

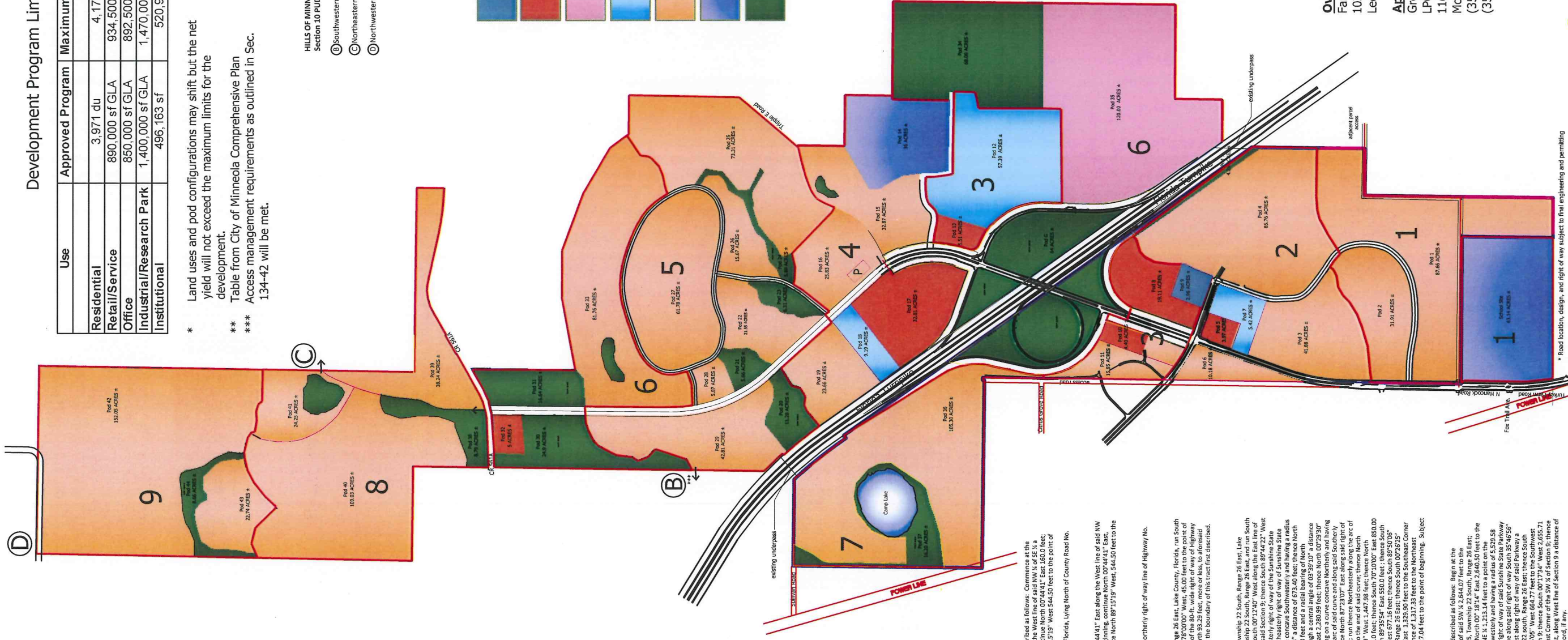
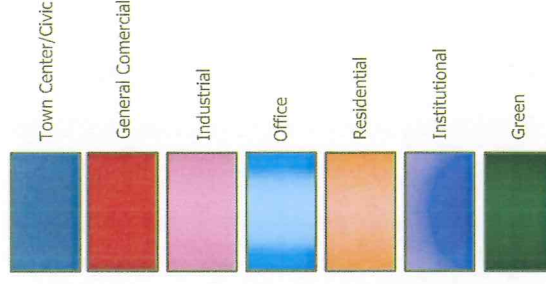
Development Program Limits

Use	Approved Program	Maximum Allowed	Minimum Allowed
Residential	3,971 du	4,170 du	3,772 du
Retail/Service	890,000 sf GLA	934,500 sf GLA	845,500 sf GLA
Office	850,000 sf GLA	892,500 sf GLA	807,500 sf GLA
Industrial/Research Park	1,400,000 sf GLA	1,470,000 sf GLA	1,330,000 sf GLA
Institutional	496,163 sf	520,971 sf	471,355 sf

\* Land uses and pod configurations may shift but the net yield will not exceed the maximum limits for the development.  
 \*\* Table from City of Minneola Comprehensive Plan  
 \*\*\* Access management requirements as outlined in Sec. 134-42 will be met.

HILLS OF MINNEOLA  
 Section 10 PUD Agreement Reference

- (B) Southwestern Access Point, Minneola Ridge
- (C) Northeastern Access Point, Sugarloaf Mountain
- (D) Northwestern Connection, Sugarloaf Mountain, 80' ROW



Section Plan Matrix

Phase	Pod	Acreage
Section 1	School	63.14
	1	87.08
Section 2	2	31.91
	3	41.88
Section 3	4	85.76
	5	3.97
	6	10.18
Section 4	7	5.42
	13	5.51
Section 5	14	36.00
	8	19.11
Section 6	9	2.96
	10	4.40
Section 7	11	15.85
	12	57.39
Section 8	15	32.87
	16	25.83
Section 9	17	32.81
	18	9.19
Section 10	19	23.09
	20	11.28
Section 11	21	5.66
	22	21.55
Section 12	23	6.31
	24	5.88
Section 13	25	73.31
	26	15.67
Section 14	27	61.78
	28	5.87
Section 15	29	42.81
	30	24.80
Section 16	31	16.64
	32	5.00
Section 17	33	81.78
	34	68.00
Section 18	35	120.00
	36	105.30
Section 19	37	16.20
	38	11.93
Section 20	39	38.24
	40	109.03
Section 21	41	24.25
	42	152.05
Section 22	43	22.74
	44	8.86
<b>Total In Pods</b>		<b>1,650.32</b>

\*Pods can be developed as townhomes, condominiums, single family residential, industrial, institutional, recreation open space or commercial uses.

LEGAL DESCRIPTION  
 HILLS OF MINNEOLA

Parcel "A"  
 The East 1/2 of Section 20, Township 21 South, Range 26 East, Lake County, Florida. Less that part described as follows: Commence at the Southwest Corner of the NW 1/4 of the SE 1/4 of said Section 20; run thence North 00°44'41" East along the West line of said NW 1/4 of SE 1/4 a distance of 134.52 feet to the point of beginning of this description; from said point of beginning, continue North 00°44'41" East 160.00 feet; thence South 89°15'19" East 544.50 feet; thence South 00°44'41" West 160.00 feet; thence North 89°15'19" West 544.50 feet to the point of beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel "B"  
 The East 1/2 of Section 20, Township 21 South, Range 26 East, Lake County, Florida. Less that part described as follows: Commence at the Southwest Corner of the NW 1/4 of the SE 1/4 of said Section 20; run thence North 00°44'41" East along the West line of said NW 1/4 of SE 1/4 a distance of 134.52 feet to the point of beginning of this description; from said point of beginning, continue North 00°44'41" East 160.00 feet; thence South 89°15'19" East 544.50 feet; thence South 00°44'41" West 160.00 feet; thence North 89°15'19" West 544.50 feet to the point of beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel "C"  
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Parcel "D"  
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Parcel "E"  
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Parcel "F"  
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Parcel "G"  
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Parcel "H"  
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Parcel "I"  
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April 29th, 2015  
 GRAPHIC SCALE  
 (IN FEET)  
 1" = 200'

Conceptual Development Plan  
**Hills of Minneola**  
 Minneola, Florida

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