

# Hills of Minneola

Lake County, Florida



## Development of Regional Impact Project Synopsis

*Prepared for:*

Lennar/U.S. Home Corporation

*Prepared by:*

Glattig Jackson Kercher Anglin Lopez Rinehart, Inc.

Farmer Barley Associates

Greenberg Traurig, LLP

Ecological Consulting Solutions, Inc.

August 8, 2005

**HILLS OF MINNEOLA  
Lake County, Florida**

**DEVELOPMENT OF REGIONAL IMPACT**

**PROJECT SYNOPSIS**

*Prepared for:*

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**GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART, INC.  
FARNER BARLEY ASSOCIATES  
GREENBERG TRAUIG, LLP  
ECOLOGICAL CONSULTING SOLUTIONS, INC.**

**August 8, 2005**



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August 8, 2005

**Mr. Fred Milch**  
East Central Florida Regional Planning Council  
631 North Wymore Road, Suite 100  
Maitland, FL 32751

**Re: Lennar/Hills of Minneola DRI Project Synopsis**  
GJ Project #18990

Dear Fred:

Enclosed please find ninety (90) copies of the Project Synopsis for the Hills of Minneola DRI in the Minneola area in unincorporated Lake County, submitted on behalf of Lennar/U.S. Home Corporation, along with a check in the amount of fifteen thousand dollars (\$15,000.00) and the executed fee agreement. We are restarting the DRI process for this project.

We'll see you at the charrette on September 15, 2005 at 10:00 a.m. at Minneola City Hall. In the meantime, please feel free to call if there are any questions. Thank you.

Sincerely,

John H. Percy

JHP/dlb

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cc: **Bennett Ruedas**  
**Doug Sheahan**  
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## INTRODUCTION

The Application for Development Approval for the Hills of Minneola Development of Regional Impact (DRI) will be submitted in compliance with the requirements of Chapter 380 of the Florida Statutes. The application is intended to provide information to local governments that will assist them in assessing the impacts the project will have in their jurisdiction. The ADA is not intended to supplant local, state, or federal permitting procedures, but rather to provide a comprehensive view of the proposed development and serve as a data base for the regional planning council's review, report, and recommendations. The East Central Florida Regional Planning Council, in fulfilling its responsibilities defined under Chapter 380, will use the information provided in the application to consider whether, and the extent to which, the proposed project will:

- have a favorable or unfavorable impact on the environment and natural and historical resources of the region;
- have a favorable or unfavorable impact on the economy of the region;
- efficiently use or unduly burden water, sewer, solid waste disposal, or other necessary public facilities;
- efficiently use or unduly burden public transportation facilities;
- favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment; and
- comply or not comply with such other criteria for determining regional impact as the regional planning agency shall deem appropriate.

The applicant will formally begin the process at the Pre-Application Charrette. At this time, the applicant will look forward to discussing with the planning council staff and other interested agencies additional information needed for this application, as well as those questions in the format that may be waived. As one can see from the intent of the process outlined in the six objectives above, the review is a balancing process that evaluates the favorable aspects of the project, as well as those that may create an adverse impact.

**A. GENERAL INFORMATION**

**1. Name of the Development:**

Hills of Minneola DRI

**2. Name, Address, and Telephone Number of the Applicant:**

Lennar/U.S. Home Corporation  
151 Wymore Road, Suite 4000  
Altamonte Springs, FL 32714  
Contact: Doug Sheahan  
Phone: (407) 682-9291  
Fax: (407) 682-1977  
Email: doug.sheahan@lennar.com

**3. Name, Address, and Telephone Number of the Authorized Agent:**

Lennar/U.S. Home Corporation  
151 Wymore Road, Suite 4000  
Altamonte Springs, FL 32714  
Contact: Doug Sheahan  
Phone: (407) 682-9291  
Fax: (407) 682-1977  
Email: doug.sheahan@lennar.com

**B. PROJECT DESCRIPTION**

1. **Please provide a general description of the project, including proposed land uses and amounts pursuant to the DRI guidelines and standards in Chapter 28-24, F.A.C. If a preliminary master plan has been developed, please provide.**

The Hills of Minneola DRI is a mixed-use community consisting of residential villages with a range of residential home types and lot sizes; a village core consisting of public uses and support retail/service and office uses; and a new interchange at Florida's Turnpike with an employment center containing retail/service, office and light industrial/warehouse/distribution uses. A sidewalk, pathway, trail system is planned to connect uses internally and to connect to off-site areas. The majority of the wetlands on-site will be preserved and significant upland habitats and listed species will be protected. Passive open space and active recreation areas will be provided.

The property consists of approximately 1,850 acres. The location of the property is shown on **Map A**.

The proposed master plan (**Map H**) is included here. A summary of acreage by use is shown in **Table 1** and a summary of program by use and phase is shown in **Table 2**.

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

The anticipated phasing dates are as follows:

Phase 1	2010
Phase 2	2015
Phase 3 (Buildout)	2020

See Table 2 for a summary of the proposed development program by phase.

**Table 1**  
**ACREAGE SUMMARY BY USE**

Use	Acres
Residential	1,344.1
Town Center	22.7
Employment Center <ul style="list-style-type: none"> <li>• Retail/Service</li> <li>• Office</li> <li>• Industrial/Distribution/Warehouse</li> <li>• Hotel</li> </ul>	296.8
Neighborhood Centers	5.1
Public Uses	66.5
Major Roads Right-of-Way	80.1
Preserved Wetlands	17.5
<b>TOTAL</b>	<b>1,832.8</b>

NOTE: Open Space included in acreages shown.

**Table 2**  
**DRI PHASING**

DRI Land Use Category	Phase			Total Program
	1 (2010)	2 (2015)	3 (2020)	
Residential (Units)	1,000	1,903	1,068	3,971
Retail/Service (Sq. ft. GLA)	25,000	250,000	335,000	610,000
Office (Sq. ft. GLA)	25,000	400,000	425,000	850,000
Industrial (Sq. ft. GLA)	10,000	700,000	690,000	1,400,000
Hotel (Rooms)	--	--	300	300
Municipal/Civic (Sq. ft. GLA)	5,000	17,000	--	22,000

## C. SITE INFORMATION

1. Describe the existing land uses and vegetative associations, including a cover type map if appropriate. Provide an aerial photograph of the site.

Aerial photographs are provided (see **Maps B1 and B2**) of the area and the site, respectively, along with an existing land use/vegetation map (**Map D/F**).

### Vegetative Communities/Land Use Communities

The vegetative communities were mapped on the project site according to the Florida Land Use Covers, Forms and Classification System (FLUCFCS) (FDOT 1999, and are depicted in **Map D/F**. Twelve (12) vegetative communities were identified on the project site. They are described as follows:

#### *Single-Family Residential (111)*

This land use type occurs in the northeastern portion of the property and adjacent to the turnpike on the southeast portion of the project site. These areas either have houses on them currently have had houses on them at some time in the past. The remaining houses have been boarded up and do not appear to be inhabited.

#### *Other Shrubs & Brush - Rosemary Scrub (329)*

Scattered throughout the longleaf pine xeric oak areas are patches of rosemary scrub. Although most of these areas are generally too small to depict on **Map D/F**, a broad area of rosemary dominated vegetation does occur northeast of the longleaf xeric oak community type just south of CR 561A. Large individuals of rosemary (*Ceratiola ericoides*) dominate the vegetation within this area. Gaps of open sand lie between a variety of herbaceous and scrub species which include saw palmetto, goldenaster (*Chrysopsis gossypina*), brackenfern (*Pteridium aquilinum*), pinweed (*Lechea* spp.), sandhill jointweed (*Polygonella robusta*), sand spikemoss (*Selaginella arenicola*), deermoss (*Cladonia* spp.) and honeycombhead (*Balduina angustifolia*).

The size and condition of many of the rosemary plants indicate that the rosemary scrub on the project site has not burned for many years (>40 years). This area is home to several federally- and state-listed plant species including scrub plum (*Prunus geniculata*), scrub morning glory (*Bonamia grandiflora*), paper-like nailwort (*Paronychia chartacea* ssp. *chartacea*) and garberia (*Garberia heterophylla*). Unlike most rosemary scrubs that occur in the state, this rosemary bald occurs over yellow sands that are more typical of the longleaf pine xeric oak community.

### *Longleaf Pine Xeric Oak (412)*

This plant community occurs in the north central portion of the property on several of the steepest slopes found on the site. The canopy is dominated by longleaf pine (*Pinus palustris*). The low growing canopy (less than 30 feet in height) is dominated by a combination of xeric oak species such as sand live oak (*Quercus geminata*), blue-jack oak (*Q. incana*) and turkey oak (*Q. laevis*) that grow in variously sized clumps. Between clumps, there are open, herbaceous areas dominated by dense stands of wiregrass (*Aristida beyrichiana*). Several other species of grasses also form a large component of this herbaceous layer including little bluestem (*Schizachyrium scoparium*), split beard bluestem (*Andropogon ternarius*), chalky bluestem (*A. virginicus*), and natalgrass (*Rhynchelytrum repens*). A wide diversity of other herbaceous species, such as dwarf huckleberry (*Gaylussacia dumosa*), silk-grass (*Pityopsis graminifolia*), alicia (*Chapmannia floridana*), Adam's needle (*Yucca filamentosa*), goldenrod (*Solidago odora*), prickly pear cactus (*Opuntia humifusa*), shiny blueberry (*Vaccinium myrsinites*) and scattered saw palmetto (*Serenoa repens*) occur in the herbaceous layer of this community types.

Historically, these areas burned regularly with a fire interval of two to five years. Based on the size of the oaks, lack of the reproduction of the pines, and the overgrown nature of the site, it is likely that this area has not burned for more than 20 years. Additionally, this area exhibits extreme topographic relief, especially for the state of Florida. Several federally- and state-listed plant species were found in this community, including scrub plum, Britton's beargrass (*Nolina brittoniana*), scrub morning glory, scrub buckwheat (*Eriogonum longifolium* var. *gnaphalifolium*), and hidden stylisma (*Stylisma abdita*).

### *Upland Scrub, Pine and Hardwoods (436)*

This sandhill transitional vegetation community type occurs in the northeast portion of the project site bracketing the single-family residential areas. Although these areas are somewhat different in form and/or composition, they are characterized by historic disturbance associated with industrial, commercial, or residential uses. The canopy in these areas is dominated by a mixture of hardwoods and pines, including longleaf pine, slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), blue-jack oak, and laurel oak (*Quercus laurifolia*). The understory is generally open, although occasional shrubs such as American beautyberry (*Callicarpa americana*), saw palmetto, and persimmon (*Diospyros virginiana*) occur. The groundcover of the vegetative type is dominated by exotic invasive species such as natalgrass or native species with weedy habits such as muscadine (*Vitis rotundifolia*), black cherry (*Prunus serotina*), and Hercules club (*Zanthoxylum clava-herculis*). Despite the presence of these

weedy species, historic natural vegetation such as wiregrass, little bluestem, silkgrass and blazing star (*Liatris gracilis*) still occur in scattered locations.

#### *Disturbed Xeric Oak (432)*

This vegetation type occurs in scattered locations throughout the project site. They occur as small islands within the cultivated pine plantation. Typically these areas are dominated by large clumps of sand live oak, blue-jack oak, and occasional laurel and turkey oaks. Broad areas between the clumps contain herbaceous and shrub species, such as wiregrass, America beautyberry, rosemary, brackenfern, split beard bluestem, shiny blueberry, little bluestem, and cactus. Although most of these sites have undergone some attempts at cultivation, i.e. planting of slash pine, several federally-listed plant species persist in some of these areas, including scrub plum and Florida bonamia.

#### *Young Pine Plantation (441)*

This community type is one of the dominant vegetation types on the project site. A low-growing canopy of relatively recently planted slash pine dominates this vegetation type. During the past 50 or so years, the historic vegetative communities were converted to citrus and subsequently to pine plantations. Underneath the pine canopy, the groundcover is dominated by exotic invasive species including natalgrass, lantana (*Lantana camara*) with chalky bluestem, split beard bluestem, goldenaster (*Chrysopsis scabrella*), blackberry (*Rubus* spp.), and small citrus trees (*Citrus* spp.).

#### *Disturbed Pine Plantation (442)*

This vegetation type occurs on the eastern side of the property and consists of a mixed, open canopy of young pines and small citrus trees. Many of the slash pine planted within this area have died or exhibit stunted growth compared to the other plantations on the site. Herbaceous vegetation within this vegetation type is similar to the young plantation, but is generally more open and dominated by the exotic nuisance species such as natalgrass and lantana.

#### *Older Pine Plantation (443)*

This vegetation type occurs in the southern portion of the project site and is generally similar in composition to the young pine plantation that occurs in the northern part of the project site. Pines within this area are generally taller, ranging in size from 15 to 25 feet in height and appear to be slightly older ranging from 10 to 15 years in age. The herbaceous and shrub layers generally are very open with occasional individuals of American beautyberry, blue-jack oak, sand live oak, and

citrus trees. The herbaceous layer is sparse due to the history of agriculture in the area, the canopy density, and large amounts of pine needle litter.

#### *Freshwater Marsh (641)*

A freshwater marsh occurs in the western portion of the property in association with Camp Lake. This isolated, approximately ±15.4-acre wetland exhibits a relatively dynamic hydrologic regime ranging from deeply inundated during wet years to very shallowly inundated during dry years. The rim of this marsh is dominated by a dense stand of exotic nuisance species such as primrose willow (*Ludwigia peruviana*) and cattail, while the inner portion of the wetland is vegetated by native vegetation, such as pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria latifolia*), and maidencane (*Panicum hemitomon*). Because of the steep slopes around this area and bowl-shaped appearance, this area is likely formed from historic sinkhole activity.

#### *Wet Prairie (643)*

Two small wet prairies occur amidst the rosemary scrub and longleaf pine/xeric oak areas in the central portion of the site. Like Camp Lake, these areas have a variable hydrologic regime ranging from deeply inundated to dry. Vegetation in these areas is comprised of herbaceous species, such as dogfennel (*Eupatorium capillifolium*), meadowbeauty (*Rhexia* spp.), showy goldenrod (*Solidago fistulosa*), false goldenrod (*Euthamia caroliniana*), blackberry, and maidencane, with occasional shrubs such as buttonbush (*Cephalanthus occidentalis*) and wax myrtle.

#### *Borrow Areas (742)*

Several small borrow pits or heavily disturbed open sand areas occur within the confines of the project site. One of these open sand areas appears to occur in association with an agricultural pump house in the northern part of the site, while the other two areas consist of borrow pits that have been dug into the steep ridges of the area. These borrow pits generally are 10 to 20 feet deep with extremely steep walls surrounding at least portions of the area.

#### *Field Road (814)*

A small field road, running east to west, occurs on the southern part of the site. This field road has been stabilized using shell or crushed gravel.

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

Wetlands on the site are limited to two small wet prairies and a freshwater marsh associated with Camp Lake as shown on Map D/F.

### **Listed Species**

The United States Fish and Wildlife Service (USFWS), through the Endangered Species Act and other regulatory instruments, and the Florida Fish and Wildlife Conservation Commission (FFWCC), through Chapter 68 of the Florida Administrative Code, regulate activities that may affect protected species. Ecologists from Glatting Jackson evaluated the project site for the presence of federally- and state-listed wildlife and plant species in December 2000. This preliminary evaluation included meandering pedestrian transects to evaluate listed species usage of the pine plantations, remaining natural communities, and areas that still retained some remnant of historically natural vegetation. In areas that exhibited the presence of federally- or state-listed species, meandering transects were conducted to further define the approximate extent of habitat utilized by these species. A preliminary gopher tortoise survey was conducted within small portions of the pine plantations on the project site to obtain an estimate of the gopher tortoise population on site. During this preliminary survey, the extent of occupied sand skink was assessed.

A list of wildlife and plant species designated as threatened, endangered, Species of Special Concern (SSC), and commercially exploited (for plants only) is included as **Table 3**. The potential occurrence of these species is indicated in this table. Six (6) federally-listed plant and animals species were detected on the project site. These include scrub morning glory, Britton's beargrass, scrub buckwheat, scrub plum, paper-like nailwort, and sand skink. At least three (3) other federally-listed plant species, including Lewton's polygala (*Polygala lewtonii*), clasping warea (*Warea amplexifolia*) and pigeon wings (*Clitoria fragrans*), have a high likelihood of occurring within the natural vegetation of the project site but were not noted during the surveys. Additionally, several federally-listed wildlife species, including Florida scrub jay (*Aphelocoma coerulescens*), Florida black bear (*Ursus americanus floridanus*), eastern indigo snake (*Drymarchon corais couperi*), and wood stork (*Mycteria americana*) are likely to occasionally utilize the project site. The location of federally-listed species noted on the project site are depicted in **Map G**. Several state-listed species occur on the project site including gopher tortoise, and hidden stylisma. A brief description of the listed species that occur on the project site and their relative abundance are discussed below.

## **Wildlife**

### ***Sand Skink***

The sand skink is highly adapted to its sandy habitat in which it spends the majority of its time "swimming" through loose open sands foraging for various insects, such as termites (Mushinsky and McCoy 1999). Characteristics such as soil compaction, depth of loose sand, sand particle size, soil moisture, and above ground canopy define the distribution of sand skinks throughout much of their range. Agricultural efforts, such as citrus groves and silviculture, appear to limit the distribution of sand skinks, although little is known about the potential for the return of sand skinks to areas formerly occupied by longleaf pine/xeric oak communities following silviculture or abandonment of a citrus grove.

Sand skink swimming trails were noted along the margins of the longleaf pine/xeric oak community, within the rosemary scrub, and within several of the disturbed xeric oak community types during the initial surveys. Additionally, two sand skinks were observed in portions of the young pine plantation and disturbed pine plantation community type during the preliminary gopher tortoise survey. **Map G** depicts the approximate location of the sand skink observations and the occupied and potentially occupied sand skink habitat on the project site.

### ***Scrub-Jay***

During the drive between various portions of the project site, two scrub jays were noted off-site to the west of the project site on Grassy Lake Road north of the Florida Turnpike. Because these birds occurred in an area that did not contain typically suitable habitat, such as scrub, xeric oak scrub or scrubby flatwoods, it is possible that these scrub jays are utilizing scrub and/or sandhill sites either adjacent to the project site or on the project site. Systematic surveys will have to be conducted on the project site to establish the presence of habitat use of the scrub jays prior to development activities.

### ***Gopher Tortoise***

During the site review, numerous gopher tortoise burrows were observed. The gopher tortoise, listed by the FFWCC as a SSC, typically digs burrows within moderately well drained to well drained soils and forages on grasses and forbs. Listed commensal species, such as eastern indigo snake, gopher frog (*Rana capito*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida short-tailed snake (*Stilosoma extenuatum*), and Florida mouse (*Podomys floridanus*) may occur in association with these burrows. A detailed survey of the gopher tortoise population was not conducted. Based on the preliminary survey, it is estimated that the gopher tortoise population density ranges from <0.4 tortoise

per acre (in the mature plantation) to over 3 tortoises per acre (in the disturbed plantation).

***Listed Plant Species***

Five federally-listed plant species were observed on the project site. Several of these, including Britton's beargrass and scrub buckwheat, were found only within the longleaf pine xeric oak community. Both the scrub plum and the Florida bonamia were found within the sandhill, rosemary scrub, and disturbed xeric oak communities located throughout the project site, while the paper-like nailwort was found only in the rosemary scrub. The Britton's beargrass and scrub plum are listed as endangered by the USFWS while the Florida bonamia, scrub buckwheat and paper-like nailwort are listed as threatened. Three (3) additional species, Lewton's polygala, clasping warea, and pigeon wings are also likely to occur on the project site within the longleaf pine xeric oak community but were not noted during the surveys.

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

A topographic map, including 100-year flood prone areas, is attached as **Map C**.

**4. Provide a letter from the Division of Historical Resources indicating if there are potentially regionally significant historical or archaeological sites on the property.**

A letter has been obtained from the Division of Historical Resources and will be provided with the Application for Development Approval.

Table 3. Wildlife and Plant Species Listed as Threatened, Endangered, and/or Species of Special Concern That Potentially Occur on the Project Site, Lake County, Florida

Common Name	Scientific Name	FDA/ FWC	FWS	Habitat Type (*)	Probability of Occurrence
<b>Plants</b>					
<i>Asclepias curtissii</i>	Curtis' milkweed	E		1	Medium
<i>Bonamia grandiflora</i>	Florida bonamia	E	T	1	On-site
<i>Calamintha ashei</i>	Ashe's calamintha	T		1,3	High
<i>Carex chapmanii</i>	Chapman's sedge	E		8	Low
<i>Celosia nitida</i>	slender celosia	E		7	Low
<i>Centrosema arenicola</i>	sand butterfly pea	E		2	High
<i>Chionanthus pygmaeus</i>	pygmy fringe-tree	E	E	1	High
<i>Cleistes divaricata</i>	spreading pogonia	T		5,12,14,15	Low
<i>Clitoria fragrans</i>	pigeon wings	E	T	1,2	High
<i>Coelorachis tuberculosa</i>	Florida joint-tail	T		12,16	Medium
<i>Cucurbita okeechobeensis</i>	Okeechobee gourd	E	E	4,5	Low
<i>Encyclia tampensis</i>	Florida butterfly orchid	C		6,7,11,15,21,23	High
<i>Epidendrum conopseum</i>	green-fly orchid	C		7,15	High
<i>Eriogonum floridanum</i>	scrub-buckwheat	E	T	1,2	On-site
<i>Garberia heterophylla</i>	garberia	T		1	On-site
<i>Hartwrightia floridana</i>	hartwrightia	T		5,12,14	Medium
<i>Hasteola robertiorum</i>	Gulf hammock cacalia	E		7	Low
<i>Hexalectris spicata</i>	crested coralroot	E		7	Low
<i>Illicium parviflorum</i>	star anise	E		7,15	Low
<i>Justicia cooleyi</i>	Cooley's justicia	E	E	7	Low
<i>Lechea cernua</i>	scrub pinweed	T		1	High
<i>Lilium catesbaei</i>	pine lily	T		4,10	Low
<i>Listera australis</i>	southern twayblade	T		7,15	Low
<i>Lobelia cardinalis</i>	cardinal flower	T		11	Very low
<i>Lycopodium cernuum</i>	nodding club-moss	C		5,7,14,16	Medium
<i>Matelea floridana</i>	Florida spiny-pod	E		6,7	Low
<i>Matelea pubiflora</i>	sandhill spiny-pod	E		2	High
<i>Monotropa hypopithys</i>	pine-sap	E		6,7	Low
<i>Najas filifolia</i>	slender naiad	T		16	Low
<i>Nemastylis floridana</i>	celestial lily	E		5,12,15	Low
<i>Nolina brittoniana</i>	Britton's beargrass	E	E	1,2,3	On-site
<i>Osmunda cinnamomea</i>	cinnamon fern	C		12,14,15	High
<i>Osmunda regalis</i>	royal fern	C		12,14,15	High
<i>Paronychia chartacea</i>	papery whitlow-wort	E	T	1	On-site
<i>Pecluma plumula</i>	plume polypody	E		7,15,23	Low
<i>Pecluma ptilodon</i>	swamp plume polypody	E		7,11,15,23	Low
<i>Pinguicula caerulea</i>	blue butterwort	T		4,5,14	Medium
<i>Pinguicula lutea</i>	yellow butterwort	T		4,5,14	Medium
<i>Platanthera blephariglottis</i>	white-fringed orchid	T		10,14,15	Medium
<i>Platanthera ciliaris</i>	yellow-fringed orchid	T		5,12,14	Medium
<i>Platanthera flava</i>	gypsy-spikes	T		5,12,14	Medium
<i>Platanthera nivea</i>	snowy orchid	T		5,10,14	Medium
<i>Pogonia ophioglossoides</i>	rose pogonia	T		5,12,14	Medium

<i>Polygala lewtonii</i>	Lewton's polygala	E	E	1,2	High
<i>Prunus geniculata</i>	scrub plum	E	E	1	On-site
<i>Pteroglossaspis ecristata</i>	non-crested eulophia	T		1,2,3	High
<i>Rhapidophyllum hystrix</i>	needle palm	C		6,7	Low
<i>Sacoila lanceolata</i>	leafless beaked orchid	T		4,5,6,17	Medium
<i>Salix floridana</i>	Florida willow	E		15,20	Medium
<i>Sarracenia minor</i>	hooded pitcher-plant	T		4,5,10,14	Medium
<i>Spiranthes laciniata</i>	lace-lip ladies'-tresses	T		12,15	Medium
<i>Spiranthes tuberosa</i>	little pearl-twist	T		3	Medium
<i>Tillandsia utriculata</i>	giant wild-pine	E		6,7,15,23	High
<i>Triphora trianthophora</i>	three-birds orchid	T		6,7	Low
<i>Vicia ocalensis</i>	Ocala vetch	E		12,14	Low
<i>Warea amplexifolia</i>	clasping warea	E	E	1,2	High
<i>Zamia pumila</i>	coontie	C		6,19,22	High
<i>Zephyranthes atamasco</i>	atamasco lily	T		4	Low
<i>Zephyranthes treatiae</i>	Treat's zephyr-lily	T		5,10	Low

**Amphibian**

<i>Rana capito</i>	gopher frog		SSC	4,6,9	High
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**Bird**

<i>Aphelocoma coerulescens</i>	Florida scrub jay	T	T	1	High
<i>Aramus guarana</i>	limpkin	SSC		7,9,10,11	Medium
<i>Dendroica kirtlandii</i>	Kirtland's warbler	E	E	2,18	Low
<i>Egretta caerulea</i>	little blue heron	SSC		7,9,10,11,12,13,14,15,16,17,21	High
<i>Egretta thula</i>	snowy egret	SSC		7,9,10,11,12,13,14,15,16,17,21	High
<i>Egretta tricolor</i>	tricolored heron	SSC		7,9,10,11,12,13,14,15,16,17,21	High
<i>Eudocimus albus</i>	white ibis	SSC		7,9,10,11,12,13,16,20	High
<i>Falco peregrinus tundrius</i>	peregrine falcon	E		6,9,10,12,15,16,17,18	High
<i>Falco sparverius paulus</i>	southeastern American kestrel	T		2,3,4,5,10,12,17	High
<i>Grus canadensis pratensis</i>	Florida sandhill crane	T		9,10,12,14,16,17	High
<i>Haliaeetus leucocephalus</i>	bald eagle	T	T	2,3,4,5,10,11,12,13,15,16,17,21	Low
<i>Mycteria americana</i>	wood stork	E	E	7,9,10,11,12,13,14,15,17,21	High
<i>Picoides borealis</i>	red-cockaded woodpecker	T	E	2,3,4	Low
<i>Speotyto cunicularia</i>	burrowing owl	SSC		2,9,17	High
<i>Sterna antillarum</i>	least tern	T		12,13,16,17	Low

**Fish**

<i>Cyprinodon variegatus hubbsi</i>	Lake Eustis pupfish		SSC	16	Low
<i>Pteronotropis welaka</i>	bluenose shiner		SSC	16	Low

**Mammal**

<i>Blarina carolinensis shermani</i>	Sherman's short-tailed shrew	SSC		4,5,6,7,10	Medium
<i>Podomys floridanus</i>	Florida mouse	SSC		1,2,3	High
<i>Sciurus niger shermani</i>	Sherman's fox squirrel	SSC		2,3,4,5,6,7	High
<i>Trichechus manatus</i>	Florida manatee	E	E	16,25	Very low
<i>Ursus americanus floridanus</i>	Florida black bear	T		1,2,3,4,5,6,7,11,15	Medium

Reptile		SSC	T(S/A)		
<i>Alligator mississippiensis</i>	American alligator	SSC	T(S/A)	11,12,15,16,17	Low
<i>Drymarchon corais couperi</i>	eastern indigo snake	T	T	1,2,3,4,5,12,13	High
<i>Gopherus polyphemus</i>	gopher tortoise	SSC		1,2,3,4,6	On-site
<i>Neoseps reynoldsi</i>	sand skink	T	T	1,2,3	On-site
<i>Pseudemys concinna suwanniensis</i>	Suwannee cooter	SSC		16	Low
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC		2,3,6,17	High
<i>Stilosoma extenuatum</i>	short-tailed snake	T		1,2,6	High

SSC - Species of Special Concern (FGFWFC)

C - Commercially Exploited

T - Threatened

T(S/A) - Similarity of Appearance (USFWS)

CA - Candidate for Listing

E - Endangered

*\*Habitat Types*

1 - Scrub

2 - Sandhills

3 - Scrubby Flatwoods

4 - Mesic Flatwoods

5 - Wet Flatwoods

6 - Dry Hammocks

7 - Wet Hammocks

8 - Calcerous Hammocks

9 - Dry Prairie

10 - Wet Prairie

11 - Bottomland Hardwood

12 - Freshwater Marsh

13 - Saltwater Marsh

14 - Seepage Bog

15 - Swamp/Cypress Dome

16 - Ponds/Lakes/Streams

17 - Disturbed/Cultivated

18 - Sand Dunes/Beach

19 - Pinelands

20 - Banks of Streams

21 - Mangroves

22 - Shell middens

23 - Epiphyte

24 - Limestone Sink Edges

25 - Marine

Source: Wunderlin, R. 1998. *Guide to the Vascular Plants of Florida*. Univ. P of Florida

Various authors. *Endangered Biota of Florida series*. 1992-1996

Envirotools - Tess 2.0 - version 2000.

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.

**D. IMPACT AREA INFORMATION**

- 1. Provide a general location map. Indicate on this map adjacent land uses, the existence of public facilities, regional activity centers, and any existing urban service area boundary. Also indicate on this map any other lands owned or leased by the applicant within two miles.**

A location map is provided as **Map A**. The applicant does not own or lease any other properties within two miles of the project site.

- 2. 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.**

Please see **Map A** which shows the significant lakes in the area.

- 3. Provide a map of the proposed study area for Question 21 (Transportation) in the ADA. Indicate the functional classification and number of lanes of all roadways in the study area except residential streets. NOTE: As a separate transportation methodology meeting is usually held for DRI reviews, this information can be deferred to the information packet prepared for that meeting.**

The transportation methodology will be provided under separate cover.

**E. PERMITTING AND APPROVAL INFORMATION**

- 1. Indicate if a comprehensive plan amendment will be required for this development.**

A Comprehensive Plan Amendment will be required.

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

The Pine Needle PUD was previously approved on this site; that approval has expired. There are also water use permits in place for agricultural operations.

A DRI Pre-Application Conference was held on January 13, 2001 for the Hills of Minneola, but the ADA/DRI was not filed.

**F. SUMMARY OF PROPOSED METHODOLOGIES**

**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 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 wherever 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 proposed methodology for Question 21 (Transportation) is being submitted under a separate cover letter to the East Central Florida Regional Planning Council (ECFRPC) and to affected agencies prior to the Transportation Methodology meeting, as required. The proposed methodology will address roadway capacities, trip generation, internal capture, pass-by traffic and transit usage.

The Housing Demand, Supply and Need Methodology prepared by the East Central Florida Regional Planning Council and accepted by the Department of Community Affairs will be used to answer Question 24 Housing.

Answers to ADA questions regarding environmental conditions will be based on accepted practices of the various regulatory/permitting agencies with jurisdiction over the property. The methodologies will be discussed at the ADA/DRI Pre-Application Charrete.

**G. ADA QUESTIONS PROPOSED FOR DELETION**

**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 these are appropriate to delete from the ADA for your project.**

The Applicant requests that the following questions be deleted or amended as noted:

**Question**

- 22. *Air* - The project is not in an air quality attainment area.
- 23. *Hurricane Preparedness* - This project is not located in a coastal county.
- 25. *Police and Fire Protection* - These are local issues; letters regarding service capability will be provided.
- 28. *Health Care* - Public health care facilities are not proposed as part of this development.
- 29. *Energy (Parts A, B & C)* - The project will not generate any unusual energy demands. There will be no on-site electrical generating facilities. Part D regarding energy conservation will be addressed.
- 31-33, 35-38, The project will not contain any of the special-use facilities addressed in these questions.

**LENNAR/MINNEOLA DRI  
TEAM ROSTER**

**Owner/Applicant**

U.S. Home / Lennar Corp.  
151 Wymore Road, Suite 4000  
Altamonte Springs, FL 32714  
Contact: Doug Sheahan  
Phone: (407) 682-9291  
Fax: (407) 682-1977  
Mobile: (407) 415-0412  
Email: dougsheahan@lennar.com

**Planners/Project Manager**

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**Transportation Planner**

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Apopka, FL 32712  
Contact: Bill Griffy, President  
Phone: 407/889-9434  
Fax: 407/889-9435  
Cell: 407/719-2790  
Email: ecsolutions@cfl.rr.com

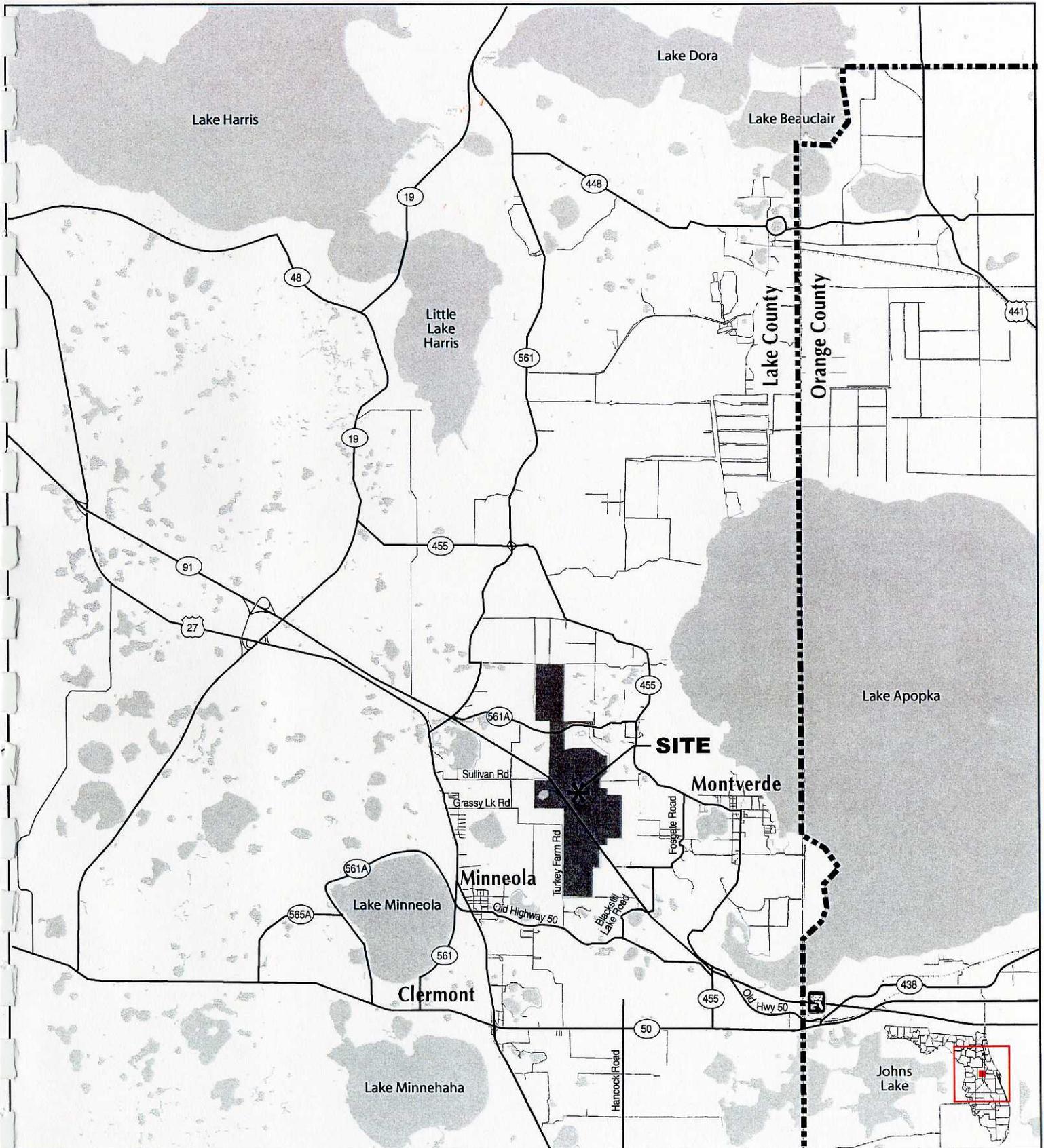
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**Engineer**

Farner Barley Associates  
350 North Sinclair Avenue  
Tavares, FL 32778  
Contact: Duane Booth  
Phone: 352/343-8481  
Fax: 352/343-8495



Source: FGDL

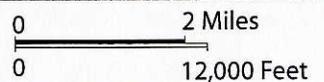


# Hills of Minneola

## Site Location Map A



GJ Project No. : 18990  
Date: June 2005





Source: Digi-Air/Glatting Jackson



*Hills of Minneola*

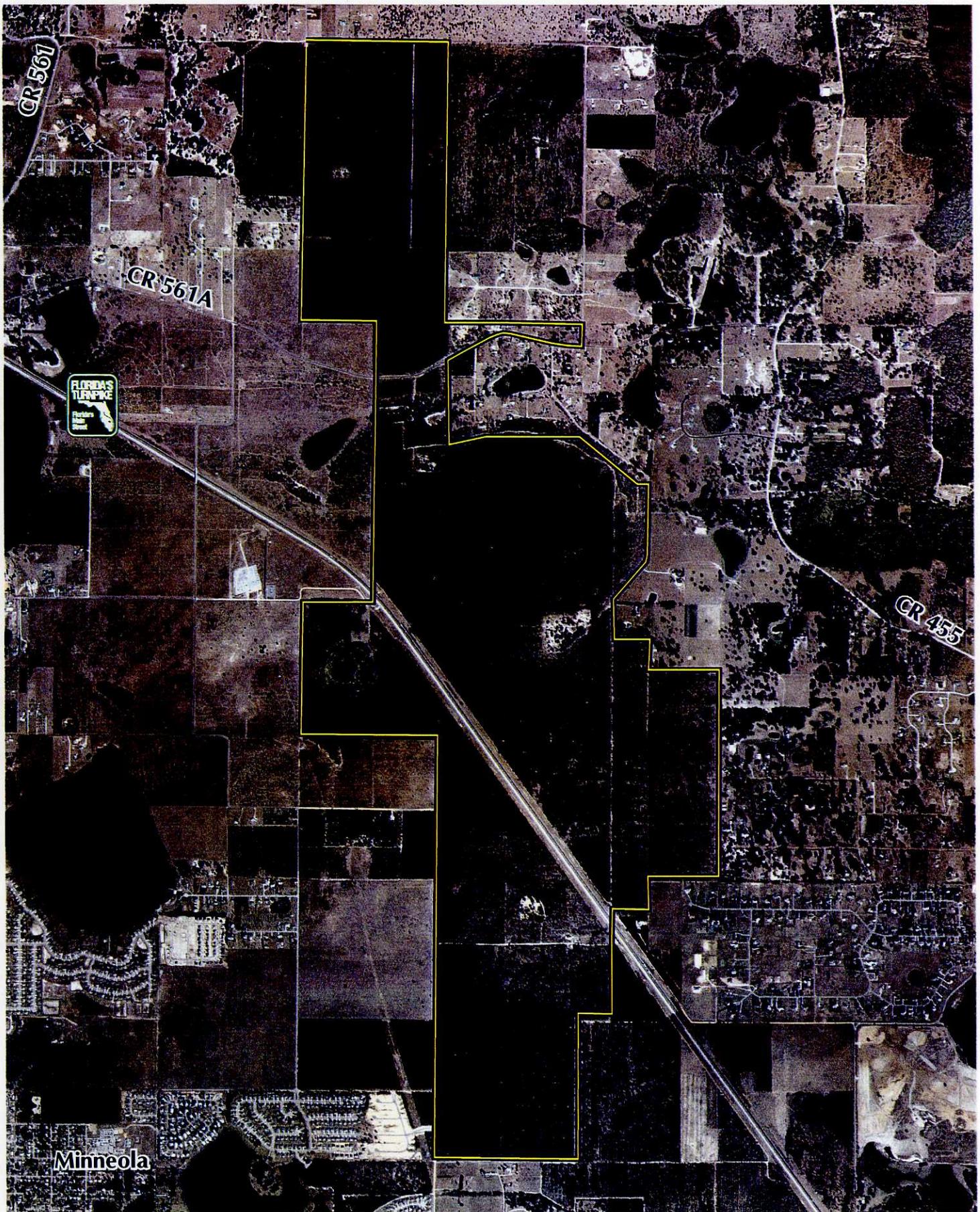
**Vicinity Aerial** Map B-1



GJ Project No. : 18990  
Date: June 2005

0 2 Miles  
0 12,000 Feet





Source: Digi-Air/Glatting Jackson

Date Flown: February 2005

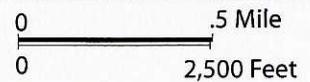


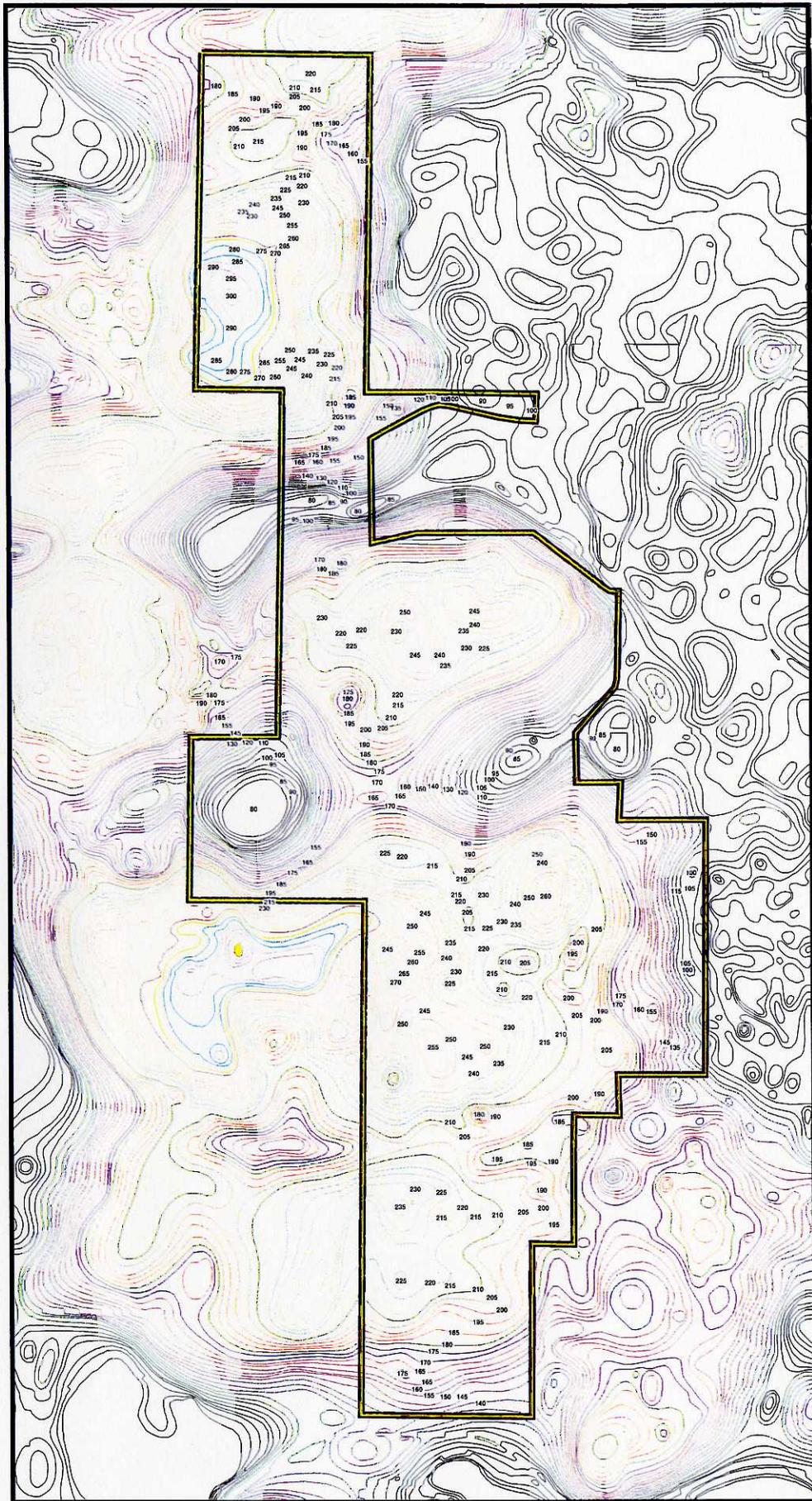
*Hills of Minneola*

**Site Aerial Map B-2**



GJ Project No. : 18990  
Date: June 2005



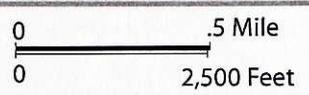


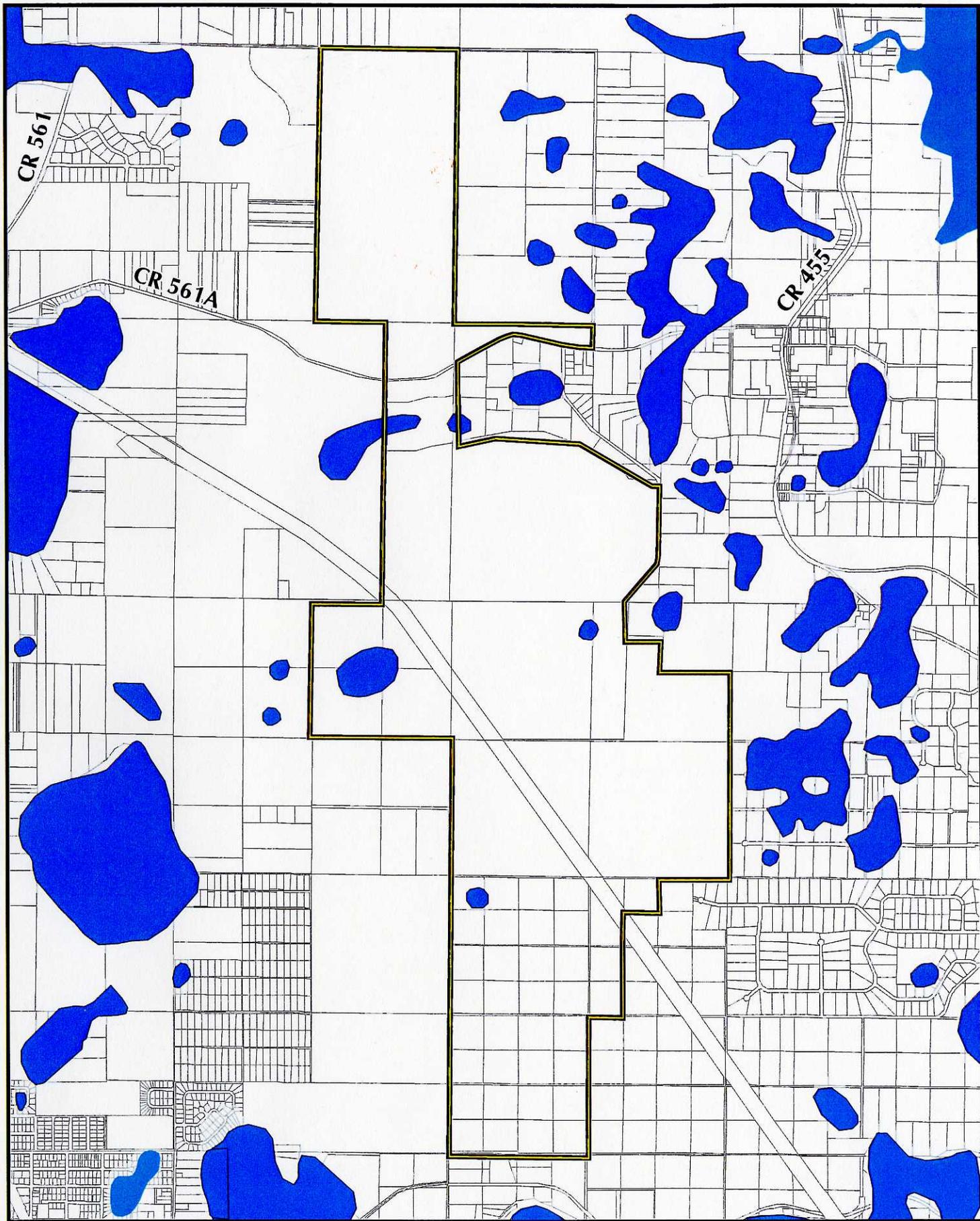
*Hills of Minneola*

**Topography** Map C-1



GJ Project No. : 18990  
Date: June 2005





Source: FGDL

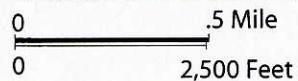


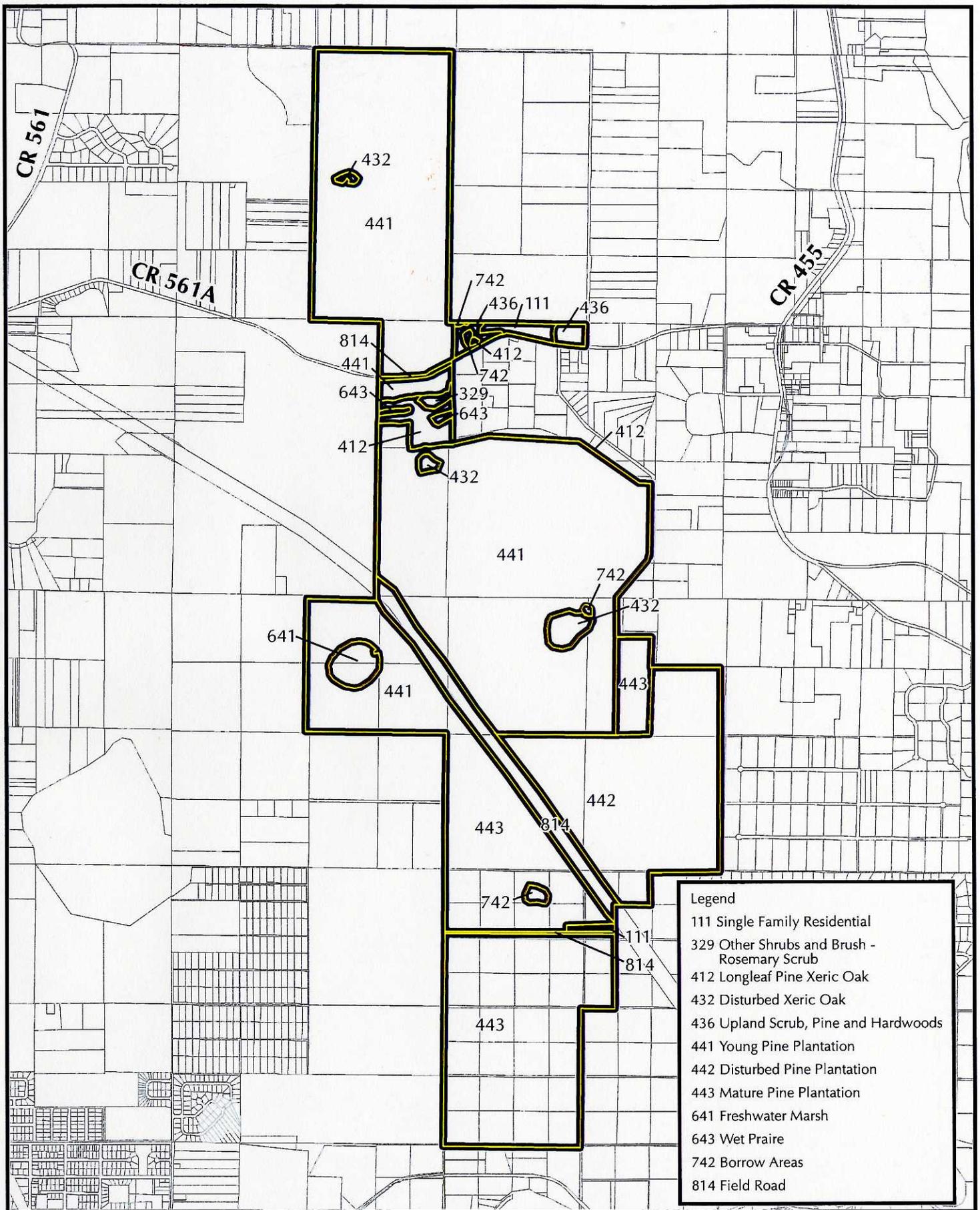
*Hills of Minneola*

**100 Year Floodprone** Map C-2



GJ Project No. : 18990  
Date: June 2005





Source: FGDL/Glatting Jackson

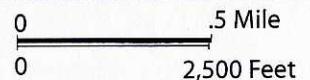


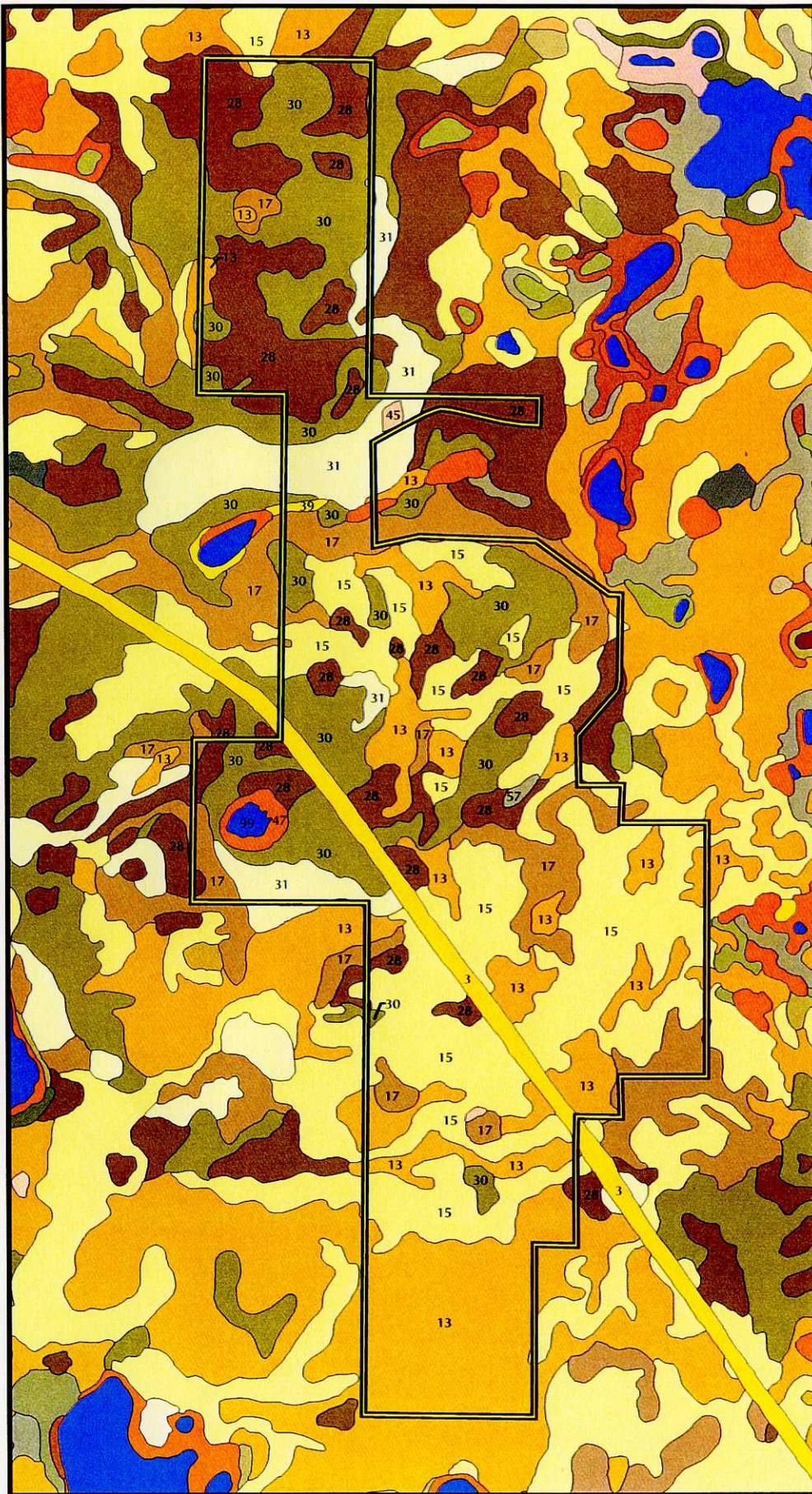
*Hills of Minneola*

**Existing Land Use / Vegetation Map D/F**



GJ Project No. : 18990  
Date: June 2005





- 2 Arents
- 3 Arents - Urban land
- 7 Apopka Sand 0 - 5% Slopes
- 9 Apopka 5 - 12% Slopes
- 11 Brighton Muck, Depressional
- 13 Candler Sand 0 - 5% Slopes
- 15 Candler Sand 5 - 12% Slopes
- 16 Candler Urban Land Complex 5 - 12%
- 17 Candler Sand 12 - 25% Slopes
- 22 Everglades Muck
- 26 Kendrick Sand 0 - 5% Slopes
- 27 Kendrick Sand 5 - 8% Slopes
- 28 Lake Sand 0 - 5% Slopes
- 30 Lake Sand 5 - 12% Slopes
- 31 Lake Sand 12 - 22% Slopes
- 35 Myakka Sand
- 39 Ona Fine Sand
- 40 Orlando Fine Sand
- 45 Pits Water Complex
- 46 Placid Sand, Depressional
- 47 Palcid, Myakka Sand, Depressional
- 50 Pomano Sand
- 51 Pompano, Felda and Oklawaha Soils
- 54 Seffner Sand
- 57 Tavare Sand 0 - 5% Slopes
- 99 Open Water

Source: FGDL

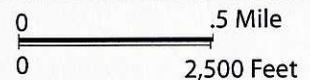


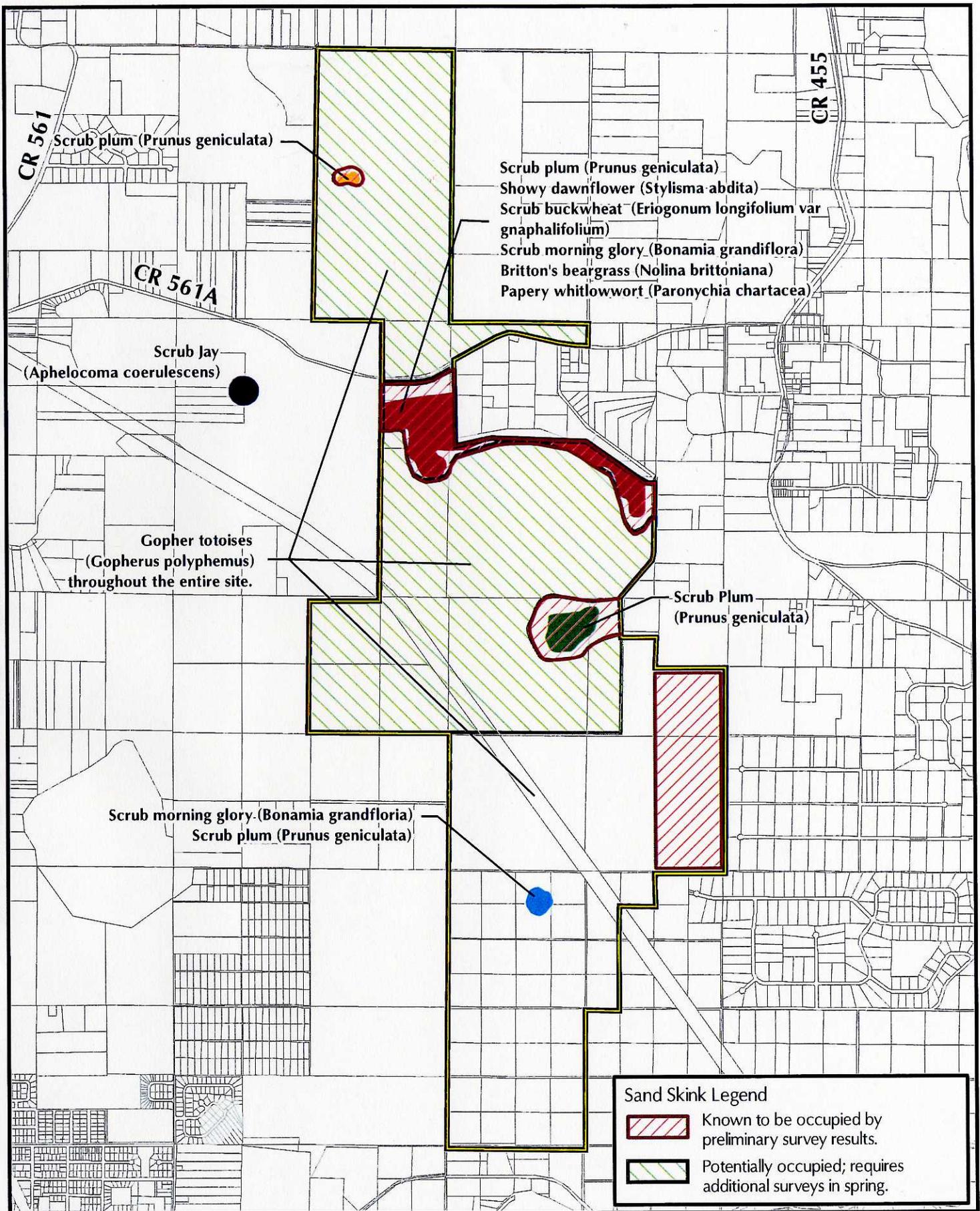
*Hills of Minneola*

**Soils** Map E



GJ Project No. : 18990  
Date: June 2005





Source: Glatting Jackson



Hills of Minneola

Wildlife Survey Map G



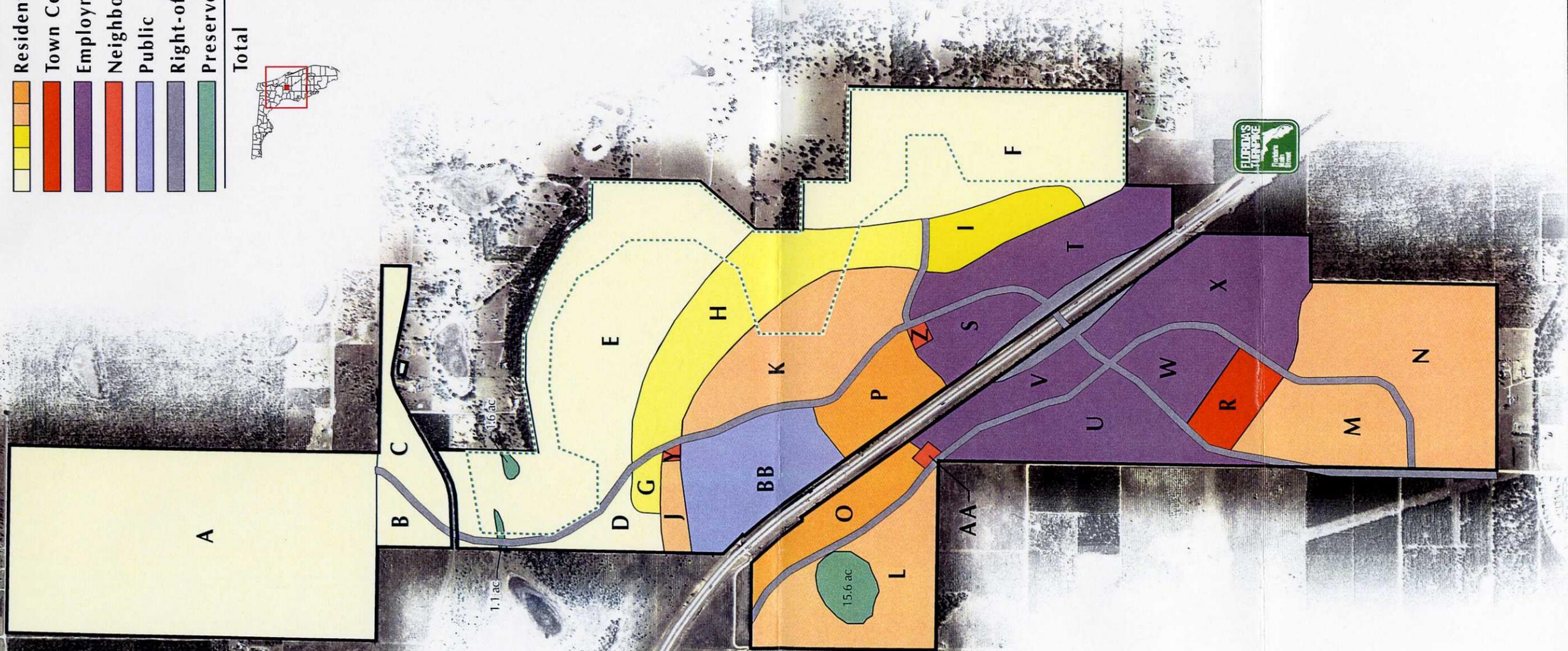
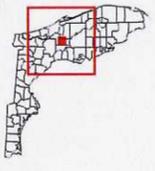
GJ Project No. : 18990  
Date: June 2005

0 .5 Mile  
0 2,500 Feet



# Map H — Master Development Plan

Use	Parcels	Acres
Residential	A-P	1,344.1
Town Center	R	22.7
Employment Center	S-X	296.8
Neighborhood Center	Y, Z, AA	5.1
Public	BB	66.5
Right-of-Way	--	80.1
Preserved Wetlands	--	17.5
<b>Total</b>		<b>1832.8</b>



Development Program By Phase	
<b>Phase 1</b>	<b>2010</b>
Residential	1,000du
Retail/Service	25,000sf GLA
Office	25,000sf GLA
Industrial	10,000sf GLA
Municipal Office/ Civic Uses	5,000sf
<b>Phase 2</b>	<b>2015</b>
Residential	1,903du
Retail/Service	250,000sf GLA
Office	400,000sf GLA
Industrial	700,000sf GLA
Municipal Office/ Civic Uses	17,000sf
<b>Phase 3</b>	<b>2020</b>
Residential	1,068du
Retail/Service	335,000sf GLA
Office	425,000sf GLA
Industrial	690,000sf GLA
Hotel	300 rooms
<b>Total Program</b>	
Residential	3,971du
Retail/Service	610,000sf GLA
Office	850,000sf GLA
Industrial	1,400,000sf GLA
Hotel	300 rooms
Municipal Office/ Civic Uses	22,000sf

----- Upland Preserve 283.3 acres

**Notes:**

- Residential uses include a variety of single-family and multi-family dwelling units, assisted living facilities, support recreation/park uses, civic/institutional/church uses and temporary sales offices.
- Town Center includes retail, office, residential, hotel, movie theater and municipal office/civic uses.
- Employment Center includes office, industrial, hotel, retail, movie theater and municipal office/civic uses. Residential uses are also allowed to promote easy pedestrian access from home to work, shopping and civic uses.
- Neighborhood Center includes retail, office and civic uses.
- Recreation/park uses may include village greens, tot lots, linear parks, playfields, tennis, golf and passive recreation areas.
- Cemeteries and mortuaries shall be permitted uses within the community subject to design standards.
- Public parcel (Parcel BB) is intended as combination schools/community park site. This site is preliminary and will be reconfigured or relocated to meet School Board location criteria; such changes will be documented through the City's PUD approval process and will not require DRI modification.
- Communication towers are allowed subject to setback requirements specified in the PUD/DRI Development Standards.

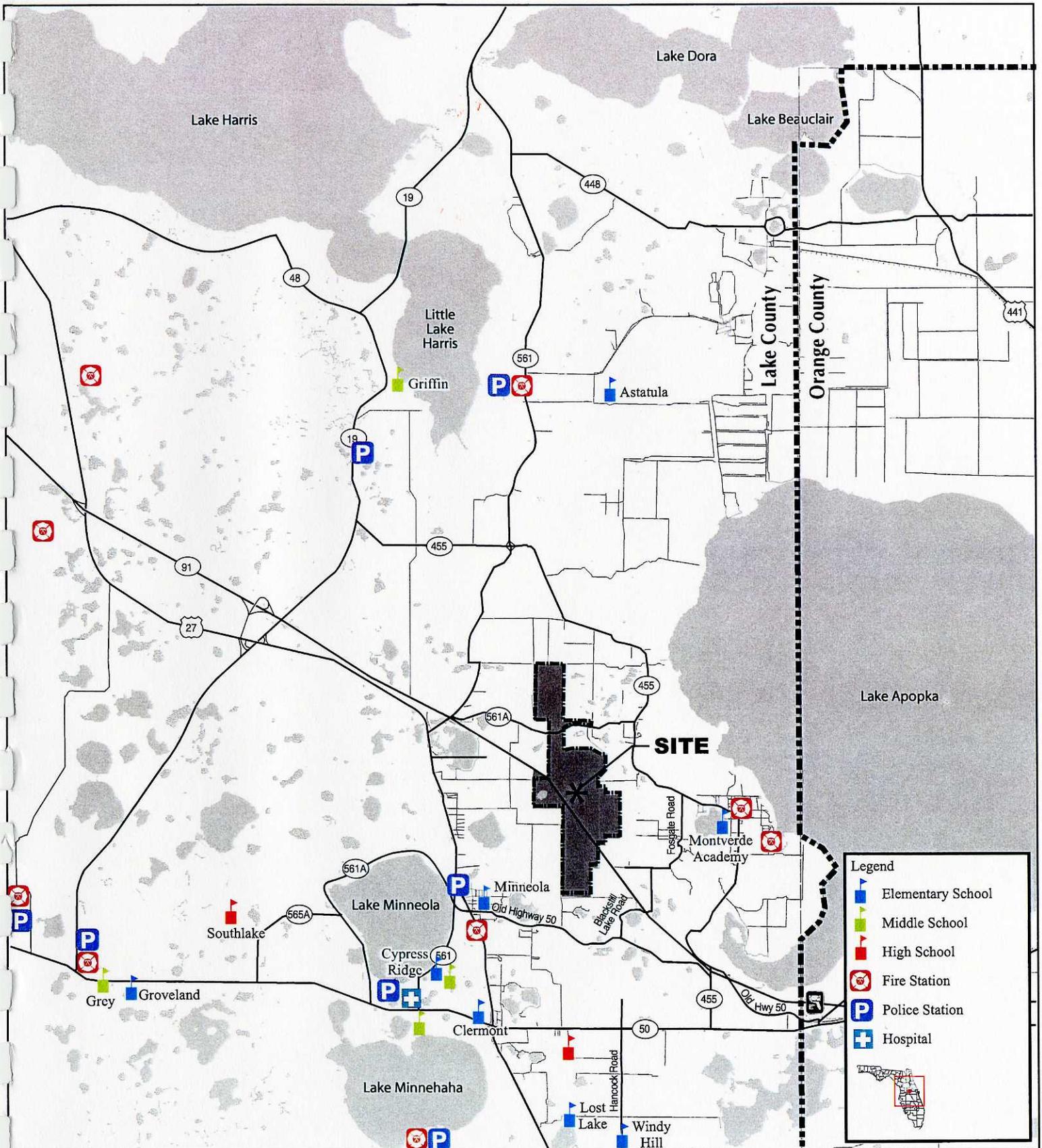


Hills of Minneola



GJ Project No. : 18990  
Date: June 2005





Source: FGDL



*Hills of Minneola*

**Public Facilities** Map K



GJ Project No. : 18990  
Date: June 2005

