



TOWN COMMISSION MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Monday, April 15, 2024, 6:00 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

PROCEDURE

Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may be granted at the Mayor's discretion. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.

CALL TO ORDER

INVOCATION

Matt Malott – New Life Christian Church

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. PRESENTATION

1. Presentation of \$500 from the Orange Blossom Gardens Lion's Club to

purchase trees for Arbor Day.

B. PROCLAMATIONS

2. Proclamation declaring April 25, 2024 as Florida Arbor Day in Lady Lake (Mayor Freeman)

C. CONSENT

3. Town Commission Meeting Minutes - April 1, 2024 (Carol Osborne)
4. Consideration of the reappointment of Daniel Russell to the Police Pension Board. (Nancy Wilson)
5. Consideration of reducing the amount of the construction bond for the Hammock Oaks Subdivision Phases 1A, 1B, and 1C. (Thad Carroll)

D. NEW BUSINESS

6. Consideration of Approval to Award RFP 2024-001 to HP Communications, Inc. (John Pearl)

E. TOWN ATTORNEY'S REPORT

7. Ordinance 2024-02 - (Second and Final Reading) An Ordinance Amending the Zoning Classification for Certain Property Being Approximately 2.180 Acres Owned by Tree Tops Golf, Inc, located at the Southeast Corner of the Intersection of Rolling Acres Road and West Lady Lake Boulevard Within the Town Limits of Lady Lake, Florida; Amending the Current Entitlements of the Planned Commercial (CP) Memorandum of Agreement. (Thad Carroll)
8. Ordinance 2024-03 – (First Reading) - An Ordinance Voluntarily Annexing Three Properties Being Approximately 24.02 Acres Owned by Caudill David M Life Estate and David M Caudill; Located on the North Side of Lake Ella Road Approximately 350 Linear Feet West of Micro Racetrack Road; Within Lake County, Florida; Providing for Redefinition of the Land Boundaries of the Town of Lady Lake. (Thad Carroll)
9. Ordinance 2024-04 - (First Reading) - An Ordinance Pertaining to Comprehensive Planning in the Town of Lady Lake, Florida; Amending the Town of Lady Lake Ordinance 81-1-(83), Which Established the Town of Lady Lake Comprehensive Plan; Providing for a Small-Scale Future Land Use Map Amendment. (Thad Carroll)
10. Ordinance 2024-05 – (First Reading) – An Ordinance Amending the Zoning Classification for Certain Properties Being Approximately 296 Acres Owned by David M. Caudill Life Estate, David M. Caudill, and SK

Hammock Oaks, LLC; Located South of County Road 466, North of Lake Ella Road, and East of Cherry Lake Road in Lake County, Florida; Rezoning Subject Property from Lake County Agriculture (A) and Town of Lady Lake Planned Unit Development (PUD) to Town of Lady Lake Planned Unit Development (PUD). (Thad Carroll)

TOWN MANAGER'S REPORT

MAYOR AND COMMISSIONER'S REPORT

PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda, and it is open to any concern or comments that the public may have.

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting.



PROCLAMATION

Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that this special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community, and

Whereas, trees in our Town increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida do hereby proclaim that **April 25, 2024** shall be known and designated as

FLORIDA ARBOR DAY

in the Town of Lady Lake, and I urge all citizens to support efforts to protect our trees and woodlands; and to plant trees to promote the well-being of present and future generations, and to enhance our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Lady Lake to be affixed this **15th** day of **April, 2024**.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

CONSENT

AGENDA ITEM ID

DEPARTMENT

SUMMARY

Backup material for this agenda item includes:

None



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Town Commission Meeting Minutes - April 1, 2024 (Carol Osborne)

AGENDA ITEM ID

DEPARTMENT

SUMMARY

Backup material for this agenda item includes:

1. Minutes-Commission Meeting 04-01-2024

**DRAFT MINUTES OF THE COMMISSION MEETING
TOWN OF LADY LAKE, FLORIDA**

April 1, 2024

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Freeman presiding. The meeting convened at 6:00 p.m.

CALL TO ORDER

INVOCATION

Given by Reverend Jim Keough

PLEDGE OF ALLEGIANCE

Led by Mayor Freeman

ROLL CALL

Commissioner (Ward)	Present
Regan (Four)	YES
Roberts (One)	YES
Gourlie (Two)	YES
Sage (Five)	NO
Freeman (Three)	YES

STAFF PRESENT

Bill Lawrence, Town Manager; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; John Pearl, I.T. Director; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Lt. Robert Tempesta, Lady Lake Police Department; Tamika DeLee, Human Resources Director; Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Elisha Pappacoda, Communications Director; Aly Herman, Lady Lake Library Director; Jackie Schilling, Staff Assistant to the Town Clerk; Carol Osborne, Deputy Town Clerk; Nancy Wilson, Town Clerk
Town Attorney Derek Schroth was also in attendance.

A. PROCLAMATION

Proclaiming April as “Water Conservation Month” in Lady Lake

Mayor Freeman read the proclamation aloud declaring April as “Water Conservation Month” in the Town of Lady Lake.

B. CONSENT

1. March 4, 2024 — Town Commission Meeting Minutes

2. Consideration of Reappointments to the Parks & Recreation Board (Nancy Wilson)

3. Consideration of Continuation of Utilizing Option B of the Interlocal Agreement with Lake County for Collection of Storm Debris from Streets and Right of Ways.

4. Consideration of Changing the Town’s HR Policy to Allow Paying Overtime to Exempt Employees During Natural Disasters and in Emergency Situations (Pam Winegardner)

5. Consideration of Advertisement of Bid for the Construction of the Lady Lake Library Renovations. (Thad Carroll)

6. 2024 annual Concurrency Report (Thad Carroll)

Commissioner Gourlie made a motion to approve the Consent Agenda as presented; Commissioner Regan seconded. Motion carried 4-0.

C. NEW BUSINESS

1. Consideration of Approval to Invest in the Play Structure Voted on by the Children in Lady Lake and The Villages Elementary of Lady Lake for Pyramid Park (Mike Burske)

Parks and Recreation Director Mike Burske presented this agenda item stating that the custom playground structure that garnered the most votes will cost approximately \$273,542.27. Parks and Recreation Impact Fees will be utilized to fund the project.

Commissioner Regan made a motion to approve the investment to construct the playground structure voted on by the children of Lady Lake and The Villages Elementary School; Commissioner Gourlie seconded. Motion carried 4-0.

2. Consideration of Town Manager Lawrence’s Annual Merit Performance Adjustment (Bill Lawrence)

Town Manager Bill Lawrence presented this agenda item stating that he enjoys working with the commissioners and town staff.

Commissioner Roberts stated that she researched area municipalities in and around Lake County that are comparable in size to our Town in terms of population. She suggested giving Mr. Lawrence a 25% increase, which is comparable to neighboring municipalities. She stated that Fruitland Park’s population is half of Lady Lake’s population and pays their town manager more than what Mr. Lawrence earns now. She stated that as our population grows

1 over the next few years, our population will be more in line with Tavares, Groveland, and
2 Eustis, which will require additional employees. She stated it is beneficial to retain good
3 employees. She stated that the Town of Lady Lake still maintains the second lowest millage
4 rate in Lake County.

5 Commissioner Regan verified that this merit raise will increase Mr. Lawrence's salary.

6 Commissioner Roberts stated that this increase will bring Mr. Lawrence's salary to where it
7 needs to be in regard to comparable municipalities in our area.

8 Commissioner Gourlie stated that the pay raise given to the police department was to acquire
9 and maintain good employees. He stated that 25% merit increase for Mr. Lawrence is
10 appropriate.

11 Mayor Freeman stated that Mr. Lawrence will receive incremental raises annually.

12 Mr. Lawrence clarified that he has three years remaining on his contract. He stated that his
13 performance evaluation is due annually along with a raise in salary.

14 Mayor Freeman stated in reviewing the salaries of the town managers in neighboring
15 municipalities, he suggested a 28% increase for Mr. Lawrence.

16 Commissioner Roberts stated that Mount Dora's population is similar, and they have more
17 employees both full time and part time. She stated that Mount Dora has a larger budget.

18 Commissioner Roberts stated that not only does the town keep our millage rate low, but it is
19 also important to pay our employees well as they are doing more with less staff. She stated
20 that she obtained her information from the Florida League of Cities website, along with the
21 individual budgets of the municipalities.

22 **Commissioner Roberts made a motion to approve a 25% merit increase for Town Manager**
23 **Lawrence.**

24 **The motion was died for lack of a second.**

25 Town Attorney Derek Schroth advised this will increase the base salary from \$134,000.00 to
26 \$167,500.00 base salary.

27 **Commissioner Freeman made a motion to approve a 28% merit increase for Town Manager**
28 **Lawrence. Commissioner Roberts seconded. Motion carried 4-0.**

29 Town Attorney Schroth advised this will increase the base salary from \$134,000.00 to
30 \$171,520.00 base salary.

31 **3. Consideration of Raising Maximum Pay Grades for Department Heads and Salaried**
32 **Supervisors (Pam Winegardner)**

1 Town Manager Bill Lawrence presented this agenda item stating that in November 2023, the
2 commission held a meeting with the Florida Police Benevolent Association and voted
3 unanimously to increase the pay for sworn officers by 30% for union and non-union
4 employees. He stated that as a result of the increase, several non-union employees met or
5 exceeded their maximum pay grade, making them ineligible for compounded future pay
6 increases.

7 Mr. Lawrence stated that this request also affects the salary grades of all the departments,
8 not just the police department. He clarified that by raising the maximum salary cap for the
9 department managers and the salaried supervisors, this affects future raises and the
10 contributions to their retirement system.

11 Commissioner Roberts asked when the last time this type of maximum grade was addressed.

12 Mr. Lawrence stated that Public Works Director C. T. Eagle advised that it is adjusted
13 approximately every two years.

14 Commissioner Regan confirmed that this increase will add to their current salary with 11%
15 more.

16 Mr. Lawrence clarified that the salaried employees in the police department did not receive
17 the full 30% increase because a portion of the increase brought them to the maximum level
18 pay grade. With this request those staff members will receive the remainder of the increase in
19 a bonus. He stated that because this is in the form of a bonus, it will affect their future raises
20 because they had been maxed out and it also affects what is contributed to their retirement
21 system. He stated that by raising the salary level these employees will now receive the full
22 30% increase as part of their salary, and they will be subject to pay raises in the future. He
23 stated that when staff is at the top of their pay scale, they do not receive these benefits.

24 Mayor Freeman verified with Mr. Lawrence that this request affects only the department
25 managers and the salaried supervisors, and not general staff.

26 Mr. Lawrence replied affirmatively.

27 Commissioner Roberts asked if this is a pay raise or a maximum salary cap and will not
28 instantly receive pay raises if this request is approved.

29 Mr. Lawrence replied that it is a maximum salary cap and that only the employees in the
30 police department who did not receive the full 30% increase will be receiving a bonus.

31 Commissioner Gourlie asked how long this cap will be in place.

32 Mr. Lawrence replied that it will be in effect for approximately two years.

Commissioner Gourlie made a motion to approve raising the Maximum Pay Grades for Department Heads and Salaried Supervisors; Commissioner Roberts seconded. Motion carried 4-0.

4. Consideration of Approval for the Hammock Oaks Amenity Center Major Site Plan MJSP 11/23-002 – Proposing a 2,999 Square Foot Bathroom Cabana, 6,913 Square Foot Pool Area, Playground, Dog Park, 985 Square Foot Shade Pavilion, 985 Square Foot Covered Mail Kiosk Area, and 45 Parking Spaces, on 2.76-acres zoned Planned Unit Development (PUD), owned by SK Hammock Oaks, LLC, within the town limits of the Town of Lady Lake, Florida (Thad Carroll)

Mr. Carroll presented this agenda item stating the applicant is Rob Walpole, Professional Engineer with CHW on behalf of property owner SK Hammock Oaks, LLC. He stated that the future land use designation is Mixed Development District/Traditional Neighborhood District (MDD-TND).

Mr. Carroll presented a map of the area advising that the amenity center is off of CR 466 and to the west of the proposed multi-family development and below the commercial portion of the development. He clarified that the bathroom is not factored in for parking improvements.

Mr. Carroll stated that Mr. Walpol is present if there are any questions.

Commissioner Roberts made a motion to approve the Hammock Oaks Amenity Center, proposing a Bathroom Cabana, Pool Area, Playground, Dog Park, Shade Pavilion, Covered Mail Kiosk Area, and 45 Parking Spaces; Commissioner Gourlie seconded. Motion carried 4-0.

5. Green Key Village Subdivision Phase 5 — Proposing 45 Non-Age-Restricted Single-Family Residential Lots on 8.89 Acres Zoned RS-6 within the Green Key Subdivision, locate on the North Side of Lake Ella Road Approximately ½ Mile East of Rolling Acres Road, addressed as 1635 lake Ella Road, owned by Green Key Village, LLC, within the town limits of the Town of Lady Lake, Florida (Thad Carroll)

Mr. Carroll presented this agenda item stating the applicant is Greg Thomas, on behalf of Green Key Village, LLC. He stated that this property is zoned RS-6, which allows for six dwelling units per acre. He advised that sitework is occurring, and they are in the position to present the final plat which allows the sale of property.

Mr. Carroll stated that the proposal is for 48 non-age restricted single-family residential lots the 15.96 acres. He stated that the application was received on January 25, 2024. He advised that this is the final phase in Green Key Village. He stated that the water and sewer agreement

1 will need to be amended between the Town and the property owner/developer to provide
2 capacity for the project.

3 Mr. Carroll stated that the final plat plan was reviewed to determine compliance with the
4 Land Development Regulations and Florida Statute 177.

5 Mr. Carroll stated that the applicant is present if there are any questions.

6 **Commissioner Regan made a motion to approve Green Key Village Subdivision Phase 6;**
7 **Commissioner Gourlie seconded. Motion carried 4-0.**

8 **Mayor Freeman reminded the audience that if anyone wants to make a comment, please**
9 **complete a comment card, and submit it to Town Clerk Wilson until such time as there is a**
10 **motion on the table.**

11 **TOWN ATTORNEY'S REPORT**

12 **1. Ordinance 2024-02 – First Reading Rezoning Tree Tops Golf, Inc, Modifying the Zoning**
13 **Entitlements under the Lady Lake Planned Commercial (CP) Designation for Property**
14 **Being Approximately 2.180 acres; Referenced by Alternate Key Number 3931491 within**
15 **Lady County, Florida (Thad Carroll)**

16 Mr. Carroll presented this agenda item stating the applicant is Alex Girard with Tree Tops Golf,
17 Inc. The future land use designation is RET-General Commercial – Retail Sales and Services
18 and the zoning designation is Planned Commercial. He stated that the property is currently a
19 miniature golf course and batting cages.

20 Mr. Carroll stated the property owner sold a portion of the property within the past two years.
21 He stated that the applicant would like to now sell a limited number of golf carts on the
22 property. Mr. Carroll advised Mr. Girard that although the property is zoned commercial and it
23 is permitted under the future land use designation, the Planned Commercial designation
24 does not permit golf cart sales. He stated that this ordinance will allow Mr. Girard the ability
25 to sell no more than 30 golf carts from the property. He stated that the three golf carts will be
26 permitted to be displayed in the parking area.

27 Mr. Carroll stated that the applicant is present if there are any questions.

28 Commissioner Roberts verified with Mr. Carroll that there is adequate parking remaining even
29 though three spaces are utilized by golf carts.

30 Mr. Carroll replied affirmatively adding that it is based on the office spaces and the minimum
31 ADA requirements.

32 Mayor Freeman stated that there are no public comment cards regarding this ordinance.

- 1 **Commissioner Roberts made a motion to approve Ordinance 2024-02; Commissioner**
2 **Gourlie seconded. Motion carried 4-0.**

Commissioner (Ward)	Vote
Regan (Four)	YES
Roberts (One)	YES
Gourlie (Two)	YES
Freeman (Three)	YES

- 3 **Motion passed by a 4-0 vote.**

- 4 **2. Ordinance 2024-03 – First Reading – Annexation; An Ordinance Voluntarily Annexing**
5 **Property Being 24.02 Acres, Owned by David M. Caudill and David M. Caudill Life Estate,**
6 **Located on the North Side of Lake Ella Road, Approximately 350 Linear Feet West of Micro**
7 **Racetrack Road, within Lake County, Florida (Thad Carroll)**

8 Mr. Carroll presented this agenda item stating that the applicant is Craig Brashier, CHW, LLC,
9 the future land use designation is Lake County Rural, zoning designation is Lake County
10 Agricultural, and that the present use of the property is Residential Home and Pastureland.

11 Mr. Carroll stated that this property is contiguous with the Hammock Oaks property north of
12 this parcel that is already within town limits. He stated that this parcel will also provide
13 connectivity to Lake Ella Road.

14 Mr. Carroll stated that should this annexation, land use change and the rezoning be denied, it
15 does not remove the property rights that were previously granted. He stated that it simply
16 removes this acreage for incorporation into the PUD.

17 Mr. Carroll stated that prior to tonight's meeting he had a conversation with Richard Masso
18 who questioned why the town annexes property, continues to annex property and whose
19 decision it is to annex property.

20 Mr. Carroll explained that it is the commission's decision to annex property. He stated that it
21 is staff's responsibility to present the facts of the case such as the densities of the subject
22 property and how the annexation will impact the town. He stated that a primary reason for
23 annexation is the developer will utilize the town's centralized utilities, water and/or sewer. He
24 stated for an applicant to develop in Lake County they must obtain their own package plant,
25 or they must have individual septic tanks and individual wells on each property. He stated
26 that has more environmental impact than utilizing a central utility service. He stated that
27 annexing property does have the potential to create more traffic.

1 Mr. Carroll stated annexations are subjective and have been viewed as a gateway for
2 economic development. He stated that he does not believe that is the case in Lady Lake as
3 our millage rate is low.

4 Mr. Carroll stated that the applicant is present if there are any questions.

5 Commissioner Regan verified that this is the subject property discussed at the LPA meeting
6 this evening. The members voted to limit the parcels to four dwelling units per acre.

7 Mr. Carroll replied affirmatively. He stated that the first step is to annex the property, amend
8 the future land use and finalize the process by rezoning the property.

9 Commissioner Regan confirmed that this portion of the project is not an age-restricted
10 adults' community.

11 Mr. Carroll stated that there are age-restricted components within the development and does
12 not believe this component is age-restricted. He stated that the future land use amendment
13 addresses the impacts on schools and traffic.

14 Commissioner Regan stated that his concerns are always the impact on our roads and the
15 school. He stated that the addition being constructed to the school will not be completed
16 until 2025 and students are currently attending classes in portable classrooms. He stated his
17 concern is with the amount of growth impacting the school.

18 Mayor Freeman stated that he shares Commissioner Regan's concerns regarding traffic.

19 Richard Masso, 373 Carriage Lane, Lady Lake

20 Mr. Masso expressed his concern regarding the amount of annexations that have been
21 granted recently. He stated that the commission needs to slow down and take a look at
22 everything such as traffic and the school. He stated that his neighbor is a teacher and
23 mentioned that the portable classrooms were supposed to be temporary but will be needed
24 after the addition to the school is completed. He stated that currently there are an estimated
25 500-1,000 homes being built in Lady Lake. He stated that he moved here from Miami due to
26 the amount of growth in that area. He stated that he is not against building; he would like to
27 see controlled building without zero lot lines between houses. He asked what the advantages
28 of annexations are for the current residents.

29 Commissioner Roberts stated that this piece of property is contiguous with an already
30 existing development and will offer one more way to enter and exit, which seems would
31 lessen traffic pressure in other places. She stated that the traffic studies show that these
32 roads are not at capacity regardless of what others believe.

1 Commissioner Roberts stated that she is not insensitive to the school issue as it is still within
2 what the Lake County school system determines are school capacities. The school board,
3 which is under the State of Florida, determines what is capacity and what the schools can
4 handle. She stated that it does not matter how others feel. She stated the issue regarding
5 portable classrooms is different conversation.

6 Commissioner Roberts reiterated that this property is contiguous to a development that has
7 been approved. She stated that she cannot deny a property owner his ability to sell his
8 property because there have been too many annexations.

9 Commissioner Roberts stated that she listened to a presentation by a Sumter County
10 commissioner who talked about this issue. She stated that Lady Lake's population is
11 currently over 51% of age 65 and older. She stated that several stores and restaurants are
12 short staffed because there are not enough working-aged people living here. In order to
13 provide a viable workforce, we have to offer affordable housing.

14 Commissioner Roberts stated that for the past six months she has been asking workers how
15 far they travel to work in Lady Lake. She stated that the average answer is 30-40 minutes
16 because they cannot afford to live closer. She stated to annex property in a multi-age
17 community makes sense.

18 Commissioner Regan confirmed with Mr. Carroll that students in the upper grades would be
19 bused to Leesburg to attend middle school and high school. He stated that is a long time to
20 be on a bus and bus drivers are in short supply. He stated this issue is a tough call and that he
21 is not against development, yet these additional homes are adding to the traffic issues. If
22 Lake County is responsible for the roads, they need to let us know their plans for the roads.

23 Commissioner Regan stated that perhaps the Town should be more considerate of how it
24 goes about future development and at what rate.

25 Commissioner Gourlie stated that when he was in school years ago, he rode the bus for eight
26 miles to school and also attended classes in portable classrooms. He stated this has not
27 changed as he has gotten older.

28 John Curtis, representing Kolter Land Partners and SK Hammock Oaks

29 Mr. Curtis stated that with the 24 acres in question the goal was always to tie into Lake Ella
30 Road. This will provide connectivity to multiple points of ingress and egress to the
31 development and will alleviate road impacts. He stated that with the Hammock Oaks Reserve
32 project, an agreement was negotiated with the Lake County school board in which each time
33 a plat is recorded, the developer would pay the school board a set fee based on every lot that
34 is in the plat. For this 24-acre property the school concurrency impact will be amended to

1 reflect these additional parcels. He stated that the developer is currently paying the school
2 board \$3.5 million. He stated that the developer understands the impact and the need for
3 schools and is contributing funds to the school.

4 Mr. Curtis advised that there is another project they are developing where the school board
5 will have access to the property and consider developing the property for a future school
6 building.

7 Mr. Curtis stated that a few years ago at a Town commission meeting there was a
8 presentation for the need for work-force housing and people to work here. He stated at that
9 time, the presenter stated that it took three people working to support one person retired in
10 The Villages. He stated that the new houses for Hammock Oaks Reserve are entirely geared
11 toward workforce housing for the people, some with families, who will be working in the
12 community, supporting the community, and the goal is that they are not driving 30+miles to
13 work.

14 Mr. Curtis stated that he attended a meeting to finalize the Project Development Agreement
15 (PDA), which was initially from CR 466 to Griffin Avenue for the study of Rolling Acres Road. It
16 was amended to include Sunshower Lane to Griffin Avenue, which will allow the Town and
17 Lake County, and ultimately FDOT and the state, to know what needs to be done on that
18 segment to make it viable. He stated that there may be future developments along that area
19 to Lake Ella Road. He stated that ultimately that road will be a continuation to CR 466A.

20 Mr. Curtis stated that they will continue to work with the Town and with Lake County to aid in
21 traffic impact. He reminded everyone that there are people outside of this community that
22 are also impacting these roads.

23 Attorney Schroth stated that based on the comments this evening the commission vote could
24 be a tie, which is a denial. He stated that it is the commission's discretion to postpone voting
25 on this ordinance until there is a full board present.

26 Mayor Freeman confirmed with Attorney Schroth that if this ordinance is tabled tonight, the
27 following ordinances associated with this property will also be tabled. He stated that in
28 fairness to the applicant and to the Town, the commission should wait until Commissioner
29 Sage is present to vote on these ordinances.

30 Mr. Curtis stated that he agrees with the continuance of these readings. He stated that the
31 goal is that all members of the commission understand that the applicant is doing what is
32 best for the project and for the Town.

33 **Commissioner Regan made a motion to table Ordinance 2024-03 until all commissioners**
34 **are present.**

1 **Mayor Freeman passed the gavel to Mayor Pro-Tempore Roberts.**

2 **Mayor/Commissioner Freeman seconded the motion.**

Commissioner (Ward)	Vote
Regan (Four)	YES
Roberts (One)	NO
Gourlie (Two)	NO
Freeman (Three)	YES

3 **Motion died by a 2-2 vote.**

4 Mayor/Commissioner Freeman stated that he feels that annexations are too important and
5 feels that Commissioner Sage should have a voice.

6 Commissioner Roberts stated that she would like to change her vote.

7 Mr. Carroll confirmed that the vote is to table Ordinance 2024-03, Ordinance 2024-04, and
8 Ordinance 2024-05.

9 **Commissioner Regan made a motion to table Ordinance 2024-03, Ordinance 2024-04,**
10 **Ordinance 2024-05 until all commissioners are present. Commissioner Roberts seconded.**

Commissioner (Ward)	Vote
Regan (Four)	YES
Roberts (One)	YES
Gourlie (Two)	YES
Freeman (Three)	YES

11 **Motion passed by a 4-0 vote.**

12 **3. Ord. 2024-04 – SSFLUM**

13 Tabled.

14 **4. Ordinance 2024-05 – Rezoning**

15 Tabled.

16 **TOWN MANAGER’S REPORT**

17 Town Manager Bill Lawrence acknowledged the Parks and Recreation staff, and Events
18 Coordinator Amy, who organized a successful Easter Egg Hunt. He thanked Communications
19 Director Elisha for promoting the event.

Mr. Lawrence stated that officials from the City of Eustis visited and spoke with our Parks and Recreation Director Mike Burske, and expressed how great our parks and ballfields are.

Mr. Lawrence stated that the Library Director Aly has written her first grant for the Lake County Library Impact Grant. If awarded, the funds will be for our youth library renovations and new furnishings. Lake County Library Director George Taylor will present our application on our behalf.

Mr. Lawrence reminded everyone that Blues Under the Oaks is Saturday, April 6 from 11am-3pm at Snooky Park. Also, on Saturday morning at 9am, the PGA Store will have a ribbon cutting.

Mayor Freeman stated to get there early as he was informed by the store staff that people will be arriving Thursday evening for the ribbon cutting. He stated that the store gives away approximately \$30K in golf equipment at ribbon cutting events.

MAYOR AND COMMISSIONER'S REPORT

Mayor Freeman thanked the commissioners for their thoughtful discussion this evening. He stated that a public meeting is the only time the commissioners can discuss Town issues.

PUBLIC COMMENTS

Ruth Kussard, 424 Loma Paseo Dr.

Ms. Kussard gave each commissioner a copy of an article from The Villages Daily Sun regarding the Lady Lake Chamber of Commerce Mac-&-Cheese event. She stated that she was surprised and dismayed that the Chamber had moved their annual Mac-&-Cheese Festival to Wildwood. She stated that this is a "slap in the face" to Lady Lake who for many years has helped the Chamber by giving them \$10K annually, rented them the Log Cabin for \$10 annually, and paid for their water and electricity. She stated that this move will affect the Lady Lake businesses, who are also members of the Chamber, and who may have profited from additional foot traffic when it was held in Lady Lake in past years. She stated that with budget time approaching, this should be taken into consideration.

ADJOURN

There being no further business, the meeting was adjourned at 7:09 p.m.

Carol Osborne, Deputy Town Clerk

Ed Freeman, Mayor



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the reappointment of Daniel Russell to the Police Pension Board. (Nancy Wilson)

AGENDA ITEM ID

2024062

DEPARTMENT

Town Clerk

SUMMARY

Mr. Russell's two-year term expired on April 4, 2024 and he has requested reappointment.

Backup material for this agenda item includes:

1. Russell Reappointment

Reappointed on
4/4/22

TOWN OF LADY LAKE BOARDS AND COMMITTEES APPLICATION

Date: April 6, 2021_____

Name: ___Daniel L. Russell_____

Mailing Address: ___103 Costa Mesa Dr Lady Lake, FL 32159_____

Location of residence: ___103 Costa Mesa Dr Lady Lake, FL 32159_____

Business Location (Applicable for Economic Development Advisory Committee):

Home Phone: ___770-846-8758___ Work Phone: ___None_

Cell Phone: _770-846-8758_____

E-Mail Address: _Heytubes@aol.com_____

Check below the Committees or Boards that you are willing to serve on:

- ☐ Citizens Advisory Task Force
- ☐ Disciplinary Arbitration Panel
- ☐ Economic Development Advisory Committee
- ☐ Lake County Library Board Liaison
- ☐ Library Board
- ☐ Planning and Zoning Board
- ☐ Parks, Recreation and Tree Advisory Board

XPolice Pension Board

Occupation: ___Retired Business Owner_____

Training or experience related to activities of boards or committees to which appointment is sought: ___Former Police Officer with Jacksonville Sheriff's Office and Orlando Police Department. Also instrumental in changing JSO's Pension plan in relation to the 1937 Fire and Police Retirement Act. Will have to explain this in detail if necessary. _____

Member of the following professional or business organizations:

Georgia Solar Power Association_____

Have you served on a Town board or committee in the past? No_____

If yes, name of committees/boards and dates: _____

Nationality: (optional) _US Citizen_____ (This information is used for the Annual Florida Department of State report only.)

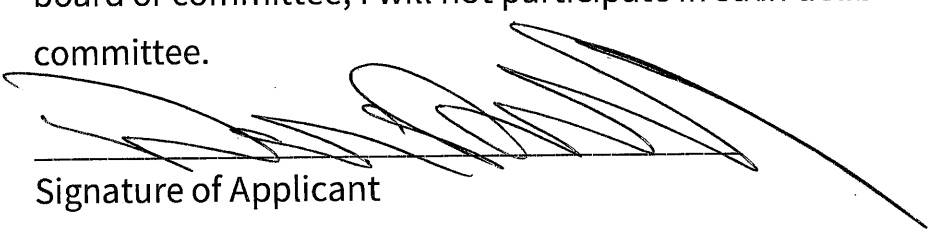
Have you ever been convicted of a felony? (optional) _No_____

Please list three references that the Town may contact (excluding Town employees and Commissioners); include name, address and phone number:

1. Edward Nipper 1107 Rigdon Rd., Jacksonville, FL 32220 904-786-8852____
2. Martin Gibson 102 Park East, Holly Springs, GA 30115 404-374-1900_
3. Congressman Jody Hice US Capitol Building, Washington DC 404-630-8214_____

➤ Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.



Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: Members of the Planning and Zoning Board and Police Pension Board will be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR.



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of reducing the amount of the construction bond for the Hammock Oaks Subdivision Phases 1A, 1B, and 1C. (Thad Carroll)

AGENDA ITEM ID

2024063

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTION

Staff recommend approval of a reduction of the amount of the construction bond for the Hammock Oaks Subdivision Phases 1A, 1B, and 1C.

SUMMARY

On November 27, 2023, SK Hammock Oaks LLC provided a subdivision bond in the amount of \$21,134,436.21 as a surety to complete all required construction of the infrastructure for Phases 1A, 1B, and 1C. Pursuant to Chapter 3, Section 11, g), 3), B), 1) of the Land Development Regulations, when construction of required improvements is to be completed following final plat approval, the developer shall, at or prior to final plat approval, execute a contract for construction of the required improvements and post security in the amount equal to one hundred fifteen (115) percent of the estimated total cost if improvements remaining to be constructed.

Additionally, Chapter 3, Section 11, g), 3), B), 6) of the Land Development Regulations provides a process by which the bond may be reduced. Specifically, the code states that a reduction in the amount of surety required, other than a final draw or reduction, may be authorized by the Town Commission after completion of any distinct and separable phase or portion of the required improvements. The amount of any given reduction shall not exceed eighty (80) percent of the cost of completed work, as determined by the Town Commission following review of a cost estimate for said work prepared and certified by the developer's engineer. A reduction in construction security shall not be construed as acceptance of the improvements unless expressly stated otherwise by the Town Commission at the time of the reduction. Formal acceptance shall occur as provided elsewhere in this Code, and only upon the establishment of proper maintenance security, where required.

Robert J. Walpole, P.E. of CHW has provided a letter to certify that that a significant portion of the work in Phases 1A, 1B, and 1C has been completed, along with invoices demonstrating that payment has been made for the construction activity.

At this time, CHW is requesting that the amount of the surety value be reduced to \$12,675,519.77. Staff recommends approval of the applicant's request.

PAST ACTIONS

None

FISCAL IMPACT

None.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

None

Backup material for this agenda item includes:

None



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

NEW BUSINESS

AGENDA ITEM ID

DEPARTMENT

Information Technology

SUMMARY

Backup material for this agenda item includes:

None



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Award RFP 2024-001 to HP Communications, Inc. (John Pearl)

AGENDA ITEM ID

2024056

DEPARTMENT

Information Technology

SUMMARY

Staff requests approval to award RFP 2024-001 for Fiber Optic Cable Outside Plant (OSP) Construction services to HP Communications Inc. as the lowest bid received.

This is a phased, "pay-as-you-go" construction plan, generally consistent with the previously approved Fiber Master Plan. If approved, construction will begin in May.

The construction plan for this year provides approximately 2.8 miles of fiber and 2.3 miles of new fiber conduit.

When completed in year nine, approximately 19 miles of high-capacity, redundant fiber optic backbone will have been constructed to connect 7 town facilities, 6 town parks, 3 well sites, 21 lift stations, and 5 communications towers.

The agreement has been reviewed by the Town Attorney.

FISCAL IMPACT

The total contract award of \$2,297,978.48 will be distributed over a nine-year period.

Budgeted cost for year one of this project is \$323,268, including a 20% contingency allowance.

SOURCE OF FUNDING

Budget

FUNDING ACCOUNTS

The cost is to be divided evenly between the following accounts each fiscal year:

001-1901-519.63-10

401-3301-533.63-10

401-3503-535.63-10

PAST ACTIONS

At the July 18, 2016, workshop, it was the consensus of the Commission by a vote of 3-2 for staff to move forward with contacting Magellan Associates to investigate the cost of developing a comprehensive broadband design and technical plan for the Town.

At the June 24, 2019, workshop, the Commission indicated that they were in favor of contracting with FDOT to install fiber conduit during the 27/441 road widening project and requested that this item come before them at a regular meeting.

At the August 5, 2019, meeting, the Commission voted 5 to 0 to approve the Metric Engineering proposal to design fiber optic infrastructure to be installed during the upcoming highway 27/441 road widening project. The approved design cost was \$49,362 with a not-to-exceed \$500,000 construction cost.

Also at the August 5, 2019, meeting, the Commission voted 5-0 to approve the mutual agreement with the City of Cocoa for Danella Construction to provide fiber optic infrastructure services at multiple Town locations.

On December 1, 2019, \$203,805.89 was placed in escrow with the Florida Department of Financial Services for the estimated cost of the 27/441 fiber optic conduit construction.

At the August 15, 2022, meeting the Commission voted 4-0 to approve the FiberWAN Master Plan developed by Magellan Advisors.

At the August 21, 2023, meeting, the Commission voted 4-0 to renew the mutual agreement with the City of Cocoa for Danella Construction to provide fiber optic infrastructure services.

On February 5, 2024, the Commission voted 5-0 to approve the advertisement of a Request for Proposal (RFP) for Fiber Wide Area Network (FiberWAN) construction

Backup material for this agenda item includes:

1. lady-lake-fiberwan-rfp-2024-001
2. year-1-fiberwan-build

Attachment A - Standard Form of Agreement

Town of Lady Lake Standard Form of Agreement

This agreement is dated as the day of _____ in the year ____ by and between Town of Lady Lake (hereinafter called the Town) and _____ (herein after called the Contractor).

Town and Contractor hereby agree as follows:

Article I – Work

Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is described Article 2 below.

Article 2 – The Project

The Project for which the work under the Contract Documents may be the whole or only a part is described as follows:

Build of Fiber to the Premise main distribution network, feeder & distribution network as designed (Attachment B) with the identified labor and material costs as described on Attachment C.

Article 3 – Contract Times

- A. All time limits for Milestones, if any, Substantial Completion, and Final Completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.
- B. After completion and approval of the work for each year, final payment will be made according to Florida law.

	Start Date	Footage	Maximum Months for Completion
Year 1	No later than May 1 st , 2024, Complete no later than August 31 st .	Conduit 5,812' (Fiber 15,226')	4
Year 2	No later than March 1 st , 2025, Complete no later than August 31 st .	Conduit 613', (Fiber 24,065')	6
Year 3	No later than March 1 st , 2026, Complete no later than August 31 st .	Conduit 14,823',	6

		(Fiber 15,398')	
Year 4	No later than March 1st, 2027, Complete no later than August 31 st .	Conduit (10,798') Fiber (10,961')	6
Year 5	No later than March 1st, 2028, Complete no later than August 31 st .	Conduit (11,426') Fiber (11,426')	6
Year 6	No later than March 1st, 2029, Complete no later than August 31 st .	Conduit (14,322') Fiber (14,322')	6
Year 7	No later than March 1st, 2030, Complete no later than August 31 st .	Conduit (10,816') Fiber (10,816')	6
Year 8	No later than March 1st, 2031, Complete no later than August 31 st .	Conduit (7,298') Fiber (7,298')	6
Year 9	No later than March 1st, 2032, Complete no later than August 31 st .	Conduit (6,973') Fiber (29,311')	6

- C. When a vendor is awarded the RFP, they will sign the continuing service agreement, which can be used in for each year of the project. After the initial term, the contractor or Town can opt out of the continuing service agreement with proper notice.
- D. Contractor and Town recognize that time is of the essence of this Agreement and that Town will suffer financial loss if the Work is not completed within the times specified in Article 3(B). Town and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Town \$500.00 per day for the first thirty calendar days, \$1,000.00 per day for calendar days 31-60, and \$1,500.00 for each day starting after calendar day 60. The Town, in addition to being able to recover liquidated damages as set forth above, has a right to terminate this Agreement in the event Contractor does not timely complete any of the Work under this Agreement due to Contractor's actions or omissions. Should the Town terminate this Agreement for Contractor's failure to timely complete the Work due to Contractor's actions or omissions, Contractor and its Surety shall be liable for the expense associated with the Town hiring another contractor to complete Contractor's Work.

Article 4 - Contract Price

Town shall pay Contractor for the completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to the below:

- A. For all Work, at the prices stated in Contractors Bid, attached here to as an exhibit.
- B. For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item as indicated in the Contractor's Bid.
- C. Even though the Town is requesting pricing for all items, the amount payable only applies to items with pre-populated non-zero quantities attached unless negotiated with Town.
- D. The contract price shall include all applicable sales, use and other taxes as may apply. The Town is a tax exempted entity.
- E. Unless otherwise specified in the Agreement, Contractor shall obtain and pay for all construction permits and licenses. Permit costs may be passed through to the Town. The Town shall pay all governmental charges and inspection fees necessary for certification of the Work.
- F. Provide a three-year warranty as defined in Article A section 10.

Article 5 – Payment Procedures

- A. Contractor shall submit applications for payment to the Town for review.
- B. Town shall make progress payments on account of the Contract Price on the basis of Contractor's application for payment during performance of the Work.
 - 1. Payments will be made in an amount equal to the percentage complete as verified by the inspector, less any payment already made, up to 90 percent of the contracted price. A retainage of 10% will be withheld until the project is completed and accepted.
- C. Final Payment will be made upon completion and acceptance of Work.
- D. The Town shall tender payment pursuant to Florida law.

Article 6 – Contractors Representation

In order to induce Town to enter into this Agreement, Contractor makes the following representations:

- A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
- B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, and performance of the Work.
- C. The contractor is familiar with and is satisfied with all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of work.
- D. Contractor has considered the information known to Contractor; information commonly

known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractors safety precautions and programs.

- E. Based on the information and observations referred to in Paragraphs above, Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, with the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- F. Contractor is aware of the general nature of the work to be performed by Town and others at the Site that relates to the Work as indicated in the Contract Documents.
- G. Contractor has given Town written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents and is acceptable to the Contractor.
- H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

Article 7 – Contract Documents

Contents

- A. The Contract Documents consist of the following:
 - 1. This Agreement
 - 2. Exhibits to this Agreement.
 - a. Contractors Bid
 - b. Documentation submitted by Contractor prior to Notice of Award
 - 3. Performance Bond
 - 4. Payment Bond
 - 5. All documents within the RFP
- B. The documents listed in Article 7. A are attached to this Agreement (except as expressly noted otherwise above)
- C. There are no Contract Documents other than those listed above in this Article 7.
- D. The Contract Documents may only be amended, modified, or supplemented by written authorization from both the Town and Contractor.

Article 8 – Miscellaneous

- A. Assignment of Contract – No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- B. Successors and Assigns – Town and Contractor each bind itself, its partner, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.
- C. Severability – Any provision of part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Town and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- D. Contractor's Certificates
 - 1. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of the Paragraph:
 - a. "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution.
 - b. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Town, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Town of the benefits of free and open competition.
 - c. "Collusive practice" means a scheme or arrangement between two or more bidders, with or without the knowledge of Town, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 - d. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Article 9 – Correction or Removal of Defective Work

- A. Promptly after receipt of written notice, Contractor shall correct all defective Work, whether

fabricated, installed, or completed, or, if the Work has been rejected by Town, remove it from the Project and replace it with Work that is not defective. Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or removal (including but not limited to all costs of repair or replacement of work by others).

- B. When correcting defective Work under the terms of this Paragraph above, Contractor shall take no action that would void or otherwise impair Town's special warranty and guarantee if any, on said Work.
- C. If within three years after Final Completion any Work is found to be defective, Contractor shall promptly, without cost to Town and in accordance with Town's written instructions:
 - 1. Correct or repair such defective work at its sole expense to the Town's satisfaction; and
 - 2. Satisfactorily correct or repair or remove any damage to other Work, to the work of others or other land or areas resulting therefrom.

Article 10 – Warranty

Warranty Terms

- A. Contractor warrants to Owner, for the Warranty Period, that all materials and equipment incorporated into the Project by Contractor (including without limitation its Subcontractors and suppliers at any level) under this Agreement will be new when first provided (unless Owner agrees to reuse of equipment as set forth in a Work Order or a notice regarding Owner-furnished materials) and shall be of good quality, or in the case of Owner-furnished materials, in substantially the same condition as of the time such Owner-furnished materials were delivered to Contractor. Contractor's warranty shall be inclusive of Owner-furnished materials. Contractor further warrants, for the Warranty Period, that the Project shall be designed, engineered and constructed to materially meet all of the requirements of this Agreement and to produce a fully functional Project that is capable of materially achieving all performance objectives of this Agreement and is capable of being operated materially free of defects in its components, and that all labor and professional services performed by Contractor hereunder have been performed competently and according to Prudent Industry Practices and (i) materially conform to requirements of this Agreement, (ii) materially comply with all Applicable Laws and (iii) are in material compliance with manufacturer's written warranty requirements.

Defects and Extension of Warranty

- B. If Contractor or Owner discovers items of Work performed or supplied that, at any time before the expiration of the Warranty Period, do not meet the foregoing warranties,

Contractor, upon written notice from Owner, shall promptly correct such defect or nonconformity at its own expense and to the reasonable satisfaction of Owner by repairing or replacing the defective Work. Owner shall provide reasonable access to the Project, maintenance records and operating logs, if necessary, in order to permit Contractor to perform its warranty Work, provided that Contractor shall cooperate with Owner to minimize the effect of such warranty Work on the Project's operations. All costs incidental to such corrective action, including without limitation removal, disassembly, reinstallation, reconstruction, shipping, retesting and re-inspection necessary to correct the defect or nonconformity, or to demonstrate that the previously defective Work conforms to the requirements of this Agreement, shall be borne by Contractor. The Warranty Period will be extended, with respect to all Work corrected under warranty and parts or equipment provided in connection therewith, for one year from the date of completion of such re-work. Should Contractor fail to perform the necessary repair, replacement, and tests within a reasonable time after receiving written notice of the same from Owner, Owner may perform, or cause to be performed, the same at Contractor's expense.¹⁴

Article 11 - Safety requirements

- A. Occupational Safety and Health Standards: The Contractor shall be responsible for the proper application of the Occupational Safety and Health Standards (OSHS) regarding construction of the project. The Town will not be responsible for enforcing any part of the OSHS with respect to the Contractor's equipment or labor practices.
- B. Safety and Protection: Contractor shall be solely responsible for the initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Such responsibility does not relieve Subcontractors of the responsibility for the safety of persons or property in the performance of their work, nor for compliance with applicable safety Laws and Regulations. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
 - 1. All persons on the Site or who may be affected by the work.
 - 2. All the work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 - 3. Other property at the Site or adjacent thereto
- C. Laws and Regulations: Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection.
- D. Contractor shall inform Town of any specific requirements of Contractor's safety program with which Town's employees and representatives must comply while at the Site. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor,

any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the work, or anyone for whose acts any of them may be liable, shall be remedied by Contractor at Contractor's sole expense.

- E. The contractor shall designate a qualified and experienced safety representative at the site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

Article 12 - Laws, Ordinances, Rules, and Regulations

- A. The Contractor shall comply with all Federal, State, County and local laws, ordinances and rules and regulations relating to the performance of the Work.
- B. The Contractor shall give all notices required and shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, the Town shall not be responsible for monitoring Contractor's compliance with any Laws or Regulations.
- C. If Contractor performs any Work that it is contrary to Laws or Regulations, Contractor shall bear all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration of other dispute resolution costs) arising out of or relating to such Work.

Article 13 - Use of Site and Other Areas

- A. Contractor shall confine construction equipment, the storage of materials and equipment, and the operations of workers to the site and other areas permitted by Laws and Regulations and shall not unreasonably encumber the site and other areas with construction equipment or other materials or equipment. The contractor shall assume full responsibility for any damage to any such land or area, or to the Town or occupant thereof, or of any adjacent land or areas resulting from the performance of the work.

Article 14 - Services, Materials, and Equipment

- A. Contractor shall provide and assume full responsibility for all services, materials purchased or provided, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary sewer facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start-up, and completion of Work.

Article 15 – Contractor Responsibilities

- A. Contractor shall be fully responsible to Town for all acts and omissions of the Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of

the Work just as the Contractor is responsible for Contractor's own acts or omissions. Nothing in the Agreement:

1. Shall create for the benefit of any such Subcontractor, Supplier, or other individual or entity any contractual relationship between Town and any such Subcontractor, Supplier or other individual or entity; nor shall create any obligation on the part of Town to pay or to see to the payment of any moneys due any such Subcontractor, Supplier, or other individual or entity except as may otherwise be required by Laws and Regulations.
 2. Contractors shall be solely responsible for scheduling and coordinating the work of Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work under a direct or indirect contract with Contractor.
- B. All Work performed for Contractor by a Subcontractor or Supplier will be pursuant to an appropriate agreement between Contractor and Subcontractor or Supplier which specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Agreement for the benefit of the Town. Whenever any such agreement is with a Subcontractor or Supplier who is listed as a loss payee on the property insurance provided, the agreement between the Contractor and Subcontractor or Supplier will contain provisions whereby the Subcontractor and Supplier waives all rights against Town for all losses and damages caused by, arising out of, relating to, or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the work. If the insurers on any such policies require separate waiver forms to be signed by any Subcontractor or Supplier, Contractor will obtain the same.
- C. Contractor shall supervise, inspect, and direct the work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the Agreement. The Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction.
- D. At all times during the progress of the work, Contractor shall assign a competent resident superintendent who shall not be replaced without written notice to Town except under extraordinary circumstances.
- E. Contractors shall take all necessary precautions to locate, protect and repair existing utilities, underground obstructions, and structures. The Contractor shall be responsible for all damage to existing utilities, field tiles, streets, roads, highways, ditches, shoulders, embankments, culverts, bridges, or other public or private property or facility. The contractor shall protect, shore, brace, support and maintain all underground utilities, pipes, conduits, drains, and other underground construction work performed by him. All pavements, surfacing, driveways, curbs, walks, buildings, utility poles, guy wires and other surface structures affected by construction operations in connection with the performance of the contract, together with all shrubs, lawns and parking crossed by or adjacent to the lines installed shall be maintained, and if removed or otherwise damaged, shall be restored to the

original condition thereof as determined and approved by Town. If Town property is affected during construction by removing paver stone and/or trees and/or other landscape, the contractor will use Town approved subcontractor to restore the affected property.

- F. It is the responsibility of the Contractor to obtain the location of gas lines, water lines, electric, telephone, and cable television cables or wires from the various utility companies and the Town electrician before starting any excavation. The Contractor shall be responsible for any damage to any underground utilities. The Contractor shall expose those utilities indicated on the plans so that elevations may be determined before beginning construction. This work shall be considered incidental to other items of work.
- G. The Contractor shall limit the movement of its crews and equipment to cause as little damage as possible to lawns, gardens, crops, orchards, or property and shall endeavor to avoid marring the lands. All fences that are damaged shall be replaced in as good condition as they were found. The Contractor shall be responsible for all loss of or damage to the above property whether on or off the right-of-way caused by his crews during the construction of the project.
- H. The Contractor shall not leave any open trenches overnight and other excavations shall be protected with suitable barriers, signs, fences, and lights to the extent that adequate protection is provided to the public against accident by reason of such open construction.
- I. The Contractor shall follow all provisions of the Florida Uniform Traffic Control Devices, Florida Department of Transportation Work Zone Safety Requirements and current Florida DOT Specifications and latest supplements.
- J. Contractor will not cut across any street but will bore under the streets. Bore trenches will be repaired by the Contractor within two weeks for major and collector roads and four weeks for residential streets back to original specification per Town requirements.
- K. The contractor must provide a three-year warranty defined in Article A section 10.
- L. Contractor must notify FDOT on all work in their right-of-way.
- M. Contractors must notify pipeline owners of all work in their right-of-way.

Article 16 – Lien Waivers

- A. The Contractor shall provide lien waivers covering the Contractor, all Subcontractors and Suppliers involved in the performance of this Work upon completion and acceptance of the Work. Final Payment, including the release of any retained percentage will not be made to the Contractor until the above material has been received and accepted by the Town.

Article 17 - Indemnification

- A. The Work performed by the Contractor shall be at the risk of the Contractor exclusively. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify, defend (at Contractor's sole expense) and hold harmless the Town of Lady Lake, its agents,

representatives, members, designees, officers, directors, shareholders, employees, agents, successors, and assigns ("Indemnified Parties"), from and against any and all claims for bodily injury, death or damage to property, demands, damages, actions, causes of action, suits, losses, judgments, obligations and any liabilities, costs and expenses (including but not limited to investigative and repair costs, attorneys' fees and costs, and consultants' fees and costs) ("Claims") which arise or are in any way connected with Work performed, Materials furnished, or Services provided under this Agreement by Contractor or its agents. These indemnity and defense obligations shall apply to any acts or omissions, neglect or willful misconduct of Contractor, its employees, or agents, whether active or passive. Said indemnity and defense obligations shall further apply, whether said claims arise out of the concurrent act, omission, or negligence of the Indemnified Parties, whether active or passive.

- B. Contractor's indemnification and defense obligations hereunder shall extend to claims occurring after this Agreement is terminated as well as while it is in force and shall continue until it is finally adjudicated that all actions against the Indemnified Parties for such matters which are indemnified hereunder are fully and finally barred by applicable Laws.
- C. If any claim, legal action or suit arising from the Work is instituted by any person or entity against the Town of Lady Lake, its agents, representatives, members, designees, officers, directors, shareholders, employees, agents, successors, and assigns ("Indemnified Parties"), as a result of a personal injury, death, property damage or loss of any nature, that is covered by this indemnification provision, the Contractor will assume the defense of that claim, legal action or suit, upon being notified to do so by the Town and will pay any judgment or settlement rendered in such action or suit.

Article 18 – Insurance

- A. Upon execution of this Agreement, and prior to the Contractor's commencing any work or services regarding the Work, the Contractor shall:
 - Carry commercial general liability insurance on ISO form CG 00 01 10 01 (or a substitute form providing equivalent coverage).
 - The Contractor shall provide a Certificate of Insurance and Additional Insured Endorsement on ISO form CG 2010 07 04 and CG 20 37 07 04 or equivalent, naming Town as Additional Insured thereunder.
 - Additional insured coverage shall apply as primary insurance with respect to any other insurance afforded to the Town. The coverage available to the Town, as Additional Insured, shall not be less than.
 - \$1 million dollars Each Occurrence.
 - \$2 million General Aggregate (subject to a per project general aggregate provision applicable to the project).
 - \$2 million Products/Completed Operations Aggregate.

- \$1 million Personal and Advertising Injury limits.
 - \$5 million umbrella policy
 - Such insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). There shall be no endorsement or modification of the Commercial General Liability form arising from pollution, explosion, collapse, underground property damage or work performed by Contractors.
 - All coverage shall be placed with an insurance company duly admitted in the State of Florida and shall be acceptable to the Town.
 - All Contractor insurance carriers must maintain an A.M. Best rating of "A- "or better.
 - Coverage shall be afforded to the Additional Insured whether a claim is in litigation. The Contractor agrees to maintain the Additional Insured coverage for the period that follows the Florida State Statute of Limitations.
 - The Contractor must give the Town at least 30 days' prior written notice of cancellation or termination of Contractor's policy.
- B. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the Town. Failure of the Contractor to obtain or maintain the required insurance shall be considered a material breach of this Agreement.
- C. Failure of the Contractor to maintain the required insurance shall constitute a default under this Contract, and at the option of Town, shall allow Town to terminate this Contract for cause and/or purchase said insurance at Contractor's expense.
- D. Errors & Omissions: If the contract's scope of services includes design work or other professional services, then Contractor shall maintain insurance coverage for errors, omissions and other wrongful acts arising out of the professional services performed by Contractor. The limit of liability shall not be less than \$1,000,000.
- E. Limits: By requiring the insurance as set out in this Contract, Town does not represent that coverage and limits will necessarily be adequate to protect Contractor and such coverage and limits shall not be deemed as a limitation on Contractor's liability under the indemnities provided to Town in this Contract. The Town will have the right at any time to require liability insurance greater than that otherwise specified in Article 17. If required, the additional premium or premiums payable shall be added to the bid price.
- F. Contractors performing rigging or crane services must have Riggers Liability coverage of not less than \$100,000 occurrence limit.

Article 19 - Performance, Payment, and Other Bonds

Town shall have the right to require the Contractor to furnish performance and payment bonds for the full amount of the Contract price.

- A. Contractor shall furnish performance and payment bonds, each in an amount at least equal to the Contract Price as security for the faithful performance and payment of all of Contractor's obligations under the Agreement. These bonds shall remain in effect until one year after the date when final payment becomes due, except as provided otherwise by Laws or Regulations or by the Agreement. Contractor shall also furnish such other bonds as are required by the Agreement.
- B. All bonds shall be in the form prescribed by the Agreement except as provided otherwise by Laws or Regulations and shall be executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All bonds signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority shall show that it is effective on the date the agent or attorney-in-fact signed each bond.

If the surety on any bond furnished by Contractor is declared bankrupt or becomes insolvent or its right to do business is terminated in Florida or it ceases to meet the requirements of Article 18, Contractor shall promptly notify Town and shall, within 20 days after event giving rise to such notification, provide another bond and surety, both of which shall comply with the requirements of Article 18.
- C. Licensed Sureties and Insurers - All bonds and insurance required by the Agreement to be purchased and maintained by Contractor shall be obtained from surety or insurance companies that are duly licensed or authorized in the jurisdiction in which the project is located to issue bonds or insurance policies for the limits and coverage so required.

Article 20 – Final Cleaning

- A. Contractor shall return site to its preconstruction status.
- B. Contractor shall clean site and equipment as follows:
 - (a) Remove all labels that are not permanent.
 - (b) Clean exposed finishes to a condition free of dust, dirt, stains, films, and foreign Substances
 - (c) Clean the site. Sweep paved areas, remove all contaminator soil, debris, garbage, and left-over materials from the site, return site to preconstruction status.
 - (d) Any paint removed during transportation or installation shall be repainted on all painted surfaces.
 - (e) Six inches of topsoil shall be placed on all newly disturbed areas and shall be finish graded.
 - (f) All trenches and other disturbed areas shall be backfilled with clean fill and lifts of six inches. All backfill to be compacted to 98% proctor density.

Article 21 – Changes in the Work

- A. Without invalidating the Contract and without notice to any surety, Town may, at any time or from time to time, order additions, deletions, or revisions in the Work by a Change Order or a Work Change Directive. Contractor shall promptly proceed with the Work involved upon receipt of such document. Town and Contractor shall use the unit prices from the contractor's bid for Changes in the Work.

Article 22 – Governing Law, Jurisdiction, and Attorney's Fees

- A. This agreement is governed by the laws of the State of Florida. Any dispute arising under this contract shall be decided in a court of competent jurisdiction in Lake County, Florida. The prevailing party in any litigation shall be awarded all reasonable attorney's fees and costs incurred.

Article 23 – Miscellaneous

- A. Town and Contractor covenant and agree that in the event either party fails to comply with, or breaches, any of the terms and provisions of this Agreement, each party shall provide written notice to the other as soon as reasonably possible after the non-breaching party becomes aware of the failure to comply or breach of contract. In the event that the breaching party fails to cure or correct such breaches within a reasonable time following the receipt of notice, such reasonable time not to exceed 15 days, the non-breaching party shall have the right to declare this Agreement immediately terminated. In the event of termination Town shall pay Contractor for work correctly completed prior to the termination. Town shall have the right to file on Contractor's performance or payment bonds if needed.

- B. Town and Contractor covenant that neither they nor any of their respective officers, members, agents, employees, program participants, or subcontractors, while engaged in performing this Agreement shall, in connection with the employment, advancement, or discharge of employees, or in connection with the terms, conditions or privileges of their employment, discriminate against persons because of their age, except on the basis of a bona fide occupational qualification, retirement plan, or statutory requirement.

- C. Town and Contractor, in the execution, performance or attempted performance of this Agreement, will not discriminate against any person or persons because of sex, race, religion, age, disability, color, national origin, or familial status, nor will Contractor permit its agents, employees, subcontractors or program participants to engage in such discrimination.

D. The provisions of this Agreement are severable and if for any reason a clause, sentence, paragraph, or other part of this Agreement shall be determined to be invalid by a court or federal or state agency, board or commission having jurisdiction over the subject matter thereof, such invalidity shall not affect other provisions which can be given effect without the invalid provision.

E. The failure of Town or Contractor to insist upon the performance of any term or provision of this Agreement or to exercise any right herein conferred shall not be construed as a waiver or relinquishment to any extent of Town's or Contractor's right to assert or rely upon any such term or right on any future occasion.

IN WITNESS THEREOF, Town and Contractor have signed this Agreement in duplicate. Counter parts have been delivered to the Town and Contractor. All portions of the Contract Documents have been signed or identified by Town and Contractor or on their behalf.

This Agreement will be effective on 4/16/2024.

TOWN OF LADY LAKE:

By: William Lawrence

Title: Town Manager

Address: 409 Fennell Blvd.
Lady Lake, Florida 32159

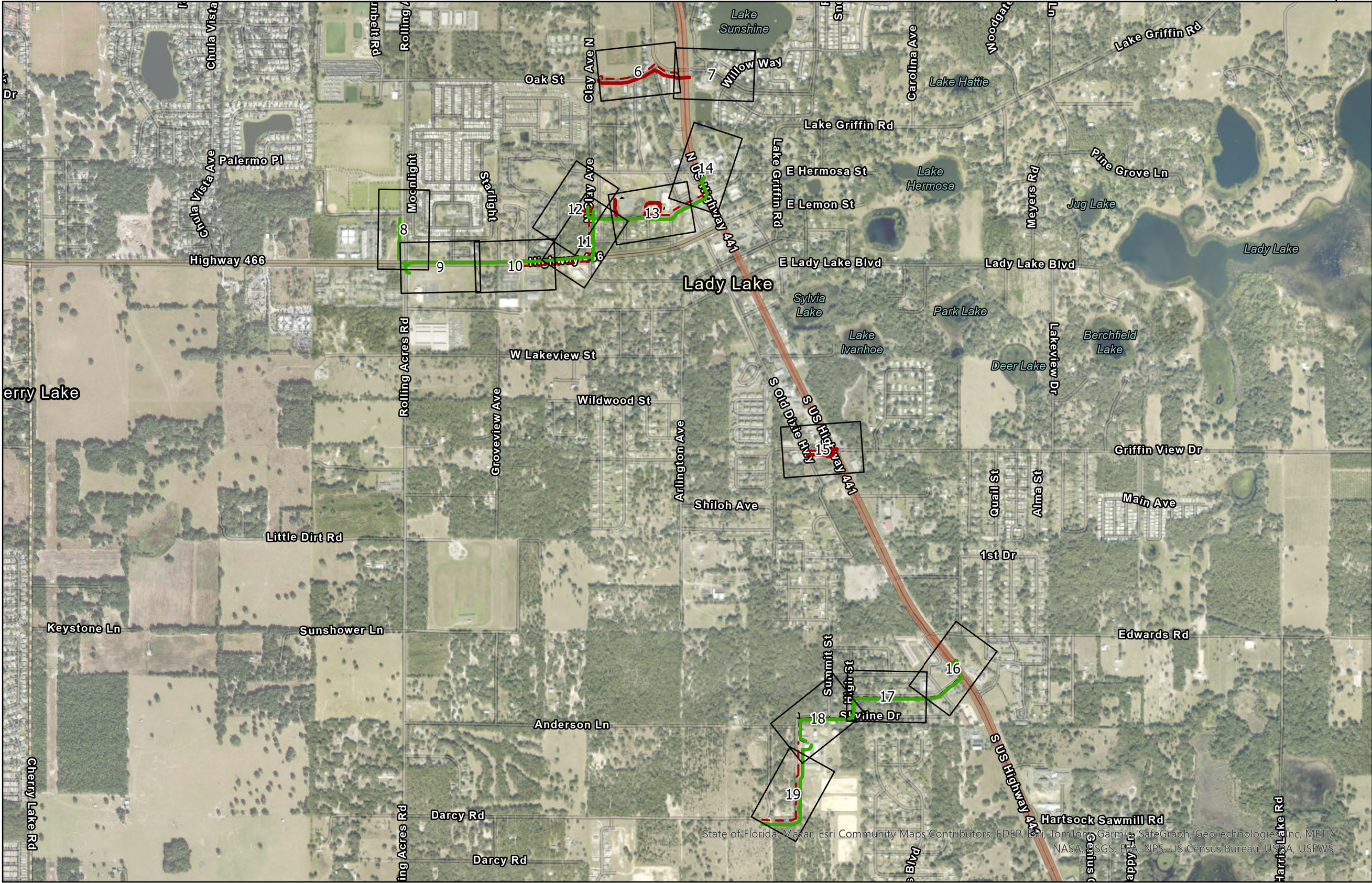
CONTRACTOR:

By: Ahmad Olomi

Title: Executive Vice President

Address: 13341 Temescal Canyon Rd.
Corona, CA. 92883

LADY LAKE, FLORIDA
LAKE COUNTY

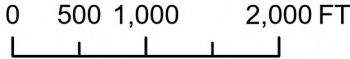


State of Florida, Maxar, Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnology, Inc, METI/
NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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NOTE: ALL CONDUIT TO BE PLACED AT A MINIMUM DEPTH OF 36" UNLESS OTHERWISE NOTED



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS
90% DESIGN
TITLE: OVERVIEW

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Sheet: 1 OF 19

File: Year 1



UTILITY CONTACTS

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
SHEET 1	MAP OVERVIEW
SHEET 2	LIST OF DRAWINGS/PROJECT CONTACTS
SHEET 3	MAP LEGEND
SHEET 4	STANDARD CONSTRUCTION NOTES
SHEET 5	CONSTRUCTION TYPICALS
SHEET 6-	CONSTRUCTION DRAWINGS

NAME: TOWN OF LADY LAKE
ADDRESS: 409 FENNELL BLVD.
CITY, STATE ZIP: LADY LAKE, FL. 32159
CONTACT: JOHN PEARL
PHONE: 352-751-1539
EMAIL: JPEARL@LADYLAKE.ORG

NAME: TOWN OF LADY LAKE
ADDRESS: 409 FENNELL BLVD.
CITY, STATE ZIP: LADY LAKE, FL. 32159
CONTACT: UTILITIES CUSTOMER SERVICE
PHONE: 352-751-1504
EMAIL: UTILITIES@LADYLAKE.ORG

ENGINEERING

PERMIT CONTACTS

MAGELLAN ADVISORS
999 18TH STREET, SUITE 3000
DENVER, CO 80202
CONTACT: COLE HENKLE
PHONE: 913-706-3306
EMAIL: CHENKLE@MAGELLAN-ADVISORS.COM

NAME: TOWN OF LADY LAKE
ADDRESS: 409 FENNELL BLD.
CITY, STATE ZIP: LADY LAKE, FL. 32159
CONTACT: BUILDING DEPARTMENT
PHONE: 352-751-1511
EMAIL: BUILDING@LADYLAKE.ORG

CONSTRUCTION

NAME
ADDRESS
CITY, STATE ZIP
CONTACT:
PHONE:
EMAIL:

NAME: TOWN OF LADY LAKE
ADDRESS: 409 FENNELL BLVD.
CITY, STATE ZIP: LADY LAKE, FL. 32159
CONTACT: UTILITIES CUSTOMER SERVICE
PHONE: 352-751-1504
EMAIL: UTILITIES@LADYLAKE.ORG

NAME
ADDRESS
CITY, STATE ZIP
CONTACT:
PHONE:
EMAIL:

Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

90% DESIGN

TITLE: PROJECT INFORMATION

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

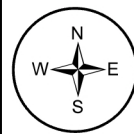
Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Sheet: 2 OF 19

File: Year 1

LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS
90% DESIGN
TITLE: LEGEND

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Sheet: 3 OF 19

File: Year 1



HUT

Sites

Note



Building



Liftstations



Tower



Wells



Valve Box



WIFI



Camera



Signage

Structure



12x12



17x30



24x36



30x48



60x36



Existing HH



<all other values>

Splice Closure



MCA



Reel End



NAP/MCA



NAP



<all other values>

Fibercable



Backbone Fiber



Lateral Fiber



Feeder Fiber



Distribution Fiber

Drop Fiber

MST Fiber

<all other values>

Conduit

1" Ducts

1.25" Ducts

2" Ducts

Mixed Ducts

Other

Custom

Existing Duct

FDH Cabinet

Field Note Point

Bridge

Cabinet

Existing Utility Pole

HH Verification

Handhole

Hydrant

Manhole

Marker

Meter

Pedestal

RR Crossing

Storm Drain

Traffic Signal

Utility Conflict

Valve

Waterloo Traffic Cabinet

Waterloo Traffic HH

<all other values>

Field Note Line

Design Reroute

Ditch/Culvert

Existing Utility - See Comments

Move Vault Location

Tree Trimming Required

<all other values>

Field Note Polygon

Brick/Rock/Concrete

Do Not Build Here - See Comments

Generic - See Comments

Landscaping Issues

ROW/Access Issues

<all other values>

Construction Note Line

Conduit

Fibercable

Genreic Note - See Comments

<all other values>

Construction Note Point

Handhole

Closure

Generic Note - See Comments

<all other values>

Construction Note Polyon

Generic Note - See Comments

<all other values>

Address

Single Family Residence

Commercial

School

Industrial

Government

Duplex

Triplex

Quadplex

MFR 5 Units

MFR 6 Units

MFR 7 Units

MFR 8 Units

MFR 9+ Units

Multi Tenant Commercial

Unknown

<all other values>

Taxparcels

Easement

Street_Centerlines

Right_of_Way

Water_Mains

Sewer_Mains

Sewer_Gravity_Mains

Reclaimed_Water_Mains

county_roads

interstates

intersection

state_roads

us_roads

roadway

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NOTE: ALL CONDUIT TO BE PLACED AT A MINIMUM DEPTH OF 36" UNLESS OTHERWISE NOTED





SPECIFICATIONS FOR FIBER OPTIC NETWORK PATHWAY CONSTRUCTION

CONDUIT

All conduits should be either 1 ¼" Schedule 40 PVC or 1 ¼" HDPE SDR-11. Conduit should be (2) 1 ¼" ducts with a mule tape (or jet line) placed in one conduit and a mule tape along with #12 solid AWG tracer wire placed in the other conduit. The tracer wire and mule tape should not be intertwined.
Conduit can be placed by either trenching or bore method at a minimum depth of 36".

HANDHOLES

All handholes (or pull boxes) should be 24"x36" with a 24" depth. Pull boxes / excavations need to be a minimum of 5' from EOP on Lake County ROW. They should have the label "Town of Lady Lake Fiber Optics" either engraved into the lid or applied as a flush insert label installed on the box. Boxes to be equivalent to attached Martin Enterprises cut sheet with a Tier 22 rating.

CONSTRUCTION BEST PRACTICES

Handholes should be placed on a bed of 6" of rock (typically 57 stone).
Handholes should be placed so they are flush with the final grade.
Conduits should be swept into handholes with no more than a 36" radius 90-degree bend. Conduits should be exposed approximately 4" above the rock at the bottom of the handhole.
Maximum distance between handholes should be 750' when placing in a linear path.
Handholes should be placed at all direction changes, environment permitting.
No more than a sum of 180-degrees of bends, with no bend exceeding 90-degrees should occur between handholes at any time.

Year 1

PROJECT: LADY LAKE

ENTRUST SOLUTIONS

90% DESIGN

TITLE: CONSTRUCTION SPECIFICATIONS

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Sheet: 4 OF 19

File: Year 1

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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS
90% DESIGN
TITLE: CONSTRUCTION TYPICALS

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

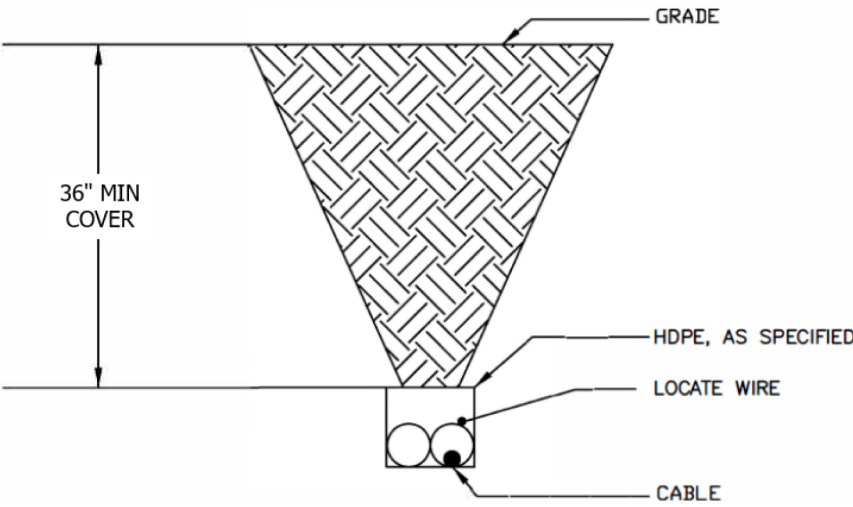
Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

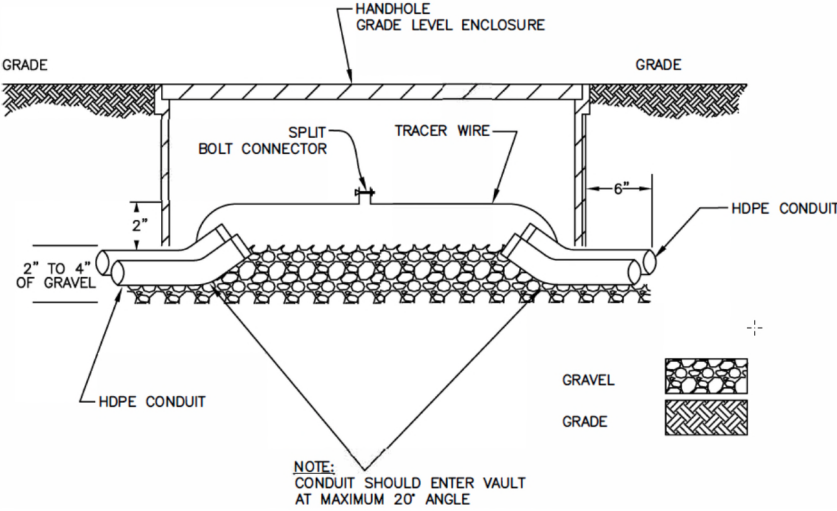
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File: Year 1

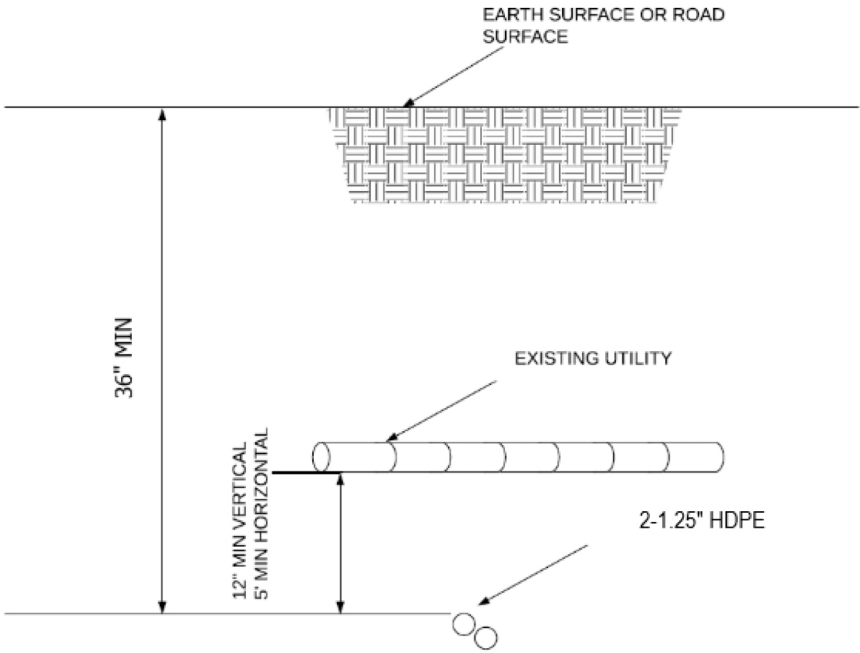
DIRECTIONAL BORE CROSS SECTION - TYPICAL



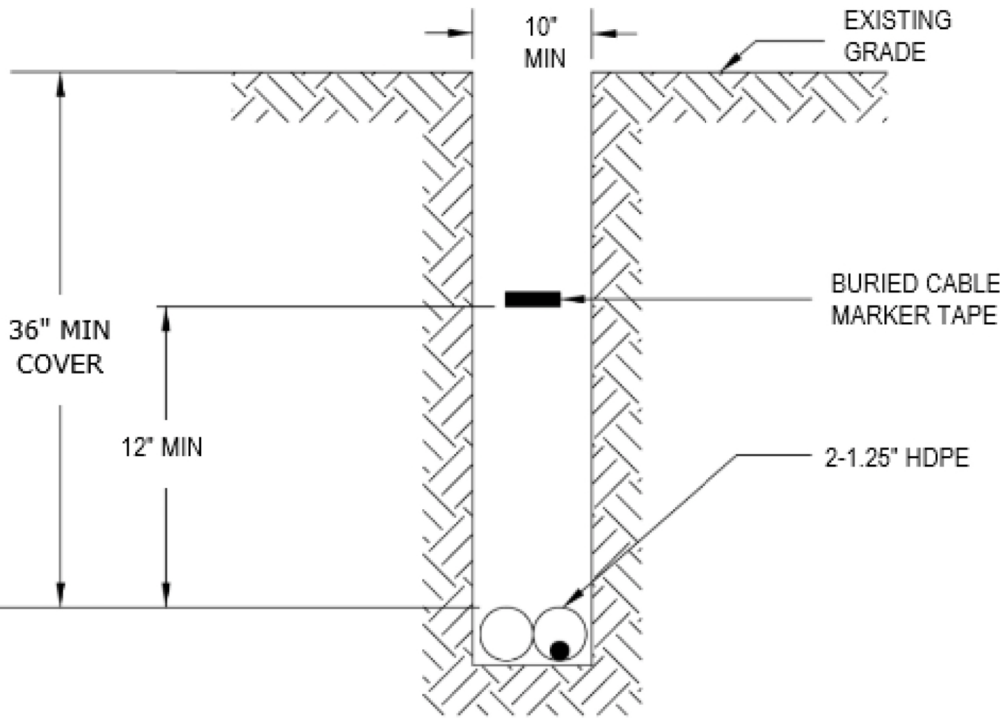
GRADE LEVEL HANDHOLE - TYPICAL



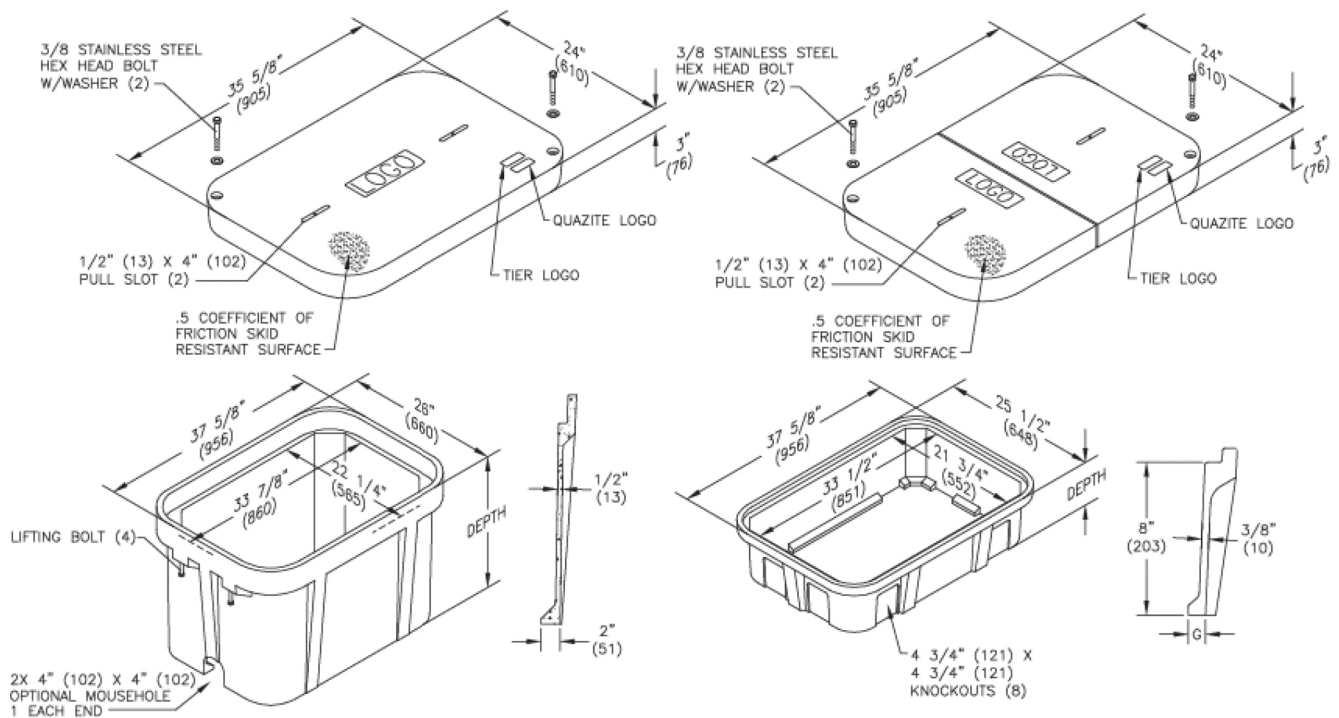
UTILITY CROSSING DETAIL - TYPICAL



OPEN TRENCH CROSS SECTION - TYPICAL



24"x36" VAULT DETAIL - TYPICAL



LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS
90% DESIGN
TITLE: FIBER OPTIC CABLE ROUTE

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

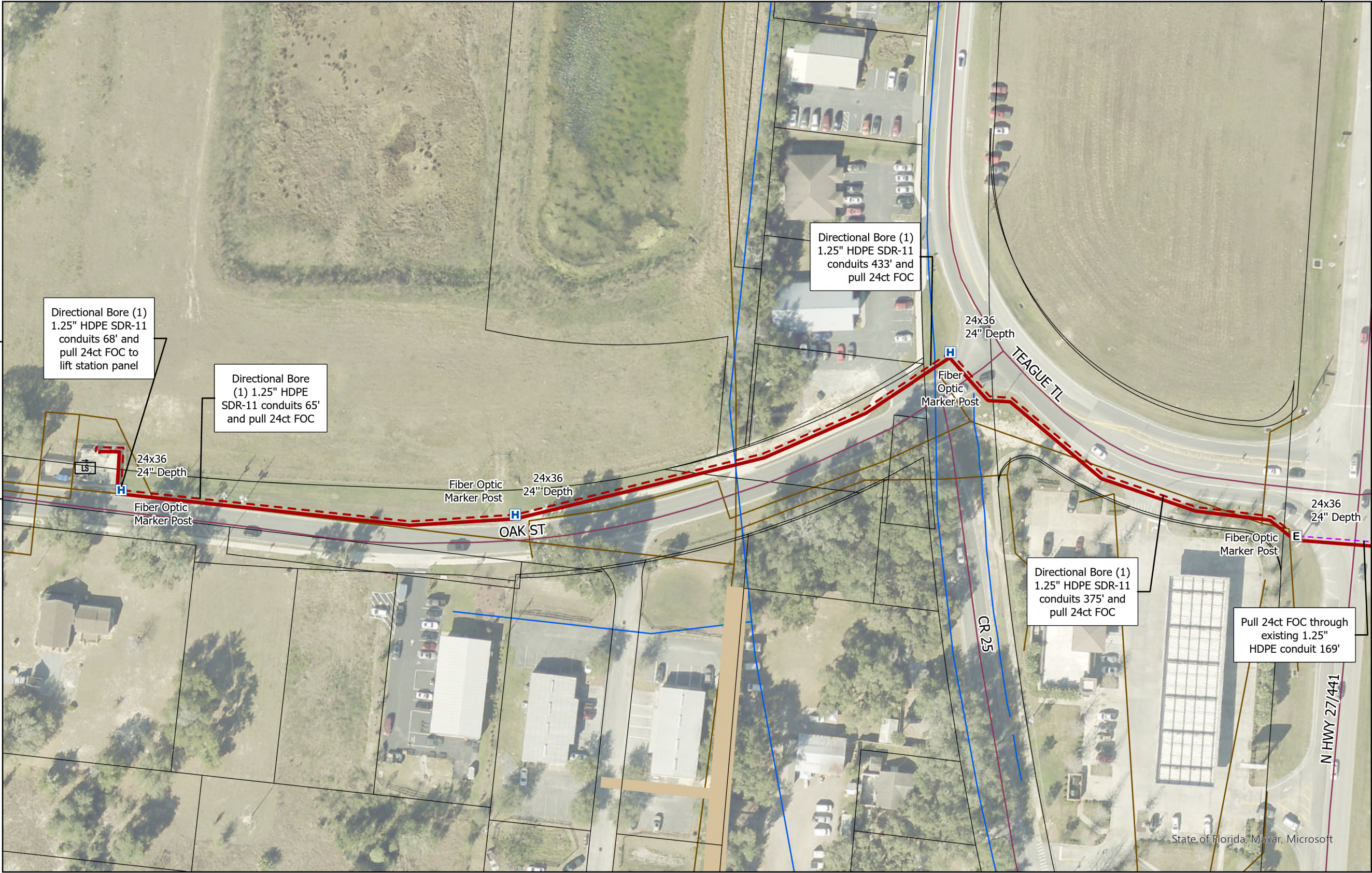
Revisions

Date	Description	Initial
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File: Year 1



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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS
90% DESIGN
TITLE: FIBER OPTIC CABLE ROUTE

Date: 1/18/2024
Engineer: CH
Drawn By: ZK

Revisions		
Date	Description	Initial
1/18/2024	Year 1	ZK

Grid:
Sheet: 7 OF 19
File: Year 1

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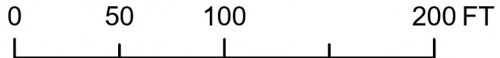
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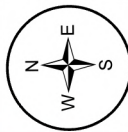
CAUTION: CONTRACTOR TO LOCATE & VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION BY POTHOLING. UTILITY AND ROW ON PLANS ARE REPRESENTED BY RECORDS INFORMATION, SURFACE LEVEL FIELD SURVEY, AND FACILITY OWNERS RESPONDING TO SUE TICKETS.

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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

90% DESIGN

TITLE: FIBER OPTIC CABLE ROUTE

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Grid:

Sheet: 8 OF 19

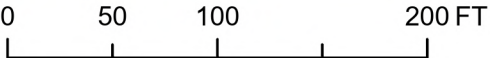
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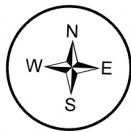
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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

90% DESIGN

TITLE: FIBER OPTIC CABLE ROUTE

Date: 1/18/2024

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Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Grid:

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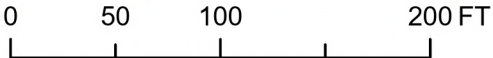
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State of Florida, Maxar, Microsoft

LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

90% DESIGN

TITLE: FIBER OPTIC CABLE ROUTE

Date: 1/18/2024

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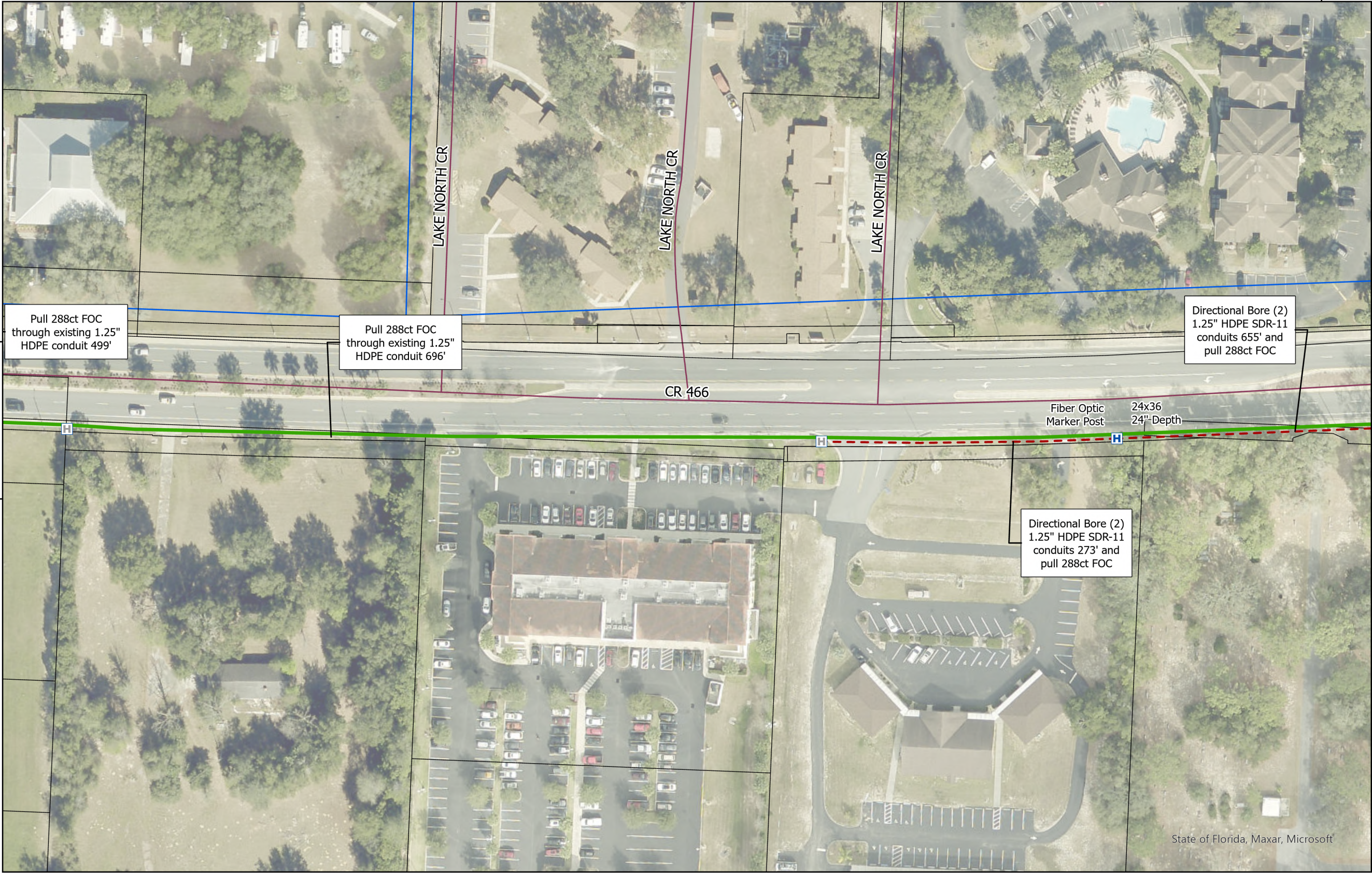
Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Grid:

Sheet: 10 OF 19

File: Year 1



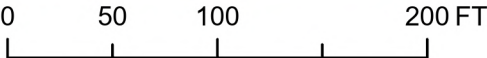
To Page: 14

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State of Florida, Maxar, Microsoft

LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

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TITLE: FIBER OPTIC CABLE ROUTE

Date: 1/18/2024

Engineer: CH

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Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Grid:

Sheet: 11 OF 19

File: Year 1

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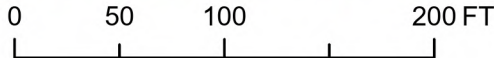
To Page: 17



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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

90% DESIGN

TITLE: FIBER OPTIC CABLE ROUTE

Date: 1/18/2024

Engineer: CH

Drawn By: ZK

Revisions

Date	Description	Initial
1/18/2024	Year 1	ZK

Grid:

Sheet: 12 OF 19

File: Year 1

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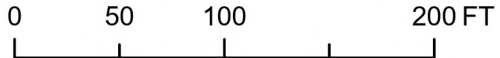
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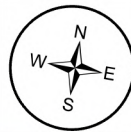
CAUTION: CONTRACTOR TO LOCATE & VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION BY POTHOLING. UTILITY AND ROW ON PLANS ARE REPRESENTED BY RECORDS INFORMATION, SURFACE LEVEL FIELD SURVEY, AND FACILITY OWNERS RESPONDING TO SUE TICKETS.

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NOTE: ALL CONDUIT TO BE PLACED AT A MINIMUM DEPTH OF 36" UNLESS OTHERWISE NOTED



LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

90% DESIGN

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Date: 1/18/2024

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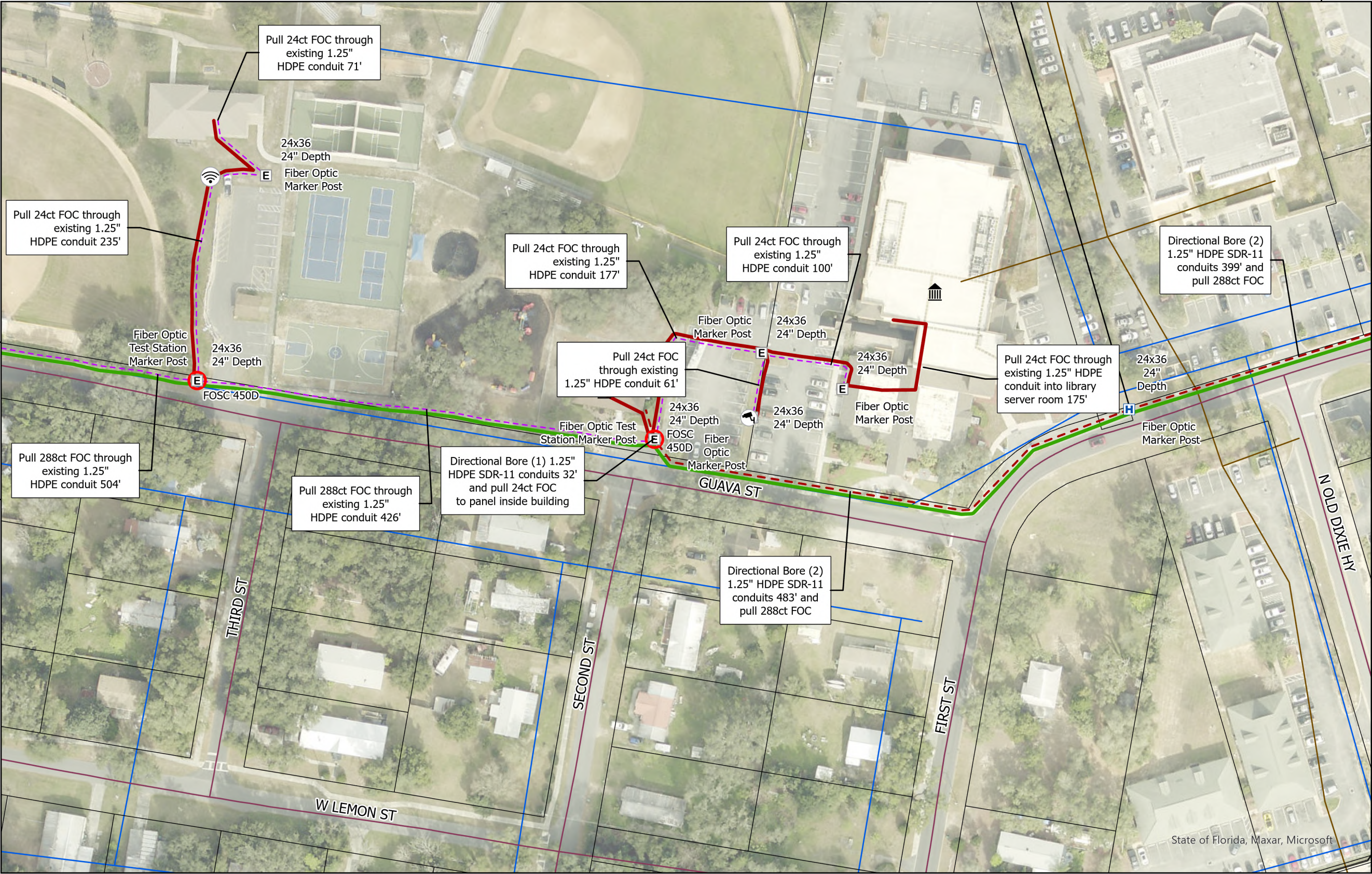
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File: Year 1

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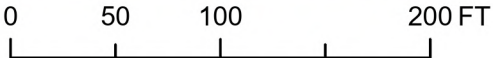
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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

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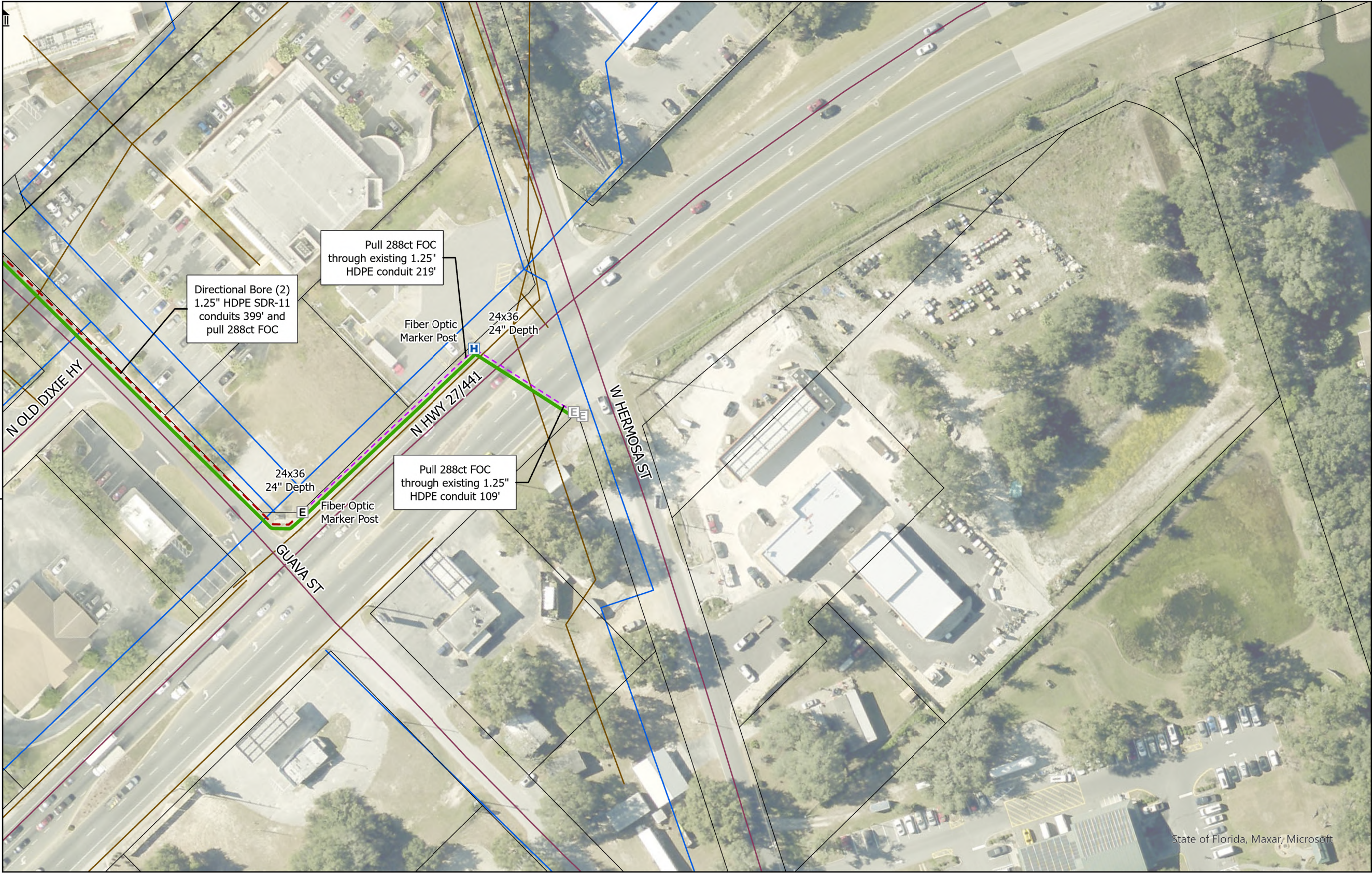
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Sheet: 14 OF 19

File: Year 1



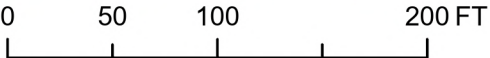
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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

ENTRUST SOLUTIONS

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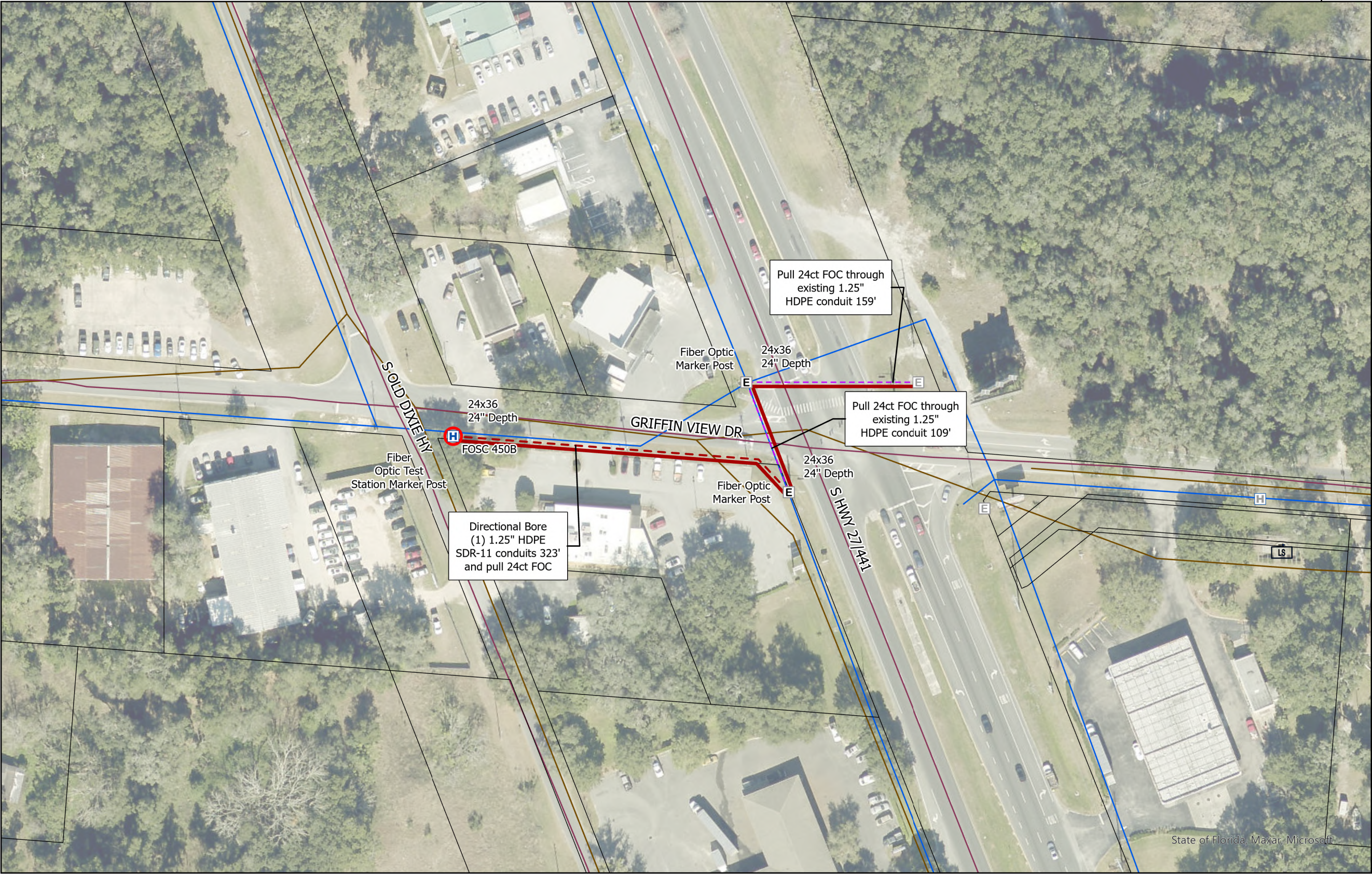
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Sheet: 15 OF 19

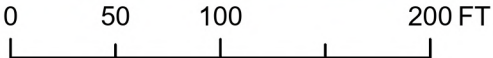
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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
PROJECT: LADY LAKE

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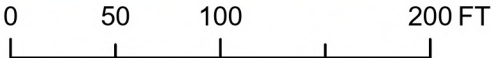
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LADY LAKE, FLORIDA
LAKE COUNTY



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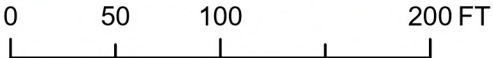
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LADY LAKE, FLORIDA
LAKE COUNTY



Year 1
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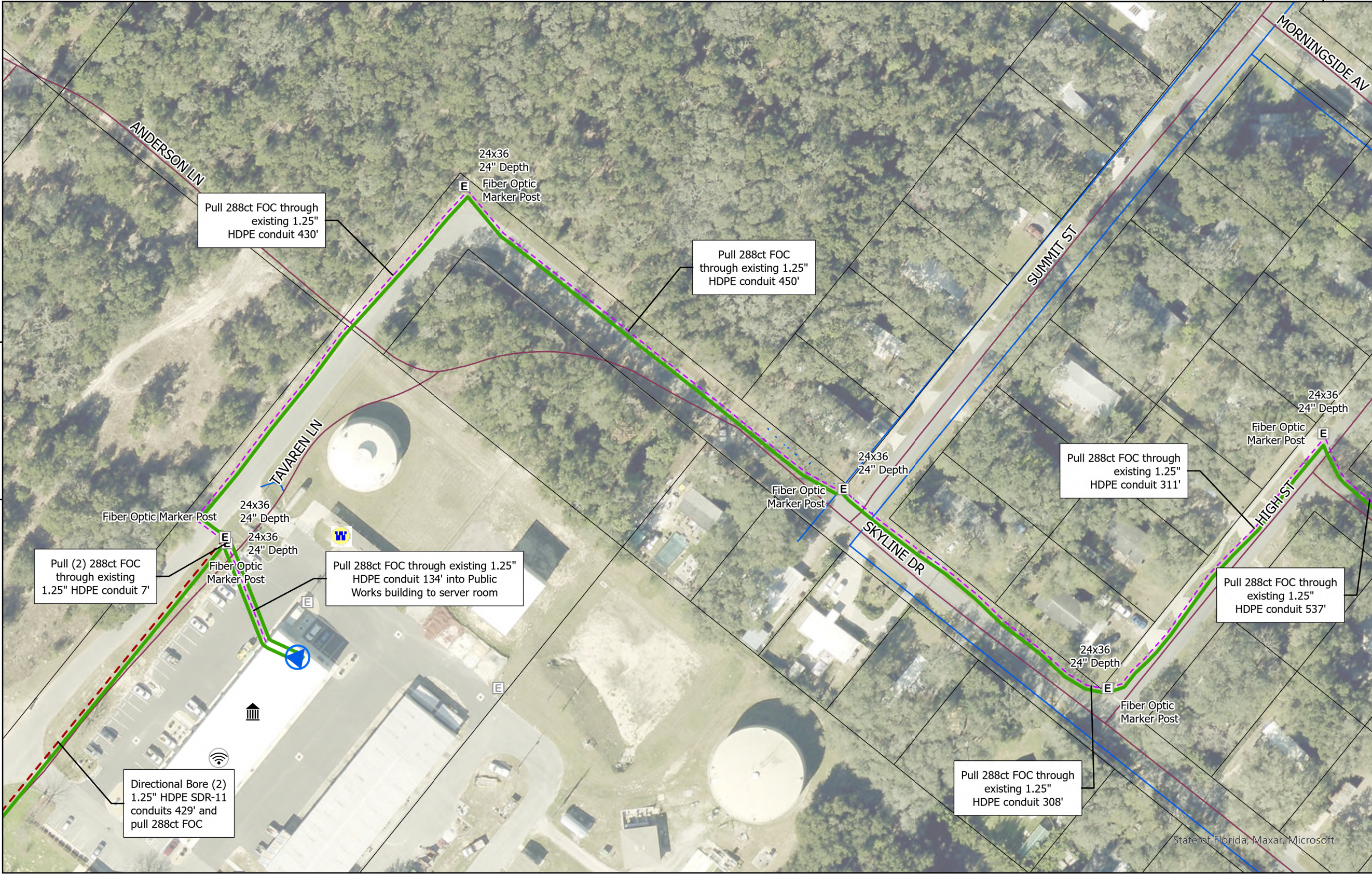
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LADY LAKE, FLORIDA
LAKE COUNTY



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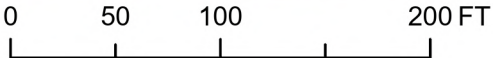
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TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

TOWN ATTORNEY'S REPORT

AGENDA ITEM ID

DEPARTMENT

SUMMARY

Backup material for this agenda item includes:

None



TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-02 - (Second and Final Reading) An Ordinance Amending the Zoning Classification for Certain Property Being Approximately 2.180 Acres Owned by Tree Tops Golf, Inc, located at the Southeast Corner of the Intersection of Rolling Acres Road and West Lady Lake Boulevard Within the Town Limits of Lady Lake, Florida; Amending the Current Entitlements of the Planned Commercial (CP) Memorandum of Agreement. (Thad Carroll)

AGENDA ITEM ID

2024058

DEPARTMENT

Growth Management

SUMMARY

On Thursday, February 15, 2024, an application was made to the Town of Lady Lake Tree Tops Golf II, LLC, on behalf of property owner Tree Tops Golf Inc. to amend the zoning entitlements for approximately 2.18 acres located at the intersection of West Lady Lake Boulevard and Rolling Acres Road. The request is to modify the uses under the Lady Lake Planned Commercial – (CP) zoning classification to allow Retail Sales of Golf Carts and Golf Cart Accessories. The use would be limited to the 2.18 acre site.

The ordinance proposes the following uses:

1. Permitted Uses. Retail Sales of Golf Carts and Golf Cart Accessories, Retail & Services, Miniature Golf and associated retail sales and services, Softball Batting Cages, and Manager's Residence.
2. Uses Expressly Prohibited. All uses other than those aforementioned as "permitted uses" shall be expressly prohibited.

The ordinance is modified to allow Retail Sales of Golf Carts and Golf Cart Accessories and removed the uses of mini-storage and motor vehicles, Recreational Vehicles, and Boat Storage. A limited display of three golf carts is permitted in the parking lot area under the Memorandum of Agreement, and outside display of golf carts is limited to thirty vehicles. The outside display will be permitted to the east of the office and south of the miniature golf course and will be shielded on the south by the adjacent storage facility.

The subject property is in Section 20, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the property were included with the submitted application.

Zoning Designation of Adjacent Properties

North	Public Facilities District (PFD)
East	Planned Commercial (CP)
South	Planned Commercial (CP)
West	Lake County Agricultural Residential (AR)

The proposed zoning designation is Lady Lake Planned Commercial (CP). The CP designation is consistent with adjacent property to the south that is presently in the Town of Lady Lake's jurisdiction.

The rezoning application has been reviewed and determined to be complete satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for transmittal to the Town Commission.

Staff mailed notices to inform the surrounding 11 property owners within 150 feet of the property proposed by the annexation request on Monday, February 26, 2024. The property was posted Monday, February 26, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-02 was ready for transmittal to the Planning and Zoning Board.

At the March 11, 2024 meeting, the Planning and Zoning Board voted 4-0 to forward the modified zoning entitlements request by Tree Tops Golf, Inc. to the Town Commission with the recommendation of approval.

At the April 1, 2024 meeting, the Town Commission voted 4-0 to approve Ordinance 2024-02 upon First Reading

Backup material for this agenda item includes:

1. draft-ordinance-2024-02 Tree Tops Rezoning
2. agenda-item-2024058 Tree Tops Rezoning Supporting Doc

1 **DRAFT ORDINANCE 2024-02**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING**
4 **APPROXIMATELY 2.180 ACRES OWNED BY TREE TOPS GOLF, INC, LOCATED AT THE**
5 **SOUTHEAST CORNER OF THE INTERSECTION OF ROLLING ACRES ROAD AND WEST LADY LAKE**
6 **BOULEVARD WITHIN THE TOWN LIMITS OF LADY LAKE, FLORIDA; AMENDING THE CURRENT**
7 **ENTITLEMENTS OF THE PLANNED COMMERCIAL (CP) MEMORANDUM OF AGREEMENT;**
8 **PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

9 **WHEREAS**, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
10 (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes
11 and Chapter 9J-5, Florida Administrative Code; and

12 **WHEREAS**, on January 23, 1992, the Florida Department of Community Affairs determined
13 that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of
14 Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

15 **WHEREAS**, on August 15, 1994, the Town of Lady Lake adopted the Land Development
16 Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the
17 Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida
18 Statutes; and

19 **WHEREAS**, on September 18, 2013, the Town of Lady Lake and Tree Tops Golf Inc. amended
20 the Memorandum of Agreement to include additional uses as recorded in ORB 4384, Pgs. 886-
21 893, and at this time, again desire to amend the Memorandum of Agreement and the “CP”
22 zoning to include and establish new permitted uses as well as other terms regarding
23 setbacks, new buildings, landscaping buffers, parking spaces, loading space requirements,
24 and water retention areas.

25 **WHEREAS**, the Town Commission of the Town of Lady Lake, through Ordinance No. 2015-01,
26 approved, at a duly noticed meeting, re-designation of said property owned by Tree Tops Golf
27 Inc., and approved and entered into a Memorandum of Agreement setting forth certain
28 permitted uses under the “CP” zoning as recorded in ORB 4611, Pgs. 1610-1617; and

29 **WHEREAS**, on March 11, 2024, pursuant to the provisions of the Town of Lady Lake Land
30 Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed
31 the proposed amendment to the Memorandum of Agreement which is attached hereto as

Exhibit “B” and recommended to the Town Commission of the Town of Lady Lake that said amendment be adopted; and

NOW THEREFORE, be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida.

Section 1. Based upon the petition of certain landowners of property, which is in Lake County, Florida, and described in Exhibit “A” hereto, a request has been made to amend the “Planned Commercial” entitlements, as described in the Memorandum of Agreement “Exhibit B” and shown on the Conceptual Plan “Exhibit C”. Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake and the Florida Statutes, the property described in Exhibit “A” hereto is hereby amended.

Section 2. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this ____ day of _____, **2024** in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon Second and Final Reading.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT “A” — Legal Description

Alternate Key 3931491— LADY LAKE, LEE & STEVENS ADD PB 8 PG 11 BEGIN AT THE NORTHWEST CORNER OF LOT 9, RUN NORTH 89-13-13 EAST ALONG THE NORTH LINE 548.54 FEET, SOUTH 00-04-03 EAST 182.88 FEET, SOUTH 89-13-13 WEST 548.54 FEET TO THE WEST LINE OF SAID LOT 9, NORTH 00-40-03 WEST ALONG SAID WEST LINE 182.88 FEET TO THE POINT OF BEGINNING ORB 5963 PG 69

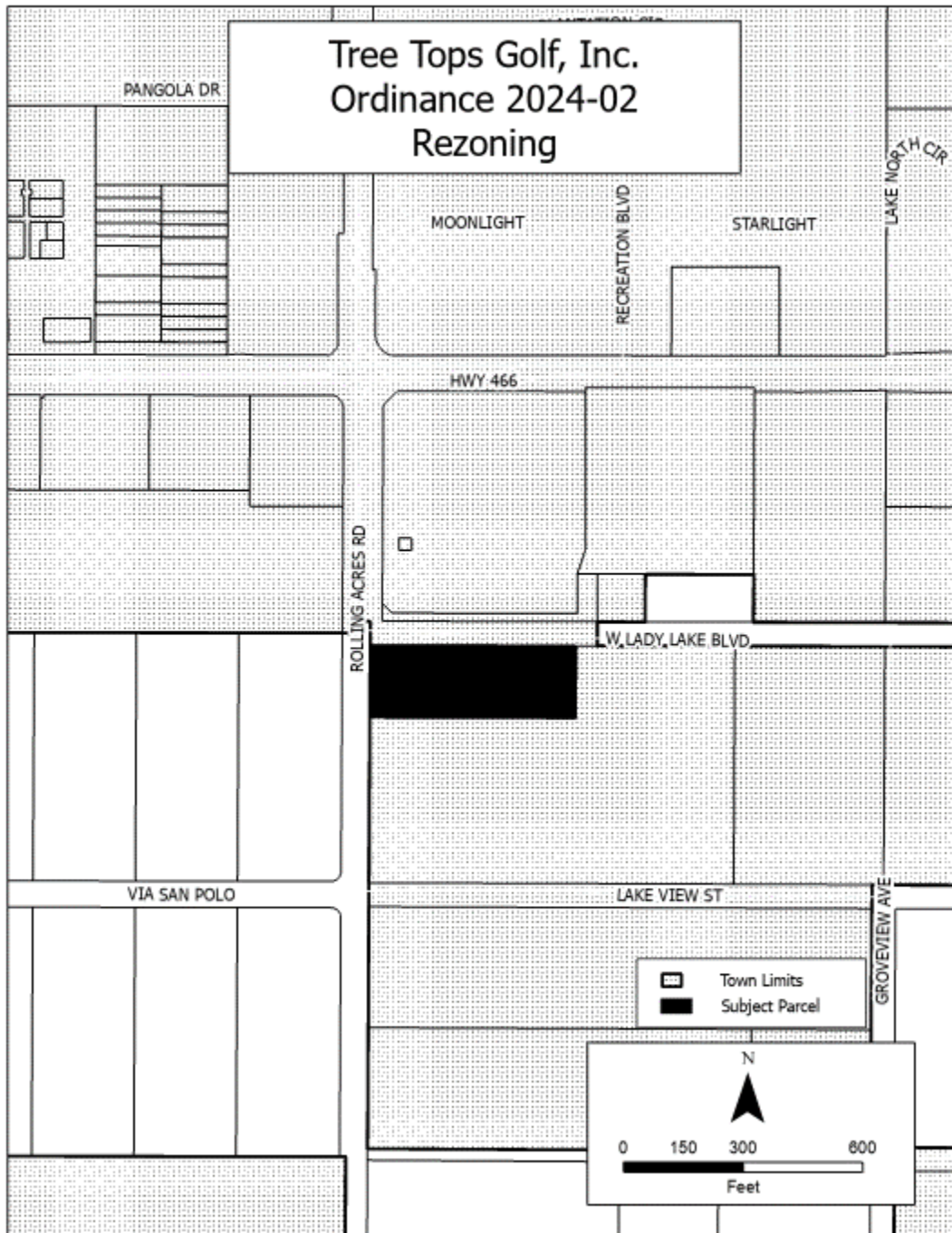


EXHIBIT “B” — MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated this 15th day of April 2024 between the Town of Lady Lake, Florida (the "Town") and Tree Tops Golf, Inc. ("Property Owner").

RECITALS

1. The Property Owner is the fee simple owner of certain real property in Lady Lake, Florida as described in the legal description attached as Exhibit "A".
2. On March 16, 2015, the Town of Lady Lake and Tree Tops Golf Inc. amended the Memorandum of Agreement to include additional uses as recorded in ORB 4611, Pgs. 1610-1617.
3. On September 18, 2013, the Town of Lady Lake and Tree Tops Golf Inc. amended the Memorandum of Agreement to include additional uses as recorded in ORB 4384, Pgs. 886-893.
4. On September 10, 2003, the Town and the owner entered into a Memorandum of Agreement ("MOA") pursuant to the provisions of Chapter 5, Section 4) o) 5) a) 1) of the Town's Land Development regulations.
5. The real property described in the legal description is zoned CP "Planned Commercial" pursuant to Ordinance No. 98-08, November 2, 1998.
6. The applicant wishes to amend the existing MOA to include additional uses on a portion of the site, being 2.180 acres, concurrently withdrawing other uses on this portion of property.
7. At this time, the parties wish to enter into an amended Memorandum of Agreement pursuant to the provisions of the Town's Land Development Regulations.

NOW, THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the CP zoning for that property described in the attached legal description, Exhibit “A”.

1. Permitted Uses. Retail Sales of Golf Carts and Golf Cart Accessories, Retail & Services, Miniature Golf and associated retail sales and services, Softball Batting Cages, and Manager's Residence.
2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as “permitted uses” shall be expressly prohibited.
3. Hours of Operation. The hours of operation shall be as follows:
 - A. Open at 7:00 a.m.
 - B. Close at 9:00 p.m.
4. Design Standards.
 - A. The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).
 - B. Maximum building height is thirty-five feet (35’).
 - C. The outside display of Golf Carts shall be limited to 30 vehicles and limited to that area of property behind and east of the sales office/showroom, and south of the miniature golf course.
 - D. Setback requirements shall be:
 1. Front Yard Setback – Front Yard to Rolling Acres Road & West Lady Lake Boulevard – Twenty-Five (25) feet minimum
 2. Side Yard Setback: - Five (5) feet minimum
 3. Rear Yard Setback: - Fifteen (15) feet minimum
5. Parking and Accessibility. Parking requirements shall be as required pursuant to Chapter 7 of the Town’s Land Development Regulations for the specific use. All parking spaces shall be ten by twenty (10 x 20) feet in size. The required parking on the site shall be comprised of a minimum of 20 paved parking spaces in conformance with the adopted code, three of which may be used for outside golf cart display.
6. Landscaping. The applicant shall utilize the existing natural vegetative (Oak Tree) buffer within the property as shown on the site plan for buffer landscape requirements. At which time the property is redeveloped, a Class “A” Landscape Buffer, ten (10) feet in width, shall be installed pursuant to Chapter 10, Landscaping section of the Land Development Regulations. In addition, the west buffer abutting

Rolling Acres Road shall contain a decorative fence; all other buffers shall contain decorative (coated) chain link fencing in addition to the landscaping material.

7. Water Retention Areas. The drainage and stormwater retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These areas shall be properly maintained by the developer.

8. Lighting. All lighting for the proposed facilities shall be designed and located such that light and/or glare shall be directed upon the subject property only.

9. Compliance with All Requirements. Nothing herein shall relieve the Developer or their successors or assigns from obtaining any local, regional, state or federal permits or compliance with any applicable ordinance, laws, rules or regulations necessary for the development of the property.

10. Heirs and Successors. The terms and conditions as set forth in this Memorandum of Agreement shall insure to the benefit of and shall constitute a covenant running with the land and under the terms, conditions and provisions hereof, and shall be legally binding upon any heirs, assigns and successors in title or interest, and shall be subject to each and every condition herein set out.

11. Recordation. The Memorandum of Agreement shall be recorded in the Public Records of Lake County, Florida.

12. Enforcement. Enforcement of this Memorandum of Agreement shall be through the Town of Lady Lake Town Commission. Upon approval of this agreement, the aforementioned property shall only be used for the purposes described herein. No change in the use, further expansion of the uses, additions to the uses, or additions to the facilities shall be permitted except as approved by formal amendment of this Memorandum of Agreement. Any other proposed use shall be specifically authorized by amendment and approval of the Town of Lady Lake Commission and shall be legally binding upon any heirs, assigns and successors in title or interest.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

PROPERTY OWNER

Tree Tops Golf, Inc.

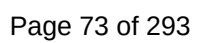
STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this ____ day of _____, 2024 by _____, as Owner/Authorized Signer of the Property, who is personally known to me or has produced _____ as identification.

Notary Public Signature

My Commission Expires:

2



TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
REZONING APPLICATION

Owner's Information

Owner's Name: Tree Tops Golf Inc.

Mailing Address: 171 S Rolling Acres Road Lady Lake Fl. 32159

Telephone Number: 352-217-6320 Email Address: Michaelgirard@pga.com

Applicant's Information

Applicant's Name: Tree Tops Golf II, LLC

Mailing Address: 171 S Rolling Acres Road Lady Lake Fl 32159

Telephone Number: 352-552-6935 Email Address: Alexmgirard@gmail.com

Applicant is: Owner XX Agent Purchaser Lessee Other

Property Information

Property Address/Location: 171 S Rolling Acres Road Lady Lake Fl. 32159

Alternate Key: 3931491

Legal Description: LADY LAKE, LEE & STEVENS ADD PB 8 PG 11 BEGIN AT THE NORTHWEST CORNER OF LOT 9, RUN NORTH 89-13-13 EAST ALONG THE NORTH LINE 548.54 FEET, SOUTH 00-04-03 EAST 182.88 FEET, SOUTH 89-13-13 WEST 548.54 FEET TO THE WEST LINE OF SAID LOT 9, NORTH 00-40-03 WEST ALONG SAID WEST LINE 182.88 FEET TO THE POINT OF BEGINNING ORB 5963 PG 69

The property is located in the vicinity of the following streets:

Located at the corner of Rolling Acres Road and West Lady Lake Blvd

Area of the Property: Square Feet 2.180 Acres

Utilities: XX Central Water XX Central Sewer Well Septic Tank

Existing Zoning of Property: CP

Requested Zoning of Property: CP

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: Residential, Commercial, Industrial, Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

Number, Square Footage and Present Use of the Existing Structures on the Property: 2 buildings
Building #1 2800 Square feet Retail shop/ Miniature Golf. Building #2 720 Square feet residence

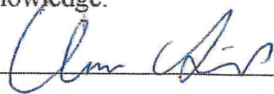
Proposed Use of Property: Maintain Current Golf Shop/Miniature Golf and Softball Batting Cages along
the addition of Retail sales of Golf Carts and Golf Cart accessories

Have any land use applications been filed within the last year in connection with this
property? Yes XX No. If yes, briefly describe the nature of the request:

Attach a list of owners' names and mailing addresses for all properties lying within a 150-foot radius
surrounding the subject property legally described in this application.

This application must be accompanied by proof of ownership and authorization form the owner if
represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES
AND EIGHT COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED
BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO
THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND
PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING
BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 2/15/24 Received by: B Schneider

Rezoning Fees Paid: \$1200.00

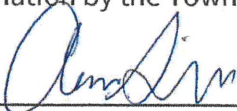
**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
REZONING
APPLICANT'S AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF LAKE

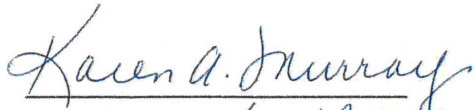
Before me, the undersigned authority personally appeared ALEX GIRARD,
who being by me first duly sworn on oath, deposes and says:

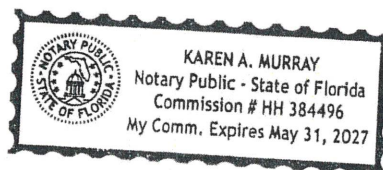
1. That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Rezoning to the CP zoning classification to allow:
GOLF CART and GOLF CART accessories STORE
4. That the sign cards will be posted at least seven days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.



Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 15TH day of FEBRUARY, 2024,
by ALEX GIRARD, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.


Notary Public KAREN A. MURRAY



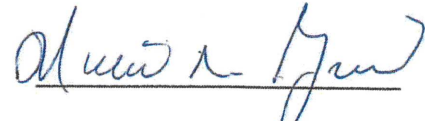
**REZONING
OWNER'S AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF LAKE

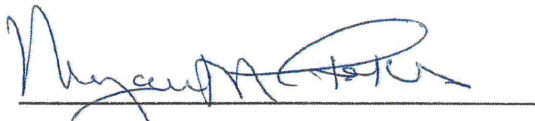
Before me, the undersigned authority personally appeared MICHAEL GIRARD, who
being by me first duly sworn on oath, deposes and says:

1. That he or she is the fee-simple owner of the property legally described on page one of
this application.
2. That he or she desires approval for rezoning of said property with the classification of
CP to allow: GOLF CART and GOLF CART ACCESSORIES STORE
3. That he has appointed ALEX GIRARD to act as agent in his or her
behalf to accomplish the above. The Owner is required to complete the APPLICANT'S
AFFIDAVIT of this application if no agent is appointed to act in his or her stead.

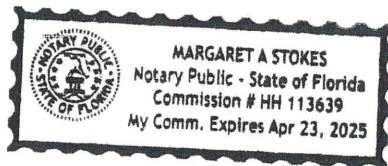


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 13 day of Feb, 2024
by Michael Girard, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.



Notary Public



FOUND NAIL &
DISK PLS 3715



BEGIN AT THE NORTHWEST CORNER OF LOT 9, LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 9 S.004/037.12E, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THENCE RUN N.89°31'37"E., ALONG THE NORTH LINE OF LOTS 9 AND 10, 536.54 FEET; THENCE RUN S.004/037.12E., ALONG THE WEST LINE OF LOTS 9 AND 10, 162.28 FEET; THENCE RUN S.89°31'37"E., ALONG THE EAST RIGHT-OF-WAY OF ROLLING ACRES APPRAISAL NO. 10, 162.28 FEET; THENCE RUN S.89°31'37"E., ALONG THE SOUTH LINE OF LOT 9, 162.28 FEET; THENCE RUN N.00°40'03"W., ALONG SAID RIGHT-OF-WAY 162.28 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FEET WIDE UTILITY EASEMENT LYING 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENETRINE:

CENETRINE AT THE NORTHWEST CORNER OF LOT 9, LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 9 S.004/037.12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THENCE RUN S.004/037.12E., ALONG THE WEST LINE OF LOTS 9 AND 10, 162.28 FEET TO THE POINT OF BEGINNING; THENCE RUN N.00°39°31'37"E., 162.28 FEET TO THE POINT OF TERMINUS;



SURVEYS CERTIFICATION: I HEREBY CERTIFY TO :
1 TREE TOPS GOLF, INC.
 THAT THE BOUNDARY SURVEY, AS REFLECTED HEREON, WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND CONTROL, AND MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS RULE 5J-17.052.

STEVEN B. WILEY DATE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE NUMBER 5951

WILEY SURVEYING AND MAPPING INC.

11929 GARRISON LANE
UMATILLA, FLORIDA 32784
PHONE: (352) 669-6046
(352) 267-2364
WILEYSURVEYING@GMAIL.COM

LEGEND:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINUS

NOTES:

- 1) THIS IS A SKETCH FOR DESCRIPTIVE PURPOSE ONLY AND IS NOT A BOUNDARY SURVEY.
- 2) UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DRAWN BY: SBW	DATE: 08/13/2018
CHECKED BY: SBW	DRAWING NO.: B-206
18/06.3	SHEET 1 OF 1

PREPARED BY and RETURN TO:
Ashley S. Hunt
HUNT LAW FIRM, P.A.
601 S. 9th Street
Leesburg, FL 34748

Parcel ID No. _____

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made the 24 day of May, 2022,

BY: **TREE TOPS STORAGE HOLDING, LLC**, a Florida Limited Liability Company, whose address is 175 S. Rolling Acres Road, Lady Lake, FL 32159, ("Grantor"),

TO: **TREE TOPS GOLF, INC.**, a Florida Corporation, whose address is 175 S. Rolling Acres Road, Lady Lake, FL 32159, ("Grantee");

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto Grantee all the right, title, interest claim and demand which the Grantor has in and to the following described lot; piece or parcel of land, situate lying and being in the County of Lake, State of Florida, to wit:

See attached Exhibit "A"

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed in the Presence of

Karen Hallister
Print or Type Name KAREN HALLISTER

Taylor Browne
Print or Type Name Taylor Browne

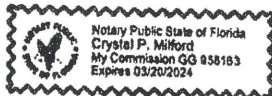
TREE TOPS STORAGE HOLDING, LLC

By: Michael R. Girard
Michael R. Girard, Mgr

By: Fred Oeschger
Fred Oeschger, Mgr

STATE OF FLORIDA
COUNTY OF LAKE

Acknowledged and subscribed before me by means of ☒ physical presence or ☐ online notarization, by Michael G. Girard and Fred Oeschger, who have produced a Fla. Driver License as identification, on this 24 day of May, 2022.



Crystal P. Milford
Print or Type Name Crystal P. Milford
Notary Public
My Commission Expires: 3/20/24

Exhibit "A"**Parcel 1:**

BEGIN AT THE NORTHWEST CORNER OF LOT 9, LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 9 THROUGH 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THENCE RUN

N.89°13'13"E., ALONG THE NORTH LINE OF LOTS 9 AND 10, 548.54 FEET; THENCE RUN S.00°04'03"E., 182.88 FEET; THENCE RUN S.89°13'13"W., 548.54 FEET TO THE WEST LINE OF AFORESAID LOT 9 AND THE EAST RIGHT OF WAY OF ROLLING ACRES ROAD; THENCE RUN N.00°40'03"W., ALONG SAID WEST LINE AND SAID RIGHT OF WAY 182.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FEET WIDE UTILITY EASEMENT LYING 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF LOT 9, LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 9 THROUGH 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THENCE RUN S00°40'03"E. ALONG WEST LINE OF AFORESAID LOT 9 AND THE EAST RIGHT OF WAY OF ROLLING ACRES ROAD 182.88 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°13'13"E., 548.54 FEET TO THE POINT OF TERMINUS.

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
3392370	ALDRIDGE HARRY M & LORI K	839 VIA SAN POLO	LADY LAKE	FL	32159
1610958	CHURCH OF ST ALBANS INC	1423 PELICAN PATH	THE VILLAGES	FL	32162
1610940	LAKE COUNTY/SOLID WASTE	315 W MAIN ST OMB OFFICE	TAVARES	FL	32778
1800609	SOUTHERN ROLLING ACRES LLC	PO BOX 940279	MAITLAND	FL	32794- 0279
3250290	SSGT III 175 S ROLLING ACRES RD LLC	10 TERRACE RD	LADERA RANCH	CA	92694
3931491	TREE TOPS GOLF INC	175 S ROLLING ACRES RD	LADY LAKE	FL	32159
3861851	VETERANS MEMORIAL POST 347	PO BOX 1534	LADY LAKE	FL	32158- 1534



February 26, 2024

RE: Ordinance 2024-02 Rezoning (CP Amendment)

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Tree Tops Golf, Inc, to amend the entitlements of property addressed as 171 South Rolling Acres Road. The application involves approximately 2.18 acres of property. The applicant is seeking to amend the Memorandum of Agreement within the Planned Commercial zoning ordinance to include golf cart and golf cart accessory sales as allowable uses.

Public hearing dates on the petition is scheduled for the following dates:

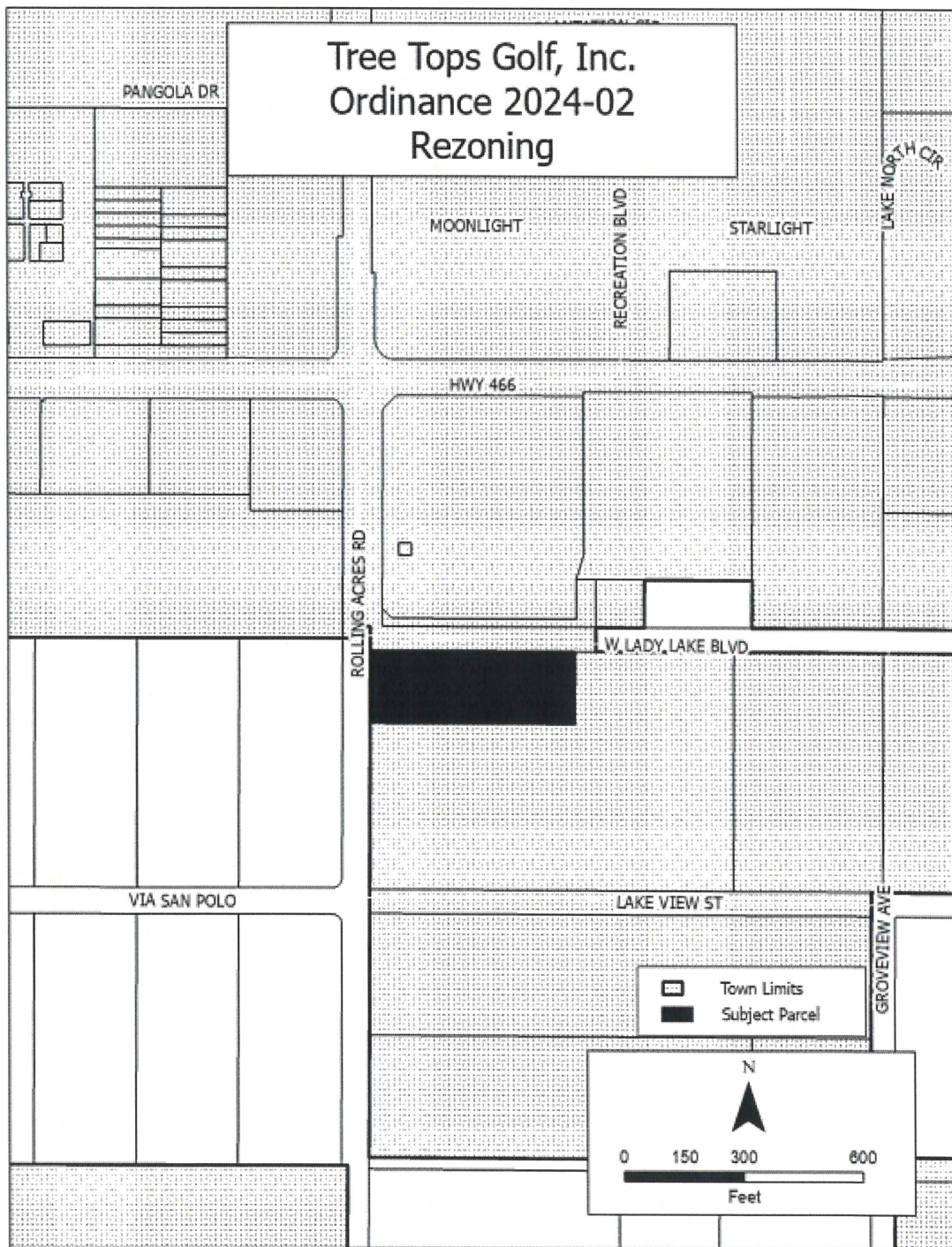
PLANNING AND ZONING BOARD - Monday, March 11, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING - Monday, April 1, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING - Monday, April 15, 2024 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1511 or via email at planning@ladylake.org.

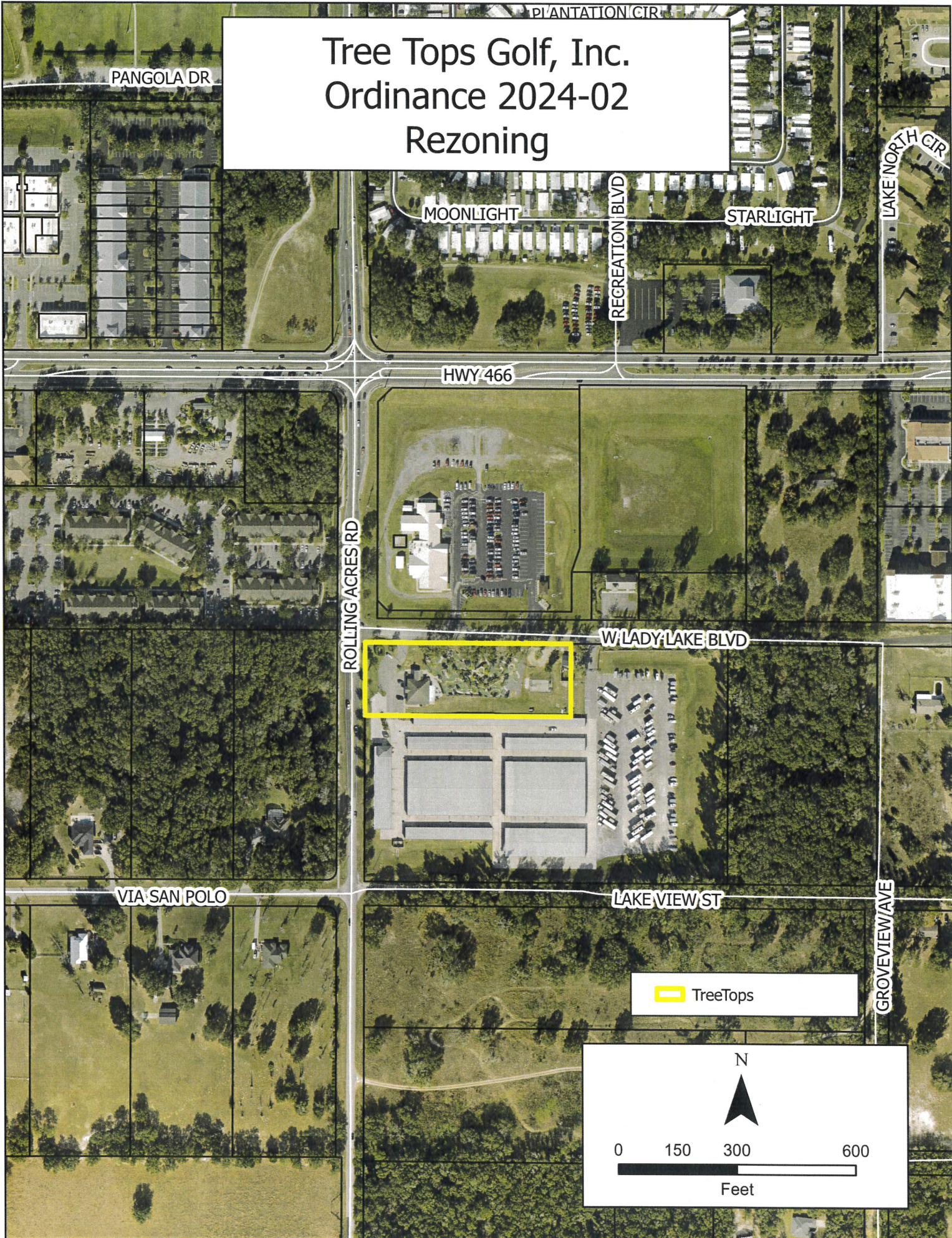
Sincerely,

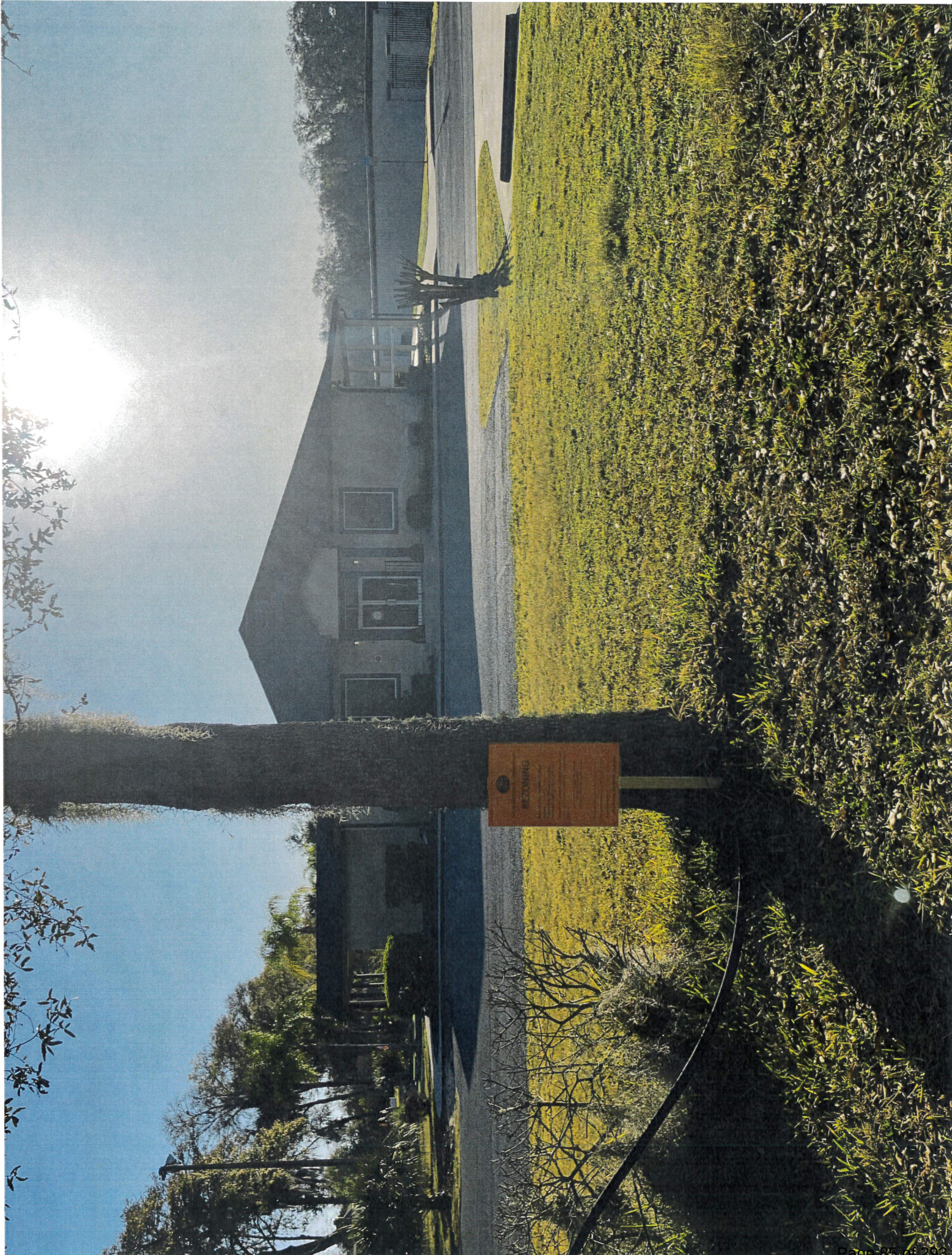
Rebecca Schneider
Senior Town Planner

LOCATION MAP



Tree Tops Golf, Inc.
Ordinance 2024-02
Rezoning









TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-03 – (First Reading) - An Ordinance Voluntarily Annexing Three Properties Being Approximately 24.02 Acres Owned by Caudill David M Life Estate and David M Caudill; Located on the North Side of Lake Ella Road Approximately 350 Linear Feet West of Micro Racetrack Road; Within Lake County, Florida; Providing for Redefinition of the Land Boundaries of the Town of Lady Lake. (Thad Carroll)

AGENDA ITEM ID

2024059

DEPARTMENT

Growth Management

SUMMARY

On Thursday, February 15, 2024, applications were filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owners David M Caudill and David M Caudill Life Estate, to annex three properties located north of Lake Ella Road, approximately 350 linear feet west of Micro Racetrack Road, address as 403 Lake Ella Road. The application involves annexing approximately 24.02 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 30, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal descriptions, location maps, and a sketch of the properties were included with the submitted application. Upon future development, the properties will be served by the Town's Water, Sewer, and Reuse facilities. The subject properties are contiguous with the existing municipal boundary.

The annexation application has been reviewed by the Technical Review Committee and determined to be complete. The application meets the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for consideration by the Town Commission.

Staff mailed notices to inform the surrounding eight property owners within 150 feet of the properties proposed by the annexation request were mailed on Monday, February 26, 2024. The property was also posted on Tuesday, February 27, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-03 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the March 11, 2024, meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-03 to the Town Commission with the recommendation of approval.

Ordinance 2024-03 was tabled at the April 1, 2024 Town Commission meeting.

PUBLIC HEARINGS

The second and final reading of Ordinance 2024-03 before the Town Commission is scheduled for Monday, May 6, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. draft-ordinance-2024-03 - Annexation Caudill
2. agenda-item-2024059 Annexation Caudill Supporting Doc

1 **DRAFT ORDINANCE 2024-03**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA;**
4 **VOLUNTARILY ANNEXING THREE PROPERTIES BEING APPROXIMATELY 24.02 ACRES**
5 **OWNED BY CAUDILL DAVID M LIFE ESTATE AND DAVID M CAUDILL; LOCATED ON THE**
6 **NORTH SIDE OF LAKE ELLA ROAD APPROXIMATELY 350 LINEAR FEET WEST OF MICRO**
7 **RACETRACK ROAD; WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF**
8 **THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS**
9 **ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR**
10 **SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR**
11 **PUBLICATION IN ACCORDANCE WITH LAW.**

12 Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County,
13 Florida, as follows:

14 **SECTION 1**

15 Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the
16 Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County,
17 Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex
18 property being approximately 24.02 acres in the unincorporated area of Lake County, Florida;
19 existing as contiguous parcels to the Town, more particularly described in Exhibit "A".

20 **SECTION 2**

21 Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk
22 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and a copy shall
23 also be filed with the Department of State of the State of Florida.

24 **SECTION 3**

25 Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by
26 any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not
27 affect the validity of the Ordinance as a whole, or any part thereof, other than the part so
28 declared to be unconstitutional or invalid.

29 **SECTION 4**

30 That all property, real and personal, within said annexed property described herein, as
31 provided by this Ordinance, and the inhabitants thereof, shall be subject to the government,
32 jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida,
33 and the said rezoned property shall be liable proportionately, for all of the present outstanding

and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

SECTION 5

This Ordinance shall become effective upon its adoption.

SECTION 6

In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 15th day of April 2024.

Town of Lady Lake, Florida

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A: Legal Description and Map

Parcel One

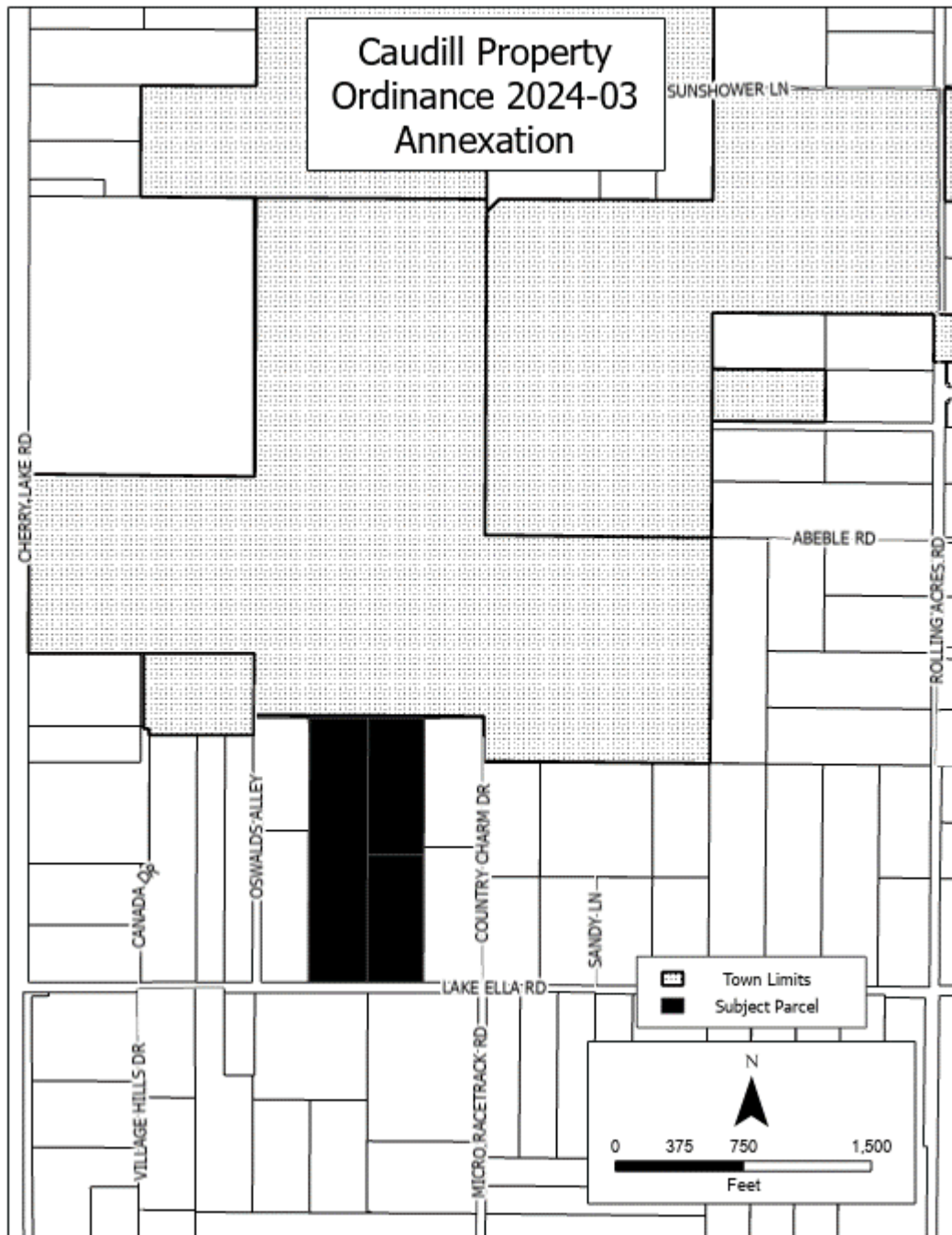
Parcel ID#: 30-18-24-0003-000-01201; E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4, E 1/2 OF W 1/2 OF S
264 FT OF NE 1/4 OF SW 1/4 ORB 4478 PG 2037 ORB 6214 PG 1515

Parcel Two

Parcel ID#: 30-18-24-0003-000-02600; W 330 FT OF S 264 FT OF SE 1/4 OF NE 1/4 OF SW 1/4, W
330 FT OF E 1/2 OF SE 1/4 OF SW 1/4-- S 780.8 FT-- ORB 4478 PG 2035 ORB 6214 PG 1515

Parcel Three

Parcel ID#: 30-18-24-0003-000-03500; S 780.8 FT OF W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4--
LESS S 33 FT FOR RD R/W-- ORB 1757 PG 1205 ORB 4478 PG 2035 ORB 6214 PG 1515



TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT ANNEXATION APPLICATION

OWNER'S INFORMATION

Owner's Name: David M. Caudill, Christopher Caudill, Kara Wassman

Mailing Address: 403 Lake Ella Road, Fruitland Park, FL 34731

Telephone Number: Contact Agent Email Address: Contact Agent

APPLICANT'S INFORMATION

Applicant's Name: Craig Brashier, AICP

Mailing Address: 11801 Research Drive, Alachua, FL 32615

Telephone Number: (352) 331-1976 Email Address: craigb@chw-inc.com

Applicant is: ☐ Owner ☒ Agent ☐ Purchaser ☐ Lessee ☐ Other

PROPERTY INFORMATION

Property Address/Location: 403 LAKE ELLA RD, FRUITLAND PARK FL, 34731

Alternate Key: 1740045, 1771510, 3284640

Legal Description: 1740045: E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4, E 1/2 OF W 1/2 OF S 264 FT OF NE 1/4 OF SW 1/4 ORB 4478 PG 2037

1771510: W 330 FT OF S 264 FT OF SE 1/4 OF NE 1/4 OF SW 1/4, W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4-- S 780.8 FT-- ORB 4478 PG 2035

3284640: S 780.8 FT OF W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4--LESS S 33 FT FOR RD R/W-- ORB 1757 PG 1205 ORB 4478 PG 2035

The property is located in the vicinity of the following streets:

Oswald Alley, Lake Ella road, Country Charm Drive

Area of the Property: 1046311.2 Square Feet 24.02 Acres

Utilities: ☒ Central Water ☒ Central Sewer ☐ Well ☐ Septic Tank

Existing County Zoning of Property: Lake County - Agriculture (A)

Requested Town Zoning of Property: Town of Lady Lake - PUD

Number, Square Footage and Present Use of the Existing Structures on the Property:

AltKey: 1771510 has one (1) barn that is 1,300 sq. ft.

AltKey: 3284640 has one (1) Single-family home that is 2,644 sq. ft.

Proposed Use of Property: Residential Subdivision

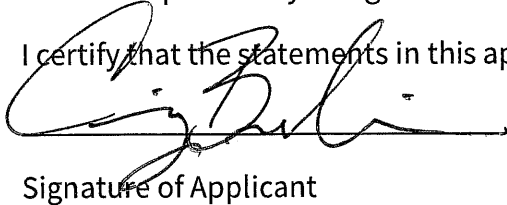
Have any land use applications been filed within the last year in connection with this property? X Yes No. If yes, briefly describe the nature of the request:

A companion Small-scale Comprehensive Plan Amendment & Rezoning Application is submitted concurrently with this application.

Attach a list of owners' names and mailing addresses for all properties lying within a 150-foot radius surrounding the subject property legally described in this application.

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 2/15/24 Received by: B Schneider

Annexation and Rezoning Fees Paid: \$3,000.00

APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

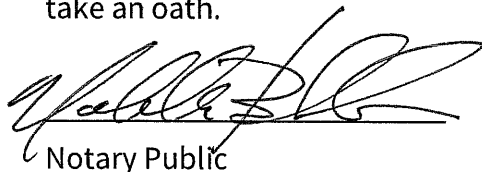
Brashier

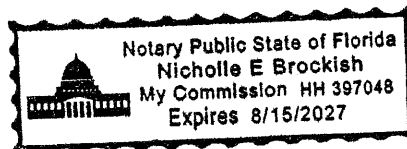
Before me, the undersigned authority personally appeared Craig Brashier, AICP, who being by me first duly sworn on oath, deposes and says:

1. That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Annexation with a PUD zoning classification to allow: Amendment of Existing PUD.
4. That the sign cards will be posted two weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 15th day of February, 2024, by Craig Brasher, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Notary Public



**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared David M. Caudill, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with PUD zoning classification to allow Amendment of Existing PUD.
3. That he has appointed CHW, LLC to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Christopher C. Caudill, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with PUD zoning classification to allow Amendment of Existing PUD.
3. That he has appointed CHW, LLC to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
OWNER'S AFFIDAVIT- ANNEXATION**

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Kara Wassman, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner of the property legally described on page one of this application.
2. That he desires approval for annexation with PUD zoning classification to allow Amendment of Existing PUD.
3. That he has appointed CHW, LLC to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

Prepared by/Return to:
Charles D. Johnson, Esq.
1330 W. Citizens Blvd., Suite 404
Leesburg, FL 34748

QUIT-CLAIM DEED
WITH ENHANCED LIFE ESTATE

For and in consideration of love and affection or other valuable consideration, the receipt and adequacy being acknowledged by all parties, by the execution of this Quit Claim Deed this 13th day of September, 2023, **DAVID M. CAUDILL**, the unmarried widower of **LINDA C. CAUDILL**, presently of **403 Lake Ella Rd., Fruitland Park, FL 34731**, does hereby convey unto himself a **life estate** in the real property described below, with the remainder interest in said property to **CHRISTOPHER C. CAUDILL**, presently of **420 Lake Ella Rd., Fruitland Park, FL 34731**, and **KARA L. WASSMAN**, presently of **11592 NW 18th Place, Gainesville, FL 32606**, as joint tenants with right of survivorship and not as tenants in common, subject to the reservations contained herein, said piece(s) or parcel(s) of land, situate, lying and being in the County of **Lake**, State of Florida, to wit:

PARCEL I.D. NO.:

30-18-24-0003-000-01201

The West ½ of the SE ¼ of the SW ¼, less the West 330 feet thereof; and the West ½ of the South 264 feet of the NE ¼ of the SW ¼, less the West 330 feet thereof in Section 30, Township 18 South, Range 24 East in Lake County, FL, less right-of-way for public road.

and

30-18-24-0003-000-03500

The West 330 feet of the East ½ of the SE ¼ of the SW ¼; and the South 264 feet of the West 330 feet of the East ½ of the NE ¼ of the SW ¼ in Section 30, Township 18 South, Range 24 East, in Lake County, FL, less right-of-way for public road.

SUBJECT TO covenants, restrictions, reservations, conditions, rights of way, and easements of record, if any, which specifically are not hereby extended or reimposed.

DEED RESERVATIONS:

1. **DAVID M. CAUDILL** RESERVES UNTO HIMSELF, FOR AND DURING HIS LIFETIME, THE EXCLUSIVE POSSESSION, USE, AND ENJOYMENT OF THE PROPERTY DESCRIBED HEREIN WITHOUT ANY LIABILITY FOR WASTE.
2. **DAVID M. CAUDILL** FURTHER RESERVES UNTO HIMSELF THE RIGHT TO CONVEY, WHICH SHALL INCLUDE THE RIGHT TO SELL, GIFT, ALIENATE, OR OTHER AND TO RETAIN ALL PROCEEDS THEREFROM, IF ANY, BY SUBSEQUENT DEED/ASSIGNMENT THE PROPERTY DESCRIBED HEREIN, TO HIMSELF OR ANY THIRD PARTY WITHOUT JOINDER OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN**. SAID CONVEYANCE SHALL TERMINATE THE REMAINDER INTEREST OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN**.
3. **DAVID M. CAUDILL** FURTHER RESERVES UNTO HIMSELF THE RIGHT TO MORTGAGE, PLEDGE, LEASE, LIEN, OR OTHERWISE ENCUMBER THE PROPERTY DESCRIBED HEREIN, IN WHOLE OR IN PART, WITHOUT JOINDER OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN**, THEREBY SUBORDINATING THE REMAINDER INTEREST OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN** TO SAID ENCUMBRANCE.
4. UPON THE DEATH OF **DAVID M. CAUDILL**, IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OF

DAVID M. CAUDILL, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN CHRISTOPHER C. CAUDILL AND KARA L. WASSMAN, SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THE TIME OF THE DEATH OF DAVID M. CAUDILL.

THIS DEED WAS PREPARED at the request of the Grantor. The Grantor provided the legal description and at the request of the Grantors the title to the property was not determined or searched. Grantor affirms that Grantor is the only intended beneficiary of the preparer of the deed's services. The Grantor releases the preparer of the deed from all liability, including any third-party claims and further agrees to hold harmless and indemnify the preparer of the deed from all claims from all parties arising out of this deed.

Signed, sealed and delivered in our presence:

Signature first witness
Charles D. Johnson

Printed name first witness

Signature second witness

Michelle H. Adkins

Printed name second witness

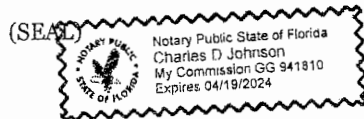

DAVID M. CAUDILL

(SEAL)

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence this 13 day of SEPT., 2023, by **DAVID M. CAUDILL**,

- ☐ who is/are personally known to me; or
☐ who has/have produced a Driver's License of the State of Florida; or
☐ who has/have produced _____ as identification.




Notary Public Signature

Charles D. Johnson

Printed Name of Notary Public
My Commission Expires:

PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M LIFE ESTATE	Alternate Key:	1740045
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number:	30-18-24-0003-000-01201
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	LAKE ELLA RD LADY LAKE FL, 32159	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4, E 1/2 OF W 1/2 OF S 264 FT OF NE 1/4 OF SW 1/4 ORB 4478 PG 2037 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		12.000	Acre		\$240,000.00	\$240,000.00
Click here for Zoning Info					FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Vacant	\$100.00
4478 / 2037	05/2014	Warranty Deed	Unqualified	Vacant	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Vacant	\$1.00
1639 / 585	08/1998	Warranty Deed	Qualified	Vacant	\$42,500.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market	Assessed	Taxable	Millage	Estimated
---------------	--------	----------	---------	---------	-----------

	Value	Value	Value		Taxes
LAKE COUNTY BCC GENERAL FUND	\$240,000	\$175,690	\$175,690	5.0364	\$884.85
SCHOOL BOARD STATE	\$240,000	\$240,000	\$240,000	3.2080	\$769.92
SCHOOL BOARD LOCAL	\$240,000	\$240,000	\$240,000	2.9980	\$719.52
LAKE COUNTY WATER AUTHORITY	\$240,000	\$175,690	\$175,690	0.2940	\$51.65
NORTH LAKE HOSPITAL DIST	\$240,000	\$175,690	\$175,690	0.1500	\$26.35
ST JOHNS RIVER FL WATER MGMT DIST	\$240,000	\$175,690	\$175,690	0.1793	\$31.50
LAKE COUNTY MSTU STORMWATER	\$240,000	\$175,690	\$175,690	0.4957	\$87.09
LAKE COUNTY MSTU AMBULANCE	\$240,000	\$175,690	\$175,690	0.4629	\$81.33
LAKE COUNTY VOTED DEBT SERVICE	\$240,000	\$175,690	\$175,690	0.0918	\$16.13
LAKE COUNTY MSTU FIRE	\$240,000	\$175,690	\$175,690	0.5138	\$90.27
			Total:	Total:	
			13.4299	\$2,758.61	

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Site Notice

PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M	Alternate Key:	1771510
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	30-18-24-0003-000-02600
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	LAKE ELLA RD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 330 FT OF S 264 FT OF SE 1/4 OF NE 1/4 OF SW 1/4, W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4-- S 780.8 FT-- ORB 4478 PG 2035 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		6.090	Acre		\$158,340.00	\$158,340.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	BARN (BRN5)	1300	SF	1999	\$16,380.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Vacant	\$100.00
4478 / 2035	05/2014	Warranty Deed	Unqualified	Vacant	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Vacant	\$1.00
629 / 241	01/1977	Misc Deed/Document	Qualified	Vacant	\$14,400.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$174,720	\$139,880	\$139,880	5.0364	\$704.49
SCHOOL BOARD STATE	\$174,720	\$174,720	\$174,720	3.2080	\$560.50
SCHOOL BOARD LOCAL	\$174,720	\$174,720	\$174,720	2.9980	\$523.81
LAKE COUNTY WATER AUTHORITY	\$174,720	\$139,880	\$139,880	0.2940	\$41.12
NORTH LAKE HOSPITAL DIST	\$174,720	\$139,880	\$139,880	0.1500	\$20.98
ST JOHNS RIVER FL WATER MGMT DIST	\$174,720	\$139,880	\$139,880	0.1793	\$25.08
LAKE COUNTY MSTU STORMWATER	\$174,720	\$139,880	\$139,880	0.4957	\$69.34
LAKE COUNTY MSTU AMBULANCE	\$174,720	\$139,880	\$139,880	0.4629	\$64.75
LAKE COUNTY VOTED DEBT SERVICE	\$174,720	\$139,880	\$139,880	0.0918	\$12.84
LAKE COUNTY MSTU FIRE	\$174,720	\$139,880	\$139,880	0.5138	\$71.87
				Total:	Total:
				13.4299	\$2,094.78

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M	Alternate Key:	3284640
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	30-18-24-0003-000-03500
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	403 LAKE ELLA RD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 780.8 FT OF W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4--LESS S 33 FT FOR RD R/W-- ORB 1757 PG 1205 ORB 4478 PG 2035 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		5.670	Acre		\$191,363.00	\$191,363.00

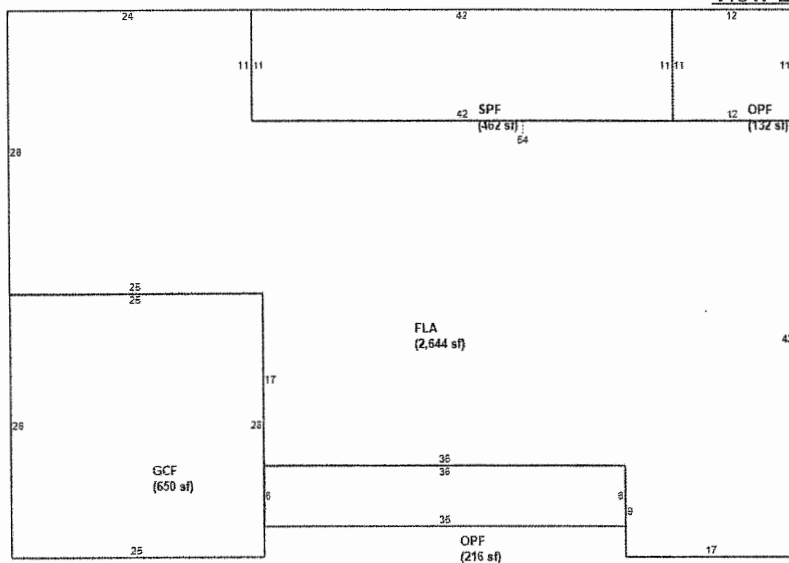
[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$257,108.00		
Summary			
Year Built: 1991	Total Living Area: 2644 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	2644
GARAGE FINISHED STONE (GCF)		1.00	650
OPEN PORCH FINISHED (OPF)		1.00	348
SCREEN PORCH FINISHED (SPF)		1.00	462

[View Larger](#) / [Print](#) / [Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	1296	SF	1991	\$1,555.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>6214 / 1515</u>	09/2023	Quit Claim Deed	Unqualified	Improved	\$100.00
<u>4478 / 2035</u>	05/2014	Warranty Deed	Unqualified	Improved	\$100.00
<u>1757 / 1205</u>	09/1999	Warranty Deed	Unqualified	Improved	\$0.00
<u>1073 / 1301</u>	08/1990	Warranty Deed	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#) 

Values and Estimated Ad Valorem Taxes

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$450,026	\$224,730	\$174,730	5.0364	\$880.01
SCHOOL BOARD STATE	\$450,026	\$224,730	\$199,730	3.2080	\$640.73

SCHOOL BOARD LOCAL	\$450,026	\$224,730	\$199,730	2.9980	\$598.79
LAKE COUNTY WATER AUTHORITY	\$450,026	\$224,730	\$174,730	0.2940	\$51.37
NORTH LAKE HOSPITAL DIST	\$450,026	\$224,730	\$174,730	0.1500	\$26.21
ST JOHNS RIVER FL WATER MGMT DIST	\$450,026	\$224,730	\$174,730	0.1793	\$31.33
LAKE COUNTY MSTU STORMWATER	\$450,026	\$224,730	\$174,730	0.4957	\$86.61
LAKE COUNTY MSTU AMBULANCE	\$450,026	\$224,730	\$174,730	0.4629	\$80.88
LAKE COUNTY VOTED DEBT SERVICE	\$450,026	\$224,730	\$174,730	0.0918	\$16.04
LAKE COUNTY MSTU FIRE	\$450,026	\$224,730	\$174,730	0.5138	\$89.78
				Total:	Total:
				13.4299	\$2,501.75

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
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Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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LEGAL DESCRIPTION



DATE: January 17, 2024
CLIENT: Kolter Land Partners, LLC
PROJECT NO: 22-0098
DESCRIPTION FOR: Caudill Parcel

PARCEL 1:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; LESS THE WEST 330 FEET THEREOF; AND THE WEST 1/2 OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 330 FEET THEREOF IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

AND

PARCEL 2:

THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 264 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND
MADE A PART THEREOF**

AltKey	OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
1283931	VALDEZ ANITA F TRUSTEE	300 LAKE ELLA RD	FRUITLAND PARK	FL	34731-1909
2697105	CALVARY CHAPEL INC	PO BOX 280	LADY LAKE	FL	32158-0280
1283426	CURRY JANET M LIFE ESTATE	37041 COUNTRY CHARM DR	FRUITLAND PARK	FL	34731
1283434	HOWARD CHRISTOPHER M & JUNE C	37235 COUNTRY CHARM DR	FRUITLAND PARK	FL	34731-5101
1283582	O'DELL JOSEPH H	PO BOX 398	WILDWOOD	FL	34785-0398
1771510	CAUDILL DAVID M	403 LAKE ELLA RD	FRUITLAND PARK	FL	34731
2917041	BRADY JANE E	243 LAKE ELLA RD	FRUITLAND PARK	FL	34731
3801541	MANNING KAMEN Z &	303 S OAKLAND AVE	MINNEOLA	FL	34715



February 26, 2024

RE: Notification Letter

Annexation Ordinance 2024-03, Small Scale Comprehensive Plan Amendment
Ordinance 2024-04, and Rezoning Ordinance 2024-05

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Craig Brashier of CHW, Inc, on behalf of David M Caudill Life Estate, to annex, rezone, and amend the future land use designation of three properties located on the north side of Lake Ella Road approximately 350 linear feet west of Micro Racetrack Road. The annexation and small-scale comprehensive plan amendment applications involve 24.02 acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Rural Density to Lady Lake Single Family Medium Density (SF-MD) and rezone from Lake County Agricultural (A) to Lady Lake Planned Unit Development (PUD).

The applicant is also seeking to amend the existing Planned Unit Development (PUD) boundary to include the aforementioned 24.02 acres of property, bringing the total acreage with the PUD boundary to 296.26 acres.

Public hearing dates on the petitions are now scheduled for the following dates:

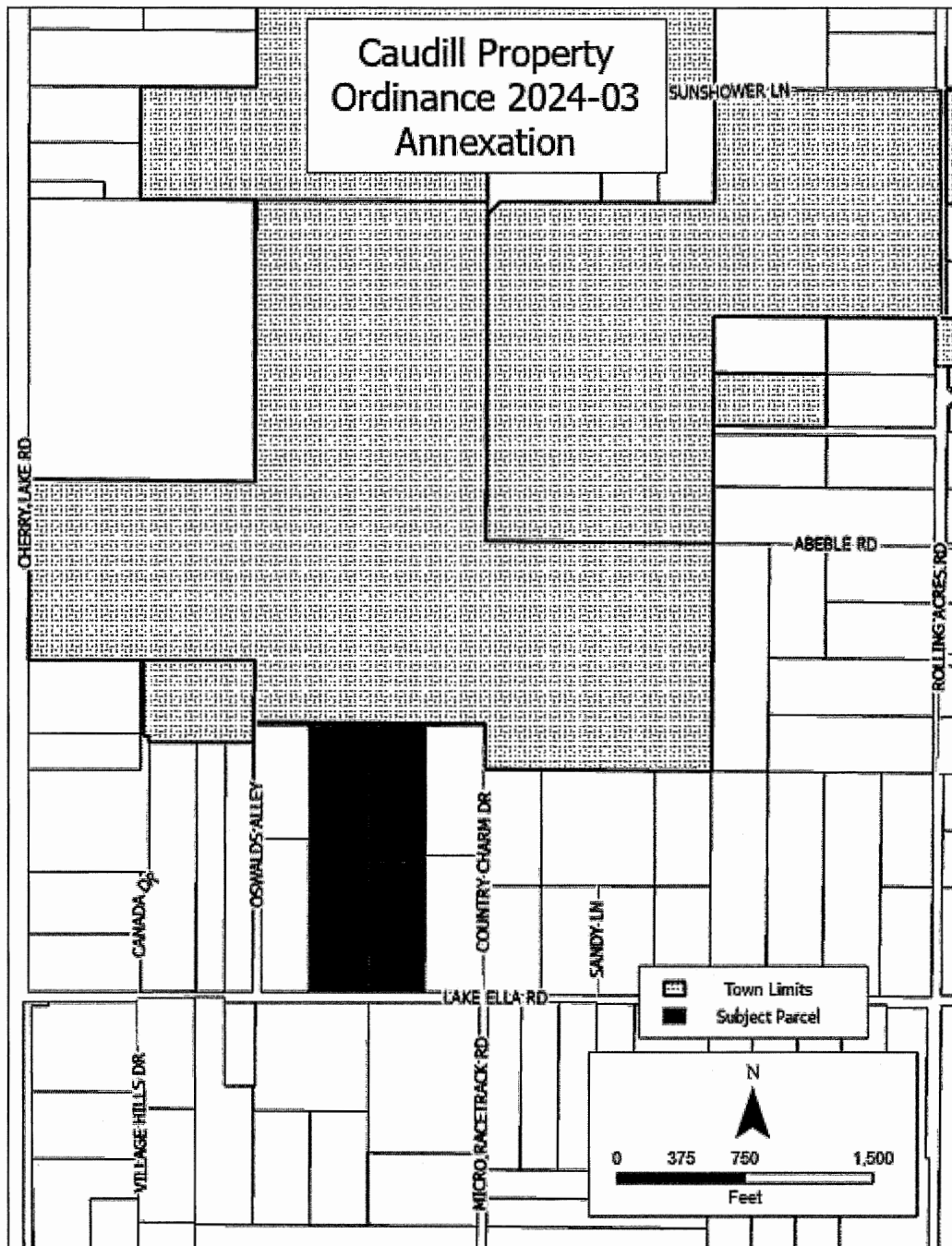
PLANNING AND ZONING BOARD -	Monday, March 11, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY -	Monday, April 1, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, April 1, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, April 15, 2024 at 6:00 p.m.

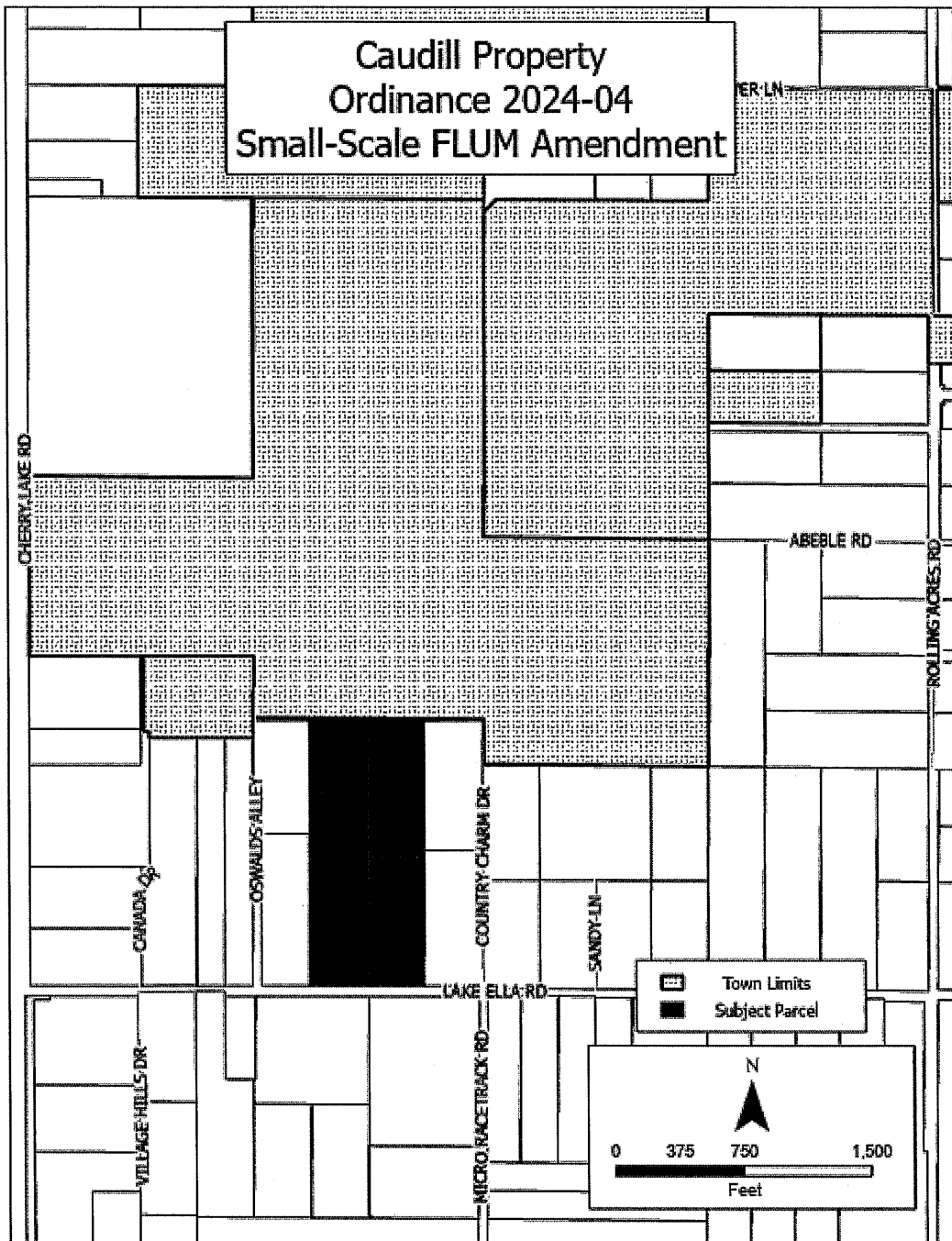
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1511 or via email at planning@ladylake.org.

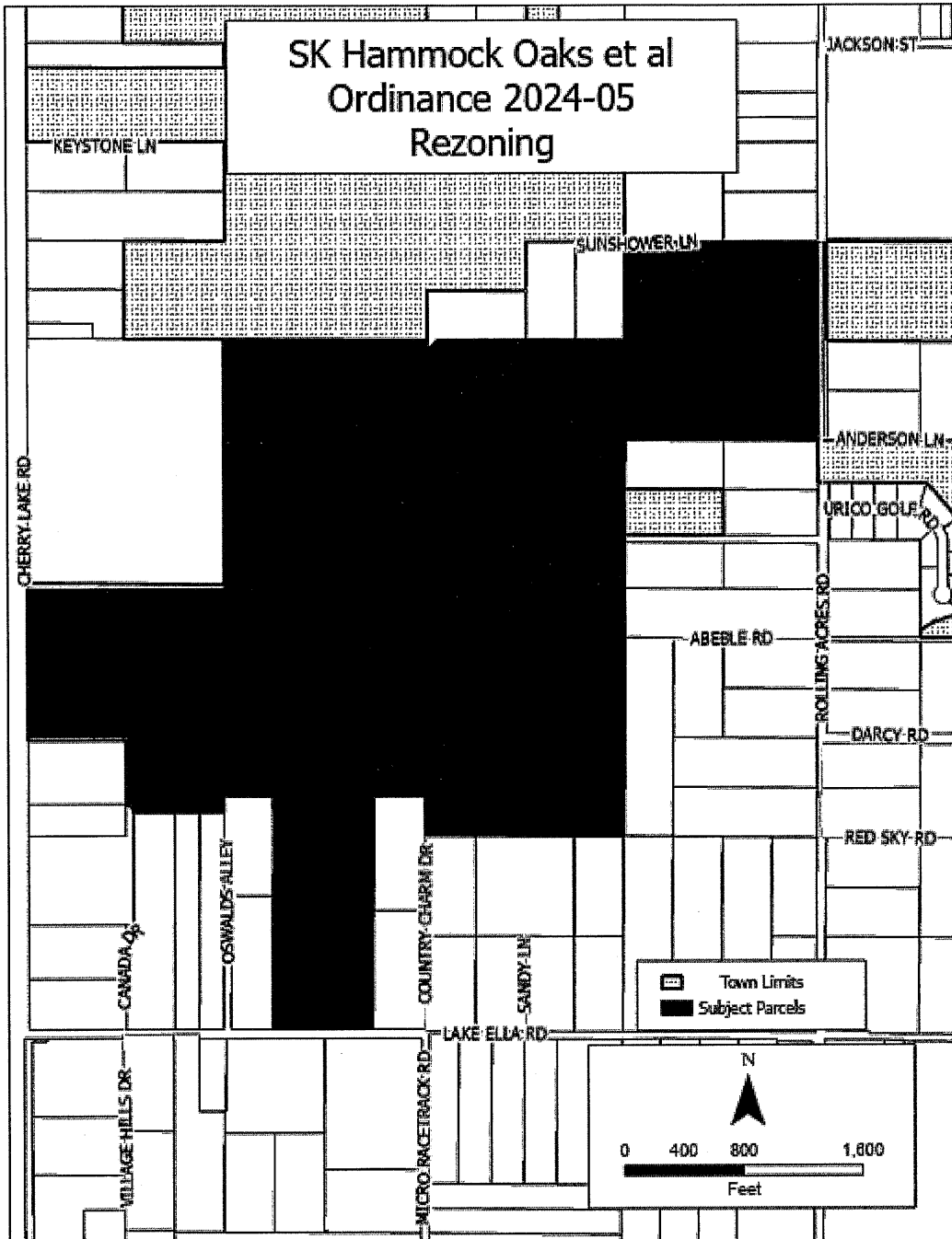
Sincerely,

Rebecca Schneider
Senior Town Planner

LOCATION MAPS







LEGAL DESCRIPTION:

PARCEL 1: (PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110116556, DATED NOVEMBER 14, 2023 AT 8:00 AM)

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; LESS THE WEST 330 FEET THEREOF; AND THE WEST 1/2 OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 330 FEET THEREOF IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

AND

PARCEL 2:

THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 264 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

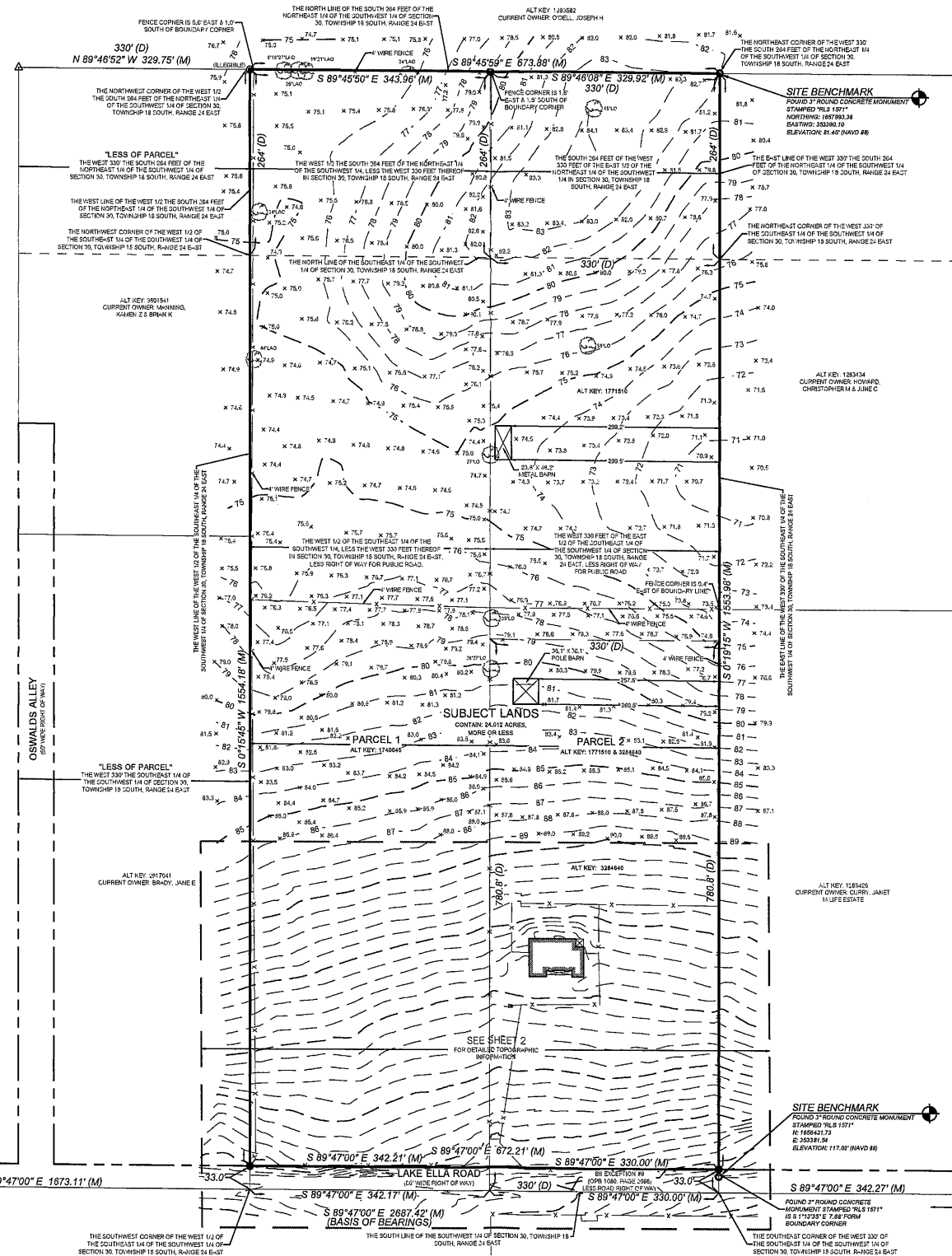
SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AS BEING SOUTH 89°47'00" EAST.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRUST.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110116556, DATED SEPTEMBER 15, 2023 AT 8:00 AM, A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL, IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN WERE DERIVED FROM LAKE COUNTY BENCHMARK IDENTIFICATION "LK 104" WITH A PUBLISHED ELEVATION OF 122.52' (NAVD 88).
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SWANODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
- THIS SURVEY CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE (1) FOR DESCRIPTION, FLOOD ZONE INFORMATION, OVERALL BOUNDARY AND LIMITED TOPOGRAPHIC INFORMATION. SEE SHEET TWO (2) FOR ADDITIONAL TOPOGRAPHIC INFORMATION.
- THE SUBJECT PARCEL HAS DIRECT ACCESS TO LAKE ELLA ROAD, A COUNTY MAINTAINED PUBLIC RIGHT OF WAY.

BII EXCEPTIONS: (PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110116556, DATED NOVEMBER 14, 2023 AT 8:00 AM)

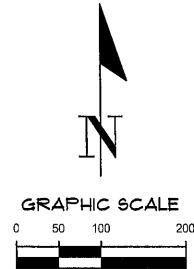
- RIGHT OF WAY DEED RECORDED IN BOOK 1080, PAGE 2086. - DOES NOT AFFECT SUBJECT PROPERTY DIRECTLY, EXCEPTION PROVIDES ACCESS TO THE PROPERTY, PLOTTED HEREON.
- RESERVATION OF EASEMENT FOR STATE ROAD RIGHT OF WAY CONTAINED IN THE DEED RECORDED IN DEED BOOK 223, PAGE 456. - AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT AS SUBJECT PARCEL DOES NOT LIE WITHIN 100 FEET OF CENTERLINE OF A STATE ROAD AS OF JANUARY 7, 1943.
- RIGHT OF WAY EASEMENT RECORDED IN BOOK 311, PAGE 525. - AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND ENCOMPASSES THE ENTIRETY OF SUBJECT PROPERTY.
- ORDINANCE 2023-09 RECORDED IN BOOK 6175, PAGE 5. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT

BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA



REVISIONS:

11/05/2023 - ADDED TITLE COMMITMENT INFORMATION AND BII EXCEPTIONS TO DRAWING
12/19/2023 - REVISED TITLE COMMITMENT INFORMATION AND BII EXCEPTIONS; ADDED SURVEYOR'S NOTE PERTAINING TO ACCESS.



LEGEND:

- BENCHMARK
- FOUND 3" ROUND CONCRETE MONUMENT STAMPED "RLS 1571"
- FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
- FOUND NAIL AND DISK NO IDENTIFICATION
- RAILROAD SPIKE WITH NO IDENTIFICATION
- SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- WOODEN POWER POLE
- GLY ANCHOR
- ELECTRIC METER
- AIR CONDITIONER
- ELECTRIC GATE OPENER
- TELEPHONE PEDESTAL
- MAILBOX
- TREE (SIZE AND TYPE AS NOTED)
- SIGN
- OVERHEAD WIRE
- FENCE (SIZE AND TYPE AS NOTED)
- CONTOUR LINE
- ASPHALT SURFACE
- CONCRETE SURFACE
- (D) = DATA BASED ON DEED OF RECORD
- (M) = DATA BASED ON FIELD MEASUREMENTS
- R/W = RIGHT OF WAY
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- NAVD = NORTH AMERICAN VERTICAL DATUM
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- X 113.5 = SPOT ELEVATION (PERVIOUS SURFACE)
- X 113.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
- LO = LIVE OAK TREE
- LAO = LAUREL OAK TREE
- MAG = MAGNOLIA TREE
- PI = PINE TREE
- HOL = HOLLY TREE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12069C0165E, EFFECTIVE DATE: DECEMBER 18, 2012.

1801 Research Drive
Altamonte Springs, FL 32714
www.chw-inc.com
FLORIDA
est. 1988
CA-5075

CHW
Professional Consultants

1" = 100'
VERIFY SCALE
IF NOT ONE INCH ON
DRAWING, SCALE
SHALL ACCURATELY

KOLTER GROUP ACQUISITIONS LLC, A FLORIDA
LIMITED LIABILITY COMPANY
DAVID M. CAUDILL, A SINGLE MAN
FIRST SHUFFLED, LOWMAN & WILSON, P.A.

SURVEY DATE: 09/27/2023
REVISION DATE: 12/19/2023
PROJECT NUMBER: 22-0098.08
FIELD WORK & PLOTS: 6/17/20

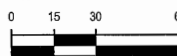
CLINTON N. RICKNER

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF ELECTRONIC
DIGITAL SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.
1 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA

GRAPHIC SCALE



SURVEYOR'S NOTES:

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VERTICAL SCALE
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ELEVATION
IF NOT ONE INCH ON
ELEVATION
SCALE, ACCORDINGLY

KOLTER LAND PARTNERS, LLC

22-0098.08

CLINTON N. RICKNER
SEE SHEET ONE OF TWO

This map prepared by:
Certificate of Authorization No. LA 5075
NOT VALID WITHOUT THE ORIGINAL
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

2 OF 2





TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-04 - (First Reading) - An Ordinance Pertaining to Comprehensive Planning in the Town of Lady Lake, Florida; Amending the Town of Lady Lake Ordinance 81-1-(83), Which Established the Town of Lady Lake Comprehensive Plan; Providing for a Small-Scale Future Land Use Map Amendment. (Thad Carroll)

AGENDA ITEM ID

2024060

DEPARTMENT

Growth Management

SUMMARY

FLU AMENDMENT PLANNING ANALYSIS

Applicant	Craig Brashier of CHW, LLC on behalf of
Property Owner(s)	David M. Caudill and David M. Caudill Life Estate
Parcel Numbers	30-18-24-0003-000-003500
	30-18-24-0003-000-002600
	30-18-24-0003-000-001201

On Thursday, February 15, 2024 an application was filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owner David M. Caudill and David M. Caudill Life Estate to amend the Future Land Use designation of 24.02 acres which presently has a designation in accordance with the Lake County Comprehensive Plan. The request is to change the property from Lake County Rural Density to Lady Lake Single Family Medium Density. The subject parcel consists of three lots located on the north side of Lake Ella Road, approximately 350 linear feet west of Micro Racetrack Road, identified by Alternate Key Numbers 1740045, 1771510, and 3284640.

The subject property is located in Section 30, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the properties were included with the submitted application.

FUTURE LAND USE

EXISTING FLU. The existing Future Land Use designation is Lake County Rural Density, which allows a maximum density of one dwelling unit per five acres.

PROPOSED FLU. The proposed Future Land Use designation is Lady Lake Single Family Medium Density (SF-MD). Development in the Single Family - Medium Density Residential category shall be

limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Multi-family, industrial or commercial uses will not be permitted. However, a mixed-use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

ADJACENT PROPERTY CHARACTERISTICS

	Future Land Use Designations of Adjacent Properties
North	Lady Lake Single Family Medium Density (SF-MD)
East	Lake County Rural Density
South	Lake County Rural Density
West	Lake County Rural Density

ENVIRONMENTAL

The subject parcels are composed of a single-family residence, barn, and open pastureland. An Environmental Ecological Site Assessment was prepared for the adjacent properties on October 18, 2023, after a preliminary field and wildlife survey was conducted on September 12, 2023, for the occurrence of protected flora and fauna. Pedestrian transects were established throughout the site to assess the occurrence, or potential for species of special concern, threatened or endangered species by state and federal agency guidelines. No threatened species were found within the site. The closest bald eagle nest is located approximately 1.8 miles southeast of the property. The report also noted that the surveyed property did not contain habitats conducive to Florida scrub jays or sand skinks. According to the Soil Survey for Lake County, Florida, the site includes mostly Candler Sand, 0 to 5 percent slopes (#8), Candler Sand, 5 to 12 percent slopes (#9), Apopka Sand, 5 to 12 percent slopes (#6), and Kendrick Sand, 5 to 8 percent slopes (#25). The mapped soil types are consistent with upland pastureland communities.

ADJACENT PROPERTIES

The property abutting the northern boundary is currently vacant and has been zoned for a Planned Unit Development of 950 units. To the east and west, the abutting properties are 5-6-acre parcels with single-family homes zoned Lake County Agriculture. To the south, the abutting properties are 9.5 and 13-acre parcels with single-family homes zoned Lake County Agriculture.

IMPACT ON TOWN SERVICES

Potable Water: The projected demand on the Water System for this project is approximately 36,000 GPD based on the proposed maximum dwelling units. Based upon the proposed uses, there is adequate capacity at the present time. Consumptive Use Permit No. 50049 issued by St. Johns to the Town provides allocation of 1.188 million GPD. Last year's average consumption per day was 864,343 gallons per day. There is approximately 323,657 gallons of available capacity under current CUP.

Sewer: Based upon the proposed uses, there is adequate capacity at the present time. Town's Central Sewer Wastewater Treatment Plant Facility System allocation is 1.0 million GPD. The Town is in the process of expanding the Wastewater Treatment Plant allowing for ample capacity for this project. The projected demand on the Wastewater System for this project is 36,000 GPD.

Schools: In accordance with the Lake County School Board student generation calculation, the maximum development potential of the subject properties would result in 22 new elementary students, 10 new middle school students, and 15 new high school students.

Transportation: The additional 82 proposed dwelling units are expected to generate 72 PM Peak Hour Trips and 51 AM Peak Hour Trips. The proposed entire development at project buildout is projected to generate 8,132 new daily trips; of which 589 trips occur during the AM peak hour, and 810 trips occur during the PM peak hour.

Parks And Recreation: As part of the residential development, additional activity-based recreational areas will be provided internally by the development. The Parks and Recreation Level of Service will not be affected by the approval of this land use change.

Stormwater: Project will be required to adhere to St. Johns River Water Management District (SJRWMD) guidelines, drainage, and engineering best management practices.

Flood: The subject property does not contain any Special Flood Hazard Areas nor wetlands as per FEMA FIRM Map 12060C0170E effective December 18, 2012.

Staff mailed notices to inform the surrounding eight property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, February 26, 2024. The property was posted on Tuesday, February 27, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-04 was ready for consideration of a recommendation by the Planning and Zoning Board.

At the March 11, 2024 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance 2024-04 to the Town Commission with the recommendation of approval.

The Local Planning Agency voted 3-1 to forward Ordinance 2024-04 to the Town Commission with the recommendation of approval.

Ordinance 2024-04 was tabled at the April 1, 2024 Town Commission meeting.

PUBLIC HEARINGS

The second and final reading of Ordinance 2024-04 is scheduled for Monday, May 6, 2024, at 6 p.m

Backup material for this agenda item includes:

1. draft-ordinance-2024-04 - SSFLUM policy specific
2. agenda-item-2024060 SSFLUM Caudill Supporting Doc

1 **DRAFT ORDINANCE 2024-04**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY**
4 **LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE 81-1-(83), WHICH**
5 **ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A**
6 **SMALL-SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY;**
7 **AND PROVIDING AN EFFECTIVE DATE.**

8 Be it ordained by the Town of Lady Lake, Town Commission:

9 **SECTION 1: Legislative Finding, Purpose, and Intent.**

10 A. .On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a
11 Comprehensive Plan pursuant to Florida Statue 163.3184, known as the “Local Government
12 Comprehensive Planning Act” (“Act”), which sets forth the procedures and requirements for a
13 local government in the State of Florida to adopt a Comprehensive Plan and amendments (to
14 a Comprehensive Plan).

15 B. .The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance 81-1-
16 (83), and amended said Ordinance by Ordinance 91-21, approved December 2, 1991, and
17 Ordinance 94-16, approved on October 12, 1994.

18 C. .The Town’s Local Planning Agency reviewed a proposed amendment to the Future Land
19 Use Map Series of the Town of Lady Lake Comprehensive Plan on April 1, 2024 and
20 recommended to the Town Commission that said amendment be adopted by the Town
21 Commission.

22 D. .The Town Commission has held public hearings on the proposed amendment to the
23 Future Land Use Map Series of the Comprehensive Plan and received comments from the
24 general public and the Local Planning Agency.

25 E. .The Town of Lady Lake has complied with the requirements of the Act for amending the
26 Comprehensive Plan.

27 **SECTION 2: Authority.**

28 This ordinance is adopted in compliance with and pursuant to the Local Government
29 Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 —
30 163.3243, Florida Statutes, as amended.

SECTION 3: Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small-scale amendment as indicated below:

Applicant or Owner: Caudill David M Life Estate and David M Caudill

General Location: 403 Lake Ella Road— property located on Lake Ella Road approximately 350 linear feet west of Micro Racetrack Road

Acres: 24.02 Acres

Future Land Use: Change from Lake County Rural to Town of Lady Lake Single-Family Medium Density (SF-MD), limiting the maximum density to four dwelling units per acre through a policy specific amendment.

Graphic representation of this Small-Scale Future Land Use Element Map Amendment is shown in the attached “Exhibit A”.

SECTION 4: Severability.

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5: Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 6th day of May 2024.

1

Town of Lady Lake, Florida

2

3

Ed Freeman, Mayor

4 Attest:

5

6 _____
Nancy Wilson, Town Clerk

7 Approved as to form:

8

9 _____
Derek Schroth, Town Attorney

EXHIBIT A — Legal Description and Map

Parcel One

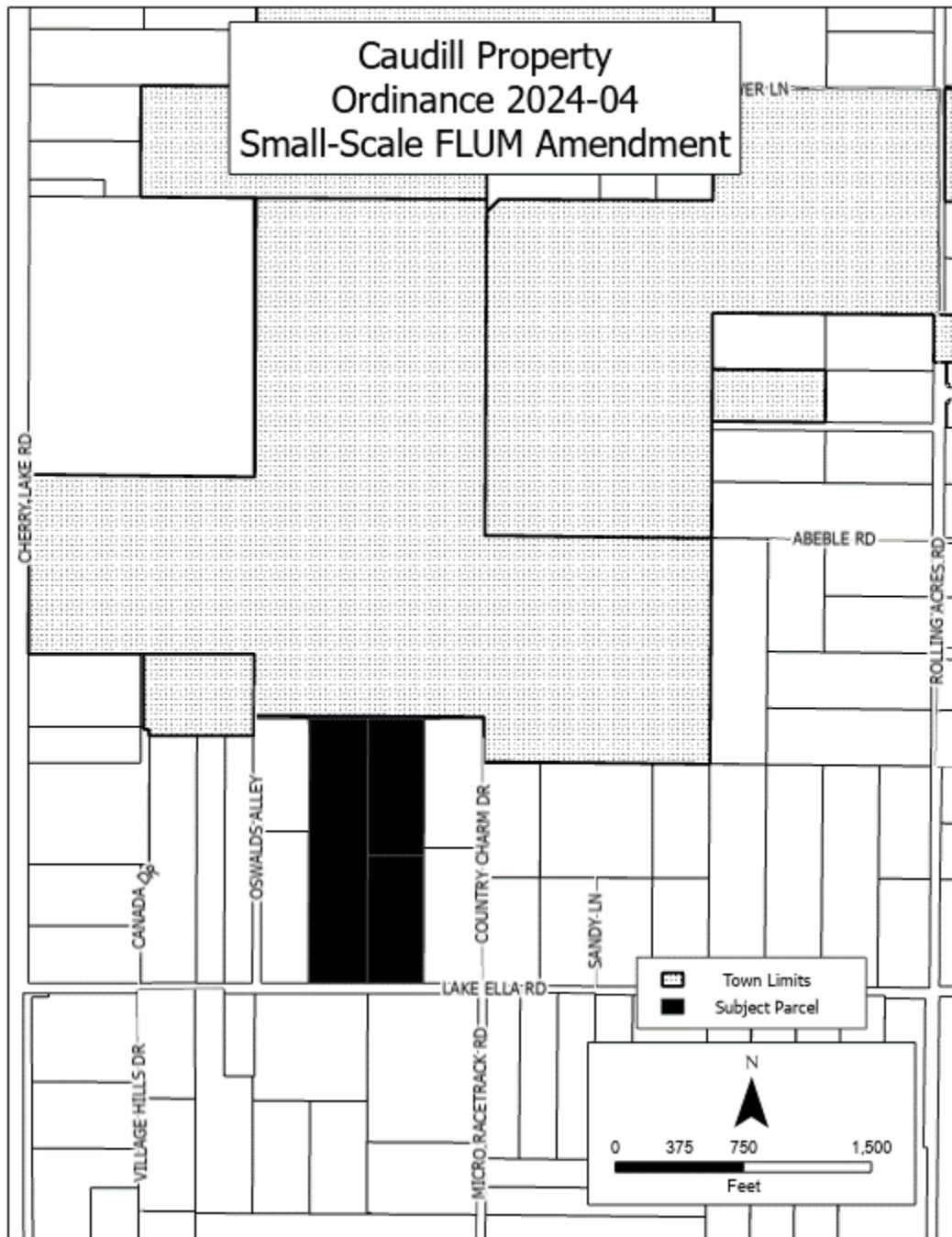
Parcel ID#: 30-18-24-0003-000-01201; E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4, E 1/2 OF W 1/2 OF S
264 FT OF NE 1/4 OF SW 1/4 ORB 4478 PG 2037 ORB 6214 PG 1515

Parcel Two

Parcel ID#: 30-18-24-0003-000-02600; W 330 FT OF S 264 FT OF SE 1/4 OF NE 1/4 OF SW 1/4, W
330 FT OF E 1/2 OF SE 1/4 OF SW 1/4-- S 780.8 FT-- ORB 4478 PG 2035 ORB 6214 PG 1515

Parcel Three

Parcel ID#: 30-18-24-0003-000-03500; S 780.8 FT OF W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4--
LESS S 33 FT FOR RD R/W-- ORB 1757 PG 1205 ORB 4478 PG 2035 ORB 6214 PG 1515



**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
SMALL SCALE DEVELOPMENT AMENDMENTS TO THE 2030
COMPREHENSIVE PLAN APPLICATION**

The proposed amendment must involve a property of more than ten acres.

Owner's Information

Owner's Name: David Caudill, Christopher Caudill, Kara Wassman

Mailing Address: 403 Lake Ella Road, Fruitland Park, FL 34731

Telephone Number: Contact Agent Email Address: Contact Agent

Applicant's Information

Applicant's Name: Craig Brashier, AICP

Mailing Address: 11801 Research Drive, Alachua, FL 32615

Telephone Number: (352) 331-1976 Email Address: craigb@chw-inc.com

Applicant is: Owner X Agent Purchaser Lessee Other

Property Information

Property Address/Location: 403 LAKE ELLA RD, FRUITLAND PARK FL, 34731

Alternate Key: 1740045, 1771510, 3284640

Legal Description:

See attached

Existing Use of Subject Property:

Single-family Residence, Agriculture, Pasture

Proposed Use of Property:

Residential Subdivision

Existing Future Land Use of Property: Lake County - Rural

Requested Future Land Use of Property: Town of Lady Lake - Single-Family Medium Density

Existing Zoning of Property: Lake County- Agriculture (A)

Requested Zoning of Property: Town of Lady Lake - Planned Unit Development (PUD)

IF THE ANTICIPATED OR REQUIRED ZONING IS PLANNED DEVELOPMENT, A PRELIMINARY
LAND USE PLAN MAY BE REQUIRED PRIOR TO THE LADY LAKE COMMISSION PUBLIC HEARING.

Total Gross Area of the Property:

± 24.01 Acres

Developable Area to be Amended: ± 24.01 Acres

If Conservation Area (wetlands) or natural water bodies exist on site, give estimated acreage of each: N/A

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use:

N/A

Is this a Certified Lady Lake Affordable Housing Project? Yes (attach certification) ☒ No

Has an application for rezoning or other development permit been submitted to the Town?
☒ Yes ☐ No If yes, indicate the type and date was submitted?

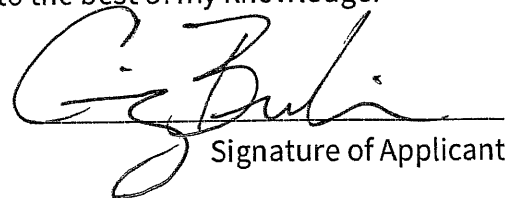
PD Rezoning concurrently with this application

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five years?

☒ Yes ☐ No If yes, indicate the type and date submitted? Annexation concurrently with this application & PUD Rezoning.

Attach a list of owners' names and mailing addresses for all properties lying within a 150-foot radius surrounding the subject property legally described in this application. This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.


Signature of Applicant

Please submit the application, accompanied by the appropriate review fees and eight copies of all applicable information documentation as required by the lady lake land development regulations, adopted August 15, 1994 to the growth management department. Additional copies of application and plans will be required prior to consideration at the planning and zoning board and town commission meetings.:

Office Use:

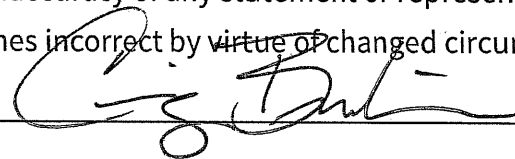
Date Application Received: 2/15/24 Received by: B Schneider

Fees Paid: \$3,000.00

**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
APPLICATION FOR SMALL SCALE DEVELOPMENT COMPREHENSIVE
PLAN AMENDMENTS**

APPLICANT'S AFFIDAVIT

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.



Signature of the Applicant, Property owner or Agent
Craig Brashier, AICP

Printed Name

STATE OF Florida

COUNTY OF Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of

February, 20 24, by

Craig Brashier, as an individual/officer/agent on

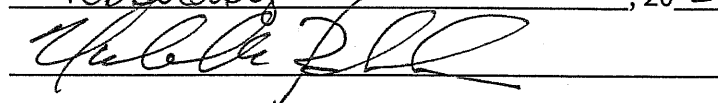
behalf of himself/herself CHW Professional Consultants, a

corporation/partnership. He/she is personally known to me or has produced

_____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of

February, 20 24.

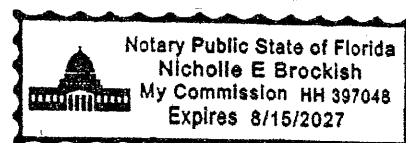


(SEAL)

Notary Public

Nicholle Brockish

Printed Name



SMALL
~~LARGE~~
**APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS
TO THE COMPREHENSIVE PLAN**

AGENT AUTHORIZATION FORM

I, (please print property owner's name)

David Caudill, as the property owner of the
property described below, hereby give my permission for (print agent name)
CHW, LLC to act as my agent for the
purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable):

See attached.

Signature of the Property Owner Date

Printed Name

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of
_____, 20____, by

_____, as an individual/officer/agent, on
behalf of himself/herself _____, a
corporation/partnership. He/she is personally known to me or has produced
_____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day
of _____, 20_____.

(SEAL)

Notary Public

Printed Name

SMALL
**APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS
TO THE COMPREHENSIVE PLAN**

AGENT AUTHORIZATION FORM

I, (please print property owner's name)

Kara Wassman, as the property owner of the
property described below, hereby give my permission for (print agent name)
CHW, LLC to act as my agent for the
purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable):

See attached.

Signature of the Property Owner Date

Printed Name

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of
_____, 20____, by

_____, as an individual/officer/agent, on
behalf of himself/herself _____, a
corporation/partnership. He/she is personally known to me or has produced
_____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day
of _____, 20_____.

(SEAL)

Notary Public

Printed Name

SMALL
~~LARGE~~
**APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS
TO THE COMPREHENSIVE PLAN**

AGENT AUTHORIZATION FORM

I, (please print property owner's name)

Christopher Caudill, as the property owner of the
property described below, hereby give my permission for (print agent name)
CHW, LLC to act as my agent for the
purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable):

See attached.

Signature of the Property Owner Date

Printed Name

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of
_____, 20____, by

_____, as an individual/officer/agent, on
behalf of himself/herself _____, a
corporation/partnership. He/she is personally known to me or has produced
_____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day
of _____, 20_____.

(SEAL)

Notary Public

Printed Name

LEGAL DESCRIPTION



DATE: January 17, 2024
CLIENT: Kolter Land Partners, LLC
PROJECT NO: 22-0098
DESCRIPTION FOR: Caudill Parcel

PARCEL 1:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; LESS THE WEST 330 FEET THEREOF; AND THE WEST 1/2 OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 330 FEET THEREOF IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

AND

PARCEL 2:

THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 264 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND
MADE A PART THEREOF**

Prepared by/Return to:
Charles D. Johnson, Esq.
1330 W. Citizens Blvd., Suite 404
Leesburg, FL 34748

QUIT-CLAIM DEED
WITH ENHANCED LIFE ESTATE

For and in consideration of love and affection or other valuable consideration, the receipt and adequacy being acknowledged by all parties, by the execution of this Quit Claim Deed this 13th day of September, 2023, **DAVID M. CAUDILL**, the unremarried widower of **LINDA C. CAUDILL**, presently of **403 Lake Ella Rd., Fruitland Park, FL 34731**, does hereby convey unto himself a **life estate** in the real property described below, with the remainder interest in said property to **CHRISTOPHER C. CAUDILL**, presently of **420 Lake Ella Rd., Fruitland Park, FL 34731**, and **KARA L. WASSMAN**, presently of **11592 NW 18th Place, Gainesville, FL 32606**, as joint tenants with right of survivorship and not as tenants in common, subject to the reservations contained herein, said piece(s) or parcel(s) of land, situate, lying and being in the County of **Lake**, State of Florida, to wit:

PARCEL I.D. NO.:

30-18-24-0003-000-01201

The West ½ of the SE ¼ of the SW ¼, less the West 330 feet thereof; and the West ½ of the South 264 feet of the NE ¼ of the SW ¼, less the West 330 feet thereof in Section 30, Township 18 South, Range 24 East in Lake County, FL, less right-of-way for public road.

and

30-18-24-0003-000-03500

The West 330 feet of the East ½ of the SE ¼ of the SW ¼; and the South 264 feet of the West 330 feet of the East ½ of the NE ¼ of the SW ¼ in Section 30, Township 18 South, Range 24 East, in Lake County, FL, less right-of-way for public road.

SUBJECT TO covenants, restrictions, reservations, conditions, rights of way, and easements of record, if any, which specifically are not hereby extended or reimposed.

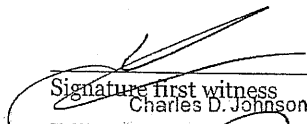
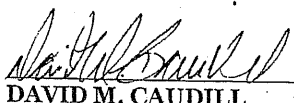
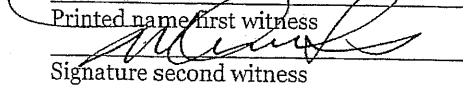
DEED RESERVATIONS:

1. **DAVID M. CAUDILL RESERVES UNTO HIMSELF, FOR AND DURING HIS LIFETIME, THE EXCLUSIVE POSSESSION, USE, AND ENJOYMENT OF THE PROPERTY DESCRIBED HEREIN WITHOUT ANY LIABILITY FOR WASTE.**
2. **DAVID M. CAUDILL FURTHER RESERVES UNTO HILSELF THE RIGHT TO CONVEY, WHICH SHALL INCLUDE THE RIGHT TO SELL, GIFT, ALIENATE, OR OTHER AND TO RETAIN ALL PROCEEDS THEREFROM, IF ANY, BY SUBSEQUENT DEED/ASSIGNMENT THE PROPERTY DESCRIBED HEREIN, TO HIMSELF OR ANY THIRD PARTY WITHOUT JOINDER OF CHRISTOPHER C. CAUDILL AND KARA L. WASSMAN. SAID CONVEYANCE SHALL TERMINATE THE REMAINDER INTEREST OF CHRISTOPHER C. CAUDILL AND KARA L. WASSMAN.**
3. **DAVID M. CAUDILL FURTHER RESERVES UNTO HIMSELF THE RIGHT TO MORTGAGE, PLEDGE, LEASE, LIEN, OR OTHERWISE ENCUMBER THE PROPERTY DESCRIBED HEREIN, IN WHOLE OR IN PART, WITHOUT JOINDER OF CHRISTOPHER C. CAUDILL AND KARA L. WASSMAN, THEREBY SUBORDINATING THE REMAINDER INTEREST OF CHRISTOPHER C. CAUDILL AND KARA L. WASSMAN TO SAID ENCUMBRANCE.**
4. **UPON THE DEATH OF DAVID M. CAUDILL, IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OF**

DAVID M. CAUDILL, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN CHRISTOPHER C. CAUDILL AND KARA L. WASSMAN, SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THE TIME OF THE DEATH OF DAVID M. CAUDILL.

THIS DEED WAS PREPARED at the request of the Grantor. The Grantor provided the legal description and at the request of the Grantors the title to the property was not determined or searched. Grantor affirms that Grantor is the only intended beneficiary of the preparer of the deed's services. The Grantor releases the preparer of the deed from all liability, including any third-party claims and further agrees to hold harmless and indemnify the preparer of the deed from all claims from all parties arising out of this deed.

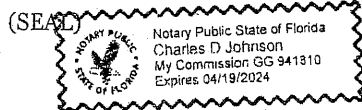
Signed, sealed and delivered in our presence:

 Signature first witness Charles D. Johnson	 DAVID M. CAUDILL (SEAL)
 Printed name first witness	
Signature second witness Michelle H. Adkins	
Printed name second witness	

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence this 13 day of SEPT., 2023, by **DAVID M. CAUDILL**,

- ☐ who is/are personally known to me; or
- ☐ who has/have produced a Driver's License of the State of Florida; or
- ☐ who has/have produced _____ as identification.




Notary Public Signature
Charles D. Johnson
Printed Name of Notary Public
My Commission Expires:

PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M LIFE ESTATE	Alternate Key:	1740045
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ①	30-18-24-0003-000-01201
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	LAKE ELLA RD LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4, E 1/2 OF W 1/2 OF S 264 FT OF NE 1/4 OF SW 1/4 ORB 4478 PG 2037 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		12.000	Acre		\$240,000.00	\$240,000.00
Click here for Zoning Info ①					FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Vacant	\$100.00
4478 / 2037	05/2014	Warranty Deed	Unqualified	Vacant	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Vacant	\$1.00
1639 / 585	08/1998	Warranty Deed	Qualified	Vacant	\$42,500.00
Click here to search for mortgages, liens, and other legal documents. ①					

Values and Estimated Ad Valorem Taxes ①

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market	Assessed	Taxable	Millage	Estimated
---------------	--------	----------	---------	---------	-----------

	Value	Value	Value		Taxes
LAKE COUNTY BCC GENERAL FUND	\$240,000	\$175,690	\$175,690	5.0364	\$884.85
SCHOOL BOARD STATE	\$240,000	\$240,000	\$240,000	3.2080	\$769.92
SCHOOL BOARD LOCAL	\$240,000	\$240,000	\$240,000	2.9980	\$719.52
LAKE COUNTY WATER AUTHORITY	\$240,000	\$175,690	\$175,690	0.2940	\$51.65
NORTH LAKE HOSPITAL DIST	\$240,000	\$175,690	\$175,690	0.1500	\$26.35
ST JOHNS RIVER FL WATER MGMT DIST	\$240,000	\$175,690	\$175,690	0.1793	\$31.50
LAKE COUNTY MSTU STORMWATER	\$240,000	\$175,690	\$175,690	0.4957	\$87.09
LAKE COUNTY MSTU AMBULANCE	\$240,000	\$175,690	\$175,690	0.4629	\$81.33
LAKE COUNTY VOTED DEBT SERVICE	\$240,000	\$175,690	\$175,690	0.0918	\$16.13
LAKE COUNTY MSTU FIRE	\$240,000	\$175,690	\$175,690	0.5138	\$90.27
			Total:	Total:	
			13.4299	\$2,758.61	

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M	Alternate Key:	1771510
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ①	30-18-24-0003-000-02600
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	LAKE ELLA RD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	W 330 FT OF S 264 FT OF SE 1/4 OF NE 1/4 OF SW 1/4, W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4-- S 780.8 FT-- ORB 4478 PG 2035 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		6.090	Acre		\$158,340.00	\$158,340.00
Click here for Zoning Info ①					FEMA Flood Map				

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	BARN (BRN5)	1300	SF	1999	\$16,380.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Vacant	\$100.00
4478 / 2035	05/2014	Warranty Deed	Unqualified	Vacant	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Vacant	\$1.00
629 / 241	01/1977	Misc Deed/Document	Qualified	Vacant	\$14,400.00
Click here to search for mortgages, liens, and other legal documents. ①					

Values and Estimated Ad Valorem Taxes ①

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$174,720	\$139,880	\$139,880	5.0364	\$704.49
SCHOOL BOARD STATE	\$174,720	\$174,720	\$174,720	3.2080	\$560.50
SCHOOL BOARD LOCAL	\$174,720	\$174,720	\$174,720	2.9980	\$523.81
LAKE COUNTY WATER AUTHORITY	\$174,720	\$139,880	\$139,880	0.2940	\$41.12
NORTH LAKE HOSPITAL DIST	\$174,720	\$139,880	\$139,880	0.1500	\$20.98
ST JOHNS RIVER FL WATER MGMT DIST	\$174,720	\$139,880	\$139,880	0.1793	\$25.08
LAKE COUNTY MSTU STORMWATER	\$174,720	\$139,880	\$139,880	0.4957	\$69.34
LAKE COUNTY MSTU AMBULANCE	\$174,720	\$139,880	\$139,880	0.4629	\$64.75
LAKE COUNTY VOTED DEBT SERVICE	\$174,720	\$139,880	\$139,880	0.0918	\$12.84
LAKE COUNTY MSTU FIRE	\$174,720	\$139,880	\$139,880	0.5138	\$71.87
				Total:	Total:
				13.4299	\$2,094.78

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M	Alternate Key:	3284640
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	30-18-24-0003-000-03500
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	403 LAKE ELLA RD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 780.8 FT OF W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4--LESS S 33 FT FOR RD R/W-- ORB 1757 PG 1205 ORB 4478 PG 2035 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		5.670	Acre		\$191,363.00	\$191,363.00

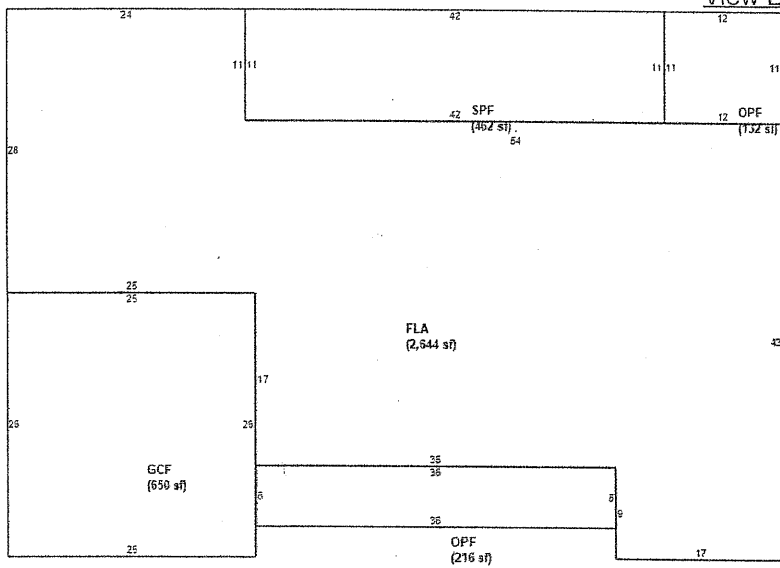
[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$257,108.00		
Summary			
Year Built: 1991	Total Living Area: 2644 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	2644
GARAGE FINISHED STONE (GCF)		1.00	650
OPEN PORCH FINISHED (OPF)		1.00	348
SCREEN PORCH FINISHED (SPF)		1.00	462

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Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	1296	SF	1991	\$1,555.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Improved	\$100.00
4478 / 2035	05/2014	Warranty Deed	Unqualified	Improved	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Improved	\$0.00
1073 / 1301	08/1990	Warranty Deed	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$450,026	\$224,730	\$174,730	5.0364	\$880.01
SCHOOL BOARD STATE	\$450,026	\$224,730	\$199,730	3.2080	\$640.73

SCHOOL BOARD LOCAL	\$450,026	\$224,730	\$199,730	2.9980	\$598.79
LAKE COUNTY WATER AUTHORITY	\$450,026	\$224,730	\$174,730	0.2940	\$51.37
NORTH LAKE HOSPITAL DIST	\$450,026	\$224,730	\$174,730	0.1500	\$26.21
ST JOHNS RIVER FL WATER MGMT DIST	\$450,026	\$224,730	\$174,730	0.1793	\$31.33
LAKE COUNTY MSTU STORMWATER	\$450,026	\$224,730	\$174,730	0.4957	\$86.61
LAKE COUNTY MSTU AMBULANCE	\$450,026	\$224,730	\$174,730	0.4629	\$80.88
LAKE COUNTY VOTED DEBT SERVICE	\$450,026	\$224,730	\$174,730	0.0918	\$16.04
LAKE COUNTY MSTU FIRE	\$450,026	\$224,730	\$174,730	0.5138	\$89.78
				Total:	Total:
				13.4299	\$2,501.75

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

LEGAL DESCRIPTION



DATE: January 17, 2024
CLIENT: Kolter Land Partners, LLC
PROJECT NO: 22-0098
DESCRIPTION FOR: Caudill Parcel

PARCEL 1:

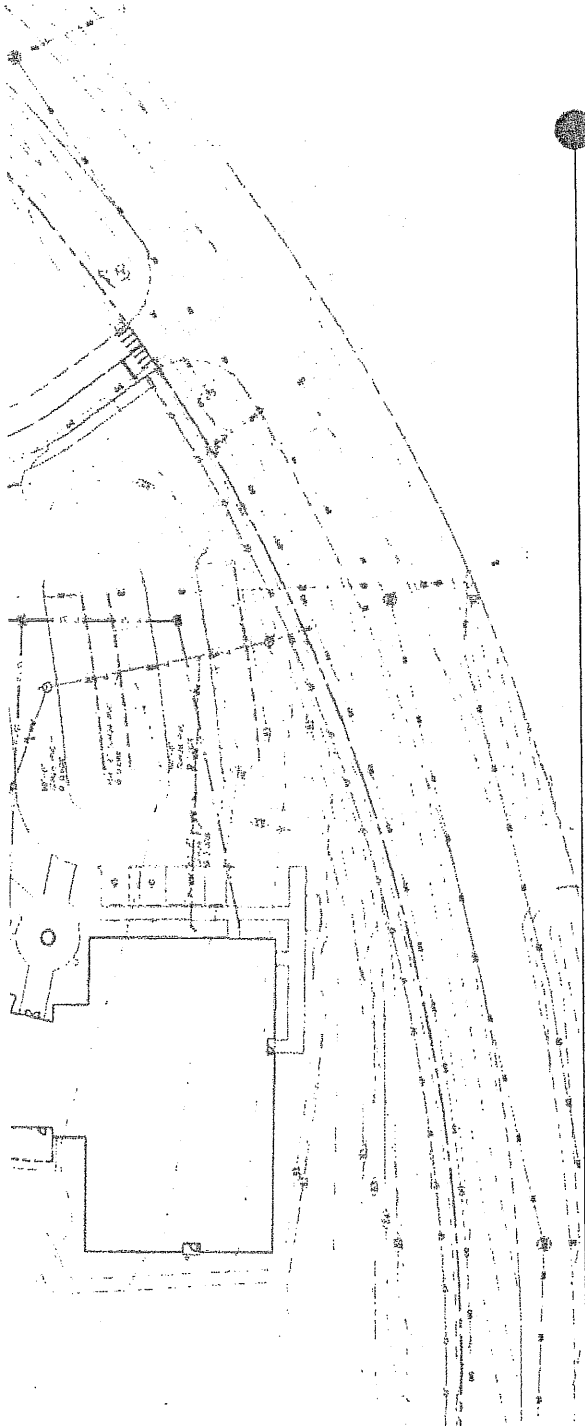
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; LESS THE WEST 330 FEET THEREOF; AND THE WEST 1/2 OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 330 FEET THEREOF IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

AND

PARCEL 2:

THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 264 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND
MADE A PART THEREOF**



CAUDILL PROPERTIES

Small-scale Comprehensive Plan
Amendment (SsCPA)
Justification Report
February 14, 2023

Prepared for:
Town of Lady Lake

Prepared on behalf of:
David Caudill

Prepared by:
CHW LLC

PN# 22-0098.08

\\fs01.chw-inc.local\jobs2\2022\22-0098\Departments\02_Planning\Reports\08\RPT 240214 Caudill
SsCPA.docx

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1. Executive Summary

To: Thad Carroll, AICP, Town of Lady Lake Growth Management Director
From: Braxton Linton, CHW
Date: February 14, 2024
Re: Caudill Properties – Small-scale Comprehensive Plan Amendment (SsCPA) Application

<u>Jurisdiction:</u> Town of Lady Lake	<u>Intent of Application:</u> Apply a Town of Lady Lake Future Land Use category to properties voluntarily annexed concurrent with this application.
<u>General Location:</u> 403 LAKE ELLA RD, FRUITLAND PARK FL, 34731	
<u>Subject Property Alt. Keys:</u> 1740045, 1771510, & 3284640	<u>Total Acreage:</u> ±24.012 acres <i>(Source: CHW Survey)</i>
<u>Existing Future Land Use (FLU) Classification:</u> <i>Rural (County)</i> The County's Rural FLU category is intended to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits. New development cannot utilize regional water and wastewater utilities within the Rural FLU classification. This FLU is limited to a maximum density of 1 dwelling unit per 5 acres.	<u>Proposed Future Land Use (FLU) Classification:</u> <i>Single Family Medium Density (Town)</i> The Single-Family Medium Density FLU category has a maximum density of 6 dwelling units per acre. The FLU category is limited to detached single-family dwelling units, unless a PUD is implemented; with a PUD, multifamily, industrial, and commercial uses are also permitted.
<u>Existing Zoning District:</u> <i>A: Agriculture (County)</i> The purpose of the County's agriculture zoning district is to classify land suitable for agricultural usage.	<u>Proposed Zoning District:</u> <i>PUD: Planned Unit Development (Town)</i> The purpose of the PUD zoning district is to encourage a variety of housing types and innovative development concepts. This application is submitted concurrently with a PUD alteration application, requesting the three subject properties to the adjacent Hammock Oaks PUD.
<u>Existing Entitlements:</u> ±24.012 acres * 1 du/5 ac = ±4 dwelling units	<u>Proposed Entitlements:</u> ±24.012ac * 6 du/ac = ±144 dwelling units
<u>Net Change</u> The requested land use change would result in the potential for up to ±140 additional dwelling units compared to the properties' current County designation. <i>Please note that this application is submitted in conjunction with a PUD alteration amendment, requesting that these three properties be added to the existing, previously approved The Reserve at Hammock Oaks PUD. The requirements of the proposed PUD limit the overall density to 4 dwelling units per acre. Therefore, a more accurate representation of the net change is 96.</i>	

2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the Town of Lady Lake Future Land Use Map (FLUM) to include ± 24.012 acres (Lake County Tax Parcels Alt. Keys 1740045, 1771510, & 3284640) within the Single-Family Medium Density Future Land Use (FLU) classification. An aerial of the site's location can be found in Figure 1. The subject property was annexed into the Town of Lady Lake by a separate application concurrent with this SsCPA.

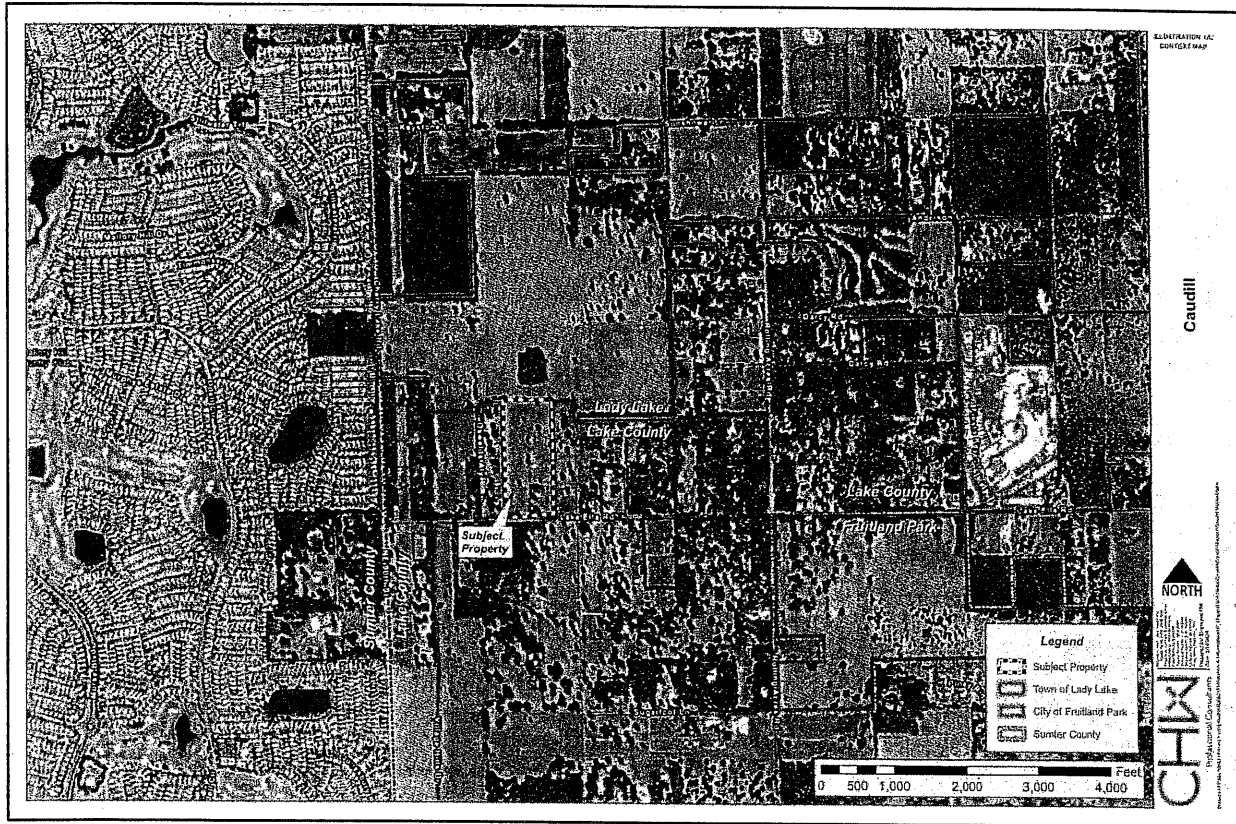


Figure 1: Aerial Map

This application is intended to appropriately designate a Town FLU classification to land annexed into the Town of Lady Lake. The properties are currently designated Unincorporated Lake County Rural FLU. This application requests Town of Lady Lake Single Family Medium Density FLU for the properties, in order to be consistent with the FLU classification of surrounding land within the Town of Lady Lake

This application is submitted concurrently with a rezoning application, requesting the Planned Unit Development (PUD) zoning district for the properties. The existing Lugano PUD (originally approved in 2007) will be amended to include these two subject parcels. The PUD will then be renamed The Reserve at Hammock Oaks PUD.

Table 1: Adjacent Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning Designation
North	Single Family Medium Density (Town)	Hammock Oaks PUD(Town)
East	Rural (County)	Agriculture (County)
South	Rural (County)	Agriculture (County)
West	Rural (County)	Agriculture (County)

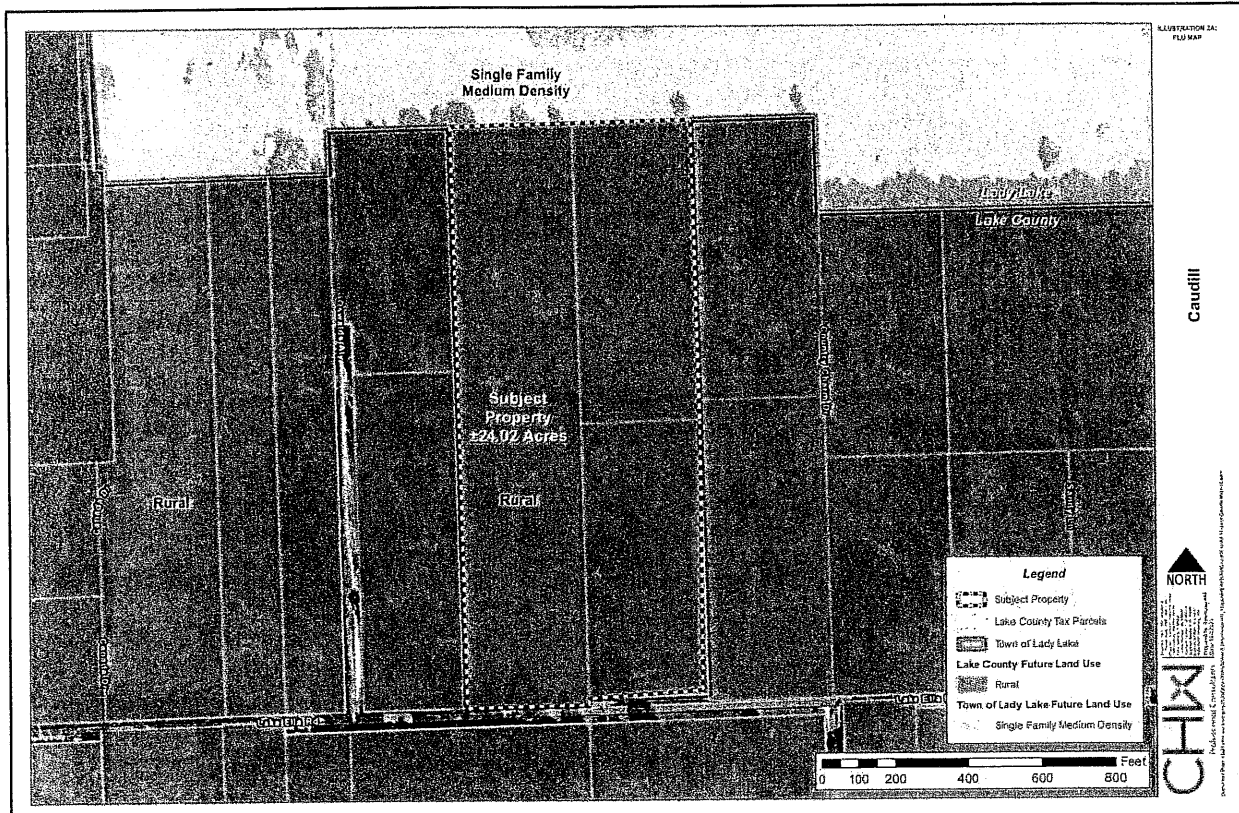


Figure 2: Future Land Use Map

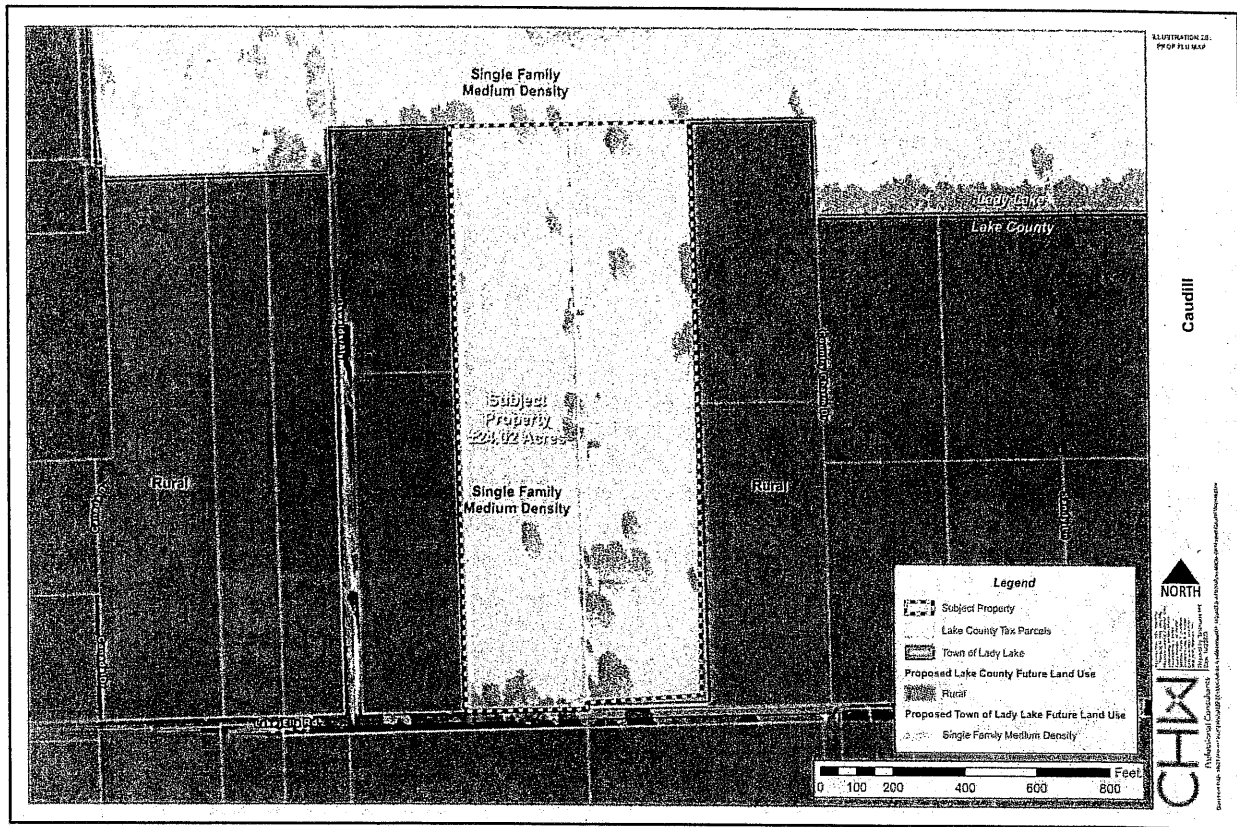


Figure 3: Proposed Future Land Use Map

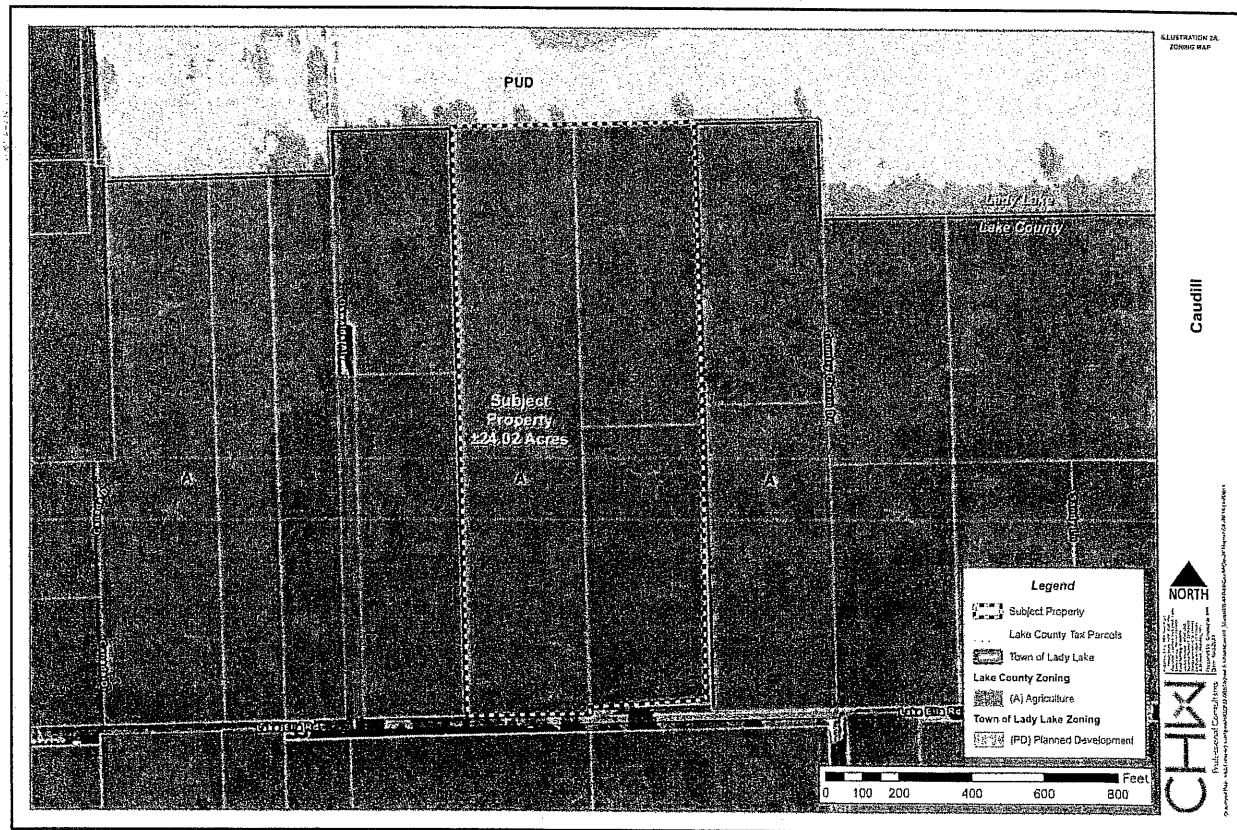


Figure 4: Zoning Map

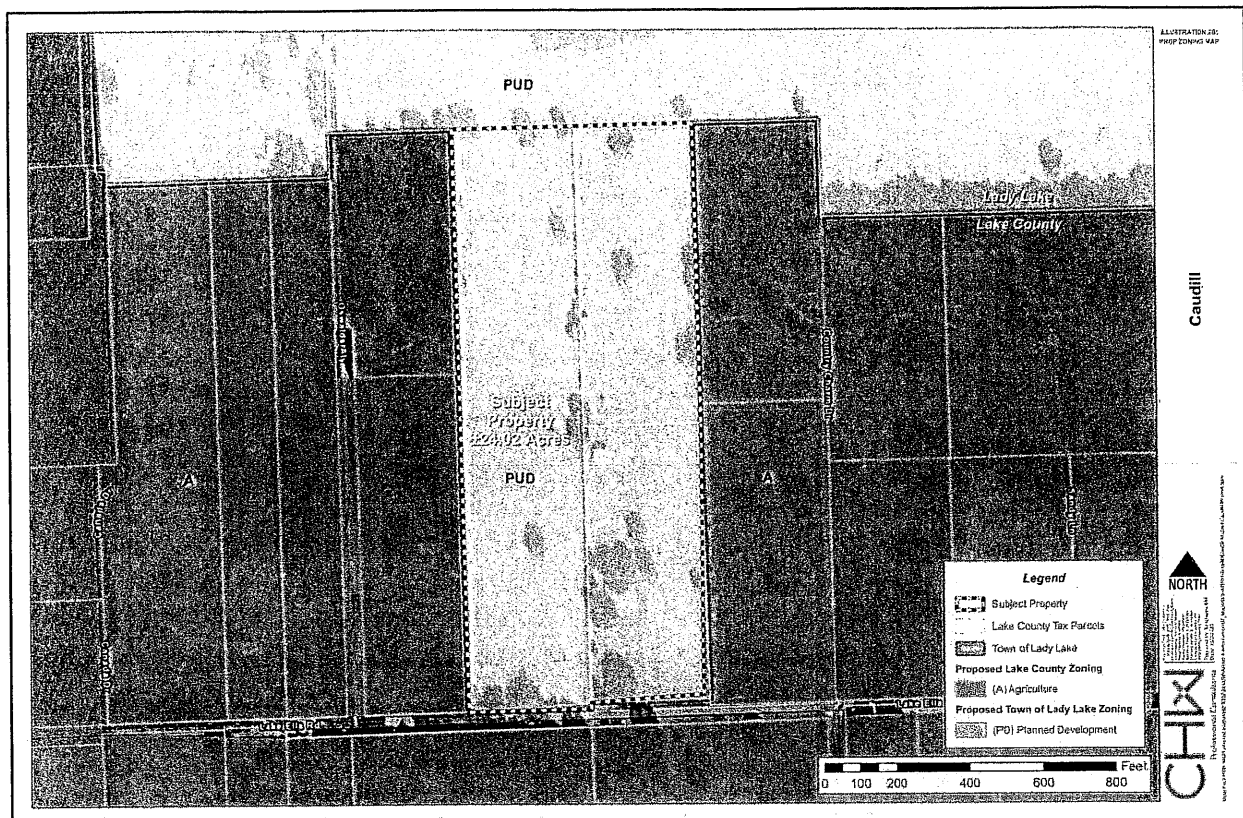


Figure 5: Proposed Zoning Map

3. PUBLIC FACILITIES IMPACT ANALYSIS

This application requests assigning the Single-Family Medium Density FLU classification to the three properties annexed concurrently through a separate application. Approval of this application will change the site's theoretical maximum permitted density relative to its existing FLU classification, Lake County Rural.

This SsCPA application is submitted concurrently with a PUD application, requesting to include the subject properties in the adjacent, approved Reserve at Hammock Oaks PUD. As detailed in the PUD documentation, the amended PUD will maintain a maximum density of 4 dwelling units (du) per acre (ac), which is lower than the 6 dwelling units per acre permitted by the Single-Family Medium Density FLU.

This section details maximum impacts on public facilities based on the requested FLU classification for the property.

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity <i>Rural (County)</i>	Proposed Maximum Permitted Intensity <i>Single Family Medium Density (Town)</i>
$\pm 24.012 \text{ acres} * 1 \text{ du/5 ac} = \pm 4 \text{ dwelling units}$	$\pm 24.012 \text{ ac} * 6 \text{ du/ac} = \pm 144 \text{ dwelling units}$
The requested land use change would result in a change in entitlements that would allow up to a maximum of ± 140 more dwelling units than what is allowed by existing County density. <i>Please note that this application is submitted in conjunction with a PUD alteration amendment, requesting that the three properties be added to the existing, previously approved Reserve at Hammock Oaks PUD. The requirements of the proposed PUD limit the overall density to 4 dwelling units per acre. Therefore, a more accurate representation of net change is 96.</i>	

Transportation

Table 3. Trip Generation Calculations

A Transportation Facilities Analysis was prepared and submitted with this application as a separate document.

Conclusion: A Traffic Analysis is submitted with this application. This analysis examines the potential maximum development scenario of the concurrently submitted PUD application. This analysis finds that the requested SsCPA & PUD rezoning is not projected to cause Level of Service deficiencies on the transportation network within the study area.

Potable Water

Table 4. Projected Potable Water Demand

Land Use	Dwelling Units ¹	Generation Rate ²	Estimated Demand (GPD)
Existing	4	250 gallons / ERU	1,000
Proposed Maximum	144	250 gallons / ERU	36,000
Net Difference	140	-	35,000

1. Number of dwelling units based on maximum density allowed in existing Rural (County) FLU, proposed Single Family Medium Density (Town) FLU.
2. Generation rate source: Town of Lady Lake Land Development Regulations, Chapter 14, Appendix A.

Conclusion: Maximum development potential of the subject properties would generate an estimated demand of ±35,000 GPD on the Town's potable water infrastructure. The development to follow approval of this application will include the extension of Town potable water utility infrastructure at the expense of the developer to serve the project.

Per Town of Lady Lake Public Works staff, the Town's current potable water capacity is approximately 300,000 GPD. The Town's water Consumptive Use Permit will be eligible for renewal in 2026. At this time, the allocations may be adjusted by the St. John's River Water Management District, potentially expanding potable water capacity. Adjustment to the Town's Consumptive Use Permit will ensure there is adequate capacity, at the appropriate time, to serve the development to follow this application.

Sanitary Sewer

Table 5. Projected Sanitary Sewer Demand

Land Use	Dwelling Units ¹	Generation Rate ^{2,3}	Estimated Demand (GPD)
Existing	4	250 gallons / ERU	1,000
Proposed Maximum	144	250 gallons / ERU	36,000
Net Difference	140	-	35,000

1. Number of dwelling units based on maximum density allowed in existing Rural (County) FLU, proposed Single Family Medium Density (Town) FLU.
2. Generation rate source: Town of Lady Lake Land Development Regulations, Chapter 14, Appendix A.

Conclusion: Maximum development potential of the subject properties would generate an estimated demand of ±35,000 GPD on the Town's sanitary sewer infrastructure. The development to follow approval of this application will include the extension of Town sewer utility infrastructure at the expense of the developer to serve the project.

Per Town of Lady Lake Public Works staff, the Town's current sanitary sewer capacity is approximately 130,000 GPD. The Town has recently begun construction of a new wastewater treatment plant, which will increase this capacity. This plant is slated for completion in approximately two (2) years. The new wastewater treatment plant will ensure there is adequate capacity, at the appropriate time, to serve the development to follow this application.

Solid Waste

Table 6. Projected Solid Waste Demand

Land Use	Dwelling Units ¹	Generation Rate ^{2,3}	Estimated Demand (pounds/day)
Existing	4	4 pounds / resident / day	30.88
Proposed Maximum	144	4 pounds / resident / day	1,111.68
Net Difference	140	-	1,080.8

1. Number of dwelling units based on maximum density allowed in existing Rural (County) FLU, proposed Single Family Medium Density (Town) FLU.
2. Per Town of Lady Lake Comprehensive Plan Public Facilities Policy PUB 1-6.1., the minimum level of service standard for solid waste generation is 4 lbs per resident.
3. Town of Lady Lake Comprehensive Plan Housing Element Data, Inventory, and Analysis estimates an average of 1.93 residents per household.

Conclusion: Maximum development potential of the subject properties would generate an estimated demand of ±1,080.8 pounds/day on the Town's solid waste infrastructure.

Public Schools

Table 7a. Projected Public School Demand

Land Use	Dwelling Units ¹	Elementary		Middle		High	
		Rate ²	Total	Rate ²	Total	Rate ²	Total
Existing	4	0.157	1	0.079	1	0.114	1
Proposed Maximum	144	0.157	23	0.079	11	0.114	16
Net Difference	140	-	22	-	10	-	15

1. Number of dwelling units based on maximum density allowed in existing Rural (County) FLU, proposed Single Family Medium Density (Town) FLU.
2. Student Generation Rates per Lake County Schools School Concurrency Annual Management Report, 12/8/2021, p. 7. Rate used is for single-family dwellings.

Table 7b. Projected Public School Impact

School	Permanent Capacity ¹	Enrollment 2022-2023 ¹	Enrollment with Project Approval ²	Project Capacity Percentage ¹	Percent Capacity With Project Approval
Villages Elementary	723	762	784	105%	108.4%
Carver Middle	1,129	834	844	74%	74.8%
Leesburg High	1,982	1,646	1,661	83%	83.8%

1. Lake County School District Five-Year Plan, Fiscal Year 2022-2026
2. Table 6a.

Conclusion: Maximum development potential of the subject properties would result in 22 new elementary-age students; 10 new middle school-age students; and 15 new high school-age students. The properties are within Concurrency Service Area (CSA) #8 and are zoned for Villages Elementary School, Carver Middle School, and Leesburg High School.

Though Villages Elementary School is above 100% capacity today, Lake County School District's Five-year Capital Plan includes a plan for classroom addition, scheduled for completion in 2025.

Recreation

Table 8. Projected Recreation Impact

Land Use	Dwelling Units ¹	Generation Rate ^{2,3}	Estimated Demand (Acres)
Existing	4	4 acres / 1,000 residents	0.03
Proposed Maximum	144	4 acres / 1,000 residents	1.11
Net Difference	140	-	1.08

1. Number of dwelling units based on maximum density allowed in existing Rural (County) FLU, proposed Single Family Medium Density (Town) FLU.
2. Per Town of Lady Lake Comprehensive Plan Parks, Recreation and Open Space Element Policy REC 1-1.1., the minimum level of service standard for the provision of recreation space is 4 acres per 1,000 residents.
3. Town of Lady Lake Comprehensive Plan Housing Element Data, Inventory, and Analysis estimates an average of 1.93 residents per household.

Conclusion: Maximum development potential of the subject properties would result in an estimated demand of ±1.08 acres on the Town's recreation facilities.

Per the Town's Comprehensive Plan Parks, Recreation, and Open Space Element Data, Inventory, and Analysis (DIA), as of 2010, the total acreage of public recreational land in the Town was ±54.95 acres, resulting in approximately 3.8 acres per 1,000 residents. This document estimates that, by 2030, the level of service would be 2.5 acres per 1,000 residents.

As noted in the DIA, the Town's recreation facility situation is unique. Much of the town lives in private, planned communities, which were designed to provide their own private recreation facilities and open space for residents. The most notable instance of this is The Villages of Lake-Sumter, which provides abundant private recreational facilities exclusively for its residents.

This application is submitted concurrently with a PUD alteration application, proposing to include the two subject properties in the adjacent PUD to the east. This proposed PUD will include ±123 acres of open space and recreational opportunities for residents of the PUD. This provision of recreational opportunities will help address Level of Service demands on recreation facilities introduced by development of the properties.

4. CONSISTENCY WITH TOWN OF LADY LAKE COMPREHENSIVE PLAN

This section identifies specific Town of Lady Lake Comprehensive Plan Goals, Objectives, and Policies and explains how this LSCPA application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold font**.

FUTURE LAND USE ELEMENT

GOAL FLU 1: IMPLEMENT THE TOWN OF LADY LAKE'S FUTURE LAND USE PLAN TO ACHIEVE SUSTAINABLE GROWTH THROUGH AN APPROPRIATE BALANCE BETWEEN PUBLIC AND PRIVATE INTERESTS IN THE:

1. CONSERVATION OF THE NATURAL RESOURCES;
2. CREATION OF FAVORABLE ECONOMIC CONDITIONS;
3. PROVISION OF ADEQUATE HOUSING;
4. PROTECTION AND IMPROVEMENT OF ESTABLISHED NEIGHBORHOODS;
5. PROTECTION OF PUBLIC HEALTH AND SAFETY;
6. DEVELOPMENT OF UNIQUE NEIGHBORHOODS AND BUSINESS DISTRICTS; AND
7. PROTECTION OF RESPONSIBLE DEVELOPMENT PRIVATE PROPERTY RIGHTS.

This SsCPA application will help the Town achieve sustainable growth by assisting in the provision of adequate housing and the development of unique neighborhoods. The additional ±24.012 acres of Single-Family Medium Density FLU will also help create favorable economic conditions by increasing property tax revenue for the Town.

This SsCPA application is submitted concurrently with a PUD alteration application to include the properties in the existing, previously approved Reserve at Hammock Oaks PUD. The ultimate development intent is new market rate housing and the improvement of the area's connected transportation network.

Policy FLU 1-5.1: Coordinate Public Facilities with Land Use.

The Town shall extend public facilities as development occurs in compliance with the Future Land Use Map. The extension of such facilities shall be programmed in the Capital Improvement Element and the Town's Five Year Schedule of Capital Improvements. The approval of land uses, including their densities and intensities, shall be coordinated with the Town's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards as specified in Level of Service Standards, Capital Improvement Element.

The extension of public facilities will be necessary for development to occur on these properties. All costs related to the extension of water and sewer infrastructure will be paid for exclusively by the developer. This will generate new customers and new revenue for the Town's Utilities Department. The developer will also contribute heavily to roadway improvements that will benefit residents beyond the boundaries of this project by enhancing the area's connected roadway network.

OBJECTIVE FLU 1-6: COORDINATE FUTURE LAND USES WITH THE CONCURRENCY MANAGEMENT SYSTEM.

The Town shall not approve development after the adoption of this comprehensive plan which cannot be served by adequate public facilities at adopted levels of service. The provision of such public facilities shall be planned in an efficient manner and programmed in the Capital Improvement Element and the Town's Five Year Capital Improvement Program.

Section 3 of this report demonstrates impacts from maximum development potential to the Town's public facilities following this SsCPA. No development will occur on the property without adequate capacity in public facilities.

The development to follow this application will include the extension of potable water and sanitary sewer facilities throughout the subject parcels. This extension will be done at the expense of the developer and will generate new customers and new revenue for the Town's Utilities Department.

Policy FLU 1-10.1. Application of Land Use Designations.

...
(B) Single Family-Medium Density (SF-MD). Development in the Single Family-Medium Density Residential category shall be limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

This SsCPA application is submitted concurrently with a PUD application, requesting that the three subject properties be included in the existing adjacent The Reserve at Hammock Oaks PUD. The density of the proposed PUD will be a maximum of 4 dwelling units per acre, which will not exceed the 6 units per acre maximum set by the Single Family Medium Density FLU. Development to follow approval of these applications will include a mixture of single-family detached and townhome units. No multifamily housing will be included.

Policy FLU 1-10.2: Planned Unit Developments.

The Town has incorporated within the Land Development Regulations provisions for a Planned Unit Development district that allows mixed uses.

Residential PUDs will be located in residentially designated areas of the Future Land Use Map, Commercial PUDs will be located in commercially designated areas of the Future Land Use Map, and Industrial PUDs will be located in industrial designated areas of the Future Land Use Map. The minimum land requirement for PUD's shall be five acres.

- Residential PUDs
A PUD with a mix of housing types (i.e., single family and multi-family) shall be allowed within all residentially designated areas of the Future Land Use Map and the percentage of distribution shall be flexible. In no case shall the multi-family units within single-family residential and mixed use Future land Use Categories exceed 49 percent of the total number of residential units within the development. Commercial uses will be allowed within a residential PUD located within residentially designated areas of the Future Land Use Map; however, the commercial uses will be restricted to on-site day care facilities, convenience store, personal services and amenity facilities that are intended to serve the principal use. Such commercial uses may cover up to a maximum of 15% of the net developable project area of the site with a maximum FAR of 0.50 of the non-residential site area. Residential Density shall be limited to a maximum of 12 dwelling units per acre.

...

Table 109.2a Land Development Types in PUDs by Percentage of Net Developable Project Area			
PUD Type	Single-family	Multifamily	Commercial
Residential PUD	Limited by FLU density	Max. 49% of Housing Stock	Max. 15% of Developable Acreage Maximum FAR 0.5

This application is submitted concurrently with a PUD alteration application, requesting to include the three subject properties in the adjacent Reserve at Hammock Oaks PUD. The proposed PUD is a residential PUD. The existing portion of the PUD area is currently within the Town of Lady Lake and is designated with the Single-Family Medium Density. Matching FLU classification and zoning district are requested for the properties subject to this application. Thus, with this SsCPA, the entirety of the PUD area will be located within the Single-Family Medium Density FLU.

The proposed PUD will include a mixture of single-family detached dwelling units and townhouses, which the Town of Lady Lake Land Development Code defines in Sec. 2.2. as “one-family dwelling[s].”

Policy FLU 4-1.2

By December 31, 2012, the Town shall review its Comprehensive Plan and Land Development Regulations to remove regulatory barriers to mixed-use and higher density development and encourage an attractive and functional mix of uses within the Energy Conservation Areas.

Per Town of Lady Lake Comprehensive Plan Map 7-1, the project site is within an Energy Conservation Area. The requested FLU classification for the project site—Single Family Medium Density—allows up to 6 du/ac, which is aligned with the Town’s intentions for the area. This application is submitted concurrently with a PUD alteration application, requesting to include the subject properties in the adjacent Reserve at Hammock Oaks PUD. The development to follow these two applications’ approvals will yield an attractive built form, with a functional mixture of age-restricted single-family homes, market-rate single family homes, and market rate townhomes. Furthermore, this development will include a new east-west connection between Cherry Lake Road and Rolling Acres Road, which has the ability to reduce trip lengths in this area.

Policy FLU 4-1.3:

By December 31, 2012, the Town shall develop and adopt strategies and incentives to encourage mixed use, higher density development in appropriate places within the Town (including the Energy Conservation Areas) in order to reduce trip lengths, provide diverse housing types and efficient use of infrastructure and promote a sense of community.

Per Town of Lady Lake Comprehensive Plan Map 7-1, the project site is within an Energy Conservation Area. This SsCPA will help the Town meet this policy by placing a higher density FLU classification on the property.

This SsCPA application is submitted concurrently with a PUD alteration application, requesting to add the three subject properties to the existing adjacent PUD. The development to follow these applications’ approvals will include the following:

- The potential for a reduction in trip lengths through the provision of a new east-west connection between Cherry Lake Road and Rolling Acres Road;
- A diverse provision of housing types, with age-restricted single-family detached, market-rate single-family detached, and market-rate townhomes;
- The efficient extension of public infrastructure at the expense of the developer;

- **Promotion of a sense of community through the creation of a well-designed neighborhood.**

Future Land Use Element Data Inventory and Analysis Item III.C.1—Projected Residential Land Use Needs, p. 120/29

For the short term planning horizon there is adequate vacant land to accommodate the 2015 projected population. The Town, however, may wish to promote annexation and development of lands to encourage more compact development with the boundaries of the Special Area Plans.

Therefore, the Town of Lady Lake may annex more land to support future population or consider increasing allowable densities within the existing town limits.

This application is submitted with the intent of assigning Town FLU classification to properties voluntarily annexed concurrent with this SsCPA application. The requested FLU classification—Single Family Medium Density—is a residential classification. This will help support future Town population through the provision of more residential land.

TRANSPORTATION ELEMENT

Policy TE 1-1.2: Review of Proposed Developments.

The Town of Lady Lake reviews all proposed development for compliance and consistency with the adopted levels of service through the Concurrency Management System. No development shall be approved until an evaluation which has been performed consistent with the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System TCMS has determined that estimated impacts will not cause the level of service on roads within a two (2) mile radius to the development to decrease below the adopted minimum standard. Available capacity on adversely affected roadways must be present concurrent with the impacts placed on those roads by the development unless the roadway segment(s) in question were failing prior to the addition of the proposed development's traffic. Roadway segments failing prior to the addition of a development's traffic impacts shall be deemed mitigated and sufficient for purposes of transportation concurrency per Section 163.3180(5)(h) Florida Statutes. If deficient segments have advanced through the right-of-way acquisition phase for any collector or arterial significantly and adversely affected by the subject development and remain programmed for design and/or construction within the 5 year improvement plan of the jurisdictional right-of-way authority, that segment shall be deemed sufficient to satisfy concurrency requirements.

This application is submitted with a traffic analysis examining the possible impacts of the concurrently-submitted PUD alteration application. This analysis finds that the proposed amendments will not cause further deficiencies to the Level of Service of surrounding roadways. Specifically regarding County Road 25 from Marion County line to Griffin Avenue and Rolling Acres Road from US 27 / US 441 to County Road 466, the analysis concludes that these roadway segments will continue to operate above the adopted Level of Service.

Policy TE 1-2.2: Coordination with Future Land Uses.

The Future Land Use Map series shall delineate all arterial and collector roadways. Land use pattern and development densities and intensities illustrated on the Future Land Use Map shall be designed to minimize motorized traffic impacts on residential local roads while directing impacts generated by higher intensity land uses to arterial and collector roads with adequate capacity to serve anticipated future traffic.

This SsCPA application is submitted concurrently with a PUD alteration application, requesting to include the three subject properties in the existing adjacent PUD. The proposed PUD area is

split by Rolling Acres Road, which is classified as a Collector Road in Comprehensive Plan Transportation Element Policy TE 1-1.1. As detailed in the PUD materials, development will include access onto Rolling Acres Road, as well as a new east-west connection between Rolling Acres Road and Cherry Lake Road that will run through the subject parcels of this application. The developers will also pay extensive proportionate share fees that will contribute to roadway improvements in this area.

HOUSING ELEMENT

Policy HSG 1-1.1: Provide Ample Land Area for Residential Uses.

The Town shall allocate sufficient acreage for residential uses on the Future Land Use Map to meet housing demands anticipated to year 2030. The Town shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

The Town of Lady Lake Comprehensive Plan Future Land Use Element Data, Inventory, and Analysis section estimates the Town's residential population to be 17,803 in 2020, and projects the population to be 23,410 in 2035. This SsCPA will proactively allocate a reasonable amount of land for residential uses on the Future Land Use Map, helping the Town meet a growing demand and avoid the economic impacts that a controlled supply of land places on land values and market potential.

Policy HSG 1-1.2: Promote a Diversity of Housing Types.

The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

This SsCPA application will expand available land within the Town of Lady Lake for single-family housing development, helping the Town proactively accommodate housing needs.

This SsCPA application is submitted concurrently with a PUD application, requesting to include the subject properties in the adjacent Reserve at Hammock Oaks PUD. As detailed in the PUD application, a mixture of market rate single-family detached homes, age-restricted single-family detached homes, and single-family attached townhomes will be provided in the development of this PUD. The land use requested for the properties, Single Family Medium Density, is the appropriate land use to accommodate this housing diversity when paired with a PUD.

5. URBAN SPRAWL ANALYSIS

Approval of this LSCPA does not constitute urban sprawl. As defined in chapter 163.3164(51), Florida Statutes (FS), 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses".

The thirteen (13) primary indicators of urban sprawl are identified in Chapter 163.3177(6)(a)9.a, FS. This chapter states that the evaluation of whether a plan or plan amendment does not discourage the proliferation of urban sprawl shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality.

As demonstrated by the following analysis, the proposed LSCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the Town of Lady Lake. All indicators are shown in normal font, while consistency statements are provided in **bold**.

- I. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The requested SsCPA does not designate substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. Single Family Medium Density allows up to 6 dwelling units per acre. This is generally not considered low density. When implemented via a PUD zoning, the Single-Family Medium Density FLU allows for limited multifamily and commercial uses, thus making a mixture of uses possible, though no commercial uses are planned for the specific PUD to which the subject properties are requested to be added.

The development to follow application approval will include a mixture of uses, including single-family detached homes, townhomes, recreational uses, open space, and multimodal connections to nonresidential uses planned for the corner of County Road 466 and Cherry Lake Road. This will ensure the requested SsCPA will not result in a single-use development.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The requested SsCPA does not promote, allow, or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas. The subject properties are proximate to Cherry Lake Road, Rolling Acres Road, and Arlington Avenue, all of which provide connectivity to County Road 466, US 441, and the surrounding region. The properties are also near various shopping options in the area. Development to follow this application's approval will include a new north-south multimodal connection between the project area and the approved commercial area at the intersection of County Road 466 and Cherry Lake Road.

The requested SsCPA also does not promote, allow, or designate land for urban development while leaping over undeveloped lands which are available and suitable for development. Land to the properties' west is largely developed as a part of The Villages. Land to the properties' north is within the Hammock Oaks PUD, which was approved by the Lady Lake Town Commission earlier this year. Land to the property's east is designated as part of the existing Reserve at

Hammock Oaks PUD, which these properties are proposed to become part of in a concurrently-submitted PUD alteration application. Thus, rather than leaping over undeveloped land, the properties are proximate to existing and approved development.

Furthermore, the development to follow approval of this SsCPA will be of similar character and density to that of the properties' surroundings, ensuring broad area compatibility.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The requested SsCPA does not promote, allow, or designate significant amounts of urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. While the Single-Family Medium Density FLU does not regulate built form, the proposed zoning of the properties subject to this application will ensure a master-planned development pattern that integrates itself with the surrounding area and offers public improvements to roadway infrastructure.

The size of the subject properties and the concurrent PUD application allow for a master planned community that does not perpetuate sprawl-style development patterns. Additionally, rather than being isolated, the development planned for the properties will be interconnected to adjacent properties through new roadways and multi-modal transportation options.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The requested SsCPA does not fail to adequately protect and conserve natural resources. An Environmental Resource Assessment for the Caudill properties has been conducted. These assessments found no protected plant species onsite, no wetlands onsite, and no indication of recognized environmental conditions onsite. An assessment of aerial imagery indicates there are no lakes, rivers, shorelines, beaches, bays, or estuarine systems on either property.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The requested SsCPA does not fail to adequately protect adjacent agricultural areas and activities. Land adjacent to the subject properties is designated with the Lake County Rural Future Land Use category. While this FLU category is meant to accommodate agricultural pursuits, it is also meant to protect rural lifestyles, as represented by single-family homes on large lots. If any adjacent properties contain agricultural activities, the proposed FLU category will not infringe on these activities, as they are protected by Florida's Right to Farm Act (Ch. 823.14, FS).

- VI. Fails to maximize use of existing public facilities and services.

The requested SsCPA does not fail to maximize use of existing public facilities and services. Public utilities will serve the mixed-use development to the north of this project site. These public utilities will be extended to serve the project site at the developer's expense.

- VII. Fails to maximize use of future public facilities and services.

The requested SsCPA does not fail to maximize use of future public facilities and services. Development to follow this request will connect to public facility infrastructure. All public utility infrastructure extensions and connections to come with development will be done at the expense of the developer.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The requested SsCPA does not allow for land use patterns that disproportionately increase costs in time, money, and energy of providing and maintaining facilities and services.

Development to follow this application will improve the road network by providing additional connectivity between Cherry Lake Road and Rolling Acres Road. Development will also expand transportation options through the inclusion of a new multimodal corridor connecting the project area to planned nonresidential development at the corner of County Road 466 and Cherry Lake Road.

Finally, all necessary utility infrastructure for development of the Reserve at Hammock Oaks PUD will be provided at the expense of the developer, ensuring no increase in cost in money or energy for the Town of Lady Lake.

- IX. Fails to provide a clear separation between rural and urban uses.

The requested SsCPA does not fail to provide a clear separation between rural and urban uses. Land to the properties' north share the Single-Family Medium Density FLU classification. The land to the properties' north is part of the approved Hammock Oaks PUD. Thus, the requested LSCPA continues an established pattern of residential development.

- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The requested SsCPA neither discourages nor inhibits infill development, or the redevelopment of existing neighborhoods and communities. Instead, this request allows for residential development filling in an area between The Villages and multiple approved PUDs to the north.

- XI. Fails to encourage a functional mix of uses.

The requested SsCPA does not fail to encourage a functional mix of uses. The Single-Family Medium Density FLU allows a functional mixture of uses when paired with PUD zoning. Development to follow application approval will include a functional mix of uses internally, with single-family detached houses, townhomes, recreation offerings, and open space provisions.

Additionally, development of the site to follow these applications' approvals will include a new connection between Cherry Lake Road and Rolling Acres Road, thus improving area mobility and encouraging a functional mix of uses on the area scale. A new multimodal connection between the project area and planned nonresidential development to the project's north will also improve area mobility by expanding transportation choice.

- XII. Results in poor accessibility among linked or related land uses.

The requested SsCPA does not result in poor accessibility among linked or related land uses.

Instead, the development made possible by this SsCPA will result in improved accessibility between linked or related land uses in the area by providing a new connection between Cherry Lake Road and Rolling Acres Road and a new multimodal connection from the properties to planned nonresidential development to the north, at the intersection of County Road 466 and Cherry Lake Road.

XIII. Results in the loss of significant amounts of functional open space.

The requested SsCPA does not result in the loss of significant amounts of functional open space. The properties subject to this application are privately owned and do not currently serve as public open space.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VI).

Sec. 163.3177(6)(a)9.b(I): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The development pattern made possible by this SsCPA request will locate development in a geographic area of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. Listed Species Reports and Phase I Environmental Site Assessment Reports of both properties have been conducted. These assessments found no protected plant species onsite, no wetlands onsite, and no indication of recognized environmental conditions onsite.

Sec. 163.3177(6)(a)9.b(II): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The requested SsCPA will promote the efficient and cost-effective provision and extension of public infrastructure and services. Utility infrastructure will be extended to the subject properties from the approved development to their north at the expense of the developer. Additionally, development will include a new east-west connection between Cherry Lake Road and Rolling Acres Road and a multimodal path running parallel to Cherry Lake Road, connecting the project site to County Road 466.

Sec. 163.3177(6)(a)9.b.(III): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The development pattern made possible by this SsCPA request will promote connectivity, support a range of housing choices, and support a multimodal transportation system.

The development to follow this SsCPA will:

- Promote connectivity by providing a new east-west connection between Cherry Lake Road and Rolling Acres Road, as well as new interconnections with the Hammock Oaks development to the properties' north;
- Support a range of housing choices through the provision of single-family homes, townhouses, and age-restricted housing; and
- Support a multimodal transportation system via the inclusion of a planned multimodal path to run parallel to Cherry Lake Road.

Sec. 163.3177(6)(a)9.b.(VI): Preserves open space and natural lands and provides for public open space and recreation needs.

The properties subject to this application are neither public open space nor natural land, and do not serve public open space or recreational needs. Both properties are currently utilized for limited agricultural and homesteading purposes. With approval of this SsCPA, as well as its concurrent annexation and rezoning applications, this land serving limited public use will help the Town of Lady Lake proactively meet its housing demand, as well as provide improvements to Town utility infrastructure. Additionally, development of the PUD will include open space amenities for residents.

Caudill Property
Lake County Parcels #30-18-24-0003-000-03500, 01201, 02600
Natural Resource and Listed Species Assessment

October 18, 2023

1.0 Introduction

This report documents the results of a natural resource assessment and listed species survey conducted on September 12, 2023, by CHW Ecological Services Group for Caudill Property (Project). The Project totals approximately 24 acres and is in Section 30, Township 18 South, and Range 24 East, Lake County, Florida identified by parcel identification numbers 30-18-24-0003-000-03500, 30-18-24-0003-000-01201, and 30-18-24-0003-000-02600 (Exhibit 1). The Project is composed of a single-family residence and open pastureland (Exhibit 2). Existing habitat and land uses surrounding the Project include pasture to the north, single-family residences and pasture to the east, and Lake Ella Road to the south.

2.0 Land Use and Land Cover

The vegetation and land use mapping for the Project was conducted using Florida Department of Transportation 2020 color rectified aerials. Ground truthing to map the vegetative communities was conducted on September 12th, 2023, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). AutoCAD Map 3D 2022 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map for the Project.

Two vegetative associations/land uses (i.e., FLUCFCS codes) were identified on the Project (Exhibit 3). Table 1 summarizes the FLUCFCS acreages and a description of each FLUCFCS code is provided below.

Table 1. FLUCFCS Descriptions

FLUCFCS Code	FLUCFCS Description	Acre ±	% of Total
110	Residential, Low Density	0.59	2.5
210	Improved Pastures	23.44	97.5
Total		24.03	100

Residential Low Density (FLUCFCS Code 110)

The canopy of this upland land use includes laurel oak (*Quercus laurifolia*), southern magnolia (*Magnolia grandiflora*), and live oak (*Quercus virginiana*). The subcanopy of this habitat type is open. The groundcover includes bahiagrass (*Paspalum notatum*) and bermudagrass (*Cynodon dactylon*).

Improved Pastures (FLUCFCS Code 210)

The canopy of this upland habitat is open but includes widely scattered live oak, sand live oak (*Quercus geminata*), laurel oak, winged sumac (*Rhus copallinum*), and southern magnolia. The subcanopy includes toothache tree (*Zanthoxylum clava-herculis*), scrub oak (*Quercus inopina*), and winged sumac. The ground cover is dominated by bahagrass and bermudagrass but also includes beautyberry (*Callicarpa americana*), pokeweed (*Phytolacca americana*), and devil's walkingstick (*Aralia spinosa*).

2.1 Lake County Code of Ordinances for Protected Communities

Lake County Code of Ordinances Chapter VI Resource Protection identifies seven naturally occurring upland communities that are considered rare and endangered and in need of additional protection. (Table 2).

Table 2. Lake County Protected Upland Communities

Natural Upland Community	FLUCFCS Code
Palmetto Prairie	321
Pine Flatwoods	411
Longleaf Pine/Xeric Oak	412
Sand Pine Scrub	413
Pine, Oak, and Hickory	423
Temperate Hardwoods	425
Xeric Hammock	427

No Lake County protected rare and endangered natural upland communities were documented on the Project site as described in the resource protection standards in Chapter VI Section 6.03.00 of the Lake County Code of Ordinances. Habitats have been altered by historical clearing and are located in a landscape bisected by a network of roads and site improvements for both residential and agricultural purposes.

3.0 Soils

The Natural Resources Conservation Service (NRCS) soils map describes four soil types as occurring on the Project site (Exhibit 4). Table 3 summarizes the Project's mapped soil units and their hydric status. There are no hydric soil types mapped on the Project. Mapped soil types are consistent with upland pastureland communities.

Table 3. Summary of Soils on the Project Site

Map Unit	Soil Description	Hydric Rating
6	Apopka sand, 5 to 12 percent slopes	No
8	Candler sand, 0 to 5 percent slopes	No
9	Candler sand, 5 to 12 percent slopes	No
25	Kendrick sand, 5 to 8 percent slopes	No

4.0 Listed Species

Lake County, Florida Code of Ordinances defines Designated Species as “Species that have been designated at the Federal or State level as endangered, threatened, or species of special concern” in Appendix E – Land Development Regulations Chapter II Definitions. Furthermore, the Code of Ordinances section 6.03.00 – 6.04.00 outlines protections and recommends management activities for designated species found on the Project site either occurring by themselves or especially if a designated species is associated with rare and endangered uplands. A literature review and field survey were conducted to determine if the Project site was being utilized by state or federally listed species as identified by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened. In addition, the Project site was surveyed for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited.

4.1 Methods

A literature review involved an examination of available information on Federal and State listed species in the Project’s geographical region. The literature sources reviewed included the FWCC’s Florida’s Endangered and Threatened Species (2021); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991); National Bald Eagle Management Guidelines (USFWS 2007); the Audubon Eagle Watch database of bald eagle (*Haliaeetus leucocephalus*) nest locations; and GIS records of occurrence database information from the USFWS and the FWCC.

The field survey was conducted on September 12th, 2023, during daylight hours by qualified ecologists walking parallel belt transects across the Project site. Transects were oriented north south and spaced at approximately 75-foot intervals to ensure that sufficient visual coverage of ground and flora were obtained, Exhibit 5. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted with the aid of 8x power binoculars. Weather conditions in the pedestrian transects during the survey included temperatures in the mid-80s, clear skies, and no precipitation.

4.2 Results

No listed/designated species were observed on the Project site, furthermore, database information from the USFWS and FWCC regarding listed species revealed that documented occurrences were outside of the Project site and their associated buffers.

According to the Audubon Eagle Watch and FWCC databases, the closest bald eagle nest (LA-157) is located approximately 1.8 miles southeast of the Project (Exhibit 6). This distance is beyond the FWCC and the USFWS recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but it is still protected under the Bald and Golden Eagle Protection Act.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Ajaia*

ajaja), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). The FWCC information is current through 1999. According to these sources, a rookery exists approximately 4.8 miles southeast of the Project (Exhibit 6) which is beyond the FWC's recommended 250-foot buffer.

The Project lies within the USFWS Consultation Area for the Florida scrub jay (Exhibit 7) but is located outside of the current known range for this species. Historic community types on and adjacent to the Project have been replaced by pastureland. No preferred scrub oak habitat was observed on the project site.

The Project lies within the USFWS Consultation area for the Florida sand skink (Exhibit 8). The elevation and soil types for the Project site are consistent with sand skink habitat as described by USFWS Species Conservation and Consultation Guide (USFWS 2020) (Exhibit 9). However no suitable sand skink habitat is present on the Project site due to the lack of open areas of sand, dense bahiagrass, and compacted terrain found throughout. It is CHW's professional opinion that the Project site is unsuitable and creates un-swimmable conditions for sand skinks.

5.0 Summary

On September 12th, 2023, CHW ecologists conducted Project habitat mapping and survey for threatened and endangered species. The Project is composed entirely of uplands altered for pastureland and residential use. The surrounding landscape is dominated by pastureland and bisected by roads and residential use. No rare or endangered natural upland community types outlined by Lake County Code of Ordinances were identified. Based on field reconnaissance and a review of agency databases, no Federal or state listed species were observed or have been reported on the Project site.

6.0 References

Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species. Official Lists, Bureau of Non-Game Wildlife, Division of Wildlife.

Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida. E6-5

U.S. Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines.

U.S. Fish and Wildlife Service. 2020. Species Conservation and Consultation Guide. Sand Skink

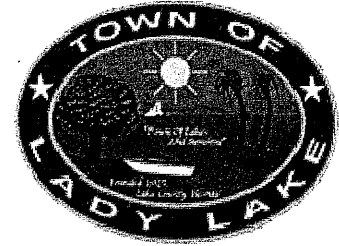
AltKey	OwnerName	OwnerAddr	OwnerCity	OwnerState	OwnerZip
1283931	VALDEZ ANITA F TRUSTEE	300 LAKE ELLA RD	FRUITLAND PARK	FL	34731-1909
2697105	CALVARY CHAPEL INC	PO BOX 280	LADY LAKE	FL	32158-0280
1283426	CURRY JANET M LIFE ESTATE	37041 COUNTRY CHARM DR	FRUITLAND PARK	FL	34731
1283434	HOWARD CHRISTOPHER M & JUNE C	37235 COUNTRY CHARM DR	FRUITLAND PARK	FL	34731-5101
1283582	O'DELL JOSEPH H	PO BOX 398	WILDWOOD	FL	34785-0398
1771510	CAUDILL DAVID M	403 LAKE ELLA RD	FRUITLAND PARK	FL	34731
2917041	BRADY JANE E	243 LAKE ELLA RD	FRUITLAND PARK	FL	34731
3801541	MANNING KAMEN Z &	303 S OAKLAND AVE	MINNEOLA	FL	34715

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159

(352) 751-1500

FAX (352) 751-1510

www.ladylake.org



February 26, 2024

RE: Notification Letter

Annexation Ordinance 2024-03, Small Scale Comprehensive Plan Amendment
Ordinance 2024-04, and Rezoning Ordinance 2024-05

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Craig Brashier of CHW, Inc, on behalf of David M Caudill Life Estate, to annex, rezone, and amend the future land use designation of three properties located on the north side of Lake Ella Road approximately 350 linear feet west of Micro Racetrack Road. The annexation and small-scale comprehensive plan amendment applications involve 24.02 acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Rural Density to Lady Lake Single Family Medium Density (SF-MD) and rezone from Lake County Agricultural (A) to Lady Lake Planned Unit Development (PUD).

The applicant is also seeking to amend the existing Planned Unit Development (PUD) boundary to include the aforementioned 24.02 acres of property, bringing the total acreage with the PUD boundary to 296.26 acres.

Public hearing dates on the petitions are now scheduled for the following dates:

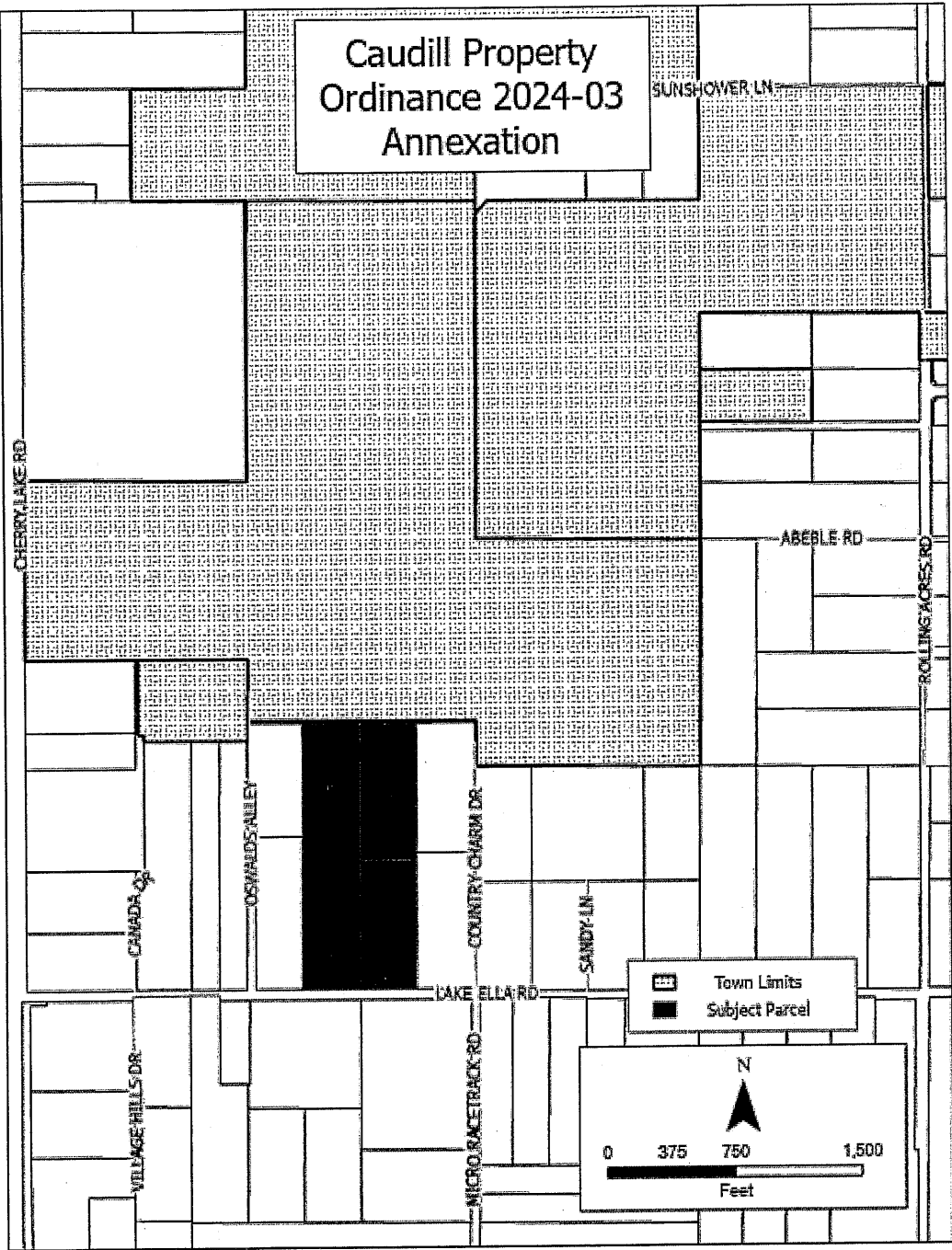
PLANNING AND ZONING BOARD -	Monday, March 11, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY -	Monday, April 1, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, April 1, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, April 15, 2024 at 6:00 p.m.

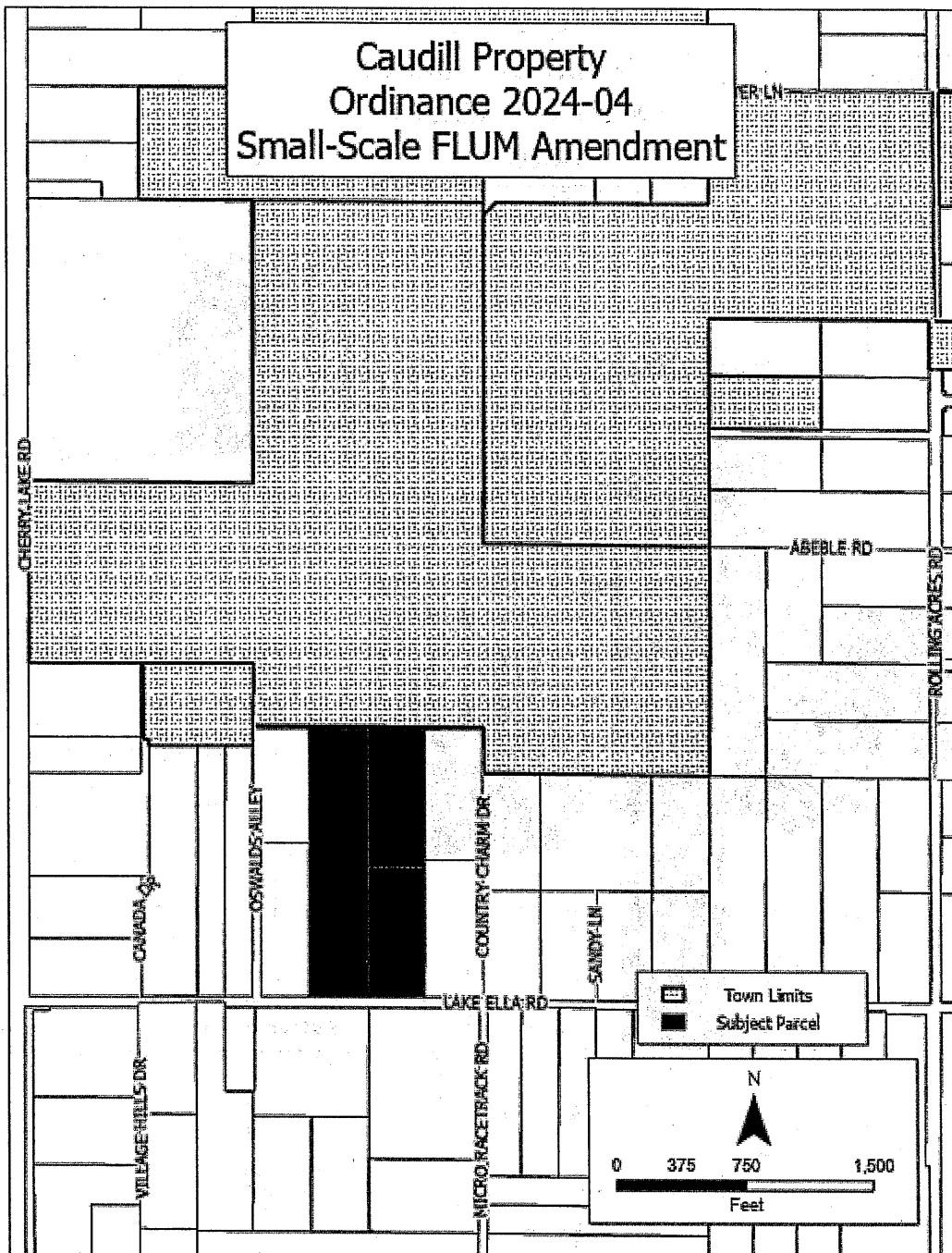
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1511 or via email at planning@ladylake.org.

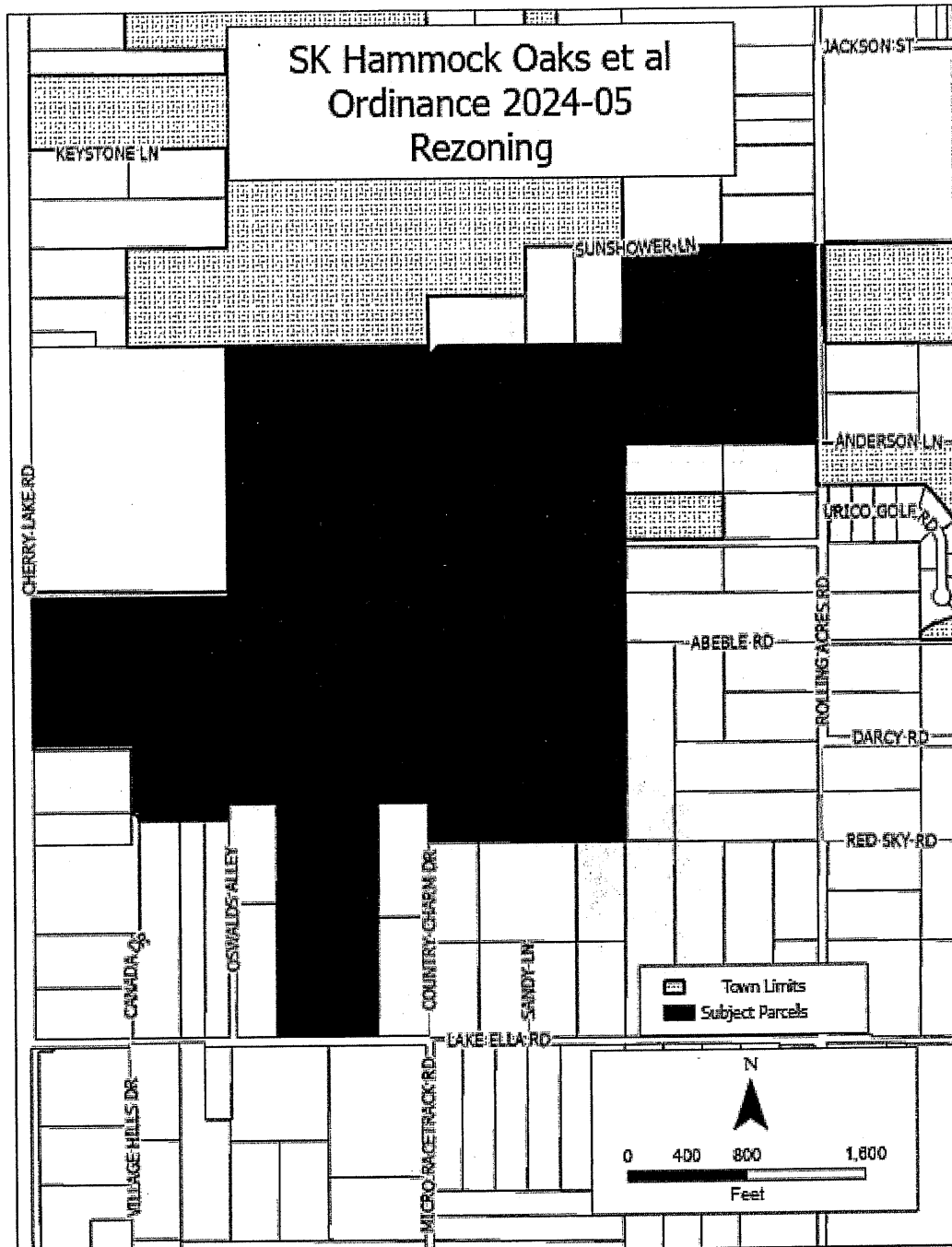
Sincerely,

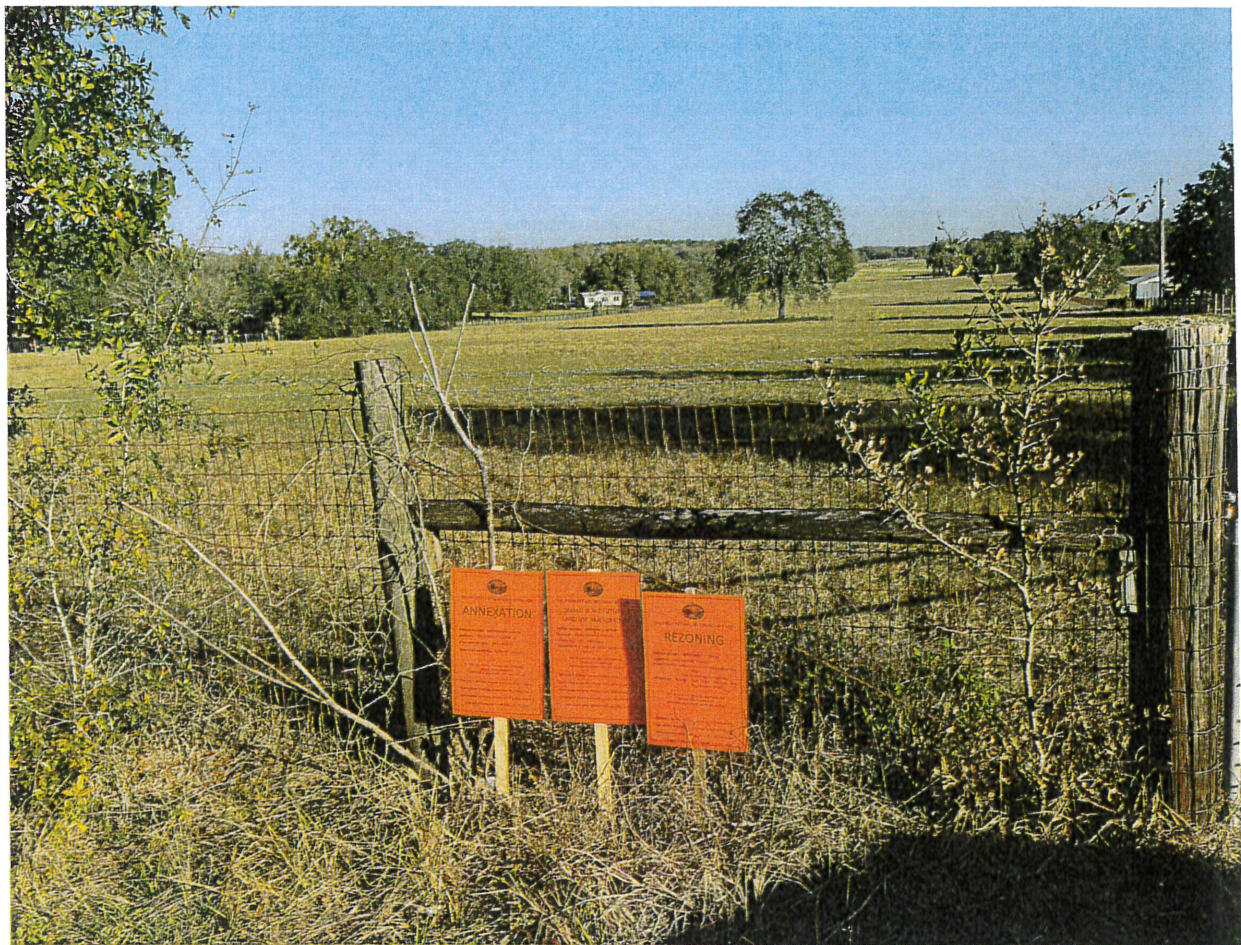
Rebecca Schneider
Senior Town Planner

LOCATION MAPS











TOWN COMMISSION MEETING AGENDA ITEM

TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-05 – (First Reading) – An Ordinance Amending the Zoning Classification for Certain Properties Being Approximately 296 Acres Owned by David M. Caudill Life Estate, David M. Caudill, and SK Hammock Oaks, LLC; Located South of County Road 466, North of Lake Ella Road, and East of Cherry Lake Road in Lake County, Florida; Rezoning Subject Property from Lake County Agriculture (A) and Town of Lady Lake Planned Unit Development (PUD) to Town of Lady Lake Planned Unit Development (PUD). (Thad Carroll)

AGENDA ITEM ID

2024061

DEPARTMENT

Growth Management

SUMMARY

On Thursday, February 15, 2024, applications were filed with the Town of Lady Lake by Craig Brashier of CHW, LLC, on behalf of property owners David M. Caudill, David M. Caudill Life Estate, and SK Hammock Oaks, LLC to amend the zoning classification for 296 acres owned by David M. Caudill, David M. Caudill Life Estate, and SK Hammock Oaks, LLC. The application was filed to rezone the subject property from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD).

The proposed memorandum of agreement, which stipulates the allowable uses of the property, is included with Ordinance 2024-05. The ordinance will amend the boundaries of the approved The Reserve at Hammock Oaks PUD by removing approximately 57 acres east of Rolling Acres Boulevard and adding approximately 24 acres that connect to Lake Ella Road. Uses within the PUD will include market-rate and age-restricted single-family detached units, townhome or villa units, and a non-residential component. The overall development density is proposed at 3.7 dwelling units per acre accounting for 1,105 dwelling units. The prior PUD entitlements under Ordinance 2022-13 provided for 4 dwelling units per acre totaling 1,320 units.

The Project shall be served by the Town's central water and sewer systems, and the Property Owner shall be responsible for the cost of all off-site and on-site installation of the water and sewer improvements. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by the impact of the project. The developer shall comply with all Lady Lake and Lake County access management requirements.

The traffic study submitted by Traffic & Mobility Consultants concluded the following regarding The Reserve at Hammock Oaks, a project consisting of 769 single-family dwelling units, 158 multifamily units (townhomes), and 105 senior housing dwelling units:

1. The proposed development is projected to generate 8,132 external daily trips, of which 589 trips occur during the AM peak hour and 810 trips occur during the PM peak hour.
2. Analysis of the roadway segments reveals that all the roadway segments within the study area are projected to continue to operate within their adopted capacities at the buildout year.

3. Analysis of the study intersection capacity reveals that the signalized intersections of CR 466 & Rolling Acres Road and Rolling Acres Road & US 441 / US 27 are currently operating above the adopted LOS.
4. The projected conditions indicate that the intersections of CR 466 & Rolling Acres Road, CR 466 & US 441 / US 27, Rolling Acres Road & US 441 / US 27, and Micro Racetrack Road & Lake Ella Road are projected to operate above the adopted LOS.
5. US 441 / US 27 from Lake Ella Road to Avenida Central is currently under construction to be widened to 6 lanes.
6. With additional eastbound and westbound left turn lanes to be constructed and signal retiming, it is anticipated that CR 466 & Rolling Acres Road will operate at acceptable LOS.
7. CR 466 & US 441 / US 27 is part of the ongoing US 441 / US 27 widening project. With 3- lanes in the northbound and southbound approaches, the intersection is projected to operate at acceptable LOS.
8. Rolling Acres Road & US 441 / US 27 is part of the ongoing US 441 / US 27 widening project. With 3-lanes in the eastbound and westbound approaches on US 441 / US 27 and signal retiming, it is anticipated that Rolling Acres Road & US 441 / US 27 will operate at acceptable LOS.
9. Micro Racetrack Road & Lake Ella Road requires a traffic signal installation and additional westbound left turn lane to operate at an acceptable LOS.
10. The project access driveways are projected to operate at an adequate LOS.
11. The access driveway on Lake Ella Road should be improved with a 425-foot westbound right turn lane.
12. The project's estimated proportionate share percentage for adding second eastbound and westbound left turn lanes at CR 466 and Rolling Acres Road, and signalizing Lake Ella Road and Micro Racetrack Road with auxiliary westbound left turn lane are 100% and 15.82%, respectively.

The subject property is located in Section 30, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and a sketch of the property was included with the submitted application.

Zoning Designation of Adjacent Properties

North	Lady Lake Planned Unit Development (PUD)
East	Cherry Lake Road ROW/ Lake County Agriculture (A)
South	Lake Ella Road ROW/ Lake County Agriculture (A)
West	Rolling Acres Road ROW/ Lake County Agricultural (A)

The existing zoning designation is Lake County Agriculture (A) and Lady Lake Planned Unit Development (PUD). The proposed zoning designation is Lady Lake Planned Unit Development (PUD). The PUD designation is consistent with adjacent properties to the north that are presently in the Town of Lady Lake's jurisdiction.

The rezoning application has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan and is ready for consideration by the Town Commission.

Staff mailed notices to inform the surrounding 40 property owners in Lake County and 18 property owners in Sumter County within 150 feet of the property on Monday, February 26, 2024. The properties were posted on Tuesday, February 27, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-05 was ready for transmittal to the Planning and Zoning Board.

At the March 11, 2024 meeting, the Planning and Zoning Board voted 3-1 to forward Ordinance 2024-05 to the Town Commission with the recommendation of approval.

Ordinance 2024-05 was tabled at the April 1, 2024 Town Commission meeting.

PUBLIC HEARINGS

The second and final reading of Ordinance 2024-05 is scheduled for Monday, May 6, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. draft-ordinance-2024-05 - Rezoning
2. Rezoning Caudell Supporting

1 **DRAFT ORDINANCE 2024-05**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES**
4 **BEING APPROXIMATELY 296 ACRES OWNED BY DAVID M CAUDILL LIFE ESTATE, DAVID**
5 **M CAUDILL, AND SK HAMMOCK OAKS, LLC; LOCATED SOUTH OF COUNTY ROAD 466,**
6 **NORTH OF LAKE ELLA ROAD, AND EAST OF CHERRY LAKE ROAD IN LAKE COUNTY,**
7 **FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND**
8 **TOWN OF LADY LAKE PLANNED UNIT DEVELOPMENT (PUD) TO TOWN OF LADY LAKE**
9 **PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; ESTABLISHING**
10 **AN EFFECTIVE DATE.**

11 WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan
12 (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part H, Florida Statutes and
13 Chapter 9J-5, Florida Administrative Code; and

14 WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that
15 the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter
16 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

17 WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development
18 Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance
19 with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2,
20 Florida Statutes; and

21 WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a
22 proposed amendment to the Official Zoning Map and determined that said amendment as
23 proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the
24 requirements of the Town of Lady Lake Land Development Regulations.

25 THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake,
26 in Lake County, Florida:

27 **SECTION 1: Petition**

28 Based upon the petition of certain landowners of property, which is located in Lady Lake,
29 Florida, and described in Exhibit "A" hereto, a request has been made that the property be
30 zoned "Residential Planned Unit Development" (PUD), entitled to the uses set forth in the
31 Memorandum of Agreement attached as Exhibit "B" to be developed in substantial accordance
32 with the Conceptual Plan, attached hereto as Exhibit "C".

33 Said petition has been approved by the Town Commission of the Town of Lady Lake in

accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby zoned "Residential Planned Unit Development" (PUD).

SECTION 2: Severability

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3: Effective Date

This ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 6th day of May 2024.

TOWN OF LADY LAKE

Ed Freeman, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — Legal Description and Map

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 30, THENCE N 89°49'34" W, ALONG THE N LINE OF SAID SECTION 30, A DISTANCE OF 40.00 FT TO THE WESTERLY ROW LINE OF ROLLING ACRES ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES) AND TO THE POINT OF BEGINNING; THENCE SOUTH 0°13'17" WEST, ALONG SAID WESTERLY ROW LINE, A DISTANCE OF 1325.95 FT TO THE S LINE OF THE NET 1/4 OF THE NE 1/4 OF SAID SECTION 30 ; THENCE N 89°47'00" W, ALONG THE S LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30, A DISTANCE OF 1289.47 FT TO THE NE CORNER OF SW ¼ OF NE 1/4 OF SAID SECTION 30 ; THENCE S 0°17'21" W ALONG THE E LINE OF SW 1/4 OF NE 1/4 OF SAID SECTION 30, A DISTANCE OF 1326.23 FT TO THE NE CORNER OF NW 1/4 OF SE 1/4 OF SAID SECTION 30 ; THENCE S 0°25'13" W, ALONG THE E LINE OF NW 1/4 OF SE 1/4 OF SAID SECTION 30, A DISTANCE OF 1324.90 FT TO THE SE CORNER OF NW 1/4 OF SE 1/4 OF SAID SECTION 30 ; THENCE N 89°41'22" W, ALONG THE S LINE OF NW 1/4 OF SE 1/4 OF SAID SECTION 30 , A DISTANCE OF 1330.60 FT TO THE SW CORNER OF NW 1/4 OF SE 1/4 OF SAID SECTION 30 ; THENCE N 0°22'50" E, ALONG THE W LINE OF NW 1/4 OF SE 1/4 OF SAID SECTION 30, A DISTANCE OF 264.01 FT TO THE NE CORNER OF THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE N 89°45'50" W, ALONG THE N LINE OF THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30 , A DISTANCE OF 344.03 FT TO THE NE CORNER OF THE W 330 FT OF THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE S 0°19'15" W, ALONG THE E LINE OF THE W 330 FT THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30 AND ALONG THE E LINE OF THE W 330 FT OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30 , A DISTANCE OF 1553.95 FT TO THE N ROW LINE OF LAKE ELLA ROAD (HAVING A RIGHT OF WAY WIDTH OF 66 FEET); THENCE N 89°47'00" W, ALONG SAID N ROW LINE, A DISTANCE OF 672.21 FT TO THE E LINE OF THE W 330 FT OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE N 0°15'33" E, ALONG THE E LINE OF THE W 330 FT OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30 AND ALONG THE E LINE OF THE W 330 FT OF THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30, A DISTANCE OF 1554.18 FT TO THE NE CORNER OF THE E 330 FT THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE N 89°45'50" WEST, ALONG THE N LINE OF THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30 , A DISTANCE OF 330.00 FT TO THE NW CORNER OF THE S 264 FT OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE S 0°15'33" W, A DISTANCE OF 105.23 FT; THENCE N 89°45'21" W, A DISTANCE OF 609.99 FT; THENCE N 0°14'10" E, A DISTANCE OF 36.00 FT; THENCE N 89°45'50" W, A DISTANCE OF 6.19 FT TO THE E LINE OF THE W 50 FT OF THE S 198 FT OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE N 0°21'49" E, ALONG THE E LINE OF THE W 50 FT OF THE S 198 FT OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30 , A DISTANCE OF 3.63 FT TO THE NE CORNER OF THE W 50 FT OF THE S 198 FT OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE N 89°43'05" W, ALONG THE N LINE OF THE W 50 FT OF THE S 198 FT OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30, A DISTANCE OF 23.82 FT; THENCE N 0°13'41" E, A DISTANCE OF 464.17 FT TO THE S LINE OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30 ; THENCE N 89°44'32" W, ALONG THE S LINE OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30, A DISTANCE OF 679.42 FT TO THE E ROW LINE OF CHERRY LAKE ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES);

1 THENCE N 0°12'50" E, ALONG SAID E ROW LINE, A DISTANCE OF 662.23 FT; THENCE N 0°03'55" E,
2 ALONG SAID E ROW LINE, A DISTANCE OF 331.54 FT TO THE N LINE OF THE S 1/4 OF THE SW 1/4
3 OF NW 1/4 OF SAID SECTION 30 ; THENCE S 89°43'08" E, ALONG THE N LINE OF THE S 1/4 OF THE
4 SW 1/4 OF NW 1/4 OF SAID SECTION 30 , A DISTANCE OF 1323.38 FT TO THE NE CORNER OF THE S
5 1/4 OF THE SW 1/4 OF NW 1/4 OF SAID SECTION 30 ; THENCE N 0°13'54" E, ALONG THE W LINE OF
6 THE S 3/4 OF THE E 1/2 OF NW 1/4 OF SAID SECTION 30, A DISTANCE OF 1655.67 FT TO THE NW
7 CORNER OF THE S 3/4 OF THE E 1/2 OF NW 1/4 OF SAID SECTION 30 ; THENCE S 89°44'35" E, A
8 DISTANCE OF 1353.09 FT TO THE N LINE OF THE S 3/4 OF THE E 1/2 OF NW 1/4 OF SAID SECTION
9 30 TO THE NE CORNER OF THE S 3/4 OF THE E 1/2 OF NW 1/4 OF SAID SECTION 30 ; THENCE S
10 0°23'04" W, ALONG THE W LINE THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 30, A
11 DISTANCE OF 74.77 FT; THENCE N 45°22'18" E, A DISTANCE OF 106.09 FT TO THE N LINE THE S
12 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 30; THENCE S 89°49'05" E, ALONG THE N
13 LINE THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 30, A DISTANCE OF 1253.48 FT
14 TO THE NE CORNER THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 30; THENCE N
15 0°17'52" E, ALONG THE W LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30, A DISTANCE
16 OF 662.27 FT TO THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30 ; THENCE S
17 89°49'34" E, ALONG THE N LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30, A DISTANCE
18 OF 1287.71 FT TO THE POINT OF BEGINNING.

19
20 THE ABOVE-DESCRIBED LANDS CONTAIN: 296.262 ACRES, MORE OR LESS.

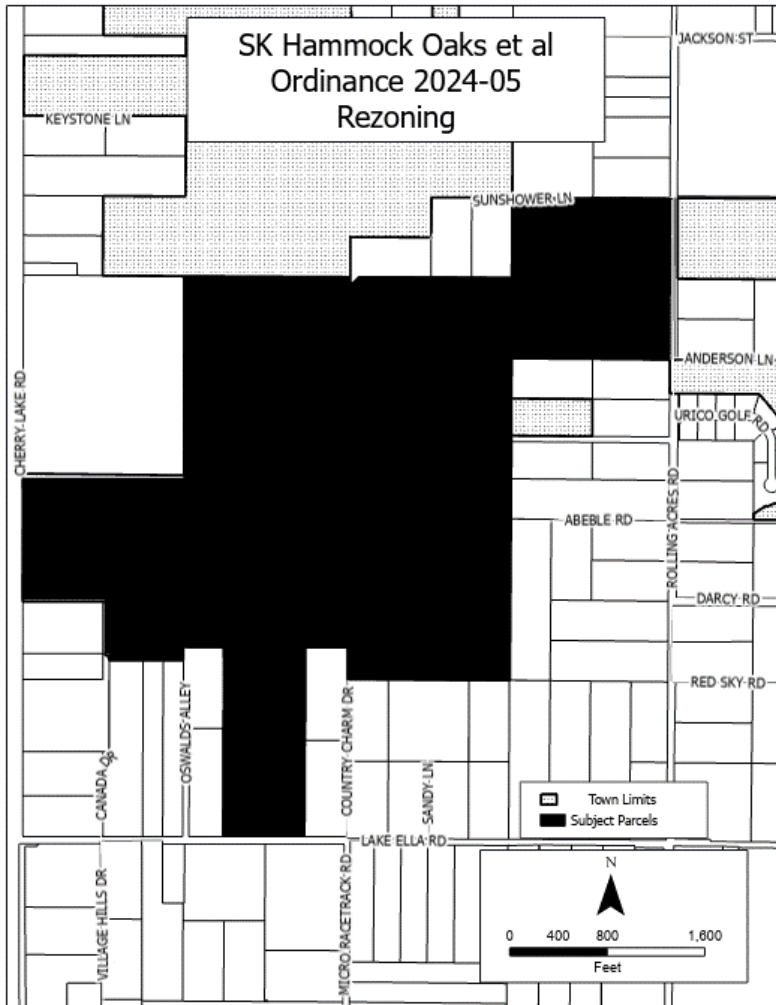


EXHIBIT “B” — MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated the ____ day of _____, 2024 between the Town of Lady Lake, Florida (hereinafter the “Town”) and David M Caudill Life Estate and SK Hammock Oaks, LLC.

RECITALS

1. David M Caudill Life Estate and SK Hammock Oaks, LLC are the owners of certain real property in Lady Lake, Florida as described in the legal description and depicted in the proposed Conceptual Plan attached hereto (hereinafter the “Property”). The portion of this property owned by David Caudill depicted and described in the legal description and the proposed Conceptual Plan is currently within the boundaries of Lake County and zoned Agriculture. The portion of this property owned by SK Hammock Oaks, LLC depicted and described in the legal description and the proposed Conceptual Plan is currently within the boundaries of the Town of Lady Lake and zoned Planned Unit Development (PUD).
2. The property described in the legal description and depicted in the attached map is hereinafter referred to as the “Property”.
3. The owners of the property currently located within the boundaries of Lake County have applied for voluntary annexation into the Town of Lady Lake.
4. The applicants wish to rezone the real property as described in the legal description and depicted in the attached map to PUD (Town of Lady Lake).
5. At this time, the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of Chapter 5, Section 4.o. of the Town’s Land Development Regulations.

NOW, THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the proposed PUD zoning for the Property:

Permitted Uses: Single-family detached units (platted and non-platted), age-restricted single-family detached units, townhomes, and single-family attached / villas. The maximum number of residential units within the development will not exceed 1,320 units consisting of 770 single-family detached units and 550 townhomes / villas. Residential types can be exchanged as long as the maximum number of vehicle trips do not exceed 8,132 AADT. Non-residential uses may include on-site day care facilities, convenience stores, personal services, and amenity facilities, including mini-storage warehouses, and outdoor storage for autos, boats, and/or RVs for use of the development’s residents only, Open Space uses permitted throughout the Property may consist of buffers, stormwater management facilities, amenity area and center (including buildings, hardscape, and

Commented [A1]: Current concept plan has 751 Single-Family units and 514 Townhomes. Is this breakdown still acceptable?

Commented [A2]: Verify this number has not changed with any updates Ayman has made to address review comments.

landscape) recreational amenities, and trails.

Design, Development, and Setback Standards:

a. Single-family Detached Units: 40 ft. Lots, 50 ft. Lots, and 60 ft. Lots

(Unplatted single-family detached units shall be consistent with the Florida Building Code requirements for building separation)

40 ft. Lots

Minimum Lot Area: 4,000 sq. ft.

Minimum Lot Width: 40 ft.

Maximum ISR 65%

Minimum Front Setback: 15 ft.

Minimum Rear Setback: 15 ft.

Minimum Side Setback: 5 ft.

Maximum Building Height: 35 ft.

50 ft. Lots

Minimum Lot Area: 5,000 sq. ft.

Minimum Lot Width: 50 ft.

Maximum ISR 65%

Minimum Front Setback: 15 ft.

Minimum Rear Setback: 15 ft.

Minimum Side Setback: 5 ft.

Maximum Building Height: 35 ft.

60 ft. Lots

Minimum Lot Area: 6,000 sq. ft.

Minimum Lot Width: 60 ft.

Maximum ISR 65%

Minimum Front Setback: 15 ft.

Minimum Rear Setback: 15 ft.

Minimum Side Setback: 5 ft.

Maximum Building Height: 35 ft.

b. Townhomes (Attached):

(Unplatted townhome units shall be consistent with the Florida Building Code requirements for building separation)

Minimum Lot Width: 16 ft.

Minimum Front Setback: 15 ft.

Maximum ISR 90%

Minimum Rear Setback: 15 ft.

Minimum Side Setback: 0 ft.

Maximum Building Height: 35 ft.

c. Single-Family Attached / Villas :

(Unplatted single-family attached units / villas shall be consistent with the Florida Building Code requirements for building separation)

Minimum Lot Width: 35 ft.
Maximum ISR 90%
Minimum Front Setback: 15 ft.
Minimum Rear Setback: 15 ft.
Minimum Side Setback: 0 ft.
Maximum Building Height: 35 ft.

d. Accessory Structures:

Minimum Rear and Side Setback: 5 ft.
Maximum Height: 20 ft.

e. Commercial/Retail:

Setbacks: Consistent with the Town's adopted Commercial Design Standards
Maximum ISR: 80%
Maximum FAR: 0.5
Maximum Height: 45 ft.

AMENITY BUILDINGS: The portions of the Property designated for Amenity uses may be developed according to the following standards:

Site plan approval for proposed structures on the property shall be contingent upon compliance with Chapter 7 of the Town's Land Development Regulations and will require the certification of a professional engineer that the proposed drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

All proposed structures will be permitted by the Town only when shown to be compliant to submitted site plans. Owners shall complete all required site improvements prior to the Town issuing a Certificate of Occupancy.

The final Site Development Plan pursuant to the Town's Land Development Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.

All structures must be permitted by the Town pursuant to site plans submitted and the owners shall install and complete all required site improvements prior to the Town issuing a Certificate of Occupancy for any permitted structure. Site plan approval shall be based upon adherence to Chapter 7 of the Town's Land Development Regulations, provided certification of a professional engineer is given certifying that the drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

TRANSPORTATION/PEDESTRIAN IMPROVEMENTS

Final location and design of all access points and / or connections to Rolling Acres Road, as well as the applicability of transportation impact fee credits, shall be approved by the Lake County Engineering Division.

At the time a roadway connection is proposed to Cherry Lake Road, a roundabout shall be constructed at the connection point. The limits of the roundabout shall be completely located on the Property with connection points provided to Cherry Lake Road. The applicability of transportation impact fee credits shall be approved by the Lake County Engineering Division.

OPEN SPACE/RECREATION

- 1) Lake County Tax Parcel Alternate Key Numbers 1283612, 2877685, 2879874, 1283582, and 1283523 shall develop in accordance with the approved Historic Tree Variance approved by the Town of Lady Lake on July 3, 2023.
- 2) Lake County Tax Parcel Alternate Key Numbers 3284640, 1740045, and 1771510 shall preserve Live Oak trees with a diameter at breast height (DBH) or 36" or greater and a Grade of 3 or higher consistent with the Tree and Native Vegetation Report dated January 31, 2024. All other trees on these parcels may be removed as part of a preliminary plat and/or final plat.
- 3) The Development shall provide a minimum of 25% open space. 5% of the land within the allocated 25% shall be utilized as Activity-Based Recreation Area:
 - a) Each phase must provide open space and recreation land in accordance with the aforesaid ratio.
 - b) In lieu of providing open space and recreation in accordance with the aforesaid ratio within each phase as calculated independently, the developer may elect to do the following if each condition is satisfied:
- 2) Provide open space and recreation area in accordance with 25% and 5% ratio as calculated based upon the acreage for the entire development.
- 3) No plat for any phase of the development shall be approved if the ratios of 25% and 5% would not be met (cumulatively) upon the recording of the plat for that phase.
- 4) Residents which reside upon the lands (phases) for which the calculation of the open space and recreation requirements are based upon, shall have the right to access and use the open space and recreation areas for their leisure.
- 5) The developer shall make every effort to provide the open spaces and recreation lands in a manner which is as centrally located as practicable and accessible to all phases of the development.

Any amendments to this Memorandum of Agreement are binding only upon execution by all

1 parties affected.

2 TOWN OF LADY LAKE

3 _____
4 Ed Freeman, Mayor

5 Attest:

6 _____
7 Nancy Wilson, Town Clerk

8 Approved as to form:

9 _____
10 Derek Schroth, Town Attorney
11

1 PROPERTY OWNER

2 _____

3
4 _____, Property Owner/Authorized Signer

5 STATE OF FLORIDA

6 COUNTY OF LAKE

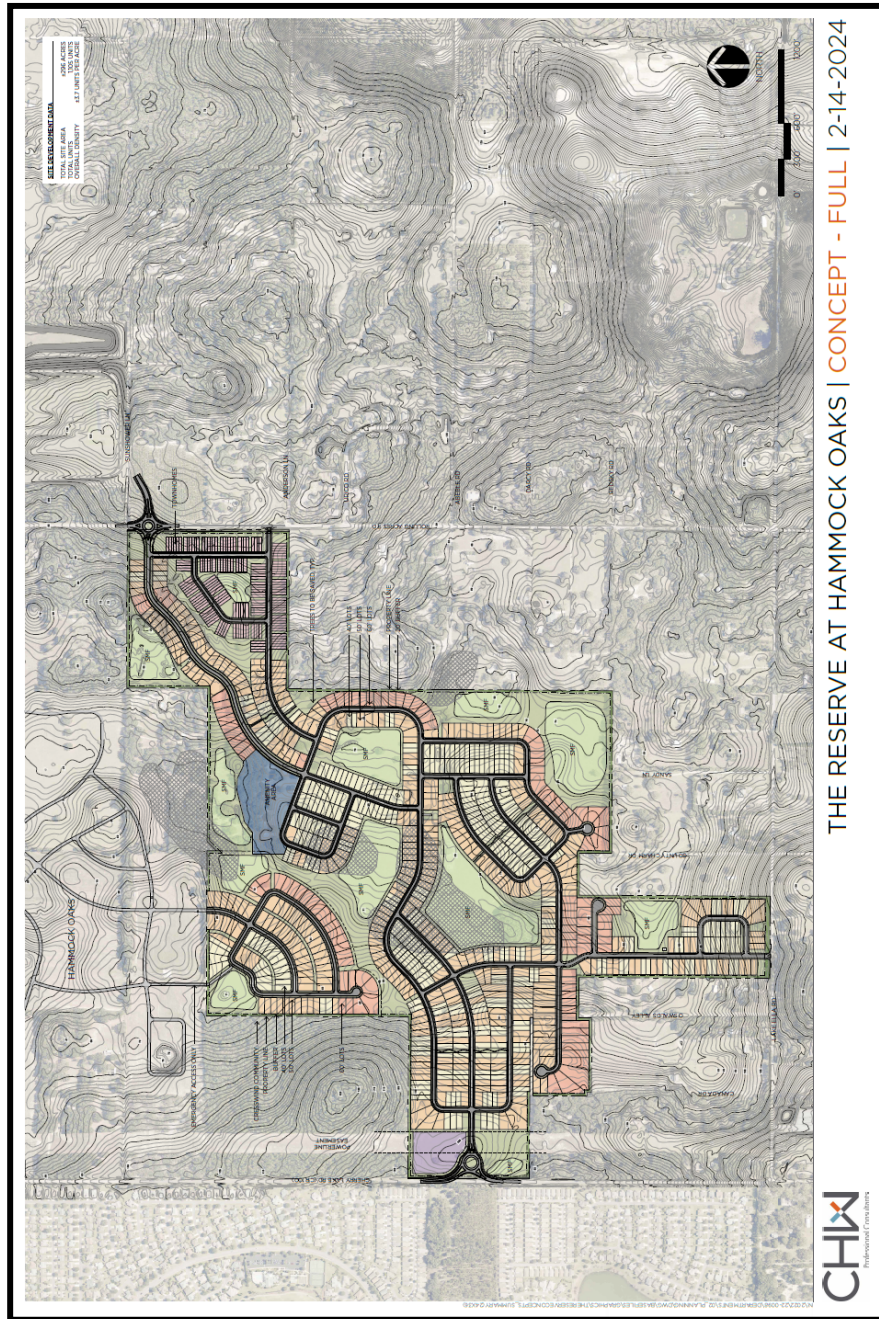
7 The foregoing instrument was acknowledged before me by means of _____ physical presence
8 or _____ online notarization, this ____ day of _____, 2022 by
9 _____, as Owner/Authorized Signer of the Property, who is
10 personally known to me or has produced _____ as identification.

11 My Commission Expires:

12 _____
13 Notary Public Signature

1

EXHIBIT C — Conceptual Plan



2

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT

REZONING APPLICATION

Owner's Information

Owner's Name: SK Hammock Oaks LLC, David M. Caudill, Christopher Caudill, Kara Wassman

Mailing Address: _____ Contact Agent _____

Telephone Number: Contact Agent Email Address: Contact Agent

Applicant's Information

Applicant's Name: Craig Brashier, AICP

Mailing Address: 11801 Research Drive, Alachua, FL 32615

Telephone Number: (352) 331-1976 Email Address: craigb@chw-inc.com

Applicant is: Owner ☒ Agent Purchaser Lessee Other

Property Information

403 Lake Ella Rd, Fruitland Park, FL, 34731;

Oswalds Alley, Fruitland Park FL, 34731;

Sunshower Ln, Lady Lake, FL 32159; and

Property Address/Location: Abeble Rd, Lady Lake, FL 32159

Alternate Key: 1740045, 1771510, 3284640, 1283523, 1283582, 1283612, 2877685, 2879874

Legal Description:

SEE ATTACHED

The property is located in the vicinity of the following streets:

Oswald Alley, Lake Ella Road, Sunshower Lane, Abeble Road

Area of the Property: ±12,905,085.6 Square Feet ±296.26 Acres

Utilities: X Central Water X Central Sewer Well Septic Tank

Existing Zoning of Property: Lake County - Agriculture (A); Town of Lady Lake - PUD

Requested Zoning of Property: Planned Unit Development (PUD)

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: _____

Residential, _____ Commercial, _____ Industrial, X Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter _____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

Number, Square Footage and Present Use of the Existing Structures on the Property:

One Single-family home that is 2,644 sq. ft.; One barn that is 1,300 sq. ft.; One ±5270 sf structure, destroyed; One ±81.48 sf pole barn, abandoned; one ±1,065.88 sf pole barn abandoned; one ±538.75 sf pole barn, abandoned; one ±766 sf pole bar, abandoned; one ±3,000 sf 2-story building, abandoned; and one ±992.63 sf shed, abandoned.

Proposed Use of Property: Residential Subdivision with One (1) Non-residential site

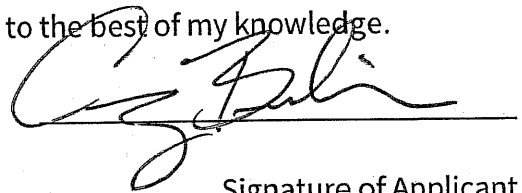
Have any land use applications been filed within the last year in connection with this property? X Yes No. If yes, briefly describe the nature of the request:

A companion Annexation & Small-scale Comprehensive Plan Amendment is submitted concurrently with this application.

Attach a list of owners' names and mailing addresses for all properties lying within a 150-foot radius surrounding the subject property legally described in this application.

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 2/15/24 Received by: B. Schneider

Rezoning Fees Paid: \$3,000.00

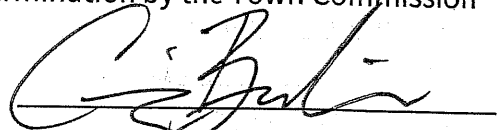
**TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
REZONING
APPLICANT'S AFFIDAVIT**

STATE OF FLORIDA

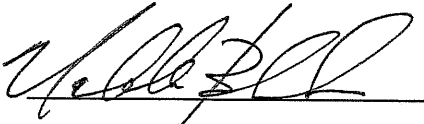
COUNTY OF LAKE

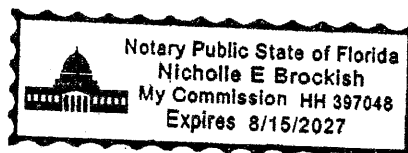
Before me, the undersigned authority personally appeared Craig Brashier, AICP,
who being by me first duly sworn on oath, deposes and says:

1. That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
2. That the submittal requirements for the application have been completed and attached hereto as part of this application.
3. That the applicant desires Rezoning to the PUD zoning classification to allow:
Amendment of Existing PUD
4. That the sign cards will be posted at least seven days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 15th day of February, 2024,
by Craig Brashier, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.


Notary Public



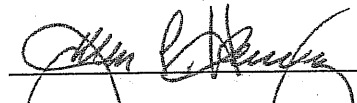
**REZONING
OWNER'S AFFIDAVIT**

STATE OF FLORIDA

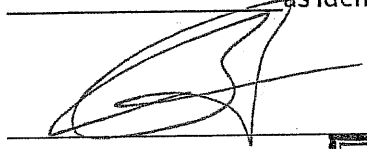
COUNTY OF LAKE

Before me, the undersigned authority personally appeared SK Hammock Oaks, LLC, who being by me first duly sworn on oath, deposes and says:

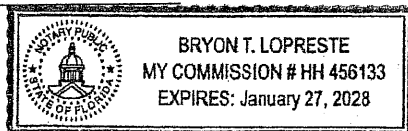
1. That he or she is the fee-simple owner of the property legally described on page one of this application.
2. That he or she desires approval for rezoning of said property with the classification of PUD to allow: Amendment of Existing PUD
3. That he has appointed CHW, LLC to act as agent in his or her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his or her stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 14th day of February, 2024, by James P. Harvey, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Notary Public



**REZONING
OWNER'S AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared David M. Caudill, who
being by me first duly sworn on oath, deposes and says:

1. That he or she is the fee-simple owner of the property legally described on page one of
this application.
2. That he or she desires approval for rezoning of said property with the classification of
PUD to allow: Amendment of Existing PUD
3. That he has appointed CHW, LLC to act as agent in his or her
behalf to accomplish the above. The Owner is required to complete the APPLICANT'S
AFFIDAVIT of this application if no agent is appointed to act in his or her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

Notary Public

**REZONING
OWNER'S AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Christopher Caudill, who
being by me first duly sworn on oath, deposes and says:

1. That he or she is the fee-simple owner of the property legally described on page one of
this application.
2. That he or she desires approval for rezoning of said property with the classification of
PUD to allow: Amendment of Existing PUD
3. That he has appointed CHW, LLC to act as agent in his or her
behalf to accomplish the above. The Owner is required to complete the APPLICANT'S
AFFIDAVIT of this application if no agent is appointed to act in his or her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

Notary Public

**REZONING
OWNER'S AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Kara Wassman, who
being by me first duly sworn on oath, deposes and says:

1. That he or she is the fee-simple owner of the property legally described on page one of
this application.
2. That he or she desires approval for rezoning of said property with the classification of
PUD to allow: Amendment of Existing PUD
3. That he has appointed CHW, LLC to act as agent in his or her
behalf to accomplish the above. The Owner is required to complete the APPLICANT'S
AFFIDAVIT of this application if no agent is appointed to act in his or her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

Notary Public

Prepared by/Return to:
Charles D. Johnson, Esq.
1330 W. Citizens Blvd., Suite 404
Leesburg, FL 34748

QUIT-CLAIM DEED
WITH ENHANCED LIFE ESTATE

For and in consideration of love and affection or other valuable consideration, the receipt and adequacy being acknowledged by all parties, by the execution of this Quit Claim Deed this 13th day of September, 2023, **DAVID M. CAUDILL**, the unmarried widower of **LINDA C. CAUDILL**, presently of **403 Lake Ella Rd., Fruitland Park, FL 34731**, does hereby convey unto himself a **life estate** in the real property described below, with the remainder interest in said property to **CHRISTOPHER C. CAUDILL**, presently of **420 Lake Ella Rd., Fruitland Park, FL 34731**, and **KARA L. WASSMAN**, presently of **11592 NW 18th Place, Gainesville, FL 32606**, as joint tenants with right of survivorship and not as tenants in common, subject to the reservations contained herein, said piece(s) or parcel(s) of land, situate, lying and being in the County of **Lake**, State of Florida, to wit:

PARCEL I.D. NO.:

30-18-24-0003-000-01201

The West ½ of the SE ¼ of the SW ¼, less the West 330 feet thereof; and the West ½ of the South 264 feet of the NE ¼ of the SW ¼, less the West 330 feet thereof in Section 30, Township 18 South, Range 24 East in Lake County, FL, less right-of-way for public road.

and

30-18-24-0003-000-03500

The West 330 feet of the East ½ of the SE ¼ of the SW ¼; and the South 264 feet of the West 330 feet of the East ½ of the NE ¼ of the SW ¼ in Section 30, Township 18 South, Range 24 East, in Lake County, FL, less right-of-way for public road.

SUBJECT TO covenants, restrictions, reservations, conditions, rights of way, and easements of record, if any, which specifically are not hereby extended or reimposed.

DEED RESERVATIONS:

1. **DAVID M. CAUDILL** RESERVES UNTO HIMSELF, FOR AND DURING HIS LIFETIME, THE EXCLUSIVE POSSESSION, USE, AND ENJOYMENT OF THE PROPERTY DESCRIBED HEREIN WITHOUT ANY LIABILITY FOR WASTE.
2. **DAVID M. CAUDILL** FURTHER RESERVES UNTO HILSELF THE RIGHT TO CONVEY, WHICH SHALL INCLUDE THE RIGHT TO SELL, GIFT, ALIENATE, OR OTHER AND TO RETAIN ALL PROCEEDS THEREFROM, IF ANY, BY SUBSEQUENT DEED/ASSIGNMENT THE PROPERTY DESCRIBED HEREIN, TO HIMSELF OR ANY THIRD PARTY WITHOUT JOINDER OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN**. SAID CONVEYANCE SHALL TERMINATE THE REMAINDER INTEREST OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN**.
3. **DAVID M. CAUDILL** FURTHER RESERVES UNTO HIMSELF THE RIGHT TO MORTGAGE, PLEDGE, LEASE, LIEN, OR OTHERWISE ENCUMBER THE PROPERTY DESCRIBED HEREIN, IN WHOLE OR IN PART, WITHOUT JOINDER OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN**, THEREBY SUBORDINATING THE REMAINDER INTEREST OF **CHRISTOPHER C. CAUDILL** AND **KARA L. WASSMAN** TO SAID ENCUMBRANCE.
4. UPON THE DEATH OF **DAVID M. CAUDILL**, IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OF

DAVID M. CAUDILL, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN CHRISTOPHER C. CAUDILL AND KARA L. WASSMAN, SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THE TIME OF THE DEATH OF DAVID M. CAUDILL.

THIS DEED WAS PREPARED at the request of the Grantor. The Grantor provided the legal description and at the request of the Grantors the title to the property was not determined or searched. Grantor affirms that Grantor is the only intended beneficiary of the preparer of the deed's services. The Grantor releases the preparer of the deed from all liability, including any third-party claims and further agrees to hold harmless and indemnify the preparer of the deed from all claims from all parties arising out of this deed.

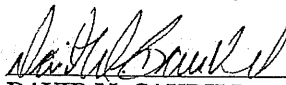
Signed, sealed and delivered in our presence:

Signature first witness
Charles D. Johnson

Printed name first witness

Signature second witness
Michelle H. Adkins

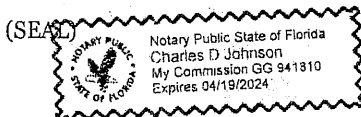
Printed name second witness

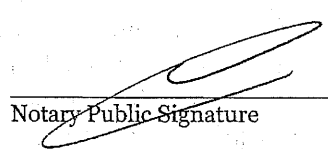
 (SEAL)
DAVID M. CAUDILL

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence this X3 day of SEPT., 2023, by **DAVID M. CAUDILL**,

- ☐ who is/are personally known to me; or
- ☐ who has/have produced a Driver's License of the State of Florida; or
- ☐ who has/have produced _____ as identification.




Notary Public Signature

Charles D. Johnson

Printed Name of Notary Public
My Commission Expires:

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING SHOULD BE RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Parcel Id. No.:

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (this "Deed") is made this 28th day of December, 2023, between JULIAN MALKIEWICZ and DIANA M. MALKIEWICZ, husband and wife (collectively, "Grantor"), whose mailing address is 37321 Oswalds Alley, Fruitland Park, Florida 34731, and SK HAMMOCK OAKS LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637.

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH:

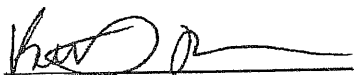
That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the real property situate, lying, and being in Lake County, Florida, and described in Exhibit "A" attached to this Deed (the "Property").

TO HAVE AND TO HOLD, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

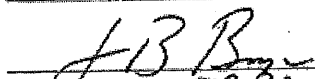
This conveyance is subject to easements, restrictions, reservations and limitations of record, including but not limited to, all matters set forth on the Plat of the Property and to any road right-of-ways applicable to said described Property above and taxes and assessments for the year 2024 and thereafter, however, reference herein shall not reimpose same.

[Signature pages follow]

Signed, sealed and delivered
in the presence of:

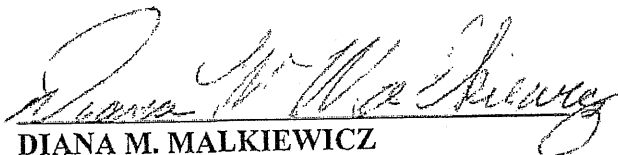


Print Name: Kamy Bridges
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748



Print Name: JB BRICKLEY
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748

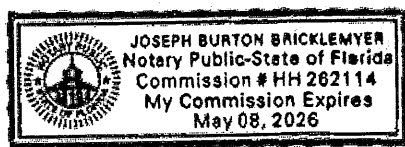
GRANTOR:


DIANA M. MALKIEWICZ

Date: 12-26-2023

STATE OF FLORIDA)
) ss:
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 26 day of December, 2023, by **DIANA M. MALKIEWICZ**, a
married woman. She ☐ is personally known to me or ☒ has produced Dave as identification.
Worse



(Notary Seal)


Notary Public, State of Florida
Print Name: JB BRICKLEY

Exhibit "A"

Property

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, THENCE RUN NORTH 0°15'33" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 1482.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1813, PAGE 1263, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°45'21" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 609.99 FEET; THENCE NORTH 0°14'10" EAST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 6.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°45'50" WEST, A DISTANCE OF 23.81 FEET TO A POINT ON WEST LINE OF SAID LANDS; THENCE NORTH 0°13'41" EAST, ALONG SAID WEST LINE, A DISTANCE OF 3.65 FEET; THENCE SOUTH 89°43'05" EAST, A DISTANCE OF 23.82 FEET; THENCE SOUTH 0°21'49" WEST, A DISTANCE OF 3.63 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING SHOULD BE RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Tax I.D. Nos.: 30-18-24-0001-000-00100
30-18-24-0001-000-03000
30-18-24-0001-000-03100

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 28 day of December, 2023, by LUGANO DEVELOPMENT, L.L.C., a Florida limited liability company ("Grantor"), having an address of 2801 SW Archer Road, Gainesville, Florida 32608, in favor of SK HAMMOCK OAKS LLC, a Delaware limited liability company ("Grantee"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, FL 33637.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Lake County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2023 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record. The parties do not intend by the foregoing reference to reimpose any of the documents affecting title to the Property.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

Exhibit "A"

Property

PARCEL 1:

The Northeast One-Quarter (NE 1/4) of the Northeast 1/4 in Section 30, Township 18 South, Range 24 East, LESS road right of way along the East side thereof, Lake County, Florida.

PARCEL 2:

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 24 East, Lake County, Florida, EXCEPT: Beginning at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 24 East, run thence North 89°43'40" East along the North line of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 75.00 feet; thence run South 66°55'03" West, 106.63 feet to a point on the West boundary of said South 1/2 of the Northwest 1/4 of the Northeast 1/4; thence run North 00°05'01" West along the West boundary of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 to the Point of Beginning.

PARCEL 3:

The Southwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 24 East, Lake County, Florida.

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING SHOULD BE RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

PARCEL ID No.: 30-18-24-0003-000-01101

SPECIAL WARRANTY DEED

THIS INDENTURE, executed this 28th day of December, 2023, by JULIAN MALKIEWICZ and DIANA M. MALKIEWICZ, husband and wife (collectively, "**Grantor**"), having an address of 37321 Oswalds Alley, Fruitland Park, Florida 34731, in favor of SK HAMMOCK OAKS LLC, a Delaware limited liability company ("**Grantee**"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Lake County, Florida, more particularly described as follows (the "**Property**"):

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2024 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record. The parties do not intend by the foregoing reference to reimpose any of the documents affecting title to the Property.

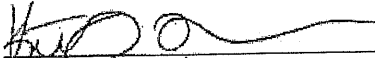
AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Pages Follow]

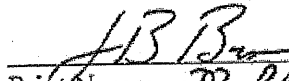
IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

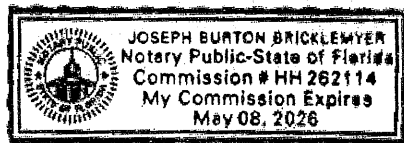

Print Name: Kathy Bridges
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748


JULIAN MALKIEWICZ
Date: 12-26-2023

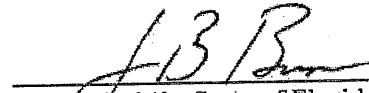

Print Name: JB BRICKLEY
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748

STATE OF FLORIDA)
) ss:
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of December, 2023, by **JULIAN MALKIEWICZ**, a married man. He ☐ is personally known to me or ☒ has produced driver's license as identification.



(Notary Seal)


Notary Public-State of Florida
Print Name: JB BRICKLEY

[Signatures continue on following page]

GRANTOR:

Print Name: Billy Bridges
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748

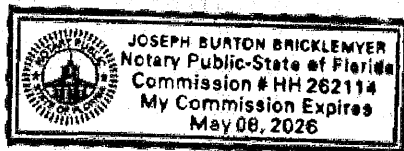
Diana M. Malkiewicz
DIANA M. MALKIEWICZ

Date: 12-26-2023

Print Name: JB Brickley
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748

STATE OF FLORIDA)
) ss:
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of December, 2023, by **DIANA M. MALKIEWICZ**, a married woman. She ☐ is personally known to me or ☒ has produced Drum as identification.



(Notary Seal)

Notary Public-State of Florida
Print Name: JB Blackmon

Exhibit "A"

Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, RUN NORTH 1482 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 478 FEET, THENCE WEST 640 FEET, THENCE SOUTH 442 FEET, THENCE EAST 30 FEET, THENCE SOUTH 36 FEET, THENCE EAST 610 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OVER THE WEST 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST. ALL OF THE ABOVE DESCRIBED BEING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, THENCE RUN NORTH 0°15'33" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 1482.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1813, PAGE 1263, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°45'21" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 609.99 FEET; THENCE NORTH 0°14'10" EAST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 6.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°45'50" WEST, A DISTANCE OF 23.81 FEET TO A POINT ON WEST LINE OF SAID LANDS; THENCE NORTH 0°13'41" EAST, ALONG SAID WEST LINE, A DISTANCE OF 3.65 FEET; THENCE SOUTH 89°43'05" EAST, A DISTANCE OF 23.82 FEET; THENCE SOUTH 0°21'49" WEST, A DISTANCE OF 3.63 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING SHOULD BE RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Parcel Id No.: 30-18-24-0004-000-00700

SPECIAL WARRANTY DEED

THIS INDENTURE, executed this 28th day of December, 2023, by **JOSEPH H. O'DELL a/k/a JODY O'DELL**, a single person ("**Grantor**"), having a mailing address of Post Office Box 398, Wildwood, FL 34785, in favor of **SK HAMMOCK OAKS LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, FL 33637.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Lake County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "Property").

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF GRANTOR, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID PROPERTY.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2024 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record. The parties do not intend by the foregoing reference to reimpose any of the documents affecting title to the Property.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Kitty Bridges
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748

[Signature]
Print Name: JP BRICKLEYER
Address: 26736 U. S. Hwy 27, Suite 202
Leesburg, FL 34748

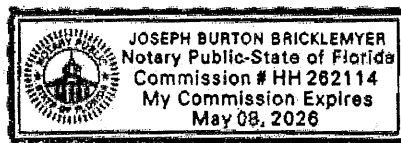
GRANTOR:

[Signature]
JOSEPH H. O'DELL
Date: 12-27-23

STATE OF FLORIDA)
)ss.
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of December, 2023, by JOSEPH H. O'DELL. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public-State of Florida
Print Name: Joseph B. Brickleyer

Exhibit "A"
Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

NW 1/4 OF SE 1/4; N 1056 FEET OF NE 1/4 OF SW 1/4; S 1/4 OF SW 1/4 OF NW 1/4; N 1/2 OF NW 1/4 OF SW 1/4; S 3/4 OF E 1/2 OF NW 1/4, LESS ROAD RIGHT-OF WAY, ALL LOCATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW 1/4 OF SW 1/4) OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NW 1/4 OF THE SW 1/4; THENCE NORTH 89°44'32" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 640.26 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3926, PAGE 2122 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°13'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 25.72 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1813, PAGE 1264 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°44'51" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 640.24 FEET TO THE EAST LINE OF AFOREMENTIONED NW 1/4 OF SW 1/4 OF SECTION 30; THENCE NORTH 00°15'33" EAST, ALONG SAID EAST LINE, A DISTANCE OF 25.66 FEET TO THE POINT OF BEGINNING.

Application Package
Table of Contents

1. Planned Unit Development (PUD) Rezoning Application
2. Property Owner Affidavits
3. Property Deeds
- 4. Property Appraiser Information and Proof of Payment of Taxes**
5. Boundary Survey
6. Justification Report
7. Map Set
8. PUD Plan Set
9. List of Property Owners within 150 feet of the Subject Property
10. Environmental Site Assessment Report
11. Tree Report
12. Traffic Impact Assessment
13. Draft PUD Ordinance

PROPERTY RECORD CARD

General Information

Name:	MALKIEWICZ JULIAN & DIANA M	Alternate Key:	1283523
Mailing Address:	37321 OSWALDS ALLEY FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ①	30-18-24-0003- 000-01101
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	37321 OSWALDS ALY FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 18 SOUTH RANGE 24 EAST, RUN NORTH 1482 FEET TO THE POINT OF BEGINNING, CONTINUE NORTH 478 FEET, WEST 640 FEET, SOUTH 442 FEET, EAST 30 FEET, SOUTH 36 FEET, EAST 610 FEET TO THE POINT OF BEGINNING--LESS ANY PORTION OF LAND LYING WITHIN FOLLOWING DESCRIBED LAND: BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN NORTH 89-44-32 WEST 640.26 FEET, SOUTH 00-13-41 WEST 25.72 FEET, SOUTH 89-44-51 EAST 640.24 FEET TO EAST LINE OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, NORTH 00-15-33 EAST 25.61 FEET TO THE POINT OF BEGINNING--ORB 1466 PG 1723 ORB 1813 PG 1263		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		6.960	Acre		\$234,900.00	\$234,900.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Residential Building(s)

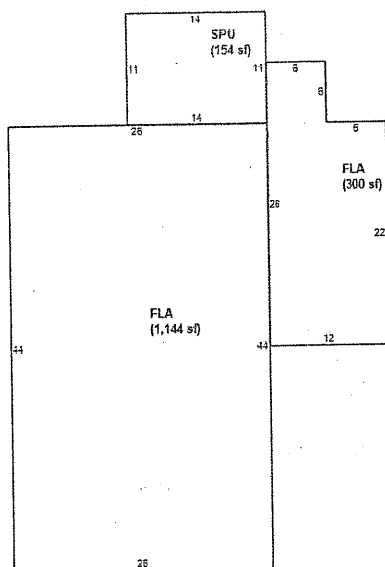
Building 1

Residential	Building Value: \$113,731.00		
Summary			
Year Built: 1926	Total Living Area: 2588 ①	Central A/C: Yes	Fireplaces: 1
Bedrooms: 4	Full Bathrooms: 1	Half Bathrooms: 1	
Incorrect Bedroom, Bath, or other information? ①			

Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1444
FINISHED AREA UPPER STORY (FUS)		2.00	1144
SCREEN PORCH UNFINISHED (SPU)		2.00	154

[View Larger / Print / Save](#)

BSF
(51 sf)
BSM
(172 sf)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU2)	120	SF	1958	\$300.00
2	UTILITY BLDG UNFINISHED (UBU2)	196	SF	2001	\$490.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1813 / 1263	04/2000	Quit Claim Deed	Unqualified	Improved	\$0.00
1466 / 1723	09/1996	Warranty Deed	Qualified	Improved	\$80,000.00
1151 / 614	02/1992	Warranty Deed	Qualified	Improved	\$68,000.00
1093 / 1614	01/1991	Trustees Deed	Unqualified	Improved	\$0.00
800 / 114	02/1984	Warranty Deed	Unqualified	Improved	\$1.00
756 / 59	12/1981	Quit Claim Deed	Unqualified	Improved	\$1.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$349,421	\$178,960	\$128,960	5.0364	\$649.49
SCHOOL BOARD STATE	\$349,421	\$178,960	\$153,960	3.2080	\$493.90
SCHOOL BOARD LOCAL	\$349,421	\$178,960	\$153,960	2.9980	\$461.57
LAKE COUNTY WATER AUTHORITY	\$349,421	\$178,960	\$128,960	0.2940	\$37.91
NORTH LAKE HOSPITAL DIST	\$349,421	\$178,960	\$128,960	0.1500	\$19.34
ST JOHNS RIVER FL WATER MGMT DIST	\$349,421	\$178,960	\$128,960	0.1793	\$23.12
TOWN OF LADY LAKE	\$349,421	\$178,960	\$128,960	3.3962	\$437.97
LAKE COUNTY MSTU AMBULANCE	\$349,421	\$178,960	\$128,960	0.4629	\$59.70
LAKE COUNTY VOTED DEBT SERVICE	\$349,421	\$178,960	\$128,960	0.0918	\$11.84
LAKE COUNTY MSTU FIRE	\$349,421	\$178,960	\$128,960	0.5138	\$66.26
			Total:	16.3304	Total: \$2,261.10

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law

Surviving Spouse of First Responder Exemption (amount varies)

[Learn More](#) [View the Law](#)

Conservation Exemption (amount varies)

[Learn More](#) [View the Law](#)

Tangible Personal Property Exemption (up to \$25,000)

[Learn More](#) [View the Law](#)

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

[Learn More](#) [View the Law](#)

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

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PROPERTY RECORD CARD

General Information

Name:	O'DELL JOSEPH H	Alternate Key:	1283582
Mailing Address:	PO BOX 398 WILDWOOD, FL 34785-0398 Update Mailing Address	Parcel Number:	30-18-24-0004-000-00700
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	OSWALDS ALY FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	NORTHWEST 1/4 OF THE SOUTHEAST 1/4, NORTH 1056 FEET OF THE NORTHEAST 1/4 OF SOUTHWEST 1/4, SOUTH 1/4 OF SOUTHWEST 1/4 OF NORTHWEST 1/4, NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4--LESS ROAD RIGHT OF WAY--IN SECTION 30 TOWNSHIP 18 SOUTH RANGE 24 EAST, AND BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN NORTH 89-44-32 WEST 640.26 FEET, SOUTH 00-13-41 WEST 25.72 FEET, SOUTH 89-44-51 EAST 640.24 FEET TO EAST LINE OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, NORTH 00-15-33 EAST 25.666 FEET TO THE POINT OF BEGINNING ORB 2682 PG 2298 ORB 2792 PG 1283 ORB 3167 PGS 453 454 ORB 4960 PG 638 ORB 6176 PG 1698		
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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / PASTURE - IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	165.410	Acre	\$57,894.00	\$1,075,165.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (CUCP2)	1850	SF	2014	\$7,528.00
2	CARPORT/POLE SHED UNFINISHED (CUCP2)	2400	SF	2014	\$9,765.00
3	CARPORT/POLE SHED UNFINISHED (CUCP2)	700	SF	2014	\$2,848.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6176 / 1698	06/2023	Quit Claim Deed	Unqualified	Vacant	\$100.00
4960 / 638	06/2017	Warranty Deed	Unqualified	Vacant	\$100.00
3167 / 454	05/2006	Warranty Deed	Unqualified	Vacant	\$0.00
3167 / 453	05/2006	Warranty Deed	Unqualified	Vacant	\$0.00
2792 / 1283	03/2005	Warranty Deed	Unqualified	Vacant	\$0.00
2682 / 2298	10/2004	Quit Claim Deed	Unqualified	Vacant	\$1.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,095,306	\$78,035	\$78,035	5.0364	\$393.02
SCHOOL BOARD STATE	\$1,095,306	\$78,035	\$78,035	3.2080	\$250.34
SCHOOL BOARD LOCAL	\$1,095,306	\$78,035	\$78,035	2.9980	\$233.95
LAKE COUNTY WATER AUTHORITY	\$1,095,306	\$78,035	\$78,035	0.2940	\$22.94
NORTH LAKE HOSPITAL DIST	\$1,095,306	\$78,035	\$78,035	0.1500	\$11.71
ST JOHNS RIVER FL WATER MGMT DIST	\$1,095,306	\$78,035	\$78,035	0.1793	\$13.99
TOWN OF LADY LAKE	\$1,095,306	\$78,035	\$78,035	3.3962	\$265.02
LAKE COUNTY MSTU AMBULANCE	\$1,095,306	\$78,035	\$78,035	0.4629	\$36.12
LAKE COUNTY VOTED DEBT SERVICE	\$1,095,306	\$78,035	\$78,035	0.0918	\$7.16
LAKE COUNTY MSTU FIRE	\$1,095,306	\$78,035	\$78,035	0.5138	\$40.09
			Total:	16.3304	Total: \$1,274.34

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law

Surviving Spouse of First Responder Exemption (amount varies)

[Learn More](#) [View the Law](#)

Conservation Exemption (amount varies)

[Learn More](#) [View the Law](#)

Tangible Personal Property Exemption (up to \$25,000)

[Learn More](#) [View the Law](#)

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

[Learn More](#) [View the Law](#)

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

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Property data updated nightly.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	LUGANO DEVELOPMENT LLC	Alternate Key:	1283612
Mailing Address:	2801 SW ARCHER RD GAINESVILLE, FL 32608 Update Mailing Address	Parcel Number:	30-18-24-0001-000-00100
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	SUNSHOWER LN LADY LAKE FL, 32159	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	NE 1/4 OF NE 1/4 ORB 2956 PG 992		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / PASTURE - IMPROVED GOOD (6200)	0	0		39.000	Acre	\$14,625.00	\$253,500.00
2	WETLAND (9600)	0	0		1.000	Acre	\$45.00	\$45.00

[Click here for Zoning Info](#) [FEMA Flood Map](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPOT/POLE SHED UNFINISHED (UCP1)	450	SF	1977	\$540.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2956 / 992	09/2005	Warranty Deed	Unqualified	Vacant	\$1.00
2219 / 147	12/2002	Quit Claim Deed	Unqualified	Vacant	\$870,000.00
1758 / 1870	05/1999	Misc Deed/Document	Unqualified	Vacant	\$1,989,000.00
1686 / 1136	01/1999	Certificate of Title	Unqualified	Vacant	\$1.00

1127 / 348	09/1991	Warranty Deed	Unqualified	Vacant	\$1.00
909 / 2157	02/1987	Warranty Deed	Qualified	Improved	\$160,000.00
844 / 1947	06/1985	Tax Deed	Unqualified	Vacant	\$1.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$254,085	\$15,210	\$15,210	5.0364	\$76.60
SCHOOL BOARD STATE	\$254,085	\$15,210	\$15,210	3.2080	\$48.79
SCHOOL BOARD LOCAL	\$254,085	\$15,210	\$15,210	2.9980	\$45.60
LAKE COUNTY WATER AUTHORITY	\$254,085	\$15,210	\$15,210	0.2940	\$4.47
NORTH LAKE HOSPITAL DIST	\$254,085	\$15,210	\$15,210	0.1500	\$2.28
ST JOHNS RIVER FL WATER MGMT DIST	\$254,085	\$15,210	\$15,210	0.1793	\$2.73
TOWN OF LADY LAKE	\$254,085	\$15,210	\$15,210	3.3962	\$51.66
LAKE COUNTY MSTU AMBULANCE	\$254,085	\$15,210	\$15,210	0.4629	\$7.04
LAKE COUNTY VOTED DEBT SERVICE	\$254,085	\$15,210	\$15,210	0.0918	\$1.40
LAKE COUNTY MSTU FIRE	\$254,085	\$15,210	\$15,210	0.5138	\$7.81
				Total: 16.3304	Total: \$248.38

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

[Learn More](#) [View the Law](#)

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

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Property data updated nightly.
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PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M LIFE ESTATE	Alternate Key:	1740045
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ①	30-18-24-0003-000-01201
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	LAKE ELLA RD LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4, E 1/2 OF W 1/2 OF S 264 FT OF NE 1/4 OF SW 1/4 ORB 4478 PG 2037 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		12.000	Acre	\$240,000.00	\$240,000.00
Click here for Zoning Info ① FEMA Flood Map								

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Vacant	\$100.00
4478 / 2037	05/2014	Warranty Deed	Unqualified	Vacant	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Vacant	\$1.00
1639 / 585	08/1998	Warranty Deed	Qualified	Vacant	\$42,500.00
Click here to search for mortgages, liens, and other legal documents. ①					

Values and Estimated Ad Valorem Taxes ①

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market	Assessed	Taxable	Millage	Estimated
---------------	--------	----------	---------	---------	-----------

	Value	Value	Value		Taxes
LAKE COUNTY BCC GENERAL FUND	\$240,000	\$175,690	\$175,690	5.0364	\$884.85
SCHOOL BOARD STATE	\$240,000	\$240,000	\$240,000	3.2080	\$769.92
SCHOOL BOARD LOCAL	\$240,000	\$240,000	\$240,000	2.9980	\$719.52
LAKE COUNTY WATER AUTHORITY	\$240,000	\$175,690	\$175,690	0.2940	\$51.65
NORTH LAKE HOSPITAL DIST	\$240,000	\$175,690	\$175,690	0.1500	\$26.35
ST JOHNS RIVER FL WATER MGMT DIST	\$240,000	\$175,690	\$175,690	0.1793	\$31.50
LAKE COUNTY MSTU STORMWATER	\$240,000	\$175,690	\$175,690	0.4957	\$87.09
LAKE COUNTY MSTU AMBULANCE	\$240,000	\$175,690	\$175,690	0.4629	\$81.33
LAKE COUNTY VOTED DEBT SERVICE	\$240,000	\$175,690	\$175,690	0.0918	\$16.13
LAKE COUNTY MSTU FIRE	\$240,000	\$175,690	\$175,690	0.5138	\$90.27
			Total:	Total:	
			13.4299	\$2,758.61	

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Site Notice

PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M	Alternate Key:	1771510
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number:	30-18-24-0003-000-02600
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	LAKE ELLA RD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	W 330 FT OF S 264 FT OF SE 1/4 OF NE 1/4 OF SW 1/4, W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4-- S 780.8 FT-- ORB 4478 PG 2035 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		6.090	Acre		\$158,340.00	\$158,340.00
Click here for Zoning Info Map FEMA Flood									

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	BARN (BRN5)	1300	SF	1999	\$16,380.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Vacant	\$100.00
4478 / 2035	05/2014	Warranty Deed	Unqualified	Vacant	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Vacant	\$1.00
629 / 241	01/1977	Misc Deed/Document	Qualified	Vacant	\$14,400.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$174,720	\$139,880	\$139,880	5.0364	\$704.49
SCHOOL BOARD STATE	\$174,720	\$174,720	\$174,720	3.2080	\$560.50
SCHOOL BOARD LOCAL	\$174,720	\$174,720	\$174,720	2.9980	\$523.81
LAKE COUNTY WATER AUTHORITY	\$174,720	\$139,880	\$139,880	0.2940	\$41.12
NORTH LAKE HOSPITAL DIST	\$174,720	\$139,880	\$139,880	0.1500	\$20.98
ST JOHNS RIVER FL WATER MGMT DIST	\$174,720	\$139,880	\$139,880	0.1793	\$25.08
LAKE COUNTY MSTU STORMWATER	\$174,720	\$139,880	\$139,880	0.4957	\$69.34
LAKE COUNTY MSTU AMBULANCE	\$174,720	\$139,880	\$139,880	0.4629	\$64.75
LAKE COUNTY VOTED DEBT SERVICE	\$174,720	\$139,880	\$139,880	0.0918	\$12.84
LAKE COUNTY MSTU FIRE	\$174,720	\$139,880	\$139,880	0.5138	\$71.87
				Total:	Total:
				13.4299	\$2,094.78

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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PROPERTY RECORD CARD

General Information

Name:	LUGANO DEVELOPMENT LLC	Alternate Key:	2877685
Mailing Address:	2801 SW ARCHER RD GAINESVILLE, FL 32608 Update Mailing Address	Parcel Number:	30-18-24-0001-000-03000
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	SUNSHOWER LN LADY LAKE FL, 32159	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	S 1/2 OF NW 1/4 OF NE 1/4--LESS BEG NW COR OF S 1/2 OF NW 1/4 OF NE 1/4 RUN N 89DEG 43MIN 40SEC E ALONG THE N LINE OF S 1/2 OF NW 1/4 OF NE 1/4 A DIST OF 75 FT, S 44DEG 55MIN 03SEC W 106.43 FT TO A POINT ON THE W BDRY OF SAID S 1/2, N 0DEG 05MIN 01SEC W ALONG SAID W BDRY TO POB-- ORB 2956 PG 992		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / PASTURE - IMPROVED GOOD (6200)	0	0		19.910	Acre	\$7,466.00	\$194,123.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2956 / 992	09/2005	Warranty Deed	Unqualified	Vacant	\$1.00
2199 / 147	12/2002	Quit Claim Deed	Unqualified	Vacant	\$1.00
2219 / 144	03/2001	Warranty Deed	Unqualified	Vacant	\$1.00
1758 / 1870	05/1999	Misc Deed/Document	Unqualified	Vacant	\$1.00
1686 / 1136	01/1999	Certificate of Title	Unqualified	Vacant	\$1.00
1127 / 351	09/1991	Warranty Deed	Unqualified	Vacant	\$906,500.00
927 / 895	07/1987	Warranty Deed	Qualified	Vacant	\$60,000.00

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$194,123	\$7,466	\$7,466	5.0364	\$37.60
SCHOOL BOARD STATE	\$194,123	\$7,466	\$7,466	3.2080	\$23.95
SCHOOL BOARD LOCAL	\$194,123	\$7,466	\$7,466	2.9980	\$22.38
LAKE COUNTY WATER AUTHORITY	\$194,123	\$7,466	\$7,466	0.2940	\$2.20
NORTH LAKE HOSPITAL DIST	\$194,123	\$7,466	\$7,466	0.1500	\$1.12
ST JOHNS RIVER FL WATER MGMT DIST	\$194,123	\$7,466	\$7,466	0.1793	\$1.34
TOWN OF LADY LAKE	\$194,123	\$7,466	\$7,466	3.3962	\$25.36
LAKE COUNTY MSTU AMBULANCE	\$194,123	\$7,466	\$7,466	0.4629	\$3.46
LAKE COUNTY VOTED DEBT SERVICE	\$194,123	\$7,466	\$7,466	0.0918	\$0.69
LAKE COUNTY MSTU FIRE	\$194,123	\$7,466	\$7,466	0.5138	\$3.84
				Total: 16.3304	Total: \$121.94

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data updated nightly.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	LUGANO DEVELOPMENT LLC	Alternate Key:	2879874
Mailing Address:	2801 SW ARCHER RD GAINESVILLE, FL 32608 Update Mailing Address	Parcel Number: ①	30-18-24-0001-000-03100
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	ABEBLE RD LADY LAKE FL, 32159	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	SW 1/4 OF NE 1/4 ORB 2956 PG 992		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / PASTURE - IMPROVED GOOD (6200)	0	0		40.000	Acre	\$15,000.00	\$260,000.00

[Click here for Zoning Info](#) ① [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.	
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Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2956 / 992	09/2005	Warranty Deed	Unqualified	Vacant	\$1.00
2219 / 147	12/2002	Quit Claim Deed	Unqualified	Vacant	\$1.00
1758 / 1870	05/1999	Misc Deed/Document	Unqualified	Vacant	\$1.00
1686 / 1136	01/1999	Certificate of Title	Unqualified	Vacant	\$1.00
1127 / 351	09/1991	Warranty Deed	Unqualified	Vacant	\$1.00
928 / 512	07/1987	Warranty Deed	Qualified	Vacant	\$105,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ①

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$260,000	\$15,000	\$15,000	5.0364	\$75.55
SCHOOL BOARD STATE	\$260,000	\$15,000	\$15,000	3.2080	\$48.12
SCHOOL BOARD LOCAL	\$260,000	\$15,000	\$15,000	2.9980	\$44.97
LAKE COUNTY WATER AUTHORITY	\$260,000	\$15,000	\$15,000	0.2940	\$4.41
NORTH LAKE HOSPITAL DIST	\$260,000	\$15,000	\$15,000	0.1500	\$2.25
ST JOHNS RIVER FL WATER MGMT DIST	\$260,000	\$15,000	\$15,000	0.1793	\$2.69
TOWN OF LADY LAKE	\$260,000	\$15,000	\$15,000	3.3962	\$50.94
LAKE COUNTY MSTU AMBULANCE	\$260,000	\$15,000	\$15,000	0.4629	\$6.94
LAKE COUNTY VOTED DEBT SERVICE	\$260,000	\$15,000	\$15,000	0.0918	\$1.38
LAKE COUNTY MSTU FIRE	\$260,000	\$15,000	\$15,000	0.5138	\$7.71
				Total: 16.3304	Total: \$244.96

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data updated nightly.
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PROPERTY RECORD CARD

General Information

Name:	CAUDILL DAVID M	Alternate Key:	3284640
Mailing Address:	403 LAKE ELLA RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	30-18-24-0003-000-03500
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	403 LAKE ELLA RD FRUITLAND PARK FL, 34731	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 780.8 FT OF W 330 FT OF E 1/2 OF SE 1/4 OF SW 1/4--LESS S 33 FT FOR RD R/W-- ORB 1757 PG 1205 ORB 4478 PG 2035 ORB 6214 PG 1515		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		5.670	Acre		\$191,363.00	\$191,363.00

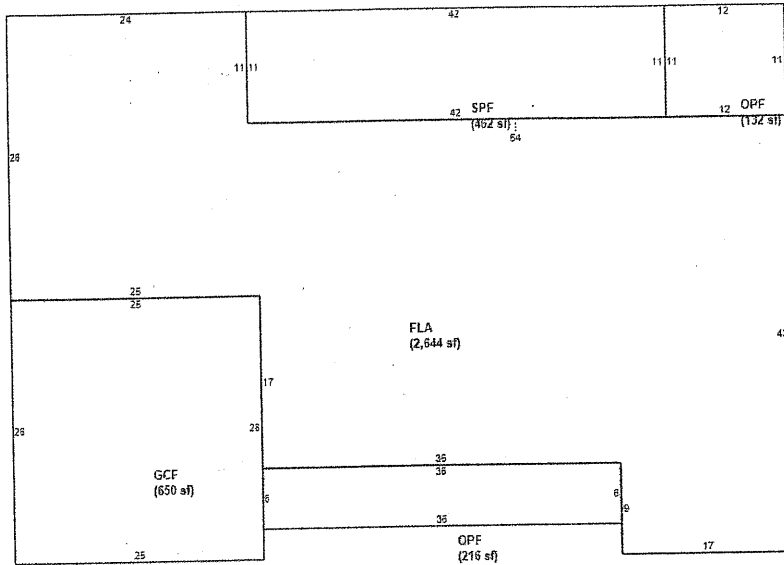
[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$257,108.00		
Summary			
Year Built: 1991	Total Living Area: 2644 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	2644
GARAGE FINISHED STONE (GCF)		1.00	650
OPEN PORCH FINISHED (OPF)		1.00	348
SCREEN PORCH FINISHED (SPF)		1.00	462

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	1296	SF	1991	\$1,555.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6214 / 1515	09/2023	Quit Claim Deed	Unqualified	Improved	\$100.00
4478 / 2035	05/2014	Warranty Deed	Unqualified	Improved	\$100.00
1757 / 1205	09/1999	Warranty Deed	Unqualified	Improved	\$0.00
1073 / 1301	08/1990	Warranty Deed	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$450,026	\$224,730	\$174,730	5.0364	\$880.01
SCHOOL BOARD STATE	\$450,026	\$224,730	\$199,730	3.2080	\$640.73

SCHOOL BOARD LOCAL	\$450,026	\$224,730	\$199,730	2.9980	\$598.79
LAKE COUNTY WATER AUTHORITY	\$450,026	\$224,730	\$174,730	0.2940	\$51.37
NORTH LAKE HOSPITAL DIST	\$450,026	\$224,730	\$174,730	0.1500	\$26.21
ST JOHNS RIVER FL WATER MGMT DIST	\$450,026	\$224,730	\$174,730	0.1793	\$31.33
LAKE COUNTY MSTU STORMWATER	\$450,026	\$224,730	\$174,730	0.4957	\$86.61
LAKE COUNTY MSTU AMBULANCE	\$450,026	\$224,730	\$174,730	0.4629	\$80.88
LAKE COUNTY VOTED DEBT SERVICE	\$450,026	\$224,730	\$174,730	0.0918	\$16.04
LAKE COUNTY MSTU FIRE	\$450,026	\$224,730	\$174,730	0.5138	\$89.78
				Total:	Total:
				13.4299	\$2,501.75

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

LEGAL DESCRIPTION



DATE: January 17, 2024

CLIENT: Kolter Group Acquisitions, LLC

PROJECT NO: 22-0098

DESCRIPTION FOR: The Reserve at Hammock Oaks Overall PD

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE NORTH $89^{\circ}49'34''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROLLING ACRES ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES) AND TO THE **POINT OF BEGINNING**; THENCE SOUTH $0^{\circ}13'17''$ WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1325.95 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30 ; THENCE NORTH $89^{\circ}47'00''$ WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 1289.47 FEET TO THE NORTHEAST CORNER OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 30 ; THENCE SOUTH $0^{\circ}17'21''$ WEST, ALONG THE EAST LINE OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 1326.23 FEET TO THE NORTHEAST CORNER OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 30 ; THENCE SOUTH $0^{\circ}25'13''$ WEST, ALONG THE EAST LINE OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 1324.90 FEET TO THE SOUTHEAST CORNER OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 30 ; THENCE NORTH $89^{\circ}41'22''$ WEST, ALONG THE SOUTH LINE OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 30 , A DISTANCE OF 1330.60 FEET TO THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 30 ; THENCE NORTH $0^{\circ}22'50''$ EAST, ALONG THE WEST LINE OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 264.01 FEET TO THE NORTHEAST CORNER OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH $89^{\circ}45'50''$ WEST, ALONG THE NORTH LINE OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 , A DISTANCE OF 344.03 FEET TO THE NORTHEAST CORNER OF THE WEST 330 FEET OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE SOUTH $0^{\circ}19'15''$ WEST, ALONG THE EAST LINE OF THE WEST 330 FEET THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND ALONG THE EAST LINE OF THE WEST 330 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 , A DISTANCE OF 1553.95 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE ELLA ROAD (HAVING A RIGHT OF WAY WIDTH OF 66 FEET); THENCE NORTH $89^{\circ}47'00''$ WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 672.21 FEET TO THE EAST LINE OF THE WEST 330 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH $0^{\circ}15'33''$ EAST, ALONG THE EAST LINE OF THE WEST 330 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND ALONG THE EAST LINE OF THE WEST 330 FEET OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 1554.18 FEET TO THE NORTHEAST CORNER OF THE EAST 330 FEET THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH $89^{\circ}45'50''$ WEST, ALONG THE NORTH LINE OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 , A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE SOUTH $0^{\circ}15'33''$ WEST, A DISTANCE OF 105.23 FEET; THENCE NORTH $89^{\circ}45'21''$ WEST, A DISTANCE OF 609.99 FEET; THENCE NORTH $0^{\circ}14'10''$ EAST, A DISTANCE OF 36.00 FEET; THENCE NORTH $89^{\circ}45'50''$ WEST, A DISTANCE OF 6.19 FEET TO THE EAST LINE OF THE WEST 50 FEET OF THE SOUTH 198 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH $0^{\circ}21'49''$ EAST, ALONG THE EAST LINE OF THE WEST 50 FEET OF THE SOUTH 198 FEET OF THE SOUTHEAST 1/4

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 , A DISTANCE OF 3.63 FEET TO THE NORTHEAST CORNER OF THE WEST 50 FEET OF THE SOUTH 198 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH 89°43'05" WEST, ALONG THE NORTH LINE OF THE WEST 50 FEET OF THE SOUTH 198 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 23.82 FEET; THENCE NORTH 0°13'41" EAST, A DISTANCE OF 464.17 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH 89°44'32" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 679.42 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 0°12'50" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 662.23 FEET; THENCE NORTH 0°03'55" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 331.54 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 30 ; THENCE SOUTH 89°43'08" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 30 , A DISTANCE OF 1323.38 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH 0°13'54" EAST, ALONG THE WEST LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 1655.67 FEET TO THE NORTHWEST CORNER OF THE SOUTH 3/4 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SAID SECTION 30 ; THENCE SOUTH 89°44'35" EAST, A DISTANCE OF 1353.09 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SAID SECTION 30 TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SAID SECTION 30 ; THENCE SOUTH 0°23'04" WEST, ALONG THE WEST LINE THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 74.77 FEET; THENCE NORTH 45°22'18" EAST, A DISTANCE OF 106.09 FEET TO THE NORTH LINE THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°49'05" EAST, ALONG THE NORTH LINE THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 1253.48 FEET TO THE NORTHEAST CORNER THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 0°17'52" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 662.27 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30 ; THENCE SOUTH 89°49'34" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 1287.71 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAIN: 296.262 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

Caudill Property
Lake County Parcels #30-18-24-0003-000-03500, 01201, 02600
Natural Resource and Listed Species Assessment

October 18, 2023

1.0 Introduction

This report documents the results of a natural resource assessment and listed species survey conducted on September 12, 2023, by CHW Ecological Services Group for Caudill Property (Project). The Project totals approximately 24 acres and is in Section 30, Township 18 South, and Range 24 East, Lake County, Florida identified by parcel identification numbers 30-18-24-0003-000-03500, 30-18-24-0003-000-01201, and 30-18-24-0003-000-02600 (Exhibit 1). The Project is composed of a single-family residence and open pastureland (Exhibit 2). Existing habitat and land uses surrounding the Project include pasture to the north, single-family residences and pasture to the east, and Lake Ella Road to the south.

2.0 Land Use and Land Cover

The vegetation and land use mapping for the Project was conducted using Florida Department of Transportation 2020 color rectified aerials. Ground truthing to map the vegetative communities was conducted on September 12th, 2023, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). AutoCAD Map 3D 2022 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map for the Project.

Two vegetative associations/land uses (i.e., FLUCFCS codes) were identified on the Project (Exhibit 3). Table 1 summarizes the FLUCFCS acreages and a description of each FLUCFCS code is provided below.

Table 1. FLUCFCS Descriptions

FLUCFCS Code	FLUCFCS Description	Acres ±	% of Total
110	Residential, Low Density	0.59	2.5
210	Improved Pastures	23.44	97.5
Total		24.03	100

Residential Low Density (FLUCFCS Code 110)

The canopy of this upland land use includes laurel oak (*Quercus laurifolia*), southern magnolia (*Magnolia grandiflora*), and live oak (*Quercus virginiana*). The subcanopy of this habitat type is open. The groundcover includes bahiagrass (*Paspalum notatum*) and bermudagrass (*Cynodon dactylon*).

Improved Pastures (FLUCFCS Code 210)

The canopy of this upland habitat is open but includes widely scattered live oak, sand live oak (*Quercus geminata*), laurel oak, winged sumac (*Rhus copallinum*), and southern magnolia. The subcanopy includes toothache tree (*Zanthoxylum clava-herculis*), scrub oak (*Quercus inopina*), and winged sumac. The ground cover is dominated by bahagrass and bermudagrass but also includes beautyberry (*Callicarpa americana*), pokeweed (*Phytolacca americana*), and devil's walkingstick (*Aralia spinosa*).

2.1 Lake County Code of Ordinances for Protected Communities

Lake County Code of Ordinances Chapter VI Resource Protection identifies seven naturally occurring upland communities that are considered rare and endangered and in need of additional protection. (Table 2).

Table 2. Lake County Protected Upland Communities

Natural Upland Community	FLUCFCS Code
Palmetto Prairie	321
Pine Flatwoods	411
Longleaf Pine/Xeric Oak	412
Sand Pine Scrub	413
Pine, Oak, and Hickory	423
Temperate Hardwoods	425
Xeric Hammock	427

No Lake County protected rare and endangered natural upland communities were documented on the Project site as described in the resource protection standards in Chapter VI Section 6.03.00 of the Lake County Code of Ordinances. Habitats have been altered by historical clearing and are located in a landscape bisected by a network of roads and site improvements for both residential and agricultural purposes.

3.0 Soils

The Natural Resources Conservation Service (NRCS) soils map describes four soil types as occurring on the Project site (Exhibit 4). Table 3 summarizes the Project's mapped soil units and their hydric status. There are no hydric soil types mapped on the Project. Mapped soil types are consistent with upland pastureland communities.

Table 3. Summary of Soils on the Project Site

Map Unit	Soil Description	Hydric Rating
6	Apopka sand, 5 to 12 percent slopes	No
8	Candler sand, 0 to 5 percent slopes	No
9	Candler sand, 5 to 12 percent slopes	No
25	Kendrick sand, 5 to 8 percent slopes	No

4.0 Listed Species

Lake County, Florida Code of Ordinances defines Designated Species as “Species that have been designated at the Federal or State level as endangered, threatened, or species of special concern” in Appendix E – Land Development Regulations Chapter II Definitions. Furthermore, the Code of Ordinances section 6.03.00 – 6.04.00 outlines protections and recommends management activities for designated species found on the Project site either occurring by themselves or especially if a designated species is associated with rare and endangered uplands. A literature review and field survey were conducted to determine if the Project site was being utilized by state or federally listed species as identified by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened. In addition, the Project site was surveyed for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited.

4.1 Methods

A literature review involved an examination of available information on Federal and State listed species in the Project’s geographical region. The literature sources reviewed included the FWCC’s Florida’s Endangered and Threatened Species (2021); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991); National Bald Eagle Management Guidelines (USFWS 2007); the Audubon Eagle Watch database of bald eagle (*Haliaeetus leucocephalus*) nest locations; and GIS records of occurrence database information from the USFWS and the FWCC.

The field survey was conducted on September 12th, 2023, during daylight hours by qualified ecologists walking parallel belt transects across the Project site. Transects were oriented north south and spaced at approximately 75-foot intervals to ensure that sufficient visual coverage of ground and flora were obtained, Exhibit 5. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted with the aid of 8x power binoculars. Weather conditions in the pedestrian transects during the survey included temperatures in the mid-80s, clear skies, and no precipitation.

4.2 Results

No listed/designated species were observed on the Project site, furthermore, database information from the USFWS and FWCC regarding listed species revealed that documented occurrences were outside of the Project site and their associated buffers.

According to the Audubon Eagle Watch and FWCC databases, the closest bald eagle nest (LA-157) is located approximately 1.8 miles southeast of the Project (Exhibit 6). This distance is beyond the FWCC and the USFWS recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but it is still protected under the Bald and Golden Eagle Protection Act.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et al. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Ajaia*

ajaja), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). The FWCC information is current through 1999. According to these sources, a rookery exists approximately 4.8 miles southeast of the Project (Exhibit 6) which is beyond the FWC's recommended 250-foot buffer.

The Project lies within the USFWS Consultation Area for the Florida scrub jay (Exhibit 7) but is located outside of the current known range for this species. Historic community types on and adjacent to the Project have been replaced by pastureland. No preferred scrub oak habitat was observed on the project site.

The Project lies within the USFWS Consultation area for the Florida sand skink (Exhibit 8). The elevation and soil types for the Project site are consistent with sand skink habitat as described by USFWS Species Conservation and Consultation Guide (USFWS 2020) (Exhibit 9). However no suitable sand skink habitat is present on the Project site due to the lack of open areas of sand, dense bahiagrass, and compacted terrain found throughout. It is CHW's professional opinion that the Project site is unsuitable and creates un-swimmable conditions for sand skinks.

5.0 Summary

On September 12th, 2023, CHW ecologists conducted Project habitat mapping and survey for threatened and endangered species. The Project is composed entirely of uplands altered for pastureland and residential use. The surrounding landscape is dominated by pastureland and bisected by roads and residential use. No rare or endangered natural upland community types outlined by Lake County Code of Ordinances were identified. Based on field reconnaissance and a review of agency databases, no Federal or state listed species were observed or have been reported on the Project site.

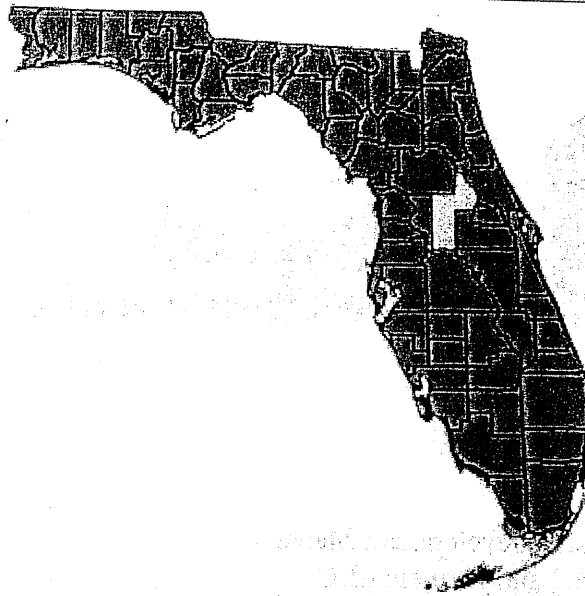
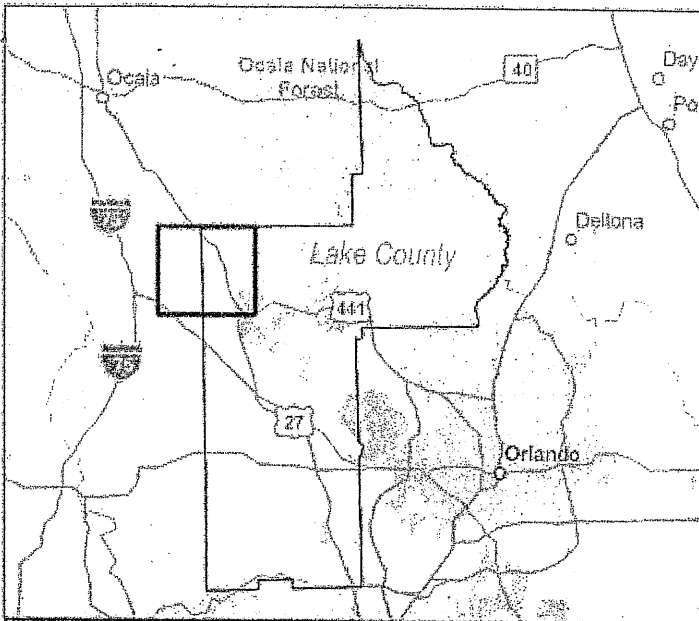
6.0 References

Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species. Official Lists, Bureau of Non-Game Wildlife, Division of Wildlife.

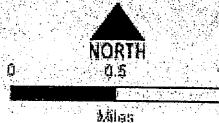
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida. E6-5

U.S. Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines.

U.S. Fish and Wildlife Service. 2020. Species Conservation and Consultation Guide. Sand Skink



CHW
Professional Land Surveyors
www.chw.com



Project Location Map Caudill Property

Prepared by: D.E.
Date: 09/29/23
Reviewed by: A.W.
Date: 10/02/23



March 25, 2022

John Curtis
Sr. Land Development Manager
Kolter Land Partners LLC
7559 SW 86th Way
Gainesville, FL 32608

**Re: Reserve at Hammock Oaks (Malkiewicz)
Lake County, FL
Listed Species Report
ECS Project No. 951.04.22**

Dear John:

On March 14th, 2022, a listed species survey was conducted on the Reserve at Hammock Oaks (Malkiewicz) Property. The proposed project site is located east of NE 90th Street and north of Lake Ella Road, and at the end of Oswalds Alley in Fruitland Park, Florida. More specifically, the project site is located in Section 30, Township 18 South and Range 24 East of Lake County, Florida (Figure 1).

The subject property is an occupied single-family home. The habitat surrounding the home is mowed and maintained uplands.

A survey of the project boundaries was conducted to assess the potential occurrence of flora and fauna listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA). Tables 1 and 2 provide a listing of the species known to occur within Lake County and their expected occurrence of the project site. The findings and conclusions of the survey are reported in this letter.

The survey was conducted by Ecological Consulting Solutions Inc (ECS) for the purpose of evaluating the site for the presence or absence of wetland habitat and protected flora and fauna or their habitat. The survey was conducted by means of pedestrian transects in the early morning to assure the potential of observing listed fauna as recommended by the FWC and the USFWS.

Longwood Office
410 North Street, #130
Longwood, FL 32750
Phone: (407) 869-9434
Fax: (407) 869-9436

Tampa Office
419 W. Platt St., Suite 103
Tampa, FL 33606
Phone: (813) 254-5959

The following resources were used for supporting information during the site assessment and letter preparation:

- Color aerial photographs (1" = 300), 2019, Google Earth, Lake County, Florida.
- National Wetlands Inventory Mapping, U.S. Fish and Wildlife Service.
- United States Geological Survey (USGS) 7.5 minute quadrangle map, Lake County, Florida, (ArcGIS).
- Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (USFWS and FWC).

Pedestrian surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to the Florida Land Use, Cover and Forms Classification System, Department of Transportation (FLUCFCS; DOT 1999). Two (02) land-use types were determined for the project site (Figure 1). A brief description of each FLUCFCS community is provided below.

110 – Residential, Low Density

Located in the northeastern portion of the property there is a home that is currently occupied. Vegetation surrounding the home consists of bahia grass (*Paspalum notatum*).

190 – Open Lands

The dominate habitat type located on site. There is a shed as well as a pad where a previous structure once was. This area is regularly mowed and maintained vegetation observed includes of bahia grass there are a few laurel oaks (*Quercus laurifolia*) and longleaf pines (*Pinus palustris*) present on site.

Listed Species Survey Results

A survey was conducted using pedestrian transects throughout the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA).

On January 11, 2017, the FWC State listing status changes, originally proposed back in 2010, became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

- 15 species were removed from Florida's Endangered and Threatened Species List: Eastern chipmunk, Florida mouse, brown pelican, limpkin, snowy egret, white ibis, peninsula ribbon snake (Lower Keys population), red rat snake (Lower Keys population), striped mud turtle (Lower Keys population), Suwannee cooter, gopher frog, Pine Barrens tree frog, Lake Eustis pupfish, mangrove rivulus, and Florida tree snail.

- 23 species changed from State-designated Species of Special Concern to State-designated Threatened species: Sherman's short-tailed shrew, Sanibel rice rat, little blue heron, tricolored heron, reddish egret, roseate spoonbill, American oystercatcher, black skimmer, Florida burrowing owl, Marian's marsh wren, Worthington's Marsh wren, Scott's seaside sparrow, Wakulla seaside sparrow, Barbour's map turtle, Florida Keys mole skink, Florida pine snake, Georgia blind salamander, Florida bog frog, bluenose shiner, saltmarsh top minnow, Southern tessellated darter, Santa Fe crayfish, and Black Creek crayfish.

- 14 species keep their State-designated Threatened status: Everglades mink, Big Cypress fox squirrel, Florida sandhill crane, snowy plover, least tern, white-crowned pigeon, Southeastern American kestrel, Florida brown snake (Lower Keys population), Key ringneck snake, short-tailed snake, rim rock crowned snake, Key silverside, blackmouth shiner, and crystal darter.

- Five species listed as State-designated Species of Special Concern: (list species): Homosassa shrew, Sherman's fox squirrel, osprey (Monroe County population), alligator snapping turtle, and harlequin darter.

Birds

On December 23, 2018, the State listing status changes that were proposed in 2011 as part of the newly implemented imperiled species management system became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

- Four species were removed from Florida's Endangered and Threatened Species List as State Species of Special Concern: Harlequin darter, Osprey (Monroe County population), Homosassa shrew, and Sherman's fox squirrel.

- The Alligator snapping turtle was taxonomically reclassified into three subspecies. The Suwannee alligator snapping turtle was listed as a State-designated Threatened species. • Two species were listed as Federally-designated Threatened species: Giant manta ray and Nassau grouper. • Four species had changes in their scientific names: Short tailed snake, Bluetail mole skink, Florida Keys mole skink, and sand skink.

Birds

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Lake County, the USFWS federally lists four (4) bird species. Only a few are expected to occur in central Florida. No listed birds were observed at this site. (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens*) were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does not contain scrub habitat. The survey guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)* were reviewed prior to the site visit. No scrub jays were observed, or vocalizations heard. The surrounding areas to the north, south, east and west do not contain scrub habitat.

Red-cockaded woodpeckers (*Picoides borealis*) are endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed, and the upland habitat type is not suitable. There were no open pine flatwoods with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*) and wood stork (*Mycteria americana*) were not observed. There are no onsite wetlands or ditches to provide wading bird habitat.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660 foot protection zone around a bald eagle nest.

ECS searched the FWC as well as Audubon Society Eagle Watch website to determine if any documented bald eagle nests are within 660 feet of the site. There are no bald eagle nests near the proposed project site. Therefore, the project site is well outside of the 660-foot eagle nest protection zone and the development will not affect any bald eagle nests.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the sites. No birds were observed on or offsite at the time of the survey.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Lake County, the USFWS federally lists three (3) reptile species. Only a few could occur on this site.

Sand Skink

The sand skink (*Neoseps reynoldsi*) is listed as threatened by both FWS and FWC. The sand skink is primarily found in rosemary scrub, sand pine and oak scrub. Sand skinks require loose sand with large area of no groundcover or canopy cover.

On April 4, 2011, the U.S. Fish and Wildlife Service published a revised sand and bluetail mole skink survey protocol, which impacts owners of properties in interior Central Florida. The known range of the sand skink now includes Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam Counties with principal populations along the Lake Wales Ridge, the Winter Haven Ridge, and the Mount Dora Ridge. The habitat of the sand skink and bluetail mole skinks is affected by the conversion of citrus groves to pasture lands as well as to residential land uses. Coverboard surveys will determine the actual area of occupation. Only the area where sand skinks are found will be considered occupied and only that area will require mitigation.

According to the revised protocol, if a property lies within the sand skink consultation area, has suitable habitat, has an elevation of 80 feet above sea level and contains sandy soils, then sand skink surveys are required. The burden is on the property owner to document the absence of sand skinks. Mitigation costs for sand skinks approach \$60,000.00 to \$70,000.00 per impacted acre.

The property is within the sand skink consultation area, therefore approvals from the USFWS will have to be obtained prior to development of the Reserve at Hammock Oaks (Malkiewicz) property.

ECS surveyed for the presence of sand skink tracts. No tracks were observed. According to USFWS guidelines, if no sand skink tracts are observed, then coverboard surveys must be performed. Coverboard surveys can only be performed during March 01st through May 15th. Should sand skinks tracts be observed prior to conducting coverboard surveys, then the coverboard survey would not be required. Consultation with USFWS staff concerning proposed impacts to sand skink habitat can commence if sand skink tracts are observed.

Due to the dense groundcover vegetation with active maintenance, it is our opinion that there is no suitable sand skink habitat onsite. ECS staff will reach out to the USFWS to get confirmation that no surveys will be necessary.

Gopher Tortoise

A cursory survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus*), a species listed by the FWC as a Threatened. No gopher tortoise burrows were observed throughout the property. A 100% survey will be necessary to determine if gopher tortoise burrows move on site.

Currently, there are four suitable options to conduct activities that may adversely impact tortoises. The options are to:

1. Avoid developing the area occupied by the tortoises.
2. Avoid individual burrow entrances to ensure the protection of the entire burrow, usually a distance of 50 feet.
3. Capture and relocate the tortoises to a separate onsite location.
4. Capture and relocate the tortoises to an offsite FWC-approved recipient site.

Tortoises may be relocated to an on-site preserve at a density of up to four tortoises per acre of suitable upland habitat. Onsite recipient sites must be suitable set-aside areas that are not disturbed by construction activities, that provide a safe environment, and that exclude (through temporary fencing or other means) tortoises from development areas until such development activities have been completed.

Gopher tortoises need access to the following: 1) sufficient areas of forage (herbaceous and low-growing plants including native broadleaf grasses, legumes [bean/pea family], asters, blackberries and other fruits, prickly pear cactus, and a variety of other non-native grasses, except cogon grass; 2) open sandy, well-drained, open (uncanopied), sunny sites for burrows and basking; 3) protection from dogs, cats, other exotic predators, human harassment, and busy roads. Such general conditions must remain after development, outside the built footprint on the site.

Small sites typically have gopher tortoises that normally "roam" between adjoining neighboring parcels to forage or burrow, so this should be considered as well. The herbaceous vegetation must be maintained (mowing, burning, etc.), and pesticides/herbicides should not be used in the recipient area.

A permanent FWC-approved easement must also be placed over the onsite recipient area to be maintained in perpetuity.

If the project site does not have a dedicated onsite preserve for tortoises, then offsite relocation will be necessary. In this event, tortoises can be relocated by biologists to an FWC approved recipient site. ECS biologists are authorized by the FWC to relocate gopher tortoises by various means including backhoe extraction. ECS also manages five (5) gopher tortoise recipient sites which are long-term protected sites.

The tasks associated with conducting an offsite relocation of tortoises would include reserving as yet to be determined number of acres at the recipient site, submitting an application to the FWC for the relocation, removing the tortoises from the donor site to the recipient site and reporting the results of the relocation to the FWC.

It typically takes 14 to 30 days to obtain the permit to relocate the onsite gopher tortoise population to an approved recipient site. Once the relocation permit is received, ECS can complete the relocation using either the backhoe or bucket trapping extraction methods.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana areolata aesopus*) and eastern indigo snake (*Drymarchon corais couperi*) also receive protection, but were not observed.

Eastern Indigo Snake

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations.

Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

The USFWS has established new programmatic effect determination key (Key) as part of the eastern indigo snake management. The Key allows the USFWS to require mitigation for eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development.

The USFWS has established a fund that a developer can pay into for mitigation.

A developer can pay up front and then no surveys for the eastern indigo snakes are required. The survey is a minimum 5-day survey. To save time and monies associated with the surveys, the developer can pay a fee and expedite the permitting process.

To determine if the site has eastern indigo snake habitat will be up to the USFWS reviewer assigned to the project.

The Key only applies if a project has Army Corps of Engineers jurisdictional wetlands. It was designed to speed up the permitting process for indigo snakes when there are Army Corps of Engineers jurisdictional wetlands onsite. The idea is a developer pays into the fund and gets a permit quickly.

If a project site does not have Army Corps of Engineers jurisdictional wetlands, then the programmatic key cannot be used. Under this circumstance, formal consultation with the USFWS would have to be conducted which can take up to 6 months to obtain a permit to impact eastern indigo snake habitat.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities.

The notification has to include an eastern indigo snake protection/education plan. This notification can occur via email with the protection/education plan attached.

As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Lake County, the USFWS federally lists eight (8) mammal species. About four could occur in the region of this project site. None were observed on this site.

We focused our search on fox squirrels (*Sciurus niger niger*) and the Florida mouse (*Peromyscus floridanus*) and their possible den or nest sites. Gopher tortoise burrows are present which increases the likelihood for the presence of the Florida mouse. Listed mammals or their potential den sites were not observed.

Listed Plants

There were no protected plant species found on the project sites (Table 2). Protected plants are not expected to occur on the project site since the area has been previously cleared and used as a landscape nursery. Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered", "commercially exploited" and "threatened". There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property. However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

Summary

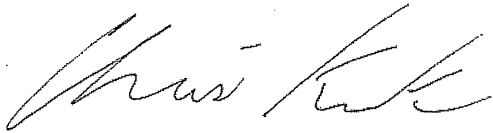
In summary, no listed species were observed on site. There are no wetlands present on site.

ECS recommends reaching out to the USFWS to verify that the majority of the property is unsuitable for sand skinks and what areas, if any, will require a coverboard survey.

Ecological Consulting Solutions Inc. appreciates the opportunity to provide you with our services. Should you have any questions or require additional information, please do not hesitate to contact me.

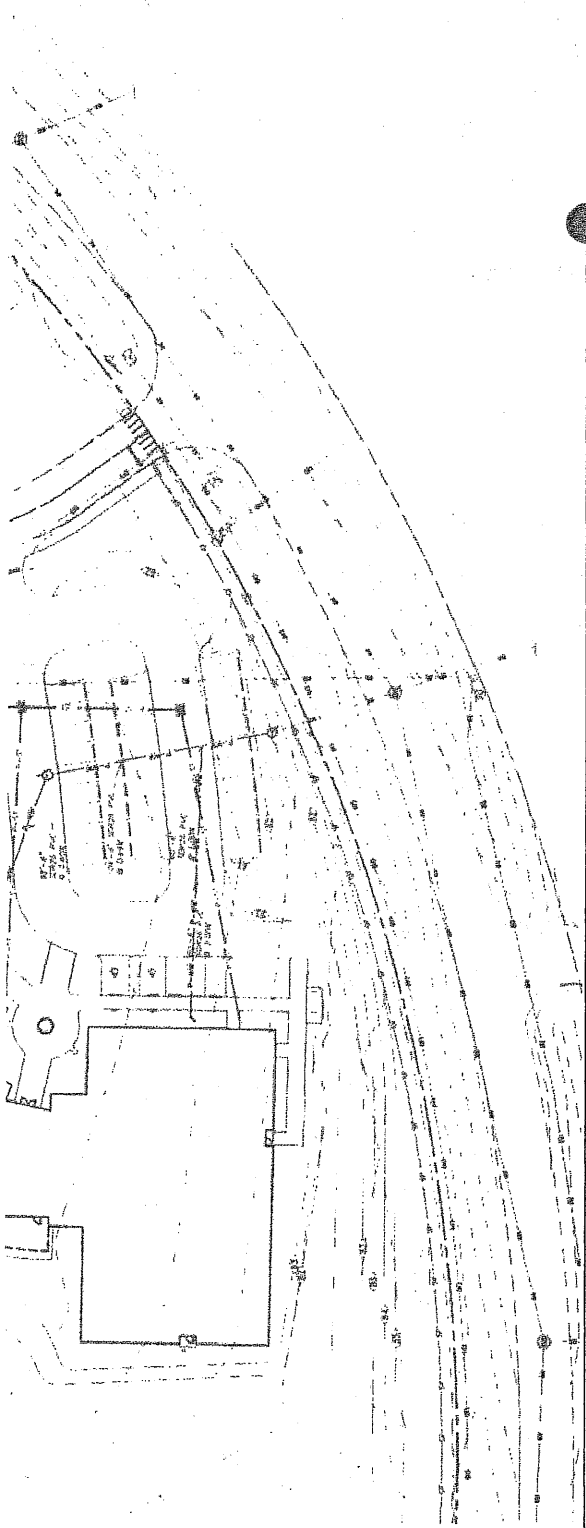
Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS INC

A handwritten signature in black ink, appearing to read "Chris Krack". The signature is fluid and cursive, with the first name "Chris" and last name "Krack" clearly distinguishable.

Chris Krack

Attachments



THE RESERVE @ HAMMOCK OAKS

Planned Unit Development (PUD) Rezoning –
Justification Report
February 15, 2024

Prepared for:
Town of Lady Lake, Growth Management Department

Prepared on behalf of:
SK Hammock Oaks LLC; David M. Caudill; Christopher C.
Caudill; and Kara L. Wassman

Prepared by:
CHW, LLC

PN# 22-0098.08

N:\2022\22-0098\Departments\02_Planning\Reports\08\RPT 240215 The Reserve Amend PUD.docx

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1. Executive Summary

To: Thad Carroll, AICP, Town of Lady Lake, Growth Management Director
From: Craig Brashier, AICP, CHW, Planning Director
Date: February 15, 2024
Re: The Reserve @ Hammock Oaks – PUD Rezoning Application

<u>Jurisdiction:</u> Town of Lady Lake, FL	<u>Intent of Application:</u> Amend the boundaries of the approved The Reserve at Hammock Oaks PUD by removing ±57 acres east of Rolling Acres Boulevard and adding ±24 acres that connect to Lake Ella Road. Uses within the PUD will include market-rate and age-restricted single-family detached units, townhome / villa units, and a non-residential site.
<u>Physical Address/Description:</u> South of CR 466, North of Lake Ella Rd., East of Cherry Lake Rd., and West of Rolling Acres Rd.	
<u>Subject Property Alt. Keys:</u> 1283523, 1283582, 1283612, 2877685, 2879874, 3284640, 1740045, and 1771510	<u>Total Acreage:</u> ±296.26 acres (ac) (Source: CHW Survey)
<u>Existing Future Land Use (FLU) Classification:</u> Single Family Medium Residential (Town) (±272.25 ac) Development in the Single Family - Medium Density Residential category shall be limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Rural (County) (±24.01 ac) The County's Rural FLU category is intended to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits. New development cannot utilize regional water and wastewater utilities within the Rural FLU classification.	<u>Proposed Future Land Use (FLU) Classification:</u> Single Family Medium Density (Town) (±296.26 ac) The Single Family Medium Density FLU category has a maximum density of 6 dwelling units per acre. The FLU category is limited to detached single-family dwelling units, unless a PUD is implemented; with a PUD, multifamily, industrial, and commercial uses are also permitted.
<u>Existing Zoning District:</u> Planned Unit Development (PUD) (Town) (±272.25 ac) A PUD with a mix of housing types (i.e., single family and multi-family) shall be allowed within all residentially designated areas of the Future Land Use Map and the percentage of distribution shall be flexible. Agriculture (A) (County) (±24.01 ac) The purpose of the County's agriculture zoning district is to classify land suitable to agricultural usage.	<u>Proposed Zoning District:</u> PUD: Planned Unit Development (Town) (±296.26 ac) The purpose of the PUD zoning district is to encourage a variety of housing types and innovative development concepts with amenities, recreation areas, and open space.
<u>Existing Entitlements:</u> Max. Density (Reserve at Hammock Oaks PUD):	<u>Proposed Entitlements:</u> Max. Density: $\pm 296.26 \text{ ac} * \pm 3.7 \text{ du} / 1 \text{ ac} = 1,105 \text{ du}$

$\pm 330 \text{ acres (ac)} * 4 \text{ dwelling unit (du)} / 1 \text{ ac} = 1,320 \text{ dwelling units (du)}^1$ Max. Intensity (Commercial): N/A	Max. Intensity (Commercial): 137,649.60 square feet (sf) commercial land use area * 0.108 FAR = $\pm 15,000 \text{ sf}$
<u>Net Change</u> This application is a PUD Rezoning requesting an amendment to the boundaries and entitlements of the existing, previously approved Reserve at Hammock Oaks PUD (as shown in Figure 1 below). While the previously approved Reserve at Hammock Oaks PUD permitted a maximum of 4 du/ac, this PUD Amendment requests a gross density of $\pm 3.7 \text{ du/ac}$ yielding 1,105 du, resulting in a <u>proposed net decrease of 215 residential du</u> from what was previously permitted. This PUD Amendment also adds a maximum of <u>$\pm 15,000 \text{ square feet (sf)}$ of commercial use</u> to the project.	

¹Gross density for Reserve at Hammock Oaks PUD was adopted by Town of Lady Lake, Ord. 2022-13.

2. STATEMENT OF PROPOSED CHANGE

This Planned Unit Development (PUD) Rezoning application amends the existing, previously approved The Reserve at Hammock Oaks PUD located in the Town of Lady Lake. An aerial of the approved Reserve PUD boundary is shown below in **Figure 1**.



Figure 1: Aerial Map of Approved Reserve at Hammock Oaks PUD

This application is intended to amend the boundaries of the approved Reserve PUD by removing ±57 acres east of Rolling Acres Boulevard and adding ±24 acres that connect to Lake Ella Road. An aerial of the proposed site is shown below in **Figure 2**. Also, concurrent applications for Annexation and a Small-scale Comprehensive Plan Amendment (Ss-CPA) have been submitted for the three (3) parcels that extend to Lake Ella Rd.



Figure 2: Aerial Map of Proposed Reserve at Hammock Oaks PUD Rezoning

The intent of these applications is to allow a single, cohesive development over the entire subject property. Uses include a mix of housing options: market-rate single-family detached, age-restricted single-family detached, townhome units, a non-residential site, and a minimum of ± 74 acres of open space, including one (1) clubhouse and other onsite amenities. Proposed future development also includes a commercial use area along Cherry Lake Road. Public utilities will be extended to and distributed throughout the development at the developers' or Community Development District's (CDD's) expense.

The requests are consistent with the Town of Lady Lake's Comprehensive Plan and Land Development Regulations (LDR), as demonstrated in this report.

Table 1: Adjacent Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning Designation
North	Mixed Development / Traditional Neighborhood (Town) Urban Low (County)	Planned Unit Development (PUD) (Town) Agriculture (A) (County)
East	Single Family Medium Density (Town) Rural Low Density (Town) Urban Low (County)	Planned Unit Development (PUD) (Town) Agriculture Residential (AG-1) (Town) Agriculture (A) (County)
South	Rural (County)	Agriculture (A) (County)
West	Rural (County)	Agriculture (A) (County)



Figure 3: Existing Future Land Use Map

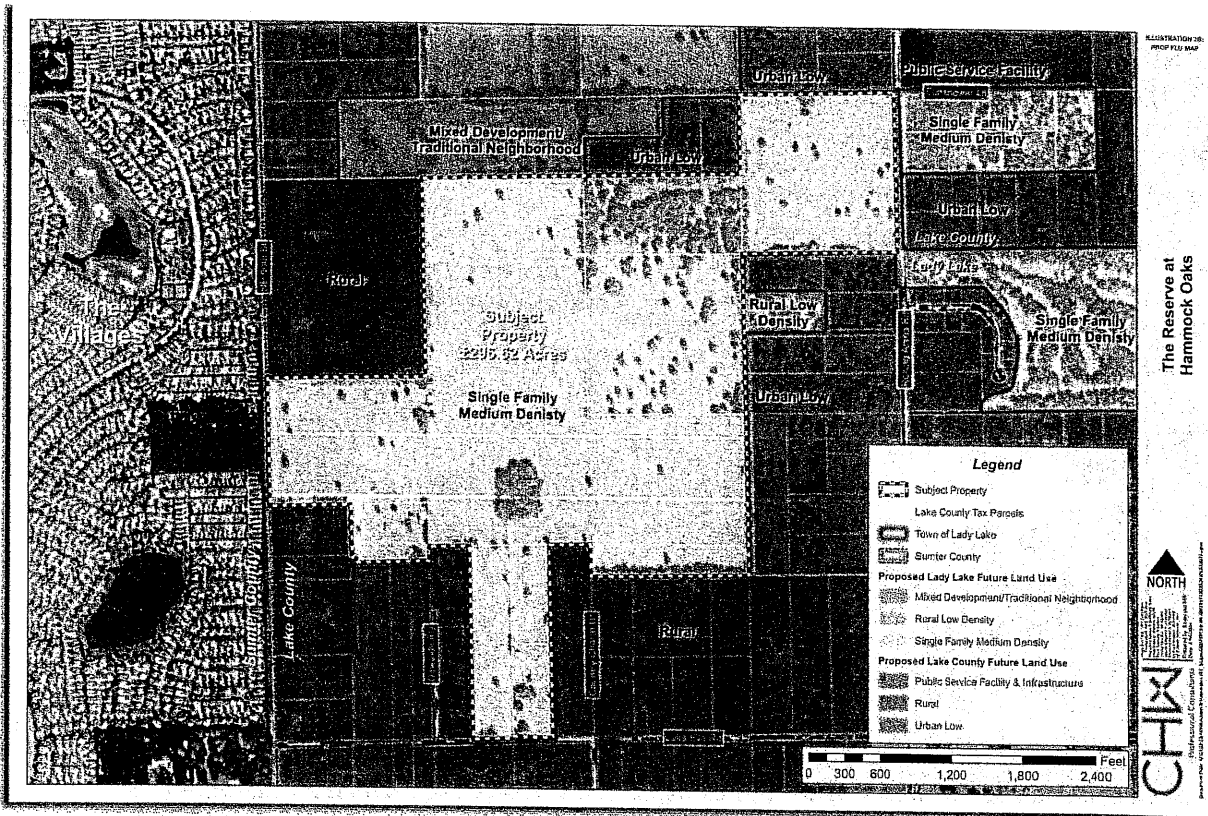


Figure 4: Proposed Future Land Use Map



Figure 5: Existing Zoning Map

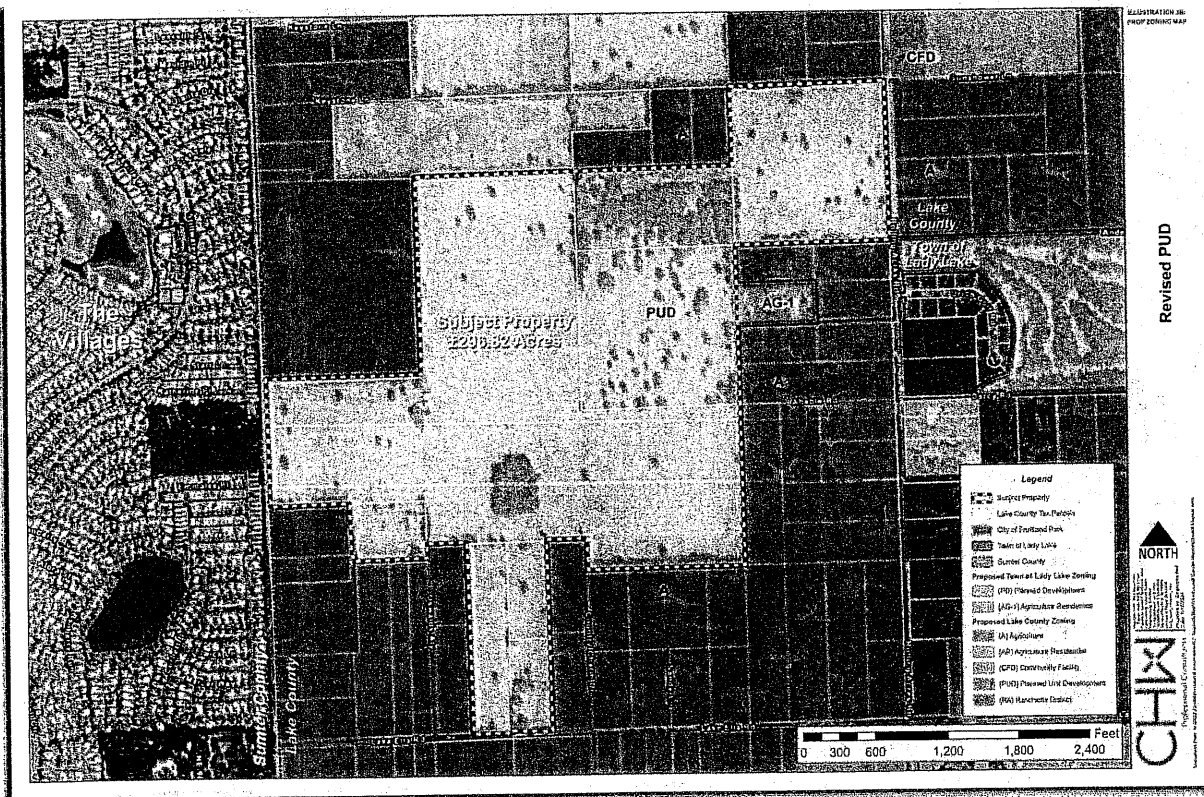


Figure 6: Proposed Zoning Map

3. PUBLIC FACILITIES IMPACT ANALYSIS

This section approximates maximum impacts on public facilities based on this PUD Rezoning, which requests a decrease of 215 single-family detached units and ±15,000 square feet (sf) of commercial use on ±296.26 acres (ac). The requested entitlements total 1,105 dwelling units, or approximately ±3.7 dwelling units per acre.

Transportation

A Transportation Impact Analysis (TIA) was prepared for the proposed PUD Rezoning and is submitted with this application as a separate document.

Conclusion: Under the PUD Rezoning, maximum development potential would generate an additional estimated 8,132 daily trips on the roadway network. The proposed PUD Rezoning is not projected to cause Level of Service (LOS) deficiencies on the transportation network within the study area. The project will undergo additional review through the development process, where roadway capacity, traffic operations, and access will be further evaluated in accordance with the Town of Lady Lake and the Lake-Sumter Metropolitan Planning Organization (MPO). The proposed development will be required to address any off-site impacts in accordance with the Town's Traffic Impact Study Guidelines.

Potable Water

Table 2. Projected Potable Water Demand

Land Use	Maximum Units ¹	Generation Rate ²	Estimated Demand (GPD)
Proposed			
Residential	-215	250	-53,750
Nonresidential	15,000	3.5 ERU * 250	875
Net Demand			-52,875

1. Units: Residential: Dwelling Unit based on maximum density allowed in the proposed PUD. Nonresidential: Gross Floor Area (GFA) based on maximum FAR allowed in the proposed PUD, includes the on-site day care facility.

2. Generation Rate source:

a. Town of Lady Lake Land Development Regulations, Chapter 14, Appendix A, Unit Designations 17.

Conclusion: The revised PUD will generate an estimated **decrease** in demand of 52,875 gallons per day (GPD) on the Town's potable water infrastructure. The development to follow approval of this application will include the extension of Town potable water utility infrastructure to and throughout the Subject Property at the expense of the developer or CDD to serve the project.

Based on previous conversations with Town of Lady Lake Public Works staff, the Town's current potable water capacity is understood to be approximately 300,000 GPD. The Town's water Consumptive Use Permit will be eligible for renewal in 2026. At this time, the allocations may be adjusted by the St. John's River Water Management District, potentially expanding potable water capacity. Adjustment to the Town's Consumptive Use Permit will ensure there is adequate capacity, at the appropriate time, to serve the development to follow this application.

Sanitary Sewer

Table 3. Projected Sanitary Sewer Demand

Land Use	Maximum Units ¹	Generation Rate ²	Estimated Demand (GPD)
Proposed			
Residential	-215	250	-53,750
Nonresidential	15,000	3.5 ERU * 250	875
Net Demand		-	-52,875

1. Units: Residential: Dwelling Unit based on maximum density allowed in the proposed PUD. Nonresidential: Gross Floor Area (GFA) based on maximum FAR allowed in the proposed PUD, includes the on-site day care facility.
2. Generation Rate source:
 - a. Town of Lady Lake Land Development Regulations, Chapter 14, Appendix A, Unit Designation 17.

Conclusion: The revised PUD will generate an estimated **decrease** in demand of 52,875 GPD on the Town's sanitary sewer infrastructure. The development to follow approval of this application will include the extension of Town sewer utility infrastructure to and throughout the subject property at the expense of the developer or CDD to serve the project.

Based on previous conversations with Town of Lady Lake Public Works staff, the Town's current potable water capacity is understood to be approximately 130,000 GPD. The Town has recently begun construction of a new wastewater treatment plant, which will increase this capacity. This plant is slated for completion in approximately two (2) years. The new wastewater treatment plant will ensure there is adequate capacity, at the appropriate time, to serve the development to follow this application.

Solid Waste

Table 4. Projected Solid Waste Demand

Land Use	Maximum Units ¹	Generation Rate ^{2,3}	Estimated Demand (GPD)
Proposed			
Residential	-215	4 pounds / resident / day	-1659.8
Nonresidential	15,000	((12 lbs. / 1,000 ft ² / day * \$f\$3) * 365) / 2,000	32.85
Net Demand		-	-1,626.95

1. Units: Residential: Dwelling Unit based on maximum density allowed in the proposed PUD. Nonresidential: Gross Floor Area (GFA) based on maximum FAR allowed in the proposed PUD, includes the on-site day care facility.
2. Generation Rate source:
 - a. Per Town of Lady Lake Comprehensive Plan Public Facilities Policy PUB 1-6.1., the minimum level of service standard for solid waste generation is 4 lbs. per resident.
 - b. Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996
3. Town of Lady Lake Comprehensive Plan Housing Element Data, Inventory, and Analysis estimates an average of 1.93 residents per household.

Conclusion: The revised PUD will generate an estimated **decrease** in demand of 1,626.95 pounds per day on the Town's solid waste infrastructure.

Public Schools

Table 5a. Projected Public School Demand

Land Use	Maximum Units ¹	Elementary		Middle		High	
		Rate ²	Total	Rate ²	Total	Rate ²	Total
Proposed							
Residential	-215	0.157	-34	0.079	-17	0.114	-25
Net Demand:		-	-34	-	-17	-	-25

1. Number of dwelling units are based on maximum density in the proposed PUD, minus the previously approved 100 age-restricted units that do not contribute to the school system.
2. Student Generation Rates per Lake County Schools School Concurrency Annual Management Report, December 7, 2022, p. 6; generation rate used is for single-family dwelling units.

Table 5b. Projected Public School Impact

School	Permanent Capacity ¹	Enrollment 2022-2023 ¹	Enrollment with Project Approval ²	Percent Capacity ¹	Percent Capacity With Project Approval
Villages Elementary	723	762	728	105%	100.7%
Carver Middle	1,129	834	817	74%	72.4%
Leesburg High	1,982	1,646	1621	83%	81.8%

1. Lake County Schools School Concurrency Annual Management Report, December 7, 2022, Concurrency Analysis, pp. 7-14 – 7-15.
2. Lake County School District Five-Year Plan, Fiscal Year 2022-2026, Table 6a.

Conclusion: The revised PUD will result in a **decrease** of 34 new elementary-age students; 17 new middle school-age students; and 25 new high school-age students. The properties are within Concurrency Service Area (CSA) #8 and are zoned for Villages Elementary School, Carver Middle School, and Leesburg High School.

Though Villages Elementary School is above 100% capacity today, Lake County School District's Five-year Capital Plan includes a plan for classroom additions, fully funded in 2023-2024 and scheduled for completion in 2025, which will increase student capacity. Additionally, the PUD will be developed over a number of years, introducing new students to the public school system over a period of time, not all at once. School concurrency capacity reservation and any modification or amendment to the existing Proportionate Share Mitigation Agreement for the Reserve at Hammock Oaks (School Concurrency Case# 2023-08) will be addressed during site/development plan review.

Recreation

Table 6. Projected Recreation Impact

Land Use	Maximum Units ¹	Generation Rate ^{2,3}	Estimated Demand (Acres)
Proposed			
Residential	-215	4 acres / 1,000 residents	-1.66
Net Demand:		-	

1. Number of dwelling units are based on the proposed PUD.

2. Per Town of Lady Lake Comprehensive Plan Parks, Recreation and Open Space Element Policy REC 1-1.1., the minimum level of service standard for the provision of recreation space is 4.0 acres per 1,000 residents.

3. Town of Lady Lake Comprehensive Plan Housing Element Data, Inventory, and Analysis estimates an average of 1.93 residents per household.

Conclusion: The revised PUD will result in an estimated decrease in demand of 1.66 acres on the Town's recreation facilities.

Per the Town's Comprehensive Plan Parks, Recreation, and Open Space Element Data, Inventory, and Analysis (DIA), as of 2010, the total acreage of public recreational land in the Town was ±54.95 acres, resulting in approximately 3.8 acres per 1,000 residents. The same document estimates that, by 2030, the level of service would be 2.5 acres per 1,000 residents.

As noted in the DIA, the Town's recreation facility situation is unique. Much of the town lives in private, planned communities, which were designed to provide their own private recreation facilities and open space for residents. The most notable instance of this is The Villages of Lake-Sumter, which provides abundant private recreational facilities exclusively for its residents.

This PUD proposes to include a minimum of 25%, or ±74 acres, of open space and recreational opportunities for residents within the PUD. This provision of recreational opportunities will help address Level of Service demands on recreation facilities introduced by development of the properties.

4. CONSISTENCY WITH TOWN OF LADY LAKE COMPREHENSIVE PLAN

This section identifies specific Town of Lady Lake (Town) Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold font**.

FUTURE LAND USE ELEMENT

GOAL FLU 1: IMPLEMENT THE TOWN OF LADY LAKE'S FUTURE LAND USE PLAN TO ACHIEVE SUSTAINABLE GROWTH THROUGH AN APPROPRIATE BALANCE BETWEEN PUBLIC AND PRIVATE INTERESTS IN THE:

1. CONSERVATION OF THE NATURAL RESOURCES;
2. CREATION OF FAVORABLE ECONOMIC CONDITIONS;
3. PROVISION OF ADEQUATE HOUSING;
4. PROTECTION AND IMPROVEMENT OF ESTABLISHED NEIGHBORHOODS;
5. PROTECTION OF PUBLIC HEALTH AND SAFETY;
6. DEVELOPMENT OF UNIQUE NEIGHBORHOODS AND BUSINESS DISTRICTS; AND
7. PROTECTION OF RESPONSIBLE DEVELOPMENT PRIVATE PROPERTY RIGHTS.

This PUD application will help the Town achieve sustainable growth by assisting in the provision of adequate housing and the development of unique neighborhoods. Uses include a mix of housing options: market-rate single-family detached, age-restricted single-family detached, and townhome units with a minimum of ±74 acres of open space, including one (1) clubhouse and other onsite amenities. The proposed residential dwelling units will also help create favorable economic conditions by increasing property tax revenue for the Town.

Public utilities will be extended to and distributed throughout the development at the developers' or Community Development District's (CDD's) expense. The developer or CDD will also construct a multi-use path in the Cherry Lake Road ROW from the subject property's access to the commercial area on CR 466 and Cherry Lake Road in the Hammock Oaks PUD to the north, thereby enhancing the quality of life for area residents by providing alternate modes of transportation.

Policy FLU 1-5.1: Coordinate Public Facilities with Land Use.

The Town shall extend public facilities as development occurs in compliance with the Future Land Use Map. The extension of such facilities shall be programmed in the Capital Improvement Element and the Town's Five Year Schedule of Capital Improvements. The approval of land uses, including their densities and intensities, shall be coordinated with the Town's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards as specified in Level of Service Standards, Capital Improvement Element.

The extension of public facilities will be necessary for development to occur on these properties. All costs related to the extension of water and sewer infrastructure will be paid for exclusively by the developer or CDD. This will generate new customers and new revenue for the Town's Utilities Department. The developer or CDD will also pay a significant proportionate share of fees for improvements to existing ROW, construct roadway modifications to be identified in a future Traffic Impact Study, and shall dedicate future ROW that will benefit residents beyond the boundaries of this project by enhancing the local transportation network.

OBJECTIVE FLU 1-6: COORDINATE FUTURE LAND USES WITH THE CONCURRENCY MANAGEMENT SYSTEM.

The Town shall not approve development after the adoption of this comprehensive plan which cannot be served by adequate public facilities at adopted levels of service. The provision of such public facilities shall be planned in an efficient manner and programmed in the Capital Improvement Element and the Town's Five Year Capital Improvement Program.

Section 3 of this report demonstrates potential impacts from the PUD's maximum development potential to the Town's public facilities. No development will occur on the property without adequate capacity in public facilities.

The development to follow this application will include the extension of potable water and sanitary sewer facilities throughout the subject property. Extensions will be provided at the expense of the developer or CDD and will generate new customers and new revenue for the Town's Utilities Department.

Policy FLU 1-10.1. Application of Land Use Designations.

(B) Single Family-Medium Density (SF-MD). Development in the Single Family-Medium Density Residential category shall be limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

This PUD is companion to an annexation and Small-scale Comprehensive Plan Amendment (Ss-CPA) on a portion of the property subject to this PUD that requests Single Family Medium Density FLU. The density of the proposed PUD equates to ± 3.7 dwelling units per acre, which does not exceed the six (6) units per acre maximum set by the Single Family Medium-Density FLU. Development to follow approval of these applications will include single-family detached units, age-restricted single-family detached units, townhomes, and an on-site day care facility or other allowed non-residential use. No multi-family apartments are proposed in connection with this Rezoning application.

Policy FLU 1-10.2: Planned Unit Developments.

The Town has incorporated within the Land Development Regulations provisions for a Planned Unit Development district that allows mixed uses.

Residential PUDs will be located in residentially designated areas of the Future Land Use Map, Commercial PUDs will be located in commercially designated areas of the Future Land Use Map, and Industrial PUDs will be located in industrial designated areas of the Future Land Use Map. The minimum land requirement for PUD's shall be five acres.

- **Residential PUDs**
A PUD with a mix of housing types (i.e., single family and multi-family) shall be allowed within all residentially designated areas of the Future Land Use Map and the percentage of distribution shall be flexible. In no case shall the multi-family units within single-family residential and mixed use Future land Use Categories exceed 49 percent of the total number of residential units within the development. Commercial uses will be allowed within a residential PUD located within residentially designated areas of the Future Land Use Map; however, the commercial uses will be restricted to on-site day care facilities, convenience store, personal services and amenity facilities that are intended to serve the principal use. Such commercial uses may cover up to a maximum of 15% of the net developable project

area of the site with a maximum FAR of 0.50 of the non-residential site area. Residential Density shall be limited to a maximum of 12 dwelling units per acre.

Table 109.2a Land Development Types in PUDs by Percentage of Net Developable Project Area			
PUD Type	Single-family	Multifamily	Commercial
Residential PUD	Limited by FLU density	Max. 49% of Housing Stock	Max. 15% of Developable Acreage Maximum FAR 0.5

The PUD proposes residential uses and an on-site day care facility or other allowed non-residential use, consistent with Policy FLU 1-10.2. A mix of single-family detached dwelling units and townhouses will be offered to meet a broad range of housing costs, encouraging affordable housing and innovative development concepts. The Town of Lady Lake Land Development Regulations (LDR) Sec. 2.2 defines townhomes as “one-family dwelling[s].” Accordingly, no multi-family dwelling units will result from this application.

Intended to serve Reserve at Hammock Oaks residents, proposed future development includes an on-site day care facility within the project site. A ±3.16-acre area is identified in the accompanying Master Plan Sheet and Concept Plan for the day care. Additionally, in accordance with the above Policy FLU 1-10.2 and Town LDRs, the day care facility will not exceed a maximum floor area ratio (FAR) of 0.5, or 68,825 sf.

Policy FLU 4-1.2

By December 31, 2012, the Town shall review its Comprehensive Plan and Land Development Regulations to remove regulatory barriers to mixed-use and higher density development and encourage an attractive and functional mix of uses within the Energy Conservation Areas.

Per Town of Lady Lake Comprehensive Plan Map 7-1, the project site is within an Energy Conservation Area. The proposed PUD allows up to ±3.7 dwelling units per acre, which is aligned with the Town’s intentions for the area. This PUD application will yield an attractive built form, with a functional mixture of age-restricted single-family homes, market-rate single-family homes, market-rate townhomes, and an on-site day care facility. Furthermore, this development will include a multi-use path in the Cherry Lake Road ROW from the subject property’s access to the commercial area on CR 466 and Cherry Lake Road in the Hammock Oaks PUD to the north.

Policy FLU 4-1.3:

By December 31, 2012, the Town shall develop and adopt strategies and incentives to encourage mixed use, higher density development in appropriate places within the Town (including the Energy Conservation Areas) in order to reduce trip lengths, provide diverse housing types and efficient use of infrastructure and promote a sense of community.

Per Town of Lady Lake Comprehensive Plan Map 7-1, the project site is within an Energy Conservation Area. This PUD will include the following:

- A multi-use path in the Cherry Lake Road ROW from the subject property’s access to the commercial area on CR 466 and Cherry Lake Road in the Hammock Oaks PUD to the north;
- Sidewalks on all internal roadways;
- A diverse provision of housing types, with age-restricted single-family detached, market-rate single-family detached, and market-rate townhomes;
- Efficient extension of public infrastructure at expense of the developer or CDD; and

- **Promotion of a sense of community through the creation of a well-designed neighborhood area.**

Future Land Use Element Data Inventory and Analysis Item III.C.1—Projected Residential Land Use Needs, p. 120/29

For the short term planning horizon there is adequate vacant land to accommodate the 2015 projected population. The Town, however, may wish to promote annexation and development of lands to encourage more compact development with the boundaries of the Special Area Plans.

Therefore, the Town of Lady Lake may annex more land to support future population or consider increasing allowable densities within the existing town limits.

This PUD application is submitted concurrent with a Ss-CPA application requesting Town of Lady Lake Single Family Medium Density FLU classification to three parcels that are being voluntarily annexed. The requested FLU classification allows single-family detached and townhome dwelling units, as well as on-site day care facilities that support the residential PUD. This helps support future Town population through the provision of more residential land and the ability of future residents to receive childcare within the community.

TRANSPORTATION ELEMENT

Policy TE 1-1.2: Review of Proposed Developments.

The Town of Lady Lake reviews all proposed development for compliance and consistency with the adopted levels of service through the Concurrency Management System. No development shall be approved until an evaluation which has been performed consistent with the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System TCMS has determined that estimated impacts will not cause the level of service on roads within a two (2) mile radius to the development to decrease below the adopted minimum standard. Available capacity on adversely affected roadways must be present concurrent with the impacts placed on those roads by the development unless the roadway segment(s) in question were failing prior to the addition of the proposed development's traffic. Roadway segments failing prior to the addition of a development's traffic impacts shall be deemed mitigated and sufficient for purposes of transportation concurrency per Section 163.3180(5)(h) Florida Statutes. If deficient segments have advanced through the right-of-way acquisition phase for any collector or arterial significantly and adversely affected by the subject development and remain programmed for design and/or construction within the 5 year improvement plan of the jurisdictional right-of-way authority, that segment shall be deemed sufficient to satisfy concurrency requirements.

The requested PUD is not projected to cause Level of Service (LOS) deficiencies on the transportation network within the study area. The project will undergo additional review through the development process, where roadway capacity, traffic operations, and access will be further evaluated in accordance with the requirements of the Town of Lady Lake and the Lake-Sumter Metropolitan Planning Organization (MPO). The proposed development will be required to address any off-site impacts in accordance with the Town's Traffic Impact Study Guidelines.

Policy TE 1-2.2: Coordination with Future Land Uses.

The Future Land Use Map series shall delineate all arterial and collector roadways. Land use pattern and development densities and intensities illustrated on the Future Land Use Map shall be designed to minimize motorized traffic impacts on residential local roads while directing impacts generated by higher intensity land uses to arterial and collector roads with adequate capacity to serve anticipated future traffic.

The proposed PUD area abuts Rolling Acres Road, which is classified as a Collector Road in Comprehensive Plan Transportation Element Policy TE 1-1.1. Development will include access onto Rolling Acres Road, and the developers or CDD will pay significant proportionate share fees for improvements to existing ROW and modify adjacent roadways to serve the development.

HOUSING ELEMENT

Policy HSG 1-1.1: Provide Ample Land Area for Residential Uses.

The Town shall allocate sufficient acreage for residential uses on the Future Land Use Map to meet housing demands anticipated to year 2030. The Town shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

The Town of Lady Lake Comprehensive Plan Future Land Use Element Data, Inventory, and Analysis section estimates the Town's residential population to be 17,803 in 2020, and projects the population to be 23,410 in 2035. This PUD and the companion Ss-CPA will allocate land for residential uses on the Future Land Use Map, helping the Town meet a growing demand and avoid the economic impacts that a controlled supply of land places on land values and market potential.

Policy HSG 1-1.2: Promote a Diversity of Housing Types.

The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

This PUD and the companion Ss-CPA application will expand available land within the Town of Lady Lake for single-family housing and townhome development, helping the Town proactively accommodate housing needs.

The Reserve at Hammock Oaks PUD allows a mixture of market rate single-family detached homes, age-restricted single-family detached homes, and single-family attached townhomes. The FLU requested in the companion Ss-CPA, Single Family Medium Density, is the appropriate land use to accommodate this housing diversity when paired with a PUD.

5. CONSISTENCY WITH TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS

This section identifies specific Town of Lady Lake Land Development Regulations (LDR) and explains how this application is consistent with each. The regulations are provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 5-4. - Zoning district uses.

p) **PUD "Planned Unit Development."** This district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs. This district is designed to encourage innovative development concepts to provide design amenities and to manage natural features of the land. The location of such PUDs will be dictated by the type of development that will be provided. (Residential PUDs will be located in residentially designated areas of the Future Land Use Map of the comprehensive plan, commercial PUDs will be located in commercially designated areas of the Future Land Use Map, etc.) Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map. Conceptual development plans or a memorandum of agreement and bubble plan are required to be submitted along with the rezoning application.

1) **Permitted uses.**

A) **Residential PUD.** Single- and Multi-family residential dwelling units provided, however PUD's located within the single-family overlay district of the Future Land Use Map utilizing multi-family units within the PUD cannot exceed 49% of the housing stock, on-site recreational facilities and on-site day care facilities, convenience store and personal services intended to service the principal use.

This Rezoning application is requesting a residential PUD on the subject property. A variety of housing types, including single-family detached and townhome units, will be offered to encourage affordable housing while innovative development concepts will be employed to provide design amenities and to sustainably manage natural features of the land within The Reserve at Hammock Oaks PUD. An on-site day care facility is also proposed to support residents' childcare needs within the community.

2) **Uses permitted as special exception use upon approval.** Special exception uses as listed under other commercial zoning districts shall be reviewed as part of the memorandum of agreement.

No special exception uses are requested with this Rezoning application.

3) **Uses expressly prohibited.**

- A) Industrial uses except manufacturing fabrication.
- B) Adult entertainment.
- C) RV parks.
- D) Uses prohibited by Town, state and federal law.
- E) Sweepstakes cafes/establishments housing simulated gaming devices.
- F) Medical marijuana dispensaries.
- G) Non-medical marijuana sales.
- H) Cannabis farms.

No expressly prohibited uses are requested with this Rezoning application.

- 4) *Maximum density/intensity.* The maximum density/intensity allowed within the PUD shall be as allowed within the overlay land use districts as delineated on the Future Land Use Map. A density bonus may be permitted as outlined in section below.

This PUD requests a maximum of ±3.7 dwelling units per acre, which is within the maximum permitted density permitted by the existing and proposed Single Family Medium Density FLU.

- 5) *PUD land uses.* Land uses proposed within a PUD must conform to uses allowed within the land use designations of the Future Land Use Map of the Comprehensive Plan.

The existing and proposed Single Family Medium Density FLU allows the proposed uses, including single-family detached and townhome units and an on-site day care facility that services residents in the PUD.

- 6) *Minimum parcel size.* The minimum size of any parcel shall be five (5) acres.

The subject property is ±296.26 acres and will be developed as one PUD.

- 7) *Unified ownership.* All land within the PUD shall be under the ownership or control of the applicant at the time of execution of the development agreement whether the applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations.

The subject property is under common ownership. Property owner affidavits were submitted with this PUD application.

- 8) *Setbacks and buffering.* Setback requirements within the PUD shall be flexible; however, in no case shall the setback be less than ten (10) feet between structures or zero-lot-line if structures abut. Buffering requirements shall be those set out later in chapter 10, "Landscaping and Tree Protection."

The following minimum setbacks are proposed:

Location	Single-family Detached	Townhomes	Non-Residential Site
Front:	15'	15'	10'
Rear:	15'	15'	10'
Side:	5'	0'	5'

Buffers around the entire project site are a minimum 20'-wide, as illustrated on the PUD Master Plan Sheet and Conceptual Development Plan Sheet. Based on the landscape buffer requirements in LDR Chapter 10, the largest buffer for the subject property is a Type A buffer, which is only 10'-wide.

- 9) *Pre-application conference.* (Optional) It is recommended that a pre-application conference be held with the Administrative Official by the developer or the developer's representatives in order to verify the steps necessary for application and review, and to discuss potential issues regarding the PUD proposal.

Multiple meetings, including a pre-application conference on October 3, 2023, have been conducted with Town staff. Future meetings will be coordinated with Town staff throughout the development process.

- 10) *Application.* Application shall be made to the Town utilizing the rezoning application form provided by the Town. The application shall be accompanied by the appropriate review fee and six (6) copies of the conceptual development plan or a memorandum of agreement and bubble plan prepared in accordance with the requirements of this Code.

- A) *Conceptual development plan.* In order to implement the goals and policies of the Comprehensive Plan and to streamline the development review process, the applicant may

prepare a conceptual development plan to be submitted prior to the first rezoning hearing for review by the TRC. The conceptual plan shall include the following:

1. Boundary of subject property.

A Boundary Survey was submitted with this application. The boundary is also reflected on the PUD Master Plan Sheet and Conceptual Development Plan Sheet.

2. Major natural features such as lakes, streams, wetlands, and natural communities.

There are no major natural features on site. This is also reflected in the accompanying environmental reports and PUD Master Plan Sheet, General Note 1.

3. Existing or proposed streets abutting the project.

Existing abutting streets are identified on the PUD Master Plan Sheet and Conceptual Development Plan Sheet.

4. Generalized location map and legal descriptions, including acreage.

A generalized location map is on the PUD Master Plan Sheet.

5. Proposed land use types and their location.

Proposed land use types include residential areas for single-family detached and townhome dwelling units and a commercial area for an on-site day care facility intended to serve residents in the PUD. The proposed locations of these uses are reflected on the PUD Master Plan Sheet and Conceptual Development Plan Sheet.

6. Gross densities.

Gross density is ± 3.7 dwelling units per acre, as reflected on the PUD Master Plan Sheet.

7. Typical lot sizes showing setbacks and dimensions.

Diagrams for typical lot sizes with setbacks and dimensions are on the Typical Lots and Road Sections Sheet.

8. Number of units and type.

This application proposes 820 single-family detached dwellings, 100 age-restricted single-family detached dwellings, and 185 townhomes for the PUD.

9. Floor area for commercial or industrial.

Future development includes an on-site day care to serve residents. In accordance with the proposed maximum 0.108 floor area ratio (FAR), the day care will not exceed $\pm 15,000$ sf of the ± 3.16 -acre commercial area. The proposed day care facility will directly serve the PUD.

10. Adjacent zoning.

Adjacent zoning is indicated in Table 1 above and listed in the PUD Master Plan Sheet.

11. Anticipated internal major road network.

Anticipated internal major roads are illustrated on the PUD Master Plan Sheet and Conceptual Development Plan Sheet.

12. Maximum building heights.

Maximum building heights are listed on the PUD Master Plan Sheet.

13. Anticipated phasing plan (if applicable).

Anticipated phasing is a single phase that may be divided into sub-phases based on market demands. Phasing is addressed in PUD Master Plan Sheet, General Note 6.

14. A statement of the proposed method of providing water service, fire protection, sewage disposal and stormwater management.

Statements of the proposed method for providing water service, fire protection, sewage disposal and stormwater management and on PUD Master Plan Sheet, General Note 3.

15. Percentage of open space and location.

Over 25%, or ± 74 acres, of the total site area is dedicated to open space. The location of open space is illustrated on the PUD Master Plan Sheet and Conceptual Development Plan Sheet.

16. Acreage of parks/recreation and location.

There are no parks/recreation facilities proposed within the PUD. However, the PUD includes a minimum of ± 74 acres of open space and amenities for the residents of The Reserve at Hammock Oaks.

17. Typical road section.

The typical road sections are illustrated on the Typical Lots and Road Sections Sheet.

18. Soils and 100-year flood prone areas.

Soils are addressed in the environmental reports and an NRCS soils map. The 100-year flood prone areas are identified on the PUD Master Plan Sheet and Boundary Survey.

19. Project name.

The project name is The Reserve @ Hammock Oaks, which is reflected throughout the application materials.

20. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum.

Topography at one-foot contours is reflected in the environmental map.

21. Net living area for each type of dwelling unit.

Net living areas will range based on the dwelling unit, from townhomes to villas to single-family detached dwelling units. The diversity of dwellings will provide housing opportunities to a range of incomes and family sizes, ensuring future marketability and demand.

22. Parking and loading facilities.

Parking shall be a minimum 1.5 spaces per unit and will be provided either in parking garages or driveways.

23. Preliminary environmental assessment per the "Environmental Regulations" chapter of this Code.

Three (3) environmental reports (for different portions of the subject property) were submitted with this application.

24. Any other information deemed pertinent by the Growth Management Director, Planning and Zoning Board, and the Town Commission.

No additional information was deemed pertinent at the time of submittal.

- 17) *Open space requirements.* A minimum of twenty-five (25) percent of the total project area for residential and twenty (20) percent for mixed use, commercial or industrial shall be established and maintained as common open space (which includes common green space left in its natural condition) or common facilities. No area shall be accepted as common open space unless it satisfies the following standards:

- A) Common open space shall be dedicated to and useable by all residents of the planned unit development or specific phase thereof.
- B) Common open space set aside for recreational use shall be suitably improved for its intended use. Such improvements may include aesthetic, amenities, buffering or recreational facilities.
- C) Common green space set aside for the preservation of natural features or listed species habitats, or for buffering purposes shall remain undisturbed and be protected by conservation easements dedicated to the Town pursuant to the Environmental Regulations chapter of this Code.
- D) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
- E) Common open space shall be maintained by the developer or Home Owner's Association of the planned unit development or the specific phase thereof.

Of the total site area, a minimum of 25%, or ±74 acres, is dedicated to open space. Consistent with Hammock Oaks PUD, open space may consist of buffers, Stormwater Management Facilities (SMF), amenity area and center (including building, hardscape, and landscape), recreational amenities, and trails.

18) *Density bonuses.*

No density bonus is requested with this PUD.

Sec. 9-6. - Underground utilities.

a) *Requirements.*

- 1) All utilities including, but not limited to, gas, water, sewer, electric, telephone and television cables, for all new construction and redevelopment of existing properties, both residential and commercial, shall be provided by underground cables, installed in accordance with the prevailing industry standards and practices of the utility and other companies providing such services. Redevelopment is hereby defined as additions or alterations to existing structures, over a three (3) year period, that result in an increase equal to, or greater than, fifty (50) percent of the assessed value of the property according to the most current property tax roll available prior to that time for which building permits are issued for such improvements.
- 2) Where practicable as determined by Town Staff in its sole discretion, all utility shall be located within the public right-of-way; otherwise, easement or rights-of-way of sufficient width for installation and maintenance shall be provided.

All utilities constructed onsite shall be underground and within rights-of-way or easements.

Sec. 10-3. - Landscaping requirements.

- b) *Buffer landscaping requirements.* Buffers shall be provided along the outer parcel lines that abut other parcels. The requirements for buffers are based on the proposed use of the subject site and the zoning of the contiguous parcels or parcel across the adjacent right of way.
 - A) *Buffer class determination.* The buffer class required is determined by using Table 10-1 and Table 10-2.
 - B) *Buffer class planting requirements.* The plant material specified below for each buffer class is required per each one hundred (100) linear feet (LF) of parcel or property line. (Calculation Example: 125' of property line with a Class A buffer requirement would require the following: CANOPY TREES: $125'/100 = 1.25 \times 3$ per 100 feet = 3.75 = 4 Canopy Trees; SHRUBS: $125'/100 = 1.25 \times 10$ per 100 feet = 12.5 = 13 Shrubs (round up if 0.5 or greater, round down if under 0.5)). The total required materials may then be planted evenly along the entire buffer length. As an option, plant material may be grouped in clusters as long as

the minimum number per 100 LF is met. All remaining areas within the buffer shall be planted with grass and/or ground cover.

1) *Buffer Class "A".*

- a. Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge.

Buffers around the entire project site are a minimum 20'-wide, as illustrated on the PUD Master Plan Sheet and Conceptual Development Plan Sheet. Based on the landscape buffer requirements in LDR Chapter 10, the largest buffer for the subject property is a Type A buffer, which is only 10'-wide.

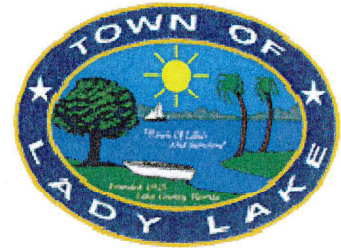
Application Package
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1. Planned Unit Development (PUD) Rezoning Application
2. Property Owner Affidavits
3. Property Deeds
4. Property Appraiser Information and Proof of Payment of Taxes
5. Boundary Survey
6. Justification Report
- 7. Map Set**
8. PUD Plan Set
9. List of Property Owners within 150 feet of the Subject Property
10. Environmental Site Assessment Report
11. Tree Report
12. Traffic Impact Assessment
13. Draft PUD Ordinance

Owner's Name	Mailing Address	City	State	Zip_4
BEER DAVID E & LYNN J	6478 N 300 E	LEESBURG	IN	46538
HARLAN BRUCE I & JEAN ROSS (LE)	1579 WOODFIELD WAY	THE VILLAGES	FL	32162
HAYDEN TY J & HAYDEN SILVANA R (TIC)	788 PINE CT	NEW CASTLE	CO	81647
ASH WILLIAM E & JEFFERY E (JT)	1567 WOODFIELD WAY	THE VILLAGES	FL	32162
CHAPMAN ANNE E	1563 WOODFIELD WAY	THE VILLAGES	FL	32162
BUSKIRK HELENE	1559 WOODFIELD WAY	THE VILLAGES	FL	32162
PEARSON SIMON	736 BAISLEY TRL	THE VILLAGES	FL	32162
DESJARDIN DARYL	1551 WOODFIELD WAY	THE VILLAGES	FL	32162
BANASZAK PAMELA S (LE)	1547 WOODFIELD WAY	THE VILLAGES	FL	32162
WEITEKAMP LAWRENCE	2430 KATE HILL ST	THE VILLAGES	FL	32162-8720
CARDZ MADELINE O & HILL HARVEY & HILL EDWARD S & DOUGLAS A SR ETAL	2904 REGISTER RD	FRUITLAND PARK	FL	32162
VINCENT TYLER W	1667 SELLERS CT	THE VILLAGES	FL	34731-5501
MCKEON MICHAEL P & MARGUERITE T	6249 BUTTERNUT CIR	BRIGHTON	MI	32162
BOGUSKI KENNETH M SR & CHERYL	1659 SELLERS CT	THE VILLAGES	FL	48116
DRECHSLER ROBERT E & KATHLEEN M (JTWROS)	3 MAPLE ST	WEST BABYLON	NY	32162-6076
LABARE CHRISTINE M & RANDY	20160 COUNTY ROUTE 45	CARTHAGE	NY	11704
BELFATTI DAVID	360 WHEATFIELD CIRCLE	HATFIELD	PA	13618
HODDER LAUREEN	26 WINDOVER DR	MINDEN ON KOM2KO	PA	19440
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AltKey	OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZip
1283621	ALDERTON WILLIAM FRANK	739 LAKE ELLA RD	FRUITLAND PARK	FL	34731-5116
2917041	BRADY JANE E	243 LAKE ELLA RD	FRUITLAND PARK	FL	34731
3623797	BRYAN CHRISTOPHER	8890 ZINNIA ST	ARVADA	CO	80005
2697105	CALVARY CHAPEL INC	PO BOX 280	LADY LAKE	FL	32158-0280
1283451	CANADA DAVID E TRUSTEE	1253 FERRY RD	COLUMBIANA	AL	35051
3284640	CAUDILL DAVID M	403 LAKE ELLA RD	FRUITLAND PARK	FL	34731
1740045	CAUDILL DAVID M LIFE ESTATE	403 LAKE ELLA RD	FRUITLAND PARK	FL	34731
3645154	COLLINS DENNIS J & LENORA L	201 LAKE ELLA RD	FRUITLAND PARK	FL	34731-5158
1283426	CURRY JANET M LIFE ESTATE	37041 COUNTRY CHARM DR	FRUITLAND PARK	FL	34731
1204046	DANIELS RICHARD L & JENNIFER L	37637 ROLLING ACRES RD	LADY LAKE	FL	32159
1283485	DUKE ENERGY CENTER	PO BOX 37996	CHARLOTTE	NC	28237-7996
2908793	FRATES ROBERT M & GLORIA L	136 LAKE ELLA RD	FRUITLAND PARK	FL	34731
1771447	FREEMAN WELLINGTON B & LOIS ANN	PO BOX 708	LADY LAKE	FL	32158-0708
3391691	GRAHAM DANIEL	704 SUNSHOWER LN	LADY LAKE	FL	32159-4224
1699169	HANSEN RICHARD A	708 SUNSHOWER LN	LADY LAKE	FL	32159
2699701	HERNANDEZ JOSE L & CHARITY J	37625 ROLLING ACRES RD	LADY LAKE	FL	32159
1771498	HILL DOUGLAS A SR ESTATE	2904 REGISTER RD	FRUITLAND PARK	FL	34731
1283434	HOWARD CHRISTOPHER M & JUNE C	37235 COUNTRY CHARM DR	FRUITLAND PARK	FL	34731-5101
3801726	JOHNSON RONALD E & CAROLYN R	37651 ROLLING ACRES RD	LADY LAKE	FL	32159
1279968	LAKE COUNTY/SOLID WASTE	315 W MAIN ST OMB OFFICE	TAVARES	FL	32778
2879874	LUGANO DEVELOPMENT LLC	2801 SW ARCHER RD	GAINESVILLE	FL	32608
1283647	MACIEJEWSKI MICHAEL A & BETH A	37146 COUNTRY CHARM DR	FRUITLAND PARK	FL	34731
1283523	MALKIEWICZ JULIAN & DIANA M	37321 OSWALDS ALLEY	FRUITLAND PARK	FL	34731
3801541	MANNING KAMEN Z &	303 S OAKLAND AVE	MINNEOLA	FL	34715
1283531	MC DONNELL LINDA	3550 WOODMILL TER	THE VILLAGES	FL	32163
2500271	MC GUIRE SUZANNE B CRUMPTON	10 SAND LAKE PL	EUSTIS	FL	32726
2945630	NALL CHARLES T	37236 CHERRY LAKE RD	FRUITLAND PARK	FL	34731
3699700	NAVARRO HECTOR J & JOHANNA K	37701 ROLLING ACRES RD	LADY LAKE	FL	32159
1283558	NECK RACHELLE & REBECCA PILIPOW LIFE ESTATE	215 LAKE ELLA RD	FRUITLAND PARK	FL	34731
1283582	O'DELL JOSEPH H	PO BOX 398	WILDWOOD	FL	34785-0398
1283370	ROBERT WALTER KNORR REVOCABLE LIVING TRUST	36007 LAKE UNITY NURSERY RD	FRUITLAND PARK	FL	34731
2717084	SATTERFIELD NANETTE	38017 ROLLING ACRES RD	LADY LAKE	FL	32159

1283396 SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778
1770653 SK HAMMOCK OAKS LLC	14025 RIVEREDGE DR STE 175	TAMPA	FL	33637
1283329 SMITH CARL A TRUSTEE	PO BOX 865	LADY LAKE	FL	32158-0865
1699151 SPIELER MICKEY C & KATHLEEN A	1719 LATTI CT	THE VILLAGES	FL	32162
1283469 STRICKLAND ROSE M & KENNETH JR	37200 CHERRY LAKE RD	FRUITLAND PARK	FL	34731
3700694 THOMAS ELMER RAY LIFE ESTATE	717 LAKE ELLA RD	FRUITLAND PARK	FL	34731
1283931 VALDEZ ANITA F TRUSTEE	300 LAKE ELLA RD	FRUITLAND PARK	FL	34731-1909
1283604 WATTS ROBIN ELIZABETH	PO BOX 295	LADY LAKE	FL	32158-0295



February 26, 2024

RE: Notification Letter

Annexation Ordinance 2024-03, Small Scale Comprehensive Plan Amendment Ordinance 2024-04, and Rezoning Ordinance 2024-05

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Craig Brashier of CHW, Inc, on behalf of David M Caudill Life Estate, to annex, rezone, and amend the future land use designation of three properties located on the north side of Lake Ella Road approximately 350 linear feet west of Micro Racetrack Road. The annexation and small-scale comprehensive plan amendment applications involve 24.02 acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Rural Density to Lady Lake Single Family Medium Density (SF-MD) and rezone from Lake County Agricultural (A) to Lady Lake Planned Unit Development (PUD).

The applicant is also seeking to amend the existing Planned Unit Development (PUD) boundary to include the aforementioned 24.02 acres of property, bringing the total acreage with the PUD boundary to 296.26 acres.

Public hearing dates on the petitions are now scheduled for the following dates:

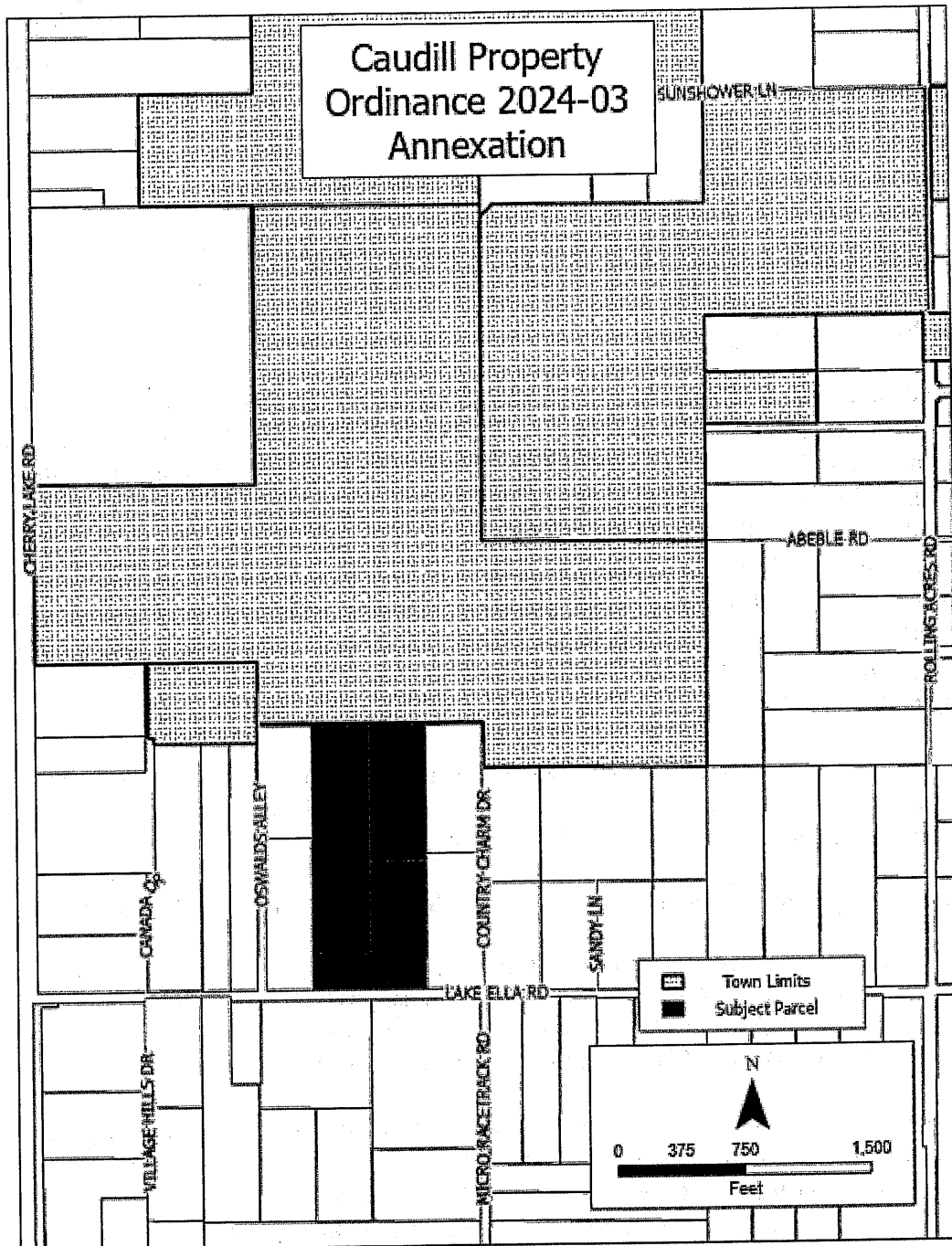
PLANNING AND ZONING BOARD -	Monday, March 11, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY -	Monday, April 1, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, April 1, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, April 15, 2024 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1511 or via email at planning@ladylake.org.

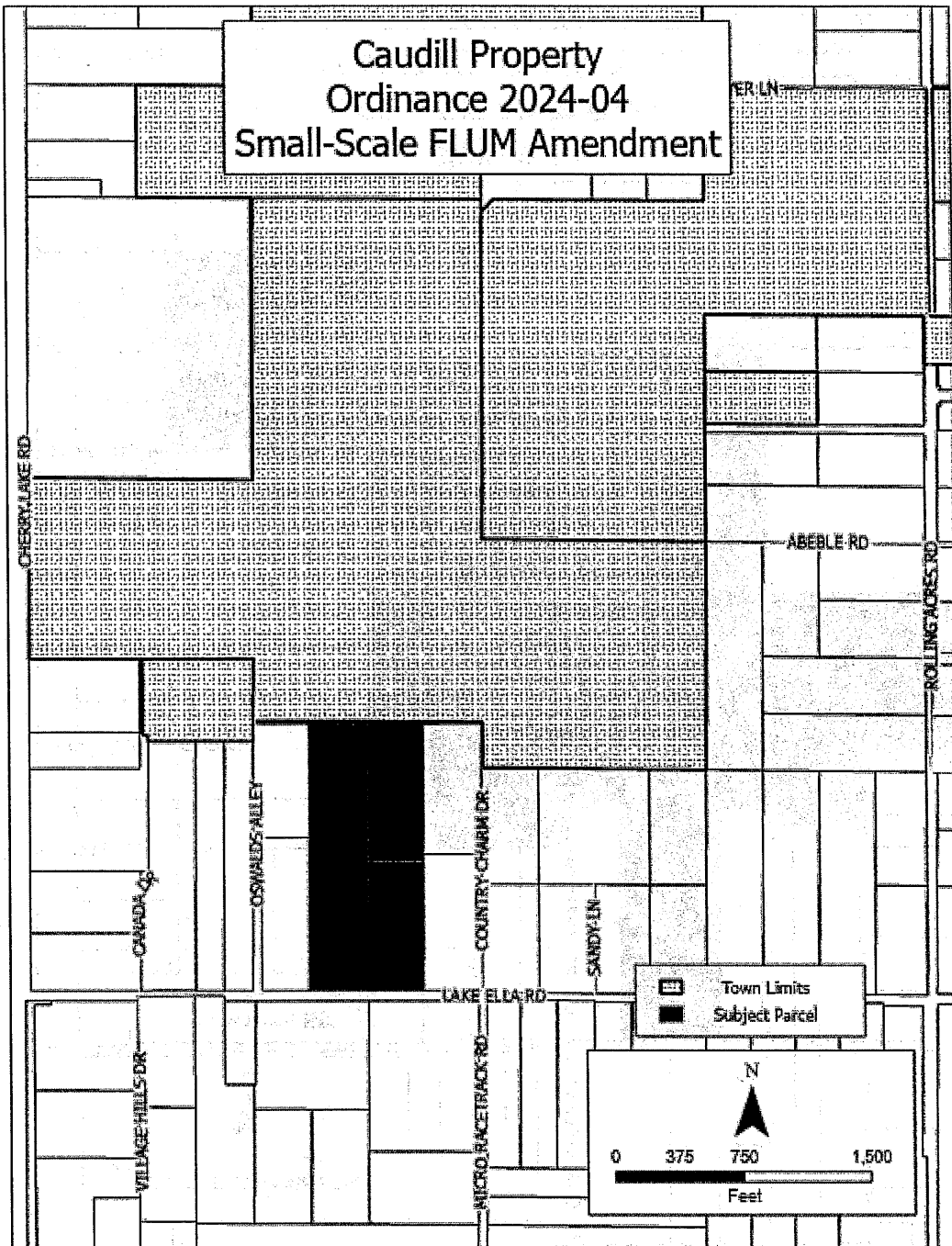
Sincerely,

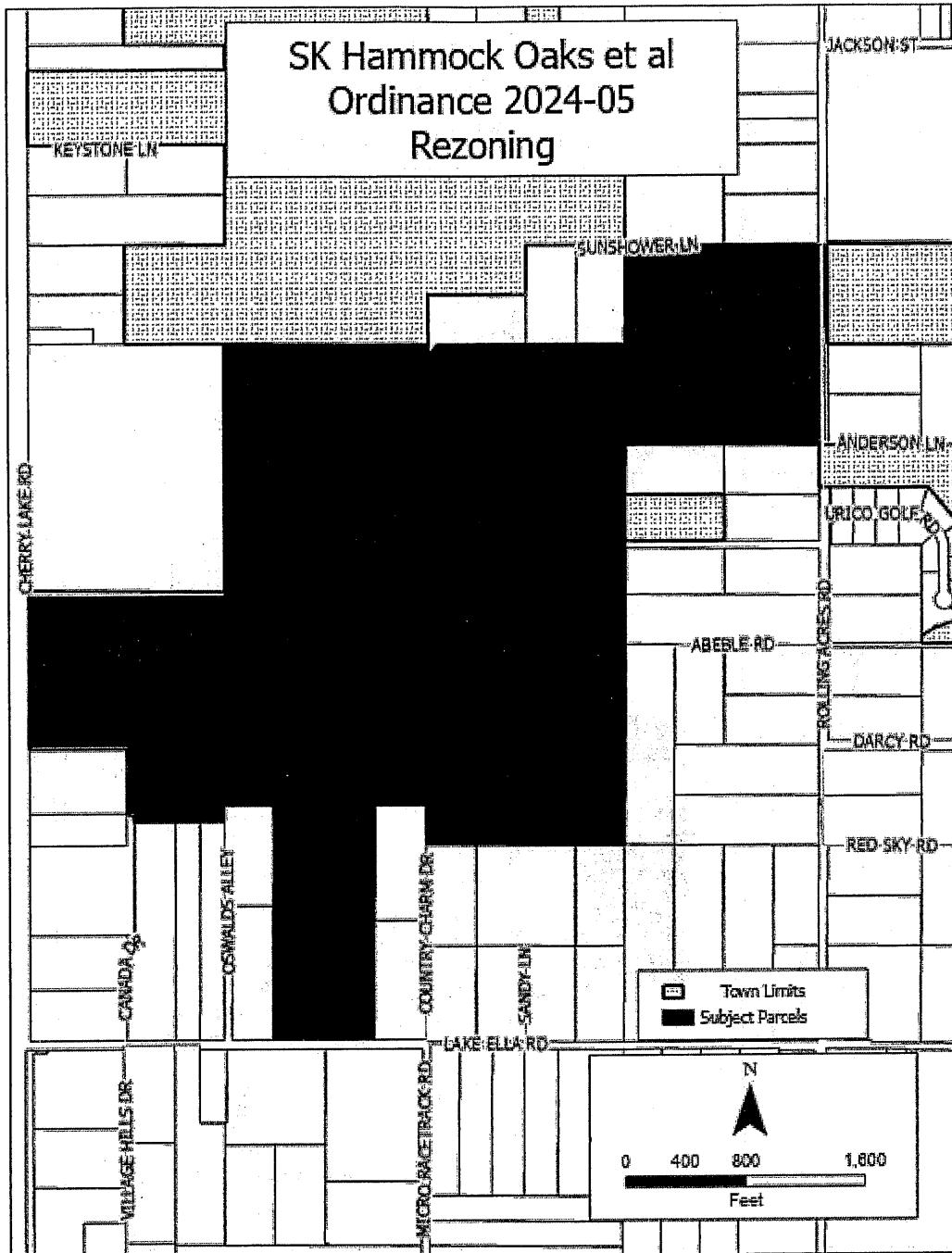
Rebecca Schneider
Senior Town Planner

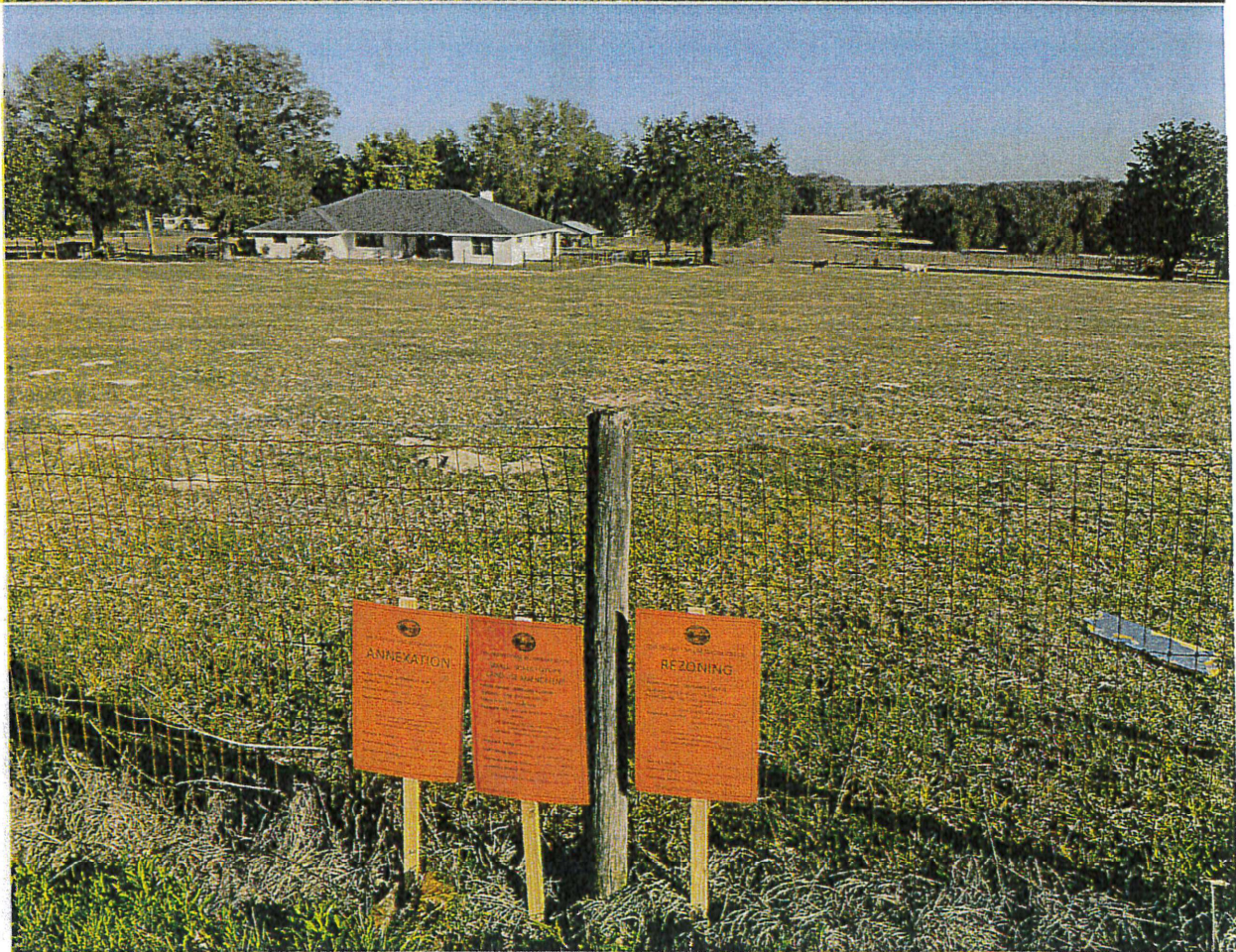
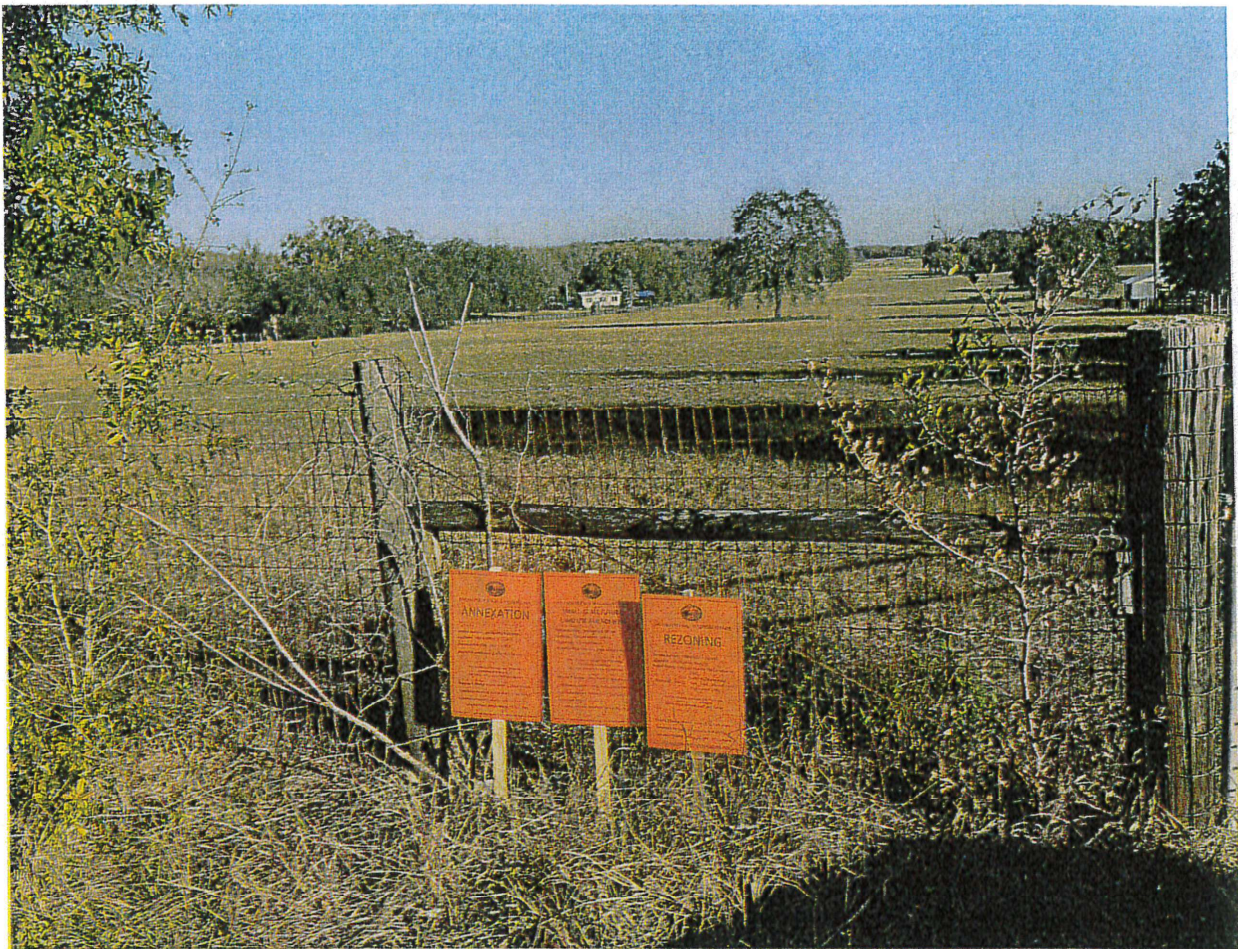
LOCATION MAPS

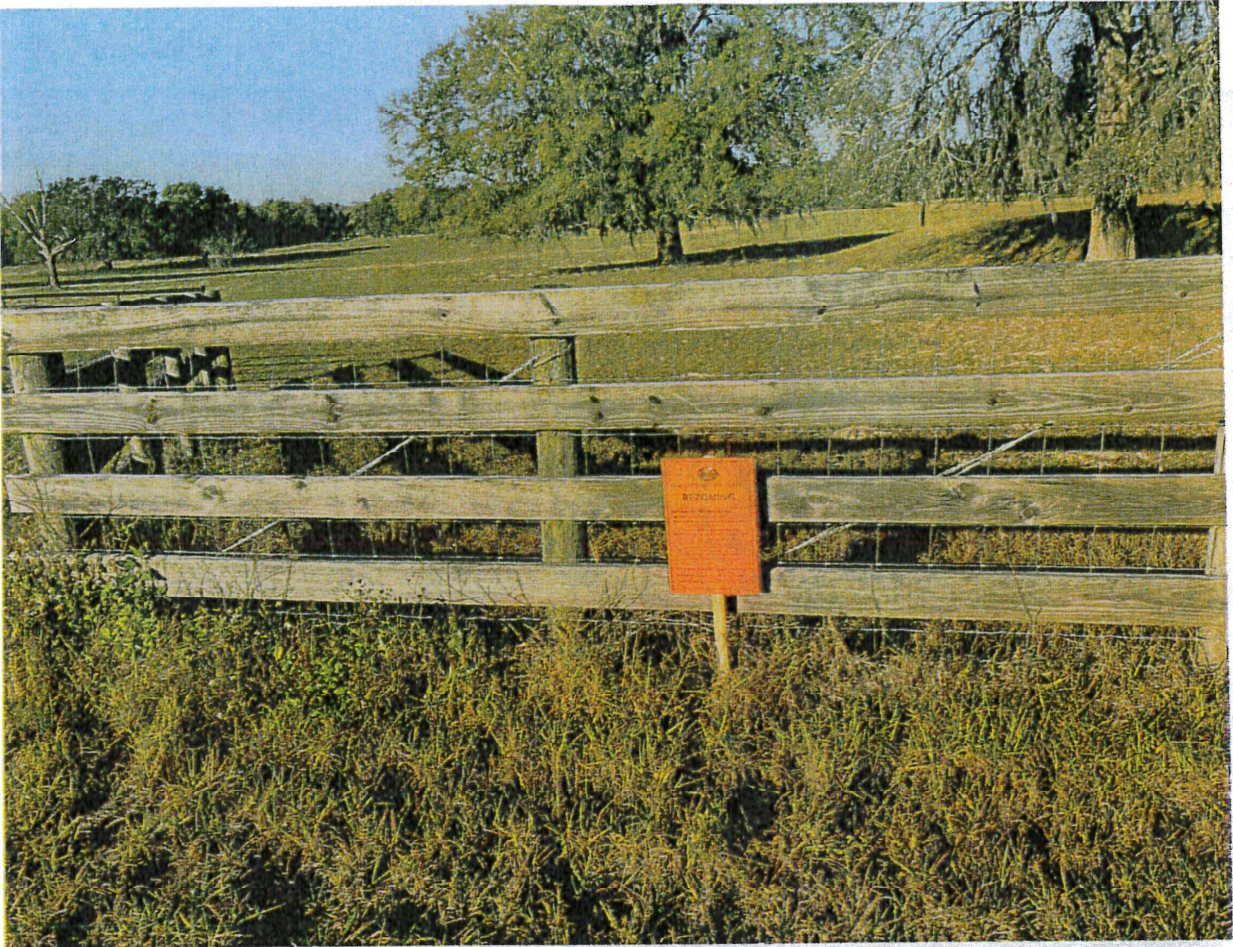


Caudill Property
Ordinance 2024-04
Small-Scale FLUM Amendment











DESCRIPTION: (BY THIS SURVEYOR)
A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THE ABOVE DESCRIBED LANDS CONTAIN: 296,262 ACRES, MORE OR LESS.

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD, AS BEING SOUTH 0°12'50" WEST.

O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY

[illegible]

DETAIL "A"
SCALE: 1" = 50"

12" L9
12" L7
4" L8
12"

CHN
Professional Consultants

1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

0 1

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

KOLTER GROUP ACQUISITIONS LLC, A FLORIDA
LIMITED LIABILITY COMPANY

01/17/2024	REVISION DATE:	
	N/A	
	PROJECT NUMBER:	22-0098

AARON H. HICKMAN

This map prepared by:

1 OF 1

Member Galloway asked if there is also going to be more well capacity. Mr. Carroll responded that the town's current allocation of water is 1.188 million GPD which is adequate. Once we start operating at 90% capacity in 2026, our water allocation will need to be reassessed.

Member Auger asked about school capacity to which Mr. Carroll responded that capacity will be reviewed by the school board. 200 additional seats are being added to Villages Elementary in 2025 but otherwise, there are no plans for additional schools. Fees from developers are being collected to hopefully plan and build new schools.

—Romaine Jones—3520 Griffin Road

Ms. Jones said she has three grandchildren. She understands that when there is a shortage of space in schools for new students, developers must pay a fee. But from the time there is a need, the average time to build a school is 7 years. The amount of development already planned for the area has exceeded school capacity. At some point we need to take a step back. Once something is already planned, the commission cannot say no.

Member Saunders made a motion to forward Ordinance 2023-04 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 4-0 for approval.

6. Ordinance 2024-05 - An Ordinance Amending the Zoning Classification for Certain Properties Being Approximately 296 Acres Owned by David M Caudill Life Estate, David M Caudill, and SK Hammock Oaks, LLC; Located South of County Road 466, North of Lake Ella Road, and East of Cherry Lake Road in Lake County, Florida; Rezoning Subject Property From Lake County Agriculture (A) And Town Of Lady Lake Planned Unit Development (PUD) to Town of Lady Lake Planned Unit Development (PUD). (Becky Higgins)

Senior Planner Higgins stated that on February 15, 2024, applications were filed with the Town of Lady Lake by Craig Brashier of CHW, LLC, on behalf of property owners David M. Caudill, David M. Caudill Life Estate, and SK Hammock Oaks, LLC to amend the zoning classification for 296 acres owned by David M. Caudill, David M. Caudill Life Estate, and SK Hammock Oaks, LLC. The application was filed to rezone the subject property from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD). The PUD

1 designation is consistent with adjacent properties to the north that are presently in the Town of
2 Lady Lake's jurisdiction.

3 Proposed uses include:

4 Residential Permitted Uses: Age restricted single-family detached units, townhomes, single-
5 family attached/villas.

6 Maximum Units: The maximum number of residential units within the development will not
7 exceed 1,320 units consisting of 770 single-family detached units and 550 townhomes/villas.

8 Non-residential Uses: Non-residential uses may include on-site day care facilities, convenience
9 stores, personal services, and amenity facilities, including mini-warehouse, and outdoor storage
10 for autos, boats, and/or RVs for use of the development residents only.

11 **Member Saunders made a motion to forward Ordinance 2023-05 to the Town Commission**
12 **with the recommendation of approval; Member Auger seconded the motion.**

Member	Vote
Saunders	Yes
Galloway	No
Auger	Yes
Furch	Yes

13 **Motion carried 3-1 for approval.**

14 **Member Galloway stated that his "no" vote stemmed from a concern about school capacity.**

15 **~~CHAIRPERSON AND MEMBERS REPORT~~**

16 **~~PUBLIC COMMENT~~**

17 ~~—— Shara Abel — 4200 Dove Valley Lane~~

18 ~~Ms. Abel concurred with a previous comment talking about the lack of space in our schools. She~~
19 ~~also said another concern is the volume of traffic. With more people moving to the area, our~~
20 ~~resources are going to be strained.~~

21 ~~—— Jessica Travis — 40517 Grays Airport Road~~

22 ~~Ms. Travis said that she moved from a small condo in San Diego to a house on five acres in Lake~~
23 ~~County. Her daughter has a terminal illness and the time she has spent in the open spaces on~~
24 ~~their new property has extended her life. Marginal populations cannot speak for themselves and~~
25 ~~quality of life matters. If the pattern of growth continues, we will be forced out of the area.~~