



• PRESCO DEVELOPMENT, LLC • PRESCO CAPITAL, LLC
• PRESCO CONSTRUCTION, LLC • PRESCO PROPERTY MANAGEMENT, LLC • PRESCO REALTY, LLC

August 1, 2006

Mr. Robert Wayne Bennett
Director of Planning
Lake County, Florida
Tavares, Florida

AUG 15 2006

Re: Presco Associates, LLC property abutting CR 561 and 565B

Dear Mr. Bennett,

This letter is to request that in your new Comprehensive Plan update that the Presco Associates property referred to above maintain its functionality as it is currently zoned and has approvals for the highly likely prospect of achieving Timeliness.

Presco Associates owns approximately 313 acres of property that is located in the southwest quadrant of the intersection of CR 561 and Log House Rd. I have attached a legal description and aerial with our property outlined.

Approximately 149 acres have been approved as a Planned Unit Development (PUD) in Lake County, which includes the State of Florida Department of Community Affairs (DCA) approval. The PUD provides for 40 acres as 4 units to the acre. These 40 acres are designated as Phase 1 and the detail-engineered drawings have been approved by Lake County. 10 acres abutting Phase 1 to the south (Phase 2) will be allowed 3 units to the acre as Timeliness is achieved from the construction of homes in Phase 1. Our planner, the Land Planning Group, verifies this with a proper study. Phase 3, which is approximately 99 acres to the west and slightly north of Phase 1, will be allowed one unit to the acre as Timeliness is achieved from the construction of homes in Phase 1 and Phase 2. Again, our planner, the Land Planning Group, verifies this with a proper study.

Our PUD demonstrates both the County's and the State's, (DCA) willingness to approve the number of units in these areas.

In addition, another 99 acres is located immediately to the south of Phase 3 that is currently Zoned R-6. I have included the Lake County Zoning Map that demonstrates the R-6 zoning. Although this zoning allows 6 units per acre, it is planned for Timeliness in this area and will be allowed to only have one unit per acre. As you can see by the location of the properties, with the achievement of Timeliness for Phase 3, then this next 99 acres will also have achieved Timeliness.

I do not believe the intent of the Comp. Plan update is to institute a taking away of zoning or approvals that are in existence or eminent. After discussions with you and other Planning Department members, it is my understanding that the techniques for Timeliness may not be a part of the updated Comp. Plan. If it is not, the zoning and approvals on this property should remain consistent with what the zoning is and what has been approved.

My request is that we maintain our zoning for all of Phase 1, that Phase 2 is zoned three units per acre, and the remainder of our property is zoned as one unit per acre on the updated Comp Plan.

I am available to answer any questions you may have for this request.

Sincerely,

A handwritten signature in cursive script that reads "Robert M. Shakar".

Robert Shakar
President

Encl:

Legal Description of each parcel
Aerial outline of entire property
Out line of property showing areas
Boundary survey
Lake County Zoning Map
Recorded PUD



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August 14, 2006

AUG 15 2006

Mr. Robert Wayne Bennett
Director of Planning
Lake County Planning Dept.
315 W. Main St.
Tavares, FL 32778

RE: Timeliness in the Green Swamp

Dear Mr. Bennett:

As a property owner in the Green Swamps with the Transitional Land Use category it has come to my attention that the LPA has deleted timeliness in the draft 2025 Plan.

This current right on my property affords me an opportunity to achieve a density of 1 unit per acre. The deletion of this option would be a huge impact on my property. The value of my property will be greatly reduced since my ability to build will be reduced from 1 d.u. per 1 acre to 1 d.u. per 5 acres.

This proposed major change to the Transitional Land Use Category is the only change being proposed in the Green Swamp and should not be implemented. This right that many property owners relied on and have waited the last few years for development to arrive so timeliness can be met should not be deleted.

Sincerely,

Robert M. Shakar
President

08/15/2006 16:57 3522435619
230 Mohawk Rd.
Clermont, FL 34715
Ph: 352-242-0073
Fax: 352-243-5619

**PRESCO REAL
ESTATE GROUP, LLC**

Fax

To: Brian Sheehan – Lake County Planning

From: Gloria for Bob Shakar

Fax: 352-343-9595

Pages: 4

Cc:

Date: August 15, 2006

Re: Barrington Estates Property – Clermont, Fl

Urgent

For Review

Please Comment

Please Reply

Comments:

See attached zoning map and two location maps with the subject property outlined. If you have any questions, you may contact Mr. Shakar at 352-242-0073, ext. 212 or via cell at 352-267-9822.

Thanks,

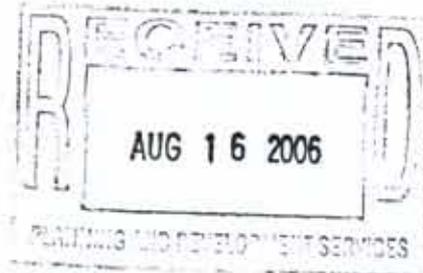
Gloria J. Hall

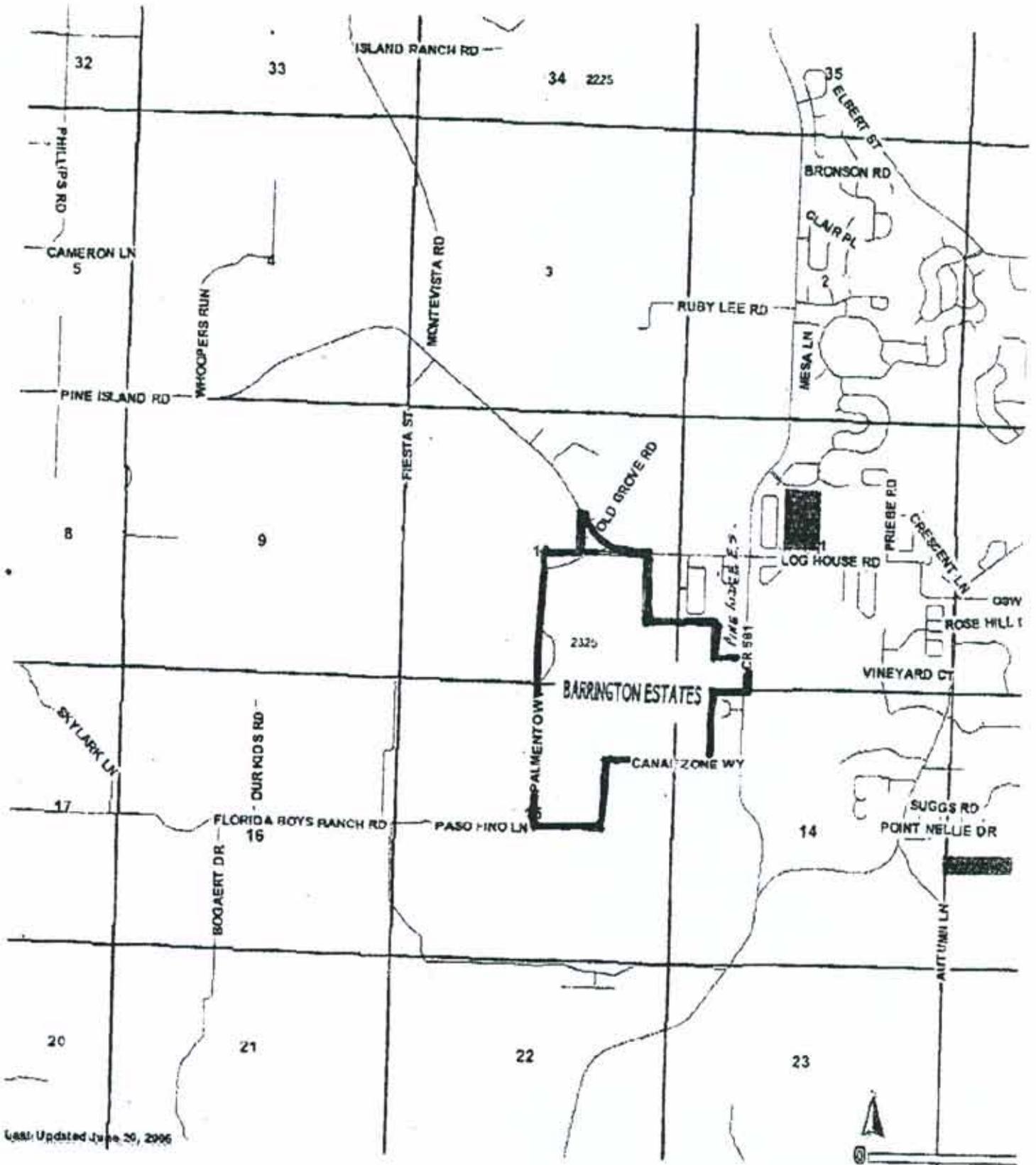
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BARRINGTON ESTATES

