

# Renaissance Trails

## Lake and Sumter Counties

*A Development of Regional Impact  
Pre-Application Synopsis*



Prepared for:  
Pringle Properties, Inc

Prepared By:  
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Kimley-Horn and Associates, Inc.

*Renaissance Trails – Lake and Sumter Counties, Florida  
Development of Regional Impact  
Pre-Application Synopsis / November 21, 2005*

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF COMMUNITY PLANNING  
BUREAU OF LOCAL PLANNING  
2555 Shumard Oak Blvd.  
Tallahassee, Florida 32399  
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**PREAPPLICATION CONFERENCE DOCUMENT AND INFORMATION**

One of the initial steps in the development of regional impact (DRI) review process is the preapplication conference. The preapplication conference is a meeting between various governmental agencies and representatives of the developer that establishes the parameters of the Application for Development Approval (ADA). Pursuant to Paragraph 380.06(7), Florida Statutes, and Rule 9J\_2.021, Florida Administrative Code, the information required to conduct the preapplication conference must be made available to the participants in the conference at least ten working days prior to meeting. Note that the following information lists the minimum information requirement for a preapplication conference, and council staff should be consulted prior to the preparation of a preapplication document.

Provide the following information about the proposed development.

**A. General Information**

**1) Name of the development.**

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**2) Name, address, and telephone number of the applicant.**

Allan Parrow, President  
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2801 South Bay St.  
Eustis, FL 32726  
Phone: (352) 483-3000  
Fax: (352) 483-8001

**3) Name, address, and telephone number of the authorized agent.**

Please see Appendix A for a list of the Pringle Team Consultants.

**B. Project Description**

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**1) A general description of the project, including proposed land use and amounts pursuant to the guidelines and standards in Chapter 28\_24, F.A.C.. If a preliminary master plan has been developed, please provide.**

This project is part of the ever growing Pringle Properties, Inc. family of developments. Pringle Properties, Inc. has developed Active Adult 55+ communities in Lake County for over 40 years. Each community has been unique. This project will offer an equestrian amenity with an "Old Florida Garden" design theme.

This project site is in Lake and Sumter Counties located in the Rural Land Use category in both counties. The Lake County portion will be annexed into the city of Leesburg and reclassified Estate Residential; the Sumter County portion will be reclassified Low Density and be contained within the Urban Area Boundary due to the continuity with the portion in the City of Leesburg.

This category will be combined into two Planned Unit Developments, one approved in Sumter County and the other approved in the City of Leesburg. The Development Order will be incorporated into the Planned Unit Development agreements at the completion of the DRI/ADA periods.

It is the intent of this project to process a Pre-Development Agreement for Phase I during the DRI/ADA process.

The current transportation network contains CR 48 as the main access to this site. A corridor has been reserved for future widening. Discussions are underway to connect this project with adjacent development. Map A (located in Appendix E) provides aerial imaging within a two mile radius to illustrate the current conditions of this site and Appendix D provides more information regarding transportation networks and methodologies.

The applicant is proposing to create an over fifty-five age restricted community in the "Old Florida" theme with an equestrian amenity. Proposed are 4,500 single family residential dwelling units (1.9 units per gross acre), 225,000 square feet of commercial uses with an accommodation for second floor flats, central utilities, an RV storage facility, equestrian barn, over 20 miles of trails, and clubhouse and townhouse options. The total land use is approximately 2,386 acres and abuts the current city limits of Leesburg.

Utilizing the requirements outlined in conservation design and sustainable communities, this project will include mixed uses to address the needs of the residents.

There will be an emphasis on protecting the majority of the natural features in the area. The project layout has been carefully conceived to minimize impacts to the natural environment and wetlands, avoid the 100 – year floodplain, and for extensive preservation of natural habitats. All preserved wetland areas will include a 25 –foot average upland buffer, wider in many cases. Existing wildlife corridors have been preserved within the project to blend and function with the environmental features of the property. The project theme of equestrian amenities and trails provides an excellent opportunity for the residents to explore the natural habitats and learn about the natural systems that fall within the preservation areas.

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The proposed community integrates the following to complement and support the 4,500 dwelling units:

- Clubhouse with pool, softball field(s)
- Computer rooms, library, fitness rooms
- Gathering rooms and a large room & facility for assembly and Homeowner Association meetings
- Equestrian facility to board horses, exercise, pasture and over 20 miles of trails on site
- 25,000 square feet of neighborhood commercial adjacent to the Equestrian Center
- Clubhouse complex
- 200,000 square feet of commercial along SR 48
- Townhouse/villa options for housing diversity

An integral part of the community is the trail system that is designed with several links that allow rest stops, trail heads, grazing area, for whatever level of horseperson that reside in the community.

In addition, this community will have a network of foot path/cycle trails providing linkage between the residential areas, recreation areas, commercial areas, clubhouse, and open space. Vehicular traffic within the development will thereby be reduced to encourage an integrated community which has occurred in the previous Pringle communities.

The project will be served with central potable water and sanitary sewer, service provided by the City of Leesburg. The applicant has met with city officials to discuss timing of service, and coordination of improvements to the City's existing utility infrastructure.

Initial discussions between the City and the applicant have included talks about reuse water service to the DRI properties, utility line extensions that will serve the surrounding properties as well, and potential for dedication of area to the City for use as a well site and/or water tower site. Also, the City of Leesburg is currently under contract with outside consultants to provide master water and sewer planning for the areas surrounds this project. Preliminary findings are expected before the end of the year and the applicant will work with City officials to implement the needed improvements to serve the DRI project area.

The project area generally consists of rolling hay fields with higher elevations near the center of the project area, and wetland systems at the perimeter of the property. Ground cover in upland areas is actively maintained for hay operations and grazing of livestock and consists of fairly dense tall grasses. Wetlands at the perimeter of the project area vary in type.

Due to the rolling nature of the topography, rainfall at the project area experiences an initial abstraction into the upland soils, and then sheet flows to the surrounding wetlands. The proposed development will be designed with a functional stormwater management system that meets all permit regulations of Sumter County, the City of Leesburg, the St. John's River Water Management District (SJRWMD) and the Southwest Florida Water Management District (SWFWMD) (Lake County portions fall under SJRWMD jurisdiction and Sumter County portions fall under SWFWMD jurisdiction). It will be very important that the

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proposed stormwater management system will continue to provide runoff to the wetland systems, maintaining the hydrology experienced in the existing conditions. Because of the slopes of the existing topography, the stormwater system will likely consist of wet retention areas in the lower elevations adjacent to the wetlands that provide attenuation and stormwater treatment through permanent pool volume and possibly littoral shelf vegetation plantings.

Portions of the project area lie within the limits of the Federal Emergency Management Agency (FEMA) regulatory floodplain. The flood zones are unnumbered "A" zones, which indicates a general limit of the floodplain but does not indicate base flood elevations (BFE). FEMA provides guidelines to determine BFE's in unnumbered "A" zones, which will be utilized to determine existing floodplain elevations on the site. FEMA's mapping work was based on USGS Quadrangle maps, which only contain 5-foot contour elevations. Once BFE's are established, those floodplains will be re-mapped using 1-foot contour survey information for the project site, which is in the process of being gathered at this time.

A preliminary master plan has been developed and is provided in Appendix B.

### **2) Proposed phasing of the project, including proposed preliminary phasing dates and buildout dates.**

The project will be contained of 3 phases. Phase I (2 years for completion) and half of Phase II (additional 5 years for completion) are scheduled to take place in Lake County (City of Leesburg). The remaining half of Phase II and all of Phase III (additional 5 years) are scheduled to take place in Sumter County.

## **C. SITE INFORMATION**

### **1) Describe the existing land uses and vegetative associations. Provide an aerial photograph of the site.**

The Pringle DRI project site comprises approximately 2,386 acres of rolling hills with 1,076 acres in Lake County and 1,310 acres in Sumter County, Florida. The primary land use is agricultural, with pasture and hay crops covering nearly 70% of the property. Most of the remaining land is marsh, open water, or woodland.

The subject parcel is in Section 1, Township 21 South, Range 23 East and Sections 25 and 36, Township 20 South, Range 23 East, Sections 5, 6, and 7, Township 21 South, Range 24 East and Sections 31 and 32, Township 20 South, Range 24 East. The dominant vegetative communities and land use were classified using the Florida Land Use, Cover and Forms Classification System (FLUCFCS), as developed by the Florida Department of Transportation (January 1999). The following sections provide detailed descriptions of each of the existing land use and vegetative cover types occurring on the project site. Cover types are depicted on Map F. Table 12-A-1 lists these cover types and their approximate acreages based on aerial interpretation. Field reconnaissance was conducted in July, August, and September 2005. Pedestrian and vehicular transects were utilized to characterize the site and map land covers.

Table 12-A-1  
Florida Land Use, Cover and Forms Classification System Information

Code	FLUCFCS	Acreage	Percent
147	Mixed Commercial Services	12.62	1%
148	Cemetery <sup>1</sup>	0.56	0%
211	Improved Pasture	404.08	17%
211/834	Improved Pasture/Sewage Treatment	842.63	35%
2153	Field Crops (Hay)	366.70	15%
416	Slash Pine	0.92	0%
423	Oaks/Pine/Hickory	8.27	0%
427	Temperate Hardwoods/Live Oak	11.39	1%
523	Lakes larger than 10 ac.	42.90	2%
524	Lakes less than 10 ac.	58.11	2%
617	Mixed Hardwood Wetland	54.79	2%
618	Willow/Elderberry	16.02	1%
641	Freshwater Marsh	410.56	17%
643	Wet Prairie	3.72	0%
644	Emergent Aquatic Vegetation	97.23	4%
740/747	Disturbed/Dikes and Levee	7.34	0%
742	Borrow Pit	2.71	0%
746	Abandoned Railroad/Live Oak	14.96	1%
747	Dike/Levee	4.81	0%
814	Road/Graded and Drained	25.76	1%

<sup>1</sup>Since the cemetery is surrounded by the proposed project site; it is included in this table but it is not part of the subject property.

147 – Mixed Commercial and Services (±12.62 acres) – Located in the central portion of the subject parcel west of CR 48, this area consisted of several storage buildings used to store farm equipment and agricultural goods (i.e. office for cattle ranch and hay fields). There were fuel storage tanks within this area along with commercial containers (contents unknown).

148 – Cemetery (±0.56 acres) – The Cool Spring Cemetery is located west of the mixed commercial and services area with headstones dating back to the 1860s. This potential historic site is excluded from the development project.

211 – Improved Pastures (±404.08 acres) – These areas have been cleared, tilled, reseeded with specific grasses and periodically improved with brush control and fertilizer application. Troughs, feed bunkers and, in some cases, cow trails are evident. The land is managed seasonally as no shrub or tall prairie grasses are present.

211/834 – Improved Pasture/Sewage Treatment (±842.63 acres) – Sewage sludge is land-applied to most of the pastures on the Sumter County parcel, adding significant organic matter to the surface. These pastures are also utilized for hay production.

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2153 – Field Crops/Hay ( $\pm 366.70$  acres) – The primary type of field crop is hay. Field appears to be managed to an edge which the farm equipment can readily traverse. The edges of managed fields appear to indicate a shift to more mesic areas.

416 – Slash Pine ( $\pm 0.92$  acres) – This small stand of pines is on the south end of the Sumter County parcel, adjacent to improved pasture and freshwater marsh.

423 – Oak/Pine/Hickory ( $\pm 8.27$  acres) – This stand of trees is bisected by northern property line of the Lake County parcel and is surrounded by marsh. This is a mixed forest community in which no single species is consistently dominant. However, this is a predominantly hardwood forest type in which various southern pines are major associate species. Major component species of this community include live oak (*Quercus virginia*), turkey oak (*Quercus laevis*), slash pine (*Pinus elliotii*), and pignut hickory (*Carya glabra*) in addition to numerous minor associate species. This “island” of trees appears to be a remnant of patches that would have existed across lower areas in the landscape prior to agricultural conversion. This patch appears to have survived as a consequence of it being both low in the landscape and along a property line.

427 – Temperate Hardwoods/Live Oak ( $\pm 11.39$  acres) – These areas are primarily found along edges of fences, wetlands, cattle pastures, and crop fields. An upland temperate hammock association, this habitat is dominated by live oak and in a few areas is in a pure-stand of oak. Other species found in this cover type include sweetgum (*Liquidambar styraciflua*), and laurel oak (*Quercus laurifolia*) and cabbage palm (*Sabal palmetto*) in the understory. The live oaks often exceed 24 inches in caliper.

523 – Lakes larger than 10 acres ( $\pm 42.90$  acres) – This large lake is in the southern portion of the site and is bisected by the Sumter/Lake county line. This system has large open water areas with emergent marsh fringe with several large caliper red maples (*Acer rubrum*) and live oaks.

524 – Lakes less than 10 acres ( $\pm 58.11$  acres) – There are numerous open surface waters located across the property, all of which are surrounded by wetlands. USGS topographic maps name some of these, including Charley Pond on the west boundary line, Cool Spring Pond west of the hay processing area, and Big Eye Hole in the center of the large pasture in Lake County. The fringe wetlands include both emergent and shrub systems.

617 – Mixed Wetland Hardwoods ( $\pm 54.79$  acres) – This area is in the southern portion of the Lake County parcel and the western portion of the Sumter County parcel. The canopy is dominated by red maples with red bay (*Persea borbonia*), ash (*Fraxinus* spp.), water oak (*Quercus nigra*), sweetgum, water hickory (*Carya aquatica*), and the shrub layer consists of button bush (*Cephalanthus occidentalis*), titi (*Cyrilla racemiflora*), Carolina willow (*Salix carolinia*).

618 – Willow and Elderberry ( $\pm 16.02$  acres) – Several wetlands were dominated by Carolina willow, indicating hydrologic fluctuation. Some elderberry (*Sambucus canadensis*) was present along the fringes, along with a few arrowwood (*Viburnum dentatum*).

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641 – Freshwater Marshes ( $\pm 410.56$  acres) – These marsh areas were numerous and ranged in both size and association with surface waters. Many were small open water areas fringed with emergent wetlands and shrubs. Communities included in this category are characterized by having one or more of the following species predominate:

Sawgrass - *Cladium jamaicensis*  
Cattail - *Typha* sp.  
Maidencane - *Panicum hemitomon*  
Buttonbush - *Cephalanthus occidentalis*  
Cordgrass - *Spartina bakeri*  
Pickerel weed - *Pontederia cordata*  
Switchgrass - *Panicum virgatum*  
Bulrush - *Scirpus americanus* sp.  
Needlerush - *Juncus effusus*  
Common Reed - *Phragmites* sp.

The open waters support floating aquatic vegetation such as water lilies (*Nymphaea odorata*) and spatterdock (*Nuphar advena*). Surrounding cover vegetation was composed of annuals, willow, elderberry, dog-fennel, red root, eel grasses, and marsh mallow, among others. Small red maples and bays were observed in the fringes of some wetlands. Surrounding grasses showed signs of being routinely cut for hay.

Several wetlands in the pastures north of CR 48 were highly impacted from cattle grazing. Wading cattle destroy the soil structure and dramatically alter the nutrient balance and also increase erosion/runoff. Wetlands with steeper bank slopes show signs of cattle going only to the waters edge.

643 – Wet Prairie ( $\pm 3.72$  acres) –

These include areas that were dominated with maidencane and other grasses, and also have willows and other marsh vegetation, including pickerel weed, and water pennywort (*Hydrocotyle americana*). These marshes have shallower water depths and a shorter hydroperiod than freshwater marshes.

644 – Emergent Aquatic Vegetation ( $\pm 97.23$  acres) –

These areas are dominated by floating vegetation including water hyacinth and spatterdock. These areas are continuously flooded and are usually located between open water areas.

740/747 – Disturbed Land with Dike/Levee ( $\pm 7.34$  acres) –

These areas have been substantially modified from their natural state. They typically include a ditch on at least one side of the levee where the fill was excavated. Vegetation includes terrestrial grasses. Additionally most of these areas are impacted by ranching and other uses.

742 – Borrow Pit ( $\pm 2.71$  acres) – This is a very small clay pit in the west central portion of the Lake County parcel cut directly into the hillside. The pit is self-contained with a detention pond along one side. Access is from a downhill road so no materials are washing out of this

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site during storm events. The area did not appear to be currently active, but the appeared to have been worked within the last year. This pit does show that the hills have thick deposits of red clay running more than 20 feet deep in some locations.

746/427 - Abandoned Railways/Live Oak ( $\pm 14.96$  acres) – A railway once ran within the property north of CR-48. Oak cover follows the historic layout of the railroad.

747 – Dike/Levee ( $\pm 4.81$  acres) – Levees, approximately 20-foot wide separate surface water bodies in the northeast portions of both the Lake and Sumter County properties, presumably to reduce the impacts of flooding. The top of the levees are overgrown with upland scrub/shrub vegetation.

814 – Road/Graded and Drained ( $\pm 25.76$  acres) – Unpaved roads, graded dirt, and primitive roads are located throughout the parcel. The roads vary in size and levels of management.

2) **Provide a brief environmental assessment of the site, encompassing topics such as the probable occurrence of wetlands and listed plant and animal species.**

The pastures at this site have been seeded with specific grasses which are periodically improved through brush control and fertilizer application. They also appear to be seasonally managed as no shrub or tall prairie grasses are present. Pastures on the Sumter County side are also actively being used to spread biosolids, particularly in the central and northern portions of the property. Cattle also graze portions of the parcels.

Based on previous reports and review of aerial photographs, numerous surface waters and marshes occur across the property, including both emergent and shrub systems. These marsh areas are numerous and range in both size and association with adjacent surface waters. Wetland areas include wet prairies, marshes, hardwood forests, willow and elderberry, and open water systems with wetland edges.

Given the presence of wetlands and surface waters, there is potential for occurrence of listed wading bird species or other listed wildlife. In particular, the littoral zone and the upland transitional zone along each surface water perimeter may be host to listed species, including nesting. Surface waters, along with the forested and herbaceous wetlands in the project will be examined at various times of the day.

FNAI element occurrences mapped on or near the site include gopher tortoise, Florida scrub-jay, Sherman's fox squirrel, and scrub buckwheat. Other avian species near the site include whooping crane, kestrel, least bittern, burrowing owl, sandhill crane, and osprey.

3) **Indicate which portions of the site, if any, are within the 100-year floodplain.**

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for this area indicates that portions of the site adjacent to wetlands or surface waters are within Zone A, an area of special flood hazard without water surface elevations determined. See attached Figure in Appendix E.

**D. Impact Area Information**

Using a map, indicate the proximity of this site to regionally significant resources identified in the Regional Policy Plan, such as significant bodies of water, wetlands, or wildlife corridors.

The Regional Planning Councils for Withlacoochee (Sumter County) and East Central Florida (Lake County) regions were consulted to determine nearby significant resources identified in their respective Regional Policy Plans. Copies of maps from each RPC indicated that waters, wetlands, and wildlife were proximal to the Pringle DRI site. These features, once received in proper format, will be incorporated into the DRI exhibits.

**E. Permitting and Approval Information**

**1) Indicate of a comprehensive plan amendment will be required for this development.**

A Large Scale Comprehensive Plan Amendment will be required in the City of Leesburg and in Sumter County to change the Future Land Use to Estate Residential in the City of Leesburg and to Low Density in Sumter County.

**2) Provide a list of permits already applied for or received, specifying the date of application, issuing agency, and function of permit.**

A list of permits is located in Appendix C.

**F. Provide a summary of each of the proposed methodologies, assumptions, models, criteria, etc., that will be used to answer ADA questions, particularly Question 12 (Vegetation and Wildlife) and Question 21 (Transportation). The methodologies, assumptions, etc., should be specific enough so that once agreement is reached among the parties regarding these, everyone involved will have a clear understanding of what will be provided in the ADA. The intent of this agreement is to streamline the review period and decrease the number of insufficiency findings whenever possible. The regional planning council should be consulted prior to the preapplication conference to explain the methodologies acceptable to the region for ADA review.**

The Pringle project site will be surveyed for the occurrences of species listed by the Florida Fish and Wildlife Conservation Commission (FWC), U.S. Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA) based on known habitat preferences and geographical distribution

The following methods and protocols will be implemented at the subject property:

1. Databases, maps, and ancillary documents, including Natural Resources Conservation Service soils maps, U.S. Geological Survey topographical map, true color aerial photography, and Digital Ortho Quarter Quadrangle aerial photography will be examined to facilitate the assessment of potential occurrence of listed species in the project. The Florida Natural Areas Inventory (FNAI)

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and FWC databases will be reviewed to determine occurrence or potential for occurrence of listed species.

2. Random/meandering pedestrian and vehicular transects will be conducted through all land use and vegetation cover types.
3. Species-specific surveys will be conducted within suitable habitat as determined based on literature review and the preliminary surveys. Wetlands within the project boundary will be the primary focus for potential wading bird rookery nesting. In particular, the littoral zone and the upland transitional zone along each surface water perimeter will be examined for the presence or utilization by listed species, including nesting. These surface waters, along with the forested and herbaceous wetlands in the project, will be examined at various times of the day. Based on previous reports and FNAI data for the region, target species for this DRI included gopher tortoise (*Gopherus polyphemus*), and Florida Scrub-jay (*Aphelocoma coerulescens*).

Gopher Tortoise – Survey transects will be established at a maximum interval of 250 feet throughout all of the areas of suitable habitat to ensure a minimum 20% aerial coverage. All tortoise burrows within the 50-foot wide transects will be recorded with a GPS unit and assigned an activity status pursuant to the FWC guidelines. Transect lengths are determined in situ by the actual extent of gopher tortoise burrow occurrence, habitat conditions, and soil types.

American alligator – The American alligator will be surveyed during the pedestrian surveys through areas designated as wetlands. Nesting areas, tracks, and any signs of alligators will be investigated during these surveys.

Florida sandhill crane – The Florida sandhill crane typically nests within wetland marshes or wet prairies, and feeds in open prairies or pasture land. This species' preferred nesting site is usually limited to pickerel weed or maidencane marshes, which allow high visibility from predation. Pedestrian and vehicular transects throughout the site will be utilized to document any observations of sandhill crane foraging.

Florida scrub jay – The Florida scrub jay prefers large tracts of scrub habitat. The habitat that occurs on-site is considered sub-optimal due to expansive pastures and limited scrub. Previous surveys have observed scrub jays onsite; therefore, areas designated as Oak – Pine – Hickory and Temperate Hardwood (FLUCFCS Codes 423, 427, respectively) will be investigated for potential stray occurrence during the survey period. A Florida scrub jay callback tape will be utilized randomly throughout these areas with calls being made for approximately four (4) minutes at each station for five (5) consecutive days. The best time to survey for these species is during their breeding season (March-June) and a few months post-nesting (October) when they stay close to their breeding grounds, and defend their territory. Scrub jays are not territorial before this time and are often out exploring new foraging areas and/or nesting areas. For this reason, the surveys for Florida scrub jays will be initiated in October 2005.

Wading birds – Wading bird species surveyed for will include whooping crane (*Grus americana*), wood stork (*Mycteria americana*), Florida sandhill crane, limpkin (*Aramus guarauana*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), and white

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ibis (*Eudocimus albus*). The wetlands (FLUCFCS 523, 524, 611, 617, 618, 641, and 644) scattered throughout the project will be surveyed by pedestrian transect.

Protected Plant Species – Vegetative species afforded protection by the USFWS and the FDA that may occur on the project site includes scrub buckwheat (*Eriogonum longifolium*) and royal fern (*Osmunda regalis*). Protected plant species surveys will be conducted within suitable habitats as determined based on the results of literature review and preliminary surveys. Pedestrian surveys will be conducted through all appropriate habitats within the study area utilizing meandering pedestrian surveys.

### **G. Proposed Deleted ADA Questions**

**Provide a list (or formal written request if required by the regional planning council) of ADA questions which you wish to have deleted or exempted. Provide a discussion or explanation of why you believe it is appropriate to delete the ADA for your project.**

The following questions are requested for deletion or exemption:  
Questions 22,23,29, and Questions 35 through 43.

Appendix A

## CONSULTANTS

### Legal

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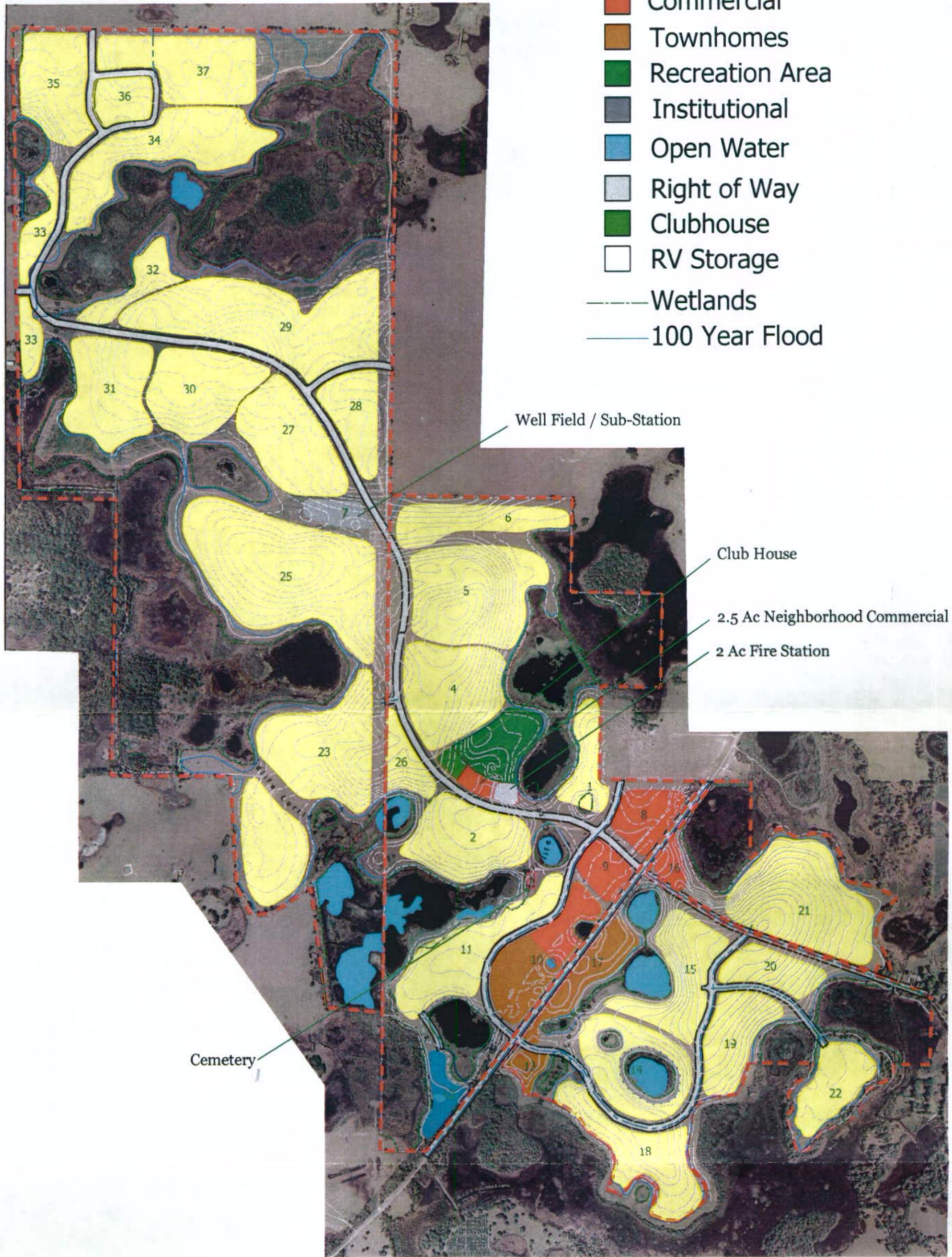
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Appendix B



Scale: 1"=1,500'  
Date: 11/21/2005



### Master Plan

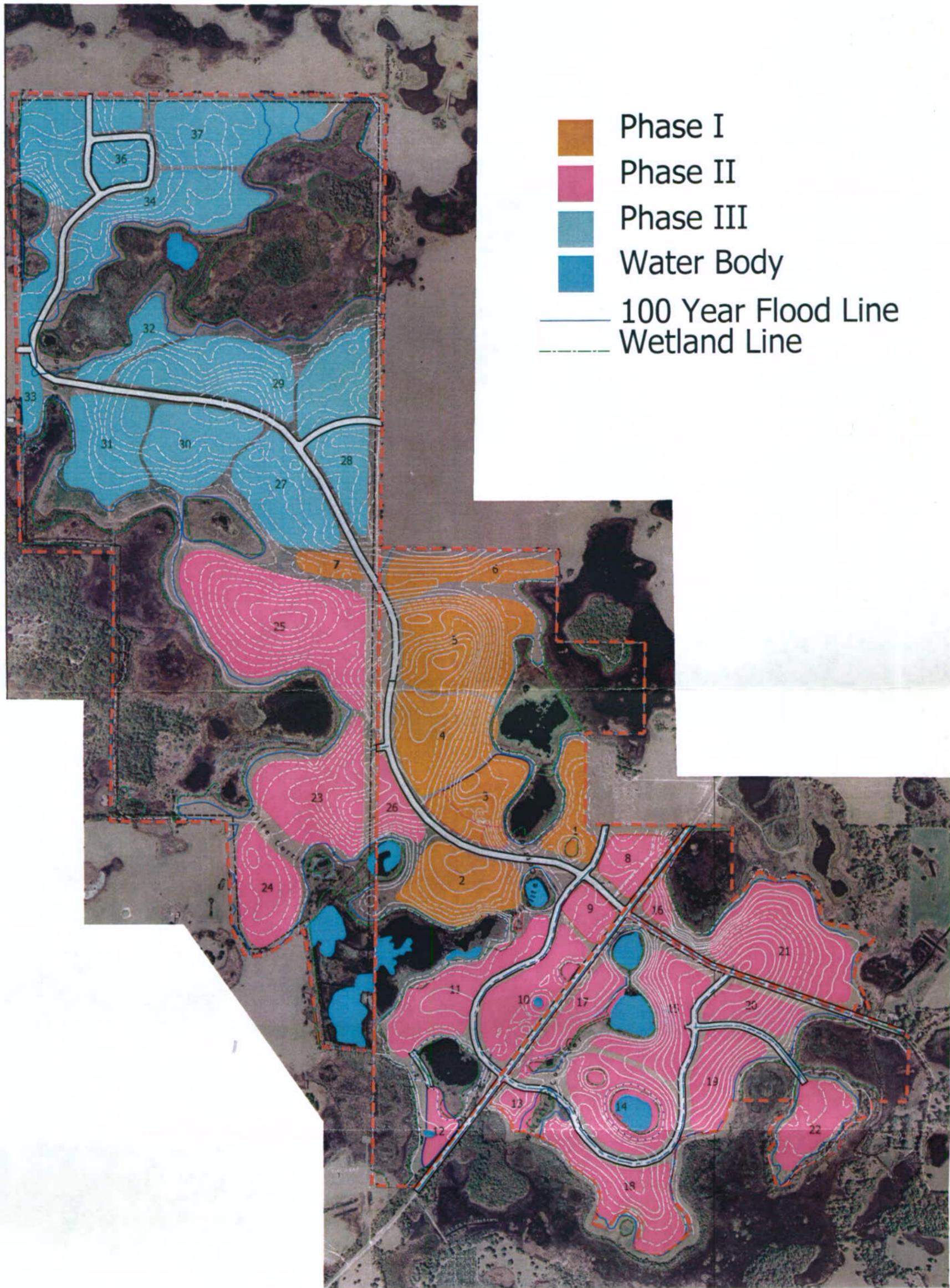
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Lake & Sumter Counties, Florida



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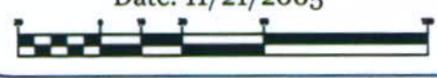
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- Phase I
- Phase II
- Phase III
- Water Body
- 100 Year Flood Line
- Wetland Line



Scale: 1"=1,500'  
Date: 11/21/2005



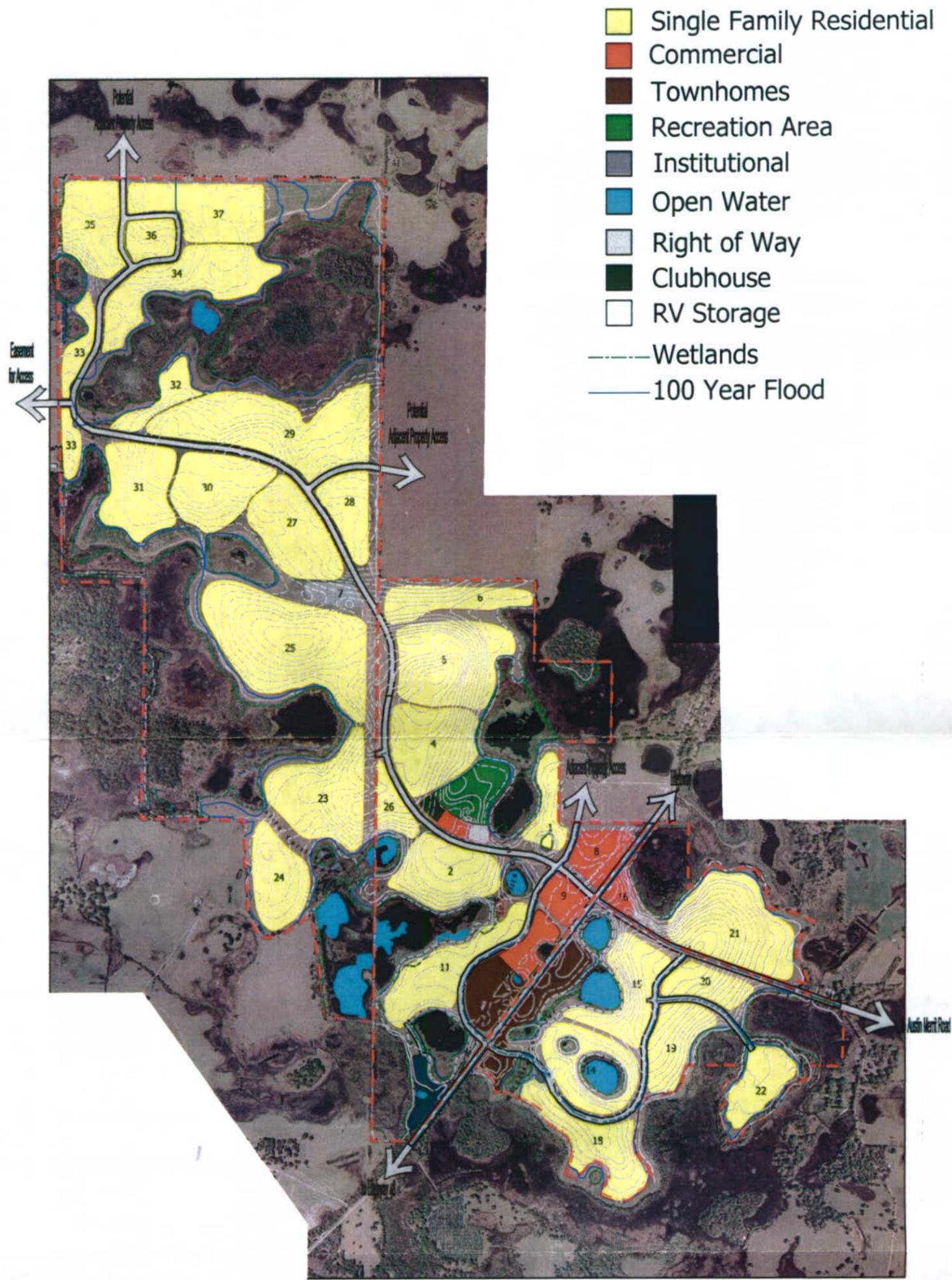
Phasing Plan

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Lake & Sumter Counties, Florida



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Date: 11/21/2005



### Transportation Connectivity

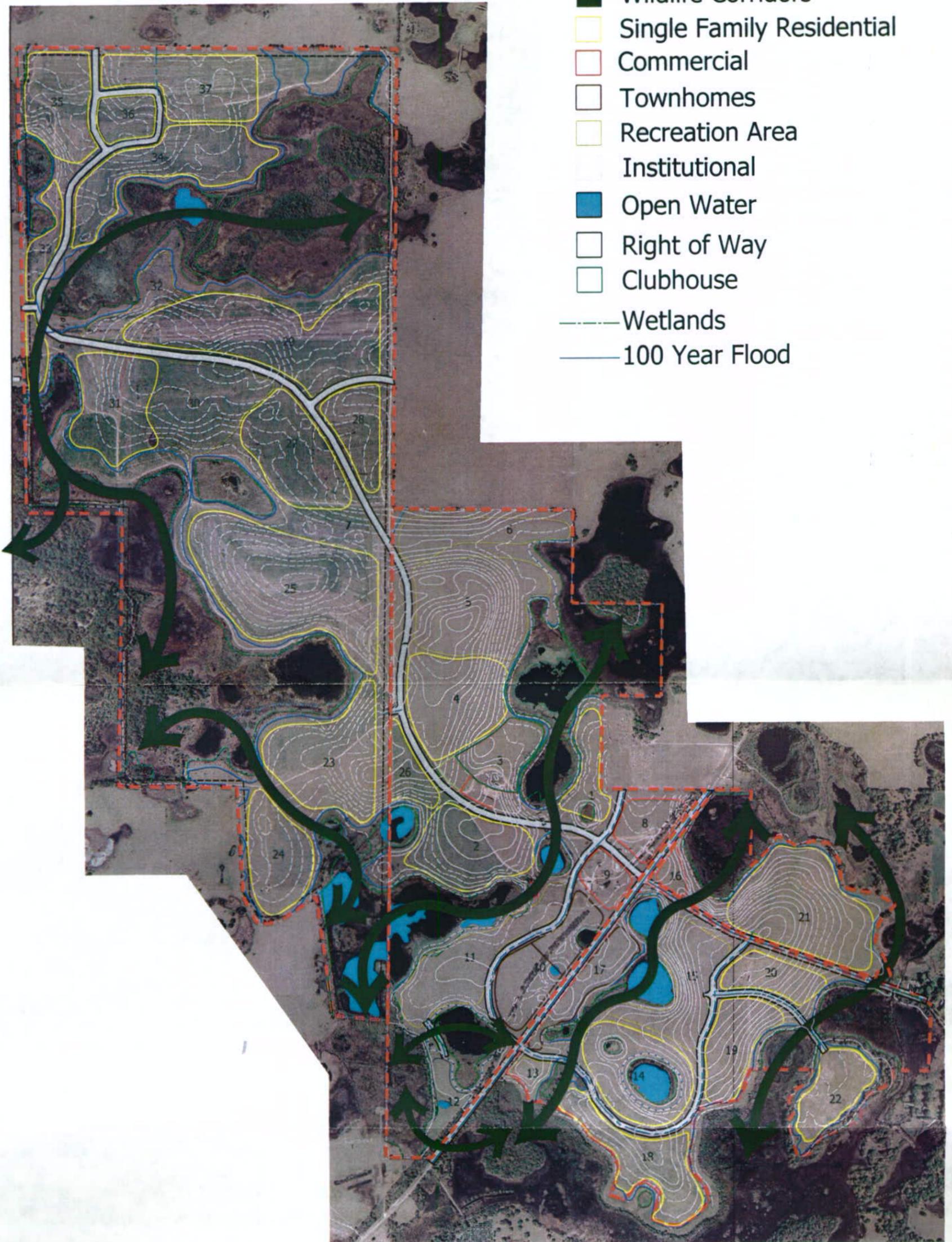
# Renaissance Trails

## Lake & Sumter Counties, Florida



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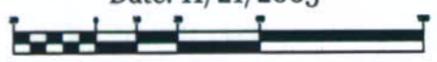
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- Wildlife Corridors
- Single Family Residential
- Commercial
- Townhomes
- Recreation Area
- Institutional
- Open Water
- Right of Way
- Clubhouse
- Wetlands
- 100 Year Flood



Scale: 1"=1,500'  
Date: 11/21/2005



Wildlife Corridors

# Renaissance Trails

Lake & Sumter Counties, Florida



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POD #	Phase 1			2 Years	
	Acreage	4.3 DU/acre	3.8 DU/acre	Townhouses (7 DU/ acre)	Commercial (Square feet)
1	18	77	69	N/A	N/A
2	36	155	136	N/A	N/A
3	27	N/A	N/A	N/A	25,000
4	40	172	152	N/A	N/A
5	54	230	205	N/A	N/A
6	23	98	87	N/A	N/A
7	7.5	UTILITY	UTILITY	UTILITY	UTILITY
<b>Phase Total</b>	<b>205.5</b>	<b>732</b>	<b>649</b>	<b>N/A</b>	<b>25,000 sq. ft.</b>

Notes:

POD #3 will be used for recreation, but contains a 2 acre Fire Station and 25,000 sq. ft. of commercial  
All PODs are located in Lake County

POD #	Phase 2		5 Years		Commercial (Square feet)	REC (Acres)
	Acreage	4.3 DU/acre	3.8 DU/acre	Townhouses (7 DU/ acre)		
8	14	N/A	N/A	N/A	25,000	11.5
9	9	N/A	N/A	N/A	90,000	N/A
10	30	N/A	N/A	210	70,000	N/A
11	36	155	137	N/A	N/A	N/A
12	8	RV	RV	RV	RV	N/A
13	6	N/A	N/A	42	N/A	N/A
14	39	167	148	N/A	N/A	N/A
15	30	129	114	N/A	N/A	N/A
16	4	N/A	N/A	N/A	40,000	N/A
17	19	N/A	N/A	133	N/A	N/A
18	40	160	152	N/A	N/A	N/A
19	23	99	87	N/A	N/A	N/A
20	12	51	45	N/A	N/A	N/A
21	54	230	205	N/A	N/A	N/A
22	26	111	99	N/A	N/A	N/A
23	47	202	178	N/A	N/A	N/A
24	28	120	106	N/A	N/A	N/A
25	88	378	334	N/A	N/A	N/A
26	10	43	38	N/A	N/A	N/A
<b>Phase Total</b>	<b>523</b>	<b>1845</b>	<b>1643</b>	<b>385</b>	<b>225,000</b>	<b>11.5</b>

Notes:

POD #s 8-22 and 26 are located in Lake County

POD #s 23, 24, 25 are located in Sumter County

POD# 10 has 70,000 sq ft of commercial and 210 townhouses with 49 of those above the commercial

POD #	Phase 3			5 Years		REC (Acres)
	Acreage	4.3 DU/acre	3.8 DU/acre	Townhouses (7 DU/ acre)	Commercial (Square feet)	
26	10	43	38	N/A	N/A	N/A
27	38	163	144	N/A	N/A	N/A
28	50	215	190	N/A	N/A	N/A
29	44	189	167	N/A	N/A	N/A
30	36	154	137	N/A	N/A	N/A
31	36	154	137	N/A	N/A	N/A
32	13	22	50	N/A	N/A	N/A
33	16	65	60	N/A	N/A	N/A
34	45	193	171	N/A	N/A	N/A
35	32	136	121	N/A	N/A	N/A
36	12	51	45	N/A	N/A	N/A
37	36	153	121	N/A	N/A	N/A
<b>Phase Total</b>	<b>368</b>	<b>1538</b>	<b>1381</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

<b>Project Total</b>	<b>4115</b>	<b>3673</b>	<b>385</b>	<b>155,000</b>	<b>11.5</b>
<b>(Add Townhouses)</b>	<b>385</b>	<b>385</b>			
<b>Total</b>	<b>4500</b>	<b>4058</b>			

Notes:

All PODs are located in Sumter County except POD 26

Total Project Acreage - 1096.5

Lake County Acreage - 565.5

Sumter County Acreage - 521

Appendix C

## REGULATORY PERMITS

East Central Florida Regional Planning Council – Application for Development Approval

Withlacoochee Planning Council – Application for Development Approval

City of Leesburg – Application for Development Approval, Development Order, Annexation, Comprehensive Plan Amendment, Rezoning, and Engineering Development Approval

Florida Department of Environmental Protection – General Permit for Water Main Extensions, General Permit for Constructing a Domestic Wastewater/Transmission System Permit, and National Pollution Discharge Elimination System (NPDES) Stormwater Permitting

Florida Fish and Wildlife Conversation Commission – Listed Species Permitting

Lake County – Right of Way Utilization Permit, Driveway Connection Permit, and Roadway Improvement Permitting

Sumter County – Application for Development Approval, Development Order, Comprehensive Plan Amendment, Rezoning, Engineering Development Approval, and Roadway Improvement Permitting

St. Johns River Water Management District – Conceptual and/or Individual Environmental Resource Permitting, and Consumptive Use Permitting

Southwest Florida Water Management District – Conceptual and/or Individual Environmental Resource Permitting, and Water Use Permitting

U.S. Army Corps of Engineers – Nationwide Permitting

Appendix D

*Proposed DRI Question 21 Methodology*

# Renaissance DRI

LAKE AND SUMTER COUNTIES, FLORIDA

*Prepared for:*

Pringle Development, Inc.

*Prepared by:*

Kimley-Horn and Associates, Inc.

November, 2005

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### **Appendix**

- Map J
- Table A-1, Preliminary List of Roadways to be Included in Question 21 Analysis
- Table A-2, Preliminary List of Intersections to be Included in Question 21 Analysis
- Table A-3, Roadway Service Volumes
- Table A-4, Roadway Improvements
- Table A-5, Phase 1 PM Peak Hour Trip Generation
- Table A-6, Phase 2 PM Peak Hour Trip Generation
- Table A-7, Phase 3 PM Peak Hour Trip Generation
- Preliminary Project Trip Distribution Map

## I. INTRODUCTION

This document presents the proposed methodology for use in the preparation of Question 21 of the 'Development of Regional Impact (DRI) Application for Development Approval' for the Renaissance DRI. The subject project is located south of Florida's Turnpike, on CR 48 and North Austin Merritt Road, adjacent to the city of Leesburg, Florida. The site location is depicted by **Map J** in the **Appendix**.

The proposed development will consist of approximately 1,104 acres. The following land uses and phasing are currently being planned for (subject to change):

Land Use	Unit	PDA/Phase 1 - 2008	Phase 2 - 2013	Phase 3 - 2018
				(Cumulative, 100% of build out)
Single-Family Housing, age restricted	DU	750	2,350	4,700
Specialty Retail Center	DU	25,000	25,000	25,000
Shopping Center	KSF	0	100,000	200,000

Notes: Land uses and phasing are not final and subject to change.

The following sections outline the proposed methodology for the analysis of transportation resource impacts related to the Renaissance DRI.

## II. QUESTION 21

### A. EXISTING CONDITIONS

The documentation will present an analysis of existing conditions on regionally significant roadway links which are significantly impacted by project traffic, plus one link beyond. Major intersections within this impact area will also be analyzed. A preliminary list of facilities that are anticipated to be significantly impacted (where project trips are five percent or more of the maximum service volume at the adopted level of service) plus one link beyond is provided by **Table A-1** in the Appendix. This list will be revised if the study area analysis, completed as part of the Question 21 traffic study, indicates that the projected impact area is different from the area estimated in this document. A list of the major intersections that will be studied are depicted in **Table A-2** in the Appendix. A **Map J** will be provided with the Question 21 submittal that identifies roadways that are included in the analysis within the study area.

### **i. Traffic Counts and Roadway Characteristics**

The analysis will reflect existing traffic counts (based on Kimley-Horn and Associates, Inc. and Florida Department of Transportation traffic counts), roadway characteristics (including number of lanes, adopted level of service, and service volume). A table of existing roadway characteristics can be found in **Table A-3** in the Appendix. Traffic counts will be presented for p.m. peak hour, peak direction conditions. FDOT 48-hour pneumatic tube counts as recorded in portable count station synopsis reports will be used where available. New counts will be collected for three days (Tuesday through Thursday) and adjusted to peak season if necessary. Pneumatic tube counts will be axle-adjusted based on latest available FDOT axle adjustment factors. Where recent link counts are not available, turning movement counts will be used to derive link volumes for the approach links to the respective intersections. If FDOT AADT counts are used in the analysis, the latest available K (100th highest hour) factor from the closest applicable FDOT permanent count stations will be applied. The D factor (p.m. peak hour) will be calculated using the nearest FDOT portable count station synopsis report.

At locations where pneumatic tube counts are taken, three-day counts (Tuesday through Thursday) will be collected, and then averaged to obtain the daily count. FDOT portable station counts will also be used in a similar manner. Intersection peak hour turning movement counts will be taken on a Tuesday, Wednesday, or Thursday over the peak period. Should counts be collected outside the peak season, the appropriate FDOT peak season adjustment will be applied.

### **ii. Analysis**

Existing level of service will be determined for study area roadways. The study area will be defined by roadway segments where project trips are five percent (5%) or more of the maximum service volume (p.m. peak hour directional) at the adopted level of service, plus one link beyond.

Existing intersection conditions will also be included in the existing conditions analysis. The intersection analyses will be conducted using Synchro 6.0. Existing signalized intersection timing data will be obtained from State and local government, where available. Additionally, field observations will be made to determine how the intersection timing is actually operating. The analyses will use timings within the ranges identified in timing data from the agencies.

All Synchro worksheets will be included in the Question 21 report documentation. Analyses will be based on peak season, p.m. peak hour conditions.

### **iii. Planned and Programmed Improvements**

All planned, programmed, or committed roadway improvements will be identified (see **Table A-4** in the Appendix for a preliminary list). Only improvements in the first three years of the FDOT work program, or in local work programs, will be included in this analysis.

## B. TRIP GENERATION

Rates/equations from ITE's *Trip Generation*, 7<sup>th</sup> Edition, will be used to estimate trip generation by land use. Trip generation estimates will be provided in the Question 21 document (see **Tables A-5, A-6, and A-7** in the Appendix for a preliminary estimate of Phase 1, Phase 2, and Phase 3, respectively). Modal split (including truck traffic) and vehicle occupancy will be analyzed as appropriate.

## C. INTERNAL/EXTERNAL SPLIT AND PASS-BY

The internal/external split of project traffic will be based on studies included in ITE's *Trip Generation Handbook*. Where appropriate, internal capture percentages may be adjusted to be consistent with FDOT's *Site Impact Handbook*. Development is being proposed on both sides of CR 48. All site trips that cross CR 48 which may be considered "internal" will be accounted for in the traffic analysis. Pass-by credit will be applied based on ITE's *Trip Generation Handbook*. Pass-by percentages may be adjusted to be consistent with FDOT's *Site Impact Handbook* and limited to ten percent (10%) of future adjacent street traffic, where appropriate. Preliminary calculations of the internal/external split and pass-by percentages may be found in **Tables A-5, A-6, and A-7** in the Appendix.

## D. TRIP DISTRIBUTION

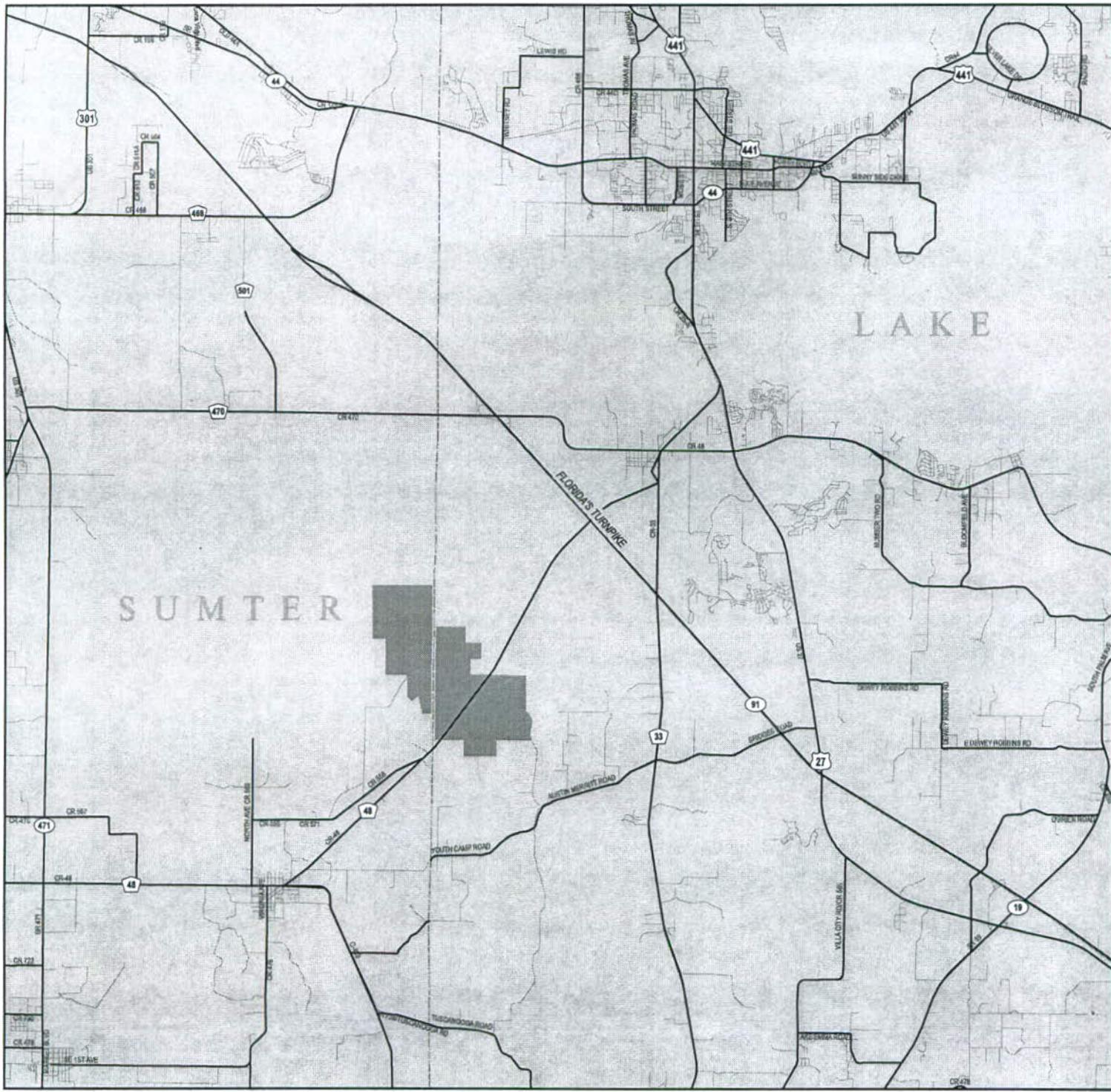
Trip distribution of site trips will be based on results of the latest available FDOT District 5 FSUTMS model (CFRPM-III). As is normal procedure, results from the model will be adjusted to account for measured existing distribution patterns observed during the existing conditions study. Project trip distribution percentages will be presented in tabular and graphic form in the Question 21 documentation (see the **Preliminary Project Trip Distribution Map** in the Appendix for a preliminary estimate).

## E. FUTURE CONDITIONS

Future level of service will be determined for study area roadways. The study area will be defined by all roadway segments where project trips are five percent (5%) or more of the maximum service volume at the adopted level of service, plus one link beyond. Background growth rates will be based on modeled growth independent of the Renaissance site. This modeled growth will include 75% of the Benderson DRI and 50% of City of Leesburg CR 470 Master Plan. This may be adjusted to account for historical growth trends and knowledge of development patterns in the area. The FDOT District 5 model data will be reviewed to determine if other proximate approved DRIs are included. If not, adjustment to the data may be necessary and will be discussed with FDOT and Lake-Sumter MPO staff. A two percent (2%) per year minimum background growth rate will be assumed. In addition, modal split (including truck traffic) and vehicle occupancy will be analyzed as appropriate.

Future intersection conditions will also be included in the future conditions analysis for Phase 1 of the project development. All major intersections will be analyzed where the approach link is significantly impacted by the cumulative impacts of the Renaissance development for Phase 1 of

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**Renaissance DRI**  
of Sumter & Lake County, Florida

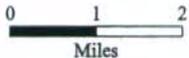
**Map J**

*Existing Highway  
& Transportation  
Network*

**Legend**

Renaissance DRI

*Boundary shown is not final,  
may be subject to change*



October 2005  
042541000.2

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the project development. The ECFRPC method will be used to determine significance. The intersection analyses will be conducted using Synchro 6.0. Existing signalized intersection timing data will be obtained from State and local government, where available. Timing adjustments may be made to account for changes in traffic patterns under the future conditions.

#### **F. IMPROVEMENT NEEDS**

With the results from the future conditions analysis performed in part E, improvement needs for the roadway network and major intersections will be determined. Only those improvement needs that are significantly impacted by the project will be documented.

#### **G. ACCESS POINTS**

A map displaying the anticipated number and general location of access points will be included in the Question 21 documentation. The access management plan will aim to minimize impacts of the Renaissance DRI and preserve capacity of adjacent roadways.

#### **H. COMMITMENTS**

The Question 21 documentation will include descriptions of improvements that are needed by project buildout. Development Order discussions will occur after the sufficiency phase of the DRI process that will address commitments to be made by the developer to protect designated corridors such as interlocal agreements, right-of-way dedication, building set-backs, etc.

#### **I. MULTIMODAL/TRANSPORTATION DEMAND MANAGEMENT**

The proposed development will incorporate multimodal planning including pedestrian, bicycle, golf cart, and transit accommodations as appropriate. The internal design will support walkability and accessibility to onsite amenities and services. Considering the planned provisions for alternative modes, a 5% credit is proposed to be used in the analysis to account for Transportation Demand Management (TDM) strategies. This is reflected in the calculations of trip generation in **Tables A-5, A-6, and A-7** in the Appendix.

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# APPENDIX

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**TABLE A-1  
PRELIMINARY LIST OF ROADWAYS TO BE INCLUDED  
IN QUESTION 21 ANALYSIS**

US 27	
<b>From:</b>	<b>To:</b>
Main Street	CR 48

SR 50	
<b>From:</b>	<b>To:</b>
SR 471	CR 565 (South)

CR 33	
<b>From:</b>	<b>To:</b>
US 27	SR 50

CR 48	
<b>From:</b>	<b>To:</b>
CR 478	SR 19

CR 469	
<b>From:</b>	<b>To:</b>
CR 48	SR 50

CR 470	
<b>From:</b>	<b>To:</b>
US 301	CR 33

**TABLE A-2  
 PRELIMINARY LIST OF INTERSECTIONS TO BE INCLUDED  
 IN QUESTION 21 ANALYSIS**

<b>SIGNALIZED</b>		
US 27	&	CR 33
US 27	&	CR 48
CR 33/48	&	CR 48/470
SR 471	&	CR 48

<b>UNSIGNALIZED</b>		
Florida's Turnpike	&	CR 470
CR 33	&	CR 48
CR 469	&	CR 48
Site Entrance	&	CR 48

**TABLE A-3  
RENAISSANCE DRI  
ROADWAY SERVICE VOLUMES**

Roadway From	To	Committed		Roadway Classification	Service Volume	Service Volume Source
		LOS Standard	Number Of Lanes			
<b>CR 469</b>						
CR 48	SR 50	C	2	RU-UF	410	LOS Handbook
<b>CR 33</b>						
US 27	CR 48 (East)	D	2	U-NS	760	LOS Handbook
CR 48 (East)	CR 48 (West)	D	2	T-UF	870	LOS Handbook
CR 48 (West)	SR 50	D	2	T-UF	870	LOS Handbook
<b>US 27 (14TH STREET)</b>						
Main Street	South Street (SR 44)	D	4	U-2	1,710	LOS Handbook
South Street (SR 44)	CR 33	D	4	U-1	1,860	LOS Handbook
CR 33	CR 48	D	4	U-1	1,860	LOS Handbook
<b>CR 470</b>						
US 301	CR 501	C	2	RU-UF	410	LOS Handbook
CR 501	Sumter/Lake Co. Line	C	2	RU-UF	410	LOS Handbook
Sumter/Lake Co. Line	Florida's Turnpike	D	2	T-UF	870	LOS Handbook
Florida's Turnpike	CR 33	D	2	T-UF	870	LOS Handbook
<b>CR 48</b>						
CR 478	CR 469	C	2	RD-UF	600	LOS Handbook
CR 469	Sumter/Lake Co. Line	C	2	RD-UF	600	LOS Handbook
Sumter/Lake Co. Line	Austin Merritt Road	D	2	T-UF	870	LOS Handbook
Austin Merritt Road	CR 33	D	2	T-UF	870	LOS Handbook
CR 33	US 27	D	2	U-NS	760	LOS Handbook
US 27	SR 19	D	2	T-UF	870	LOS Handbook
<b>SR 50</b>						
SR 471	CR 469	C	2	RU-UF	410	LOS Handbook
CR 469	Sumter/Lake Co. Line	C	2	RU-UF	410	LOS Handbook
Sumter/Lake Co. Line	CR 565 (South)	D	2	T-UF	870	LOS Handbook

Roadway Classification

U-1 = Urban Area, State Arterial Class 1	T-NS = Transitioning Area, Non-State Roadway
U-2 = Urban Area, State Arterial Class 2	RD-F = Rural Developed Area, Freeway
U-F = Urban Area, Freeway	RD-UF = Rural Developed Area, Uninterrupted Flow
U-NS = Urban Area, Non-State Roadway	RD-IF = Rural Developed Area, Interrupted Flow
T-1 = Transitioning Area, State Arterial Class 1	RD-NS = Rural Developed Area, Non-State Roadway
T-F = Transitioning Area, Freeway	RU-UF = Rural Undeveloped Area, Uninterrupted Flow
T-UF = Transitioning Area, Uninterrupted Flow	

**TABLE A-4  
RENAISSANCE DRI  
ROADWAY IMPROVEMENTS**

Roadway From	To	Description	Source	Construction
SR 25 (US 27) WB ramp @ SR 50	CR 561-A	Add Lanes & Reconstruct	FDOT Adopted Work Program FY's 2006-2010	2006
SR 44 East of SR 35/US 301	Lake CL	Add Lanes & Reconstruct	FDOT Adopted Work Program FY's 2006-2010	2006
SR 500/US 441 Mills St	W of College Rd.	Add Lanes & Reconstruct	FDOT Adopted Work Program FY's 2006-2010	2006
US 441 Lake Eustis Dr.	CR 44B	Add Lanes & Reconstruct	FDOT Adopted Work Program FY's 2006-2010	2006
SR 25/US 27 Westbound Ramp @ SR 50	CR 561 A	Add Lanes & Reconstruct	FDOT Adopted Work Program FY's 2006-2010	2006
SR 25/US 27 North SR 530/Polk CL	North of Boggy Marsh Road	Add Lanes & Reconstruct	FDOT Adopted Work Program FY's 2006-2010	2006
SR 25/US 27 At Corley Island Rd.	Northward	Add Left Turn Lane(s)	FDOT Adopted Work Program FY's 2006-2010	2006
SR 44 US 301	1-75 SB Ramp	Add Left Turn Lane(s)	FDOT Adopted Work Program FY's 2006-2010	2006
SR 471 CR 48	CR 476	Add Left Turn Lane(s)	FDOT Adopted Work Program FY's 2006-2010	2007
SR 48 West of West Street	East of West Street	Add Left Turn Lane(s)	FDOT Adopted Work Program FY's 2006-2010	2007
<b>Buena Vista Boulevard extension</b> SR 44	North of CR 466A	New Road Construction - 4 Lane	Villages Committed Improvement	2007
<b>Morse Boulevard extension</b> SR 44	North of CR 466A	New Road Construction - 4 Lane	Villages Committed Improvement	2007
SR 500/US 441 West of Hancock Road	Orange County Line	Add Lanes & Reconstruct	FDOT Adopted Work Program FY's 2006-2010	2008
SR 35/US 301 Clark Ave.	Warm Springs Ave.	Intersection (Minor)	FDOT Adopted Work Program FY's 2006-2010	2008
SR 500/US 441 Perkins St.	N of Griffin St	Intersection (Major)	FDOT Adopted Work Program FY's 2006-2010	2009

**TABLE A-5  
RENAISSANCE DRI  
PM PEAK HOUR TRIP GENERATION  
PHASE 1**

Land Use	ITE LUC	Size	Units	Formula	Enter/Exit	Source	Year 2008				
							Total PM Peak Trips	Enter %	Entering	Exit %	Exiting
Senior Adult Housing - Detached	251	750	DU	$Ln(T)=0.72 Ln(X)+0.58$	61/39	ITE Trip Generation, 7th Edition	210	61%	128	39%	82
Specialty Retail Center	814	25	KSF	$T=2.40(X)+21.48$	44/56	ITE Trip Generation, 7th Edition	81	44%	36	56%	45
Shopping Center	820	0	KSF	$Ln(T)=0.66 Ln(X)+3.40$	48/52	ITE Trip Generation, 7th Edition	0	48%	0	52%	0
<b>Unadjusted Trip Generation</b>							<b>291</b>		<b>164</b>		<b>127</b>
<b>Internal Capture</b>											
Between Residential, Specialty Retail Center, and Shopping Center					14.66%	ITE Trip Generation Handbook, 2nd Edition	43		21		21
Transportation Demand Management (TDM) Strategies					5.00%		15		8		6
<b>External Traffic Subtotal</b>											
(Unadjusted Trip Generation) - (Internal Traffic) - (TDM)							<b>234</b>		<b>134</b>		<b>99</b>
<b>Pass-by Trips</b>											
Shopping Center (to be limited to 10% of adjacent street traffic)				$Ln(T)=0.29 Ln(X)+5.00$	0.00%	ITE Trip Generation Handbook, 2nd Edition					
<b>Net New Trip Generation</b>							<b>234</b>		<b>134</b>		<b>99</b>

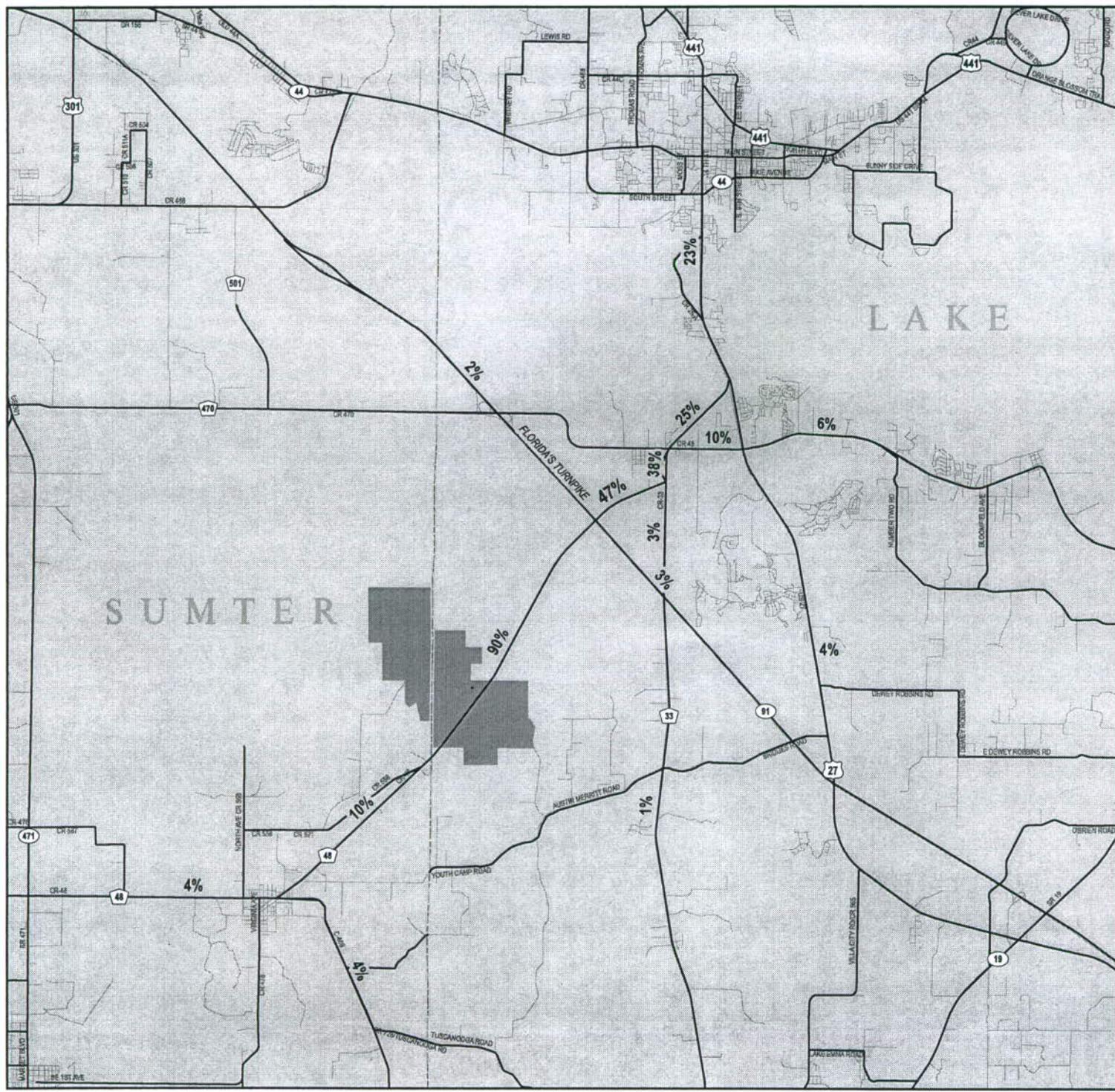
TABLE A-6  
 RENAISSANCE DRI  
 PM PEAK HOUR TRIP GENERATION  
 PHASE 2

Land Use	ITE LUC	Size	Units	Formula	Enter/Exit	Source	Year 2013				
							Total PM Peak Trips	Enter %	Entering	Exit %	Exiting
Senior Adult Housing - Detached	251	2,350	DU	$\text{Ln}(T)=0.72 \text{Ln}(X)+0.58$	61/39	ITE Trip Generation, 7th Edition	478	61%	292	39%	186
Specialty Retail Center	814	25	KSF	$T=2.40(X)+21.48$	44/56	ITE Trip Generation, 7th Edition	81	44%	36	56%	45
Shopping Center	820	100	KSF	$\text{Ln}(T)=0.66 \text{Ln}(X)+3.40$	48/52	ITE Trip Generation, 7th Edition	626	48%	300	52%	326
<b>Unadjusted Trip Generation</b>							<b>1,185</b>		<b>628</b>		<b>557</b>
<b>Internal Capture</b>											
Between Residential, Specialty Retail Center, and Shopping Center					14.03%	ITE Trip Generation Handbook, 2nd Edition	166		83		83
<b>Transportation Demand Management (TDM) Strategies</b>											
					5.00%		59		31		28
<b>External Traffic Subtotal</b>											
(Unadjusted Trip Generation) - (Internal Traffic) - (TDM)							959		513		446
<b>Pass-by Trips</b>											
Shopping Center (to be limited to 10% of adjacent street traffic)				$\text{Ln}(T)=0.29 \text{Ln}(X)+5.00$	39.04%	ITE Trip Generation Handbook, 2nd Edition	244		117		127
<b>Net New Trip Generation</b>							<b>715</b>		<b>396</b>		<b>319</b>

**TABLE A-7  
RENAISSANCE DRI  
PM PEAK HOUR TRIP GENERATION  
PHASE 3**

Land Use	ITE LUC	Size	Units	Formula	Enter/Exit	Source	Year 2018				
							Total PM Peak Trips	Enter %	Entering	Exit %	Exiting
Senior Adult Housing - Detached	251	4,700	DU	$Ln(T)=0.72 Ln(X)+0.58$	61/39	ITE Trip Generation, 7th Edition	787	61%	480	39%	307
Specialty Retail Center	814	25	KSF	$T=2.40(X)+21.48$	44/56	ITE Trip Generation, 7th Edition	81	44%	36	56%	45
Shopping Center	820	200	KSF	$Ln(T)=0.66 Ln(X)+3.40$	48/52	ITE Trip Generation, 7th Edition	989	48%	475	52%	514
<b>Unadjusted Trip Generation</b>							<b>1,857</b>		<b>991</b>		<b>866</b>
<b>Internal Capture</b>											
<i>Between Residential, Specialty Retail Center, and Shopping Center</i>					13.89%	ITE Trip Generation Handbook, 2nd Edition	240		120		120
<b>Transportation Demand Management (TDM) Strategies</b>					5.00%		93		50		43
<b>External Traffic Subtotal</b>											
<i>(Unadjusted Trip Generation) - (Internal Traffic) - (TDM)</i>							<b>1,524</b>		<b>821</b>		<b>703</b>
<b>Pass-by Trips</b>											
<i>Shopping Center (to be limited to 10% of adjacent street traffic)</i>					31.93%	ITE Trip Generation Handbook, 2nd Edition	277		133		144
<b>Net New Trip Generation</b>							<b>1,247</b>		<b>688</b>		<b>559</b>

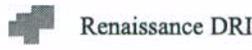
P:\04\26344001\2100\GIS\Map Files\MapJ\_051003.mxd



**Renaissance DRI**  
of Sumter & Lake County, Florida

**Preliminary  
Project Traffic  
Distribution**

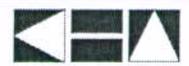
**Legend**



Renaissance DRI  
*Boundary shown is not final,  
may be subject to change*



October 2005  
042541000.2



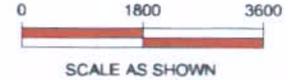
**Kimley-Horn and Associates, Inc.**  
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1820 East Park Avenue, Suite 100  
Tallahassee, Florida 32301  
Phone: 850 309 0035 Fax: 850 309 0055

Appendix E

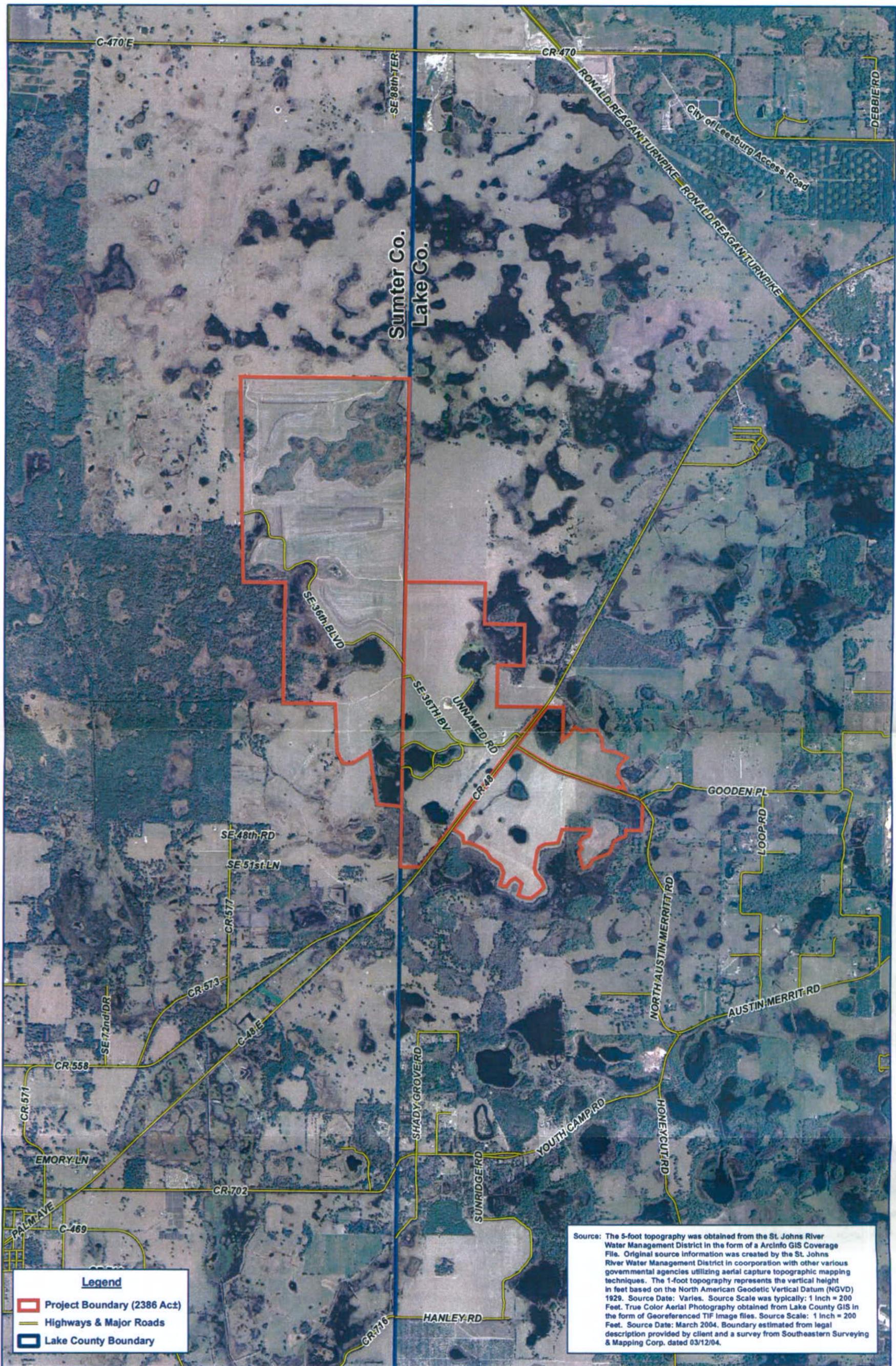
**Legend**

- 147 - Mixed Commercial Services (± 12.62 ac)
- 148 - Cemetery (±0.56 ac)
- 211/834 - Improved Pasture/Sewage Treatment (±842.63 ac)
- 211 - Improved Pasture (±404.08 ac)
- 2153 - Field Crops (Hay) (±366.70 ac)
- 416 - Slash Pine (±0.92 ac)
- 423 - Oaks-Pine-Hickory (±8.27 ac)
- 427 - Temperate Hardwoods (±11.39 ac)
- 523 - Lakes Larger than 10 Acres (±42.90 ac)
- 524 - Lakes Less than 10 Acres (±58.11 ac)
- 617 - Mixed Hardwood Wetlands (±54.79 ac)
- 618 - Willow and Elderberry (±16.02 ac)
- 641 - Freshwater Marsh (±410.56 ac)
- 643 - Wet Prairies (±3.72 ac)
- 644 - Emergent Aquatic Vegetation (±97.23 ac)
- 740/747 - Disturbed / Dikes and Levees (±7.34 ac)
- 742 - Borrow Area (±2.71 ac)
- 746/427 - Abandoned Railroad/Live Oak (±14.96 ac)
- 747 - Dikes and Levees (±4.81 ac)
- 814 - Road (Graded and Drained) (±25.76 ac)



- Notes:**
1. Land use codes from the Florida Land Use, Cover and Forms Classification Systems, FL Dept. of Transportation (FDOT), 1999.
  2. All boundaries and areas are approximate, based on aerial interpretation.
  3. Aerial from Engineering and Mapping Solutions DigiAir Digital Aerial photography, 2004.

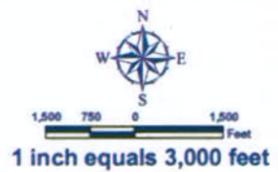
SHEET NUMBER 10-1-05 DATE	<b>PRINGLE DRI</b> SUMNER/LAKE COUNTY FLORIDA	<b>DRAFT MAP F FLUCFCS MAP</b>	SCALE AS SHOWN DRAWN BY: JRY CHECKED BY: JRY DATE: 10-1-05	Kinley-Horn and Associates, Inc. 2000 West 27th Street, Suite 200, Fort Lauderdale, FL 33309 Phone (754) 562-7800 Fax (754) 562-8888 www.kinleyhorn.com	REVISIONS DATE BY
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**Legend**

- Project Boundary (2386 Act)
- Highways & Major Roads
- Lake County Boundary

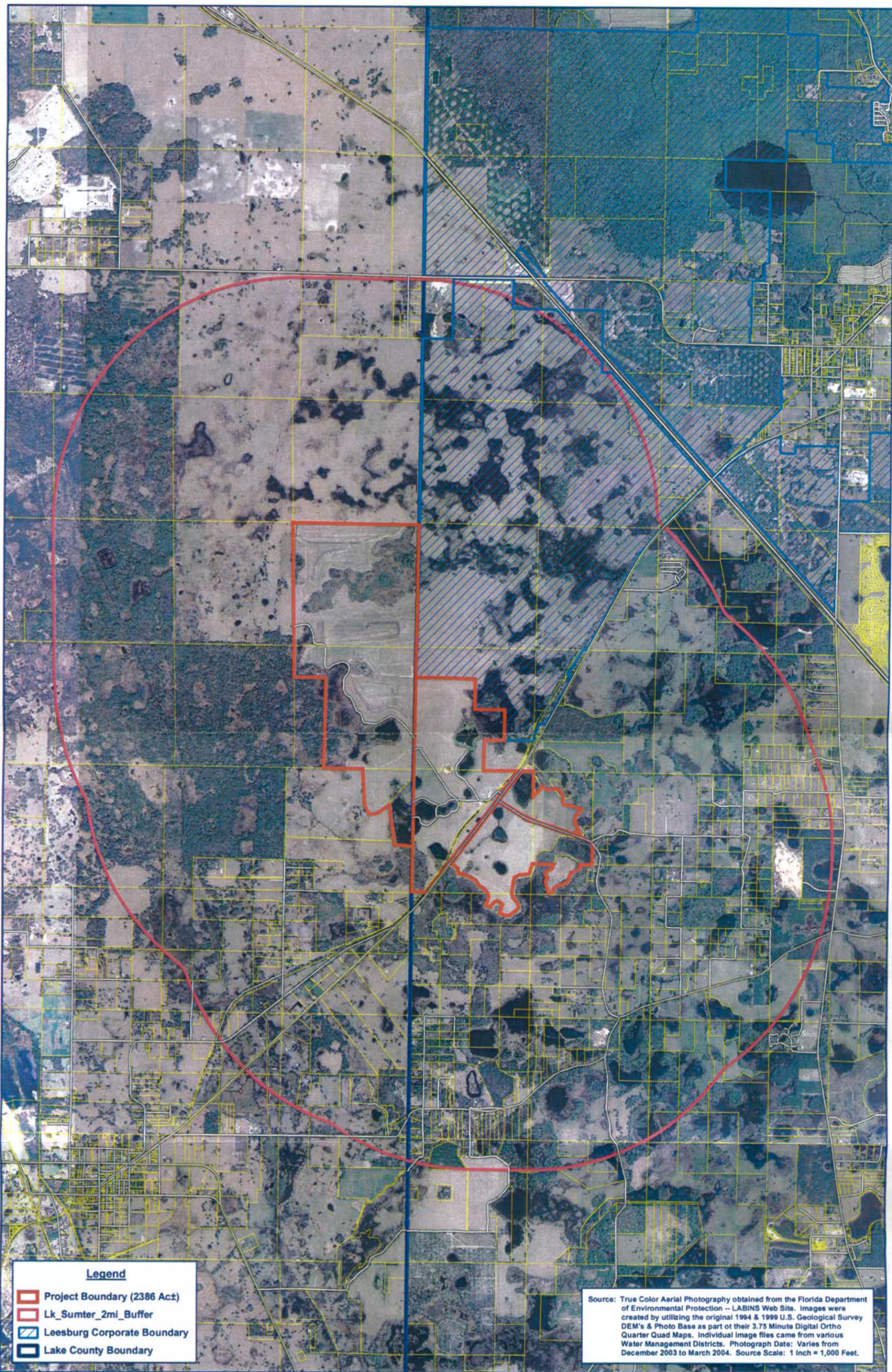
Source: The 5-foot topography was obtained from the St. Johns River Water Management District in the form of a ArcInfo GIS Coverage File. Original source information was created by the St. Johns River Water Management District in cooperation with other various governmental agencies utilizing aerial capture topographic mapping techniques. The 1-foot topography represents the vertical height in feet based on the North American Geodetic Vertical Datum (NGVD) 1929. Source Date: Varies. Source Scale was typically: 1 Inch = 200 Feet. True Color Aerial Photography obtained from Lake County GIS in the form of Georeferenced TIF image files. Source Scale: 1 Inch = 200 Feet. Source Date: March 2004. Boundary estimated from legal description provided by client and a survey from Southeastern Surveying & Mapping Corp. dated 03/12/04.



**Renaissance Trails**  
 Map A  
 Current Transportation Network  
 Lake County, Florida

Project No.: 1273/2  
 File Name: 1273-2\_DRI\_MapA.mxd  
 Project Name: Renaissance  
 Project Manager: Greg Beliveau  
 Creation Date: Nov. 21, 2005  
 Revision Date:  
 Created By: D. Ludwig





**Legend**

- Project Boundary (2386 Ac±)
- Lk\_Sumter\_2mi\_Buffer
- Leesburg Corporate Boundary
- Lake County Boundary

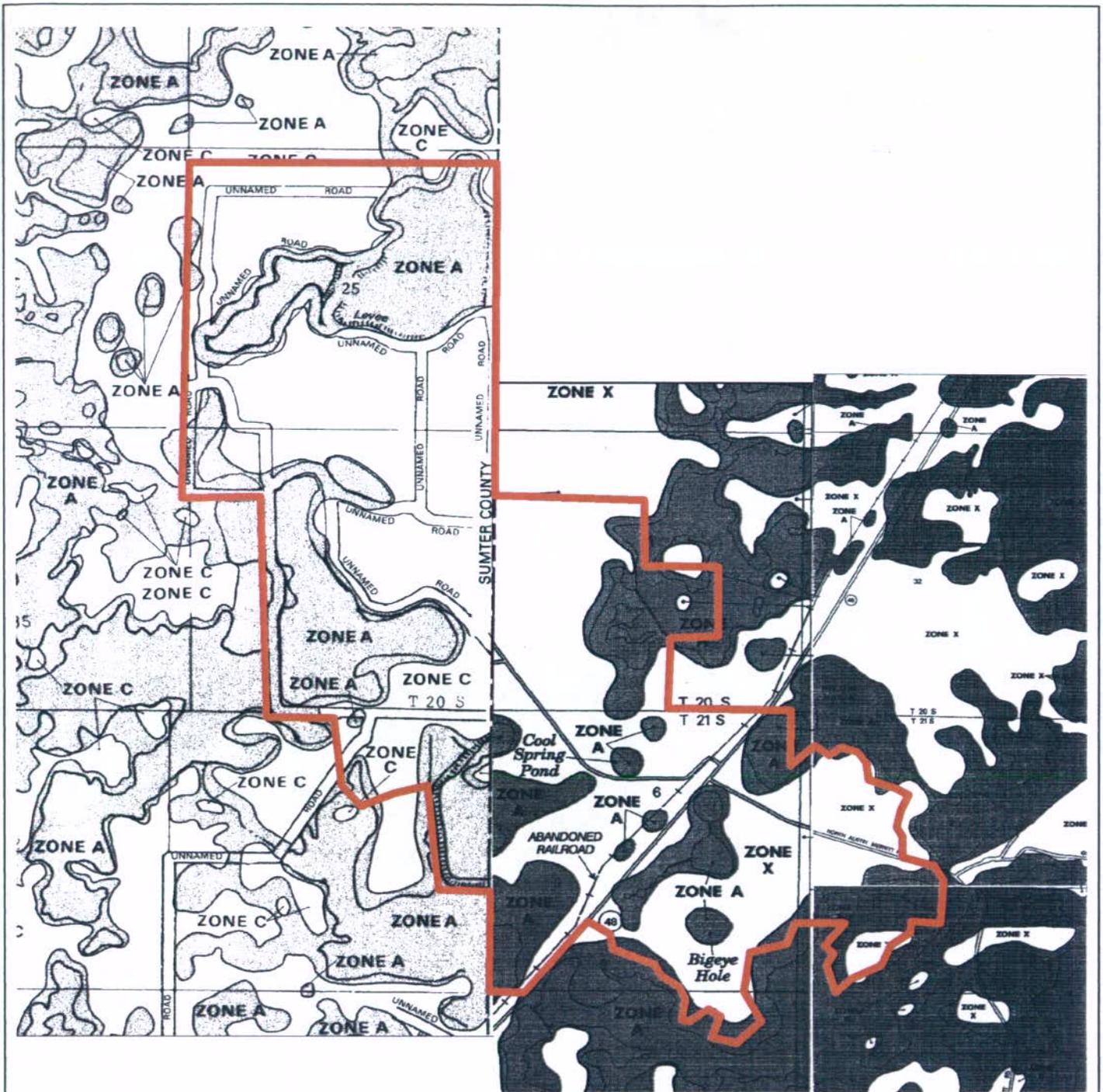
Source: True Color Aerial Photography obtained from the Florida Department of Environmental Protection -- LABINS Web Site. Images were created by utilizing the original 1994 & 1999 U.S. Geological Survey DEM's & Photo Base as part of their 3.75 Minute Digital Ortho Quarter Quad Maps. Individual image files came from various Water Management Districts. Photograph Date: Varies from December 2003 to March 2004. Source Scale: 1 Inch = 1,000 Feet.

A north arrow is located in the top left corner of the map area. Below it is a scale bar showing 0, 1,000, and 2,000 feet. The text "1 inch equals 4,000 feet" is printed below the scale bar.

**Renaissance Trails**  
**Map B**  
**Aerial Imagery**  
**Lake County, Florida**

Project No.: 1273/2  
 File Name: 1273-2\_DR1\_MapB.mxd  
 Project Name: Renaissance  
 Project Manager: Greg Bellevue  
 Creation Date: Nov. 21, 2005  
 Revision Date:  
 Created By: D. Ludwig

**LPG Urban & Regional Planners, Inc.**  
 1162 Camp Avenue, Mount Dora, Florida 32757  
 Office: (352) 383-1940 / Fax: (352) 383-9824



Source: Sumter County Map 120296 0175 B (Panel 175 of 325), Lake County Maps 12069C044 D (Panel 445 of 725), 12089C0435 D (Panel 435 of 725), and 12069C0450 D (Panel 450 of 725)



**Kimley-Horn  
and Associates, Inc.**

*Engineering, Planning, and Environmental Consultants*

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601 21<sup>st</sup> Street, Suite 300, Vero Beach, FL 32960

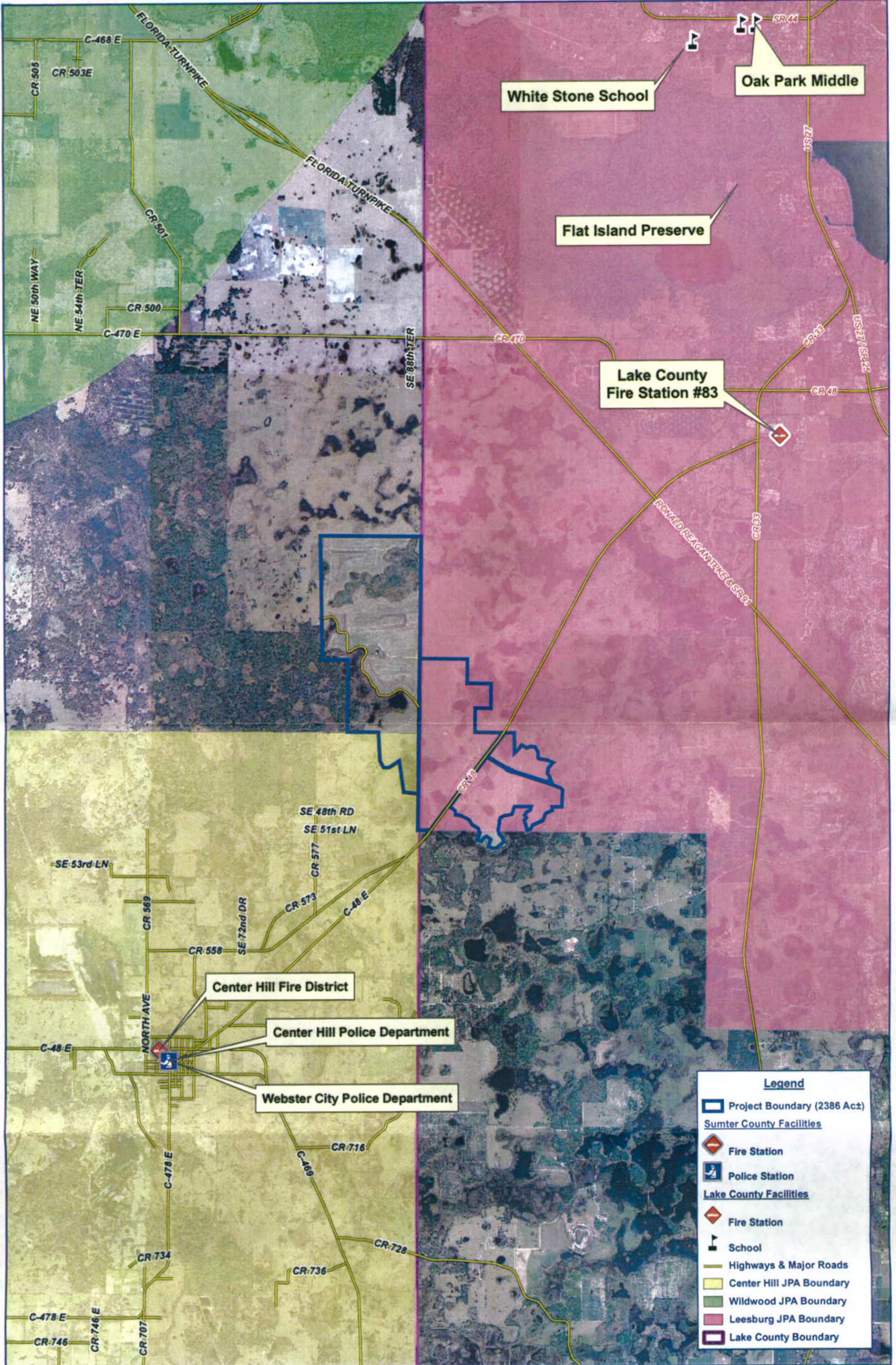
Phone (772) 562-7981 Fax (772) 562-9689

[www.kimley-horn.com](http://www.kimley-horn.com)

## FEMA/FIRM MAP

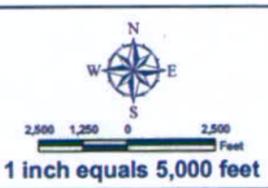
**PRINGLE DRI  
LAKE/SUMTER CO**

SCALE: NTS	PROJECT NO. 042634000	DATE: 11/17/05	FIGURE 1
------------	-----------------------	----------------	----------



**Legend**

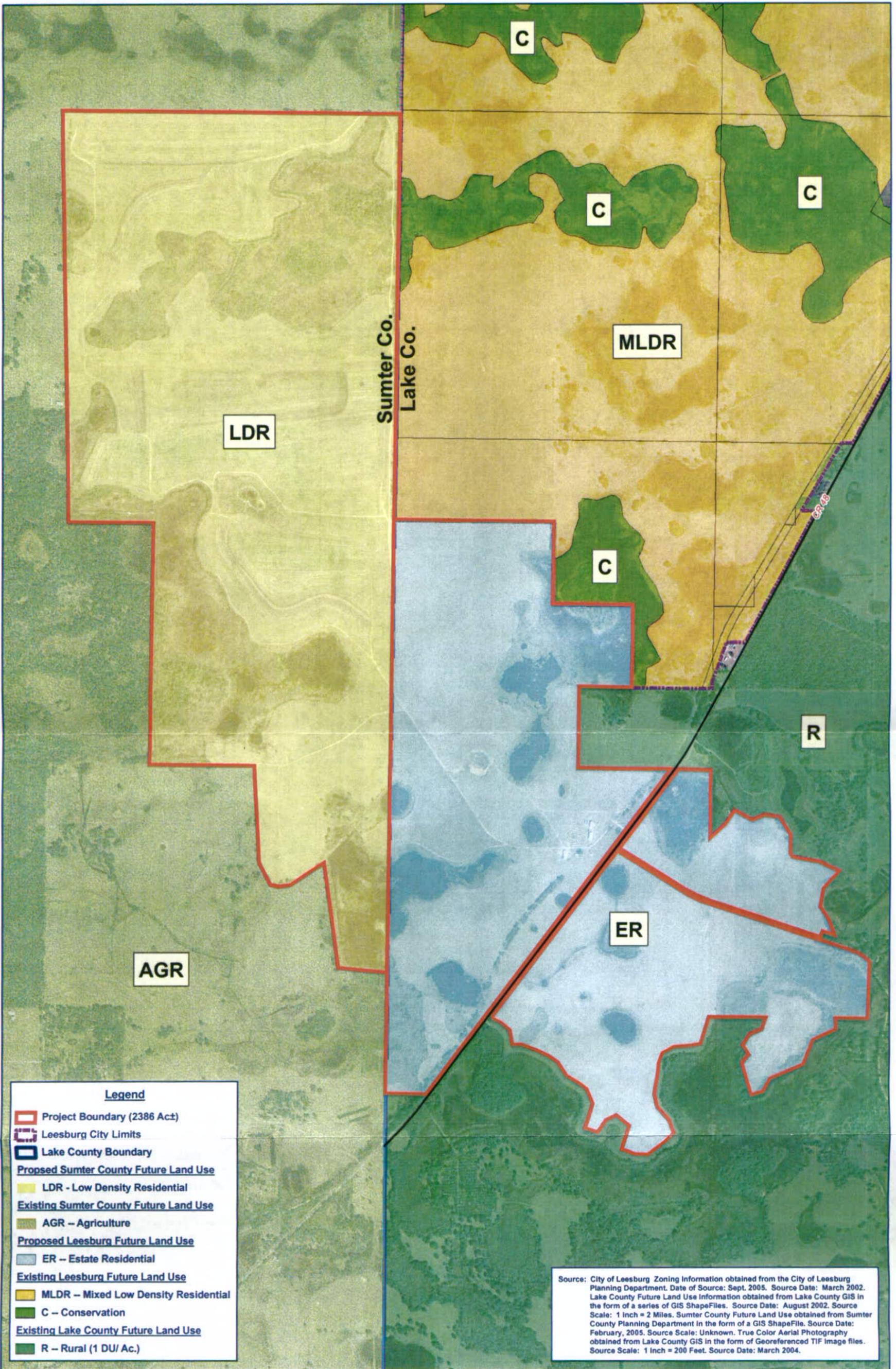
- Project Boundary (2386 Act)
- Sumter County Facilities**
- ◆ Fire Station
- ♠ Police Station
- Lake County Facilities**
- ◆ Fire Station
- ♠ School
- Highways & Major Roads
- Center Hill JPA Boundary
- Wildwood JPA Boundary
- Leesburg JPA Boundary
- Lake County Boundary



**Renaissance Trails**  
**Map D**  
 General Location Map  
 Lake County, Florida

Project No.: 1273/2  
 File Name:  
 1273-2\_DR1\_MapD.mxd  
 Project Name: Renaissance  
 Project Manager: Greg Bellevue  
 Creation Date: Nov. 21, 2005  
 Revision Date:  
 Created By: D. Ludwig

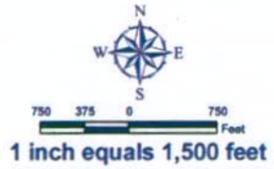




**Legend**

- Project Boundary (2386 Ac±)
- Leesburg City Limits
- Lake County Boundary
- Proposed Sumter County Future Land Use**
- LDR - Low Density Residential
- Existing Sumter County Future Land Use**
- AGR - Agriculture
- Proposed Leesburg Future Land Use**
- ER - Estate Residential
- Existing Leesburg Future Land Use**
- MLDR - Mixed Low Density Residential
- C - Conservation
- Existing Lake County Future Land Use**
- R - Rural (1 DU/ Ac.)

Source: City of Leesburg Zoning Information obtained from the City of Leesburg Planning Department. Date of Source: Sept. 2005. Source Date: March 2002. Lake County Future Land Use Information obtained from Lake County GIS in the form of a series of GIS ShapeFiles. Source Date: August 2002. Source Scale: 1 Inch = 2 Miles. Sumter County Future Land Use obtained from Sumter County Planning Department in the form of a GIS ShapeFile. Source Date: February, 2005. Source Scale: Unknown. True Color Aerial Photography obtained from Lake County GIS in the form of Georeferenced TIF Image files. Source Scale: 1 Inch = 200 Feet. Source Date: March 2004.



**Renaissance Trails**  
**Map E**  
 Proposed Comp. Plan Amendment  
 Lake County, Florida

Project No.: 1273/2  
 File Name:  
 1273-2\_DR1\_MapE.mxd  
 Project Name: Renaissance  
 Project Manager: Greg Belliveau  
 Creation Date: Nov. 21, 2005  
 Revision Date:  
 Created By: D. Ludwig

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