County, Florida, lying East of U.S. Highway No. 27 bounded and described as follows:

BEGIN at the Northwest corner of Section 36, Township 24 South, Range 26 East, Lake County, Florida; thence N89°27'38"E along the North line of the Northwest 1/4 of said Section 36 for a distance of 2640.02 feet to the Northeast corner of said Northwest 1/4; thence N89°15'11"E along the North line of the Northeast 1/4 of said Section 36 for a distance of 1321.85 feet to the Northeast corner of the West 1/2 of said Northeast 1/4; thence S00°14'11"E along the East line of said West 1/2 of the Northeast 1/4 for a distance of 2625.67 feet to the Southeast corner of said West 1/2 of the Northeast 1/4; thence S00°09'58"E along the East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 36 for a distance of 661.38 feet to the Southeast corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°27'02"W along the South line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 for a distance of 1326.41 feet to the Southwest corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S89°26'46"W along the South line of the North 1/4 of the Southwest 1/4 of said Section 36 for a distance of 2650.77 feet to the Southwest corner of said North 1/4 of the Southwest 1/4, said point also being the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 24 South, Range 26 East; thence S89°36'27"W along the South line of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 for a distance of 579.12 feet to the Easterly right-of-way line of U.S. Highway No. 27; thence N20°35'59"W along said Easterly right-of-way line for a distance of 55.53 feet to a 3/4" iron pipe; thence departing said Easterly right-of-way line, run N89°36'27"E for a distance of 200.00 feet to a 1" iron pipe; thence N20°35'59"W for a distance of 175.00 feet; thence S89°36'27"W for a distance of 200.00 feet to a point on said Easterly right-of-way line; thence N20°35'59"W along said Easterly right-of-way line 9.57 feet; thence N69°24'01"E along said Easterly right-of-way line 10.00 feet; thence N20°35'59"W along said Easterly right-of-way line 600.00 feet; thence N69°24'01"E along said Easterly right-of-way line 10.00 feet; thence N20°35'59"W along said Easterly right-of-way line 650.00 feet; thence S69°24'01"W along said Easterly right-of-way line 15.00 feet; thence N20°35'59"W along said Easterly right-of-way line 800.00 feet; thence S69°24'01"W along said Easterly right-of-way line 12.00 feet; thence

N20°35'59"W along said Easterly right-of-way line 400.00 feet; thence
N05°29'25"W along said Easterly right-of-way line 103.58 feet; thence
N20°35'59"W along said Easterly right-of-way line 100.00 feet; thence
N25°10'26"W along said Easterly right-of-way line 250.80 feet; thence
N20°35'59"W along said Easterly right-of-way line 54.17 feet to a 1" iron pipe;
thence departing said Easterly right-of-way line, run N89°47'11"E along the South
line of lands described in Official Records Book 1350, Page 176, of said Public
Records for a distance of 200.00 feet to a 1" iron pipe; thence N20°35'59"W along
the East line of said lands for a distance of 141.56 feet to a 1" iron pipe; thence
S89°47'11"W along said East line for a distance of 7.47 feet to a 1" iron pipe;
thence N20°35'59"W along said East line for a distance of 158.44 feet to a point on
the North line of said lands; thence run S89°47'11"W along said North line for a
distance of 200.00 feet to the Easterly right-of-way line of U.S. Highway No. 27;
thence run N20°35'59"W along said right-of-way line for a distance of 7.53 feet to
the North line of the Northeast 1/4 of said Section 35; thence run N89°42'18"E
along said North line for a distance of 1821.27 feet to the POINT OF
BEGINNING.

[EAST OF U.S. HIGHWAY NO. 27]

Containing 341.755 acres more or less West of U.S. Highway No. 27 and 386.834
acres more or less East of U.S. Highway No. 27 (total 728.589 acres) and being
subject to any rights-of-way, restrictions and easements of record.

Exhibit B

Wetland and Habitat Maps

- p.1 DEP jurisdictional wetlands to be preserved in perpetuity (approximately 8 acres)
- p.2 Animal habitat preservation conservation areas
- p.3 Xeric oak preservation areas
- p.4 Updated threatened and endangered species and upland buffers and preservation areas

Southlake.

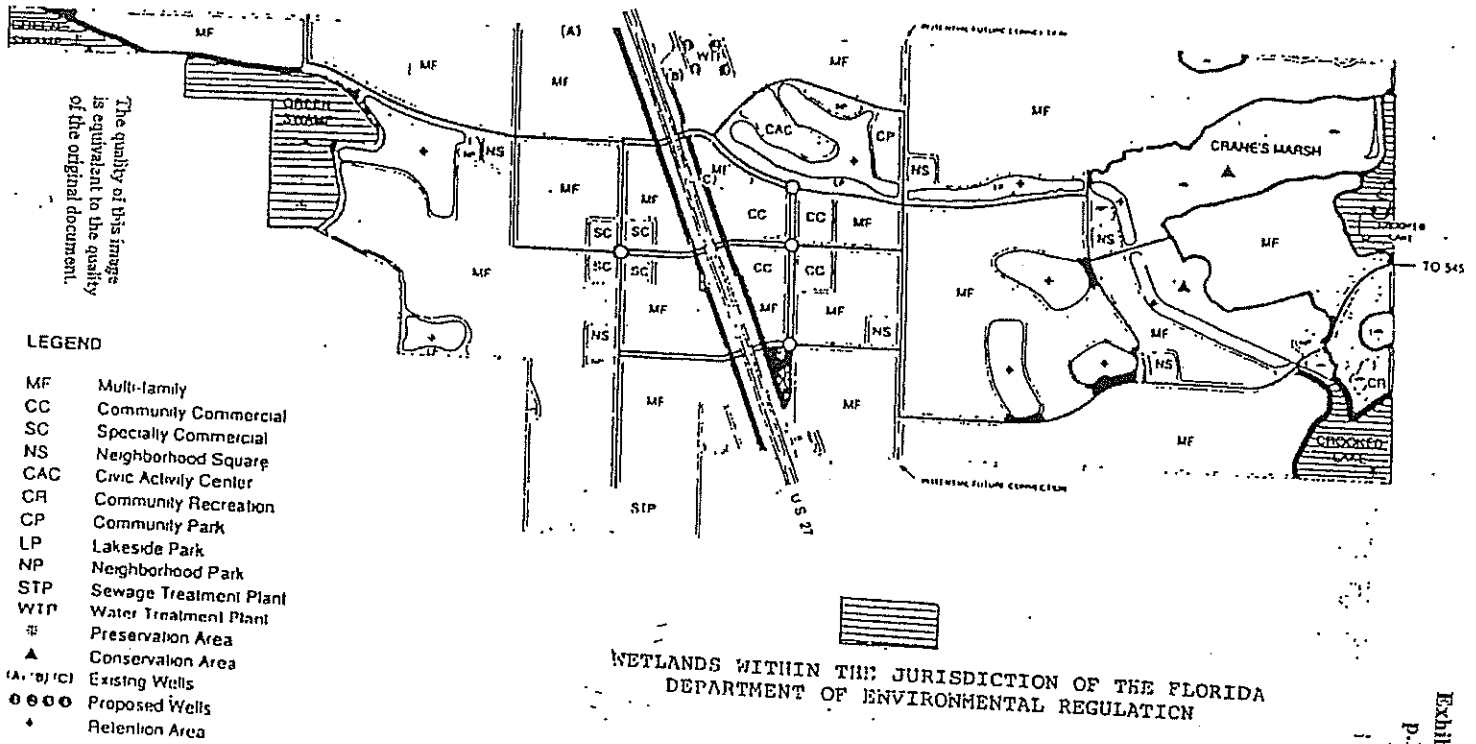
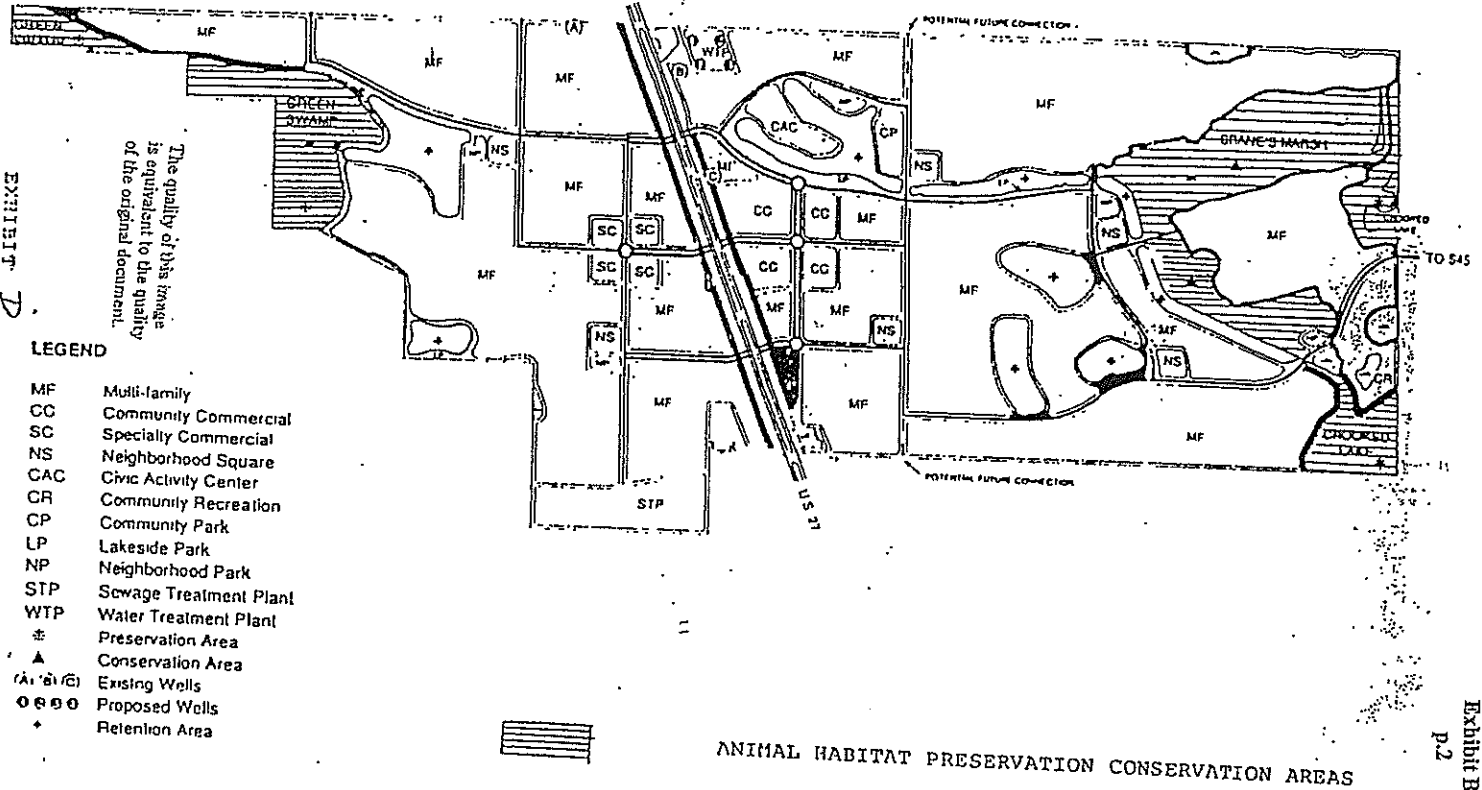


EXHIBIT 2

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Exhibit B
p.1

Southlake

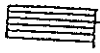


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EXHIBIT D

LEGEND

- MF Multi-family
- CC Community Commercial
- SC Specially Commercial
- NS Neighborhood Square
- CAC Civic Activity Center
- CR Community Recreation
- CP Community Park
- LP Lakeside Park
- NP Neighborhood Park
- STP Sewage Treatment Plant
- WTP Water Treatment Plant
- ⊕ Preservation Area
- ▲ Conservation Area
- (A) (B) (C) Existing Wells
- ⊙ ⊙ ⊙ ⊙ Proposed Wells
- + Retention Area

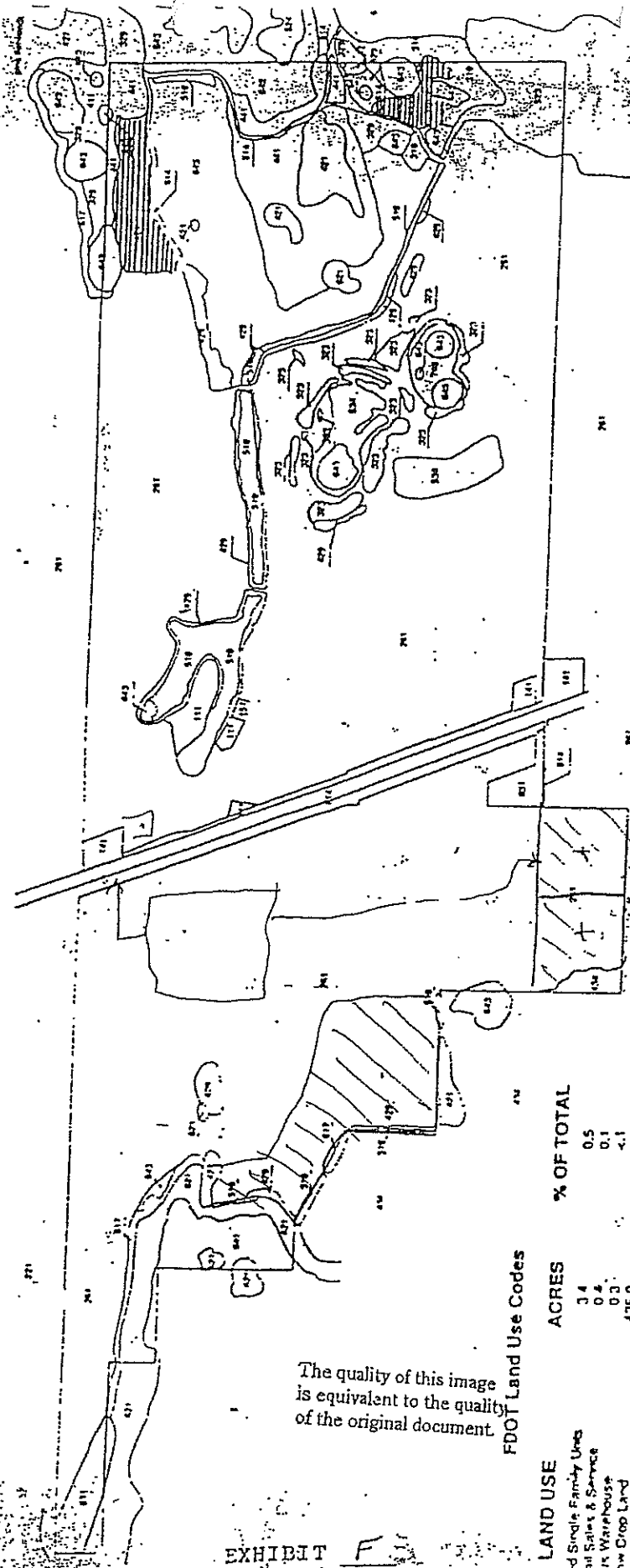


ANIMAL HABITAT PRESERVATION CONSERVATION AREAS



E Land Planning, C
(804) 321-8668 FAX (804) 321-8669
771 North Johnson Avenue, Fayetteville, NC 28404

Southlake



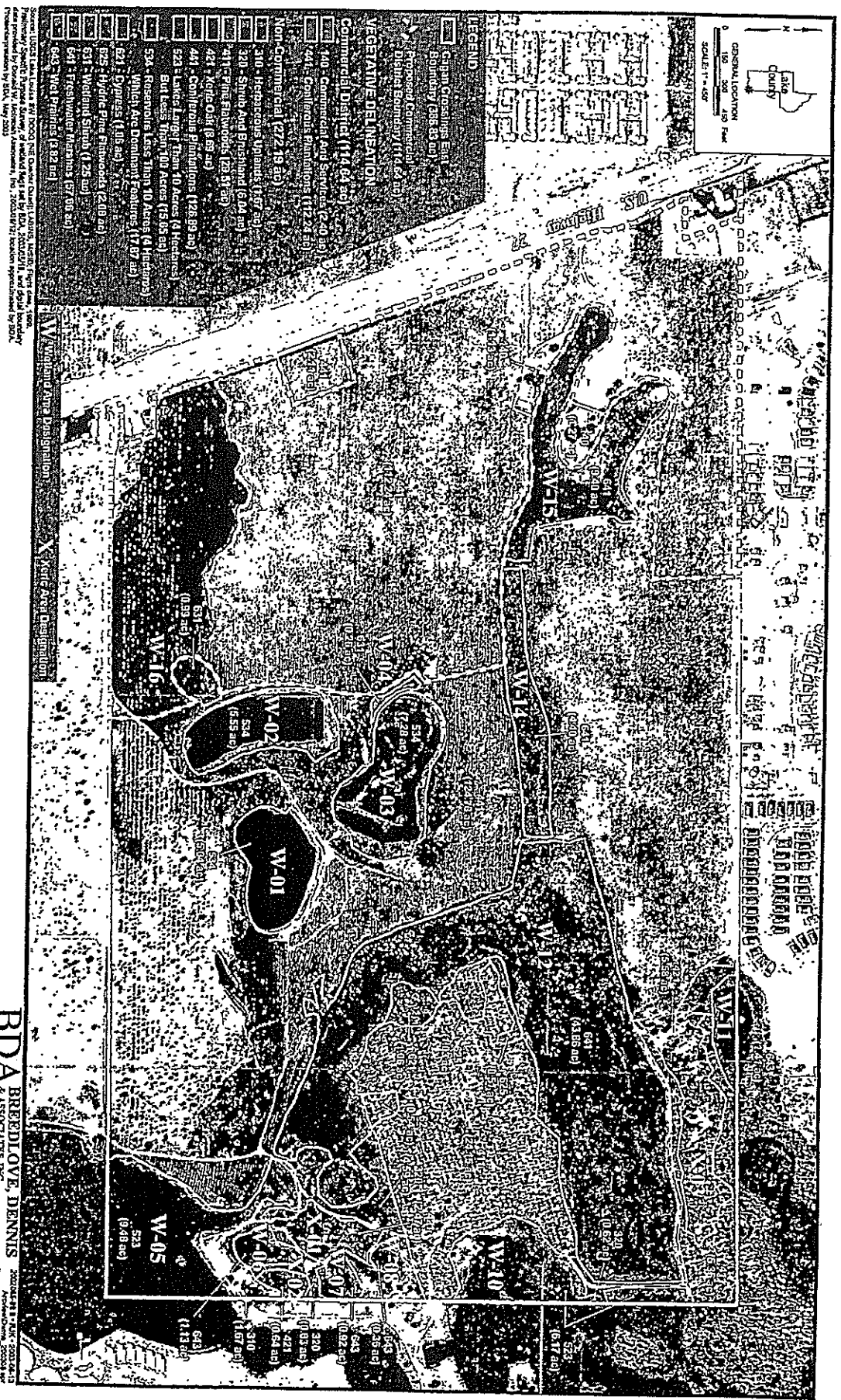
XERIC OAK PRESERVATION AREAS

FDOT Land Use Codes

LAND USE	ACRES	% OF TOTAL
1-01 Single Family Units	3.4	0.5
1-02 Retail Sales & Service	0.4	0.1
1-03 Gas Warehouse	0.3	0.1
1-04 Low Crop Land	435.0	70.0
1-05 Barren Land	3.7	0.6
1-06 Disturbed Areas	6.7	1.1
1-07 Wetlands and Bush	2.9	0.5
1-08 Oak	16.1	2.6
1-09 Myrtle - Willow	1.0	0.2
1-10 Wetland - Coriander Marsh	11.6	1.9
1-11 Wetland - Various plantations	1.7	0.3
1-12 Wetland - Various plantations	23.6	3.8
1-13 Wetland - Various plantations	17.4	2.8
1-14 Wetland - Various plantations	7.5	1.2
1-15 Wetland - Various plantations	0.1	0.0
1-16 Wetland - Various plantations	0.3	0.0
1-17 Wetland - Various plantations	0.3	0.0
1-18 Wetland - Various plantations	1.9	0.3
1-19 Wetland - Various plantations	10.6	1.7
1-20 Wetland - Various plantations	5.2	0.8
1-21 Wetland - Various plantations	0.2	0.0
1-22 Wetland - Various plantations	50.1	8.1
1-23 Wetland - Various plantations	2.4	0.4
1-24 Wetland - Various plantations	0.1	0.0
1-25 Wetland - Various plantations	0.1	0.0
1-26 Wetland - Various plantations	0.1	0.0
1-27 Wetland - Various plantations	0.1	0.0
1-28 Wetland - Various plantations	0.1	0.0
1-29 Wetland - Various plantations	0.1	0.0
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1-100 Wetland - Various plantations	0.1	0.0

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EXHIBIT F



MAP C-8 FLORIDA DEPARTMENT OF TRANSPORTATION LAND USE DESIGNATIONS AND CODES FOR PLANT COMMUNITIES AT CAGAN CROSSINGS EAST, LAKE COUNTY, FLORIDA.

BDA BREEDLOVE DENNIS & ASSOCIATES, INC.
 330 W. Carlton Ave., Winter Park, FL 32788 P: 407-477-1882 F: 407-557-7003

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Exhibit B
 p.4

REVISED ENERGY CONSERVATION PLAN
Cagan Crossings

FQD DEVELOPMENT ORDER – EXHIBIT C

The following any energy conservation methods or devices will be incorporated into the plan of development:

Transportation Criteria to be Applied to All Land Use Areas

Sidewalks and Bicycle Paths

One design goal for Cagan Crossings is that anyone can go anywhere without need for a car. The primary transportation system will be sidewalks leading to bus stops in neighborhood square and town centers. Bus stops will be within a five minute walk (approximately 1320 feet) of at least 80 percent of Cagan Crossings residents. Pedestrian opportunities will be increased and favor the pedestrian mode over the automobile: by shortening the curb-to-curb distance, causing automobiles to slow down, and reducing curb radii or adding sidewalk "bulb-outs" to make pedestrians more at ease when crossing the street. Pedestrians cannot compete with fast moving cars, so cars have to be slowed to a safe maximum of 20 miles per hour. Pedestrian paths will be designed that are the shortest and easiest ways to get to a destination.

Several miles of bike paths located throughout the linear park system will provide the ultimate short cut for those who wish to pedal.

A longer range goal is to create a bike path directly to Walt Disney World along existing abandoned railway beds which lead from the northeast corner of Cagan Crossings to the Walt Disney World property.

Bus Routes and Sheltered Bus Stops

Mass transportation is an integral element of the Traditional Neighborhood Development concept and the Cagan Crossings development program.

Bus service will allow residents access to places of employment, as well as destinations through Cagan Crossings. The cost of a bus commute to and from the workplace will be far less than the cost of owning and maintaining an automobile. Travel time associated with a bus commute to work will not be substantially greater than an automobile commute because the bus service will be limited to Cagan Crossings residents. Stops along the route outside the project and the impact of traffic congestion in the area will be reduced as more residents use the bus system. Reduction of daily stress by not having to battle tourist-associated traffic is another factor will encourage bus ridership.

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The Cagan Crossings master plan locates neighborhood squares within a five minute walk (1320 feet) of 80 percent of the residential units. Each neighborhood square will contain a bus stop. A small post office, convenience store, sidewalk café, laundry and dry cleaners, local tavern, and neighborhood gathering spaces (such as a formal hardscaped and landscaped courtyard with neighborhood and community informational kiosks, meeting space for neighborhood groups, etc.) will be a part of the square. Residents will be given an aesthetically pleasing, active environment within which to conduct daily activities while waiting for the bus. Many of the neighborhood parks are adjacent to the neighborhood squares, providing additional opportunities for relaxing in a quiet, shaded setting near the bus stop.

The neighborhood squares are located along collector streets, so that the bus can easily get to the stop locations without penetrating and disrupting the character of the residential blocks. The bus routes will also include stops at major public use areas of the project, such as the community recreation center, community park, cultural activities center and town centers to permit freedom of movement throughout Cagan Crossings without dependence on an automobile. This relationship of stops will also provide residents with the opportunity to combine shopping, or attending civic and social functions with trips to or from the workplace.

Energy Conservation Features for Commercial/Non-Residential Land Uses

Energy conservation features and methods incorporated into the site planning, landscaping and building design and equipment and lighting selection for the Commercial/Non-Residential Land Uses include, but are not limited to the following:

Building Design, Equipment and Lighting Selection

Building design, equipment and lighting features will include:

- 1) Light-colored exterior finishes, including light colored roof membranes, will be utilized;
- 2) Roofs, ceilings, and walls will be designed for energy efficiency;
- 3) Glass areas will be minimized;
- 4) High performance skylights on the roof of the building will allow natural light into the building, reducing the need for artificial lighting;

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REVISED ENERGY CONSERVATION PLAN

PAGE 2

- 5) *Where artificial light is necessary, energy efficient lighting will be used. Lighting will be controlled by timers to minimize energy consumption;*
- 6) *To further minimize consumption of electrical energy, a central energy management system will be used in each building to monitor and control all HVAC, lighting and refrigeration systems;*
- 7) *Special plumbing and plumbing fixtures will be used to minimize water consumption;*
- 8) *High efficiency HVAC equipment and water heaters will be used;*
- 9) *Products made of recycled material will be used where practical.*

Site Planning and Landscaping

Site planning and landscaping features will include:

- 1) *Creating a landscape design that will shade walls, windows, air conditioner condensers and adjacent areas;*
- 2) *Planting evergreen trees on the south side of buildings and deciduous trees on the north side;*
- 3) *Using native plants that minimize need for pest control, fertilization, and water;*
- 4) *Using vegetative ground covers, and minimizing concrete and asphalt;*
- 5) *Planning the site to retain rain runoff so as to minimize watering requirements*

Water Reuse

Two systems of water reuse for irrigation are planned so as to minimize potable water consumption:

- 1) *Surface water from on-site stormwater management containment facilities will be utilized initially for irrigating;*
- 2) *Once a sufficient quantity of treated effluent from wastewater treatment becomes available, it will be used as the primary source of irrigation water*

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Energy Conservation Features for Residential Land Uses

Energy conservation features and methods incorporated into the site planning, landscaping and building design and equipment and lighting selection for residential land uses include, but are not limited to the following:

Building and Street Orientation

	RECOMMENDATIONS	ESTIMATED SAVINGS ON UTILITY BILL (%)		
		Heating	Cooling	Water
1.	Lay-out site so that major glass areas will face north or south	10-50	5-20	--
2.	Minimize glass area.	5-10	5-10	--
3.	Shade glass areas using porches, trees, awnings, sunscreens, shutters, sun control films, interior shades or blinds.	5-20	5-15	--
4.	Base glass and shading choices-in large part on compass orientation.		0-10	--
5.	Choose windows with low infiltration ratings and durable hardware. Choose well weather-stripped doors.	5-10	5	--
6.	Choose windows and doors with maximum openable area for improved ventilation (casements; awning-type; pocket or swinging glass doors to porches).	--	5	--
7.	Choose casement windows for rooms with only one outside wall to create a wingwall effect for improved ventilation.	--	0-5	--
8.	Use screen doors for ventilation.	--	0-5	--

Energy Efficient Home Design

	RECOMMENDATIONS	ESTIMATED COST SAVINGS (%)	
		Cooling	Heating
1.	Have long axis east-west (long sides face north and south).	0-15	10-50
2.	Eliminate unnecessary windows.	10-20	10
3.	Have few or no east or west windows.	5-15	--
4.	Provide porches, awnings or other structural shading.	5-25	--
5.	Have at least half of glass on north side consider clerestory or dormer windows.	--	30-70
6.	Use overhangs.	5-10	--
7.	Use simple building shapes.	0-5	0-20
8.	Cross-ventilate major rooms (kitchen, dining, family and master bedroom).	10-20	--
9.	Place morning rooms on west, afternoon rooms on the east and living areas on north or south (time-of-day layout).	0-5	0-10
10.	Locate air handler and ducts in conditioned space, laundry area and water heater in non-conditioned space.	0-10	0-15
11.	Avoid fireplaces.	0-10	5-15

Energy-Efficient Foundations and Floors

	RECOMMENDATIONS	ESTIMATED COST SAVINGS (%)	
		Cooling	Heating
1.	Choose slab-on-grade foundation, not crawl space foundation.	0-10	0-10
2.	Follow standard recommended slab construction practices, including: wire mesh layer or control joints, gravel/polyethylene / sand layers, isolation joint at footing, ground sloped away from slab, cured slab.	--	--
3.	Seal all penetrations.	--	--
4.	Use foundation plantings to shade slab perimeter.	0-2	--
5.	Consider using perimeter insulation.	0-2	0-10
6.	Select tile or stamped concrete finish.	0-10	0-10
7.	Seal and insulate crawl space ceiling.	--	--
8.	Insulate floors over garages or other non-conditioned spaces to R-11.	0-5	0-10
9.	Leave space for ductwork in floor of second story.	0-10	0-10
10.	Seal sill plate.	5	5

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Energy-Efficient Walls

	RECOMMENDATIONS	Potential Savings (%)		
		First Cost	Cooling	Heating
1.	Reduce the number of framing members.	R	0-2	0-5
2.	Fill gaps with insulation.	N/S	0-5	0-10
3.	Prevent insulation compression.	S	0-2	0-5
4.	Use wall details designed for energy efficiency.	S/M/H	0-5	0-10
5.	Apply light-colored exterior finishes.	N	2-10	--

Energy-Efficient Roof, Ceilings and Attics

	RECOMMENDATIONS	ESTIMATED COST SAVINGS (%)	
		Cooling	Heating
1.	Seal potential air leakage sources in ceiling.	10	15
2.	Use light-colored tiles and roofs.	5	--
3.	Use continuous soffit vents at eaves and ridge vents at all peaks.	5	--
4.	Use radiant barrier systems in attics.	8-12	8-12

Amenities

	RECOMMENDATIONS	Energy Use Reduction (%)
1.	Reduce impact of energy intensive amenities – pools, spas or Jacuzzis, fireplaces, skylights, freezers.	20-75
2.	Use energy-saving amenities – porches, microwave ovens, outdoor cooking areas.	

Site Layout

	RECOMMENDATIONS	ESTIMATED COST SAVINGS (%)	
		Cooling	Heating
1.	Plan site to receive spring, summer and autumn breezes.	5-20	--
2.	Design buildings for cross-ventilation.		
3.	Create landscape design that shades walls, windows, air conditioner condenser and adjacent areas.	10-25	--
4.	Plant live oak trees on south side of buildings and evergreen or deciduous trees on north side.	0-30	0-30

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5.	Use native plants that minimize need for pest control, fertilization and water.	--	20-50
6.	Use vegetative ground covers, and minimize concrete and asphalt.	0-5	00
7.	Plan site to retain rain runoff to minimize watering requirements.	--	0-30

Water Reuse

Two systems of water reuse for irrigation are planned. Surface water from the stormwater management containment facilities will be utilized initially for irrigating. Once a sufficient quantity of treated effluent from wastewater treatment becomes available, it will be used as the primary source of irrigation water.

Efficient Appliances

1.	Choose highly efficient kitchen and laundry appliances.
2.	Locate washer, dryer and water heater in an unconditioned space.
3.	Use efficient lighting.
4.	Use gas water heaters and insulate hot water pipes. Set water heaters to a maximum of 110° F unless otherwise required by law or ordinance.

Air Conditioning

1.	Choose air conditioners with SEERs of 10-15 with sensible heat fractions (SHF) less than 0.80; consider multi-speed compressors.
2.	Use a multi-speed blower.
3.	Shade compressor/condensing unit.
4.	Properly size the air conditioner.
5.	Locate air handler in conditioned space.
6.	Locate ducts in conditioned space.
7.	Create separate zones.
8.	Choose programmable thermostats and install thermostats correctly.
9.	Use gas heat.
10.	Put exhaust fans in kitchen and baths. Have timer controls on bath fans.
11.	Pre-wire for ceiling fans.
12.	To avoid the urban "heat island" effect, Cagan Crossings will, to the maximum extent possible, use white, light or reflective surfaces. To the maximum extent possible, black asphalt will be avoided.
13.	Wherever possible, self ventilating or barreled roof tiles will be used.

Modified by Duany Plater-Zyberk & Company on 3/11/97

INTRODUCTION

Section IV.D.3. of the Development Order for Designation of Southlake as a Florida Quality Development specifies the following:

"In its site design, Southlake shall be consistent with the site plan and the principles of Traditional Neighborhood Development (TND) as described in the Application. Along with the Energy Conservation Plan, prepared pursuant to Section 9J28.009(5)(c), F.A.C., the guiding document shall be the Regulating Document which will incorporate and consolidate into one document those guiding documents listed on pages 12-12 and 12-13 of the Application: the ~~Neighborhood Development~~, the Regulating Plan, the Urban Regulations the Architectural Regulations and the ~~Street Thoroughfare Sections~~..."

THE REGULATING DOCUMENT FOR SOUTHLAKE

The provisions cited on pages 12-12 and 12-13 of the Southlake Application for Development Designation as a Florida Quality Development are as follows:

IMPLEMENTATION

The principles of *Southlake* will be implemented and guaranteed by a series of interrelated documents performing specialized tasks:

- ~~1. The Traditional Neighborhood Development (TND) is a zoning ordinance that enables the development of land as compact integrated use mixed use of neighborhoods.~~
1. The Regulating Plan is a graphic document showing urbanized and open areas. This plan shall be highly detailed.
Note: Both the Master Plan and the Regulating Plan may be modified at the discretion of Southlake Development Group to reflect ~~detailed~~ constraints or opportunities, as well as superior design ideas subsequently conceived. However, the *neighborhood* principles of ~~neighborhoods, mixed uses and the pedestrian-friendly traffic system, thoroughfares~~ will be maintained. Modifications will be essentially cosmetic and will not alter the underlying structure, nor violate any of the principles enunciated.
2. The Urban Regulations are a graphic code describing ~~e~~ the building types with their required location on lots, ~~their~~ massing, and ~~small scale urban behavior. their~~ behavior ~~along the frontages.~~
3. The Architectural Regulations are a written code which restrict the construction materials, the configurations, and the building techniques which result in the architectural expression of the *private* buildings. These regulations favor those with sound long-range aging and ecological properties. Civic Buildings are exempted from Architectural Regulations as they are expected to be freely expressive of the artistic and ~~civil~~ *institutional* aspirations of the citizens.
4. Street Thoroughfare Sections describe ~~the~~ the spatial definition of public space by buildings and trees, as well as the layout *dimensions* of traffic lanes, parking and sidewalks which will be built within the right of ways shown in the Regulating Plan.

Exhibit D

These ~~five~~ *four* Regulating Documents will form the core of the ~~Southlake P.U.D. ordinance.~~ They will be the instruments that will guide the implementation of *Southlake*. They will be jointly administered by the Planning & Zoning Department of Lake County and Southlake, Inc. or its successors.

1.0 TRADITIONAL NEIGHBORHOOD DEVELOPMENT

A. Intent

Southlake will be designed and built ~~along the lines of~~ *as a* Traditional Neighborhoods Development (*TND*). A pattern which adapts the urban conventions which were normal in the United States from colonial times until the 1940's.

Traditional Neighborhood *Developments* pursue certain social objectives:

1. By bringing many of the needs of daily living within walking distance, the elderly and the young gain independence of movement.
2. By reducing the number and length of automobile trips, traffic congestion is minimized, commuters are granted increased personal time, and necessary road construction is limited.
3. By providing appropriate building densities, public transit becomes a viable alternative to the automobile.
4. By walking in defined public spaces, citizens come to know each other and to watch over their collective security.
5. By providing a full range of housing types, age and economic class are integrated and the bonds of an authentic community are formed.
6. By promoting suitable civic buildings, democratic initiatives are encouraged and the organic evolution of the society is secured.

B. Definitions

Alley: A vehicular passageway *usually within an easement*, designed to provide secondary and/or service access to the ~~sides or~~ rear of Lots. Design speed shall not exceed 15 mph.

Apartment: A dwelling not coinciding with an individual Lot, i.e. the Lot is shared with other Apartments and/or another use category.

Attic: The ~~storage~~ *habitable* area within the pitch of a roof. Attics shall not count against the ~~Story~~ height limitations of this ordinance.

Block: The aggregate of lots and alleys ~~tracts~~ circumscribed by a continuous set of ~~street-tracts~~ *thoroughfares*.

~~Building Footprint.~~ **Lot Coverage:** The horizontal land area occupied by a building at finished, grade, excluding projections and overhangs, ~~of less than 8 ft,~~ *open porches and arcades*.

Civic Building: ~~Any permitted or required Civic Use.~~ A Building when located in a *Civic Use Lot used for the arts, education, common gathering, government, religion and services, including postal, fire, security and the like.*

Commercial:

~~1. Community-Town Center Commercial - this Town Center Zone will occur in the east Town Center. Anticipated Uses Premises used for unrestricted commercial transactions including:~~ grocery store, drug store, general store, dry cleaner/laundry, restaurants, a automotive services, ~~etc.~~ professional offices, bike shop, book store, clothing stores, electronics store, music and video, stationery & card stores, art & craft store, and the like.

~~2. Neighborhood Center Commercial - these uses will occur within the residential areas and are intended to provide services friendly to residents. Anticipated uses include:~~ Premises used for limited commercial transactions

including: convenience store, coffee shop house, sandwich shop/sidewalk cafe, pub/tavern, day care center, etc. and professional offices and the like.

~~Specialty Commercial~~ these types of small shops/store are proposed for both Town Centers. Uses anticipated include: Bike shop, book store, clothing stores, electronics store, music and video, stationery & card stores, art & craft store, etc.

3. ~~Home Office Neighborhood Edge Occupation~~:: Premises used for the transaction of business or the provision of professional services employing no more than 4 (FTE) persons - one of whom must be the homeowner or renter.

Curb Radius: The curved edge of the street in an intersection measured at the inner edge outer edge of the parking lane and its projection around the intersection.

Facade: The wall of a building which corresponds to a lot frontage line.

Fences:

Frontage Line: The lot line which coincides with a ~~street tract thoroughfare right of way~~

F.T.E.: Full Time Equivalent Employees

Greenbelt edge: An open area surrounding the built-up area of a traditional neighborhood development, along at least 50% its perimeter, being no less than 100 ft. wide at any place. The area shall be preserved in perpetuity in its natural condition, or used for farming, wetlands, animal husbandry, sportsfields, school yards or subdivided into house lots no smaller than 5 acres

Limited Artesanal Use: Premises for the manufacture and sale of artifacts employing only handwork and/or table mounted electrical machinery emitting no odors or noise beyond the immediate premises.

Limited Lodging Use: Buildings providing no more than 8 rooms for short-term letting and food service before noon only

Limited Office Use: Building for the transaction of business or the supply of professional services, employing no more than 8 persons.

Limited Restaurant: A restaurant with no more than 40 seats, or more than 6 full-time equivalent employees (FTE), and which is open for business not more than 14 hours per day.

~~Lodging Use: Buildings providing food service and rooms for short term letting.~~

Lot Area: The total area within the lot boundary lines of a lot, excluding any rights-of-way.

Lot Line: The legal boundary line of a lot.

Meeting Hall: A public assembly building containing at least one room having an area equivalent to ten square feet per dwelling, or 1,300 sq. ft., whichever is greater.

Natural Area: Waterways, wetlands, and ~~nature preserves~~ valuable uplands, to be preserved in perpetuity.

Neighborhood Property: The built-up area of a Traditional Neighborhood Development, including lots, thoroughfares parks and squares but excluding greenbelt edge areas.

~~Shade Tree: A deciduous tree of wide canopy, resistant to root pressure, of proven viability in the region.~~

Square: An open space, spatially defined by its surrounding buildings, (as a room is defined by its walls) and connecting with streets on at least two sides. Squares shall be at least 35% paved and surrounded by ~~Shopfront Use or Rowhouse Use~~ commercial or residential lots on at least 60% of its perimeter. One third of that 60% may be substituted by a natural spatial border such as a waterfront. ~~For at least one Square, Shopfront Uses shall be permitted on all the surrounding lots.~~

Story: A habitable level within a building no more than 14 ft. in height from finished floor to finished ceiling floor.

Street Wall: A masonry wall or wood wall, no less than 75% opaque, built along the frontage line between 3 and 6 ft. in height.

- Street Lamps: A light standard between 8 and 14 ft. in height equipped with an incandescent or metal halide light source.
- Street Tree: A deciduous tree or palm resistant to root pressure and of proven viability in the region, of sufficient vigor to achieve 4 in. caliper and 8 ft. clear trunk within 2 years of planting.
- Street Vista: The view, framed by buildings, the axis of a street. A civic building site may be located to terminate the view.

1.01 URBAN DESIGN STANDARDS

- A. General
1. Land within the Southlake traditional neighborhood development TND shall be available for uses assigned as provided below.
 2. The entire land area shall be divided into Neighborhood Proper and optional natural and greenbelt Green Edge areas. Each neighborhood proper shall require a minimum contiguous parcel of 40 60 acres and a maximum of 200 280 acres.
 3. The Neighborhoods proper shall be subdivided into Town Center Zones, Neighborhood Center and Neighborhood General Zones
 4. Public and Civic Tracts shall be overlaid anywhere upon the other zoning categories.
- B. Public Use Tracts
Land Parcels designated for public use shall generally be tracts containing parks, squares, Greenbelts, Conservation areas, Streets and Alleys, and other open spaces, all held in common by Community Development District or Property Owners Association, as provided under Florida Statutes.
- C. Civic Use Tracts
Civic lots Parcels designated for Civic Use shall generally contain publicly or privately owned buildings for community use such as neighborhood meeting halls, libraries, post offices, schools, clubhouses, religious buildings, recreational facilities, museums, cultural societies, visual and performing arts buildings, municipal buildings, and the like.
- D. Shopfront Town Center Zones
1. Shopfront Town Center lots shall contain privately owned buildings for retail, restaurant, office, entertainment, lodging, club, medical and residential uses.
 2. At least fifty (50%) percent of the building area measured in the aggregate above the ground story must be maintained for residential use.
- E. Rowhouse Neighborhood Center Zones
1. Shopfront Neighborhood Center lots shall contain privately owned buildings for retail, restaurant, office, entertainment, lodging, club, medical and residential uses.
 2. At least fifty (50%) percent of the building area measured in the aggregate above the ground story must be maintained for residential use.
- F. House Use Neighborhood General Zones
1. Neighborhood General lots shall be in Lots containing buildings for residential and uses including single family houses, artist studios, guest cottages, Home Office and Limited Lodging uses.
 2. An Outbuilding is permitted on each Lot.
 3. One hundred percent of the Building above the ground floor story shall be designated for residential use.
- G. Green Edge Zones
1. Green Edge Areas shall be retained as natural arms, sportsfields and schoolyards

1.02 LAND ALLOCATION

A. General

1. The entire land area of a traditional neighborhood development shall be subdivided into public tracts and *private* lots.
2. Similar ~~lot types~~ *land use* shall generally face each other across *thoroughfares*. Dissimilar ~~lot types~~ *uses* may face each other across square and park tracts *and otherwise* or abut at rear lot lines.

B. Public Use Tracts

1. A minimum of five percent (5%) of the land area of *each* Neighborhood, or five acres (whichever is greater) shall be permanently allocated to ~~park and square tracts~~ Public Use.
2. Each neighborhood shall contain at least one Square, no less than one (1) acre and no greater than three (3) acres ~~or 40% of the Public Use area, whichever is greater~~. This mandatory square shall be within 500 ft. of the geographic center of the neighborhood. The remaining Public Use areas shall be divided so that no portion of the neighborhood is more than 800 ft. from a Playground.
3. Natural vistas such as waterfronts and promontories shall have 50% of their perimeter allocated to *public tracts or thoroughfare R.O.W.*

C. Civic Use Tracts

1. A minimum of *two (2%) percent* of the land area of each Neighborhood shall be dedicated to Civic Use lots.
2. Civic lots shall be located within or adjacent to Squares ~~or Parks tracts or on a lot at Terminating a street~~ Vistas.
3. The construction of buildings on civic lots shall be supported by an ~~on going assessment through the homeowners' association or alternatively, assessments through a Community Development District, Municipal Services Taxing Unit, or Municipal Services Benefit Unit or similar organization.~~

D. ~~Shopfront~~ Town Center Zone

A minimum of two percent (2%) and a maximum of thirty percent (30%) of the total land area of each Neighborhood permanently designated ~~for Shopfront~~ *as Town Center Zone*.

E. ~~Neighborhood Center Zone~~ Neighborhood Center Zone

1. A maximum of thirty (30) ~~rowhouse lots may be consolidated for the purpose of constructing a single apartment building containing dwellings shall be consolidated into a single building. equal in number to the lots consolidated. For this calculation, efficiency and 1 bedroom apartments count as 1/2 of a dwelling unit.~~
2. ~~Setbacks on consolidated rowhouse lots shall apply as in a single lot.~~

~~F. House Use~~ Neighborhood General Zones

1. A maximum of three house lots may be consolidated for the purpose of constructing a single building.
2. Setbacks on consolidated house lots shall apply ~~is~~ in a single lot.

G. Green Edge Zones

1. A maximum of three house lots may be consolidated for the purpose of constructing a single building.
2. Setbacks on consolidated house lots shall apply ~~is~~ in a single lot.

1.03 LOTS AND BUILDINGS

A. General

1. All Lots shall share a Frontage Line no less than ~~fifteen~~ *eighteen* feet long with a *thoroughfare*. ~~R.O.W. street or park or square tract.~~
2. All buildings, except outbuildings, shall have their main entrance opening to a

- ~~street or park tract, thoroughfare R.O.W.~~
3. Stoops, open colonnades ~~balconies~~ and open porches may encroach up to twelve (12) feet into the front setbacks.
 4. Portions of buildings having a footprint of not more than ~~one hundred fifty (150)~~ two hundred and fifty (250) square feet shall be exempted from height limitations.
 5. ~~Building walls placed less than five (5) feet from a side or rear lot line shall remain windowless and doors shall be fire-rated.~~
- B. **Public Use**
Balconies and open colonnades shall be permitted to encroach up to ten (10) feet into a Public tract. Such encroachments shall be protected by easements.
- C. **Civic Use**
1. Buildings located on Civic Lots shall be subject to no height or setback limitations.
2. Buildings located on Civic Lots shall be painted a consistent color. ~~throughout the traditional neighborhood development.~~
- D. **Shopfront Town Center Zone**
1. Buildings on ~~shopfront~~ Commercial lots shall have the facade built directly within six feet on the frontage line at least along sixty (60%) percent of its length.
2. Buildings on ~~shopfront~~ Commercial lots shall have no required setbacks from the side lot lines.
3. Buildings on ~~shopfront~~ Commercial lots shall cover no more than seventy (70%) percent of the lot area.
4. Buildings on ~~shopfront~~ commercial lots shall be no less than two (2) stories in height.
- E. **Rowhouse Neighborhood Center Zones**
1. Buildings on ~~rowhouse~~ Residential lots shall be setback between 0 and 15 ~~six and eighteen~~ feet from the Frontage line. Buildings at street intersections ~~shall contain a corner feature to be~~ may be additionally setback 0 feet from both Frontage lines.
2. Buildings on ~~rowhouse~~ Residential lots shall have no required setbacks from the side lot lines.
3. Buildings on ~~rowhouse~~ Residential lots shall cover no more than seventy (70%) percent of the lot area.
- F. **House Use Neighborhood General Zones**
1. Buildings on house lots shall be setback between 0 and 25 feet from the frontage line.
2. Buildings on house lots shall be setback from the side lot lines equivalent to no less than twenty (20%) percent of the width of the lot. The entire setback may be allocated to one side.
3. Buildings on house lots shall be setback no less than twenty (20) feet from the rear lot line.
4. Buildings on house lots shall cover no more than fifty (50%) percent of the lot area.
5. Buildings on house lots shall not exceed two (2) stories plus attic in height.
- G. **Green Edge Zones**
1. Buildings on house lots shall be setback between 0 and 25 feet from the frontage line.
2. Buildings on house lots shall be setback from the side lot lines equivalent to no less than twenty (20%) percent of the width of the lot. The entire setback may be allocated to one side.
3. Buildings on house lots shall be setback no less than twenty (20) feet from the rear lot line.
4. Buildings on house lots shall cover no more than fifty (50%) percent of the lot area.
5. Buildings on house lots shall not exceed two (2) stories plus attic in height.

1.04 ~~Streets; Alleys~~ THOROUGHFARES

A. General

1. ~~Streets~~ Thoroughfares shall provide access to all Public Tracts and ~~private tracts, lots.~~
2. All ~~streets~~ Thoroughfares shall terminate at other ~~streets~~ Thoroughfares within the Neighborhood ~~traditional neighborhood development~~ and connect to existing and projected ~~streets~~ Thoroughfares outside the TND ~~traditional neighborhood development.~~
3. The average perimeter of all blocks within the ~~traditional neighborhood development~~ TND shall not exceed two thousand (2,000), with the exception of ~~lots blocks along~~ Greenbelts edges which may have no ~~complete closed~~ perimeters.
4. Utilities shall run along Alleys ~~tracts~~ wherever possible.
5. ~~Where Streetlamps are used they shall be installed on both sides of street~~ Thoroughfares ~~tracts~~ at intervals of no more than seventy-five (75) feet measured ~~diagonally across the streets, or parallel to the street whichever is greater.~~
6. Street trees shall be installed on both sides of ~~street tracts~~ thoroughfares at intervals of no more than fifty (50) feet ~~measured across the street~~

B. Public Use Tracts

1. ~~Streets~~ Thoroughfares enfronting Public Tracts containing squares may deviate from the standards of the zone ~~adjacent lot types, provided the difference is intended to enhance the Public Use.~~
2. ~~Streets~~ Thoroughfares forming part of the County or State Highway system shall conform to the prevalent ~~State Highway~~ standards.

C. Civic Use Tracts

~~Streets~~ Thoroughfares enfronting Civic Use lots may deviate from the standards of the adjacent lot types., provided the difference is intended to enhance the Public Use.

D. ~~Shopfront~~ Town Center Zone

1. ~~Shopfront~~ Commercial Lots shall front on ~~streets~~ thoroughfares with a minimum ROW of 65 ft., consisting of two (2) ~~twelve~~ eleven (12/11) foot travel lanes, eight (8) ft. parallel parking on both sides, and sidewalks ~~twelve (12)~~ fourteen (14) feet wide. The Curb radius shall not exceed ~~ten (10)~~ fifteen (15) feet.
2. ~~Shopfront~~ Lots shall have their rear lot lines coinciding with an Alley easement ~~tract~~ twenty-four (24) feet wide containing a vehicular pavement width of at least ~~eight (8)~~ twenty four (24) feet.

E. ~~Rowhouse~~ Neighborhood Center Zone

1. ~~Rowhouse~~ Lots shall front on ~~Streets~~ Thoroughfares with ~~maximum~~ an average ROW of 50 ft. containing streets consisting of at least two (2) ~~ten (10)~~ nine (9) ft. travel lanes and seven (7) ft. parallel parking on both sides. The sidewalk area parallel to ~~streets~~ thoroughfares shall be no less than 6 ft. wide ~~though they may be unpaved, and the Curb Radius shall not exceed ten (10) fifteen (15) feet.~~
2. ~~Rowhouse~~ Lots shall have their rear lot lines coinciding with an alley easement twenty-four (24) feet wide containing a vehicular pavement width of ~~eight (8)~~ twenty four (24) feet, ~~minimum.~~ Where ~~rowhouse lots are consolidated for apartment use, this alley tract may coincide with the side lot line of the consolidated tract.~~
3. ~~Street trees shall be installed on both sides of street tracts at intervals of no more than seventy five (75) feet measured diagonally across the street.~~

~~F. House~~ Neighborhood General Zones

1. ~~House~~ Lots shall front on ~~on~~ ~~streets~~ thoroughfares with a minimum ROW of ~~thirty eight (38)~~ fifty (50) feet consisting of at least; two (2) ~~eight (8)~~ nine (9) foot travel and ~~one seven (7) foot parking lane~~ and sidewalks four (4) feet wide. The curb

2. radius shall not exceed twenty-five (25) feet.
2. House lots shall have their rear lot lines coinciding with an alley tract at least ten ~~(10)~~ twenty four (24) feet wide containing a pedestrian pavement width of four ~~(4)~~ eight (8) feet.

G. *Green Edge Zones*

1. ~~House~~ Lots shall front on ~~on streets thoroughfares~~ with a minimum ROW of thirty-eight ~~(38)~~ fifty (50) feet consisting of at least; two (2) eight ~~(8)~~ nine (9) foot travel and ~~one seven(7) foot parking lane and~~ sidewalks four (4) feet wide. The curb radius shall not exceed twenty-five (25) feet.
2. House lots shall have their rear lot lines coinciding with an alley tract at least ten ~~(10)~~ twenty four (24) feet wide containing a pedestrian pavement width of four ~~(4)~~ eight (8) feet.

1.05 PARKING

A. *General*

1. On-street parking directly ~~in front of a~~ along the lot *Frontages* shall count toward fulfilling the parking requirement of that lot.
2. Parking lots shall generally be located at the rear or at the side of buildings and shall be screened from the sidewalk by Streetwalls.
3. Parking lots and parking garages shall not be located at ~~street~~ intersections or ~~civic use lots~~, be adjacent to squares and parks, or occupy lots which terminate a ~~street~~ Vista.
4. Adjacent parking lots shall have vehicular connections internally or via an alley.

B. *Public Use Tracts*

1. The applicant as developer shall demonstrate the provision of adequate parking for Public Tracts containing squares and parks. Shared parking shall be encouraged for Public uses.
2. Parking lots on Public tracts shall be graded, compacted and landscaped, but may be left unpaved.

C. *Civic Use Tracts*

1. The developer shall demonstrate the provision of adequate parking for the various types of civic buildings. Shared parking shall be encouraged where day/night and workday/holiday schedules do not overlap ~~(i.e. neighborhood halls)~~.
2. Parking lots for civic buildings used principally on holidays ~~must~~ may be upgraded, compacted and planted, but may be left unpaved ~~(i.e. religious buildings)~~.
3. No less than seventy-five percent (75%) of the off-street parking places shall be to the rear of the building. Access may be through the frontage.

D. ~~Shopfront~~ *Town Center Zone*

1. There shall be one (1) parking space per two hundred fifty (250) square feet of building available for ~~restaurant, office, entertainment and artisanal commercial~~ uses; one (1) per room of lodging and one (1) per two (2) bedrooms of residential use.
2. No less than seventy-five (75%) percent of the parking places shall be to the rear of the building. Parking Access may be through the Frontage only if an Alley entrance providing access is not within 200 ft. of the Lot.

E. ~~Rowhouse~~ *Neighborhood Center Zone*

1. There shall be at least one (1) parking place per two hundred fifty (250) square feet of office, one (1) per room of lodging use and one (1) per two bedrooms of residential use.
2. All off-street parking places shall be to the rear ~~or in the case of apartment use, to the side~~ of the building. Access shall be through an ~~vehicular~~ alley only.

~~F. House-Use-Neighborhood General Zones~~

1. There shall be one (1) *general* parking place per two hundred fifty (250) square feet of *commercial use* office, one (1) per room of lodging and one (1) per two bedrooms of residential use.
2. All off-street parking spaces shall be to the side or the rear of the building. Garages or carports shall be located at a minimum of twenty (20) feet behind the facade. Access may be through the frontage.

~~G. Green Edge Zones~~

1. There shall be one (1) *general* parking place per two hundred fifty (250) square feet of *commercial use* office, one (1) per room of lodging and one (1) per two bedrooms of residential use.
2. All off-street parking spaces shall be to the side or the rear of the building. Garages or carports shall be located at a minimum of twenty (20) feet behind the facade. Access may be through the frontage.

2.0 THE URBAN REGULATIONS

~~A. Building Use~~

1. ~~Uses of the buildings may include commercial and residential uses.~~
- 2.1. ~~All types Buildings may include first floor commercial space, especially when fronting a town, village, or neighborhood square.~~
- 3.2. ~~The following uses are permitted for outbuildings: parking second floor residential, workshop, guest cottage, "granny flat," artist studio, sauna, pool house, equipment enclosure, gazebo, conservatory, and storage.~~

~~B.A. Building Placement~~

1. ~~Building street facades shall extend along the lot frontage setback lines to the minimum extent designated possible.~~
2. ~~In the absence of building walls facades, garden walls or fences may shall be built along property the setback lines.~~

~~C.B. Permitted Encroachments~~

1. ~~Balconies, stoops, arcades, colonades, open porches, covered walkways, bay windows and raised dooryards shall be permitted to encroach the front setback.~~
2. ~~Garden walls and low fences shall be permitted on the frontage line.~~
3. ~~Where walls are used, an opening is permitted for automobile ingress.~~
3. ~~Trash-containers shall be located in rear parking areas when possible.~~

~~D. Parking~~

1. ~~On street parking spaces shall be provided on street shall count towards the parking requirements.~~
2. ~~All off street parking spaces shall have access to a street or be accessible from an alley.~~
3. ~~Trash containers shall be located in rear parking areas when possible.~~
- 4.3. ~~Off street parking spaces shall be provided behind at the rear of buildings where possible. facades.~~
- 5.4 ~~Garages shall not front streets where possible. be entered from frontages.~~

~~E. C Building Height~~

1. ~~Building height shall not exceed six stories.~~
2. ~~Outbuilding height shall be less than primary building height where possible. not exceed two stories.~~
- 2.3. ~~Building height shall be measured by number of floors.~~
- 3.4. ~~Each floor height shall not exceed 14 feet measured floor to floor.~~
4. ~~Buildings used commercially shall be exempt from the 14 feet height.~~

3.0 ARCHITECTURAL REGULATIONS

A. Materials

1. Building Walls: Building Walls may be clad finished in stucco, ~~split faced block, precast concrete, brick, cast stone and wood or hardboard~~ clapboard, ~~wood drop siding, or wood and board and batten.~~
- 5.2 Garden Street Walls: Garden Street walls may be finished in brick, stucco, ~~split-faced block, brick, cast stone or other masonry to match the building wall.~~
- 2.3 Building Elements: Columns piers and arches may be made of wood, brick, masonry or metal. Stoops may be made of brick, stucco, masonry, or ~~pressure treated~~ wood.
- 3.4 Roofs: Roofs may be clad with terra cotta tile, concrete tile, *asphalt shingles* or galvanized steel of *black-dark grey color*.
- 4.5 Windows and Doors: Windows and doors may be made of *vinyl*, aluminum, steel, or wood.
6. Fences: Fences *along the frontage line* shall be made of wood pickets or lattice.

B. Configuration

1. Building Walls: Two or more wall materials may be combined *horizontally* on one facade only horizontally. Exterior chimneys ~~may~~ shall be finished in brick or stucco.
2. Building Elements: Porch and loggia openings shall be square or vertical in proportion. *Cantilevered* balconies shall not exceed three feet in depth *and shall be supported by visible brackets.*
3. Roofs: Principal building roofs shall be symmetrical gables or hips pitched between 4:12 and 8:12. Shed roofs shall be attached to the highest point of the a principal building wall. The pitch of a shed roof shall be no less than 3:12. Flat roofs shall be enclosed by parapets ~~no less than 30 inches high. that completely mask the mechanical equipment on the roof.~~ Dormers shall be placed a minimum of 36 inches from side building walls. Dormers shall be roofed with a symmetrical gable or hip.
4. Windows and Doors: Windows ~~may~~ shall be square or vertical in proportion. *Mullions shall define panes square or vertical in proportion.* Garage doors shall be a maximum width of nine feet. *If provided shutters shall be sized to match openings. shall be permitted.*
5. Garden Street Walls: ~~Brick or stucco~~ Street walls shall be no less than eight inches wide ~~and capped. Picket~~
6. Fences: Fences shall have no more than three inch gaps *between pickets or lattice.* Fences and walls at ~~street fronts~~ shall be between 24 and 54- 72 inches in height.

C. Technique

1. ~~Building Walls: Clapboard shall be 3 1/2 to 12 not exceed 6 inches to the weather. Drop siding shall not exceed 12- 8 inches to the weather. Board and batten shall not exceed 10 inches and 2 inches running alternately. Brick shall be laid in a true bonding pattern. Brick mortar joints shall be struck and no more than 1/2 inch. Stucco shall be smooth sand or scratch finish.~~
2. Building Elements: Brick and stucco arches shall be no less than 12 inches in depth. Piers shall be no less than 12 by 12 inches.
3. Roofs: Overhanging eaves ~~may~~ shall expose rafters. Taught eaves shall be finished by a *wood or gutter molding at the fascia.*
4. Windows and Doors: Sliding doors are permitted at backyard locations only. ~~All other exterior doors must be hinged.~~ The total glazing area of the facade wall shall not exceed 30% of the facade surface. Rectangular windows may be hinged

- casement, single or double hung.
5. ~~Garden Street~~ Walls: *Walls shall be block and stucco to match buildings.*
Wood fences shall be painted ~~white, or unpainted~~ treated lumber.

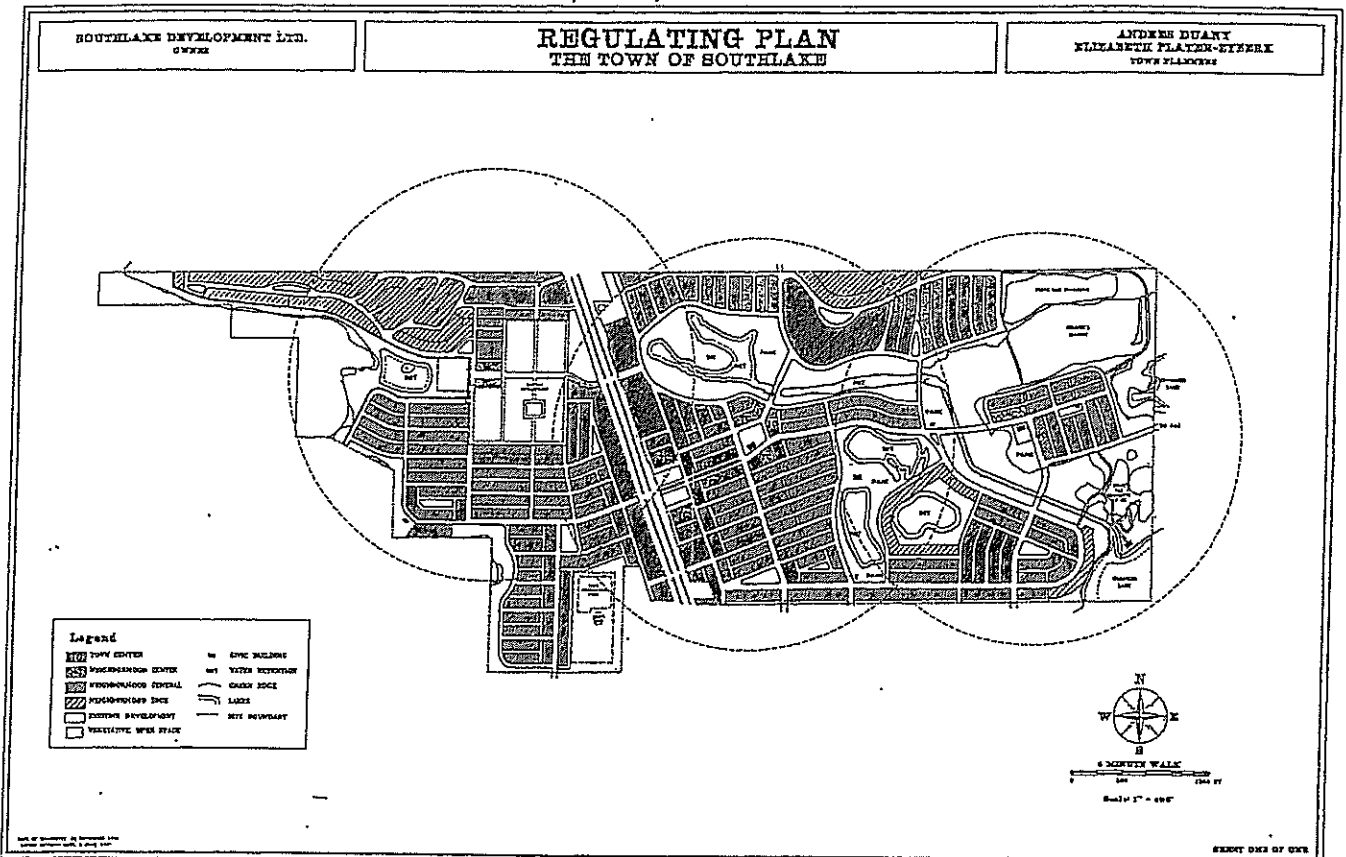


EXHIBIT "E"

Exhibit E to Cagan Crossings FQD Development Order

Commercial District Development Standards
Cagan Crossings FQD

Purpose and Intent

The intent and purpose of these development standards is to accomplish the following:

1. To promote architectural and site design treatments that enhance the visual appearance of development within the Cagan Crossings Commercial District;
2. To create and maintain an image of commercial quality; and
3. To provide visual interest, while allowing design flexibility.

Definition of Terms

The meaning of terms used herein shall be as defined in Appendix E, "Land Development Regulations"; Lake County Code of Ordinances, and the following:

1. Arcade – A series of arches linked together, usually as an element of a building.
2. Arch – The curved or pointed top on a door or open entryway.
3. Berm – An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses.
4. Commercial Corridor – Commercial areas limited to infill development in the existing US 441, US 27 and US 192 commercial corridors as depicted on the Lake County Future Land Use Map.
5. Cornice – An ornamental molding that finishes or crowns the top of a structure such as a building, wall, or arch.
6. Façade – The wall of a building which corresponds to a lot frontage
7. Material Module – One part of a façade by which the proportions of other parts of the composition are regulated.
8. Parapet – A low wall or railing, placed in a protective location such as the edge of a building roof
9. Portico – A roofed entrance
10. Principal Structure – The primary structure on any lot, as distinguished from accessory structures.

Exhibit E to Cagan Crossings FQD Development Order

11. Setback – An imaginary line on a building site specifying the closest point from a right-of-way line, a property line, or water bodies where a structure may be located.
12. Structural Bay – A building block, repeated many times
13. Wing Wall – A wall projecting from the side of a building.

Development Standards

The following standards apply to principal structures within the Cagan Crossings Commercial District only:

1. Allowable Uses

Parcels within the Commercial District shall contain buildings for commercial uses, including large scale retail establishments, eating and drinking establishments, grocery stores, drug stores, banks, restaurants, automotive services, professional offices, medical facilities, book stores, office supply stores, electronics stores, music & video stores, and the like.

2. Aesthetic Character

- (A) Facades and Exterior Walls:

- (1) Facades that face a public street may be uninterrupted for up to one hundred (100) feet in length, measured horizontally. Facades that face a public street and are greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses.
- (2) Detail Features

Principal structure facades that face a public street must include:

- a. A repeating pattern that includes no less than three (3) of the following elements:
 1. color change;
 2. texture change;
 3. material module change;
 4. an expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib (see Figure 1).

Exhibit E to Cagan Crossings FQD Development Order

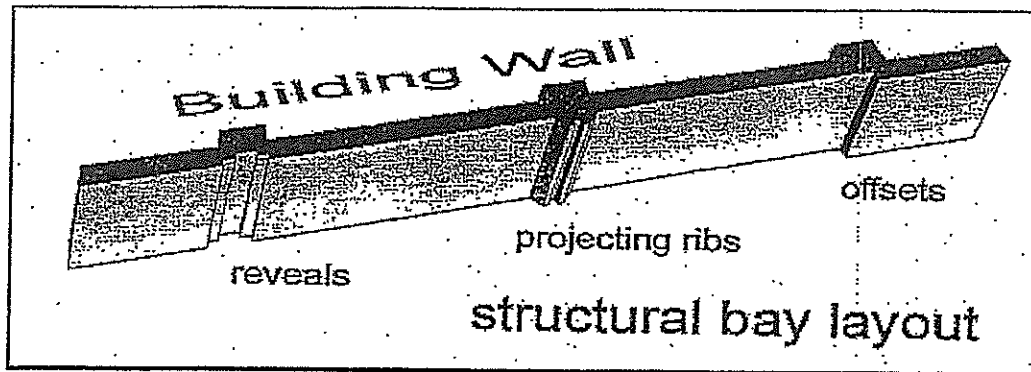


Figure 1 - Expression of Architectural or Structural Bay

(B) Roofs

Roofs shall have at least one (1) of the following features:

- (1) Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view.
- (2) Overhanging eaves, extending no less than three (3) feet past the supporting walls;
- (3) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run;
- (4) Three (3) or more roof slope planes.

(C) Materials and colors

- (1) Predominant exterior building materials shall be high quality materials, including, but not limited to, stucco and tinted/textured concrete masonry units.
- (2) Facade colors shall be neutral or earth tone colors, or high intensity colors. The use of metallic colors, black or fluorescent colors shall be prohibited.
- (3) Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
- (4) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.

Exhibit E to Cagan Crossings FQD Development Order

3. Entryways

Each principal structure on a parcel shall have clearly defined, highly visible, customer entrances featuring no less than three (3) of the following:

- (A) canopies or porticos;
- (B) overhangs;
- (C) recesses/projections;
- (D) arcades;
- (E) raised corniced parapets over the door;
- (F) peaked roof forms;
- (G) arches;
- (H) outdoor patios;
- (I) display windows;
- (J) architectural details such as tile work and moldings which are integrated into the building structure and design;
- (K) integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

4. Site Design and Relationship to Surrounding Community

- (A) Entrances. Where practical, each principal structure façade that directly faces a public street within the Commercial District shall feature at least one (1) customer entrance. All entrances shall be architecturally prominent and clearly visible from the abutting public street. Movie theaters are exempt from this requirement.
- (B) Connectivity. The site design must provide direct connections and safe street crossings to adjacent land uses. The street grid from surrounding neighborhoods must be extended into the retail site to the greatest extent possible, and must provide an appealing pedestrian environment through incorporation of such features as sidewalks and street trees.
- (C) Loading docks, trash collection, outdoor storage and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

5. Pedestrian Circulation

- (A) Sidewalks at least five (5) feet in width with a planting strip; or at least seven (7) feet in width without a planting strip, shall be provided along all sides of the parcel that abut a public street. [Note: Sidewalk width is per FDOT guidelines]
- (B) Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the primary customer entrance of all principal structures on the site. At a minimum, walkways shall connect all focal points of pedestrian activity such as transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped

Exhibit E to Cagan Crossings FQD Development Order

areas that include trees, shrubs, benches, flower beds, ground covers or other such materials.

- (C) Sidewalks, no less than five (5) feet in width with a planting strip; or no less than seven (7) feet in width without a planting strip, shall be provided along the full length of any facade featuring a customer entrance, and along any facade abutting public parking areas.

6. Central Features and Community Space

Each principal structure subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least one (1) of the following features: patio/seating area, kiosk area, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

7. Building Setback

Principal structures within the Commercial District shall comply with the following requirements:

Facade adjacent to US 27 – Minimum of 50 feet*

Facade adjacent to interior Commercial District streets - No required setback; placement of principal structures as close as possible to the right-of-way line is encouraged

Side façade - No required setback

*[Note: This is the minimum setback requirement for the Lake County C-2 Commercial zoning district – “all buildings shall be setback no less than 50’ from all roads or ROW easements bounding the project area...”]

8. Maximum Lot Coverage

Maximum lot coverage within the Commercial District shall be as specified for “Commercial Corridor” land use in the Lake County Comprehensive Plan.

9. Maximum Building Height

Maximum building height within the Commercial District shall be as specified for “Commercial Corridor” land use in the Lake County Comprehensive Plan.

10. Landscaping

All ground surface areas shall have internal landscaping designed to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian

Exhibit E to Cagan Crossings FQD Development Order

and vehicular circulation. At a minimum, all developments shall comply with Appendix E, Chapter 9.01.00, "Landscaping Standards", Lake County Code of Ordinances, and the following:

- (A) A sense of spatial enclosure shall be provided by a disciplined planting of shade trees spaced 40 feet on center along all public and private streets. Such shade trees shall, at a minimum, be two (2) inches in caliper and fifteen (15) gallon container, with a minimum height of eight (8) feet and a minimum spread of four (4) feet. This requirement shall not apply to service alleys. The location of street trees shall be coordinated with the placement of underground utilities.
- (B) All medians within public and private streets shall be landscaped and shall include median trees spaced 40 feet on center. Such trees shall, at a minimum, be two (2) inches in caliper and fifteen (15) gallon container, with a minimum height of eight (8) feet and a minimum spread of four (4) feet. All such landscaping within the visibility triangle at each intersection shall provide unobstructed cross visibility at a level between eighteen (18) inches and six (6) feet measured from the road grade. Trees having limbs and foliage extending into cross visibility areas shall be allowed provided they do not create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any street pavement. [from Section 9.01.04 E "Landscaping Standards: Intersection Visibility", Lake County Code of Ordinances]
- (C) Parking area landscaping shall be strategically located to provide visual relief, shading, green areas, or screening while ensuring that lines-of-sight are maintained, both at the time of planting and at plant maturity.
- (D) Property lines that abut sensitive areas such as park land, open space and residential uses may require additional landscaping and screening structures, such as walls and berms, to provide a continuous and effective buffer between such uses.
- (E) Cagan Crossings, Ltd. or subsequent owner shall be responsible for the maintenance and irrigation of all landscaping so as to present a neat, healthy, and orderly appearance free of refuse and debris. All landscaping shall be maintained in perpetuity. All landscaped areas shall contain an automatic irrigation system. [adapted from Section 9.01.04 D "Landscaping Standards: Maintenance", Lake County Code of Ordinances]

11. Off-Street Parking

At a minimum, all developments shall comply with Appendix E, Chapter 9.03.00, "Off-Street Parking Regulations", Lake County Code of Ordinances, the most current Planned Unit Development Ordinance amendment, and the following:

- (A) Per Appendix E, Section 9.03.04 A, "Combined Off-Street Parking", Lake County Code of Ordinances, two (2) or more owners or operators of buildings or uses requiring off-street parking may make collective provisions for such facilities, provided the total of such parking spaces when combined or used

Exhibit E to Cagan Crossings FQD Development Order

together shall not be less than the sum of the requirements computed separately, except as otherwise approved by the County Manager or designee.

(B) Shared Access:

South of Crossings Boulevard

For developments south of Crossings Boulevard, access between separate off-street parking lots is encouraged, but is not required.

North of Crossings Boulevard

For developments north of Crossings Boulevard, access between separate off-street parking lots shall be provided. Such access shall be accomplished through the use of shared-access easements. To accommodate shared access, internal circulation roads and drive aisles within each off-street parking lot shall be designed with stubs to adjoining undeveloped parcels.

(C) Parking supply shall be determined on the basis of peak hour demand. Excessive parking shall be minimized.

(D) To reduce pedestrian and vehicular conflict, the number of curb cuts shall be minimized along Crossings Boulevard and Cagan View. A maximum of two curb cuts shall be provided for projects requiring more than 30 parking spaces. For projects with less than 30 parking spaces, one curb cut may be provided. One-way driveways should have curb cuts with a width not to exceed twelve (12) feet. Two-way driveways should have curb cuts no greater than twenty-two (22) feet in width.

12. Lighting

(A) Site lighting shall be decorative and blend with the architectural style of the development. Lighting shall be designed and located so as to minimize glare and overhead sky glow.

(B) Street lighting shall be decorative and shall be similar in height and design to street lighting fixtures used in the Cagan Crossings Development west of US 27 (see Attachment 1, photograph).

(C) All lighting fixtures shall be designed and arranged so as not to interfere with the enjoyment of neighboring properties, residents, or the safety of neighboring roads. The amount of light which radiates from a source and crosses a residential or agricultural lot line shall not exceed two-tenths (0.2) of one (1) foot candle as measured by an illuminance or foot candle meter from the residential or agricultural lot line. [From 3.09.00 "lighting" Lake County Land Development Regulations]

Exhibit E to Cagan Crossings FQD Development Order

- (D) A parking lot light fixture (the pole and light source/luminaries) shall be a maximum of forty-five feet (45') in height (with height being measured from the finished grade to the top of the light fixture).
- (E) Where pedestrian sidewalks or paths are not illuminated by adjacent street or parking lot lighting, special pedestrian lighting shall be provided. Such lighting shall be shall be a maximum of fifteen (15') in height within any non-vehicular pedestrian area (with height being measured from the finished grade to the top of the light fixture).



The quality of this image
is equivalent to the quality
of the original document.

Exhibit E
Attachment 1

CAGAN CROSSINGS FQD PHASING TABLE

FQD DEVELOPMENT ORDER - EXHIBIT F

Phase	Location	Detailed Land Use	Residential	Commercial	Public
			Dwelling Units	Floor Area (sf)	Floor Area (sf)
Currently Authorized Existing and Planned Development [Under the Current Development Order]	West Side/US 27	Apartment Units	994	0	0
		Townhouses	136	0	0
		Existing Commercial		10,000	0
		Town Center - Apts ¹	102	56,000	0
		Library	0	0	15,000
		Total	1,232	66,000	15,000
	East Side/US 27	BP/Convenience	0	4,224	0
		Total	0	4,224	0
	Total: Existing + Planned		1,232	70,224	15,000
Phase IIA Proposed Additional Development with Substantial Change adding 500,000 sf of Commercial	West Side/US 27	Additional apartments	500	0	0
		Total	500	0	0
	East Side/US 27	WalMart	0	227,000	0
General retail		0	200,000	0	
Total		0	427,000	0	
	Total: Phase IIA		500	427,000	0
Existing + Phase IIA	Both sides/ US 27	Total: Existing + Phase IIA	1,732	497,224	15,000
Phase IIB (Future Development)	Eastside US 27 - Unspecified		4,108	152,776	0
	Westside US 27 - Unspecified		2,160	50,000	0
		Total: Phase IIB	6,268	202,776	0
GRAND TOTAL - ALL PHASES			8,000	700,000	15,000

¹Town Center = 56,000 sf Commercial with 100 apartment units over stores

Grand Total Site: 728.5± acres

Grand Total Residential Units: 8,000 dwelling units

Grand Total Commercial GFA: 700,000 sf

Grand Total Open Space: (Recreation and Stormwater Management): 319.6 acres

CAGAN CROSSINGS COMMERCIAL FLOOR AREA

FQD DEVELOPMENT ORDER - EXHIBIT G

Phase	Location	Commercial Land Use	Gross Floor Area	Gross Leasable Area
			Square Feet	Square Feet
Currently Authorized Existing and Planned Development [Under the Current Development Order]	West Side/US 27	Existing Commercial (GLA) ¹ Town Center - Apts(GLA) ^{1,3} Total	0	10,000 56,000 66,000
	East Side/US 27	BP/Convenience (GFA) ² Total	4,224 4,224	0
	Total: Existing + Planned			4,224
Phase IIA (2006)	West Side/US 27	No Phase IIA Commercial Development Planned		
	East Side/US 27	WalMart (GFA) ² General retail (GLA) ¹ Total	227,000 0 227,000	200,000 200,000
	Total: Phase IIA			227,000
Existing + Phase IIA	Both sides/ US 27	Total: Existing + Phase IIA	231,224	266,000
Phase IIB (2010)	Eastside US 27 - Unspecified	General retail (GLA) ¹		152,776
	Westside US 27 - Unspecified	General retail (GLA) ¹		50,000
	Total: Phase IIB			202,776
GRAND TOTAL - ALL PHASES			231,224	468,776

Total Floor Area (sf): 700,000

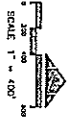
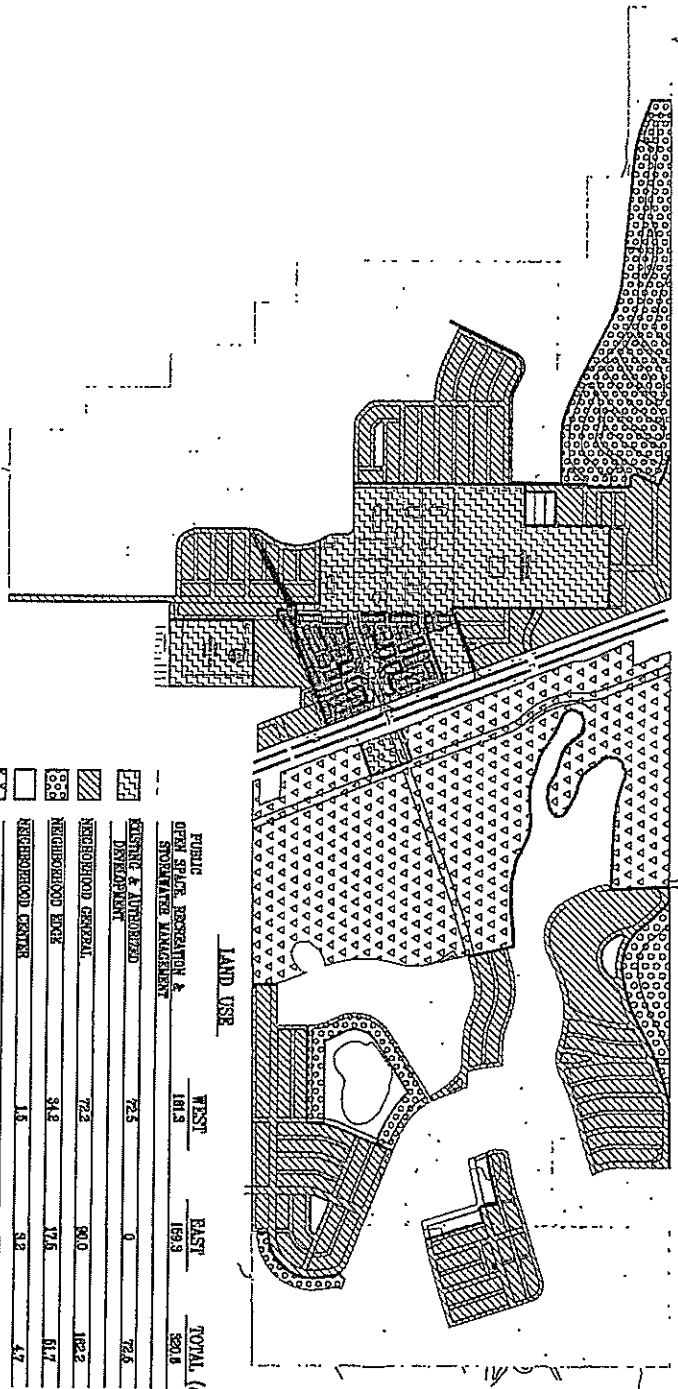
¹Gross Leasable Area

²Gross Floor Area

³Town Center = 56,000 sf Commercial with 100 apartment units over stores

PROJECT JOB NAME
 SHEET TITLE/PLAN NO. - MAP #
 DWG FILE NAME, DWG NAME
 XREF FILE NAME, XREF NAME


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LAND USE	WEST		EAST		TOTAL (ac.)
	181.3	199.3	181.3	199.3	
PUBLIC OPEN SPACE, PROTECTION & HYDRAULIC MANAGEMENT	181.3	199.3	181.3	199.3	380.6
EXISTING & APPROVED DEVELOPMENT	72.5	0	0	0	72.5
NEIGHBORHOOD GENERAL	72.2	80.0	80.0	182.2	182.2
NEIGHBORHOOD EDGE	34.2	17.5	17.5	61.7	61.7
NEIGHBORHOOD CENTER	1.5	3.2	3.2	4.7	4.7
COMMERCIAL DISTRICT	0	118.3*	118.3*	118.3	118.3
	341.7 ac.	388.3 ac.	388.3 ac.	726.5 ac.	726.5 ac.

* INCLUDES P.O. AC. OF EXISTING DEVELOPMENT

MASTER DEVELOPMENT PLAN MAP H

DRAWING DWG NAME SHEET I OF	CAGAN CROSSING PUD/FQD LAKE COUNTY, FLORIDA		 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2300 PARK AVENUE MONTHA WOODS PARK, FLORIDA 32768 (407) 641-4268				DONALD W. MCINTOSH ASSOCIATES, INC. APPROVATION NO. 81	
	DATE	SCALE	JOB NUMBER	NO	DATE	DESCRIPTION	DATE	
	1"=400'	22078						