

RAY PROPERTIES, INC.

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Via email: planning@lakecountyfl.gov
and BSheahan@lakecountyfl.gov

Copy via USPS

October 21, 2013

Mr. Brian Sheahan, Director
Planning and Community Design Division
Lake County Government
Growth Management Department
315 West Main Street
P.O. Box 7800
Tavares, FL 32778

RE: Pacific Ace Corporation Property

Dear Mr. Sheahan:

This letter is regarding the proposed Wellness Way Sector Plan (WWSP) and is on behalf of Pacific Ace Corporation. First, Pacific Ace fully supports the suggestion made by Jim Karr in his letter to you dated 10/17/2013 to slow down the approval process for the WWSP. The current schedule does not provide adequate time for thoughtful review and refinement of the most recent draft of the plan released just 11 days ago on 10/10/2103. In fact, the current schedule virtually guarantees that the current draft is the final draft. This plan is supposed to guide development within a huge portion of Lake County for the next 27 years; what is the rush? Please provide adequate time for thoughtful review and refinement of this very important plan. The following comments relate to the WWSP in general and to its impact on the Pacific Ace property specifically.

1. The boundary of the WWSP does not appear to include the westernmost portion of the Pacific Ace property abutting US 27. If this is

correct, please amend the WWSP boundary to include the entire Pacific Ace property.

2. Policy I-8.2.7 seems to unconditionally guarantee that Pacific Ace can develop its property in accordance with the existing PUD Ordinance 1996-17. If this is not the County's intention, please modify the WWSP to ensure that all land with an existing PUD may proceed under the terms of those PUDs and without being subject to the regulations proposed by the WWSP.
3. Policy I-8.3.9 requires the county to create a Multi-modal Transportation District for the WWSP area. If this district is to have taxing powers like an MSTU, then existing PUDs need to be exempt from this policy and from Policy I-8.6.1, thereby allowing all infrastructure to be paid for under the same terms and conditions that apply to land in the rest of the County.
4. Land Use Designations on the FLUM should not anticipate wetland boundaries. Such boundaries should be determined by the appropriate water management districts and other agencies charged with this task so that there is no inconsistency between the FLUM and future official wetland boundaries.
5. As discussed in detail in my letter to you of September 13, 2013, copy attached, Pacific Ace continues to believe that the amount of land allocated in the WWSP for employment is inconsistent with amounts reasonably required, and that using the existing "sprawl" employment pattern as the basis for intensity in an area where better development patterns are desired makes the WWSP inconsistent with its stated goals. In addition, we believe that the likely outcome of allowing this much land for employment will ultimately result in more unsightly and haphazard sprawl that negatively affects the attractiveness and value of the entire WWSP area. We specifically request that you submit this section of the WWSP to the review of additional planning and economic development experts.

Thank you for allowing us this opportunity to comment on the WWSP, and please contact me if I can provide any additional information.

Sincerely,

Ray Properties, Inc. for Pacific Ace Corporation


Keith Ray

Copy: Mr. Guy Colado, Commerce National Bank and Trust
Mr. Larry McCranie, consultant to Pacific Ace Corporation
Mr. Jim Karr, LandMinus