

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.

Section Plan Matrix

Phase	Pod	Acreage
Section 1	School	63.14
	1	87.86
Section 2	2	31.91
	3	41.88
Section 3	4	85.76
	5	3.97
	6	10.18
	7	5.42
	8	19.11
Section 4	9	2.96
	10	4.40
	11	15.85
Section 5	12	57.39
	13	5.51
	14	33.47
Section 6	15	31.70
	16	25.83
	17	32.81
	18	9.19
	19	23.66
	20	11.28
Section 7	21	5.66
	22	21.55
	23	6.31
	24	5.88
	25	67.72
	26	15.67
	27	61.78
Section 8	28	5.87
	29	42.81
Section 9	30	24.90
	31	16.64
Section 10	32	5.00
	33	75.66
	34	61.89
	35	112.48
Section 11	36	105.30
	37	16.20
Section 12	38	11.93
	39	38.24
Section 13	40	109.03
	41	24.25
Section 14	42	152.05
	43	22.74
Section 15	44	8.66
	<b>Total In Pods</b>	<b>1,621.30</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 1/4 of Section 29, 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 29; 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 160.0 feet; thence South 89°15'19" East, 544.50 feet; thence South 00°44'41" West 160.0 feet; thence North 89°15'19" West 544.50 feet to the point of beginning.

And that part of the NE 1/4 of the NE 1/4 of Section 32, Township 21 South, Range 26 East, Lake County, Florida, lying North of County Road No. 5-561-A. Subject to all easements, rights of way and restrictions of record, if any.

Parcel "B"  
Commence at the Southwest Corner of the NW 1/4 of the SE 1/4 of said Section 29; 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, 160.0 feet; thence South 89°15'19" East, 544.50 feet; thence South 00°44'41" West, 160.0 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"  
The NW 1/4 of Section 33, Township 21 South, Range 26 East, Lake County, Florida, lying North of the Northerly right of way line of Highway No. 5-561-A. Subject to all easements, rights of way and restrictions of record, if any.

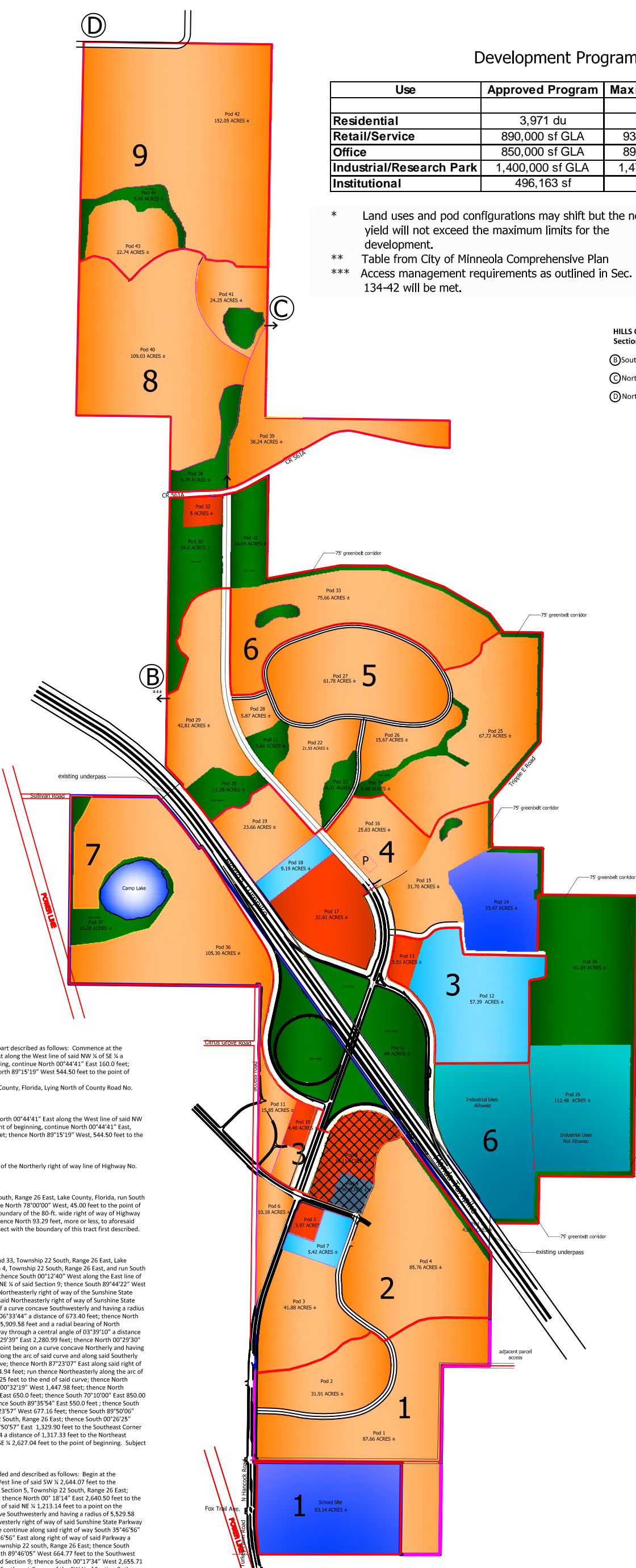
Parcel "D"  
Commencing at the Northeast Corner of the NW 1/4 of the NW 1/4 of Section 33, Township 21 South, Range 26 East, Lake County, Florida, run South 00°28'51" West along the East line of said NW 1/4 of the NW 1/4 a distance of 390.00 feet; thence North 78°00'00" West, 45.00 feet to the point of beginning; from said point of beginning, run North 12°00'00" East, 114.96 feet to the South boundary of the 80-ft. wide right of way of Highway 5-561-A; begin again at the point of beginning and run North 78°00'00" West, 175.00 feet; thence North 93.29 feet, more or less, to aforesaid South right of way of Highway 5-561-A; thence Easterly along said South right of way to intersect with the boundary of this tract first described. Subject to all easements, rights of way and restrictions of record, if any.

Parcel "E"  
A part of Sections 4, 5, and 9, Township 22 South, Range 26 East, and a part of Sections 32 and 33, Township 22 South, Range 26 East, Lake County, Florida, bounded and described as follows: begin at the Southeast Corner of Section 4, Township 22 South, Range 26 East, and run South 89°43'35" West, 1,327.54 feet to the Northwest Corner of the NE 1/4 of the NE 1/4 of Section 5; thence South 00°12'40" West along the East line of said NE 1/4 of the NE 1/4, 662.0 feet to the Southeast corner of the North 1/4 of the NW 1/4 of said Section 5; thence South 89°44'22" West along the South line of said North 1/4 of the NW 1/4 of the NE 1/4, 593.37 feet to a point on the Northeastly right of way of the Sunshine State Parkway (Florida's Turnpike); thence Northwesterly, Northeasterly and Northwesterly along said Northeastly right of way of Sunshine State Parkway the following four courses: North 35°46'56" West, 6,865.47 feet to the beginning of a curve concave Southwesterly and having a radius of 5,879.58 feet; run thence Northwesterly along said right of way through a central angle of 06°33'44" a distance of 673.40 feet; thence North 47°39'24" East 30.00 feet to a point on a curve concave Southwesterly and having a radius of 5,909.58 feet and a radial bearing of North 47°39'24" East; run thence Northwesterly along the arc of said curve and along said right of way through a central angle of 03°59'10" a distance of 376.74 feet; thence leaving said right of way of said Sunshine State Parkway, run North 00°29'39" East 2,280.99 feet; thence North 00°29'30" East 1,529.44 feet to a point on the Southerly right of way of County Road No. 5-561-A, said point being on a curve concave Northerly and having a radius of 1,472.40 feet and a radial bearing of South 01°59'03" West; run thence Easterly along the arc of said curve and along said Southerly right of way through a central angle 04°35'56" a distance of 117.73 feet to the end of said curve; thence North 87°23'07" East along said right of way 525.15 feet to the beginning of a curve concave Northwesterly and having a radius of 594.94 feet; run thence Northwesterly along the arc of said curve and along said right of way through a central angle of 29°51'00" a distance of 466.25 feet to the end of said curve; thence North 60°32'07" East along said right of way 347.52 feet; thence leaving said right of way run South 00°32'19" West 1,447.98 feet; thence North 78°30'00" East, 93.75 feet; thence North 79°30'00" East 950.00 feet; thence North 90°00'00" East 650.0 feet; thence South 70°10'00" East 850.00 feet; thence South 59°50'00" East 750.00 feet; thence South 37°27'00" East 321.15 feet; thence North 89°35'54" East 550.0 feet; thence South 00°22'20" West 1544.30 feet; thence South 40°13'43" West 1,039.03 feet; thence South 00°23'57" West 677.16 feet; thence South 89°50'06" East 715.42 feet to a point on the West line of the NE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 26 East; thence South 00°26'25" West 558.99 feet to the Southwest corner of said NE 1/4 of the NE 1/4 of Section 4; thence South 89°50'57" East 1,329.90 feet to the Southeast Corner of said NE 1/4 of the NE 1/4; thence South 00°31'17" West along the East line of the NE 1/4 of Section 4 a distance of 1,317.33 feet to the Northeast Corner of the SE 1/4 of said Section 4; thence South 00°22'57" West along said East line of the SE 1/4, 2,627.04 feet to the point of beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel "F"  
A part of Sections 4, 5, and 9, Township 22 South, Range 26 East, Lake County, Florida, bounded and described as follows: Begin at the Southwest Corner of the SW 1/4 of said Section 4; run thence North 00°18'43" East along the West line of said SW 1/4, 2,644.07 feet to the Northwest Corner of said SW 1/4, said Corner also being the Southeast Corner of the NE 1/4 of Section 5, Township 22 South, Range 26 East; thence North 89°46'15" West 2,639.59 feet to the Southwest Corner of the NE 1/4 of Section 5; thence North 00°18'14" East 2,640.50 feet to the Northwest Corner of said NE 1/4 of Section 5; thence South 89°45'41" East along the North line of said NE 1/4, 1,213.14 feet to a point on the Southwesterly right of way of the Sunshine State Parkway, said point being on a curve concave Southwesterly and having a radius of 5,329.58 feet and a radial bearing of North 46°15'33" East; run thence Southwesterly along the Southwesterly right of way of said Sunshine State Parkway through a central angle of 07°57'40" a distance of 768.33 feet to the end of said curve; thence continue along said right of way South 35°46'56" East 158.36 feet; thence North 54°13'04" East along right of way 50.0 feet; thence South 35°46'56" East along right of way of said Parkway a distance of 6,998.72 feet to a point on the East line of the NE 1/4 of Section 9, Township 22 South, Range 26 East; thence South 89°50'06" East 1,574.05 feet to the Southeast Corner of said West 1/4 of the NE 1/4; thence South 89°46'05" West 664.77 feet to the Southwest Corner of said West 1/4 of the NE 1/4, said Corner also being the Northeast corner of the SW 1/4 of said Section 9; thence South 00°17'34" West 2,655.71 feet to the Southeast Corner of said SW 1/4; thence South 89°41'06" West 2,628.66 feet to the Southwest Corner of the SW 1/4 of Section 9; thence North 00°20'17" East 2,659.55 feet to the Northwest Corner of said SW 1/4; thence North 00°20'15" East, along West line of Section 9 a distance of 2,666.88 feet to the point of beginning. Subject to all easements, rights of way, and restrictions of record, if any.

HILLS OF MINNEOLA Section 10 PUD Agreement Reference

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



\* Road location, design, and right of way subject to final engineering and permitting

**Owner**  
Family Dynamics Land Co., LLC  
1023 West Dixie Avenue  
Leesburg, Florida 34748

**Applicant**  
Greg Beliveau  
LPG Urban & Regional Planners  
1162 Camp Ave.  
Mount Dora, FL 32757  
(352) 385-1940  
(352) 383-4824 (FAX)

May 6th, 2015  
GRAPHIC SCALE

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

Urban & Regional Planners, Inc.  
1162 CAMP AVENUE - MT. DORA, FL 32757  
(352)385-1940 / FAX (352)383-4824  
Proj.: 1524-2 File: 1524-2 05-06-2015.dwg