

# Secret Promise

In the City of Leesburg

A Development of Regional Impact  
Pre-Application Synopsis

**Prepared by:**

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November 17, 2005

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## PROJECT NARRATIVE

Secret Promise is proposed to become a successful master planned, mixed use community. Secret Promise is envisioned to be a master community that will enjoy the greatest benefit the project site has to offer – its habitat preservation.

The many wetlands and upland habitats are proposed to be preserved and used as a community benefit. While planning efforts are still underway, it is currently planned for all communities to accentuate the over 1,500 acres of existing wetlands and uplands proposed for preservation as parts of their communities – whether through community parks, passive recreation, or nature sanctuaries. A wildlife management area is planned along the western limits of the project to provide connectivity between the different plant and animal communities in Secret Promise.

Within the Secret Promise community, individual communities are expected to be provided which meet market demands and society's needs, while maintaining the small town ambience that Leesburg has preserved so well. Traditional single family neighborhoods are planned and different types of multi-family and TND communities are also being considered. Commercial and industrial components have been located along the existing major transportation facilities near the perimeter of Secret Promise, and it is anticipated that interior neighborhood commercial will also be of benefit. A school site is proposed as part of Secret Promise; discussions with the City of Leesburg on the school type, location, and other related issues are ongoing.

With such a large planned master community, a serious commitment to ensuring the necessary infrastructure will be in place is needed. The owner is committed to ensuring adequate infrastructure is available to support Secret Promise. Meetings with the Lake-Sumter MPO, City of Leesburg, Lake County, and other stakeholders have been held and progress towards estimating the needed infrastructure is being made. The owner has offered to assist with financing the acceleration of the planned CR 470 widening and is willing to provide corridor preservation along CR 48 for future widening of that roadway.

In previous meetings with the City and ECFRPC, an interconnect between Secret Promise and the adjacent southern DRI has been requested. The location of the main collector road connecting CR 470 and CR 48 and the potential need for interconnections to adjacent properties is still being evaluated.

The owner has demonstrable success in building communities that meet market needs, societal needs, and protects the unique resources that its locations have to offer. For Secret Promise, a community that will meet the needs of generations of families, an outstanding opportunity exists to provide a sustainable community that preserves the benefits of the environment.

## PRE-APPLICATION QUESTIONS

### A. GENERAL INFORMATION:

1. Name of Development:

Secret Promise, DRI

2. Name, Address and Telephone Number of Applicant:

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### B. PROJECT DESCRIPTION:

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

The Secret Promise DRI is located within the City of Leesburg in Lake County, Florida; bounded to the northeast by the Florida Turnpike, Leesburg Highway (CR 48) to the southeast, Sumter County to the west,

and CR 470 to the north. The project is directly south of the new Florida Turnpike interchange. Location of the overall project site is depicted in **Map A – Location**.

The proposed DRI consists of approximately 3,747± acres. The proposed project density will apply a mixture of residential type units as well as commercial and light industrial uses. Almost all the wetlands and a significant amount of open space have been reserved and protected as well as large upland buffers to protect and maintain wildlife habitats. In addition active and passive open spaces are planned. The proposed master plan is depicted in **Map H – Master Development Plan** with a summary of uses and acreage in **Table 1**.

**TABLE 1: Summary of Uses by Acreage**

Land Use	Wetlands & Lakes Area (Ac)	Development Area (Ac)	Total Area (Ac)	Percent of Total
Residential (all types)	1,526.1	1,629.7	3,155.8	84.2
Commercial	42.8	87.6	130.4	3.5
Industrial	148.1	93.6	241.7	6.4
Roads	0	95.0	95.0	2.5
Open Space	100.0	0	100.0	2.7
School	7.0	18.0	25.0	0.7
<b>TOTALS</b>	<b>1,824</b>	<b>1,923.9</b>	<b>3,747.9</b>	<b>100%</b>

**2. Proposed phasing of the project, including proposed preliminary phasing dates and build-out dates.**

**Table 2** depicts the project phasing and it is projected to be as follows

Phase 1: 2007 to 2012  
 Phase 2 (100% of build out): 2013 to 2017

**TABLE 2**

The proposed development will consist of approximately 3,747± acres and is currently planning for the following land uses and phasing (subject to change):

Land Use	Unit	Phase I - 2012 (40% of build out)	Phase II - 2017 (Cumulative, 100% of build out)
Single-Family Housing	DU	2,293	5,732
Multi-Family Housing	DU	1,390	3,479
Light Industrial	KSF	1,095	2,737
Commercial/Retail	KSF	414	1,035
School	KSF	0	55
TOTALS		3,683 DU 1,509 KSF	9,211 DU 3,827 KSF
Notes: Land uses and phasing are not final and subject to change. 40 percent (40%) of housing is assumed to be age restricted.			

## C. SITE INFORMATION:

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

**Map B - Aerial Photo** and **Map D - Land Use** are provided depicting the project boundaries and existing land uses. Date of aerial photo is February 2005.

The 3,747± acre Secret Promise site primarily serves as an active cattle ranch with some acreage dedicated to row crop and tree farming. The following is a brief narrative describing the habitat type, size, overall quality, vegetative composition, and soil types present within the existing onsite communities. The project contains nine upland communities comprising a total of 2,412± acres. The remaining 1,336± acres are other surface waters and wetlands. Each of these community types is identified using the Florida Land Use, Cover, and Forms Classification (FLUCCS) technique on **Map F – Vegetation Association Map**.

### **Upland Habitat Types**

#### Improved Pasture (FLUCCS 211) – 1,995.2 acres

Improved pasture is the most prevalent vegetation type within the Secret Promise project area, covering more than fifty percent (50%) of the site. These areas are dominated by bahiagrass (*Paspalum notatum*) intermixed with other grasses, forbs, and sedges including dog fennel (*Eupatorium capillifolium*), broomsedge grass (*Andropogon spp.*), southern crabgrass (*Digitaria sanguinalis*), carpetgrass (*Axonopus spp.*), soda apple (*Solanum viarum*), and natalgrass (*Rhynchelytrum repens*). According to the USDA Soil Conservation Service “Soils Survey of Lake County, Florida”, the improved pasture areas contain a variety of soil types including: Cassia sand, Astatula sand, dark surface, Apopka sand, Albany sand, Pompano sand, acid, Tavares sand, and Myakka sand.

#### Tree Nursery (FLUCCS 241) – 15.0 acres

A tree nursery consisting of oak trees is located in the eastern portion of the property and comprises less than one percent (1%) of the total project acreage. According to the USDA Soil Conservation Service “Soils Survey of Lake County, Florida”, Tavares sand is present within the tree nursery.

#### Watermelon Field Crop (FLUCCS 2154) – 97.3 acres

There is a small portion of the Secret Promise site that is used to produce watermelons. The area comprises a total of 97± acres. According to the USDA Soil Conservation Service “Soils Survey of Lake County, Florida”,

Tavares sand, Myakka sand, and Astatula sand, dark surface are the soil types present in the watermelon fields.

Fallow Crop Land (FLUCCS 261) – 93.2 acres

Approximately 93.20 acres of the property's land are abandoned watermelon fields. These areas are dominated by a mix of bare ground, herbaceous weedy species and pasture grasses. Dominant species present include dog fennel, Caesar weed (*Urena lobata*), bahiagrass, and soda apple. Portions of this area are occasionally used for cattle grazing. According to the USDA Soil Conservation Service "Soils Survey of Lake County, Florida", Albany sand is the soil type present in these areas.

Shrub and Brushland (FLUCCS 320) – 29.4 acres

A portion of the upland buffers surrounding the freshwater marshes are dominated by various shrub and brush species. Dominant vegetation in these areas consists of gallberry (*Ilex glabra*), broomgrass (*Andropogon virginicus*), blackberry (*Rubus* spp.), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*). According to the USDA Soil Conservation Service; "Soils Survey of Lake County, Florida, Myakka sand is the soil type present in the shrub and brushland habitats.

Other Pines (FLUCCS 419) – 27.3 acres

A small portion in the center of the property is largely made up of slash pine (*Pinus elliottii*). This 27.32 acre area makes up less than one percent (1%) of the property. According to the USDA Soil Conservation Service "Soils Survey of Lake County, Florida", Myakka sand and Pompano sand, acid are the soil types present in these areas.

Live Oak (FLUCCS 427) – 20.7 acres

A portion of the property located on the southeast side of CR 48 contains a forested community dominated by live oak (*Quercus virginiana*) canopy. The understory in these areas is typically consists of a sparse groundcover stratum dominated by soda apple and bahiagrass.

Oak Hammock (FLUCCS 4271) – 110.0 acres

Scattered through the property are small areas of oak hammocks. These areas are made up of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), soda apple and some saw palmetto (*Serenoa repens*). According to the USDA Soil Conservation Service Soils Survey of Lake County, Florida, Myakka sand, Tavares sand, and St. Lucie sand are present in the oak hammocks.

#### Mixed Forested Islands (FLUCCS 4381) – 23.4 acres

This habitat type identifies upland forested islands present within the freshwater marsh habitats. These islands generally contain a mixed forested canopy containing slash pine and live oak. Understory species in these areas include scattered saw palmetto, wax myrtle, gallberry and bahiagrass. According to the USDA Soil Conservation Service “Soils Survey of Lake County, Florida”, Myakka sand and Albany sand are the soil types present in these areas.

#### **Wetland Habitat Types**

#### Freshwater Marsh (FLUCCS 641) – 1,331.7 acres

The majority of the freshwater marshes on this site are in good condition. However, the smaller marshes (i.e., <10 acres), the marshes surrounded by row crops, and the marshes abutting roadways have sustained long-term impacts. These impacts consist of:

- Alteration of drainage patterns associated with roadside ditches
- Removal of native habitat in upland buffers
- Intrusion of row crops up to the wetland edge
- Surface water withdrawal for crop irrigation
- Lack of wetland species diversity from cattle grazing
- Increased nutrients resulting from cattle accessing the wetlands

Consequently, some wetlands are considered degraded from these activities. The onsite freshwater marshes contain a variety of herbaceous and shrubby species commonly found throughout Central Florida including, but not limited to: pickerelweed (*Pontederia cordata*), soft rush (*Juncus effusus*), maidencane (*Panicum hemitomon*), yellow-eyed grass (*Xyris spp.*), and pipewort (*Eriocaulon spp.*). According to the USDA, Soil Conservation Service “Soils Survey of Lake County, Florida”, these marsh systems contain Immokalee sand, Placid sand, and Myakka sand.

#### Other Surface Waters (FLUCCS 510) – 4.6 acres

This land cover type is composed of six small, man-made livestock watering ponds and surface water irrigation pits. In general, bahiagrass extends to the edge of the constructed ponds with little or no wetland species fringing the bank. The frequent presence of cattle prevents the establishment of emergent species within the ponds.

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

**Map F - Vegetation Association** is provided illustrating the type of natural vegetation types and boundaries along with an inventory of wildlife and plant species that exist on site.

EarthBalance® biologists conducted extensive field work completing wetland delineation and wildlife survey tasks, spending in excess of 550 field work hours on the 3,747±-acre Secret Promise property between February and April 2005. The site contains approximately 1,331.7 acres of herbaceous wetlands.

As stated previously, the site consists primarily of wetlands and large expanses of improved pasture. No listed plant species are present on the site. In addition, there are few areas of native vegetation between wetlands to provide protective cover for the movement of wildlife across the site. The edge effect provided by shrubby vegetation or trees adjacent to wetlands is critical for wildlife. Even small mammals require brushy conditions to safely move about the site and to provide nesting opportunities. The ongoing cattle operation keeps the pastures grazed to the wetland edge. Cattle also graze within the wetlands. Wildlife observations made by biologists consist primarily of birds with few other wildlife species.

EarthBalance® biologists covered all vegetative communities on the site and at varying times of day, including early morning and late evening. Site access was via four-wheel drive vehicles, ATV's, and pedestrian survey. During the course of these activities, the staff was able to obtain valuable wildlife data. Evidence of wildlife and observations were noted and mapped by occurrence. The listed animal species observed onsite include: gopher tortoise (*Gopherus polyphemus*), Florida scrub jay (*Aphelocoma coerulescens*), Florida burrowing owl (*Athene cunicularia floridana*), Florida sandhill crane (*Grus canadensis pratensis*), whooping crane (*Grus americana*), bald eagle (*Haliaeetus leucocephalus*), and Sherman's fox squirrel (*Sciurus niger shermani*).

Ms. Sarah Laroque and Ms. McLane Evans with EarthBalance® met with Mr. Steve Lau with the Florida Fish and Wildlife Conservation Commission (FWC) on April 19, 2005 to discuss wildlife observed on the property and to gain an understanding of what FWC would require to negate proposed impacts to FWC listed species. The primary wetland dependant species of concern to the St. Johns River Water Management

District (SJRWMD) are Florida sandhill cranes and wading birds. Protected species either expected to occur or observed on this site are listed below in Table 3. Species actually observed on site are indicated with an asterisk.

**TABLE 3:** Protected Wildlife Observed or Expected to Occur at Secret Promise

Scientific Name	Common Name	Federal Status	State Status
<b><u>AMPHIBIANS</u></b>			
<i>Rana capito</i>	Gopher frog	-	SSC
<b><u>REPTILES</u></b>			
<i>Alligator mississippiensis</i> *	American alligator	T (S/A)	SSC
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T
<i>Gopherus polyphemus</i> *	Gopher tortoise	-	SSC
<b><u>BIRDS</u></b>			
<i>Aphelocoma coerulescens</i> *	Florida scrub jay	T	T
<i>Aramus gurauna</i>	Limpkin	-	SSC
<i>Athene cunicularia floridana</i> *	Florida burrowing owl	-	SSC
<i>Egretta caerulea</i>	Little blue heron	-	SSC
<i>Egretta rufescens</i>	Reddish egret	-	SSC
<i>Egretta thula</i>	Snowy egret	-	SSC
<i>Egretta tricolor</i>	Tri-colored heron	-	SSC
<i>Eudocimus albus</i>	White ibis	-	SSC
<i>Falco sparverius paulus</i>	Southeastern American kestrel	-	T
<i>Grus americana</i> *	Whooping crane	XN	SSC <sup>1</sup>
<i>Grus canadensis pratensis</i> *	Florida sandhill crane	-	T
<i>Haliaeetus leucocephalus</i> *	Bald eagle	T	T
<i>Mycteria americana</i>	Wood stork	E	E
<i>Pandion haliaetus</i> *	Osprey	-	SSC
<b><u>MAMMALS</u></b>			
<i>Sciurus niger shermani</i> *	Sherman's fox squirrel	-	SSC

E = Endangered  
T = Threatened  
XN = Federal designation for Experimental Population  
SSC = Species of Special Concern  
SSC<sup>1</sup> = State of Florida Experimental Population  
\* = Species observed on-site

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

**Map C - Topographic** is provided and shows the topographic relief across the site and the approximate extents of the 100 year flood plain as depicted on the FEMA FIRM map. Although no elevations have been delineated by FEMA, floodplain elevations for portions of the north part of Secret Promise have been derived from modeling by the Turnpike Enterprise as part of the CR 470/Florida Turnpike interchange project. As part of the drainage analyses for Secret Promise, a flood plain study will be compiled to identify the 100 year flood plain elevation and flood prone areas.

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

Please find attached in **Appendix C** a letter from the Florida Department of State, Division of Historical Resources which states that their records indicate several recorded archaeological sites and historical structures are located in the vicinity of Secret Promise. The letter further recommends that a professional cultural resource survey be conducted. Included within Appendix C is a copy of the acknowledgement letter from the project's archeological consultant to the Division of Historical Resources.

Currently, Southeastern Archeological Research is performing a Phase 1 survey conforming to the requirements of Chapter 1A-46, FAC, and compiling a report documenting their findings. This report will be forwarded to the Division of Historical Resources to complete their review of the impacts, if any, of Secret Promise on historic elements within the project limits. A copy of the Phase 1 report will be included with the Application for Development Approval.

#### **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.*

**Map A - Location** is provided and depicts specific project boundaries as well as adjacent land uses and facilities.

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.*

**Map A - Location** is provided and depicts significant water bodies; **Map C -Topographic** is also provided and depicts wetlands.

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.*

The transportation information requested is provided within **Map J**.

#### **E. PERMITTING AND APPROVAL INFORMATION:**

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

Comprehensive plan amendments were previously permitted with the City of Leesburg for the majority of the property within the Secret Promise DRI. The comprehensive plan amendment for the 3,440+/- acre Secret Promise parcel was approved by the City on September 16, 2002. Similarly, the comprehensive plan amendment for the 150+/- acre Highland Growth parcel was approved on July 9, 2001 as part of the Annexation Agreement with the City of Leesburg.

Concurrent with the ADA for the Secret Promise DRI, the applicant will be requesting a comprehensive plan change on two additional small parcels – one parcel is known as the Posey parcel and is approximately 3+/- acres in size, located adjacent to CR 48, and surrounded by the Secret Promise parcel; the other parcel is known as the Farah parcel and is 149+/- acres in size and located in the southeast corner of CR 48 and the Florida Turnpike. Both parcels are currently proposed to be of residential use in the DRI.

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

A St. Johns River Water Management District Conceptual Environmental Resource Permit (SJRWMD ERP) was applied for on June 25, 2005 for the project site (Permit number 4-069-99904-1). The reviewers are Victoria Nations (environmental) and Sandy Joiner, P.E. (engineering). A Request for Additional Information was received on July 26, 2005. Requested information includes clarification of stormwater parameters and modeling procedures as well as environmental and wetlands issues. A request for extension to reply for 120 days was submitted on November 8, 2005. The Water Management District's concerns will be addressed within the extended time period.

**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 an 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 pre-application conference to explain the methodologies acceptable to the region for ADA review.*

**1. Question 12 Vegetation and Wildlife**

Chapter 62-340 of the Florida Administrative Code (F.A.C.) was the wetland delineation methodology used to determine the landward extent of jurisdictional wetlands on the site. Sampling methodologies for the presence of listed plant and wildlife resources followed the Uniform Standard Rule 9J-02.041, F.A.C., and utilized the Wildlife Survey Methodology Guidelines published by the FWC. EarthBalance<sup>®</sup> staff had preliminary discussions with Mr. Steve Lau of the FWC on April 19 and June 15, 2005 to ensure the appropriate listed plant and wildlife survey methodologies were performed and to initiate coordination with FWC on the proposed site plan. The following items were discussed.

### Bald Eagle

Bald eagle nest LA149 is located outside, but within one mile, of the project boundaries. The project area lies beyond the typically regulated 1,500-foot wide secondary zone of the eagle nest tree and the most recent recorded nesting activity in LA149 occurred in 1999. Therefore, if the nest was not utilized during the 2004-2005 nesting season, regulatory protection of that nest tree has expired. Regardless of the status of LA149, the site does not fall within the 750-foot primary or 1,500-foot secondary protection zones of an active bald eagle nest and bald eagle protection regulations should not affect the proposed project.

During the course of other fieldwork on this site, EarthBalance biologists noted one bald eagle observation. An adult bald eagle arrived from the east, perched on a fence post within Wetland 8, and flew off to the north. No bald eagle nests occur on site and bald eagles were not observed utilizing the site at any other time.

### Wildlife Forage Areas

Mr. Lau suggested that forage areas for sandhill cranes would be a primary concern for the FWC. He was interested in seeing more additional potential forage area incorporated along the western boundary of the property. He suggested that it did not need to be preserve area but generally areas that are not subject to night lighting or fencing. We discussed compatible uses to meet this need, such as elementary school fields, passive recreation areas without fencing or night lighting, and passive recreation parks. The applicant will incorporate these uses into the development plan for Mr. Lau's review during the Development of Regional Impact (DRI) review. Per Mr. Lau's request, the applicant has included upland preservation areas in the proposed plan, but final acreages for available sandhill crane forage areas will not be available until after the Sandhill Crane Management Plan has been approved by FWC.

### Sandhill Crane Nest Survey

A formal nest survey for sandhill cranes has not been performed. Ms. Laroque described sandhill crane observations made by EarthBalance® biologists. The opinion of EarthBalance® biologists is that sandhill cranes are likely nesting in the large wetlands where courtship behavior was observed. Mr. Lau did not find that a nest survey is warranted primarily because we all agree to presume the cranes are nesting onsite. He said the nests are extremely difficult to find, and because the cranes do not nest in the same wetland from year to year, there is no point in locating this year's nests. He did confirm that sandhill crane nesting would need to be monitored at the time of construction and, if sandhills are found nesting near construction areas, the FWC might require those activities to cease until the cranes finish nesting. Mr. Lau also

stated it is important not to alter the hydroperiods of wetlands so that they could continue to function as nesting areas.

#### Sandhill Crane Forage Area Management

Ms. Laroque discussed whether trees should be planted in the upland forage areas. Mr. Lau did not recommend that trees be planted in areas that are intended for sandhill crane foraging. He suggested that leaving pasture grass is acceptable and that routine mowing is the only long-term management activity needed. Ms. Laroque indicated that the permittee is interested in planting trees to provide visual screening across wetlands and for aesthetic purposes. Mr. Lau suggested that trees could be planted in areas where they could screen the wetlands from noise and lighting in adjacent developments.

#### Wildlife Road Crossings

There are several places where the primary road will cross the larger wetlands, particularly through Wetland 19 and between Wetlands 19 and 58. Mr. Lau did not want to see culvert crossings for wildlife because, in his opinion, wildlife do not use them and they are not effective. Because birds are the primary type of wildlife using this site, wildlife crossing signs would be more effective protection than culvert crossings. A project-wide educational program for residents and visitors will be developed for the DRI. Mr. Lau discussed providing informational materials for sandhill cranes and other unique non-wetland dependant species occurring on site such as Sherman's fox squirrels.

#### Whooping Cranes

Ms. Laroque discussed whooping cranes with Mr. Lau. He indicated that the experimental population of whooping cranes was not under his purview. Because whooping cranes in Florida are classified as an experimental population introduced by the FWC, they are only protected from deliberate molestation or harassment. Their experimental status stipulates that their presence on a parcel of property may not alter the future use of that property. Ms. Laroque agreed to coordinate with the FWC representatives currently managing this whooping crane population.

#### General Wildlife Issues

For informational purposes, other non-wetland dependant wildlife species were discussed. Additional native planting plans and management plans will be developed as part of the DRI. Because coverage by mature trees is scarce, efforts will be made to save any tree islands adjacent to wetland areas. In addition, vegetation and land use will be identified using the FLUCCS classification system in Question 12 of the DRI. A brief narrative describing the habitat types, size, vegetative composition, and overall quality of the existing onsite communities will be provided, as in Item C1 of this report.

Impacts to state and federally listed wildlife and plant resources will be quantified using the Uniform Mitigation Assessment Method (Chapter 62-345.400-600, F.A.C.). Mitigation for any impacts to state or federally listed wildlife species will be coordinated through FWC and US Fish and Wildlife Service (FWS) as necessary.

**2. Question 21 Transportation**

The transportation methodology is provided under Appendix A.

**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 31-33 and Questions 35-38**

None of the special use facilities referenced in these questions are being proposed for this development.

## PROJECT TEAM

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# Appendix A

*Proposed DRI Question 21 Methodology*

## SECRET PROMISE DRI

*Prepared by:*

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- 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
- 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 Secret Promise DRI. Secret Promise DRI is located south of and adjacent to Florida's Turnpike, south of CR 470, in the city of Leesburg, Florida. The site location is depicted by **Map J** in the Appendix.

The proposed development will consist of approximately 3,747± acres and is currently planning for the following land uses and phasing (subject to change):

Land Use	Unit	Phase I - 2012	Phase II - 2017
		(40% of build out)	(Cumulative, 100% of build out)
Single-Family Housing	DU	2,293	5,732
Multi-Family Housing	DU	1,390	3,479
Light Industrial	KSF	1,095	2,737
Commercial/Retail	KSF	414	1,035
School	KSF	0	55
	TOTALS	3,683 DU 1,509 KSF	9,211 DU 3,827 KSF
Notes: Land uses and phasing are not final and subject to change. 40 percent (40%) of housing is assumed to be age restricted.			

The following sections outline the proposed methodology for the analysis of transportation resource impacts related to the Secret Promise 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 and A-6** in the Appendix for a preliminary estimate of Phase 1 and Phase 2, 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 and A-6** 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 Secret Promise site. This modeled growth will include 75% of the Pringle 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 Secret Promise development for Phase 1 of 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 Secret Promise 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**

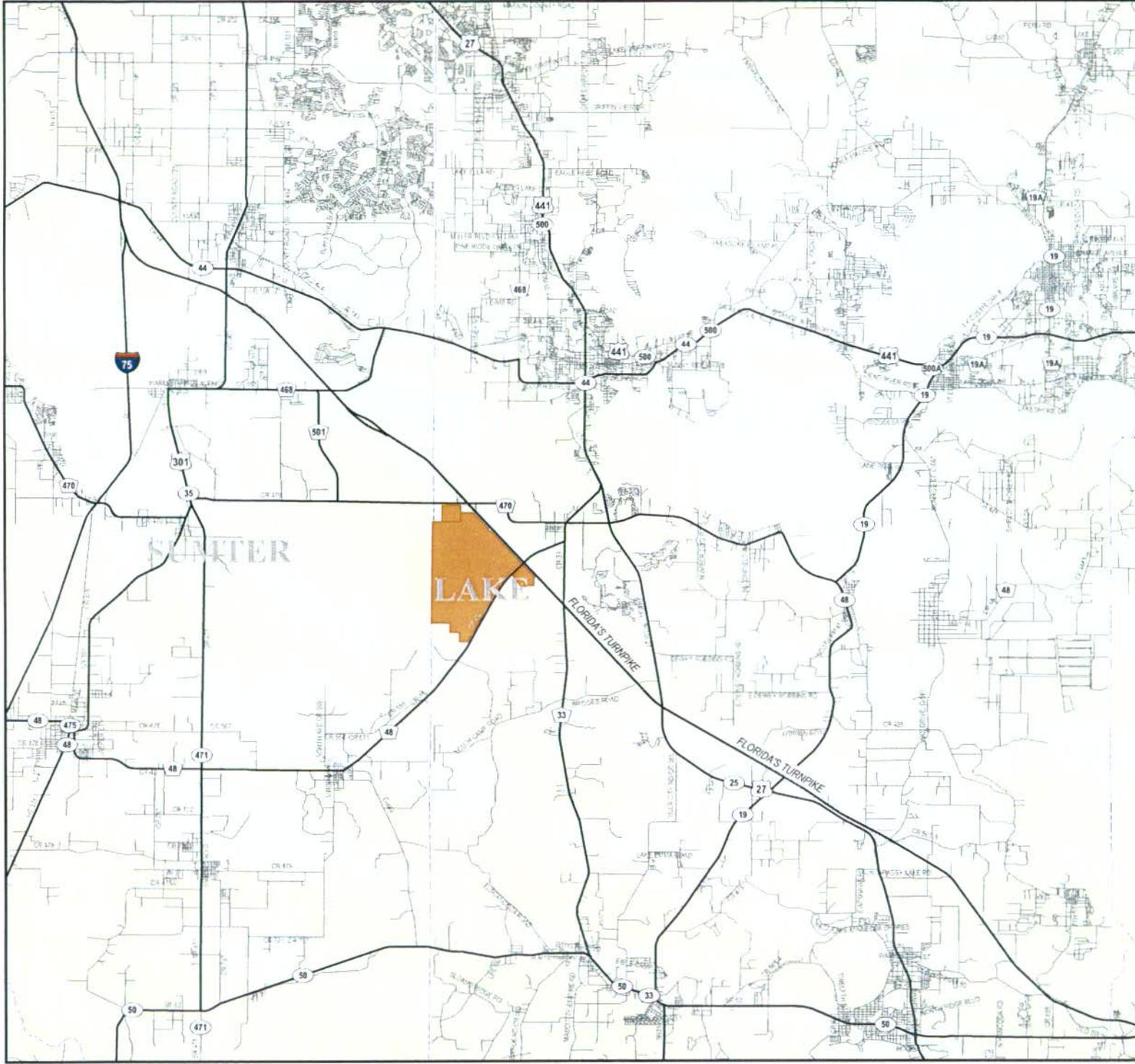
The proposed development will incorporate multimodal planning including pedestrian, bicycle, golf cart, and transit accommodations as appropriate. The internal design will support walkability and accessibility to onsite amenities and services. Considering the planned provisions for alternative modes, 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 and A-6** in the Appendix.



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# APPENDIX

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# Map J.

*Existing Highway  
& Transportation  
Network*

**Secret Promise DRI**  
Lake County, Florida

*Legend*

 Secret Promise DRI



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

<b>Florida's Turnpike</b>	
<b>From:</b>	<b>To:</b>
I-75	SR 50
<b>US 27/441</b>	
<b>From:</b>	<b>To:</b>
Picciola Cutoff	North Boulevard
<b>US 27</b>	
<b>From:</b>	<b>To:</b>
US 441	SR 50
<b>US 301</b>	
<b>From:</b>	<b>To:</b>
Marion/Sumter County Line	Sumter/Hernando County Line
<b>US 441</b>	
<b>From:</b>	<b>To:</b>
14th Street	SR 19 (North)
<b>SR 19</b>	
<b>From:</b>	<b>To:</b>
US 441	CR 48
<b>SR 50</b>	
<b>From:</b>	<b>To:</b>
CR 565 (South)	CR 565 (North)
<b>SR 471</b>	
<b>From:</b>	<b>To:</b>
CR 476	CR 478 (East)
<b>CR 33</b>	
<b>From:</b>	<b>To:</b>
US 27	SR 50
<b>CR 48</b>	
<b>From:</b>	<b>To:</b>
US 301	SR 19
<b>CR 468 - Sumter County</b>	
<b>From:</b>	<b>To:</b>
SR 44	US 301

CR 470	
<b>From:</b>	<b>To:</b>
SR 44	CR 33

CR 501	
<b>From:</b>	<b>To:</b>
CR 468	CR 470

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

SIGNALIZED		
US 27	&	CR 33
US 27	&	CR 48
US 301	&	CR 470 (East)
US 301	&	CR 470 (West)
SR 471	&	CR 48
CR 33/48	&	CR 48/470

UNSIGNALIZED		
Florida's Turnpike	&	CR 470
CR 33	&	CR 48
CR 469	&	CR 48
Site Entrance	&	CR 470
Site Entrance	&	CR 48

**TABLE A-3  
SECRET PROMISE DRI  
PM PEAK HOUR EXISTING CONDITIONS LINK ANALYSIS**

Roadway From	To	Committed		Roadway Classification	Service Volume	Service Volume Source
		LOS Standard	Number Of Lanes			
<b><u>FLORIDA'S TURNPIKE</u></b>						
I-75	US 301	B	4	RD-F	2,020	LOS Handbook
US 301	CR 468	B	4	RD-F	2,020	LOS Handbook
CR 468	Sumter/Lake Co. Line	B	4	RD-F	2,020	LOS Handbook
Sumter/Lake Co. Line	CR 470	C	4	T-F	2,890	LOS Handbook
CR 470	US 27	C	4	T-F	2,890	LOS Handbook
US 27	SR 50	C	4	T-F	2,890	LOS Handbook
<b><u>US 301</u></b>						
Marion/Sumter Co. Line	CR 466	D	4	T-UF	2,980	LOS Handbook
CR 466	Jarrell Avenue	D	2	T-UF	820	LOS Handbook
Jarrell Avenue	CR 44A	C	4	T-1	1,730	LOS Handbook
CR 44A	SR 44	C	4	T-1	1,730	LOS Handbook
SR 44	Turnpike	C	4	T-UF	2,300	LOS Handbook
Turnpike	CR 468	C	2	T-UF	620	LOS Handbook
CR 468	CR 470 (East)	C	2	RD-IF	590	LOS Handbook
CR 470 (East)	SR 471	C	2	RD-IF	590	LOS Handbook
SR 471	CR 470 (West)	C	2	RD-IF	590	LOS Handbook
CR 470 (West)	CR 476 (East)	C	2	RD-UF	600	LOS Handbook
CR 476 (East)	CR 476 (West)	C	4	RD-IF	590	LOS Handbook
CR 476 (West)	CR 478	C	2	RU-UF	410	LOS Handbook
CR 478	Sumter/Hernando Co. Line	C	2	RU-UF	410	LOS Handbook
<b><u>SR 471</u></b>						
CR 476	CR 48	C	2	RU-UF	410	LOS Handbook
CR 48	CR 478 (West)	C	2	RU-UF	410	LOS Handbook
CR 478 (West)	CR 478 (East)	C	2	RD-UF	410	LOS Handbook
<b><u>CR 501</u></b>						
CR 468	CR 470	C	2	RU-UF	410	LOS Handbook
<b><u>CR 33</u></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><u>US 27/441</u></b>						
Picciola Cutoff	Picciola Road	D	6	U-2	2,570	LOS Handbook
Picciola Road	CR 44A	D	6	U-2	2,570	LOS Handbook
CR 44A	North Blvd	D	6	U-2	2,570	LOS Handbook
<b><u>US 27 (14TH STREET)</u></b>						
US 441	Main Street	D	4	U-2	1,710	LOS Handbook
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
CR 48	Turnpike	C	4	T-UF	1,730	LOS Handbook
Turnpike	SR 19	C	4	T-UF	2,300	LOS Handbook
SR 19	CR 561A	C	4	T-UF	2,300	LOS Handbook
CR 561A	SR 50	C	4	T-1	1,730	LOS Handbook

Roadway From	To	Committed		Roadway Classification	Service Volume	Service Volume Source
		LOS Standard	Number Of Lanes			
<b>US 441 (NORTH BOULEVARD)</b>						
14th Street	SR 44	D	4	U-2	1,710	LOS Handbook
SR 44	CR 44	D	6	U-1	2,790	LOS Handbook
CR 44	CR 473	D	6	U-1	2,790	LOS Handbook
CR 473	SR 19 (South)	D	6	U-1	2,790	LOS Handbook
SR 19 (South)	SR 19 (North)	D	6	U-1	2,790	LOS Handbook
<b>SR 19</b>						
US 441	CR 561	D	4	U-2	810	LOS Handbook
CR 561	CR 448	C	2	T-1	690	LOS Handbook
CR 448	CR 48	C	2	T-UF	620	LOS Handbook
<b>CR 468 - Sumter County</b>						
SR 44	CR 501	C	2	RD-UF	600	LOS Handbook
CR 501	US 301	C	2	RD-UF	600	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	Site Entrance	D	2	T-UF	870	LOS Handbook
Site Entrance	Florida's Turnpike	D	2	T-UF	870	LOS Handbook
Florida's Turnpike	Leesburg Site Entrance	D	2	T-UF	870	LOS Handbook
Leesburg Site Entrance	CR 33	D	2	T-UF	870	LOS Handbook
<b>CR 48</b>						
I-75	US 301	C	2	T-1	690	LOS Handbook
US 301	SR 471	C	2	T-UF	620	LOS Handbook
SR 471	CR 478	C	2	RD-UF	600	LOS Handbook
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	Site Entrance	D	2	T-UF	870	LOS Handbook
Site Entrance	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

Roadway Classification

U-1 = Urban Area, State Arterial Class 1  
U-2 = Urban Area, State Arterial Class 2  
U-F = Urban Area, Freeway  
U-NS = Urban Area, Non-State Roadway  
T-1 = Transitioning Area, State Arterial Class 1  
T-F = Transitioning Area, Freeway  
T-UF = Transitioning Area, Uninterrupted Flow

T-NS = Transitioning Area, Non-State Roadway  
RD-F = Rural Developed Area, Freeway  
RD-UF = Rural Developed Area, Uninterrupted Flow  
RD-IF = Rural Developed Area, Interrupted Flow  
RD-NS = Rural Developed Area, Non-State Roadway  
RU-UF = Rural Undeveloped Area, Uninterrupted Flow

**TABLE A-4  
SECRET PROMISE DRI  
PROGRAMMED 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	I-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  
SECRET PROMISE DRI  
PM PEAK HOUR TRIP GENERATION  
PHASE 1**

Land Use	ITE LUC	Size	Units	Formula	Enter/Exit	Source	Year 2012				
							Total PM Peak Trips	Enter %	Entering	Exit %	Exiting
Single-Family Detached Housing	210	1,376	DU	$\ln(T)=0.90 \ln(X)+0.53$	63/37	ITE Trip Generation, 7th Edition	1,135	63%	715	37%	420
Senior Adult Housing - Detached	251	917	DU	$\ln(T)=0.72 \ln(X)+0.58$	61/39	ITE Trip Generation, 7th Edition	243	61%	148	39%	95
Residential Condominium/Townhouse	230	836	DU	$\ln(T)=0.82 \ln(X)+0.32$	67/33	ITE Trip Generation, 7th Edition	343	67%	230	33%	113
Senior Adult Housing - Attached	252	556	DU	$T=0.11(X)$	61/39	ITE Trip Generation, 7th Edition	61	61%	37	39%	24
General Light Industrial	110	1,095	KSF	$T=1.43(X)-163.42$	12/88	ITE Trip Generation, 7th Edition	1,402	12%	168	88%	1,234
Shopping Center	820	414	KSF	$\ln(T)=0.66 \ln(X)+3.40$	48/52	ITE Trip Generation, 7th Edition	1,599	48%	768	52%	831
Elementary School	520	0	KSF	$\ln(T)=0.89 \ln(X)+1.49$	43/57	ITE Trip Generation, 7th Edition	0	43%	0	57%	0
<b>Unadjusted Trip Generation</b>							<b>4,783</b>		<b>2,066</b>		<b>2,717</b>
<b>Internal Capture</b>											
Between Residential and Retail					10.00%	ITE Trip Generation Handbook, 2nd Edition	338		169		169
Between Residential and School					N/A		0		0		0
<b>Internal Traffic Subtotal</b>							<b>338</b>		<b>169</b>		<b>169</b>
<b>Transportation Demand Management (TDM) Strategies</b>					5.00%		239		103		136
<b>External Traffic Subtotal</b> (Unadjusted Trip Generation) - (Internal Traffic Subtotal) - (TDM)							<b>4,206</b>		<b>1,794</b>		<b>2,412</b>
<b>Pass-by Trips</b>											
Shopping Center (to be limited to 10% of adjacent street traffic)				$\ln(T)=-0.29 \ln(X)+5.00$	25.85%	ITE Trip Generation Handbook, 2nd Edition	413		198		215
<b>Net New Trip Generation</b>							<b>3,793</b>		<b>1,596</b>		<b>2,197</b>

Note: Land use assumes that 40 percent (40%) of housing will be retirement oriented



**TABLE A-6  
SECRET PROMISE DRI  
PM PEAK HOUR TRIP GENERATION  
PHASE 2**

Land Use	ITE LUC	Size	Units	Formula	Enter/Exit	Source	Year 2017				
							Total PM Peak Trips	Enter %	Entering	Exit %	Exiting
Single-Family Detached Housing	210	3,439	DU	$\ln(T)=0.90 \ln(X)+0.53$	65/37	ITE Trip Generation, 7th Edition	2,588	63%	1,630	37%	958
Senior Adult Housing - Detached	251	2,295	DU	$\ln(T)=0.72 \ln(X)+0.58$	61/39	ITE Trip Generation, 7th Edition	469	61%	286	39%	183
Residential Condominium/Townhouse	230	2,089	DU	$\ln(T)=0.82 \ln(X)+0.32$	67/33	ITE Trip Generation, 7th Edition	727	67%	487	33%	240
Senior Adult Housing - Attached	252	1,390	DU	$T=0.11(X)$	61/39	ITE Trip Generation, 7th Edition	153	61%	93	39%	60
General Light Industrial	110	2,737	KSF	$T=1.43(X)-163.42$	12/88	ITE Trip Generation, 7th Edition	3,750	12%	450	88%	3,300
Shopping Center	820	1,035	KSF	$\ln(T)=0.66 \ln(X)+3.40$	48/52	ITE Trip Generation, 7th Edition	2,927	48%	1,405	52%	1,522
Elementary School	520	55	KSF	$\ln(T)=0.89 \ln(X)+1.49$	43/57	ITE Trip Generation, 7th Edition	422	43%	181	57%	241
<b>Unadjusted Trip Generation</b>							<b>11,036</b>		<b>4,532</b>		<b>6,504</b>
<b>Internal Capture</b>											
Between Residential and Retail					9.00%	ITE Trip Generation Handbook, 2nd Edition	618		309		309
Between Residential and School					5.00%	(applied to non-senior housing)	166		106		60
<b>Internal Traffic Subtotal</b>							<b>784</b>		<b>415</b>		<b>369</b>
<b>Transportation Demand Management (TDM) Strategies</b>					5.00%		552		227		325
<b>External Traffic Subtotal</b> (Unadjusted Trip Generation) - (Internal Traffic Subtotal) - (TDM)							<b>9,700</b>		<b>3,891</b>		<b>5,810</b>
<b>Pass-by Trips</b>											
Shopping Center (to be limited to 10% of adjacent street traffic)				$\ln(T)=-0.29 \ln(X)+5.00$	19.82%	ITE Trip Generation Handbook, 2nd Edition	580		278		302
<b>Net New Trip Generation</b>							<b>9,120</b>		<b>3,613</b>		<b>5,508</b>

Note: Land use assumes that 40 percent (40%) of housing will be retirement oriented.

# Preliminary Project Trip Distribution

**Secret Promise DRI**  
Lake County, Florida

## Legend

 Secret Promise DRI



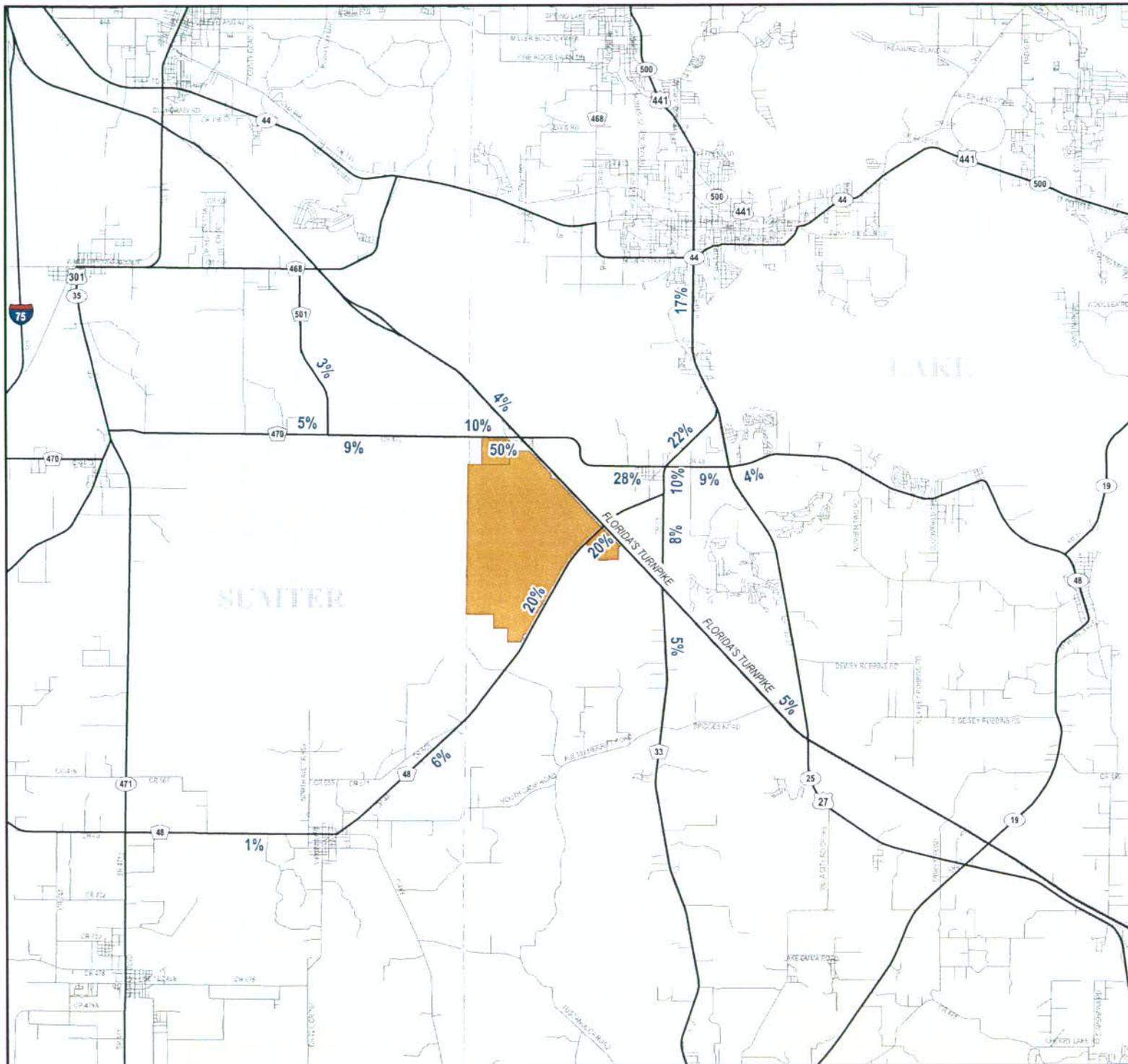
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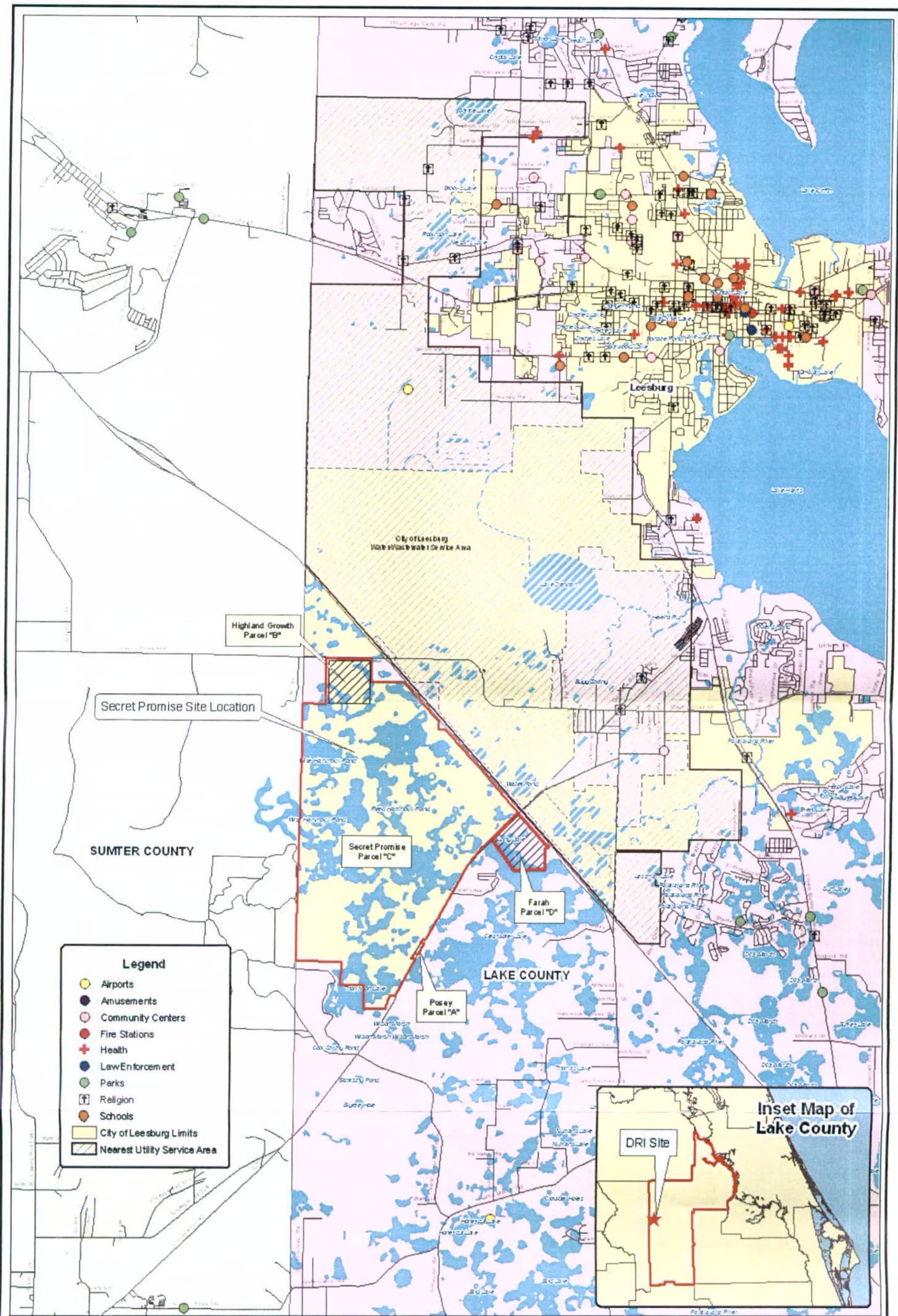


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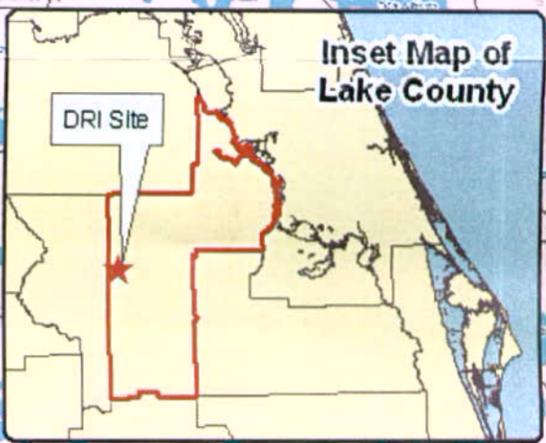
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Tallahassee, Florida 32301  
Phone: 850 309 0035 Fax: 850 309 0055

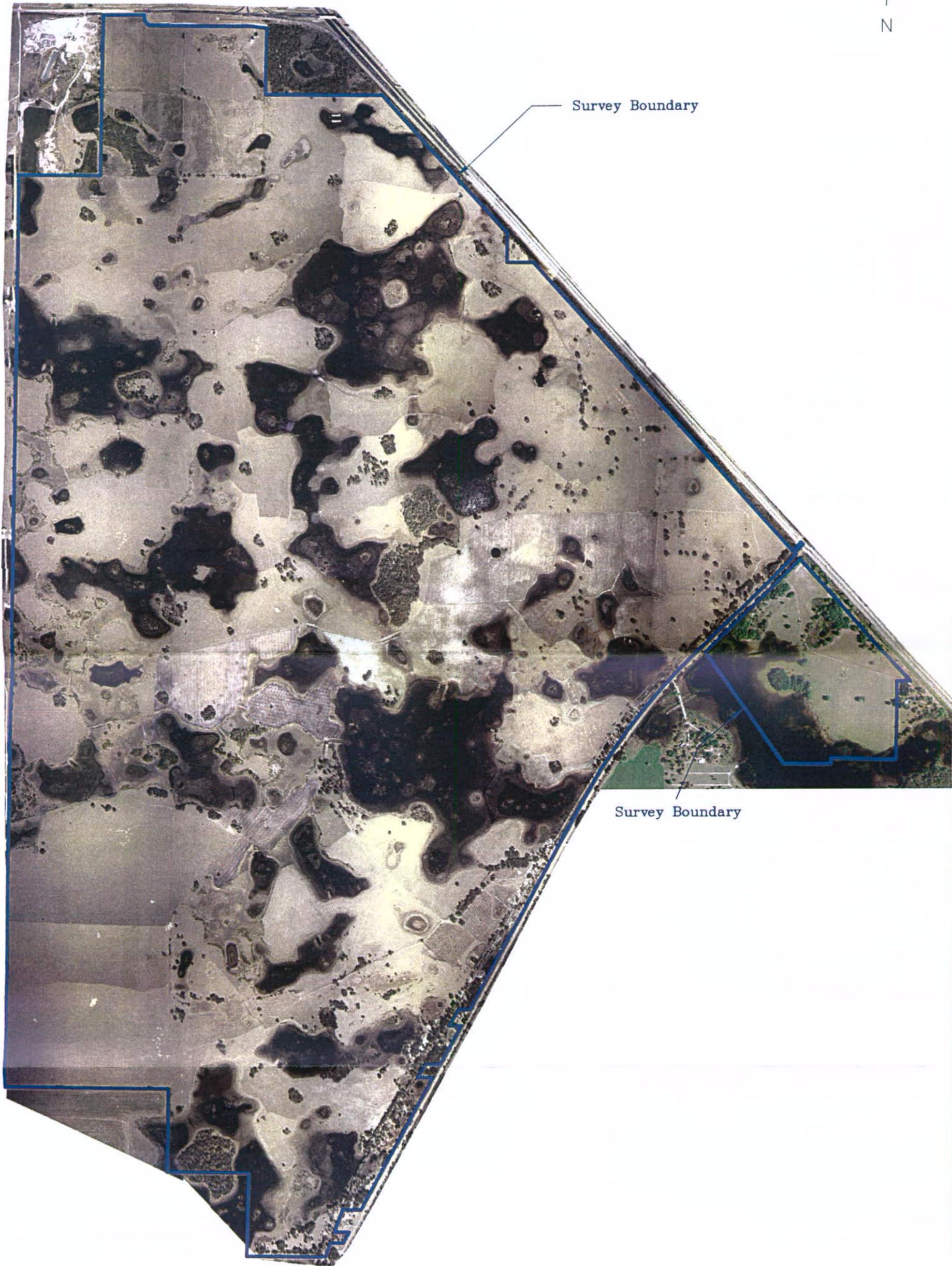


## Appendix B



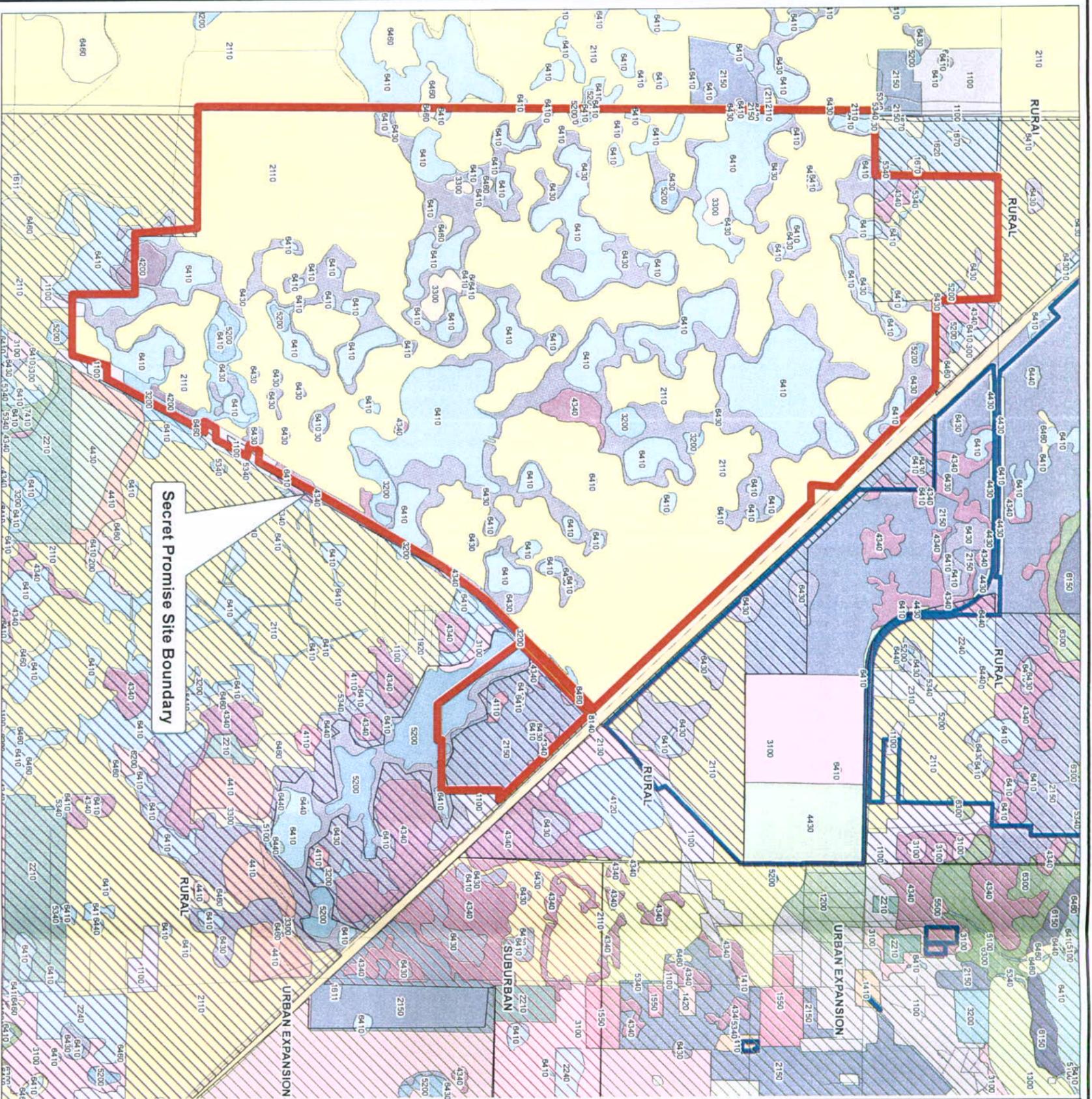
- Legend**
- Airports
  - Amusements
  - Community Centers
  - Fire Stations
  - + Health
  - Law Enforcement
  - Parks
  - f Religion
  - Schools
  - City of Leesburg Limits
  - Nearest Utility Service Area



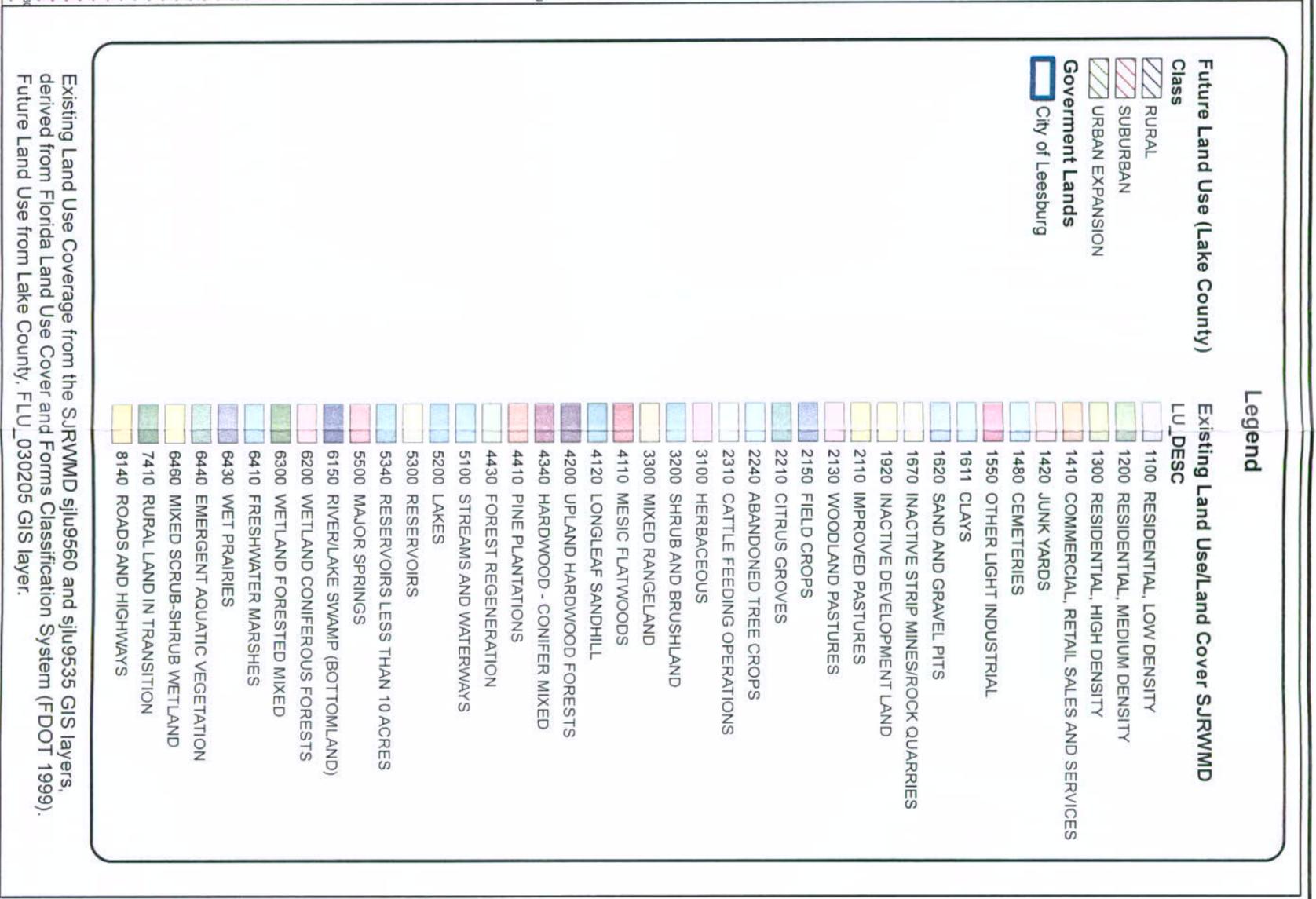


DATE: 11-2-05  
FILE: MASTER\_Updated-11-2-05.dwg  
PROJECT NO: K04228.2  
AERIAL: TC 2005  
SCALE: 1" = 1500' at (11x17)

MAP-B  
AERIAL/BOUNDARY MAP  
SECRET PROMISE



Secret Promise Site Boundary



Existing Land Use Coverage from the SURWMD sju9560 and sju9535 GIS layers, derived from Florida Land Use Cover and Forms Classification System (FDOT 1999). Future Land Use from Lake County, FLU\_030205 GIS layer.

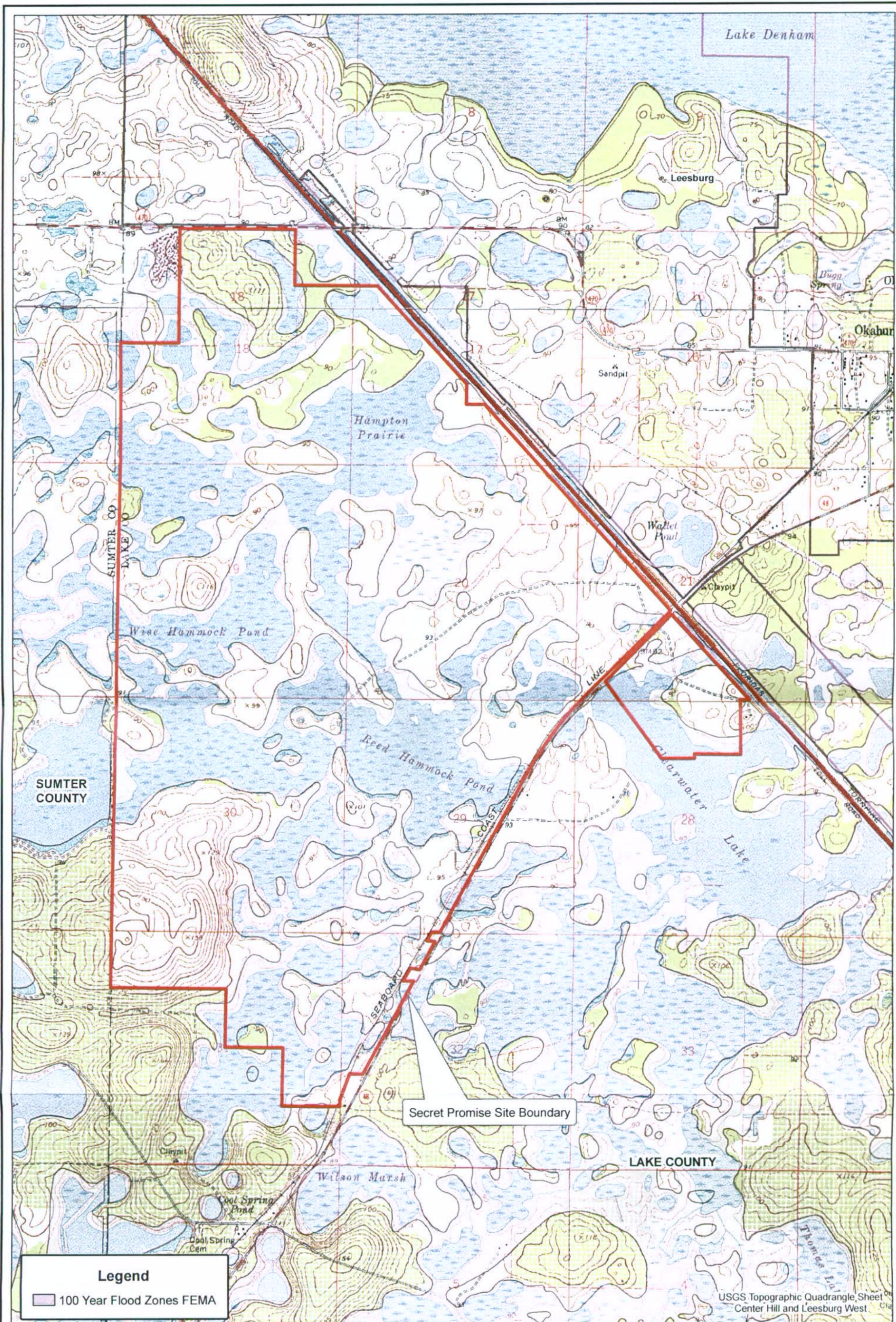
SECRET PROMISE  
DEVELOPMENT OF  
REGIONAL IMPACT (DRI)

Scale: 1" = 2500'  
Date: Sept. 2005  
Photo Date: N/A  
Project No. B6726.2

LAND USE/ LAND COVER MAP

SECRET PROMISE DRI  
City of Leesburg, Lake County, Florida

MAP  
D



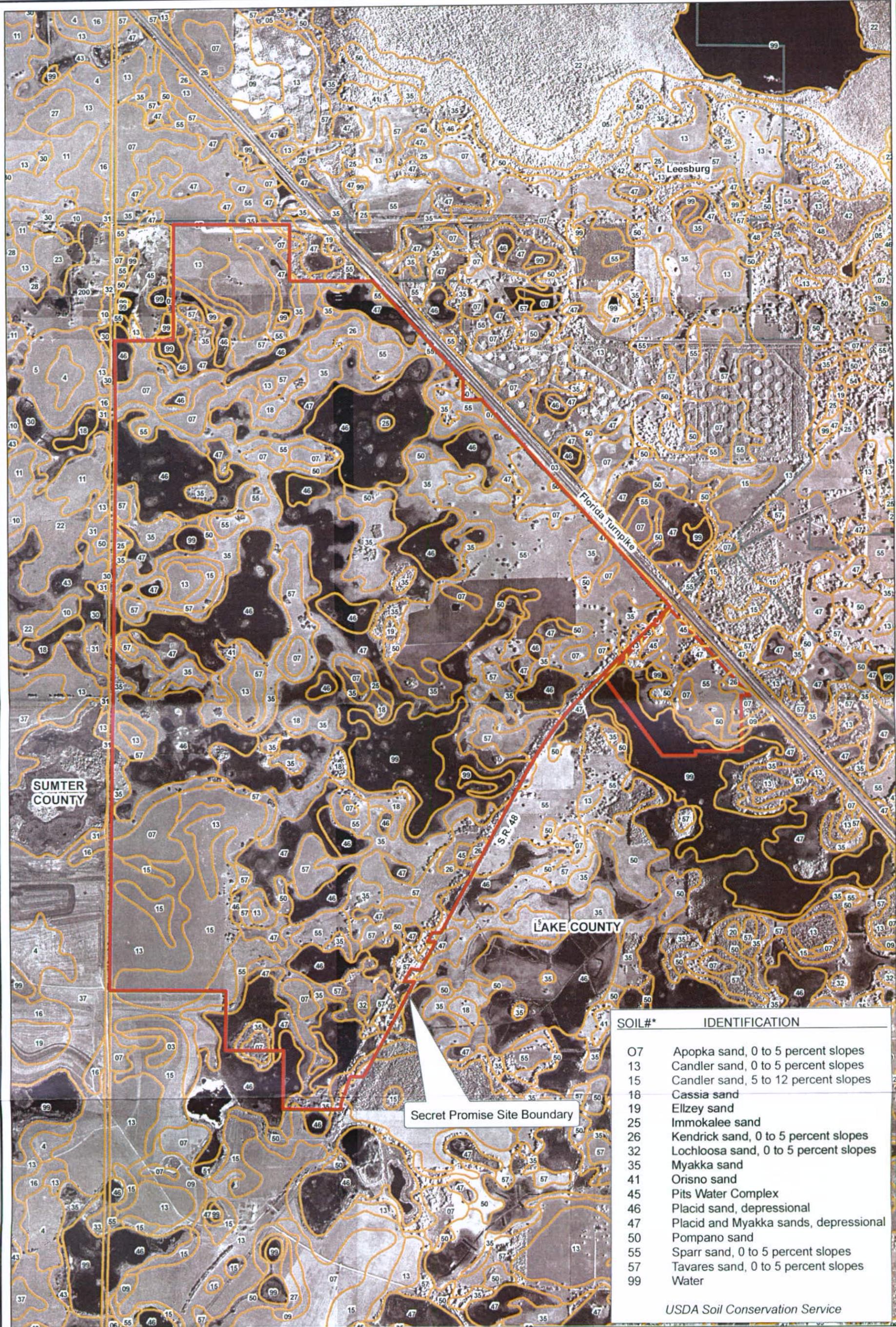
**SECRET PROMISE  
DEVELOPMENT OF  
REGIONAL IMPACT (DRI)**

Scale: 1" = 2000'  
Date: Oct. 2005  
Photo Data: N/A  
Project No. B6726.2

**TOPOGRAPHIC AND FLOOD PLAIN MAP**

SECRET PROMISE DRI  
City of Leesburg, Lake County, Florida

**MAP  
C**



SOIL#*	IDENTIFICATION
07	Apopka sand, 0 to 5 percent slopes
13	Candler sand, 0 to 5 percent slopes
15	Candler sand, 5 to 12 percent slopes
18	Cassia sand
19	Elzey sand
25	Immokalee sand
26	Kendrick sand, 0 to 5 percent slopes
32	Lochloosa sand, 0 to 5 percent slopes
35	Myakka sand
41	Orisno sand
45	Pits Water Complex
46	Placid sand, depressional
47	Placid and Myakka sands, depressional
50	Pompano sand
55	Sparr sand, 0 to 5 percent slopes
57	Tavares sand, 0 to 5 percent slopes
99	Water

USDA Soil Conservation Service

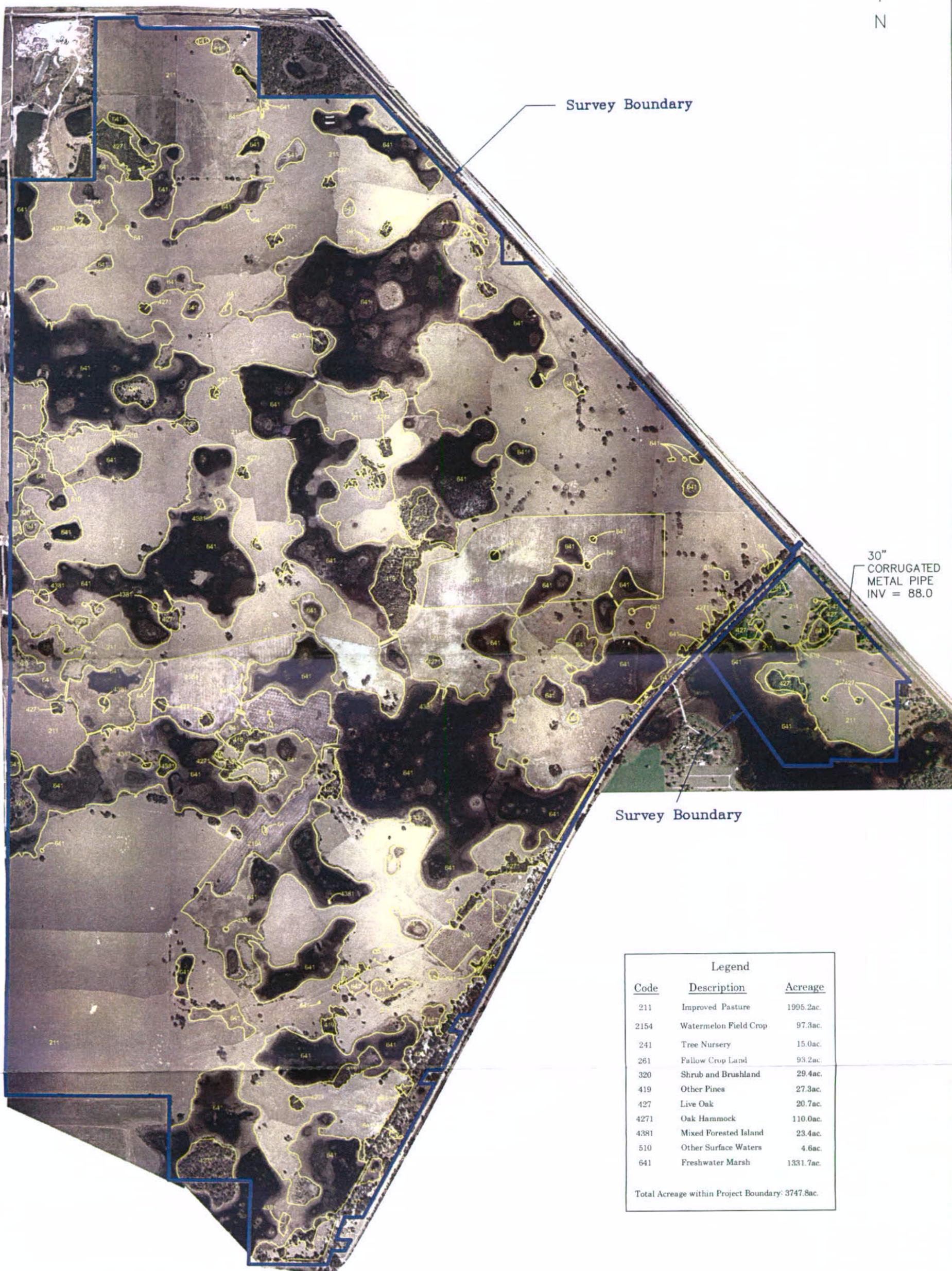
**SECRET PROMISE  
DEVELOPMENT OF  
REGIONAL IMPACT (DRI)**

Scale: 1" = 2000'  
Date: Oct. 2005  
Photo Data: 2004  
Project No. B6726.2

**SOILS MAP**

SECRET PROMISE DRI  
City of Leesburg, Lake County, Florida

**MAP  
E**



Legend		
Code	Description	Acreage
211	Improved Pasture	1995.2ac.
2154	Watermelon Field Crop	97.3ac.
241	Tree Nursery	15.0ac.
261	Fallow Crop Land	93.2ac.
320	Shrub and Brushland	29.4ac.
419	Other Pines	27.3ac.
427	Live Oak	20.7ac.
4271	Oak Hammock	110.0ac.
4381	Mixed Forested Island	23.4ac.
510	Other Surface Waters	4.6ac.
641	Freshwater Marsh	1331.7ac.
Total Acreage within Project Boundary: 3747.8ac.		

DATE: 11-2-05  
FILE: MASTER\_Updated-11-2-05.dwg  
PROJECT NO: K04228.2  
AERIAL: TC 2005  
SCALE: 1" = 1500' at (11x17)

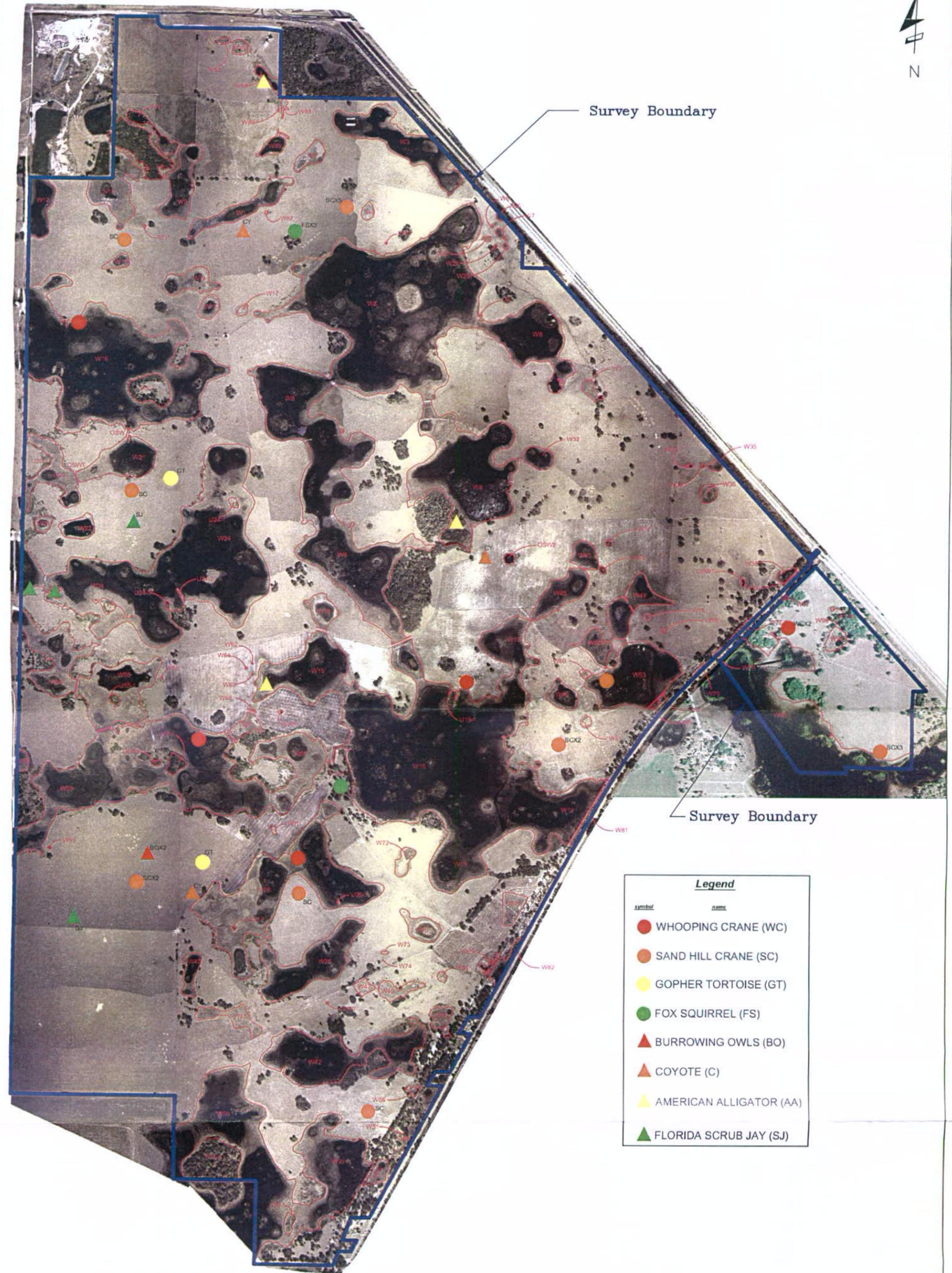
MAP-F  
VEGETATION ASSOCIATION MAP  
SECRET PROMISE



Survey Boundary

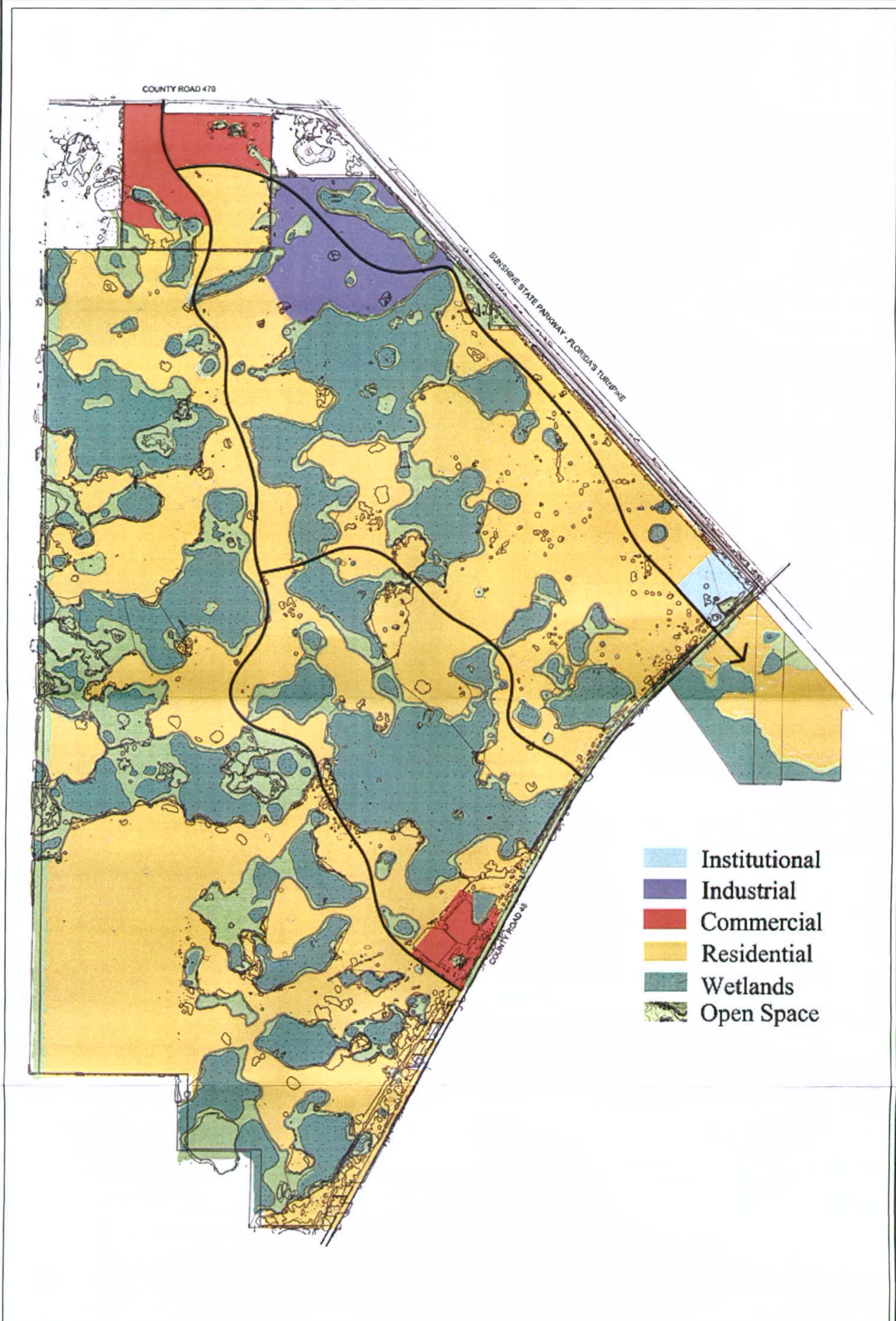
Survey Boundary

symbol	name
	WHOOPIING CRANE (WC)
	SAND HILL CRANE (SC)
	GOPHER TORTOISE (GT)
	FOX SQUIRREL (FS)
	BURROWING OWLS (BO)
	COYOTE (C)
	AMERICAN ALLIGATOR (AA)
	FLORIDA SCRUB JAY (SJ)



DATE: 11-2-05  
FILE: MapGNewBond.dwg  
PROJECT NO: K04228.2  
AERIAL: TC 2005  
SCALE: 1" = 1500' at (11x17)

MAP-G  
WILDLIFE OBSERVATION MAP  
SECRET PROMISE



- Institutional
- Industrial
- Commercial
- Residential
- Wetlands
- Open Space

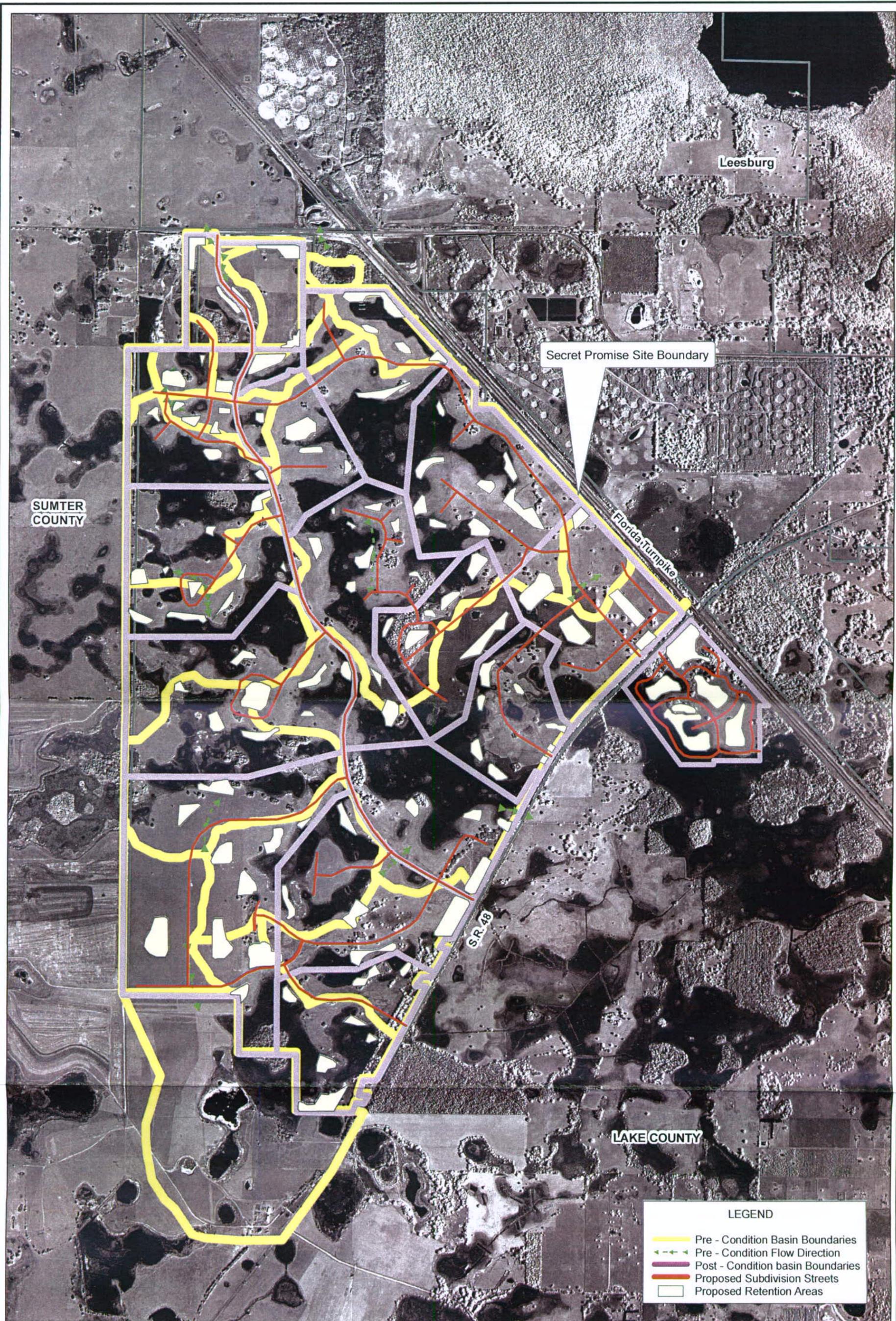
**SECRET PROMISE  
DEVELOPMENT OF  
REGIONAL IMPACT (DRI)**

Scale: NTS  
Date: Nov. 2005  
Photo Data: N/A  
Project No. B6726.2

**SECRET PROMISE CONCEPTUAL PLAN**

SECRET PROMISE DRI  
City of Leesburg, Lake County, Florida

**MAP  
H**

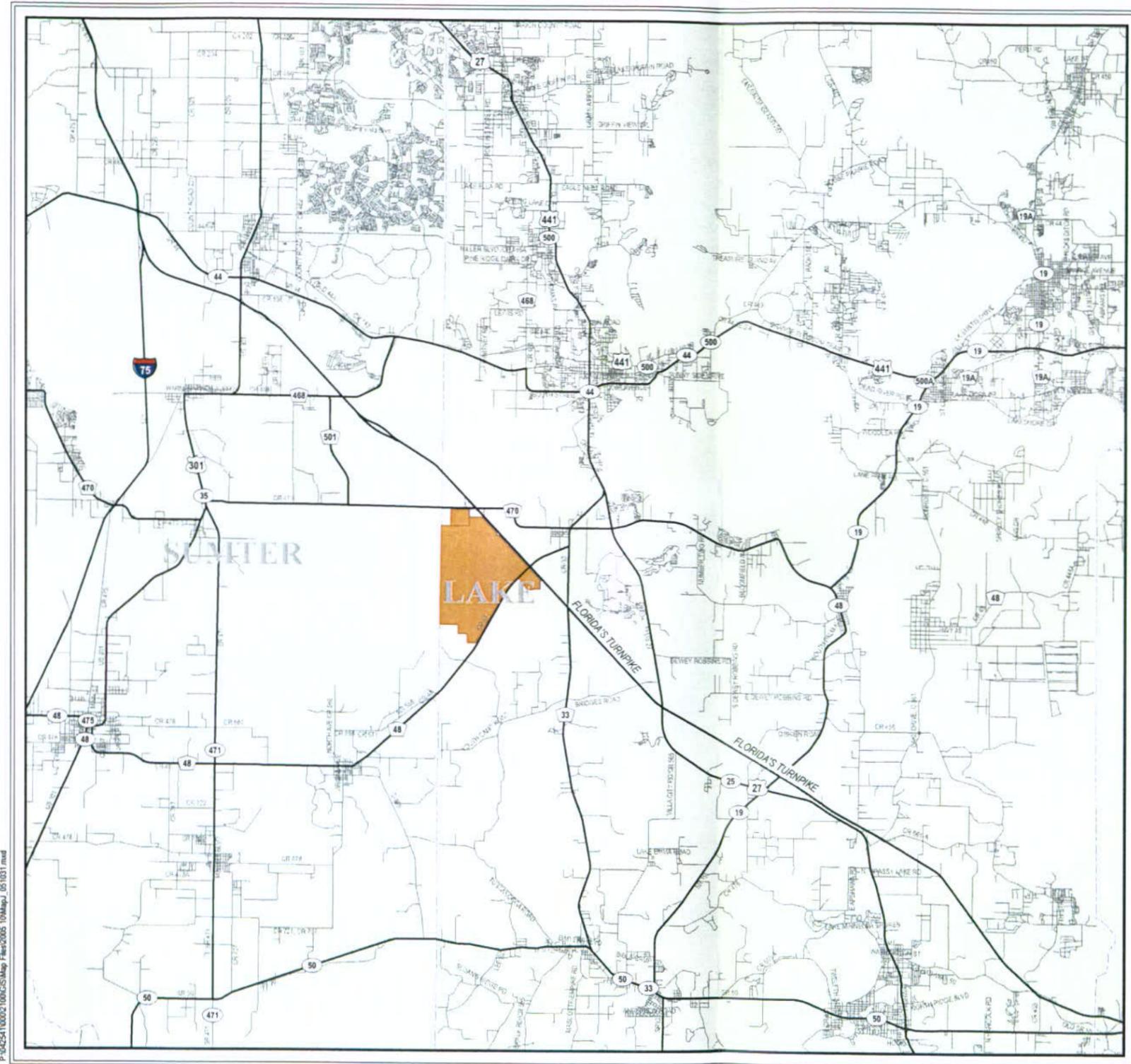


**SECRET PROMISE  
DEVELOPMENT OF  
REGIONAL IMPACT (DRI)**

Scale: 1" = 2000'  
Date: Oct. 2005  
Photo Data: 2004  
Project No. B6726.2

**MASTER DRAINAGE PLAN**  
SECRET PROMISE DRI  
City of Leesburg, Lake County, Florida

**MAP  
I**



P:\0425410002\0425410002\Map Files\2005 10\Map\_J\_051031.mxd

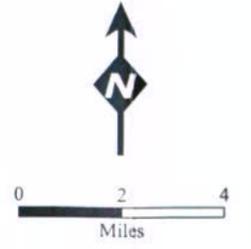
# Map J.

*Existing Highway  
& Transportation  
Network*

**Secret Promise DRI**  
Lake County, Florida

*Legend*

 Secret Promise DRI



November 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 C



# SOUTHEASTERN ARCHAEOLOGICAL

RESEARCH, INC.

November 16, 2005

Frederick Gaske  
Acting Director, Division of Historical Resources  
Attn: Compliance Review Section  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

**RE: Phase 1 Cultural Resource Survey of the Secret Promise DRI,  
Lake County, Florida  
DHR No. 2005-8022**

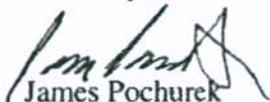
Dear Mr. Gaske,

I am writing on behalf of Benderson Development Company, LLC concerning the Secret Promise Development of Regional Impact (DRI). Your agency requested that a Phase 1 cultural resource survey be conducted for the Secret Promise DRI in a letter dated August 18, 2005 (DHR No. 2005-8022). Southeastern Archaeological Research, Inc. (SEARCH) has been contracted to comply with that request. Several other parcels are being considered for this project. These include the Highlands Growth (148 acres), Farah Property (149 acres), and the Posey Parcel (3 acres). We are including these parcels in our survey in anticipation of a request to do so from FDHR.

Following completion of the field work, a technical report will be prepared that describes the environmental setting, previous research, prehistory and history of the area, research design, methods, results of the field survey, and recommendations. The report will conform to the specifications set forth in Chapter 1A-46 of the Florida Administrative Code. Significance assessments will be based on the eligibility criteria for listing on the National Register of Historic Places (NRHP). Upon completion, we will submit the report to the Compliance Review Section of FDHR. Our work will be suitable to answer Question 30 on the DRI application.

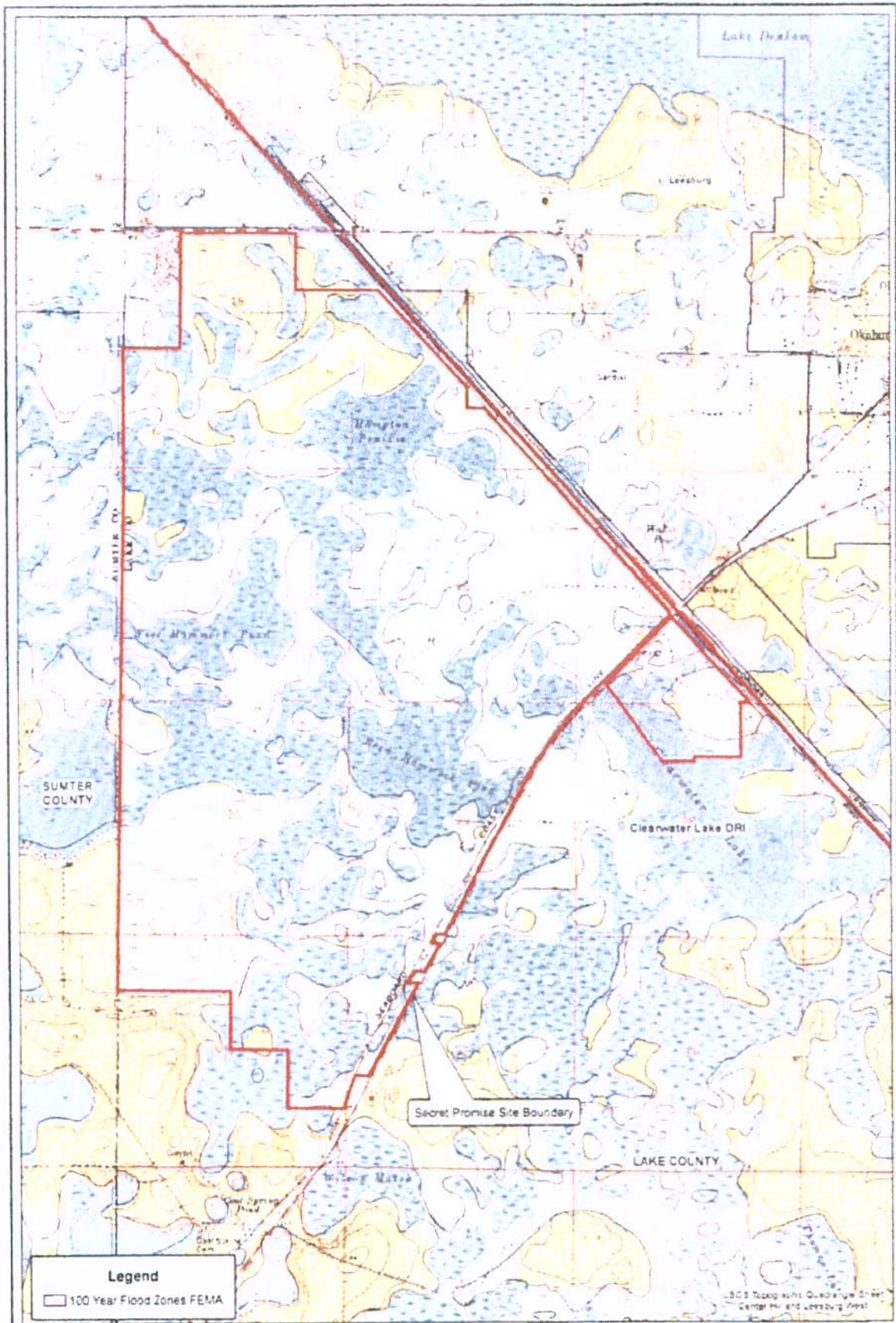
Please let me know if you have any questions. We look forward to working with your agency on this project.

Sincerely,

  
James Pochurek  
Vice President

Attachment: Secret Promise DRI Topographic Map





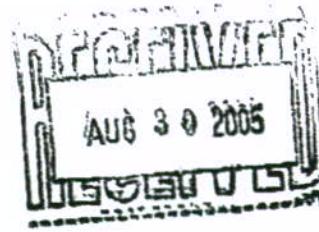
**Legend**  
 [Blue hatched box] 100 Year Flood Zones FEMA

**SECRET PROMISE  
 DEVELOPMENT OF  
 REGIONAL IMPACT (DRI)**

Scale: 1" = 2000'  
 Date: Oct. 2006  
 Photo Data: N/A  
 Project No.: 86728.2

**TOPOGRAPHIC MAP**  
 SECRET PROMISE DRI  
 Benson Development Company  
 City of Leesburg, Lake County, Florida

**MAP  
 C**



FLORIDA DEPARTMENT OF STATE  
**Glenda E. Hood**  
 Secretary of State  
 DIVISION OF HISTORICAL RESOURCES

Ms. Gloria Lewis  
 St. Johns River Water Management District  
 P.O. Box 1429  
 Palatka, Florida 32178-1429

August 18, 2005

Re: DHR No. 2005-8022 / Received by DHR: July 11, 2005  
 Application No.: 4-069-99904-1  
 Applicant: David Baldauf; First Berkshire Business Trust  
 Project: Secret Promise DRI  
 Leesburg, Lake County

Dear Ms. Lewis:

Our office received and reviewed the referenced project in accordance with Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist state and federal agencies when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

A review of the Florida Master Site File data and our records indicated that several recorded archaeological sites and historic structures are located in the vicinity of the project. The absence of additional cultural resources in the project area is not necessarily an indication that no sites are present since the area for development has never been subjected to professional investigation. In addition, the proposed project will affect a sizable area that is environmentally similar when compared to regions within Lake County that are known to have yielded archaeological remains.

Since potentially significant archaeological sites may be present, it is the recommendation of this office that the project site should be subjected to a professional cultural resource survey. The purpose of this survey will be to locate and assess the significance of historic properties present. The resultant survey report should conform to the specifications set forth in Chapter 1A-46, *Florida Administrative Code*, and will need to be forwarded to this agency in order to complete the process of reviewing the impact of this proposed project on historic properties. The results of the investigations will determine if significant historic properties would be disturbed by development within this project site. In addition, if significant remains are located, the data described in the report and the consultant's conclusions will assist this office in determining measures that must be taken to avoid, minimize, or mitigate adverse impacts to historic properties listed, or eligible for listing in the NRHP, or otherwise of historic or archaeological significance.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office  
 (850) 245-6300 • FAX: 245-6435

Archaeological Research  
 (850) 245-6444 • FAX: 245-6436

Historic Preservation  
 (850) 245-6333 • FAX: 245-6437

Historical Museums  
 (850) 245-6400 • FAX: 245-6433

Palm Beach Regional Office  
 (561) 279-1475 • FAX: 279-1476

St. Augustine Regional Office  
 (904) 825-5045 • FAX: 825-5044

Tampa Regional Office  
 (813) 272-3843 • FAX: 272-2340

Ms. Lewis  
August 18, 2005  
Page 2

Because this letter and its contents are a matter of public record, consultants who have knowledge of our recommendations may contact your office. This should in no way be interpreted as an endorsement by this agency. The Registry of Professional Archaeologists (RPA) is the national certifying organization for archaeologists. A listing of archaeologists who are RPA members living or working in Florida can be accessed at [http://www.flheritage.com/archaeology/RPA\\_Arch\\_List.pdf](http://www.flheritage.com/archaeology/RPA_Arch_List.pdf). In addition, the complete RPA Directory of Certified Professional Archaeologists is available at [www.rpanet.org](http://www.rpanet.org). Otherwise, upon request, we will forward our RPA list to the applicant.

If there are any questions concerning our comments or recommendations, please contact Kim Fairall, Historic Sites Specialist, by phone at (850)245-6333, or by electronic mail at [kafairall@dos.state.fl.us](mailto:kafairall@dos.state.fl.us). We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

*for*   
Frederick Gaske, Director and  
State Historic Preservation Officer

Xc: Jasmin Raffington, FCZMP - State Clearinghouse  
Laurence M. Polimer, P.E. - CPH Engineers, Inc.