

Camino Reale

Comprehensive Plan Amendment Urban Service Boundary Expansion Justification Report March, 6, 2014



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**Camino Reale
CPPA Justification Statement
March 2014**

Table of Contents

1. Project Legal Description
2. Overview
3. Location
4. Innovation Way Background
5. Site Characteristics
6. Prior Uses
7. Current Land Use and Zoning
8. Adjacent Land Uses
9. Existing Development Entitlements In Innovation Way
10. Transportation
11. Potable Water
12. Sanitary Sewer
13. Environmental
14. Solid Waste
15. Schools
16. Comprehensive Plan Consistency
17. Conclusion

**Camino Reale
CPPA Justification Statement
March 2014**

Table of Exhibits

Exhibit 1 – Innovation Way Study Area

Exhibit 2 – Location Map

Exhibit 3 – Existing Wetland Map

Exhibit 4 – Existing Topography Map

Exhibit 5 – Existing Soils Map

Exhibit 6 – Existing FEMA Flood Plain Map

Exhibit 7 – Aerial Photo

Exhibit 8 – Existing FLU Map

Exhibit 9 – Existing Zoning Map

Exhibit 10 – Existing and Proposed Urban Service Area Map

Exhibit 11 – Adjacent Landowners Map

**Camino Reale
CPPA Justification Statement
March 2014**

Table of Appendices

I – Environmental assessment report, prepared by Bio-Tech Environmental Consultants

II – CAD Determination Extension (CAD# 13-10-055)

III – Roadway Escrow Agreement

IV – Orange County Public Schools CEP

**Camino Reale
CPPA Justification Statement
March 2014**

1. LEGAL DESCRIPTION:

LEGAL DESCRIPTION (per Official Records Book 8178, Page 36)
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE S 89°57'12" W ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 3146.18 FEET; THENCE RUN NORTH 05°38'25" EAST, 1169.63 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LB 6915"; THENCE RUN NORTH 14°52'28" WEST, 929.69 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LB 6915"; THENCE RUN NORTH 13°48'56" WEST, 1202.80 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LB 6915"; THENCE RUN NORTH 13°44'26" WEST, 756.42 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LB 6915"; THENCE RUN NORTH 16°50'12" WEST, 1520.28 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LB 6915"; THENCE CONTINUE NORTH 16°50'12" WEST, 808.08 FEET MORE OR LESS TO THE CENTERLINE OF AFORESAID DISSTON CANAL; THENCE S 77°53'03" W ALONG THE CENTERLINE OF SAID CANAL A DISTANCE OF 914.16 FEET; THENCE S 58°10'49" W A DISTANCE OF 16.44 FEET TO THE EAST LINE OF THE EAST 3/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE N 00°03'15" W A DISTANCE OF 1938.31 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE N 00°11'10" W A DISTANCE OF 2658.73 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N 00°06'46" W ALONG THE EAST 1/2 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA A DISTANCE OF 2652.04 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE N 00°09'12" W A DISTANCE OF 2655.83 FEET TO THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE N 00°15'12" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1 A DISTANCE OF 1321.85 FEET TO THE CENTERLINE OF WEWAHOOTEE ROAD; THENCE S 89°43'48" W ALONG SAID CENTERLINE A DISTANCE OF 2570.08 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING OF S 74°16'46" W; THENCE RUN THROUGH A CENTRAL ANGLE OF 30°54'05" AN ARC DISTANCE OF 215.73 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE S 00°20'50" E A DISTANCE OF 1260.56 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE S 00°04'36" E A DISTANCE OF 2649.12 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S 89°57'42" W A DISTANCE OF 1317.83 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE S 00°02'10" E A DISTANCE OF 2648.67 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE S 00°30'48" W ALONG THE WEST LINE OF THE EAST 3/4 OF SECTION 13, TOWNSHIP 24 SOUTH,

March 3, 2014

Page 4

**Camino Reale
CPPA Justification Statement
March 2014**

RANGE 31 EAST, ORANGE COUNTY, FLORIDA A DISTANCE OF 2643.93 FEET; THENCE S 00°03'52" E A DISTANCE OF 1328.80 FEET TO THE NORTHEAST CORNER OF LIVE OAK ESTATES PHASE I, AS RECORDED IN PLAT BOOK 19, PAGE 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°27'11" W ALONG THE EAST LINE OF SAID LIVE OAK ESTATES PHASE I, A DISTANCE OF 1327.86 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID EAST 3/4 OF SECTION 13; THENCE CONTINUE ALONG THE EAST LINE OF SAID LIVE OAK ESTATES PHASE I, S 00°21'43"W A DISTANCE OF 525.64 FEET TO A POINT 250.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE NORTH AND EAST RIGHT-OF-WAY OF LAKE MARY JANE COUNTY ROAD SAID POINT ALSO BEING A POINT OF CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1016.78 FEET AND A CHORD BEARING OF S 68°51'47" E; THENCE RUN ALONG THE ARC OF SAID CURVE A LINE DRAWN PARALLEL TO AND 250 FEET NORTH AND EAST OF THE RIGHT OF WAY LINE OF LAKE MARY JANE COUNTY ROAD THROUGH A CENTRAL ANGLE OF 60°06'38" AN ARC DISTANCE OF 1066.73 FEET; THENCE S 38°46'26" E A DISTANCE OF 339.00 FEET TO THE CENTERLINE OF DISSTON CANAL; THENCE S 57°54'36" W ALONG SAID CENTERLINE OF DISSTON CANAL A DISTANCE OF 251.71 FEET TO THE EASTERLY RIGHT-WAY-LINE OF LAKE MARY JANE ROAD; THENCE S 38°49'00" E ALONG SAID EASTERLY RIGHT-WAY-LINE A DISTANCE OF 1241.35 FEET; THENCE LEAVING SAID EASTERLY RIGHT-WAY-LINE, N 59°35'32"E A DISTANCE OF 733.87 FEET; THENCE S 38°48'28" E A DISTANCE OF 600.00 FEET; THENCE S 59°35'32" W A DISTANCE OF 733.87 FEET TO AFORESAID EASTERLY RIGHT-WAY-LINE OF LAKE MARY JANE ROAD AND A POINT OF CURVE CONCAVE WESTERLY HAVING A RADIUS OF 623.69 FEET AND A CHORD BEARING OF S 06°44'28" E; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°08'00" AN ARC DISTANCE OF 698.12 FEET; THENCE S 25°19'32" W A DISTANCE OF 830.98 FEET TO A POINT OF CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1382.70 FEET AND A CHORD BEARING OF S 13°22'02" W; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'00" AN ARC DISTANCE OF 577.17 FEET; THENCE S 01°24'32"W A DISTANCE OF 241.08 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N 89°59'04" E A DISTANCE OF 780.24 FEET; THENCE S 01°24'32" W A DISTANCE OF 360.11 FEET TO THE SOUTH LINE OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE N 89°59'04" E A DISTANCE OF 1697.74 FEET TO THE SOUTHEAST CORNER OF SAID E 1/2 OF SECTION 24; THENCE S 00°12'49" E ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA A DISTANCE OF 2658.18 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE S 00°12'49" E A DISTANCE OF 2658.18 FEET TO THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE S 00°09'36" E A DISTANCE OF 2671.73 FEET TO THE WEST 1/4 CORNER OF

March 3, 2014

Page 5

**Camino Reale
CPPA Justification Statement
March 2014**

SAID SECTION 31; THENCE S 00°15'37" E A DISTANCE OF 2841.08 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE S 89°38'46" E A DISTANCE OF 2655.16 FEET TO THE SOUTH ¼ CORNER OF SAID SECTION 31; THENCE S 89°38'08" E A DISTANCE OF 2654.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE S 89°38'47" E A DISTANCE OF 2654.90 FEET TO THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE S 89°37'50" E A DISTANCE OF 2654.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE N 00°21'48" W A DISTANCE OF 2924.84 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE N 00°21'48" W A DISTANCE OF 2658.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE N 00°11'51" W A DISTANCE OF 2658.94 FEET TO THE EAST ¼ CORNER OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE N 00°11'51" W A DISTANCE OF 2658.94 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S 89°59'09" W A DISTANCE OF 2649.16 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 89°59'09" W A DISTANCE OF 2649.16 FEET TO THE POINT OF BEGINNING;

LESS:

THAT PORTION CONVEYED TO THE CITY OF ORLANDO AND THE ORLANDO UTILITIES COMMISSION BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3471, PAGE 617, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED BY A 2" IRON PIPE, RUN NORTH 00°16'36" WEST 602.65 FEET ALONG THE WEST BOUNDARY OF SOUTHEAST 1/4 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'36" WEST 453.43 FEET ALONG SAID WEST BOUNDARY;

THENCE RUN NORTH 41°08'51" EAST 348.82 FEET TO A POINT IN THE EXISTING CENTER LINE OF THAT CERTAIN ROAD KNOWN AS WEWAHOOTEE ROAD; THENCE RUN NORTH 89°38'52" EAST 400.56 FEET ALONG SAID EXISTING CENTER LINE; THENCE RUN SOUTH 41°08'51" WEST 954.24 FEET TO THE POINT OF BEGINNING. THE BEARINGS REFERENCED HEREIN ARE GRID BEARING BASED ON THE FLORIDA STATE

PLANE COORDINATE SYSTEM ZONE EAST.

AND LESS:

THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 24 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS CITY OF COCOA WELL FIELD SITES #31, #32 AND #33, RECORDED IN OFFICIAL RECORDS BOOK 4874, PAGES 1504, 1505 AND 1506, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CITY OF COCOA WELL FIELD SITE #31 IS DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT MARKING THE NORTHWEST

March 3, 2014

Page 6

**Camino Reale
CPPA Justification Statement
March 2014**

CORNER OF SAID SECTION 19 AND RUN SOUTH 00°29'34" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 433.00 FEET TO AN IRON ROD; THENCE SOUTH 89°30'26" EAST PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 450.04 FEET TO AN IRON ROD; THENCE NORTH 00°29'34" EAST PARALLEL TO SAID WEST LINE OF THE NORTHWEST 1/4, A DISTANCE OF 450.00 FEET TO AN IRON ROD; THENCE NORTH 89°30'26" WEST PERPENDICULAR TO SAID WEST LINE OF THE NORTHWEST 1/4, A DISTANCE OF 450.00 FEET TO AN IRON ROD ON THE WEST LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 18; THENCE SOUTH 00°37'50" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

CITY OF COCOA WELL FIELD SITE #32 IS DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 19, AND RUN SOUTH 00°29'34" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1199.38 FEET; THENCE SOUTH 31°55'11" EAST, A DISTANCE OF 496.61 FEET TO AN IRON ROD; THE POINT OF BEGINNING; THENCE NORTH 89°22'50" WEST, A DISTANCE OF 100.00 FEET TO AN IRON ROD; THENCE SOUTH 00°37'10" WEST, PERPENDICULAR TO THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 450.00 FEET TO AN IRON ROD; THENCE SOUTH 89°22'50" EAST, PARALLEL TO THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 450.00 FEET TO AN IRON ROD; THENCE NORTH 00°37'10" EAST PERPENDICULAR TO THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 450.00 FEET TO AN IRON ROD; THENCE NORTH 89°22'50" WEST PARALLEL TO THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

CITY OF COCOA WELL FIELD SITE #33 IS DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 19, AND RUN SOUTH 00°29'34" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1199.38 FEET; THENCE SOUTH 31°55'11" EAST, A DISTANCE OF 496.61 FEET TO A POINT ON THE NORTH LINE OF CITY OF COCOA WELL FIELD SITE #32; THENCE NORTH 89°22'50" WEST, ALONG SAID NORTH LINE A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID SITE #32; THENCE SOUTH 00°37'10" WEST, ALONG THE WEST LINE OF SAID SITE #32 A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF SAID SITE #32; THENCE SOUTH 89°22'50" EAST, ALONG THE SOUTH LINE OF SAID SITE #32, A DISTANCE OF 450.00 FEET TO THE SOUTHEAST CORNER OF SAID SITE #32; THENCE SOUTH 00°37'10" WEST, A DISTANCE OF 170.52 FEET; THENCE SOUTH 44°22'50" EAST, A DISTANCE OF 424.26 FEET; THENCE SOUTH 00°37'10" WEST, A DISTANCE OF 323.73 FEET; THENCE SOUTH 44°22'50" EAST A DISTANCE OF 432.40

March 3, 2014

Page 7

**Camino Reale
CPPA Justification Statement
March 2014**

FEET TO AN IRON ROD, THE POINT OF BEGINNING; THENCE SOUTH 89°22'50" EAST A DISTANCE OF 450.00 FEET TO AN IRON ROD; THENCE SOUTH 00°37'10" WEST, PERPENDICULAR TO THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 450.00 FEET TO AN IRON ROD; THENCE NORTH 89°22'50" WEST PARALLEL TO THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 450.00 FEET TO AN IRON ROD; THENCE NORTH 00°37'10" EAST PERPENDICULAR TO THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH easement estate created pursuant to that certain Perpetual Non-Exclusive

Easement Agreement recorded in Official Records Book 5761, Page 3567, of the Public Records of Orange County, Florida,

LESS AND EXCEPT:

LEGAL DESCRIPTION: (per Official Records Book 9979, Page 8982)

That part of Sections 13 and 24, Township 24 South, Range 31 East, and part of Sections 18, 19 and all of Sections 29, 30, 31 and 32, Township 24 South, Range 32 East, Orange County, Florida, described as follows:

Beginning at the Southeast corner of Section 19, Township 24 South, Range 32 East, Orange County, Florida; thence S 89°57'12" W along the South line of said Section 19 a distance of 3146.18 feet; thence run North 05°38'25" East, 1169.63 feet to a 1/2" iron rod with cap marked "LB 6915", Atlantic Surveying, Inc.; thence run North 14°52'28" West, 929.69 feet to a 1/2" iron rod with cap marked "LB 6915"; thence run North 13°48'56" West, 1202.80 feet to a 1/2" iron rod with cap marked "LB 6915"; thence run North 13°44'26" West, 756.42 feet to a 1/2" iron rod with cap marked "LB 6915"; thence run North 16°50'12" West, 1520.28 feet to a 1/2" iron rod with cap marked "LB 6915"; thence continue North 16°50'12" West, 808.08 feet more or less to the centerline of Disston Canal; thence the following two (2) courses along the centerline of said canal: S 77°53'03" W, 914.16 feet; thence S 58°10'49" W a distance of 16.44 feet to the East line of the East 3/4 of Section 13, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°03'15" E along said East line, 4.89 feet to the centerline of said canal; thence the following three (3) courses along said centerline: S 71°45'51" W, 58.70 feet; thence S 57°53'24" W, 3455.41 feet; thence S 57°54'36" W, 251.71 feet to the Easterly right-of-way line of Lake Mary Jane Road; thence S 38°49'00" E along said Easterly right-of-way line a distance of 1241.35 feet; thence leaving said Easterly right-of-way line, N 59°35'32" E a distance of 733.87 feet; thence S 38°48'28" E a distance of 600.00 feet; thence S 59°35'32" W a distance of 733.87 feet to aforesaid Easterly right-of-way line of Lake Mary Jane Road and a point of curve concave Westerly having a radius of 623.69 feet and a chord bearing of S 06°44'28" E; thence run along said right-of-way line and the arc of said curve through a central angle of 64°08'00" an arc distance of 698.12 feet; thence S 25°19'32" W a distance of 830.98 feet to a point of curve concave

March 3, 2014

Page 8

**Camino Reale
CPPA Justification Statement
March 2014**

Easterly having a radius of 1382.70 feet and a chord bearing of S 13°22'02" W; thence run along the arc of said curve through a central angle of 23°55'00" an are distance of 577.17 feet; thence S 01°24'32" W a distance of 241.08 feet; thence leaving said right-of-way, N 89°59'04" E a distance of 780.24 feet; thence S 01°24'32" W a distance of 360.11 feet to the South line of the East 1/2 of Section 24, Township 24 South, Range 31 East, Orange County, Florida; thence N 89°59'04" E a distance of 1697.74 feet to the Southeast corner of said East ½ of Section 24; thence S 00°12'49" E along the West line of Section 30, Township 24 South, Range 32 East, Orange County, Florida, a distance of 2658.18 feet to the West 1/4 corner of said Section 30; thence S 00°12'49" E a distance of 2658.18 feet to the Northwest corner of Section 31, Township 24 South, Range 32 East, Orange County, Florida; thence S 00°09'36" E a distance of 2671.73 feet to the West 1/4 corner of said Section 31; thence S 00°15'37" E a distance of 2841.08 feet to the Southwest corner of said Section 31; thence S 89°38'46" E a distance of 2655.16 feet to the South 1/4 corner of said Section 31; thence S 89°38'08" E a distance of 2654.78 feet to the Southeast corner of said Section 31; thence S 89°38'47" E a distance of 2654.90 feet to the South 1/4 corner of Section 32, Township 24 South, Range 32 East, Orange County, Florida; thence S 89°37'50" E a distance of 2654.88 feet to the Southeast corner of said Section 32; thence N 00°21'48" W a distance of 2924.84 feet to the East 1/4 corner of said Section 32; thence N 00°21'48" W a distance of 2658.95 feet to the Northeast corner of said Section 32; thence N 00°11'51" W a distance of 2658.94 feet to the East 1/4 corner of Section 29, Township 24 South, Range 32 East, Orange County, Florida; thence N 00°11'51" W a distance of 2658.94 feet to the Northeast corner of said Section 29; thence S 89°59'09" W a distance of 2649.16 feet to the North 1/4 corner of said Section 29; thence S 89°59'09" W a distance of 2649.16 feet to the POINT OF BEGINNING.

LESS:

That part of Sections 18 and 19, Township 24 South, Range 32 East, Orange County, Florida, described as City of Cocoa Well Field Sites #31, #32 and #33, recorded in Official Records Book 4874, Page 1504, 1505 and 1506, Public Records of Orange County, Florida, more particularly described as follows: City of Cocoa Well Field Site #31 is described as follows: Begin at the concrete monument marking the Northwest corner of said Section 19 and run South 00°29'34" West, along the West line of the Northwest 1/4 of said Section 19, a distance of 433.00 feet to an iron rod; thence South 89°30'26" East perpendicular to said West line, a distance of 450.04 feet to an iron rod; thence North 00°29'34" East parallel to said West line of the Northwest 1/4, a distance of 450.00 feet to an iron rod; thence North 89°30'26" West perpendicular to said West line of the Northwest 1/4, a distance of 450.00 feet to an iron rod on the West line of the Southwest 1/4 of aforesaid Section 18; thence South 00°37'50" West, along the West line of said Southwest 1/4, a distance of 17.00 feet to the POINT OF BEGINNING.

AND LESS:

City of Cocoa Well Field Site #32 is described as follows: Commence at a concrete monument marking the Northwest corner of said Section 19, and run

March 3, 2014

Page 9

**Camino Reale
CPPA Justification Statement
March 2014**

South 00°29'34" West, along the West line of the Northwest 1/4 of said Section 19, a distance of 1199.38 feet; thence South 31°55'11" East, a distance of 496.61 feet to an iron rod, the POINT OF BEGINNING; thence North 89°22'50" West, a distance of 100.00 feet to an iron rod; thence South 00°37'10" West, perpendicular to the first course of this description, a distance of 450.00 feet to an iron rod; thence South 89°22'50" East, parallel to the first course of this description, a distance of 450.00 feet to an iron rod; thence North 00°37'10" East perpendicular to the first course of this description, a distance of 450.00 feet to an iron rod; thence North 89°22'50" West parallel to the first course of this description, a distance of 350.00 feet to the POINT OF BEGINNING.

AND LESS:

City of Cocoa Well Field Site #33 is described as follows: Commence at the concrete monument marking the Northwest corner of said Section 19, and run South 00°29'34" West along the West line of the Northwest 1/4 of said Section 19, a distance of 1199.38 feet; thence South 31°55'11" East, a distance of 496.61 feet to a point on the North line of City of Cocoa Well Field Site #32; thence North 89°22'50" West, along said North line a distance of 100.00 feet to the Northwest corner of said Site #32; thence South 00°37'10" West, along the West line of said Site #32 a distance of 450.00 feet to the Southwest corner of said Site #32; thence South 89°22'50" East, along the South line of said Site#32, a distance of 450.00 feet to the Southeast corner of said Site #32; thence South 00°37'10" West, a distance of 170.52 feet; thence South 44°22'50" East, a distance of 424.26 feet; thence South 00°37'10" West, a distance of 323.73 feet; thence South thence South 44°22'50" East a distance of 432.40 feet to an iron rod, the POINT OF BEGINNING; thence South 89°22'50" East a distance of 450.00 feet to an iron rod; thence South 00°37'10" West, perpendicular to the first course of this description, a distance of 450.00 feet to an iron rod; thence North 89°22'50" West parallel to the first course of this description, a distance of 450.00 feet to an iron rod; thence North 00°37'10" East perpendicular to the first course of this description, a distance of 450.00 feet to the POINT OF BEGINNING.

AND LESS: 76 ACRE SITE

That part of Sections 29 and 30, Township 24 South, Range 32 East, Orange County, Florida, Described as follows:

Begin at the Northeast corner of said Section 30; thence N 89°59'27" W along the North line of said Section 30 for a distance of 790.24 feet; thence S 00°00'33" W, 2273.27 feet; thence S 89°59'27" E, 789.46 feet; thence S 89°57'05" E, 666.06 feet; thence N 00°02'55" E, 2273.27 feet to the North line of the aforesaid Section 29; thence N89°57'05"W along said North line for a distance of 666.85 feet to the POINT OF BEGINNING.

AND LESS: NORTHEAST GROVE WELL

That part of Section 30, Township 24 South, Range 32 East, Orange County, Florida,

described as follows:

Commence at the Northeast corner of said Section 30; thence N 89°59'27" W along the North line of said Section 30 a distance of 2,653.88 feet to the North

March 3, 2014

Page 10

Camino Reale
CPPA Justification Statement
March 2014

1/4 corner of said Section 30; thence S 01°48'37" E, 1749.86 feet to the POINT OF BEGINNING; thence S 00°00'00" W, 208.71 feet; thence N 90°00'00" W, 208.71 feet; thence N 00°00'00" E, 208.71 feet; thence N 90°00'00" E, 208.71 feet, to the POINT OF BEGINNING.

AND LESS: SOUTHWEST GROVE WELL

That part of Section 31, Township 24 South, Range 32 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Section 30, Township 24 South, Range 32 East, Orange County, Florida; thence N 89°59'27" W along the North line of said Section 30 a distance of 2653.88 feet to the North 1/4 corner of said Section 30; thence S 13°16'42" W, 7434.24 feet to the POINT OF BEGINNING; thence S 00°00'00" W, 208.71 feet; thence N 90°00'00" W, 208.71 feet; thence N 00°00'00" E, 208.71 feet; thence N 90°00'00" E, 208.71 feet to the POINT OF BEGINNING.

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**Camino Reale
CPPA Justification Statement
March 2014**

2. Project Overview:

Camino Reale Properties Orlando LLC (Applicant) is requesting an Orange County Comprehensive Policy Plan Amendment (CPPA) to amend the Orange County Future Land Use Map (FLU) from Rural to Innovation Way for its 1,039.9 acre site located within the Innovation Way study area (Parcel ID #01-24-31-0000-00-011)(the Property). Applicant proposes the following development program on the Property: 3,000 residential units, 330,000 s.f of commercial / retail development / general office uses on approximately 676.9 upland acres north of the Disston Canal (the Project).

The Property is not within the Urban Service Area (USA), however the Property is part of the Innovation Way study area. The Innovation Way Study area was developed to outline the desired development patterns and uses within the eastern area of Orange County. Innovation Way is envisioned as a private / public partnership to encourage a mixture of housing options and employment opportunities within a compact urban environment. (Exhibit 1)

3. Location:

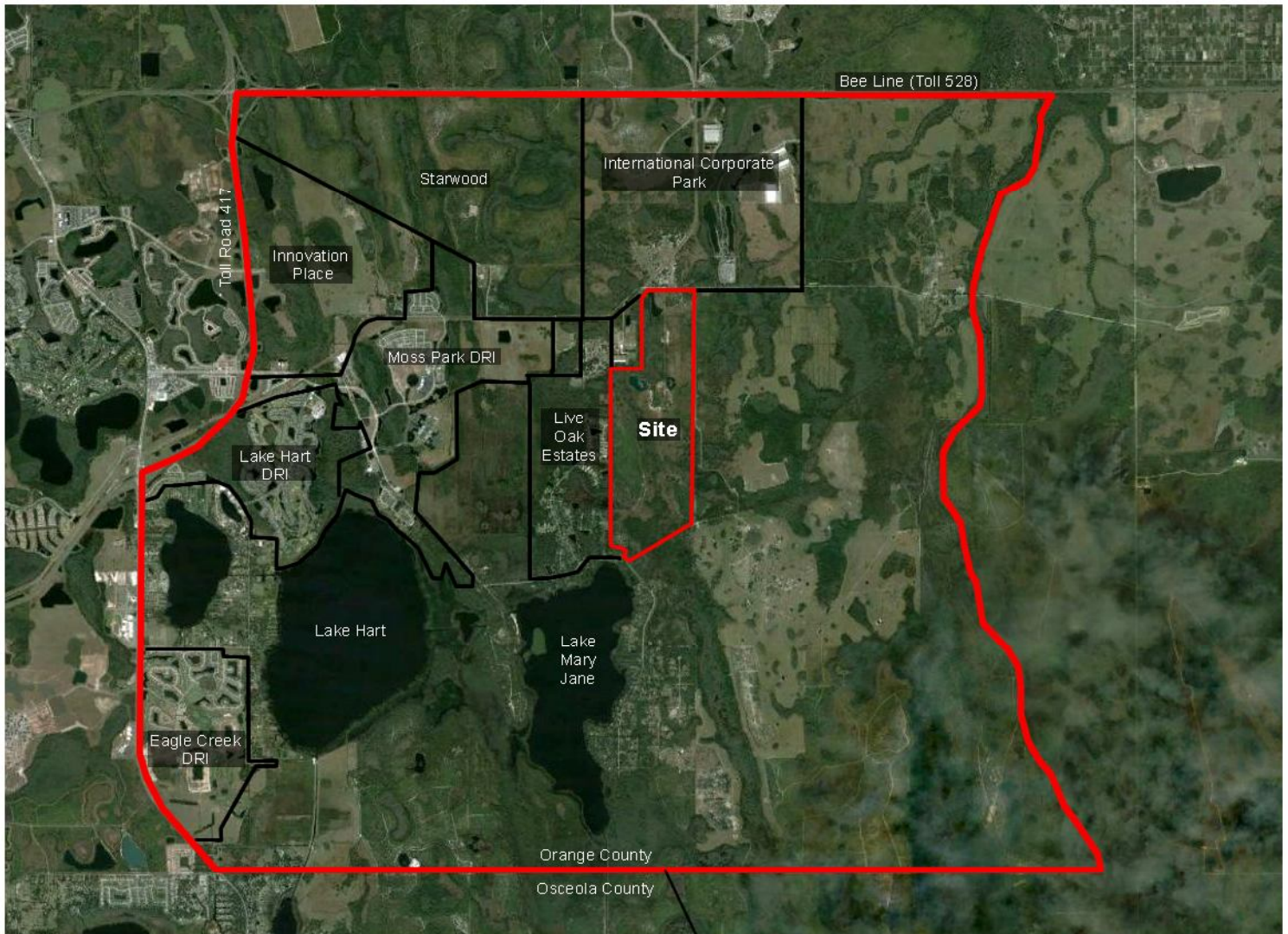
The Property is located approximately 3.7 miles east of State Road 417, 1.8 miles south of State Road 528, 2 miles west of the Econolahatchee River and 3 miles north of the Osceola County line. Current access to the Property is provided from the south along Lake Mary Jane Road and on the north from Wewahootee Road. (Exhibit 2)

4. Innovation Way Background:

Innovation Way is intended to be a “high tech” corridor between UCF and the Orlando International Airport, two large employment centers in Orange County. On June 13, 2006, the County amended its comprehensive plan by adopting Amendment #2006-1-B-FLUE-2 (the Innovation Way policies) to set the stage for smart growth within the southeast sector of the County. The adopted Innovation Way policies identify where and how growth should occur in the southeast area of Orange County. The Property is located within the Innovation Way study area, which is identified in the adopted policies and on the adopted map as an appropriate location for urban development. This application seeks to amend the Orange County Future Land Use map from Rural to Innovation Way and expand the USA boundary line in order to be consistent with the County’s vision for this region.

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Study Area
Boundary

Exhibit # 1

Innovation Way Study Area

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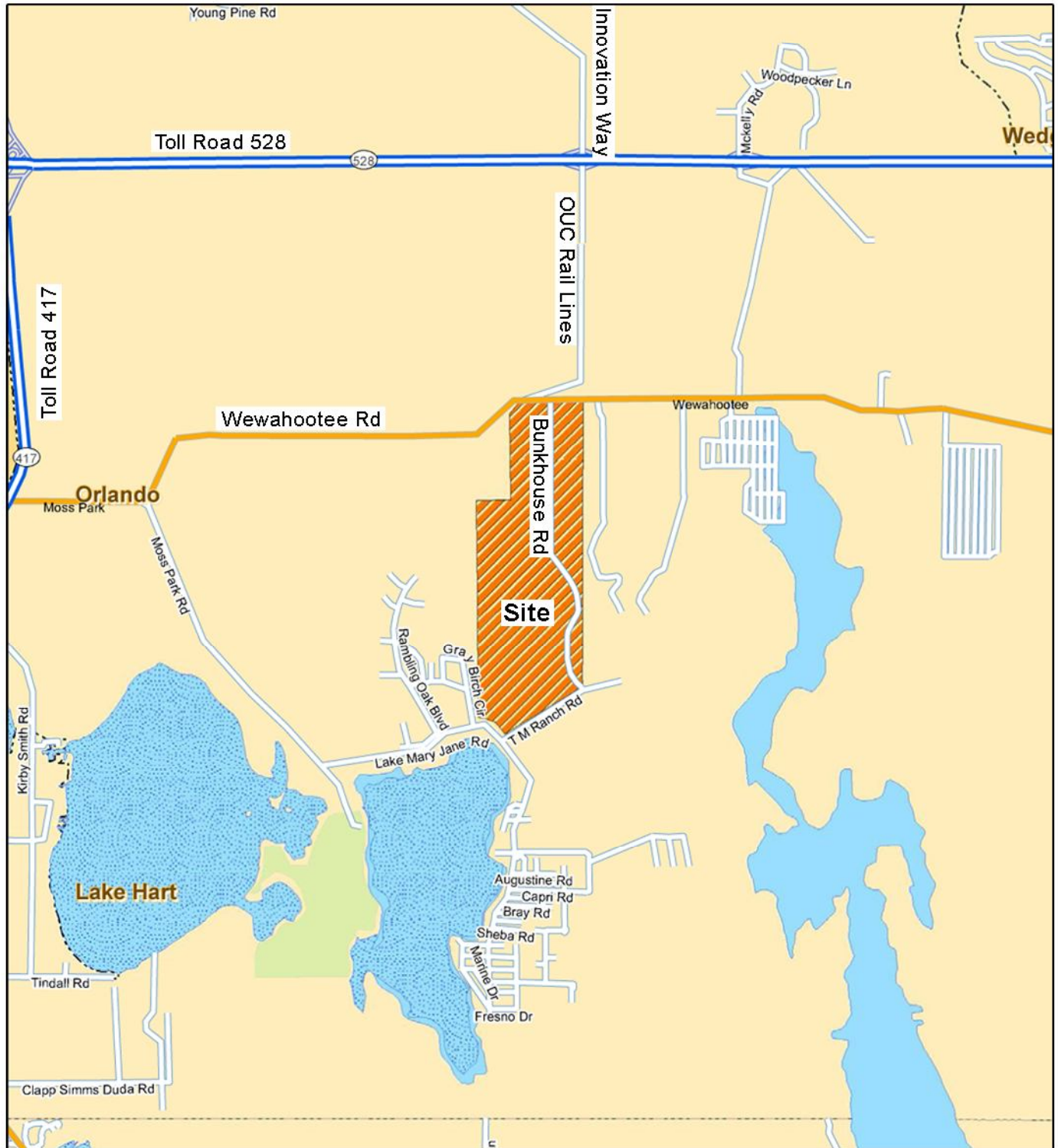


Exhibit # 2

Location Map

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**Camino Reale
CPPA Justification Statement
March 2014**

5. Site Characteristics:

The Property contains approximately 356 acres of wetlands and 676.9 acres of developable uplands. The Roberts Island Slough comprises the majority of the wetlands on site. The slough lies in a north to south direction and generally bisects the site with the property to the west side of the slough containing approximately 186 upland acres and the remaining 490.9 upland acres located on the eastern side of the slough. (Exhibit 3) Approximately 350 upland acres (52% of the total uplands) on the Property were previously developed as a recreational vehicle park and sporting clay resort (RV resort). The remaining 326.9 upland acres can be characterized as Pine Flatwoods. Bio-Tech Consultants Inc. has prepared an environmental report detailing the Property in conjunction with this application. (Appendix I) There is an approved CAD determination for the property (CAD#13-10-055). (Appendix II)

The Property's topography is generally flat with elevations ranging from 73' to 63'. The Property drains to the slough, which has positive outfall to the Disston Canal that is connected to Lake Mary Jane. (Exhibit 4) The soils on the Property, as defined by the Orange County soils survey, are as follows: Basinger, Samsula, St. John's, Pomello, Samsula Muck, Sanibel Muck, Smyrna, and Zolfo. (Exhibit 5) The Flood Insurance Rate Map shows portions of the Property are within the 100-year floodplain. (Exhibit 6)

6. Prior uses:

In 1999 the Property was developed as the RV resort for sporting clay enthusiasts. The RV resort covered approximately 350 upland acres east of the slough and included an 80-slip RV park, a 7,500-s.f clubhouse, a 1,200-s.f caretaker residence and approximately 45 shooting stations. The RV resort use was discontinued in 2003. (Exhibit 7)

7. Current Land Use and Zoning:

The Property has a future land use designation of Rural / Agricultural, which permits agricultural businesses, gun ranges, landfills, kennels and residential development of 1du/10 acres. (Exhibit 8) The current zoning on the Property is A-2 Farmland Rural District which permits RV parks, community residential homes, agricultural production and services, logging and residential development with a minimum lot size of ½ acre. (Exhibit 9)

The existing USA boundary line is located along the Property's northern border. The USA boundary line follows the east property line of the International Corporate Park (ICP) DRI and generally follows Wewahootee Road . (Exhibit 10)

Camino Reale

Orange County, Florida

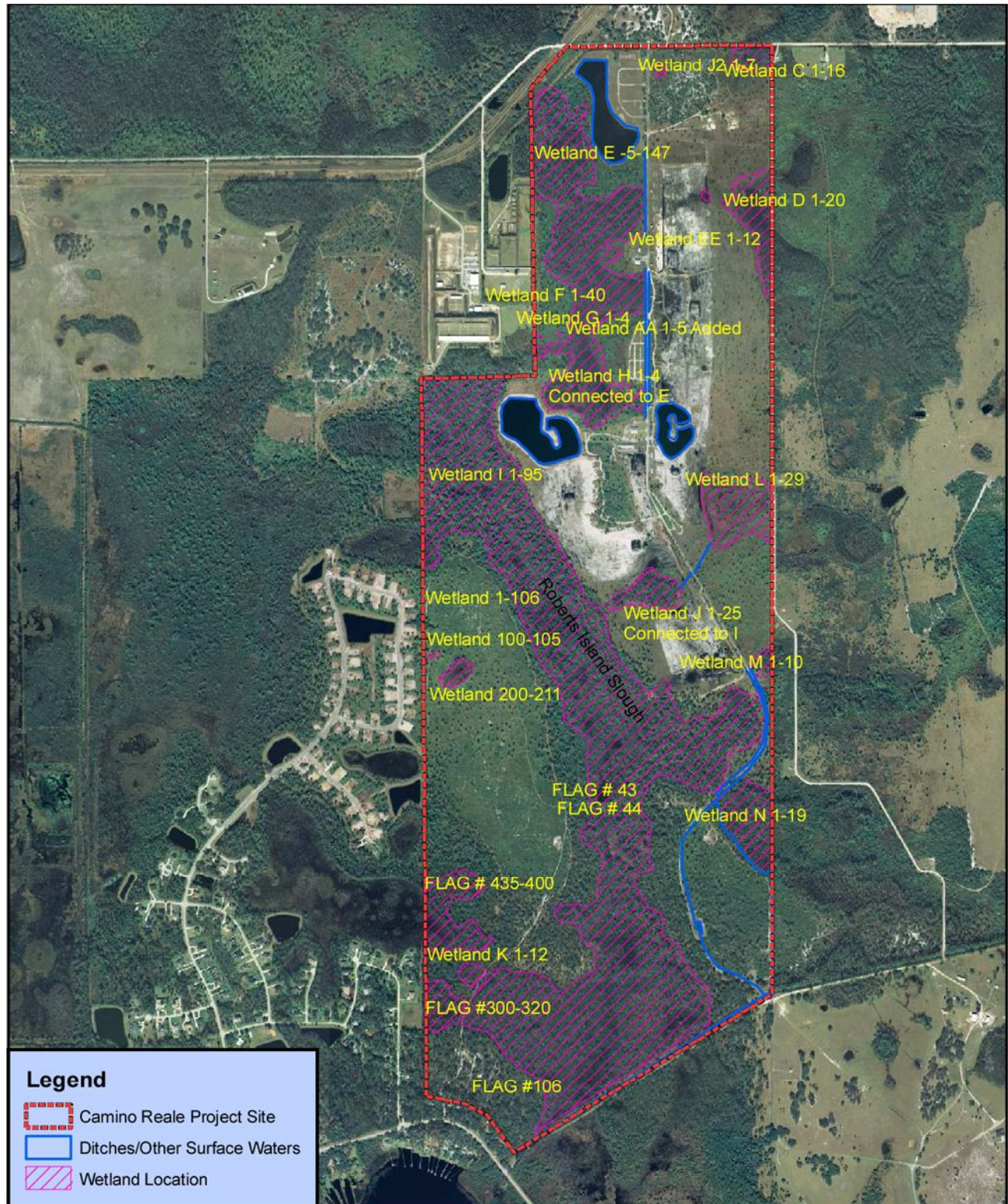


Exhibit # 3

Wetlands Map

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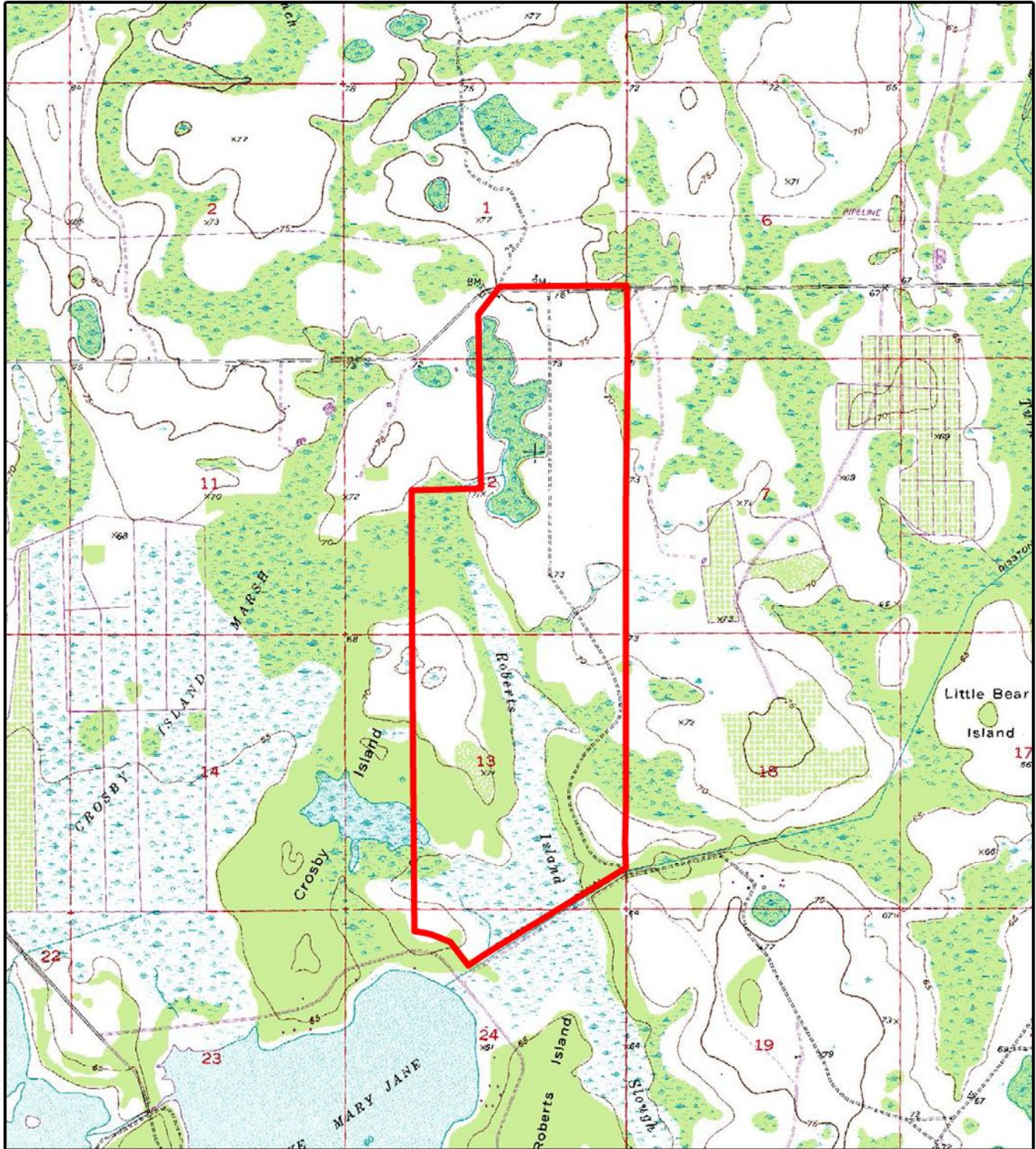


Exhibit # 4

Topo Map

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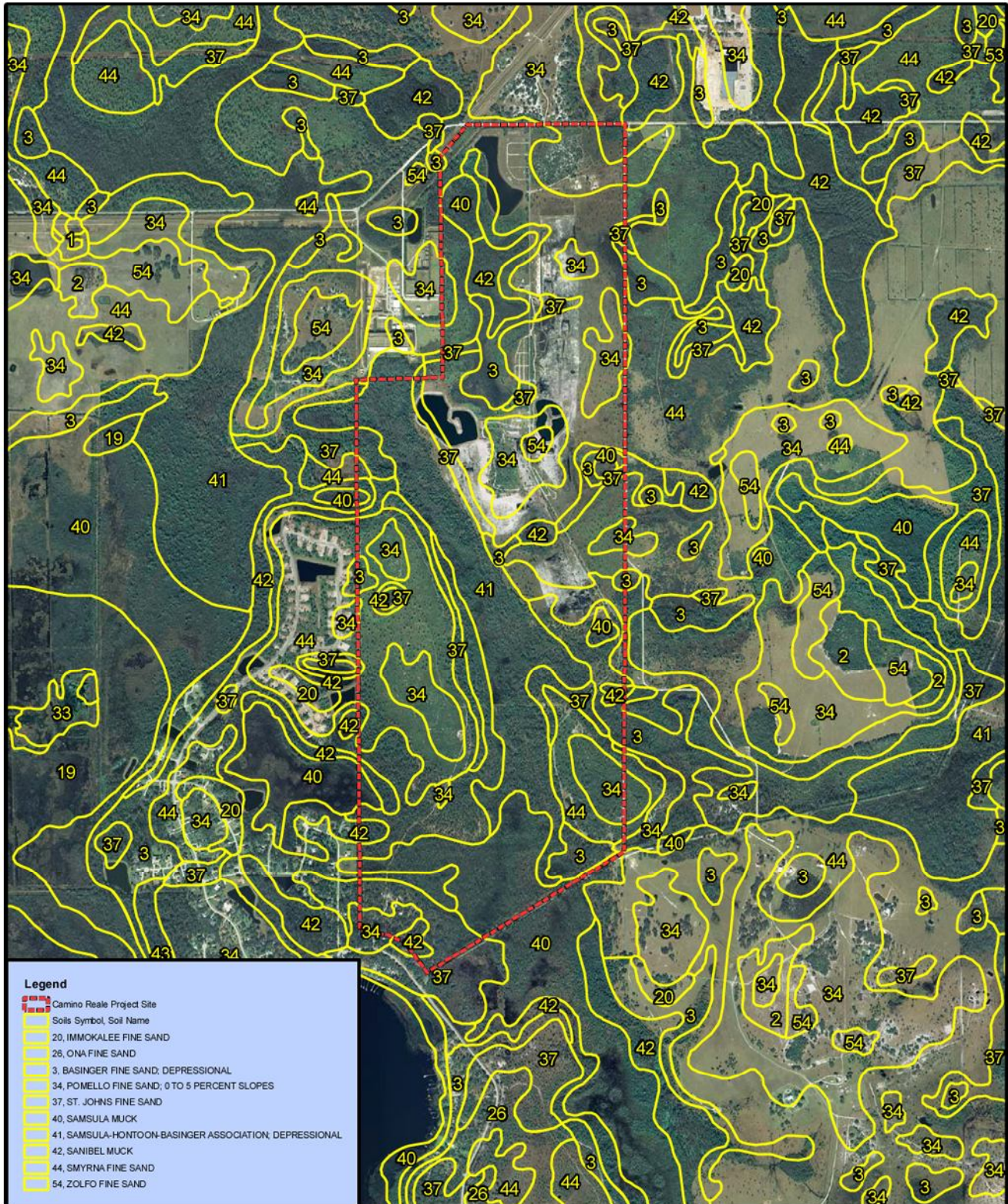


Exhibit # 5 Soils Map

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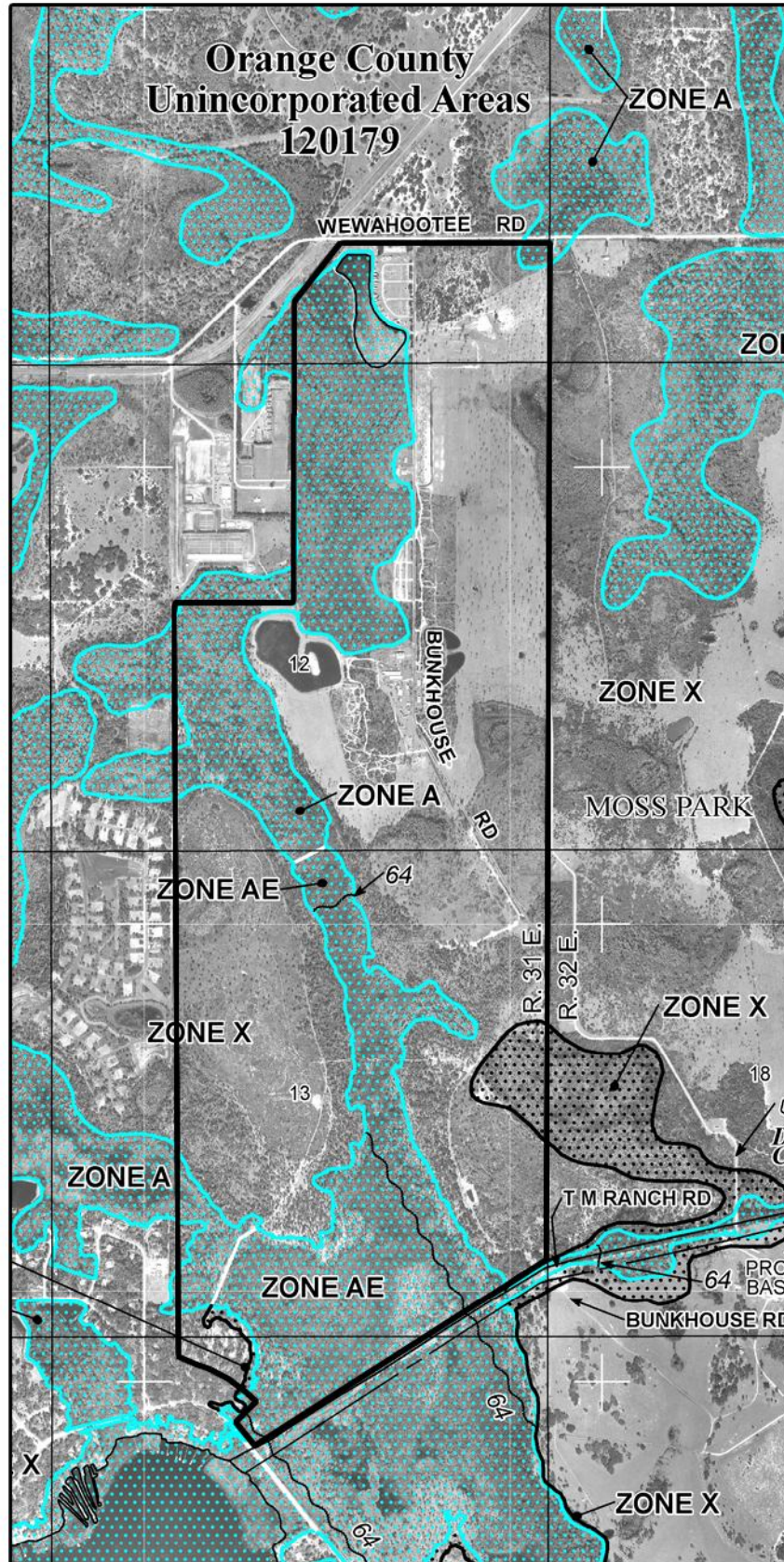


Exhibit # 6
FEMA Map

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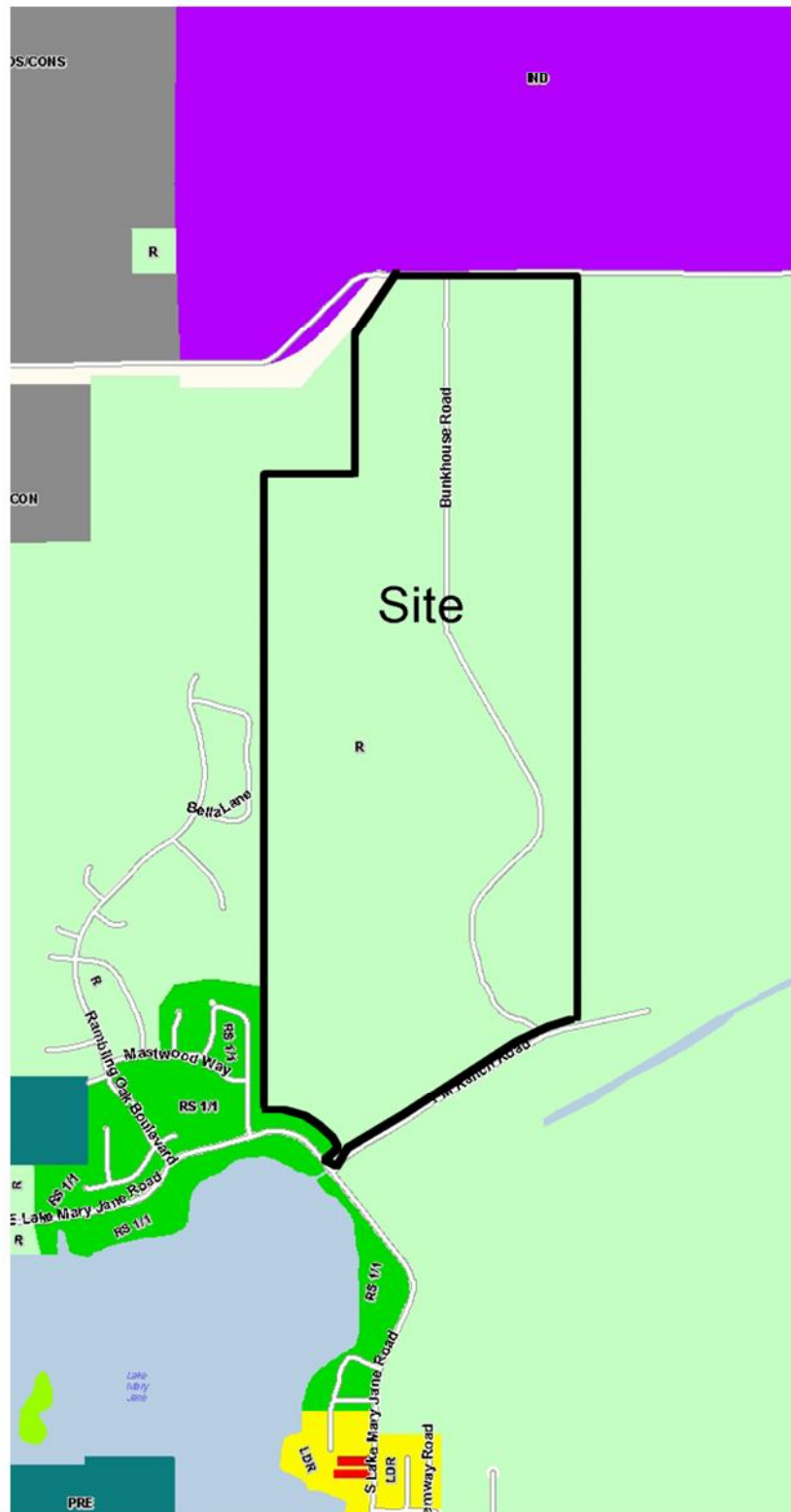
Exhibit # 7
Aerial Photo.

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Legend

- Rural
- Rural 1/1
- Rural 1/2
- Rural 1/5
- Low Density Residential
- Low-Medium Density
- Medium Density Residential
- High Density Residential
- Traditional Neighborhood
- Neighborhood Activity Corridor
- Neighborhood Center
- Neighborhood Residential
- Activity Center Residential
- Activity Center Mixed Use
- Community Village Center
- Village
- Office
- Commercial
- Industrial
- Institutional
- Education
- Parks/Recreation
- Preservation
- Planned Development
- Water Body

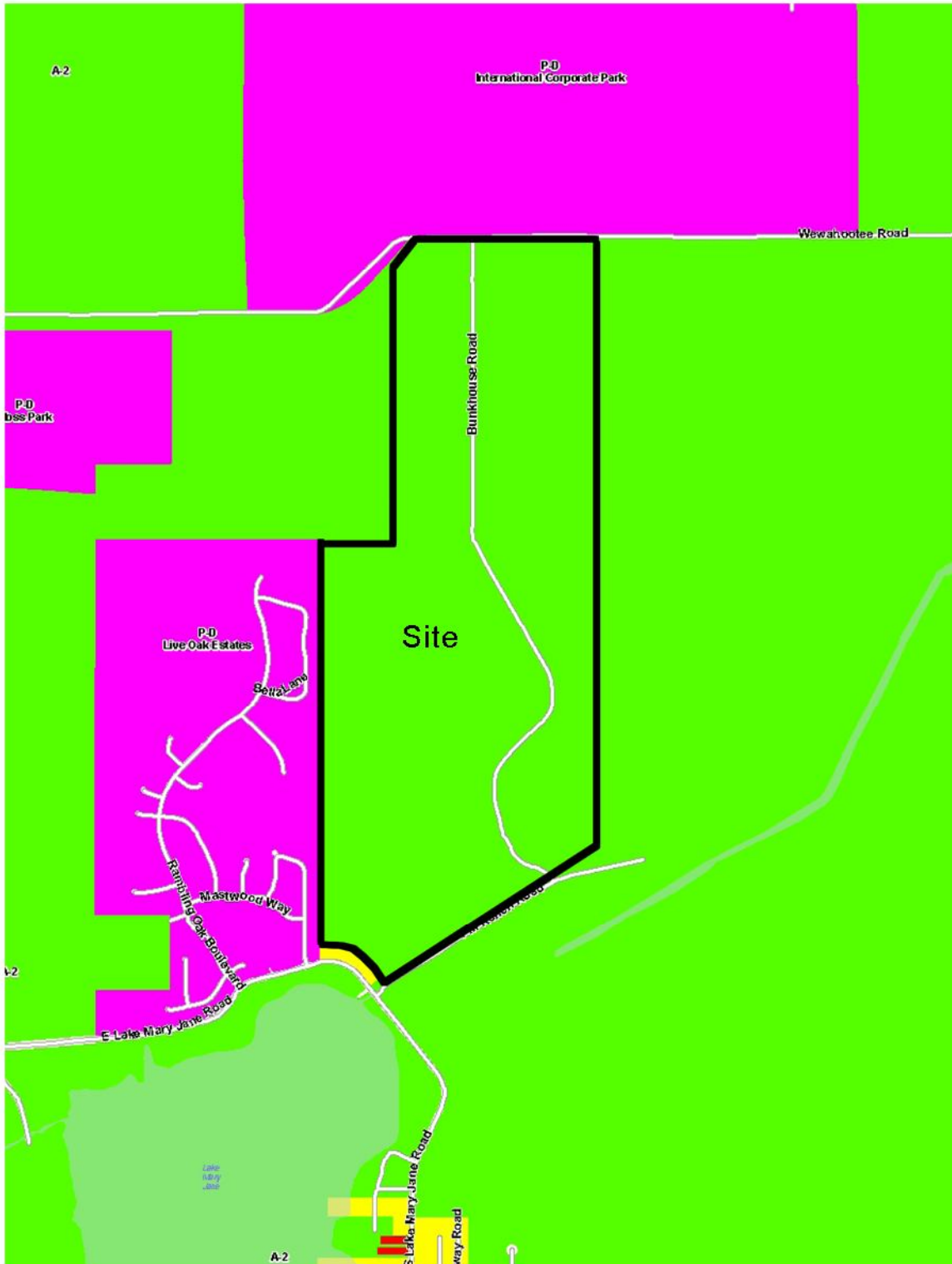
Exhibit # 8 Existing FLU

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Camino Reale Orange County, Florida



Zoning

- Agricultural Residential
- Citrus Rural
- Commercial
- Farmland Rural
- Industrial
- Mobile Home Residential
- Multiple-Family Dwelling District
- Neighborhood Activity Corridor
- Neighborhood Center
- Neighborhood Residential
- Planned Development
- Professional Office
- Residential
- Residential Cluster
- Residential District
- Residential Low-Density
- University Residential

Exhibit # 9 Existing Zoning

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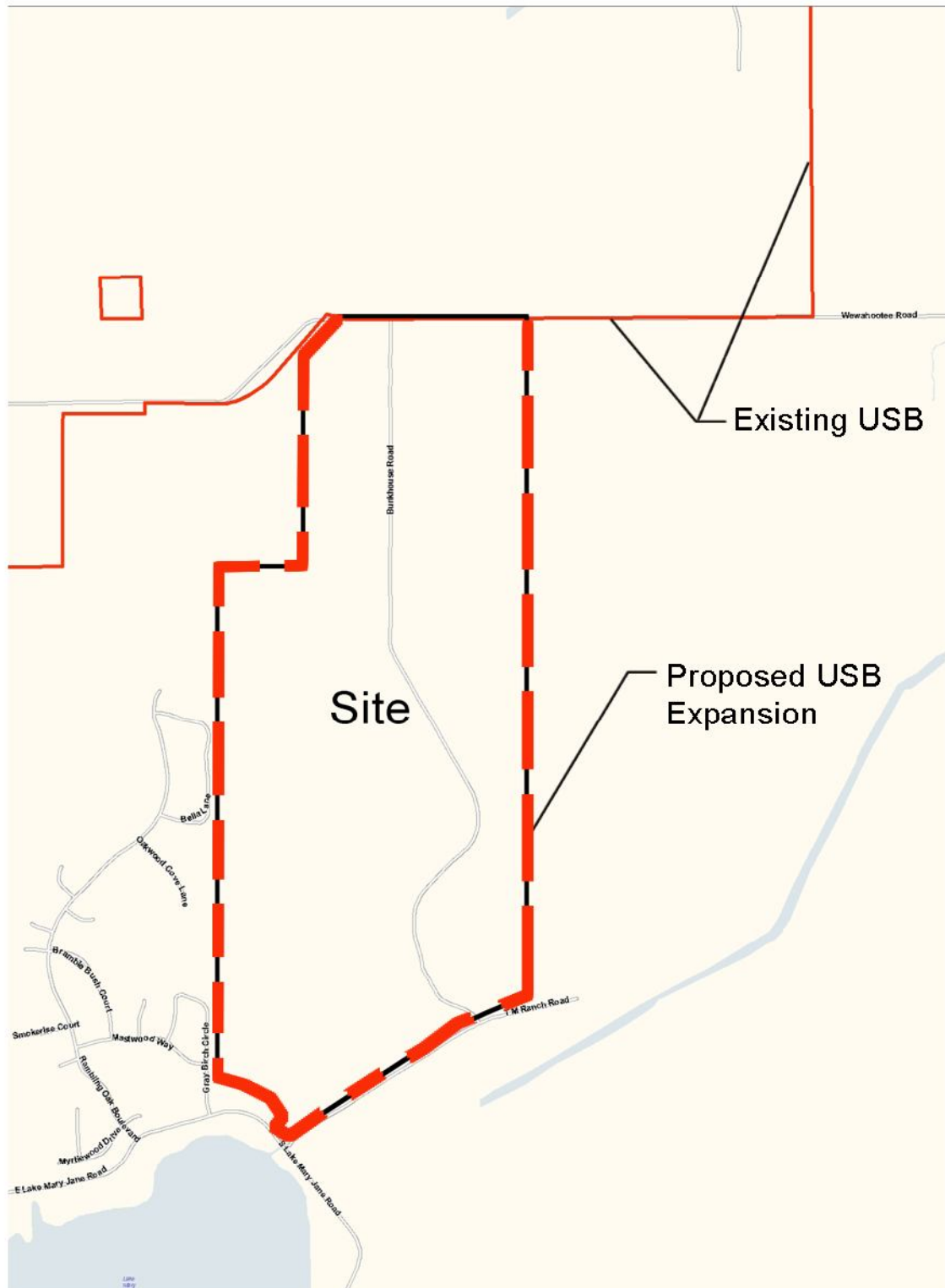


Exhibit # 10

Urban Service Boundary

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CPPA Justification Statement
March 2014**

8. Adjacent Land Uses:

Table 1		
<u>Adjacent Land Uses</u>		
<u>Location</u>	<u>FLU</u>	<u>Existing Land Use</u>
North	Industrial	Industrial Park
South	Rural	Vacant
East	Rural	Vacant
West	Rural	Single Family / Gun Range

The Property is bounded on the north by the ICP DRI, which was approved in June 1986 for 1 million s.f of office, over 10 million s.f of industrial, and 321 hotel rooms. To date ICP has developed approximately 500,000 s.f of industrial.

Farmland Reserve Inc. owns the property to the east (the Magnolia Ranch). Currently the property is vacant and no applications for development approvals have been submitted.

The Orange County Sheriff's gun range and the Live Oaks Estates PD border the Property on the west. Live Oaks Estates is an approved PD, which is comprised of approximately 200 single-family homes on one acre lots. The gun range is an active facility, however it is anticipated that once development in this area begins it will be relocated to another part of the County. (Exhibit 11)

9. Existing Development Entitlements In Innovation Way:

The ICP DRI was approved in 1986 for 1,000,000 s.f of office, 10,665,000 s.f of industrial and 321 hotel rooms. To date approximately 500,000 s.f of industrial / warehouse facilities have been built within this development.

In November 2000 the Moss Park DRI was approved for 2,650 dwelling units, 150,000 s.f of retail, 1,100,000 s.f of office, and 1,100 hotel rooms.

In September 2007 the Innovation Place DRI was approved for 4,121 dwelling units, 710,000 s.f of retail, 5,000 s.f of office, and 200 hotel rooms. Because the proposed development had submitted an application for a land use amendment and DRI prior to adoption of the Innovation Way policies, the Innovation Place DRI was not held to those policies. Since the date of approval Innovation Place has annexed into the City of Orlando.

The Starwood property applied for a large-scale comprehensive plan amendment and USA boundary line expansion during the second cycle of 2007, and both

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Orange County, Florida

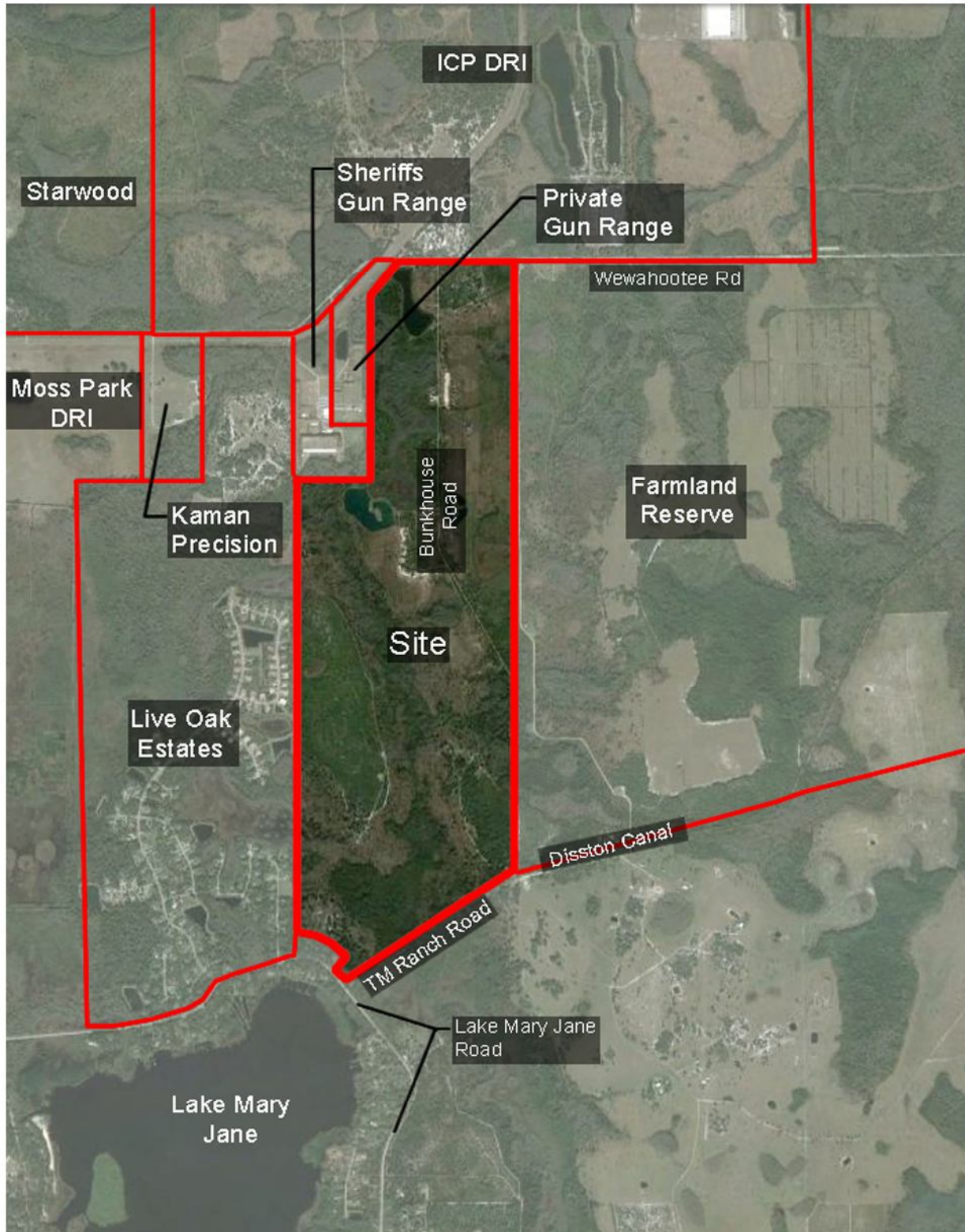


Exhibit # 11
Adjacent Properties

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**Camino Reale
CPPA Justification Statement
March 2014**

were approved by the BCC in June 2008. Starwood's proposed development program includes 9,000 dwelling units, 1,475,000 s.f of retail, and 4,400,000 s.f of office. Since the date of approval there has been no development activity within the boundaries of Starwood.

Table 2 below outlines the current approvals and entitlements for the significant properties adjacent to the Property and located within Innovation Way.

<u>Table 2</u>			
<u>Approved Developments within Innovation Way</u>			
<u>Name</u>	<u>Entitlements</u>	<u>Date of Approval</u>	<u>Development to Date</u>
International Corporate Park DRI	1,000K Office / 10,665K Industrial / 321 Hotel Rooms	Approved (06-1986)	500,000 s.f industrial
Moss Park DRI	2,650 du / 150K Retail / 1,100K Office / 1,100 Hotel Rooms	Approved (11-2000)	946 du / 142,730 s.f retail
Innovation Place DRI	4,121 du / 710K Retail / 5K Office / 200 Hotel Rooms	Approved (09-2007)	No Development
Starwood CPPA	9,000 du / 1,475K Retail / 4,400K Office	Approved (06-2008)	No Development

10. Transportation:

Alafaya Trail and Dowden Road will be the primary outside roadways serving Innovation Way. The Alafaya Trail extension has been extended to intersect with Toll Road 528. The applicant has established an escrow account to fund the roadway construction from the Alafaya trail extension at SR 528 to the property. (Appendix III)

Orange County is establishing a multi-modal transportation district to address the internal transportation network needs for the Innovation Way corridor. The County and the landowners within Innovation Way have been in discussions to finalize the alignment of the northern and southern roadways within Innovation Way. The owners of Camino Reale will work with the County and adjacent landowners to finalize agreements and roadway alignments. A detailed transportation report is being prepared by Traffic & Mobility Consultants, LLC and will be submitted under a separate cover.

**Camino Reale
CPPA Justification Statement
March 2014**

11. Potable Water:

In 1998 the Orange County Board of County Commissioners approved a development agreement to allow the proposed RV resort to connect to an existing 24" water main located along the northern border of the Property in order to provide potable water to the resort. In 1999, two water permits (WC48-0143507-001 and WD48-0124922-076) were issued for the construction of a water main to provide potable water and fire protection to the resort. The Orange County Eastern Regional Water Supply Facility is located on Curry Ford Road, approximately 6 to 7 miles north of the Property. The County plans to expand the facility from 25 mgd to 50 mgd. The Project will require approximately 1.5 mgd of potable water.

12. Sanitary Sewer:

The Orange County Eastern Regional Water Reclamation Facility is located on South Alafaya Trail approximately 5 to 6 miles north of the Property. The facility has a current capacity of 19 mgd, but the County plans to expand the facility to 25 mgd. There is an existing 16" pressurized sewer main that is adjacent to the northwest corner of the Property which the Project will utilize. The Project's proposed development program will produce approximately 1.3 mgd of wastewater.

13. Environmental:

The RV resort was operated on the Property from 1999 until 2003. On approximately 350 upland acres on the east side of the slough. There is an existing wetland crossing which connects the east and west sides of the slough which will be utilized to access the 186 upland acres on the west side of the slough. It is also anticipated that a second crossing will be required for the Project. Any and all development impacts will be reviewed and permitted through the Orange County EPD, SFWMD, and the ACOE. A detailed environmental assessment has been prepared by Bio-Tech Environmental Consultants and is attached for review. (Appendix I) A CAD determination has been approved (CAD# 13-10-055) (Appendix II)

14. Solid Waste:

The 6,268 acre Orange County Landfill is located approximately 5 miles to the north of the Property. Applicant anticipates that the solid waste from the Project will be disposed of at this facility. Based upon the proposed development plan the Project will produce approximately 50,400 lbs of solid waste per day.

**Camino Reale
CPPA Justification Statement
March 2014**

15. Schools:

The landowner has entered into the School Funding Consortium Agreement which vests the Property with school capacity for 1,012 dwelling units. Pursuant to the Agreement, Lake Nona high school and middle school have recently been constructed by the Orange County School District. It is anticipated that a 15 acre elementary school will be located within the project boundaries. The applicant will also work with the County and the School Board on a capacity enhancement agreement and school concurrency issues for any proposed dwelling units beyond the 1,000 vested units. A CEP has been filed with OCPS. (Appendix IV)

16. Comprehensive Plan Consistency:

This application is consistent with the following Goals, Objectives, and Policies as outlined in Orange County Comprehensive Plan:

Future Land Use Element

GOAL FLU1:

Orange County shall implement an urban planning framework that provides for long-term, cost effective provision of public services and facilities and the desired future development pattern for Orange County.

Policy FLU1.1.1

Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

Response:

- The subject site is within the Innovation Way study area, which has anticipated urban development patterns for this area of Orange County. The application seeks approvals consistent with Innovation Way policies and therefore an expansion of the Urban Service Boundary (USB) is required with this application.

FLU 1.2.1

The Urban Service Area boundary, and its acreage allocation, shall be based on the supply of usable land needed to accommodate the County's population and employment forecasts by Year 2030 with respect to the County's desired development pattern, the County's ability to provide urban services and facilities, and the County's urban strategies to achieve its desired development pattern.

**Camino Reale
CPPA Justification Statement
March 2014**

FLU1.2.2

Urban development during the 2007-2030 planning period, as identified in FLU1.2.1, will occur only in the Urban Service Area and the established boundary for the Horizon West SAP (identified on Map 2 in the Future Land Use Element of the Comprehensive Plan) and the Innovation Way Overlay.

Response:

The subject site is within the Innovation Way study area, which has anticipated urban development patterns for this area of Orange County. This application seeks approvals consistent with Innovation Way policies and therefore an expansion of the USB is required with this application.

OBJ FLU 1.3APPLICATION FOR URBAN SERVICE AREA EXPANSION.

No new expansions to the Urban Service Area boundary, except for those planned for Horizon West and the Innovation Way Overlay (Scenario 5), shall be permitted unless supported by data and analysis demonstrating consistency with Objectives FLU1.2 and FLU1.3 and associated policies.

Response:

The County has anticipated the extension of the existing USA and utility infrastructure in this area by adopting the Innovation Way policies. The subject site is within the Innovation Way study area, which has established the framework for urban development patterns in this area of Orange County. The application seeks approvals consistent with Innovation Way policies and therefore an expansion of the USB is required with this application. As a part of the anticipated development the applicant has escrowed funds to construct a portion of the Innovation Way roadway and infrastructure network. (Appendix III)

FLU 1.3.1 :

All amendments to the Urban Service Area shall include a comprehensive review to ensure the efficient provision of infrastructure, protection of the environment, and land use compatibility with adjacent development.

A. Per Section 163.3177(6)(a)(9)(a), Florida Statutes, amendments to the Comprehensive Plan, including Urban Service Area expansion requests, shall discourage urban sprawl. The primary indicators used to evaluate whether a plan or plan amendment encourages the proliferation of urban sprawl are listed below.

**Camino Reale
CPPA Justification Statement
March 2014**

B. In accordance with Florida Statutes 163.3177(6)(a)(9)(b), an amendment to the Comprehensive Plan shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

Response:

This application is for 3,000 residential units and 330,000 sf of commercial / office uses. The Property is located within the Innovation Way study area, a planned urban environment with residential uses in close proximity to new planned employment centers, thereby eliminating urban sprawl. For example, the ICP DRI located directly north of the Property is approved for 1 million s.f of office use, over 10 million s.f of industrial and 321 hotel rooms. The Innovation Place DRI located less than 2 miles to the west is approved for 710,000 s.f of commercial, 5,000 s.f of office and 200 hotel rooms. The Starwood property located approximately ½ mile to the west was approved for 1,475,000 s.f of commercial and 4,400,000 s.f of office. The approved Moss Park DRI is located less than 2 miles to the west and is approved for 150,000 s.f of commercial, 1,100,000 s.f of office, 250,000 of industrial and 1,100 hotel rooms. Finally, the Lake Nona Medical City is located approximately 9 miles to the southwest has constructed the Burnham Institute, Neumores Childrens Hospital and VA hospital. It is anticipated that upon build out the Lake Nona Medical City will generate approximately 9,400 new jobs.

All of these approved employment centers are located less than 10 miles from the Property. Multi-modal transportation opportunities are an integral part of the Innovation Way study area. The planned transportation network will provide easy access to these employment centers.

An integral part of the Innovation Way policies is land stewardship. The owners have been working with the staff of Orange County EPD to draft and finalize an Environmental Land Stewardship agreement (ELS) consistent with the Innovation Way policies.

Innovation Way is a planned area where private and public partnerships are required to provide the infrastructure required to support the desired development patterns established by Orange County. There is existing water and sewer lines adjacent to the north property line. As well the developer have escrowed funds to construct a major portion of the required roadway network. (Appendix III)

**Camino Reale
CPPA Justification Statement
March 2014**

OBJ FLU2.2 MIXED-USE.

Orange County shall develop, adopt and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community. (Obj. 3.8-r)

Response:

The adopted Innovation Way policies require residential districts to allow for a diverse housing stock, a mixture of land uses and minimum densities in order to create a sense of community. As well, these residential areas will be located in close proximity to the Innovation Way roadway network, which will connect the residential area to employment center located within Innovation Way and the surrounding areas of Lake Nona and the UCF Research park. The Project will be consistent with the Innovation Way policies.

GOAL FLU3 URBAN FORM; OBJ FLU3.1 TND.

Response:

The Project will be planned in a manner that is consistent with the design concepts of TND development. The Project is planned as a mixed-use development that will incorporate neo-traditional planning concepts. The Innovation Way policies require that minimum densities be met and that a diversity of housing choices will be provided along with commercial and office uses located in proximity to the proposed transit hubs. The residential portion of the Project will provide for single family, town home and multifamily units. The Property will be developed in a manner that will promote a walkable community with many opportunities to connect to a regional walking / bike trail, thus helping to create a sense of community.

Innovation Way has been planned as an area that will have a multi modal component. The interconnection of area roadways, along with transit hubs located adjacent to the subject site will connect the proposed residential areas to the employment centers within Innovation Way and the surrounding areas. As a part of the Innovation Way policies, preservation of existing environmental corridors is important. An ELS agreement is being worked out between the applicant and Orange County EPD and will be submitted under a separate cover. A CAD has been established for this property. (Appendix II)

**Camino Reale
CPPA Justification Statement
March 2014**

FLU3.1.1

To be considered as a TND, projects must contain the following general design elements:

- A. Town and Village Centered Development.*
- B. Neighborhood Residential Area.*
- C. Core Commercial Areas*
- D. Employment Centers.*
- E. Multimodal Transportation Design.*
- F. Urban Design Standards.*

Response:

- The Project will be planned in a manner that is consistent with the design concepts of TND development as established by the Innovation Way policies.

Amendment #2006-1-B-FLUE-2 (Innovation Way Policies)

OBJ FLU5.1 LAND USE AND URBAN FORM; FLU5.1.1 ;FLU5.1.2; FLU5.1.3; FLU5.1.4

Response:

This application is to amend the existing FLU to Innovation Way and expand the Urban Service Boundary. The subject site is located within the Innovation Way study area and is located directly south of the ICP DRI.. The applicant shall develop the Property in a manner that will promote integrated neighborhoods containing a variety of housing, shops, workplaces, schools, parks and civic facilities consistent with the Innovation Way policies. The applicant shall adhere to the Innovation Way policies as amended.

Innovation Way Conceptual Urban Form.

**Camino Reale
CPPA Justification Statement
March 2014**

Response:

Applicant shall submit a plan for review and adoption that is consistent with the adopted Innovation Way policies as amended. The Project will be consistent with the Compact Village Conceptual Form scenario and will further enhance the stated goals and policies for the Innovation Way corridor.

FLU5.1.5.1 Innovation Way Sub districts.

Response:

Development on the subject site will meet the requirements of the Innovation Way policies; which establish minimum densities and FAR for each prospective use. It is anticipated that the site will be developed consistent with MDS and LMDS standards.

FLU5.1.5.4

Response:

The applicant will submit a plan consistent with the Innovation Way policies as amended. The proposed development on site shall include 3,000 mixed residential units and 330,000 sf of commercial and office uses.

OBJ FLU5.4 ENVIRONMENTAL RESOURCE MANAGEMENT.

OBJ FLU5.5 ENVIRONMENTAL LAND STEWARDSHIP PROGRAM.

Response:

A CAD has been established for the subject site and is attached for review. (Appendix II) The applicant is currently working with OCEPD on an ELS agreement consistent with the Innovation Way policies.

**Camino Reale
CPPA Justification Statement
March 2014**

OBJ FLU5.7 TRANSPORTATION AND INFRASTRUCTURE.

A master transportation plan shall be developed and implemented through the comprehensive plan to accommodate all transportation impacts and to provide a balanced transportation system that promotes mobility within the Innovation Way corridor. Innovation Way south of SR 528 has not been designated a TRIP/Regional facility. However, should this designation occur in the future, applicable level of service standards and design parameters shall be documented in future Comprehensive Plan amendments. (Added 08/08, Ord. 06-08, Obj. 8.7)

Response:

A transportation report is being prepared by Traffic & Mobility Consultants, LLC and will be submitted under a separate cover. The applicant has created an escrow account in order to fund the roadway from SR 528 to the project. A copy of the escrow agreement is attached for review. (Appendix III)

OBJ FLU5.9 TRAIL SYSTEM.

Response:

Bicycle and pedestrian trails shall be provided throughout the project, consistent with the Innovation Way policies. The location and connection points to the surrounding area shall be established during the PD-LUP review process.

Conservation Element:

OBJ C1.4

Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats by implementing the following policies.

C1.4.0 Environmentally Sensitive Lands, per 9J-5, Florida Administrative Code and Chapter 163, Florida Statutes, for the purposes of this Comprehensive Plan shall mean at a minimum Class I conservation areas as defined in Conservation Policy C1.4.1, and their adjacent uplands, rare upland habitat including but not limited to sandhill and scrub, and those wetland and upland systems that support any Threatened, Endangered Species, or Species of Special Concern. (Added 8/92, Ord. 92-24)

**Camino Reale
CPPA Justification Statement
March 2014**

C1.4.1

Orange County shall continue to adopt regulations, which protect and conserve wetlands. Such regulations shall include criteria for identifying the significance of wetlands.

Class I conservation areas shall mean those wetland areas which meet at least one of the following criteria:

- A. Any wetland of any size that has a hydrological connection to natural surface water bodies or Floridian aquifer; or*
- B. Any wetland of any size that is within a lake littoral zone; or*
- C. Any large isolated uninterrupted wetlands forty (40) acres or larger; or*
- D. Any wetland of any size that provides critical habitat for federal and/or state listed threatened or endangered species.*

Response:

The landowner will adhere to all requirements from Orange County EPD, SJRWMD, SFWMD, and the Army Corps of Engineers when addressing any issues involving environmentally sensitive areas

OBJC1.7

Orange County shall manage and protect plant and wildlife species designated as threatened, endangered or of special concern through programmatic and planning approaches for ecosystem analysis and through adoption of land development regulations.

Response:

A detailed environmental report prepared by Bio-Tech Environmental Consultants has been prepared and attached for review. (Appendix I)

**Camino Reale
CPPA Justification Statement
March 2014**

C1.7.5

Orange County shall, through conservation easement and fee simple land acquisition, discourage fragmentation and encourage the creation of wildlife/open space corridors that are to be identified in the Open Space Element as referenced in Open Space policies OS1.1.5 and OS1.1.6. A priority for wildlife/open space corridors shall be given to land located within the Wekiva Study Area to connect the Wekiva River area to the Ocala National Forest. Wherever possible, public and private open space areas shall be connected together to establish corridors for wildlife movement. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.7.5-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07, 10/10, Ord. 2010-13)

Response:

Applicant will work with Orange County EPD, SFWMD and the Army Corps of Engineers to ensure the creation / preservation of wildlife corridors. The location of these features will be addressed through the DAP review process. (Appendix II)

C1.7.9

Orange County shall, on a continuous basis, identify and recommend to the State and other appropriate agencies rare uplands that would warrant acquisition under appropriate land acquisition programs. Orange County shall pursue long-term revenue sources for purchases of rare upland habitat that warrants acquisition.

Response:

No rare upland habitat is located on the property. (Appendix I)

OBJ C1.10

Orange County shall conserve energy resources for future generations. This objective shall be made measurable by implementing the following policies.

Response:

Applicant will develop the Property consistent with the adopted Innovation Way policies and LDRs.

Camino Reale
CPPA Justification Statement
March 2014

Transportation Element:

GOAL T1

A safe, accessible, convenient, efficient and financially feasible multimodal transportation system which minimizes environmental impacts.

Response:

The County is currently engaged with the Applicant and other Innovation Way landowners to create a multi-modal transportation district which will address the design and funding for the proposed Innovation Way roadways. The applicant has escrowed funds to construct a portion of the Innovation Way roadway network. (Appendix III) A detailed traffic report is being prepared by Traffic & Mobility Consultants, LLC and will be submitted under a separate cover.

Public School Facilities Element:

OBJ PS2.1

Enhance community/neighborhood design through the joint use of educational facilities.

PS2.1.1:

Encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Response:

Applicant has submitted a CEP with Orange County Public Schols. (Appendix IV) The applicant has also entered into the School Funding Consortium Agreement which reserves school capacity for approximately 1,012 dwelling units. During the plan review process it will be determined if an elementary school will be required within the Property. Applicant will work with the County and School Board to evaluate the regional need for school sites in the Innovation Way study.

**Camino Reale
CPPA Justification Statement
March 2014**

Potable Water, Wastewater and Reclaimed Water Element:

Goal WW1

It is Orange County's goal to provide an efficient and adequate level of wastewater service in a cost effective manner to accommodate existing and future development.

Response:

- The Orange County Eastern Regional Water Reclamation Facility is located 5 to 6 miles north of the Project site on South Alafaya Trail and serves the Property. The County plans to expand the facility from 19 mgd to 25 mgd. There is an existing 16" pressurized sewer main that is adjacent to the northwest corner of the Property. The Project will produce approximately 1.3 mgd of wastewater.

Goal PW1

It is Orange County's goal to provide an efficient and adequate level of water service and facilities in a cost effective manner to accommodate existing and future development.

Response:

- The Orange County Eastern Regional Water Supply Facility is located on Curry Ford Road approximately 6 to 7 miles north of the Property. The County plans to expand the facility from 25 mgd to 50 mgd. There is an existing 24" water main that is adjacent to the northwest corner of the Property. The Project will require approximately 1.5 mgd of potable water.

Solid Waste Element:

GOAL SW1

Orange County shall provide efficient and environmentally sound solid waste service to accommodate existing and future demand.

Response:

- The 6,268 acre Orange County Landfill is located approximately 5 miles to the north of the Property. The residential portion of the Project will produce approximately 50,400 lbs/day of solid waste. At this time it is anticipated that a private solid waste contractor would service the office and retail component.

**Camino Reale
CPPA Justification Statement
March 2014**

17. Conclusion:

The Project represents the first step in establishing the high-tech Innovation Way corridor. In order to develop the Project Applicant is requesting to amend the FLU map designation for the Property from Rural to Innovation Way and to extend the USA to include the Property. The application is consistent with the Orange County Comprehensive Plan because the Property is located within the Innovation Way study area and the Project's proposed development program of 3,000 residential units, 330,000 s.f of commercial / retail / general office is supported by the Innovation Way policies. Additionally, the Project is consistent with the surrounding land uses in Innovation Way and represents the type of development intended for the area pursuant to the Innovation Way policies.

In conjunction with the overall development of Innovation Way, the necessary infrastructure will be in place to support the Project. The County and the Innovation Way landowners have been working together to secure the funding mechanism and alignments for the two main roads within Innovation Way. Additionally work has been completed on the primary outside roadways that will serve Innovation Way. The Alafaya Trail extension, which will connect Innovation Way to the regional employment center around UCF, is complete to the north of Toll Road 528. The Dowden Road extension is also complete, which will serve to connect Innovation Way to the regional employment center around the Orlando International Airport.

Orange County is also helping to accommodate the Innovation Way corridor development through the planned expansion of the existing wastewater and potable water facilities that currently serve the Innovation Way area. The wastewater treatment facility will be expanded from 19 mgd to 25 mgd and the potable water facility will be expanded from 25 mgd to 50 mgd. Additionally, a 24" water main and a 16" force main are in place adjacent to the Property. With the planned expansion of the utilities there is sufficient capacity to serve the Project.

Appendix I



March 4, 2014

Paul Shakespeare
Camino Reale Development
4700 Millenia Boulevard - Suite 175
Orlando, Florida 32839

PROJ: Camino Reale Site - Orange County, Florida
BTC File #321-01
RE: Updated Environmental Assessment

Dear Mr. Shakespeare:

During February of 2014, Bio-Tech Consulting, Inc. conducted an updated environmental assessment of the Camino Reale Site to document the vegetation and land-use cover types present, wildlife inhabiting the site, and general site conditions. The Camino Reale Site consists of 1,032.9 acres located between Wewahootee Road and T.M. Ranch Road, within Sections 1, 12, 13 and 24, Township 24 South, Range 31 East, Orange County, Florida (see Figures 1, 2, and 3). The environmental assessment conducted included the following elements:

- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present; and,
- field review for occurrence of protected species of flora and fauna.

SOILS

According to the Soil Survey of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), eight (8) soil types exist within the subject property (Figure 4). These soil types include the following:

Basinger fine sand; depressional (#3) is a nearly level, very poorly drained soil found in shallow depressions and sloughs and along edges of freshwater marshes and swamps. The surface layer of this soil type generally consists of black fine sand about 7 inches thick. The water table for this soil type is above the surface for 6 to 9 months or more each year and is within 12 inches of the surface for the rest of the year. Permeability of this soil is rapid throughout.

Orlando Office
2002 East Robinson St.
Orlando, FL 32803

Vero Beach Office
1717 Indian River Blvd,
Suite 201
Vero Beach, FL 32960

Leesburg Office
414 West Main St.
Suite 204
Leesburg, FL 34748

Jacksonville Office
2036 Forbes St.
Jacksonville, FL 32204

Tampa Office
6011 Benjamin Rd.,
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Rd.
Orlando, FL 32817

Native Plant Nursery
DCC Farms
8580 Bunkhouse Rd.
Orlando, FL 32832

407.894.5969
877.894.5969
407.894.5970 fax

Pomello fine sand, 0 to 5 percent slopes (#34) is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the flatwoods. The surface layer of this soil type generally consists of gray fine sand about 3 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 24 to 40 inches for 1 to 4 months and recedes to a depth of 40 to 60 inches during dry periods. Permeability of this soil type is very rapid in the surface and subsurface layers, moderately rapid in the subsoil, and rapid in the substratum.

St. Johns fine sand (#37) is a nearly level, poorly drained soil found in broad areas on the flatwoods. The upper portion of the surface layer of this soil type generally consists of black fine sand about 7 inches thick. In most years the seasonal high water table for this soil type is within 10 inches of the surface for 6 to 12 months and between depths of 10 to 40 inches for more than 6 months. Permeability of this soil type is rapid in the surface and subsurface layers and substratum, and medium to very high in the subsoil.

Samsula muck (#40) is a nearly level, very poorly drained soil found in freshwater marshes and swamps. Typically the upper part of the organic surface layer of this soil type is black muck about 8 inches thick. In most years, undrained areas mapped with this soil type are ponded for 6 to 9 months or more each year except during extended dry periods. A seasonal high water table for this soil type fluctuates between depths of about 10 inches of the surface. Permeability of this soil type is rapid throughout.

Samsula-Hontoon-Basinger association, depressional (#41) are nearly level, very poorly drained soils found in freshwater swamps, depressions, sloughs and broad poorly defined drainageways. Typically the surface layer of Samsula soil is black and dark reddish brown muck about 34 inches thick. The surface layer of Hontoon soil typically consists of black muck about 16 inches thick. Typically the surface layer of Basinger soil consists of black fine sand about 6 inches thick. During most years, the undrained areas of the soils in this map unit are ponded for 6 to 9 months or more except during extended dry periods. The permeability of Samsula and Hontoon soils is rapid. The permeability of Basinger soil is very rapid.

Sanibel muck (#42) is a nearly level, very poorly drained soil found in depressions, freshwater swamps and marshes and in poorly defined drainageways. Typically the surface layer of this soil type consists of black muck about 11 inches thick. In most years undrained areas mapped with this soil type are ponded for 6 to 9 months or more except during extended dry periods. Permeability of this soil type is rapid throughout.

Smyrna fine sand (#44) is a nearly level, poorly drained soil found on broad flatwoods. The surface layer of this soil type generally consists of black fine sand about 4 inches thick. The seasonal high water table for this soil type is within 10 inches of the surface for 1 to 4 months. It recedes to a depth of 10 to 40 inches for more than 6 months. Permeability of this soil type is rapid in the surface and subsurface layers and in the substratum. It is moderate to moderately rapid in the subsoil.

Zolfo fine sand (#54) is a nearly level, somewhat poorly drained soil found on broad, slightly higher positions adjacent to the flatwoods. The surface layer of this soil type generally consists of dark grayish brown fine sand about 5 inches thick. The seasonal high water table for this soil type is at a depth of 24 to 40 inches for 2 to 6 months. It is at a depth of 10 to 24 inches during periods of heavy rain. It recedes to a depth of about 60 inches during extended dry periods. Permeability of this soil type is rapid in the surface and subsurface layers and is moderate in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components of Basinger fine sand, depressional (#3), Samsula muck (#40), Samsula-Hontoon-Basinger association, depressional (#41) and Sanibel muck (#42) to be hydric. The FAESS also recognizes inclusions present in St. Johns fine sand (#37) and Smyrna fine sand (#44) to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Third Edition, March 2000.

VEGETATIVE COMMUNITIES AND LAND USE TYPES

A variety of different vegetative communities/land use types exist within the boundaries of the Camino Reale Site. These land use types were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (Figure 5). Based on existing technical data, assessments of the property by the previous owner's consultants, and our recent reviews, 12 different vegetative communities/land use types were identified on the site. The following provides brief descriptions for each of vegetative communities/land use types identified on the property:

Uplands

189/740 Other Recreational (Decommissioned Sports/Recreation Facility)/ Disturbed Lands

A decommissioned sports/recreation facility (skeet range) is located on the northern portion of the site. This inactive facility includes a lodge, storage and office facilities, associated parking, a previous RV facility, shooting stations, a caretaker's homesite, and disturbed areas associated with the remediation of the previous skeet range. The disturbed areas associated with this land use appear to have been graded in association with the remediation of the range waste material (lead removal). Stockpiled soils (cleaned materials) covered with tarps are scattered throughout these disturbed areas. Vegetation is sparse in these areas and includes bahiagrass (*Paspalum notatum*), dogfennel (*Eupatorium capillifolium*), wax myrtle (*Myrica cerifera*), rose natalgrass (*Melinis repens*), common ragweed (*Ambrosia artemisiifolia*), guinea grass (*Panicum maximum*), muscadine grapevine (*Vitis rotundifolia*), broomsedge (*Andropogon virginicus*), hairy indigo (*Indigofera hirsute*) and salt bush (*Baccharis halimifolia*).

241 Tree Nursery

An area best described as a tree nursery is located on the north-central portion of the property. The trees associated with this nursery are located in rows with associated watering devices. The planted tree species in this area include queen palms (*Syagrus romanzoffiana*) and washingtonia palms (*Washingtonia robusta*).

330 Mixed Rangeland

Various vegetative communities throughout the site would best be described as Mixed Rangeland, per the FLUCFCS. These areas lack a dominant canopy of trees either for natural reasons or from historic clearing activities. Vegetation in these areas consists primarily of shrubs and brush. Vegetation within these areas includes scrub oak (*Quercus ilicifolia*), wax myrtle (*Myrica cerifera*), gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), bahiagrass (*Paspalum notatum*), cabbage palm (*Sabal palmetto*), common ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon virginicus*), cogon grass (*Imperata cylindrical*), prickly pear cactus (*Opuntia phaeacantha*), caesar-weed (*Urena lobata*), Virginia creeper (*Parthenocissus quinquefolia*), and muscadine grapevine (*Vitis rotundifolia*).

421 Xeric Oak

Two (2) small oak dominated areas exist on the northern portion of the site. These are some of the higher and drier portions of the property. These areas are dominated by xeric oaks, and generally lack pines, with the possible exception of sand pine (*Pinus clausa*). Vegetation in these areas also includes oaks (*Quercus virginiana*, *Q. laurifolia*, *Q. geminata*), saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), muscadine grapevine (*Vitis rotundifolia*), wax myrtle (*Myrica cerifera*), dog fennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), bahiagrass (*Paspalum notatum*), cabbage palm (*Sabal palmetto*), common ragweed (*Ambrosia artemisiifolia*), prickly pear cactus (*Opuntia phaeacantha*), and caesar-weed (*Urena lobata*).

434 Hardwood-Conifer Mixed

The upland areas that are adjacent to the on-site wetlands (described below) are best described as Hardwood-Conifer Mixed, per the FLUCFCS. This community type has neither a dominance of pines nor hardwoods, and is generally a mixture of pines and oaks. Common vegetation occurring in these areas includes saw palmetto (*Serenoa repens*), loblolly pine (*Pinus taeda*), longleaf pine (*Pinus palustris*), slash pine (*Pinus elliotti*), oaks (*Quercus virginiana*, *Q. laurifolia*), bahiagrass (*Paspalum notatum*), cabbage palm (*Sabal palmetto*), common ragweed (*Ambrosia artemisiifolia*), prickly pear cactus (*Opuntia phaeacantha*), caesar-weed (*Urena lobata*), Virginia creeper (*Parthenocissus quinquefolia*), muscadine grapevine (*Vitis rotundifolia*), wax myrtle (*Myrica cerifera*), dog fennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*) and gallberry (*Ilex glabra*).

814 Roads

There is a main roadway which traverses the project site from north to south. This roadway extends from Wewahootee Road south to T.M. Ranch Road.

Surface Waters/Wetlands

510 Streams and Waterways (Surface Water Ditches)

This land use type includes ditches and other waterways found throughout the property. These areas are generally man-made through uplands, or are improved wetland systems. The most prominent of these on the site is the Disston Canal, which connects Lake Mary Jane to the Econlockhatchee River. This system is located adjacent to T.M. Ranch Road, on the southern portion of the property. Vegetation common to these systems consists of primrose willow (*Ludwigia peruviana*), Carolina willow (*Salix carolinana*), southern cattail (*Typha* sp.), pickerelweed (*Pontederia cordata*), maidencane (*Panicum hemitomon*), torpedo grass (*Panicum repens*) and soft rush (*Juncus effusus*).

534 Reservoirs less than 10 acres

There are three (3) man-made ponds (permitted stormwater management ponds) on the northern portion of the site, in the vicinity of the decommissioned recreational facility. These water bodies are mostly void of vegetation. Sparse vegetation along the shorelines of these systems consists of southern cattail (*Typha* sp.), pickerelweed (*Pontederia cordata*), maidencane (*Panicum hemitomon*), torpedo grass (*Panicum repens*) and soft rush (*Juncus effusus*).

621 Cypress

This community type is dominated by cypress (*Taxodium spp.*). There are two systems, one on the western property boundary and one in the north, which are best described by this FLUCFCS code. Other vegetative species identified in these areas include soft rush (*Juncus effusus*), Virginia chain fern (*Woodwardia virginica*), royal fern (*Osmunda regalis*), and spike rush (*Eleocharis baldwinii*).

630 Wetland Forested Mixed

This is the most abundant wetland cover type that exists throughout the site. The largest wetland system on the property, traversing the site from north to south and known as Roberts Island Slough, is associated with this cover type. These areas do not contain a dominant tree species, but a mixture of wetland vegetation which includes cypress (*Taxodium spp.*), red maple (*Acer rubrum*), pond pine (*Pinus serotina*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), royal fern (*Osmunda regalis*), poison ivy (*Toxicodendron radicans*), pennywort (*Hydrocotyle umbellata*), maidencane

(*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), *Juncus* spp., sedges (*Carex* sp. and *Cyperus* sp.), broomsedge (*Andropogon virginicus*), primrose willow (*Ludwigia octovalvis*), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*) and elderberry (*Sambucus canadensis*).

641 Freshwater Marshes

Two (2) low-lying wetland areas, which appear to display regular periods of inundation and no tree canopy, are located near the western property boundary. These herbaceous dominated systems are best described as Freshwater Marshes per the FLUCFCS. Vegetation in these areas includes maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), *Juncus* sp., sedges (*Carex* sp. and *Cyperus* sp.), St. Johns wort (*Hypericum* sp.), broomsedge (*Andropogon virginicus*), meadow-beauty (*Rhexia* sp.), beakrush (*Rhynchospora* sp.), cattail (*Typha* sp.), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), umbrella grass (*Fuirena squarrosa*), soft rush (*Juncus effusus*), primrose willow (*Ludwigia peruviana*), pennywort (*Hydrocotyle umbellata*) and wax myrtle (*Myrica cerifera*).

643 Wet Prairies

Two (2) small areas that are not as inundated as regularly as the freshwater marshes described above exist on the southern portion of the site. These areas are generally more seasonally wet, and can appear as pastureland during the dry season. Vegetation in these systems consists of soft rush (*Juncus effusus*), pennywort (*Hydrocotyle umbellata*), sedges (*Carex* sp. and *Cyperus* sp.), and meadow-beauty (*Rhexia* sp.).

All of the above described surface waters and wetlands were delineated in the field by staff from Bio-Tech Consulting, Inc. The delineations were conducted in accordance with South Florida Water Management District (SFWMD), United States Army Corps of Engineers (USACOE) and Orange County Environmental Protection Division (OCEPD) criteria. At the present time the wetland limits set have been approved in the field by the OCEPD and Conservation Area Determination (CAD) #13-10-055 (previously part of CAD #07-122) was issued for the site. This CAD is valid through November 4, 2018.

LISTED PLANTS AND WILDLIFE

Utilizing methodologies outlined in the Florida Fish and Wildlife Conservation Commission's (FFWCC's) Wildlife Survey Methodology Guidelines for Section 18D of the Application for Development Approval (FGFWFC, 1988), an assessment for "listed" floral and faunal species occurring within the subject property boundaries was conducted. This survey covered approximately 50% of the subject property. Particular attention was given to those listed species which have the potential to occur in Orange County (see attached Table 1). The review included direct observations, as well as evidence of a particular species' presence such as tracks, burrows, tree markings and birdcalls. No plant species listed by either the Florida Department of

Agriculture (FDA) or U.S. Fish and Wildlife Service (USFWS) were observed on the site during the survey. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians

brown anole (*Anolis sagrei*)
black racer (*Coluber constrictor*)
fence lizard (*Sceloporus undulatus*)
southern toad (*Bufo terrestris*)
gopher tortoise (*Gopherus polyphemus*)
water moccasin (*Agkistrodon piscivorus*)
green anole (*Anolis caroliniana*)
green tree frog (*Hyla cinerea*)
pig frog (*Rana grylio*)
six-lined racerunner (*Cnemidophorus sexlineatus sexlineatus*)
southern leopard frog (*Rana utricularia*)

Birds

Blue Jay (*Cyanocitta cristata*)
Northern Mockingbird (*Mimus polyglottos*)
Mourning Dove (*Zenaidura macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Tree Swallow (*Ichthyophaga bicolor*)
Great Blue Heron (*Ardea herodias*)
Great Egret (*Casmerodius albus*)

Birds (cont'd)

Turkey Vulture (*Cathartes aura*)
Florida Sandhill Crane (*Grus canadensis pratensis*) (potential)
Red-tailed hawk (*Buteo jamaicensis*)
Red-shouldered hawk (*Buteo lineatus*)
Turkey (*Meleagris gallopavo*)
Black Vulture (*Coragyps atratus*)
Cattle Egret (*Bubulcus ibis*)
Eastern Loggerhead Shrike (*Lanius ludovicianus migrans*)
Great Crested Flycatcher (*Myiarchus crinitus*)
Northern Bobwhite (*Colinus virginianus*)
Pileated Woodpecker (*Dryocopus pileatus*)
Red-winged Blackbird (*Agelaius phoeniceus*)
Wide-Eyed Vireo (*Vireo griseus*)

Mammals

cotton mouse (*Peromyscus gossypinus*)
eastern cottontail (*Sylvilagus floridanus*)

feral hog (*Sus scrofa*)
marsh rabbit (*Sylvilagus palustris*)
Virginia opossum (*Didelphis virginiana*)
white-tail deer (*Odocoileus virginianus*)
nine-banded armadillo (*Dasypus novemcinctus*)
raccoon (*Procyon lotor*)
eastern gray squirrel (*Sciurus carolinensis*)
pocket gopher (*Geomys pinetis*)

Two (2) of the above mentioned species were identified as listed in the FFWCC Official List of Endangered and Potentially Endangered Fauna and Flora in Florida (January 2013). These species are the gopher tortoise and the Florida Sandhill Crane. The following provides a brief description of these species as they relate to development of the property. Potential additional wildlife issues pertaining to the development of the property will also be discussed below.

Gopher Tortoise (Gopherus polyphemus)
State Listed as “Threatened”

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a “Category 2 Candidate Species” by USFWS, and as of September 2007 is now classified as “Threatened” by FFWCC, and as “Threatened” by FCREPA. The basis of the “Threatened” classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Orange County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Peromyscus floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The subject property was surveyed for the existence of gopher tortoises through the use of pedestrian transects (Figure 6). The survey covered approximately 75% of the suitable habitat present within the subject property boundaries. A total of 163 active/inactive gopher tortoise burrows were observed on the site and recorded using GPS technology. Based on 163 potentially occupied burrows, it is estimated that 134 are occupied by a tortoise. This number is based on the factored occupation rate of 0.614 (*Auffenburg-Franz*).

The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

Florida Sandhill Crane (Grus canadensis pratensis)
State Listed as “Threatened” by FFWCC

Cranes were observed foraging on the subject property. The Florida Sandhill Crane is a subspecies of Sandhill Crane that occurs exclusively and is resident to Florida (Stys 1997). Of the six (6) subspecies of Sandhill Crane, the Greater Sandhill Crane (*Grus canadensis tabida*) is the only other subspecies of Sandhill Crane that occurs regularly in Florida (Stys 1997). This subspecies is a winter migrant, arriving in Florida during late fall (October/November) and leaving in late February (Stys 1997). Since the Florida Sandhill Crane and Greater Sandhill Crane cannot be distinguished from one another in the field, Stys (1997) recommends conducting surveys between May and September to validate the presence of this protected species. Due to the time of year this survey was conducted (February), the presence Florida Sandhill Cranes on the site cannot be verified at this time. To date, no Florida Sandhill Crane nests have been observed on the site by BTC during past monitoring events and assessments dating back to 2006. If nesting of this species did occur on-site, the FFWCC typically requires a 400-foot buffer around nests in order to prevent nest disturbance and potential nest abandonment. Since cranes do not re-use the same nest year after year, this 400-foot buffer is only temporary during the nesting season (i.e., anytime from January through June). Since no nests were observed on-site or nearby, there should be no development constraints associated with this species.

USFWS CONSULTATION AREAS

The USFWS has established “consultation areas” for certain listed species. Generally, these consultation areas only become an issue if USFWS or Federal Emergency Management Agency (FEMA) consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers. The user should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following information includes a list of the USFWS Consultations Areas associated with the subject site. Also included, is a brief description of the respective species habitat and potential for additional review:

Audubon's Crested Caracara (*Polyborus plancus audubonii*)
Federally Listed as "Threatened" by USFWS

The subject site falls within the USFWS Consultation Areas for the species Crested Caracara (*Polyborus planeus audubonii*). Currently the crested caracara is listed as threatened by the USFWS due primarily to habitat loss. The crested caracara commonly occurs in dry or wet prairie areas with scattered cabbage plams, lightly wooded areas with saw palmetto, scrub oaks and cypress. The caracara also uses improved or semi-improved pasture with seasonal wetlands. crested caracaras consturct new nests each nesting season, often in the same tree as the previous year.

Although the subject site falls within the USFWS Crested Caracara consultation area, none were observed and no optimal habitat for this species exists within the property boundaries. As such, its presence is not expected and no further action should be required pertaining to this species.

Red Cockaded Woodpecker (*Picoides boreali*)
Federally Listed as "Endangered" by USFWS

The Red Cockaded Woodpecker (*Picoides boreali*) is a federally endangered species by the USFWS. The basis for the listing is loss and degradation of suitable habitat. This species is commonly found in open park-like pine forests maintained by periodic fire, such as mature long-leaf pine ecosystem. The Red Cockaded Woodpecker is a federally and state protected endangered species that is protected and should not be injured, harmed, molested or killed.

Although the subject site falls within the USFWS Red Cockaded Woodpecker consultation area, none were observed and no optimal habitat for this species exists within the property boundaries. As such, its presence is not expected and no further action should be required pertaining to this species.

Sand Skink (*Neoseps reynoldsi*)
Federally Listed as "Threatened" by USFWS

The subject site falls within the Sand Skink Consultation Area for the United States Fish and Wildlife Service (USFWS). The sand skink is listed as "Threatened" by the USFWS. The sand skink exists in areas vegetated with sand pine (*Pinus clausa*) - rosemary (*Ceratiola ericoides*) scrub or a long leaf pine (*Pinus palustris*) - turkey oak (*Quercus laevis*) association. Habitat destruction is the primary threat to this species' survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of this consultation area that are located at elevations greater than 80' and contain suitable (moderate-to-well drained soils) soils are believed by USFWS to be areas of potential sand skink habitat.

The results of a pedestrian survey in February 2014 show no evidence (i.e. sinusoidal tracks) that indicate the presence of the sand skink. Based on this, as well as the elevations of the property (<80'), this species is not expected on the property and no further action should be required.

Florida Scrub-Jay (*Aphelocoma coerulescens*)

Federally Listed as “Threatened” by USFWS

Currently the Florida Scrub-Jay is listed as threatened by the USFWS. Florida Scrub Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90 % of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Scrub Jays were observed on the subject site during the cursory survey conducted by BTC. A formal Scrub-Jay survey may be necessary to determine if Scrub Jays exist within the xeric oak areas existing on the site. A formal survey would also include a report detailing development implications and mitigation that will be required, in the event a presence was confirmed.

Everglade Snail Kite (*Rostrhamus sociabilis*)

Federally Listed as “Endangered” by USFWS

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Snail Kite is listed as “Endangered” by the USFWS. Snail Kites are similar in size to Red-shouldered Hawks. All Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John’s River marshes and Grassy Waters Preserve.

Although the subject site falls within the USFWS Snail Kite consultation area, none were observed and no suitable habitat for this species exists within the property boundaries. As such, its presence is not expected and no further action should be required pertaining to this species.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,



Joseph Galletti
Vice President

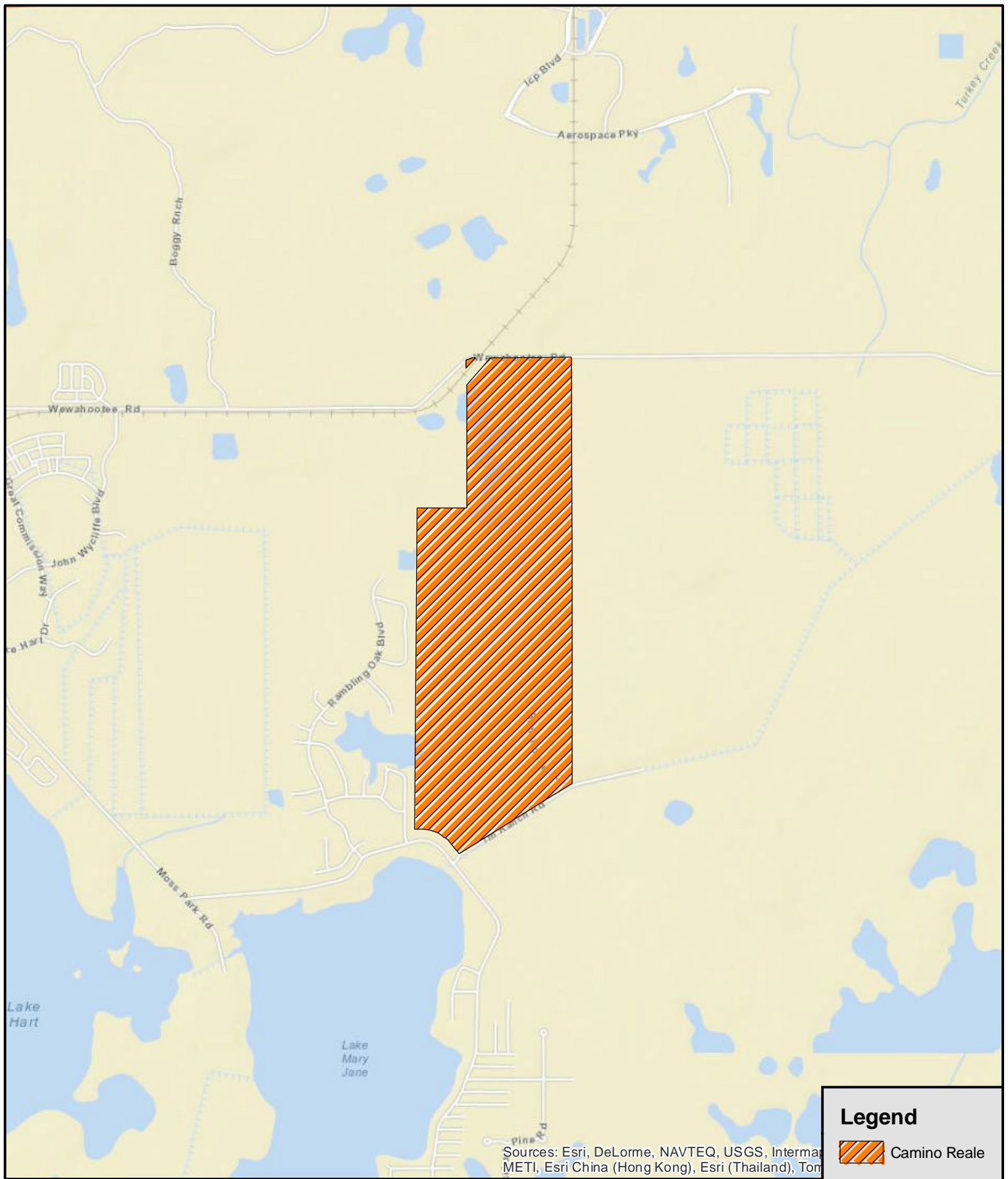


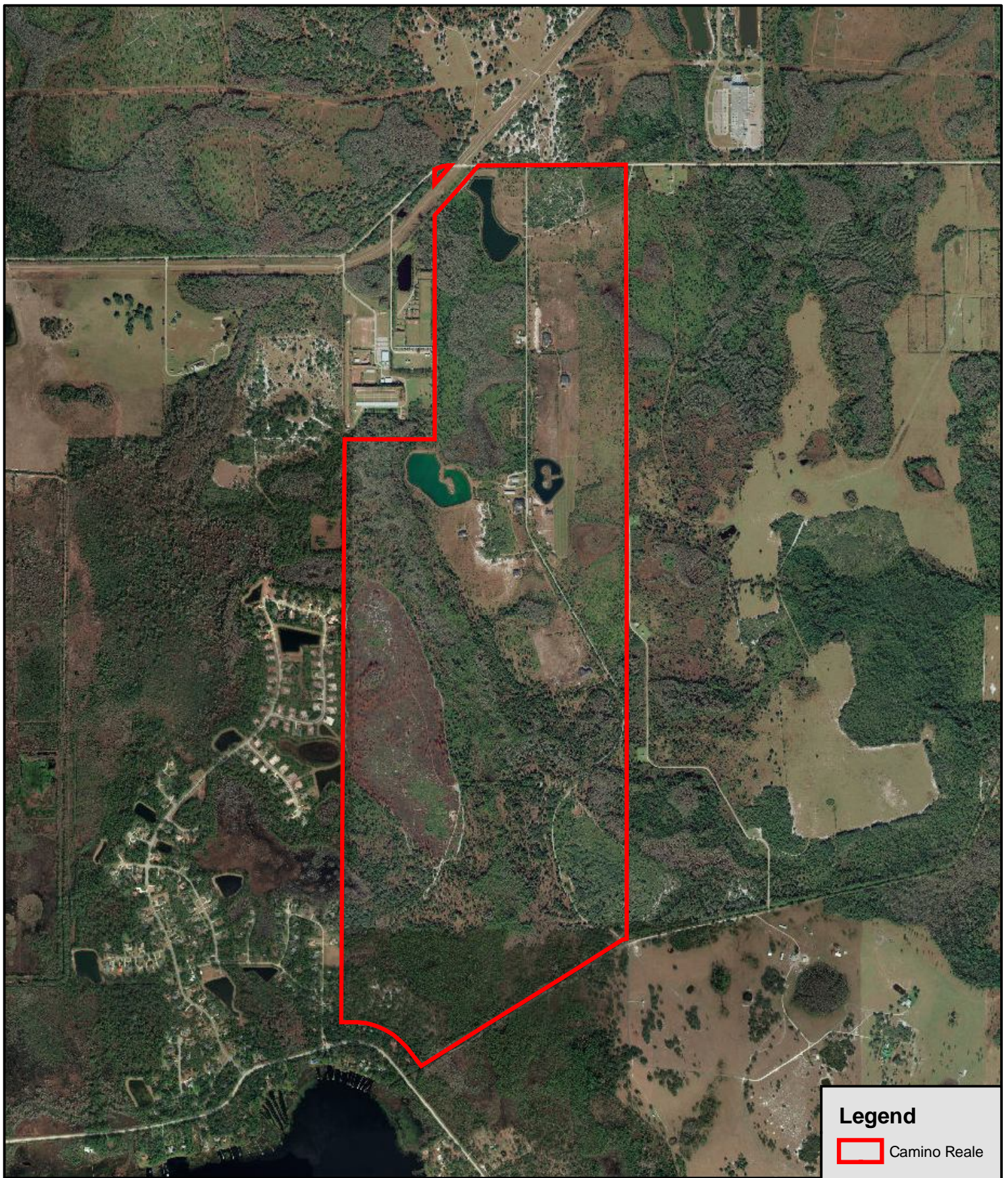
John Miklos
President

attachments


cc: Bill Maki – Daly Design Group

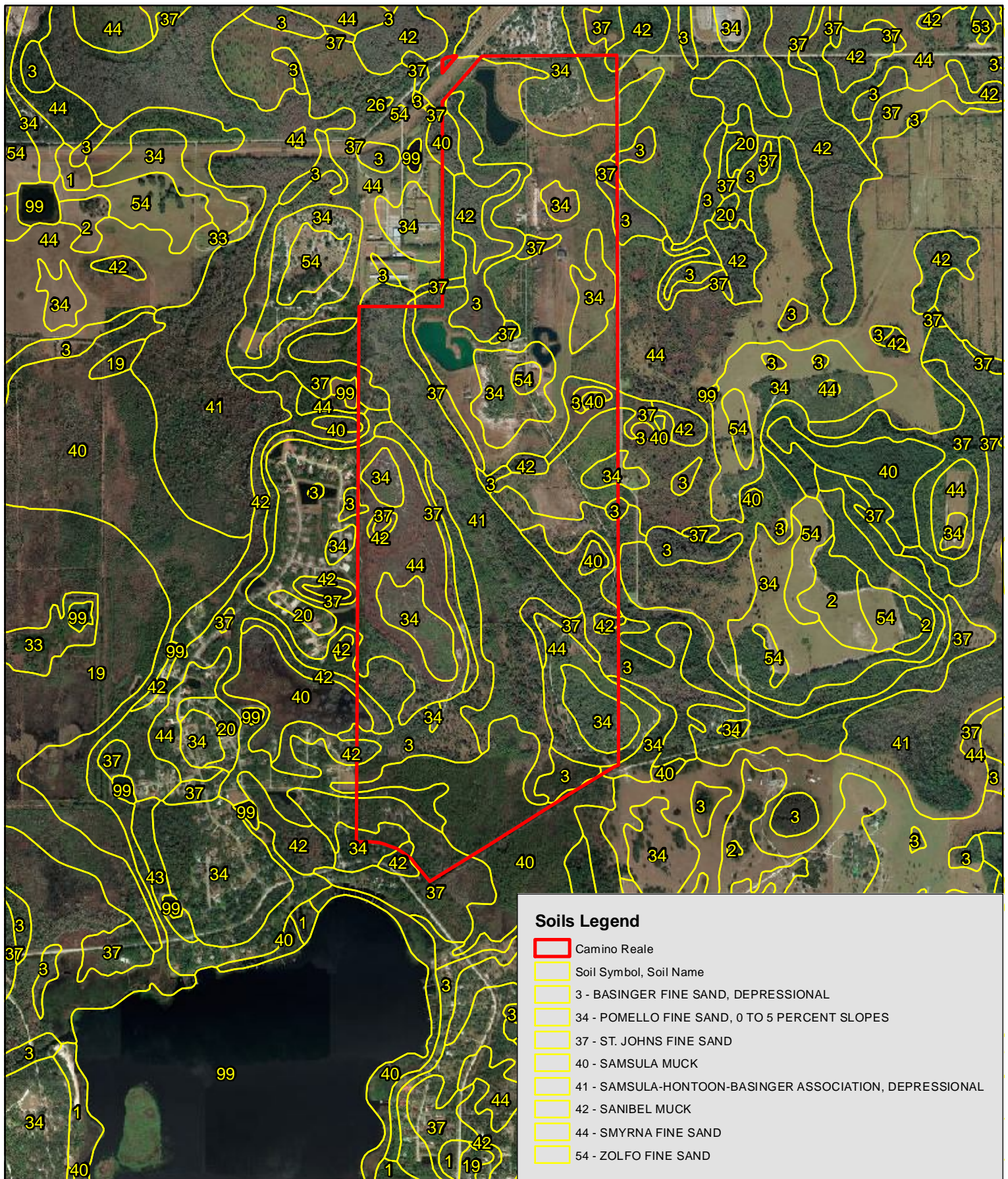
Figures





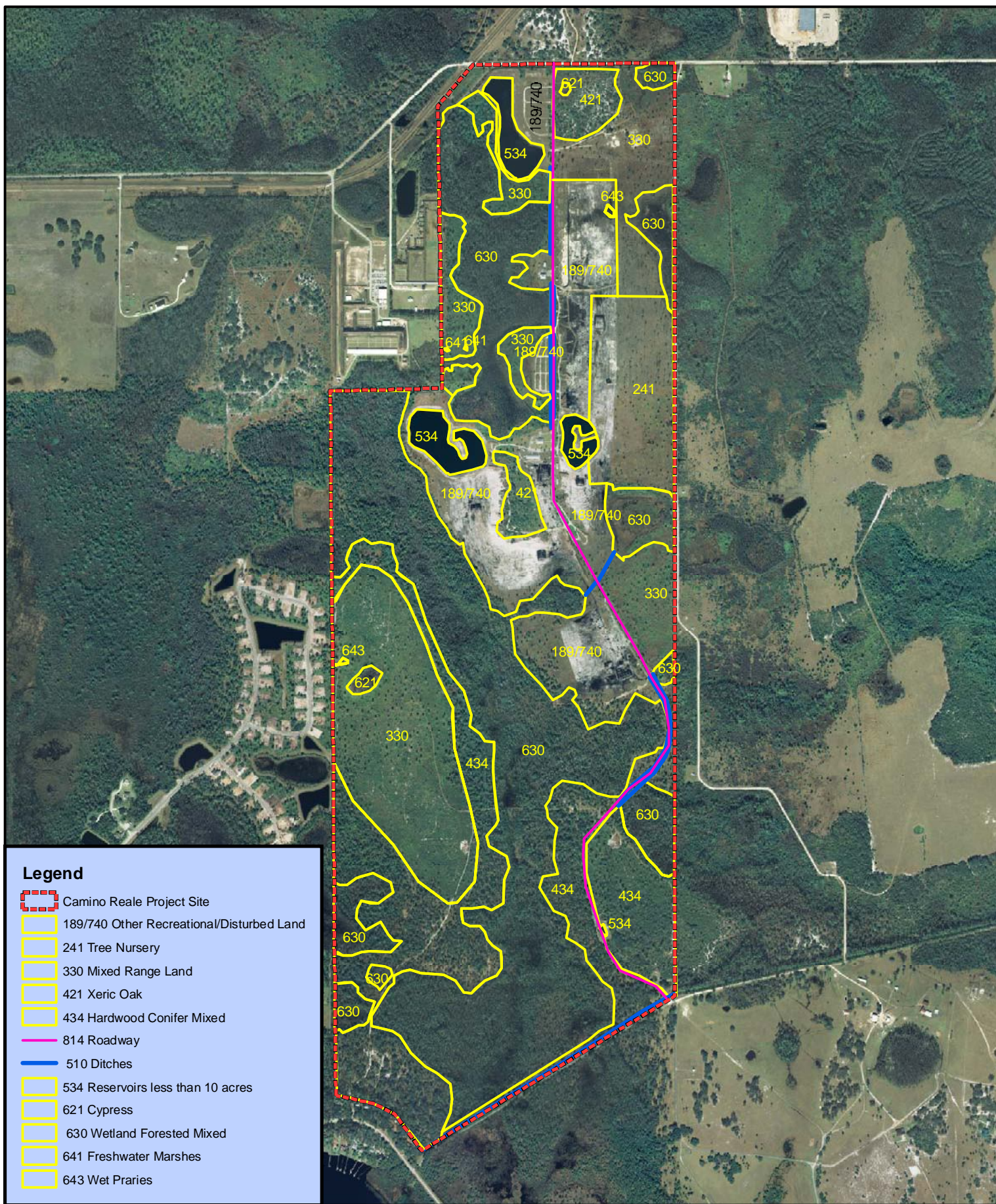
Legend

 Camino Reale



Camino Reale
Orange County, Florida
Figure 4
USDA-NRCS Soils Map

0.65
Kilometers
Project #: 321-01
Produced By: BMM
Date: 3/4/2014



Legend

- Camino Reale Project Site
- 189/740 Other Recreational/Disturbed Land
- 241 Tree Nursery
- 330 Mixed Range Land
- 421 Xeric Oak
- 434 Hardwood Conifer Mixed
- 814 Roadway
- 510 Ditches
- 534 Reservoirs less than 10 acres
- 621 Cypress
- 630 Wetland Forested Mixed
- 641 Freshwater Marshes
- 643 Wet Praries


Camino Reale Project Site
Orange County, Florida
Figure 5
FLUCFCS (Vegetation) Map


0 400 800 1,600 2,400 3,200 Feet




Project #: 321-01
Produced By: LMS
Date: 8-13-2008

Legend

 Camino Reale

 GT burrows = 163

 Sandhill Crane

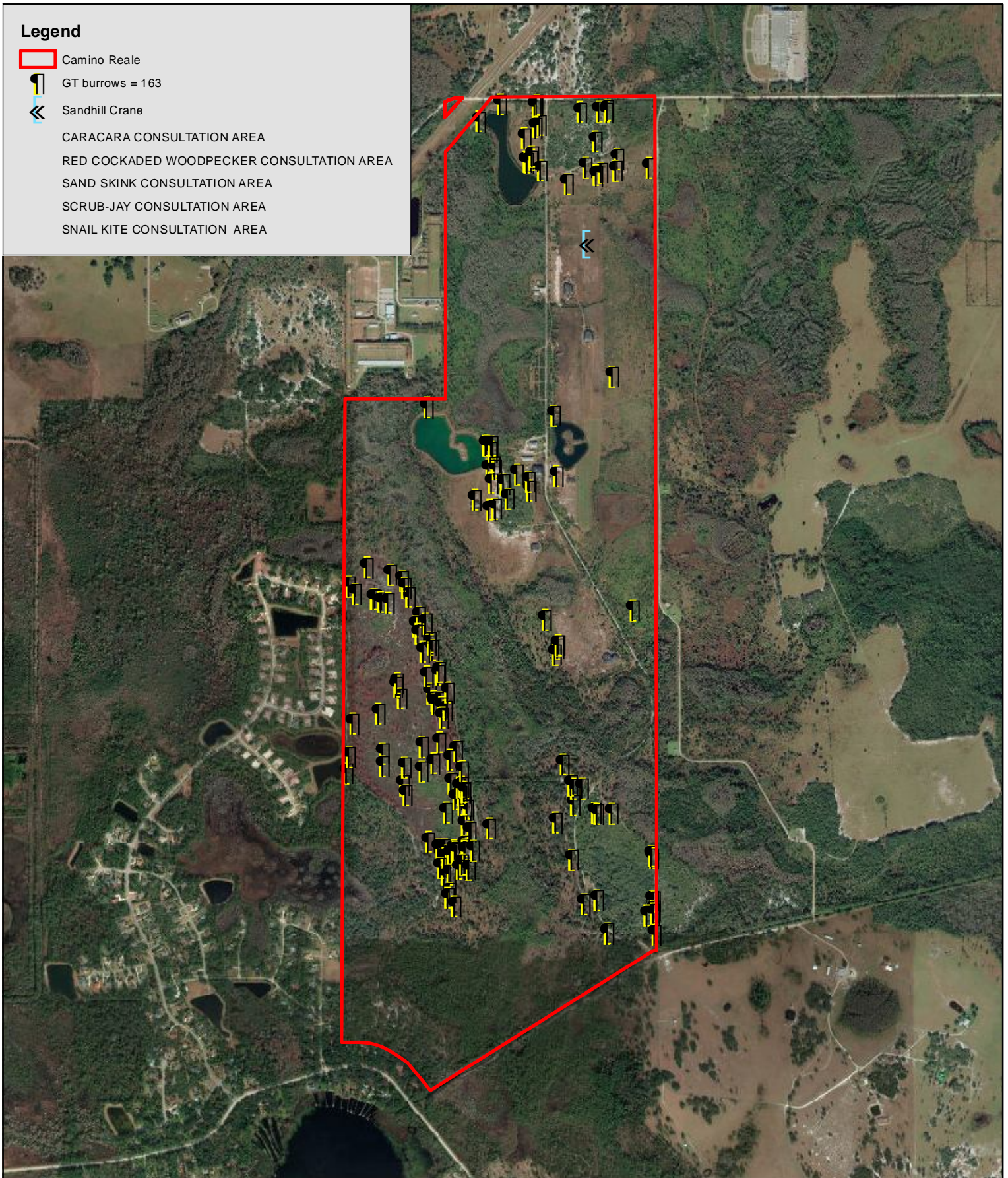
CARACARA CONSULTATION AREA

RED COCKADED WOODPECKER CONSULTATION AREA

SAND SKINK CONSULTATION AREA

SCRUB-JAY CONSULTATION AREA

SNAIL KITE CONSULTATION AREA



Tables

Table 1: Potentially Occurring Listed Wildlife and Plant Species in Orange County, Florida.

Scientific Name	Common Name	Federal Status	State Status	County Occurrence Status
FISH				
<i>Cyprinodon variegatus hubbsi</i>	Lake Eustis pupfish	N	LS	C
AMPHIBIANS				
<i>Lithobates capito</i>	gopher frog	N	LS	C
REPTILES				
<i>Alligator mississippiensis</i>	American alligator	T(S/A)	LS	C
<i>Drymarchon corais couperi</i>	eastern indigo snake	LT	LT	C
<i>Gopherus polyphemus</i>	gopher tortoise	N	LT	C
<i>Neoseps reynoldsi</i>	sand skink	LT	LT	C
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	N	LS	P
<i>Stilosoma extenuatum</i>	short-tailed snake	N	LT	C
BIRDS				
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	LT	LT	C
<i>Aramus guaranauna</i>	limpkin	N	LS	C
<i>Athene cunicularia</i>	burrowing owl	N	LS	P
<i>Egretta caerulea</i>	little blue heron	N	LS	C
<i>Egretta thula</i>	snowy egret	N	LS	C
<i>Egretta tricolor</i>	tricolored heron	N	LS	C
<i>Eudocimus albus</i>	white ibis	N	LS	C
<i>Falco sparverius paulus</i>	southeastern American kestrel	N	LT	P
<i>Grus canadensis pratensis</i>	Florida sandhill crane	N	LT	C
<i>Haliaeetus leucocephalus</i>	bald eagle	MC	*	C
<i>Mycteria americana</i>	wood stork	LE	LE	C
<i>Pandion haliaetus</i>	osprey	N	LS**	P
<i>Picoides borealis</i>	red-cockaded woodpecker	LE	LE	C
<i>Platalea ajaja</i>	roseate spoonbill	N	LS	P
<i>Sterna antillarum</i>	least tern	N	LT	P
MAMMALS				
<i>Podomys floridanus</i>	Florida mouse	N	LS	C
<i>Sciurus niger shermani</i>	Sherman's fox squirrel	N	LS	C

<i>Sorex longirostris</i> <i>longirostris</i>	southeastern shrew	N	N	P
INVERTEBRATES				
<i>Aphaostracon monas</i>	Wekiwa hydrobe	N	N	C
<i>Cincinnatia wekiwae</i>	Wekiwa siltsnail	N	N	C
<i>Procambarus acherontis</i>	Orlando cave crayfish	N	N	C
<i>Troglocambarus sp 1</i>	Orlando spider cave crayfish	N	N	C
VASCULAR PLANTS				
<i>Asclepias curtissii</i>	Curtiss' milkweed	N	LE	C
<i>Bonamia grandiflora</i>	Florida bonamia	LT	LE	C
<i>Calamintha ashei</i>	Ashe's savory	N	LT	R
<i>Cheiroglossa palmata</i>	hand fern	N	LE	C
<i>Clitoria fragrans</i>	pigeon-wing	LT	LE	C
<i>Conradina grandiflora</i>	large-flowered rosemary	N	LE	R
<i>Deeringothamnus pulchellus</i>	beautiful pawpaw	LE	LE	C
<i>Eriogonum longifolium</i> var <i>gnaphalifolium</i>	scrub buckwheat	LT	LE	C
<i>Glandularia tampensis</i>	Tampa vervain	N	LE	C
<i>Illicium parviflorum</i>	star anise	N	LE	C
<i>Lechea cernua</i>	nodding pinweed	N	LT	C
<i>Lindera subcoriacea</i>	bog spicebush	N	LE	R
<i>Lupinus westianus</i> var <i>aridorum</i>	scrub lupine	LE	LE	C
<i>Matelea floridana</i>	Florida spiny-pod	N	LE	C
<i>Monotropa hypopithys</i>	piresap	N	LE	C
<i>Nemastylis floridana</i>	fall-flowering ixia	N	LE	C
<i>Nolina atopocarpa</i>	Florida beargrass	N	LT	C
<i>Nolina brittoniana</i>	Britton's beargrass	LE	LE	C
<i>Paronychia chartacea</i> ssp <i>chartacea</i>	paper-like nailwort	LT	LE	C
<i>Peperomia humilis</i>	terrestrial peperomia	N	LE	R
<i>Platanthera integra</i>	yellow fringeless orchid	N	LE	C
<i>Polygala lewtonii</i>	Lewton's polygala	LE	LE	C
<i>Polygonella myriophylla</i>	Small's jointweed	LE	LE	C
<i>Prunus geniculata</i>	scrub plum	LE	LE	C
<i>Pteroglossaspis ecristata</i>	wild coco	N	LT	C
<i>Salix floridana</i>	Florida willow	N	LE	C
<i>Stylisma abdita</i>	scrub stylisma	N	LE	C
<i>Warea amplexifolia</i>	clasping warea	LE	LE	C
<i>Zephyranthes simpsonii</i>	rain lily	N	LT	C

FEDERAL LEGAL STATUS

LE-Endangered: species in danger of extinction throughout all or a significant portion of its range.

LT-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

E(S/A)-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

T(S/A)-Threatened due to similarity of appearance (see above).

PE-Proposed for listing as Endangered species.

PT-Proposed for listing as Threatened species.

C-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.

XN-Non-essential experimental population.

MC-Not currently listed, but of management concern to USFWS.

N-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

STATE LEGAL STATUS - ANIMALS

LE-Endangered: species, subspecies, or isolated population so few or depleted in number or so restricted in range that it is in imminent danger of extinction.

LT-Threatened: species, subspecies, or isolated population facing a very high risk of extinction in the future.

LS-Species of Special Concern is a species, subspecies, or isolated population which is facing a moderate risk of extinction in the future.

PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.

PS-Proposed for listing as Species of Special Concern.

N-Not currently listed, nor currently being considered for listing.

STATE LEGAL STATUS - PLANTS

LE-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.

LT-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.

N-Not currently listed, nor currently being considered for listing.

** State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

COUNTY OCCURRENCE STATUS

Vertebrates and Invertebrates:

C = Confirmed

P = Potential

N = Nesting

Plants:

C = Confirmed

R = Reported

Appendix II



Environmental Protection Division

CONSERVATION AREA DETERMINATION TIME EXTENSION

Determination No: CAD-13-10-055

(Previously part of CAD # 07-122)

Date Issued: February 17, 2009

Date Expires: November 4, 2013

Date Extended: October 15, 2013

New Expiration Date: November 4, 2018

History: Conservation Area Determination (CAD) # 07-122 was issued on February 19, 2007 to Rio Real Properties Orlando, LLC. On September 17, 2013, EPD received a request from Rio Real Properties Orlando LLC, to extend the expiration date of this CAD; however, EPD discovered that the property covered in the original CAD has since been split into two different parcels with two separate owners. Rio Real Properties Orlando, LLC owning the northern parcel (Parcel ID # 01-24-31-0000-00-011) and Farmland Reserve, Inc owning the southern parcel (Parcel ID # 30-24-32-0000-00-001). CAD 13-10-055 only includes that portion of the original CAD still owned by Rio Real Properties Orlando, LLC (Parcel ID# 01-24-31-0000-00-011) and replaces CAD 07-122.

Activity Location:

Bunkhouse Road

Parcel ID # 01-24-31-0000-00-011

Orange County Commission District: 4

Permittee / Authorized Entity:

Rio Real Properties Orlando, LLC

c/o Joseph Galletti

Bio-Tech Consulting

2002 East Robinson Street

Orlando, FL 32803

joe@btc-inc.com

The original survey, dated as approved on February 17, 2009 depicts the wetlands located within Parcel ID # 01-24-31-0000-00-011 on Sheets 5, 6, 7, and 8. The wetlands are identified in the following table:

Orange County Environmental Protection Division
800 Mercy Drive, Suite 4
Orlando, Florida 32808-7896.
407-836-1400/ Fax: 407-836-1499
www.OCEPD.org

Wetland Identification Number	Class	Remarks
W1	II	630; Wetland Forested Mixed, isolated greater than 5 acres and less than 40 acres.
W2	III	621; Cypress, isolated and less than 5 acres.
W3	I	621; Cypress is the dominant cover but the area also contains pockets of 630; Wetland Forested Mixed, 643; Wet Prairie and three separate ditches on the west side adjacent to the roadway. This system is greater than 40 acres.
W4	II	621; Cypress, isolated greater than 5 acres and less than 40 acres.
W5	III	641; Freshwater Marsh, isolated less than 5 acres.
W6	III	641; Freshwater Marsh, isolated less than 5 acres.
W7	I	630; Wetland Forested Mixed (Roberts Slough) is the dominant cover, but also contains areas of 641; Freshwater Marsh, 624; Cypress-Pine-Cabbage Palm and the two ditches (510) hydrologically connecting to W7 on the east side to W8 and W11 respectively. This system is greater than 40 acres.
W8	II	641; Freshwater Marsh and ditch (510); which hydrologically connects wetland 8 to wetland 7 and the system is greater than 5 acres.
W9	III	641; Freshwater Marsh, isolated less than 5 acres.
W10	III	621; Cypress, isolated less than 5 acres,
W11	I	621; Cypress, hydrologically connected to larger system offsite and greater than 40 acres.
W12	I	621; Cypress is the dominant cover with pockets of 630; Wetland Mixed Forested, and 624; Cypress-Pine. This area continues offsite to the west and is larger than 40 acres.
W13	III	621; Cypress and 641; Freshwater Marsh less than 5 acres and isolated.
W14	II	621; Cypress, greater than 5 acres and less than 40 acres.
W15	I	630; Wetland Forested Mixed (Roberts Slough) is the dominant cover, but also contains areas of 641;

		Freshwater Marsh and 624; Cypress-Pine-Cabbage Palm. This system is greater than 40 acres.
OSW1	II	534; Reservoirs less than 10 acres which are a dominant feature. Entire system is isolated and greater than or equal to 5 acres, but less than 40 acres.
OSW2	II	534; Reservoirs less than 10 acres which are a dominant feature. Entire system is isolated and greater than or equal to 5 acres, but less than 40 acres.
OSW3	III	534; Reservoirs less than 10 acres which are a dominant feature. Entire system is isolated and less than 5 acres.
OSW4	III	534; Reservoirs less than 10 acres which are a dominant feature. Entire system is isolated and less than 5 acres.
OSW5	I	510; Streams and Waterways (Disston canal) hydrologically connected to Lake Mary Jane. Bisepts W15 and 16.

Approved, subject to the following Conditions:

1. This survey accurately depicts the jurisdictional wetland boundary agreed upon by EPD during a site inspection conducted on February 11, February 14, March 12 and March 19, 2008.
2. The limits of wetlands and surface waters delineated on the approved survey are only binding for a period of five years from the date of the CAD issuance provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project.
3. The County may revoke this Determination upon finding that the applicant has submitted inaccurate information to the County regarding the delineation of surface waters or wetlands on the project site.
4. This CAD does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If this determination conflicts with those of any other Agency, Department or Division, the applicant must comply with the most stringent conditions.
5. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by EPD. The permittee is also responsible for addressing any adverse secondary impacts to surface waters, wetlands, or conservation areas that may occur as a result of the development of the site.
6. This CAD supersedes any previous Conservation Area Determinations made on this parcel

7. If any species listed by State or Federal wildlife agencies as Threatened, Endangered, or of Special Concern are present on your property, then prior to any development, all applicable permits and/or correspondence from the appropriate agencies must be submitted to EPD.
8. Upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width shall be required for Class I and II conservation areas.
9. An additional protection zone is established for the main river channel of the Big Econlockhatchee River at least one thousand one hundred (1,100) feet landward as measured from the stream edge of the Econlockhatchee River main channel and at least fifty (50) feet of uplands landward of the landward edge of the wetlands abutting the main river channel and the named tributaries.
10. An additional protection zone is established for the main river channel of the Big Econlockhatchee River at least at least five hundred fifty (550) feet landward as measured from the stream's edge of the major tributaries and at least fifty (50) feet of uplands landward of the landward edge of the wetlands abutting the main river channel and the named tributaries. Named tributaries are Econlockhatchee River Swamp, Fourmile Creek, Little Creek, Turkey Creek, Green Branch, Cowpen Branch, Hart Branch and Long Branch.

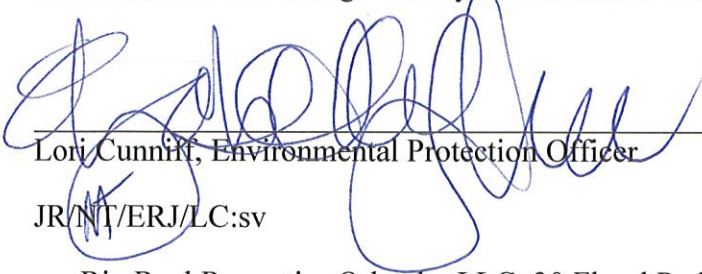
If you should have any questions concerning this review, please contact Jason Root at (407)836-1518 or jason.root@ocfl.net.

Project Manager:



Jason Root, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:



Lori Cuniff, Environmental Protection Officer

JR/NT/ERJ/LC:sv

c: Rio Real Properties Orlando, LLC, 30 Floral Parkway, Concord, Ontario, 141-4rl, Canada

Appendix III

ESCROW AGREEMENT

THIS AGREEMENT is made this 23 day of December, 2009 between CAMINO REALE PROPERTIES LLC, a Florida limited liability company, ("Camino") whose address for purposes of this Agreement is 4700 Millennia Boulevard, Suite 175, Orlando, Florida, 32839, and SUBURBAN LAND RESERVE, INC., a Utah corporation, ("SLR") whose address for purposes of this Agreement is 5 Triad Center, Suite 325, Salt Lake City, Utah, 84180.

BACKGROUND

Camino and SLR entered into a Purchase and Development Agreement dated December 22, 2009 (the "Contract", which reference shall include all amendments, modifications, and other revisions to the Contract) pursuant to which Camino agreed to sell and convey to SLR, and SLR agreed to purchase from Camino, the real property located in Orange County, Florida more fully described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"). The Contract also subjected Camino and SLR, and their respective properties, to covenants, conditions, easements, and restrictions, all of which are material consideration for the Contract. The Contract is incorporated herein by reference. The capitalized terms employed in this Agreement shall have the definition provided for those terms in the Contract, unless this Agreement expressly provides a different definition. The section of the Contract titled "Extension of Road E" obligates SLR and Camino to place into escrow cash or letters of credit securing SLR's and Camino's obligations to construct their respective Portions of the Road E Extension. SLR and Camino have entered into this Agreement in order to implement that provision of the Contract and to prescribe the conditions and requirements that will control the holding and release of the funds or letters of credit.

NOW, THEREFORE, in consideration of the Contract, and of other valuable consideration, the parties agree as follows:

1. **Payment of Escrow Funds.** Concurrently herewith, Camino has delivered to Burr & Forman LLP ("Escrow Agent") funds or a letter of credit that complies with the Contract in the sum of \$4,250,000.00 ("Camino's Escrow"). Within ten (10) days of the date hereof, SLR shall deliver to Escrow Agent funds or a letter of credit that complies with the Contract in the sum of \$4,500,000.00 ("SLR's Escrow"). References herein to an "Escrow" shall mean either Camino's Escrow or SLR's Escrow, as appropriate in the context. Camino's Escrow and SLR's Escrow are referred to collectively in this Agreement as the "Escrow Funds". Escrow Agent, by executing this Agreement, agrees to hold the Escrow Funds in trust in accordance with this Agreement. This Agreement shall constitute the escrow instructions. Any immediately available funds delivered to Escrow Agent to be held in escrow pursuant to this Agreement shall be held in a separate interest-bearing account and all interest earned on such account shall be credit towards the applicable Escrow.
2. **Purpose of Escrow.** The parties have delivered the Escrow Funds to Escrow Agent to secure the parties' respective obligations to construct Portions of the Road E Extension. After a party completes its Portion in accordance with the Contract, that party's Escrow will be returned to the party.

3. **Return of Letter of Credit.** Each party will undertake construction of its Portion pursuant to the Contract. For purposes of this Agreement, a party's construction obligations shall include that parties' obligation under the Contract to prepare the Plans and secure the Permits for the party's Portion. Once a party substantially completes its Portion in accordance with the Contract, the Escrow delivered by the party will be returned to it. Further, the Escrow Funds will be returned to the parties in accordance with the Contract provisions requiring return of the Escrow Funds.
4. **Conversion of Letter of Credit to Cash.** In the event (i) a party defaults under the Section of the Contract titled "Extension of Road E" and the non defaulting party delivers to the Escrow Agent a sworn affidavit attesting to such default or the Escrow Agent otherwise recognizes a default, or (ii) a party fails timely to extend the expiration date of its letter of credit as provided in the Contract, or (iii) the Escrow Agent notifies the parties of its intent to interplead the Escrow Funds into the registry of the Court as provided for herein, then Escrow Agent may immediately present the applicable letter of credit (in the event of conditions (i) or (ii)) or both letters of credit (in the event of condition (iii)) to the issuer for payment so as to convert the letter(s) of credit to cash. All cash proceeds of a letter of credit shall then be held in escrow and disbursed in accordance with this Agreement.
5. **Disbursement of Cash.** To the extent a party's Escrow is cash, from time to time, as work progresses on construction of a Portion, the performing party will be entitled to progress payments disbursed from that cash. SLR's Escrow shall be used to pay the Construction Costs only of the SLR's Portion; and Camino's Escrow shall be used to pay the Construction Costs only of the Camino's Portion. In order to receive progress payments, the performing party will make application to Escrow Agent in writing, and will deliver to the other party a copy of that application. The performing party shall also submit with each application for payment written reports from the engineer of record for the Project, and from the County and other applicable Authorities, evidencing that the engineer and those Authorities have inspected and accepted the work for which the performing party is seeking payment. The engineer's report shall also certify the amount to be disbursed. On receiving the complete application for payment, Escrow Agent will disburse from the Escrow Funds the amount verified by the engineer.
 - a. Before the performing party releases any payment to the contractor, subcontractors, suppliers, laborers, or other potential lienors, the performing party shall obtain all affidavits, certificates, waivers, and other documents required under the Florida construction lien laws in order to ensure that each such payment is "proper" in accordance with those laws. The performing party shall be required to comply with the requirements of the construction lien law and for ensuring no construction lien may be asserted.
 - b. If any cash remains in escrow after disbursement to the performing party of the final payment, unless the cash is being retained pursuant to the agreement of both parties, the Escrow Agent will release the remaining cash to the party that originally delivered the applicable Escrow .
 - c. If a party's Escrow is not sufficient to pay all the Construction Costs for the Portion for which the Escrow was delivered, then the party responsible for constructing that Portion shall deliver the deficit to Escrow Agent within ten (10) days after receiving the demand

of Escrow Agent or the other party to do so. Any claim for reimbursement that is not paid promptly as provided in this provision shall accrue interest at the annual rate of 12%, beginning as of the date the expense reimbursement was requested, and the reimbursement, together with interest accruing thereon and reasonable attorneys' fees incurred for enforcing the payment of such reimbursement, shall be assessed against applicable party, and shall constitute a lien against that party's land until paid, all in accordance with the Contract.

6. **Conflicting Instructions.** Except as this Agreement requires otherwise, Escrow Agent shall not be required to obtain approval, confirmation, instruction, or the like from any person to perform Escrow Agent's obligations hereunder; nor may objections or challenges contrary to the express terms hereof prevent Escrow Agent from performing its duties in accordance herewith. This provision will not be construed, however, as precluding Escrow Agent from interpleading the Escrow Funds with an appropriate court in the event of dispute between the parties. Escrow Agent may act in reliance upon any communication, writing, instrument, or signature which Escrow Agent in good faith believes to be genuine, and Escrow Agent may assume the validity and accuracy of any statement or assertion contained in such writing or instrument. Escrow Agent will not be deemed to have knowledge of any matter or thing unless and until Escrow Agent has actually received written notice of such matter or thing; and Escrow Agent shall not be charged with any constructive notice whatsoever.
7. **Notices to the Parties.** "Notice" means any notice, demand, request, election, decision, or other communication or document to be provided under this Agreement to a party to this Agreement. The Notice shall be in writing and shall be given to the party at its address or telecopy number set forth herein or such other address or telecopy number as the party may later specify for that purpose by notice to the other parties. Each Notice shall, for all purposes, be deemed given and received:
 - a. If given by telecopy, when the telecopy is transmitted to the party's telecopy number and confirmation of complete receipt is received by that transmitting party during normal business hours or on the next business day if not confirmed during normal business hours;
 - b. If hand delivered to a party against receipted copy, when the copy of the notice is receipted;
 - c. If given by a nationally recognized and reputable overnight delivery service, the day on which the notice is actually received by the party;
 - d. If given by certified mail, return receipt requested, postage prepaid, two (2) business days after it is posted with the United States Postal Service; or
 - e. If given by any other means, on the recipient's actual receipt of the Notice.
 - f. If any Notice is sent by telecopy, the transmitting party may as a courtesy send a duplicate copy of the Notice to the other party by regular mail. In all events, however, any Notice sent by telecopy transmission shall govern all matters dealing with delivery of the Notice, including the date on which the Notice is deemed to have been received by the other party. The party transmitting a Notice via telecopy shall retain the printed

confirmation of receipt and shall be deemed to have provided no Notice if that party cannot produce the confirmation of receipt when asked to do so.

- g. If Notice is tendered under the provisions of this Agreement and is refused by the intended recipient of the Notice, the Notice shall nonetheless be considered to have been given and shall be effective as of the date provided in this Agreement. Any provision of this Agreement the contrary notwithstanding, any Notice given to a party in a manner other than that provided in this Agreement, that is actually received by intended recipient, shall be effective with respect to the recipient on receipt of the Notice.
8. **Attorney's Fees.** If any party initiates or is made a party to legal proceedings (whether judicial, administrative, declaratory, in arbitration, or otherwise) in connection with this Agreement, then the nonprevailing party in those proceedings will pay the costs and attorney's fees, including the costs and attorney's fees of appellate proceedings, incurred by the prevailing party. This obligation to pay attorney's fees and costs will apply also to settlements of disputes and to collection efforts.
9. **Persons Bound.** If any party consists of more than one person or entity, all such persons and entities will be jointly and severally liable under this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors-in-interest. This Agreement is for the benefit only of the parties or their successors-in-interest. No other person shall be entitled to rely hereon, receive any benefit herefrom or, enforce any provision of this Agreement against any party.
10. **Entire Agreement.** This Agreement and the Contract embody the entire understanding of the parties, and all negotiations, representations, warranties, and agreements made between the parties are merged in this Agreement and the Contract. The making, execution and delivery of this Agreement by both parties have been induced by no representations, statements, warranties or agreements that are not expressed herein or in the Contract. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Agreement may not be amended or modified except by written agreement of all parties.
11. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
12. **Construction.** Whenever the context permits, or requires the use of the singular in this Agreement shall include the plural, and the plural shall include the singular. Any reference herein to one gender shall likewise apply to the other gender and to the neuter; and any reference herein to the neuter shall refer likewise to one or both genders. Any reference herein to a person shall include trusts, partnerships, corporations, and any other entity, as appropriate. The words "herein", "hereof", "hereunder", "hereinafter", "hereinabove", and other words of similar import refer to this Agreement as a whole and not to any particular section, subsection, paragraph, article, or other subdivision of this Agreement.
13. **Obligations of Escrow Agent.** For purposes of this provision, the "Escrow Deposit" shall mean the Letters of Credit or cash from time to time held by Escrow Agent pursuant to this Agreement. A copy of this Agreement shall be delivered to Escrow Agent and shall constitute the escrow instructions. If Escrow Agent at any inquires concerning its duties, or

otherwise requests further instructions or reassurances, and the parties fail unanimously to agree in writing to the correct response to Escrow Agent's inquiries or requests, then Escrow Agent may petition an appropriate court for instructions and declarations and may rely on and act in accordance with any instructions and declarations issued by the court. If any dispute arises concerning disposition of the Escrow Deposit, Escrow Agent may retain the Escrow Deposit until receipt by Escrow Agent of written instructions signed by all of the parties having an interest in such dispute and directing the manner in which Escrow Agent should dispose of the Escrow Deposit; or, in the absence of written instructions, Escrow Agent may hold the Escrow Deposit until the final determination of the rights of the parties in an appropriate judicial proceeding. If the applicable parties give no written instructions or fail to initiate judicial proceedings, or initiate legal proceedings but do not diligently pursue them, then Escrow Agent may, but is not required to, bring appropriate actions or proceedings for leave to place the Escrow Deposit in the registry of the court, pending a final determination of the disputants' rights. Escrow Agent may disregard any demand, directive, or the like that Escrow Agent believes in good faith violates or is contrary to the requirements of this Agreement. Escrow Agent shall incur no liability to any person whomsoever in connection with the Escrow Deposit or actions taken or omissions occurring in connection with this Agreement, except liability for Escrow Agent's gross negligence or willful misconduct. Escrow Agent shall have no liability for the failure of any institution in which Escrow Agent deposits the Escrow Deposit. If the Escrow Deposit is to be placed in an interest-bearing account, Escrow Agent makes no warranties concerning the rate of return earned on the Escrow Deposit. If Escrow Agent places the Escrow Deposit in the Registry of the Circuit Court for Orange County or Orange County, Florida and files an action of interpleader, Escrow Agent shall be released and relieved from any and all further obligation and liability. The parties to this Agreement, jointly and severally, agree to indemnify, defend, and hold Escrow Agent harmless from all fines, penalties, claims, damages, losses, expenses (including without limitation court costs and attorneys' fees incurred by Escrow Agent before all tribunals), obligations, or liabilities arising in connection with the handling or disposition of the Escrow Deposit. The parties jointly and severally, also agree to reimburse to Escrow Agent immediately on demand all attorneys' fees and court costs incurred by Escrow Agent in connection with judicial proceedings initiated by or on behalf of Escrow Agent, including without limitation proceedings for further instructions or declarations and for interpleader. All parties acknowledge that Escrow Agent is also acting in this transaction as the counsel for SLR. Escrow Agent shall not be disabled or disqualified from representing SLR in connection with any litigation which might arise out of or in connection with this Agreement by virtue of the fact that Escrow Agent has agreed to act as Escrow Agent, and Camino hereby waives any claim, challenge, or objection to the effect that Escrow Agent may not at any time act as counsel for SLR because of Escrow Agent's escrow duties.

<signatures on following page>

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

WITNESSES:

Signature: _____

Print name: MICHELE M. CHAMPTON

Signature: _____

Print name: Jennifer Halpern

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

CAMINO

CAMINO REALE PROPERTIES LLC

By: _____

Print Name: DAVID KENT CRAIGH

As its: V.P.

Date: December ____, 2009

SLR:

SUBURBAN LAND RESERVE, INC.

By: _____

Print Name: _____

As its: _____

Date: December ____, 2009

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

WITNESSES:

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: CS SCOT DEAN

Signature: _____

Print name: GONZALO STEVENS.

Signature: _____

Print name: _____

Signature: _____

Print name: _____

CAMINO

CAMINO REALE PROPERTIES, LLC

By: _____

Print Name: _____

As its: _____

Date: December ____, 2009

SLR:

SUBURBAN LAND RESERVE, INC.

By: C B Resner

Print Name: Charles B Resner

As its: ESP

G.S.

12

Date: December 22, 2009

ACKNOWLEDGMENT OF ESCROW AGENT

Receipt of the Escrow Deposit is hereby acknowledged this 23 day of December _____, 2009, subject to clearance of Escrow Funds. We agree to hold said deposit according to the terms of this Agreement.

BURR & FORMAN LLP

Signature:  _____
James R. Pratt, Partner

EXHIBIT "A"
[LEGAL DESCRIPTION]

PARCEL 1

That part of Section 1, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

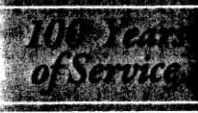
Commence at the Southeast corner of said Section 1; thence North 00°08'02" West along the East line of the Southeast 1/4 of said Section 1 for a distance of 1218.30 feet to the POINT OF BEGINNING; thence South 89°32'00" West, 2246.81 feet to the Southeasterly right-of-way line of a 300 foot wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of the Public Records of Orange County, Florida; thence North 41°08'54" East along said Southeasterly right-of-way line 147.13 feet to the centerline of Wewahootee Road, as recorded in Official Records Book 5761, Page 3567, of said Public Records; thence North 89°32'00" East along said centerline 2149.73 feet to the aforesaid East line of the Southeast 1/4; thence South 00°08'02" East along said East line 110.00 feet to the POINT OF BEGINNING.

PARCEL 2

A parcel of land within the Southeast 1/4 of Section 1, Township 24 South, Range 31 East, Orange County, Florida, lying South of the centerline of Wewahootee Road, and lying Northwesternly of the Northwest right-of-way line of a 300 foot wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of said Public Records, more particularly described as follows:

Commence at the South 1/4 corner of said Section 1; thence North 00°16'08" West along the West line of the Southeast 1/4 of said Section 1 for a distance of 1056.39 feet to said Northwest right-of-way line of a 300 foot wide Orlando Utilities Commission Railroad right-of-way and the POINT OF BEGINNING; thence continue North 00°16'08" West along said West line 204.81 feet to the centerline of said Wewahootee Road and a point on a non-tangent curve concave Southeasterly having a radius of 400.00 feet and a chord bearing of North 74°23'53" East; thence Northeasterly along said centerline and the arc of said curve through a central angle of 30°43'36" for a distance of 214.51 feet to the point of tangency; thence North 89°45'41" East along said centerline 25.70 feet to said Northwesternly right-of-way line; thence South 41°08'54" West along said Northwesternly right-of-way line 347.84 feet to the POINT OF BEGINNING.

**SHUTTS
&
BOWEN
LLP**



JULI SIMAS JAMES
Member Florida Bar
(407) 835-6774 Direct Telephone
(407) 849-7274 Direct Facsimile

E-MAIL ADDRESS:
jjames@shutts.com

August 12, 2010

VIA U.S. MAIL and E-MAIL: pshakespeare@caminodevelopments.com

Paul Shakespeare
Camino Developments
4700 Millenia Boulevard
Suite 175
Orlando, Florida 32839

**Re: Escrow Account / Camino Reale Property, LLC
Client-Matter No. 29506-0004**

Dear Paul:

Enclosed please find a copy of the CDARS Customer Statement regarding the Escrow Account provided by Burr Forman.

Should you have any questions or comments, please contact me directly.

Very truly yours,

SHUTTS & BOWEN LLP


Juli Simas James

J2S/jlh
Enclosure
cc: Daniel T. O'Keefe, Esq.

ORLDOCS 11931005 1

CNLBank
PO Box 4968
Orlando, FL 32802

Date 07/30/10
Page 1 of 3



000962 XB7ND001
CAMINO REALE PROP. LLC/BURR FORMAN AGT
369 N. NEW YORK AVE
SUITE 300
WINTER PARK, FL 327879



AUG 06 2010

Subject: CDARS® Customer Statement

Legal Account Title: CAMINO REALE PROP. LLC/BURR FORMAN AGT

Below is a summary of your certificate(s) of deposit, which we are holding for you as your custodian. These certificate(s) of deposit have been issued through CDARS by one or more FDIC-insured depository institutions. Should you have any questions, please contact us at 407-244-3100.

Summary of Accounts Reflecting Placements Through CDARS

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
1009466343	02/11/10	02/10/11	1.35%	\$4,274,685.88	\$4,279,589.80
TOTAL				\$4,274,685.88	\$4,279,589.80

MF 047264NN-

HSTM/0103 r1 6679 s 1923

000962 XB7ND001 001923



ACCOUNT OVERVIEW

Account ID: 1009466343
Product Name: 52-WEEK NON-PERSONAL CD
Interest Rate: 1.35%
Account Balance: \$4,279,589.80
The Annual Percentage Yield Earned is 1.36%.

Effective Date: 02/11/10
Maturity Date: 02/10/11
YTD Interest Paid: \$26,980.79
Int Earned Since Last Stmt: \$4,903.92

CD Issued by Amalgamated Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Arvest Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Banco Popular de Puerto Rico

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Borrego Springs Bank, N.A.

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Colorado Capital Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Flagstar Bank, FSB

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by FIRST FEDERAL SAVINGS AND LOAN ASSOC

YTD Interest Paid:	\$742.79	07/01/10	OPENING BALANCE	\$117,682.61
Int Earned Since Last Stmt:	\$135.01	07/30/10	Interest Payment	135.01
		07/30/10	ENDING BALANCE	\$117,817.62

CD Issued by Mission Valley Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Neighborhood National Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by SpiritBank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by The F & M Bank and Trust Company

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by The Huntington National Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by The Leaders Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by The PrivateBank and Trust Company

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by TriState Capital Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Umpqua Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by Union Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by United Bank

YTD Interest Paid:	\$1,529.03	07/01/10	OPENING BALANCE	\$242,251.12
Int Earned Since Last Stmt:	\$277.91	07/30/10	Interest Payment	277.91
		07/30/10	ENDING BALANCE	\$242,529.03

CD Issued by WesBanco Bank, Inc.

YTD Interest Paid:	\$244.49	07/01/10	OPENING BALANCE	\$38,734.23
Int Earned Since Last Stmt:	\$44.44	07/30/10	Interest Payment	44.44
		07/30/10	ENDING BALANCE	\$38,778.67

Thank you for your business.

James R. Pratt
jpratt@burr.com
Direct Dial: (407) 540-6655
Direct Fax: (407) 540-6656

200 South Orange Avenue
Suite 800
Orlando, FL 32801

Main (407) 540-6600
Fax (407) 540-6601

BURR.COM

June 5, 2013

VIA U.S. MAIL

Paul Shakespeare
Camino Reale
2002 Robinson Street
Orlando, FL 32803

Re: Camino Reale Trust Account

Dear Paul:

I am providing you with a status report on the monies being held in trust for Camino Reale. The enclosed spreadsheet reflects a balance, according to the most recent statements received, of \$4,343,356.15.

Please let me know if you want to discuss this spreadsheet.

Kindest Regards,



James R. Pratt

6608245-11 CAMINO REALE ACCOUNTS

Trust #	Trust Name	Open Date	Bank Name	Last Activity	Initial Deposit	Amount Transferred	Interest Accrued	Current Balance
9001	MM1CNL Trust	9/1/2009	CF MM 1 CNL - Camino	2/10/2011	\$ 4,250,000.00	\$ (4,310,247.59)	\$ 60,247.59	\$ 0.00
9014	MM1SEA Trust	3/3/2011	CF MM Seaside - Camino	10/31/2011	\$ 240,000.00	\$ (241,902.11)	\$ 1,902.11	\$ 0.00
9015	MM3CNL Trust	3/2/2011	CF MM CNL Camino	4/30/2013	\$ 240,000.00	\$ -	\$ 1,731.77	\$ 241,731.77
9016	MM1TD Trust	3/11/2011	CF-MM-TD Bank	4/30/2013	\$ 240,000.00	\$ -	\$ 1,690.84	\$ 241,690.84
9017	MM1REG Trust	3/10/2011	CF-MM-Regions	4/30/2013	\$ 240,000.00	\$ -	\$ 1,041.79	\$ 241,041.79
9018	MM1COL Trust	3/11/2011	CF-MM-First Colony	4/30/2013	\$ 240,000.00	\$ -	\$ 3,610.93	\$ 243,610.93
9019	MM1IDC Trust	4/6/2011	CF MM Camino CNL IDC	4/30/2013	\$ 1,100,123.79	\$ (485,000.00)	\$ 5,363.34	\$ 620,487.13
9020	MM1OFB Trust	4/22/2011	CF MM Camino-Old Florida National Bank	4/30/2013	\$ 1,770,123.80	\$ (245,000.00)	\$ 13,407.10	\$ 1,538,530.90
9021	MM1FED Trust	4/22/2011	CF MM Camino Federal Trust Bank	1/31/2013	\$ 240,000.00	\$ (241,644.52)	\$ 1,644.52	\$ 0.00
9024	MM2FCB Trust	10/25/2011	Florida-Camino-Florida Community Bank	4/30/2013	\$ 241,902.11	\$ -	\$ 1,708.60	\$ 243,610.71
9027	MM1CEN Trust	5/9/2012	CF-MM- Camino - Centennial	4/30/2013	\$ 245,000.00	\$ -	\$ 361.29	\$ 245,361.29
9028	MM1AMB Trust	9/13/2012	CF-MM-Camino-American Momentum Bank	4/30/2013	\$ 245,000.00	\$ -	\$ 463.58	\$ 245,463.58
9029	MM1SOU Trust	2/13/2013	CF MM 1st Southern Bank	4/30/2013	\$ 241,644.52	\$ -	\$ 182.23	\$ 241,826.75
9030	MM1SCO Trust	4/30/2013	CF MM Seacoast NA	5/14/2013	\$ 240,000.00	\$ -	\$ 0.46	\$ 240,000.46
					\$ 93,356.15	\$ 4,343,356.15		

Appendix IV



APPLICATION FOR CEP DETERMINATION AND CONCURRENCY RECOMMENDATION
APPLICATION FEE \$600
PLANNING & GOVERNMENTAL RELATIONS
445 W. AMELIA STREET, ORLANDO FL 32801-1129
TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: <http://pgr.ocps.net>.

APPLICATION

In order to process Capacity Enhancement and Concurrency applications, OCPS must conduct an analysis of capacity under the Capacity Enhancement Program (CEP) and/or Concurrency Management System (CMS) rules as prescribed in the *2011 First Amended and Restated Interlocal Agreement for Public Schools Facility Planning and Implementation of Concurrency*. This review must find that the schools and/or Concurrency Service Areas impacted by the proposed development have sufficient capacity to accommodate the students projected to be generated by the proposed development. If capacity is not available, the developer must enter into a mitigation agreement to address the deficiency. Applications and the resulting determinations are valid for six (6) months.

*** APPLICATION SUBMITTAL REQUIREMENTS:**

- A tax map depicting the project site location showing the parcels and parcel ID numbers.
- A certified legal survey. (11" x 17" size)
- Certificate of Title for the property or properties under consideration.
- Copy of Preliminary Plat/Site Plan, Master Plan or Land Use Plan. (11" x 17" size)
- A phasing schedule, if applicable and the estimated dates for start/ending of phases proposed for the project.
- GIS (Geographic Information System) shape file matching the legal description based on a certified survey (on a CD) created as a polygon in the following projection plane: NAD 1983 State Plane Florida East FIPS 0901 Feet. *(Please contact us if you require additional information regarding the OCPS Projection Information Standard.)*

FEES

The application must be accompanied by a check made payable to Orange County Public Schools for \$600. If mitigation is required, there is an additional mitigation fees will be assessed based on the number of units in the project:

<u>New Agreements</u>	<u>Extensions/Amendments</u>
▪ 1 to 50 Units - \$1,500	▪ 1 to 50 Units - \$1,000
▪ 51 to 200 Units - \$ 2,000	▪ 51 to 200 Units - \$ 1,500
▪ 201 to 500 units - \$4,000	▪ 201 to 500 units - \$3,000
▪ 501 to 1000 units - \$6,000	▪ 501 to 1000 units - \$4,000
▪ 1001 or more units - \$7,000	▪ 1001 or more units - \$5,000
▪ DRIs - \$10,000	▪ DRIs - \$7,000

☐ Check box if you are applying for an extension and/or amendment to an existing mitigation agreement or concurrency agreement. CEA / CMA # _____

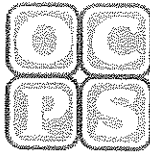
Please contact the planning or zoning office of the local government in which your project is located to determine if any additional administrative fees apply.

FOOTNOTES

*** REQUIRED MATERIALS: Applications will not be processed if all the materials are not submitted. (Completed forms and support documentation may be submitted on the electronically on CD)**

1. If the Applicant is not the property Owner, the attached Agent Authorization Form must be completed by the property Owner and must be submitted with the application. OCPS will also accept a local government's owner authorization/affidavit form.
2. If the project is located in unincorporated Orange County, please apply for school concurrency through Orange County's Concurrency Management Office. Do not use this application.
3. The application must include a case number. The local government is responsible for informing OCPS of the date of any local government hearings for a comprehensive plan amendment (both transmittal and adoption), rezoning, site plan/ preliminary plat, or overall development plan or other applicable hearings that may be dependent upon the receipt of a CEP or Concurrency Determination. Please take note:

**FOR AN APPLICATION TO BE CONSIDERED SUFFICIENT IT
MUST BE SIGNED BY THE LOCAL GOVERNMENT.**



APPLICATION FOR CEP DETERMINATION AND CONCURRENCY RECOMMENDATION
APPLICATION FEE \$600
PLANNING & GOVERNMENTAL RELATIONS
445 W. AMELIA STREET, ORLANDO FL 32801-1129
TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: <http://pgr.ocps.net>

PROJECT NAME	CAMINO REALE
APPLICANT INFORMATION ¹	Name: THOMAS DALY, DALY DESIGN GROUP Address: 913 N. PENNSYLVANIA AVE WINTER PARK FL 32789 Phone #: (107) 740-7373 Email: TDALY@DALYDESIGN.COM If other than Owner, attach Agent Authorization Form
PARCEL ID #(S) (Attach map showing location and specific parcels)	01-24-31-0000-00-011 (If insufficient space attach separate sheet)
ACREAGE	1.03229 acres
JURISDICTION (City or County)	COUNTY
PROPERTY OWNER INFORMATION ¹	Name: RIO REALE PROPERTIES LLC Address: 30 FLORAL PKWY CONCORD, ONTARIO Phone #: (416) * Email:
TO BE COMPLETED BY LOCAL GOVERNMENT STAFF (Check All That Apply)	
<input checked="" type="checkbox"/> Future Land Use [FLU] Map Amendment (CEP)	Existing FLU: R Max. Density permitted: 1/10 du/ac Proposed FLU: PD Max. Density permitted: 5 du/ac Type: 1800 SF 1200 MF 0 MH Vested/Unvested: 100/1958 pre. CEA existing
<input type="checkbox"/> Rezoning (CEP)	Existing Zoning: Max. Density permitted: du/ac Proposed Zoning: Max. Density permitted: du/ac Type: SF MF MH Vested/Unvested: /
<input type="checkbox"/> Site Plan/ Preliminary Plat/ Development Plan (Concurrency) ²	Total Unit Type: <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/> MH
Local Government Information	Case #: Planner Assigned: Phone # () Email:
Date and type of Local Government public hearing ³	<input type="checkbox"/> Comp Plan <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat/Site Plan Approval

Applicant's Signature

Applicant's Name (print)

Local Government Reviewer Signature⁴ (Date)

Local Government Reviewer Name (print)

TO BE COMPLETED BY OCPS STAFF	
OCPS #:	Elementary:
OCPS Staff Reviewer:	Middle:
School Board District # <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7	High:
Learning Community:	

CAMINO REALE PROPERTIES, LLC

January 9, 2009

Daly Design Group, Inc.
604 Courtland Street
Suite 202
Orlando, Florida
32804

Dear Mr. Daly;

Reference: Camino Reale Properties, LLC

Please accept this letter as confirmation that Mr. Paul Shakespeare is authorized to act as an agent of Camino Reale Properties, LLC.

Should you require any additional information, please do not hesitate to contact Mr. Brian Wasserman.

Yours very truly,

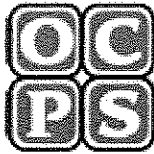
CAMINO REALE PROPERTIES, LLC



Alfredo DeGasperis
Manager

FD/vq

cc Paul Shakespeare
Dennis Simm
Brian Wasserman



Agent Authorization Form
 Planning & Governmental Relations
 445 W. Amelia Street, Orlando FL 32801-1129
 TEL: (407) 317-3947 / FAX: (407) 317-3263

I, (PRINT PROPERTY OWNER'S NAME)

PAUL SHAKESPEARE, AS THE PROPERTY
 OWNER OF THE PROPERTY DESCRIBED BELOW, HEREBY GIVE PERMISSION FOR (PRINT
 AGENT'S NAME)

THOMAS DALY, DALY DESIGN GROUP TO ACT AS MY AGENT FOR THE
 PURPOSE OF APPLYING FOR CAPACITY ENHANCEMENT / CONCURRENCY FOR THE
 AFOREMENTIONED PROPERTY.

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID NUMBER(S):

01-24-31-0000-00-011

LEGAL DESCRIPTION:

THAT PART OF THE S 1218.30 FT OF SE1/4 OF SEC 01-24-31 LYING SELY OF OUC RR R/W & E1/2 OF SEC 12-24-31 (LESS ROAD ROW PER DB 403/387 & DB 403/389) & E1/2 OF SW1/4 OF SEC 12-24-31 & E3/4 OF SEC 13-24-31 (LESS THAT PART LYING SLY OF DISSTON CANAL) & THOSE PARTS OF N1/2 OF SEC 24-24-31 LYING NLY OF DISSTON CANAL & ELY OF LIVE OAK ESTATES PHASE 1 PB 19/62 & NELY OF S LAKE MARY JANE RD (LESS FROM INT OF W LINE OF NE1/4 OF NW1/4 & NLY R/W OF LAKE MARY JANE RD RUN N 254.41 FT ELY & SELY 1066.64 FT S 39 DEG E 225.50 FT S 52 DEG W 250.07 FT TO RD TH NWLY ALONG RD TO POB) & (LESS A STRIP OF LAND 250 FT WIDE THROUGH THE NE1/4 OF THE NW1/4 OF SEC 24-24-31 (LESS THAT PART OF SAID STRIP LYING S OF DISSTON CANAL SAID STRIP BEING PARALLEL TO AND ABUTTING LAKE MARY JANE ROAD ON THE N AND E)

Paul Shakespeare
 Signature of the Property Owner

Feb 21 / 14
 Date

STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21st day of FEB, 2014
 by PAUL SHAKESPEARE, as an individual/officer/agent, on behalf of himself/herself
RIO REALTY PROPERTIES, ORLANDO LLC a corporation/partnership. He/She is personally known to me
 or has produced PERSONALLY KNOWN as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of
FEB, 2014

Notary Public Signature: [Signature]
 My Commission Expires: 5/21/14

