PLANNING & ZONING BOARD MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Monday, May 13, 2024, 5:30 PM

PLACE

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

A. Planning & Zoning Meeting Minutes — March 11, 2024

B. Reserve at Hammock Oaks Subdivision Phases 1-6 - Revised Preliminary Plat Plan — Proposing a total of 1032 units spread amongst nine phases, including 769 Market Rate Single Family Residences, 105 Market Rate Age-restricted Single Family Residences, and 158 Market Rate Townhomes, on multiple parcels consisting of approximately 296.26 acres, zoned Planned Unit Development (PUD), owned David Caudill, David Caudill Life Estate, and SK Hammock Oaks, LLC, located approximately 1.2 miles south of Hwy 466, west of Cherry Lake Road and east of Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida.

C. Resolution 2024-103 - A Resolution of The Town Commission of The Town of Lady Lake, Florida, Granting A Variance to Allow a Freestanding Sign to be Within 100 Feet of Another Freestanding Sign In Accordance With the Provisions of Chapter 17, Section 17-3. E). 1). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned By Benchmark Lady Lake

25 Associates, LLC, a Property Being Approximately 1.69 Acres of Land, Located North of the Intersection of Country Road 25/Teague and North Highway 27/441, Within the Town Limits of the Town of Lady Lake, Florida.

D. Resolution 2024-104 - A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Allow a Freestanding Sign Taller Than Eight Feet to be Erected Less Than Ten Feet From the Property Line in Accordance with the Provisions of Chapter 17, Section 17-4. B). 2). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Benchmark Lady Lake 25 Associates, LLC, A Property Being Approximately 1.69 Acres Of Land, Located North Of The Intersection of Country Road 25/Teague Trail and North Highway 27/441, Within the Town Limits of the Town of Lady Lake, Florida.

E. Resolution No. 2024-105 – Variance – Paradise Recreation Center - Historic Tree Removal – Pursuant to Chapter 10, Section 10-5). c).3).A., of the Land Development Regulations (LDRs) which requires a variance for the removal of historic trees. (Historic trees are classified as a tree with a diameter at breast height (DBH) of 36” or greater). The variance request is to allow for the removal of two viable historic trees located at 1403 Paradise Drive, owned by Village Center Community Development District, within the Town Limits of the Town of Lady Lake, Florida.

F. Ordinance 2024-06 — Annexation — Anderson/Long — An ordinance voluntarily annexing property being 10.08 acres, owned by Jesse Anderson and William Anderson and Devin and Angela Long, on the North Side of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within Lake County Florida.

G. Ordinance 2024-07 — Small Scale Future Land Use Comprehensive Plan Amendment — Anderson/Long — Change the future land use designation from Lake County Urban Low Density to Lady Lake Single Family Medium Density for property being 10.08 acres, Jesse Anderson and William Anderson and Devin and Angela Long, on the North Side of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within Lake County Florida.

H. Ordinance 2024-08 — Rezoning — Highland at Hammock Oaks — Change the zoning designation for certain properties being approximately 92.12 acres owned by Jesse Anderson and William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC, located south Sunshower Lane, north of Abele Road, and east of Rolling Acres Road Road in Lake County, Florida from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD)

I. Ordinance 2024-09 — Annexation — WGB Leasing, LLC — An ordinance voluntarily annexing property being 1.8 acres, owned by WGB Leasing, LLC,

on the West Side of Teague Trail, North of Smitty Road, addressed as 41015 County Road 25, within Lake County Florida.

J. Ordinance 2024-10 — Small Scale Future Land Use Comprehensive Plan Amendment — WGB Leasing, LLC, — Change the future land use designation from Lake County Urban Medium Density and Lady Lake Commercial Wholesale (CW) to Lady Lake Commercial - General Retail Sales and Services (RET) for property being 2.8 acres, owned by WGB Leasing, LLC, addressed as 41015 County Road 25, within Lake County and the Town Limits of the Town of Lady Lake, Florida.

K. Ordinance 2024-11 — Rezoning — WGB Leasing, LLC — An Ordinance Changing the Zoning Designation for Certain Properties Being Approximately 2.8 Acres Owned by WGB Leasing, LLC Located West of Teague Trail and North of Smitty Road from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Commercial (CP) with in Lake County and the Town Limits of the Town of Lady Lake, Florida.

CHAIRPERSON AND MEMBERS' REPORTS

PUBLIC COMMENT

ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or she 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). (3) Please be advised that one or more members of any other Town Board or Committee may attend this meeting. (4) This public hearing is being conducted in a handicapped-accessible location. Any person requiring special accommodation at this meeting should contact the Clerk’s office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

DRAFT PLANNING AND ZONING BOARD MEETING MINUTES
TOWN OF LADY LAKE, FLORIDA

March 11, 2024

The Planning and Zoning Board meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

CALL TO ORDER: Chairwoman Dorilyn Furch

PLEDGE OF ALLEGIANCE

ROLL CALL:

Member	Present
Brinson	No
Saunders	Yes
Galloway	Yes
Auger	Yes
Furch	Yes

STAFF PRESENT:

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Nancy Wilson, Town Clerk.

Attorney Taylor Tremel and Commissioner Roberts were also present.

A. NEW BUSINESS

1. Approval of Minutes

Planning & Zoning meeting minutes – February 12, 2024

Member Galloway made a motion to approve the February 12, 2024, Planning and Zoning Board meeting minutes as presented; Member Saunders seconded the motion. Motion carried 4-0.

2. Green Key Village Subdivision Phase 6 — Final Plat Plan — Proposing 48 Non-Age-Restricted Single-Family Residential Lots on 15.96 Acres Zoned RS-6 within the Green Key Subdivision, Located 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. (Becky Higgins)

Senior Planner Higgins stated that on January 25, 2024, applicant Gregory Thomas, of Green Key Village, LLC, applied for the final plat of Green Key Village — Phase 6 Subdivision. The preliminary plats for phases five and six were approved by the Commission on April 4, 2022 and a Development Order was subsequently issued on October 4, 2022. Green Key Village Subdivision consists of six phases. Phase six is the final phase and consists of 48 non-age restricted single-family residential lots on 15.96 acres. The future land use is single family, medium density which allows up to six dwelling units per acre. The RS-6 zoning also allows up to six dwelling units per acre. This portion of the development is currently vacant.

The Sewer & Water Agreement will need to be amended between the town and the property owner to incorporate additional ERUs to allocate adequate capacity for Phase 6.

The Final Plat Plan was reviewed to determine compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177.

Member Saunders asked about a couple of stub outs he noticed on the drawing. Ms. Higgins responded that they are tying in all of their existing phases.

Member Saunders made a motion to forward Green Key Village Subdivision Phase 6 Final Plat Plan 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.

3. Ordinance 2024-02 - 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. (Becky Higgins)

Growth Management Director Carroll stated that on February 15, 2024, an application was made by 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 that would be limited to the 2.18 acres site.

The permitted uses include: the retail sales of golf carts and golf cart accessories, retail & accessories, retail & services, miniature golf and associated retail sales and service, softball batting cages and a manager's residence. Uses expressly prohibited include all uses other than those mentioned. The ordinance was modified to allow retail sales of golf carts and accessories but to disallow mini-storage facilities, motor vehicle, RV and boat storage. There will be a few golf carts on display but the inventory of carts will be screened from Rolling Acres traffic.

Member Saunders made a motion to forward Ordinance 2024-02 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.

4. Ordinance 2024-03 - 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. (Becky Higgins)

Senior Planner Higgins stated that the next three items are for the same property. On February 15, 2024, applications were filed with the town 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 on Lake Ella Road. The application is requesting the annexation of approximately 24.02 acres from unincorporated Lake County into the Lady Lake. The current future land use is Lake County Rural and the current zoning is Lake County Agricultural. Currently on the property is a house and barn and the rest is used as pastureland.

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.

Member Saunders made a motion to forward Ordinance 2024-03 to the Town Commission with the recommendation of approval; Member Galloway seconded the motion.

Member	Vote
Saunders	Yes

Member	Vote
Galloway	Yes
Auger	Yes
Furch	Yes

Motion carried 4-0 for approval.

5. Ordinance 2024-04 - 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. (Becky Higgins)

Senior Planner Higgins stated that on 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 which allows one dwelling per five acres. The subject parcel consists of three lots located on Lake Ella Road. The current future land use is Lake County Rural and the current zoning is Lake County Agricultural. The proposed Future Land Use designation is Lady Lake Single Family Medium Density (SF-MD). Development in the Single Family - Medium Density Residential category is 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 will be allowed.

The project will be required to adhere to St. Johns River Water Management District guidelines, drainage, and engineering best management practices. The property does not contain Special Flood Hazard Areas or wetlands. Further, no threatened or endangered species were found on the properties.

The projected demand on water and sewer systems for this project is approximately 36,000 GPD based on the proposed maximum dwelling units. Based upon the proposed uses, there is currently adequate capacity. The town is in the process of expanding the wastewater treatment plant.

The applicant will need to work with the Lake County School Board regarding the increase in the student population.

Members Saunders asked when the wastewater treatment plant will be operational to which Mr. Carroll responded that it will be within the year.

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.

Romayne 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 2024-04 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

designation is consistent with adjacent properties to the north that are presently in the Town of Lady Lake's jurisdiction.

Proposed uses include:

Residential Permitted Uses: Age restricted single-family detached units, townhomes, single-family attached/villas.

Maximum Units: 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.

Non-residential Uses: Non-residential uses may include on-site day care facilities, convenience stores, personal services, and amenity facilities, including mini-warehouse, and outdoor storage for autos, boats, and/or RVs for use of the development residents only.

Member Saunders made a motion to forward Ordinance 2024-05 to the Town Commission with the recommendation of approval; Member Auger seconded the motion.

Member	Vote
Saunders	Yes
Galloway	No
Auger	Yes
Furch	Yes

Motion carried 3-1 for approval.

Member Galloway stated that his "no" vote stemmed from a concern about school capacity.

CHAIRPERSON AND MEMBERS REPORT

PUBLIC COMMENT

Shara Abel - 4200 Dove Valley Lane

Ms. Abel concurred with a previous comment talking about the lack of space in our schools. She also said another concern is the volume of traffic. With more people moving to the area, our resources are going to be strained.

Jessica Travis – 40517 Grays Airport Road

Ms. Travis said that she moved from a small condo in San Diego to a house on five acres in Lake County. Her daughter has a terminal illness and the time she has spent in the open spaces on their new property has extended her life. Marginal populations cannot speak for themselves and quality of life matters. If the pattern of growth continues, we will be forced out of the area.

ADJOURN

The meeting was adjourned at 6:09 p.m.

_____ _____

Nancy Wilson, Town Clerk Dorilyn Furch, Chairman

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Reserve at Hammock Oaks Subdivision Phases 1-6 - Revised Preliminary Plat Plan — Proposing a total of 1032 units spread amongst nine phases, including 769 Market Rate Single Family Residences, 105 Market Rate Age-restricted Single Family Residences, and 158 Market Rate Townhomes, on multiple parcels consisting of approximately 296.26 acres, zoned Planned Unit Development (PUD), owned David Caudill, David Caudill Life Estate, and SK Hammock Oaks, LLC, located approximately 1.2 miles south of Hwy 466, west of Cherry Lake Road and east of Rolling Acres Road, within the Town Limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2024081

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

Motion to forward the Reserve at Hammock Oaks Subdivision Phases 1-6 Revised Preliminary Plat Plans to the Town Commission with the recommendation of approval.
Motion to forward the Reserve at Hammock Oaks Subdivision Phases 1-6 Revised Preliminary Plat Plans to the Town Commission with the recommendation of denial.

Staff recommends approval of the Revised Preliminary Plat for Reserve at Hammock Oaks.

On Thursday, February 15, 2024, a revised preliminary plat was submitted by Robert Walpole with CHW Professional Consultants, on behalf of property owners David Caudill, David Caudill Life Estate, and SK Hammock Oaks LLC for the Reserve at Hammock Oaks Subdivision- Phase 1 through 6. Other supplementary documentation includes Warranty Deed, Concurrency Determination Form, Survey, Lake County School Concurrency Capacity Reservation and Declaration of Covenants, Restrictions, and Easements.

BACKGROUND

On August 7, 2023, the Reserve at Hammock Oaks Subdivision Phases 1- 6 Preliminary Plat was approved by the Town Commission. At the time, the proposal included the construction of 687 Market Rate Single Family Residences, 105 Market Rate Age-restricted Single-Family Residences, and 158 Market Rate Townhomes located on approximately 271.87 acres located approximately 1.2

miles south of Hwy 466, west of Cherry Lake Road and east of Rolling Acres Road. Phases 1 through 6 encompass 950 units. There are eight phases in total: Phase 1, Phase 1A, Phase 2, Phase 2A, Phase 3, Phase 4, Phase 5, and Phase 6.
There are various typical lot sizes depending on the housing types.

Townhomes have minimum lot sizes of:

20 feet by 105 feet and

20 feet by 120 feet

Single-Family Residences have minimum lot sizes of:

40 feet by 120 feet,

50 feet by 120 feet and 50 feet by 130 feet

60 feet by 120 feet and 60 feet by 130 feet

Age-Restricted Single-Family Residences (Phase 6) have minimum lot sizes of:

50 feet by 130 feet

60 feet by 130 feet

On May 6, 2024, the Town Commission approved the annexation, small scale future land use amendment, and rezoning of 24.02 acres of land on Lake Ella Road. The rezoning incorporated the additional land into the Reserve at Hammock Oaks project. The applicant has revised the previously approved preliminary plat plan to include the additional 82 lots and connecting this project to Lake Ella Road.

PROPOSAL

The revised Reserve at Hammock Oaks Subdivision Phases 1- 6 proposes the construction of 769 Market Rate Single Family Residences, 105 Market Rate Age-restricted Single-Family Residences, and 158 Market Rate Townhomes located on approximately 296.26 acres located approximately 1.2 miles south of Hwy 466, west of Cherry Lake Road and east of Rolling Acres Road. Phases 1 through 6 encompass 1032 units. There are nine phases in total: Phase 1, Phase 1A, Phase 2, Phase 2A, Phase 3, Phase 4, Phase 4A, Phase 5, and Phase 6. This proposal adds 82 single family homes and renumbers a portion of the previously approved lots.
As a reminder, the Reserve at Hammock Oaks Project adopted the Memorandum of Agreement under Ordinance 2024-05 stipulating land uses, number of units, setbacks, and restrictions for certain proposed land uses within the Planned Unit Development (PUD).

The Preliminary Plat Plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) Attached are the following items in the packet:

Preliminary Plat Plan Review completed by Town’s Fire Inspector, dated February 28, 2024. (Satisfied)

Preliminary Plat Plan Review completed by Lady Lake Public Works Department, dated March 19, 2024. (Town's Utilities Consultant will be working with the developer to design and model utility needs. Water, Sewer, and Reuse agreements to be executed.).

Preliminary Plat Plan Review completed by the Town Engineer, Tetra Tech, dated March 18, 2024 (Satisfied).

Preliminary Plat Plan and Traffic Review conducted by Lake County Public Works Department.

Lake County School Board Concurrency Application and Service Provider Form enclosed.

The property Future Land Use designation is Singe Family – Medium Density). The Zoning designation is "Planned Unit Development" (PUD) allowing up to four dwelling units per acre on the 296.26-acre parcel, which is in compliance with the proposal. The subject property is located in Sections 29 and 30, Township 18 South, Range 24 East, in Lake County, Florida. The appropriate legal description, a location map, and survey of the property were included with the submitted site plan application.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of 44 sheets, are drawn in 24"x36" pages and have been certified by Robert J. Walpole, Professional Engineer with CHW Professional Consultants, Inc. dated February 14, 2024.

COMMENTS:

Preliminary Plat Plan Approval does not permit the construction of any improvements. The applicant must continue the process via the submittal and approval of an Improvement Plat Plan application. All regulatory agency permits must be submitted to the Town prior to commencing site work.

A Water, Sewer, and Reuse Agreement will have to be created between Town of Lady Lake and the Property Owner/Developer requesting additional utility capacity allocated to service the Reserve at Hammock Oaks Subdivision Phases 1 through 6.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee (TRC) members individually reviewed the application and found the application complete and ready to move forward to the Planning & Zoning Board.
The Town Commission Meeting has been tentatively scheduled to review the Reserve at Hammock Oaks Subdivision- Phase 1 through 6 Preliminary Plat Plan for final consideration on Monday, June 17th, at 6:00 p.m.

Backup material for this agenda item includes:

1. Supporting - Prelim Plat Hammock Oaks

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
PRELIMINARY PLAT APPLICATION

Owner's Information

Owner's Name: see attached owner affidavits

Mailing Address: _____

Telephone Number: _____ Email Address: _____

Applicant's Information

Applicant's Name: CHW c/o Robert Walpole, PE

Mailing Address: 11801 Research Dr, Alachua, FL 32615

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

Applicant is: ____Owner __X__Agent ____Purchaser ____Lessee ____Other

Property Information

Property Address/Location: TBD - south of Hammock Oaks project

Alternate Key: 1283311, 1283523, 1283582, 1283612, 1585031, 2877685, 2879874, 3493737 + addition of 1740045, 1771510, and 3284640

Legal Description:

please see surveys

Name of Subdivision for Preliminary Platting:

The Reserve at Hammock Oaks

Area of the Property: _____Square Feet ____296____Acres

Utilities: __X__Central Water __X__Central Sewer _____Well _____Septic Tank

Zoning of Property: PUD

Proposed Number Lots/Parcels:

1,032 lots

Proposed Use of Property: PUD

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:

preliminary plat and improvement plans for Phase 1 and 2

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: $3,300.00

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
APPLICATION FOR CONCURRENCY DETERMINATION

Purpose for Concurrency Determination

____Comprehensive Plan Land Use Amendment
__X__Preliminary/Final Subdivision Approval
____Rezoning
____Site Plan Approval
____Other

Owner's Information

Owner's Name: see attached property owner affidavits

Mailing Address: _____

Telephone Number: _____ Email Address: _____

Applicant's Information

Applicant's Name: CHW c/o Robert Walpole, PE

Mailing Address: 11801 Research Dr, Alachua, FL 32615

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

Project Information

Alternate Key: 1283311, 1283523, 1283582, 1283612, 1585031, 2877685, 2879874, 3493737 + addition of 1740045, 1771510, and 3284640

Area of the Property: _____Square Feet 296 Acres

Existing Zoning of Property: PUD - Mixed Use

Proposed Zoning of Property: PUD - Mixed Use

Existing Future Land Use of Property: Urban Low

Proposed Future Land Use of Property: SF Medium Density

Residential Lots/Units: 1,032

Non-Residential, Gross Square Footage: _____

ERU Determination

Method of Wastewater Treatment: Septic Tank: __X__ Central Sewer ____ Other ____

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Wastewater Flow Rates: *

ERU Determination Per Chapter 14, Appendix A-A: 1,032 ERUS x 250 = 258,000 GPD

Water Usage: *

ERU Determination Per Chapter 14, Appendix A-A: 1,032 ERUS x 250 = 258,000 GPD

Solid Waste:

(3.39 pounds per capita, per day): 1,032 x 1.86 x 3.39 = 6,507 Pounds

Traffic Analysis

Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):

see enclosed Traffic Impact Analysis

Population (residential only) 1.86 persons per household: 1,919 Persons

Recreation (residential only) 4 acres per 1,000 residents: 7,142 Acres

Signature of Engineer: _____ Date: 02/13/2024

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

PROPERTY OWNER AFFIDAVIT

CHW
Professional Consultants

Owner Name: CAUDILL DAVID M LIFE ESTATE			
Address: 403 Lake Ella Rd Fruitland Park, FL 34731	Phone: contact agent		
Agent Name: CHW, Inc.			
Address: 11801 Research Dr Alachua, FL 32615	Phone: (352) 331-1976		
Other: Kolter Land Partners LLC			
Address: 13252 SW 6th Ave Newberry, FL 32669	Phone: (352) 284-0801		
Parcel No.: 30-18-24-0003-000-01201			
Acreage: 12.25	S: 30	T: 18	R: 24

Requested Action:

To obtain approvals from the Town of Lady Lake and Lake County.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: David M. Caudill
Printed name: David M. Caudill
Date: 02/23/2024

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of FEB., 2024, by DAVID M. CAUDILL.

Personally Known **OR** Produced Identification
Type of Identification Produced: FL D.L.

NOTARY SEAL

Notary Public State of Florida
Michelle H Adkins
My Commission HH 480375
Expires 4/20/2028

Signature of Notary Public, State of FL
Michelle H. Adkins

PROPERTY OWNER AFFIDAVIT

CHW Professional Consultants

Owner Name: CAUDILL DAVID M			
Address: 403 Lake Ella Rd Fruitland Park, FL 34731	Phone: contact agent		
Agent Name: CHW, Inc.			
Address: 11801 Research Dr Alachua, FL 32615	Phone: (352) 331-1976		
Other: Kolter Land Partners LLC			
Address: 13252 SW 6th Ave Newberry, FL 32669	Phone: (352) 284-0801		
Parcel No.: 30-18-24-0003-000-02600 and 30-18-24-0003-000-03500			
Acreage: 11.76	S: 30	T: 18	R: 24

Requested Action:

To obtain approvals from the Town of Lady Lake and Lake County.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: David M Caudill
Printed name: David M. Caudill
Date: 02/23/2024

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of FEB, 2024 by DAVID M. CAUDILL.

Personally Known **OR** Produced Identification
Type of Identification Produced: FL. D.L.

NOTARY SEAL
Notary Public State of Florida
Michelle H Adkins
My Commission HH 480375
Expires 4/20/2028

Signature of Notary Public, State of FL
Michelle H. Adkins

PROPERTY OWNER AFFIDAVIT

CHW
Professional Consultants

Owner Name: CAUDILL DAVID M LIFE ESTATE			
Address: 403 Lake Ella Rd Fruitland Park, FL 34731	Phone: contact agent		
Agent Name: CHW, Inc.			
Address: 11801 Research Dr Alachua, FL 32615	Phone: (352) 331-1976		
Other: Kolter Land Partners LLC			
Address: 13252 SW 6th Ave Newberry, FL 32669	Phone: (352) 284-0801		
Parcel No.: 30-18-24-0003-000-01201			
Acreage: 12.25	S: 30	T: 18	R: 24

Requested Action:

To obtain approvals from the Town of Lady Lake and Lake County.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: David M. Caudill
Printed name: David M. Caudill
Date: 02/23/2024

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of FEB., 2024 by DAVID M. CAUDILL.

Personally Known **OR** Produced Identification
Type of Identification Produced: FL D.L.

NOTARY SEAL

Notary Public State of Florida
Michelle H Adkins
My Commission HH 480375
Expires 4/20/2028

Signature of Notary Public, State of FL
Michelle H. Adkins

PROPERTY OWNER AFFIDAVIT

CHW Professional Consultants

Owner Name: CAUDILL DAVID M			
Address: 403 Lake Ella Rd Fruitland Park, FL 34731	Phone: contact agent		
Agent Name: CHW, Inc.			
Address: 11801 Research Dr Alachua, FL 32615	Phone: (352) 331-1976		
Other: Kolter Land Partners LLC			
Address: 13252 SW 6th Ave Newberry, FL 32669	Phone: (352) 284-0801		
Parcel No.: 30-18-24-0003-000-02600 and 30-18-24-0003-000-03500			
Acreage: 11.76	S: 30	T: 18	R: 24

Requested Action:

To obtain approvals from the Town of Lady Lake and Lake County.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: David M Caudill
Printed name: David M. Caudill
Date: 02/22/2024

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of FEB, 2024 by DAVID M. CAUDILL.

Personally Known **OR** Produced Identification
Type of Identification Produced: FL. D.L.

NOTARY SEAL
Notary Public State of Florida
Michelle H Adkins
My Commission HH 480375
Expires 4/20/2028

Signature of Notary Public, State of FL
Michelle H. Adkins

INSTRUMENT#: 2023116372 OR BK 6214 PG 1515 PAGES: 2 9/21/2023 1:37:12 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$0.70

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
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.

(SEAL)

Notary Public State of Florida
Charles D Johnson
My Commission GG 941810
Expires 04/19/2024

Notary Public Signature

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

DRAFT ORDINANCE 2024-05
TOWN OF LADY LAKE, FLORIDA

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); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part H, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Residential Planned Unit Development" (PUD), entitled to the uses set forth in the Memorandum of Agreement attached as Exhibit "B" to be developed in substantial accordance with the Conceptual Plan, attached hereto as 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 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

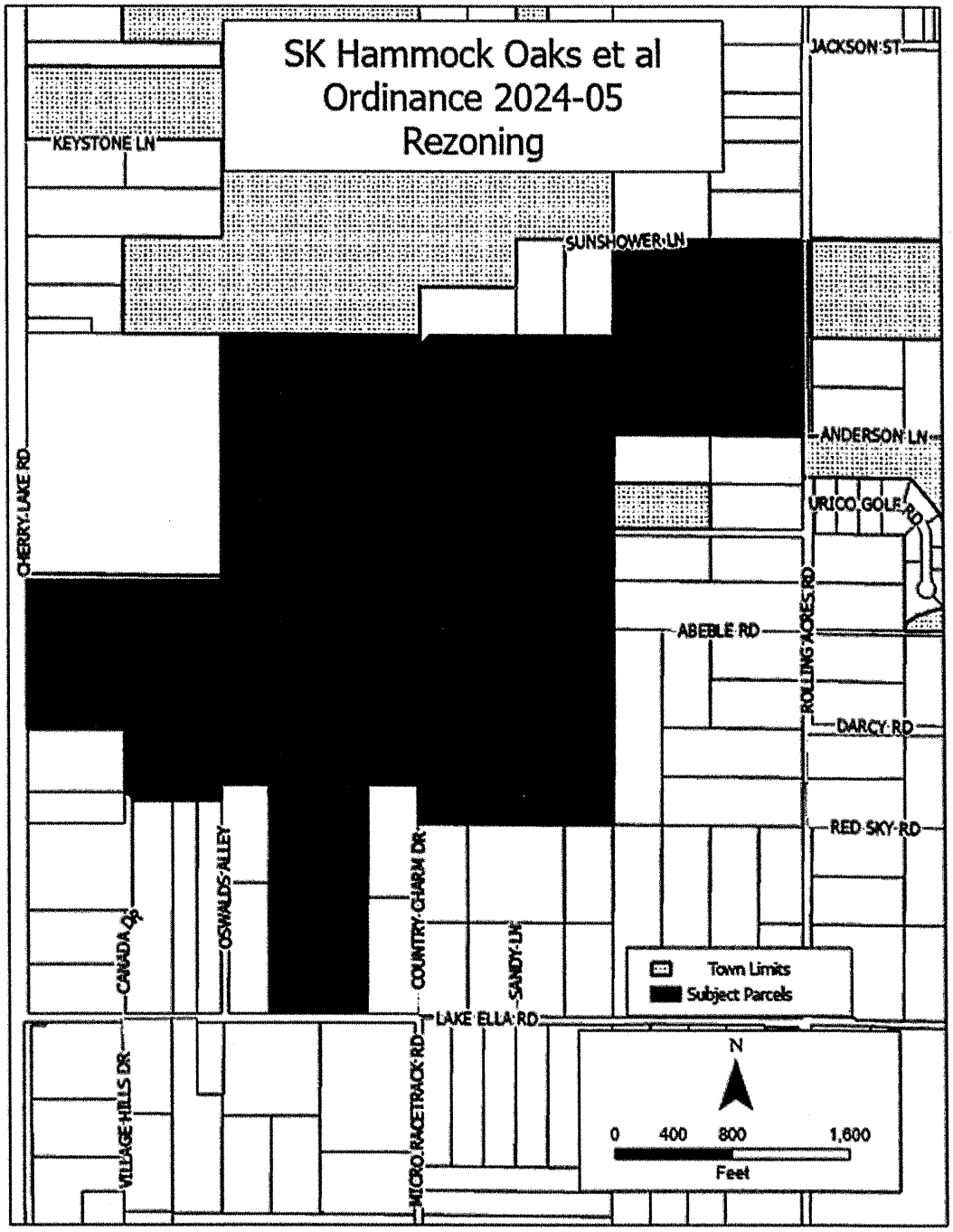
LEGAL DESCRIPTION:

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);

THENCE N 0°12'50" E, ALONG SAID E ROW LINE, A DISTANCE OF 662.23 FT; THENCE N 0°03'55" E, 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 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 SW 1/4 OF NW 1/4 OF SAID SECTION 30 , A DISTANCE OF 1323.38 FT TO THE NE CORNER OF THE S 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 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 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 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 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 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 DISTANCE OF 74.77 FT; THENCE N 45°22'18" E, A DISTANCE OF 106.09 FT TO THE N LINE THE S 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 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 TO THE NE CORNER THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 30; THENCE N 0°17'52" E, ALONG THE W LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30, A DISTANCE OF 662.27 FT TO THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30 ; THENCE S 89°49'34" E, ALONG THE N LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30, A DISTANCE OF 1287.71 FT TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED LANDS CONTAIN: 296.262 ACRES, MORE OR LESS.


SK Hammock Oaks et al
Ordinance 2024-05
Rezoning
JACKSON ST
KEYSTONE LN
SUNSHOWER LN
ANDERSON LN
CHERRY LAKE RD
URICO GOLF RD
ROLLING ACRES RD
ABEBLE RD
DARCY RD
RED SKY RD
OSWALDS ALLEY
COUNTRY CHARM DR
SANDY LN
CANADA Cir
LAKE ELLA RD
VILLAGE HILLS DR
MICRO RACETRACK RD
Town Limits
Subject Parcels
N
0 400 800 1,600
Feet

1

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 1,105 units consisting of 920 single-family detached units and 185 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 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 parties affected.

TOWN OF LADY LAKE

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

Approved as to form:

_____

Derek Schroth, Town Attorney

PROPERTY OWNER

_____

_____, Property Owner/Authorized Signer

STATE OF FLORIDA
COUNTY OF LAKE

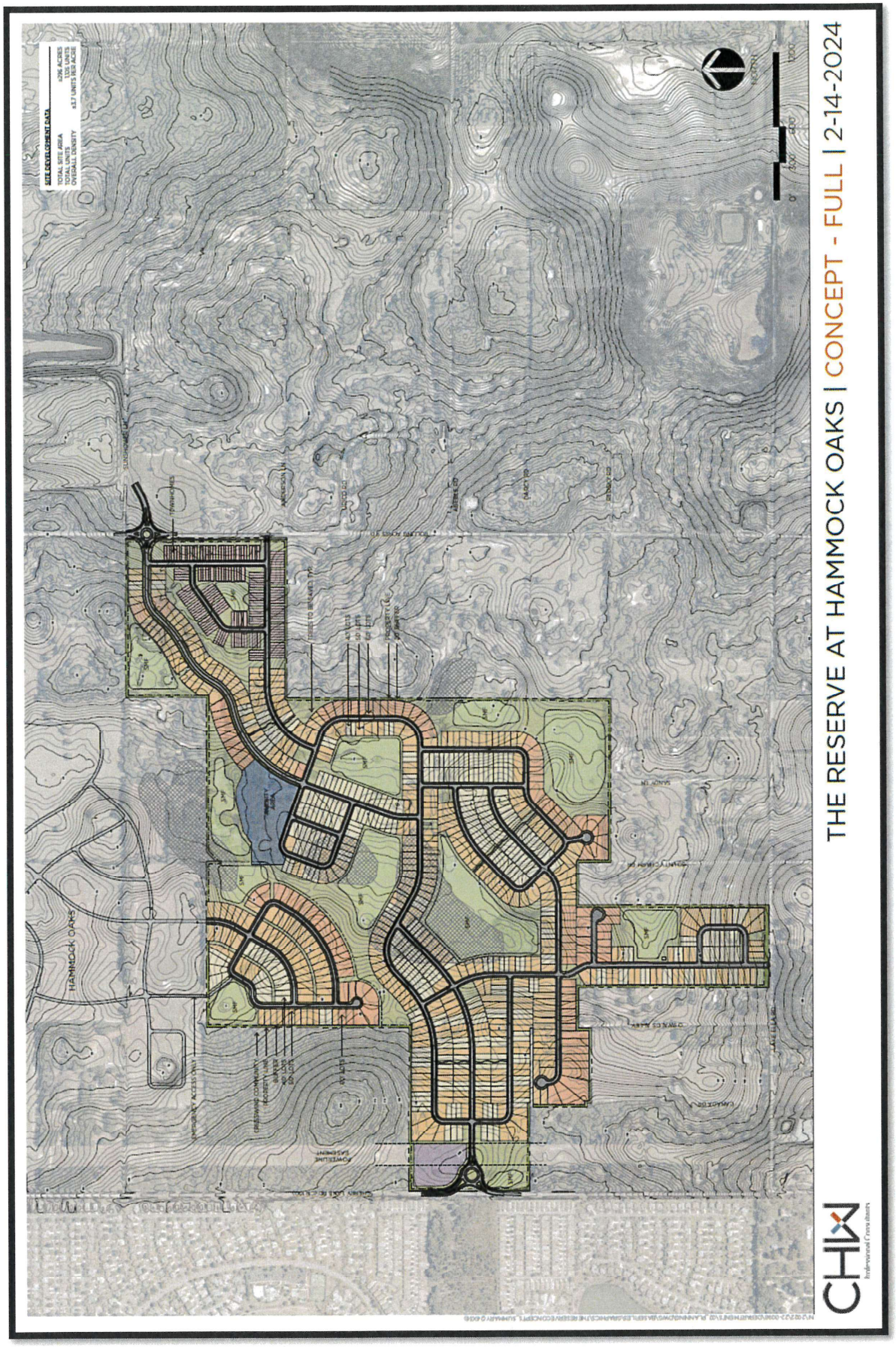
The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this ____ day of _____, 2022 by _____, as Owner/Authorized Signer of the Property, who is personally known to me or has produced _____ as identification.

My Commission Expires:

_____
Notary Public Signature

1

EXHIBIT C — Conceptual Plan



2

INSTRUMENT #202383752
OR BK 6175 PG 12 - 15 (4 PGS)
DATE: 7/12/2023 1:39:18 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $35.50

RESOLUTION 2023-104
TOWN OF LADY LAKE, FLORIDA

RETURN

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, GRANTING A VARIANCE TO AUTHORIZE THE REMOVAL OF 17 VIABLE HISTORIC TREES IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10, SECTION 10-5. c). 3). A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, ON PROPERTY OWNED BY JULIAN AND DIANA MALKIEWICZ, LUGANO DEVELOPMENT, LLC, AND JOSEPH O'DELL, LOCATED WITHIN THE RESERVE AT HAMMOCK OAKS SUBDIVISION PHASES 1 THROUGH 6 (ALTERNATE KEY NUMBERS 1283523, 1283582, 1283612, 2877685, AND 2879874), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Julian and Diana Malkiewicz, Lugano Development, LLC, and Joseph O'Dell, the property owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A," have petitioned for a variance from the provisions of Chapter 10, Section 10-5, c).3).A).; and

WHEREAS, the applicant is requesting to be allowed to remove 17 viable historic trees having a diameter at breast height (DBH) of at least 36 inches; located within the Reserve at Hammock Oaks Subdivision Phases 1 through 6, referenced by Alternate Key Numbers 1283523, 1283582, 1283612, 2877685, and 2879874;

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request, and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 10, Section 10-5, c).3).A)., of the Town of Lady Lake Land Development Regulations which requires a variance for the removal of historic trees, and to allow for the removal of 17 viable historic trees located at the Reserve at Hammock Oaks Subdivision Phases 1 through 6, referenced by Alternate Key Numbers 1283523, 1283582, 1283612, 2877685, and 2879874, within the Town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its adoption by the Town Commission of the Town of Lady Lake.

RESOLVED this 3rd day of July, **2023**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

Jim Rietz, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

Parcel ID 30-18-24-0003-000-01101; ALTERNATE KEY 1283523:

FROM SE COR OF SW 1/4 OF SW 1/4, RUN N 1482 FT TO POB, CONT N 478 FT, W 640 FT, S 442 FT, E 30 FT, S 36 FT, E 610 FT TO POB ORB 1466 PG 1723 ORB 1813 PG 1263

Parcel ID 30-18-24-0004-000-00700; ALTERNATE KEY 1283582:

NW 1/4 OF SE 1/4, N 1056 FT 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 RD R/W-- ORB 2682 PG 2298 ORB 2792 PG 1283 ORB 3167 PGS 453 454 ORB 4960 PG 638

Parcel ID 30-18-24-0001-000-00100; ALTERNATE KEY 1283612:

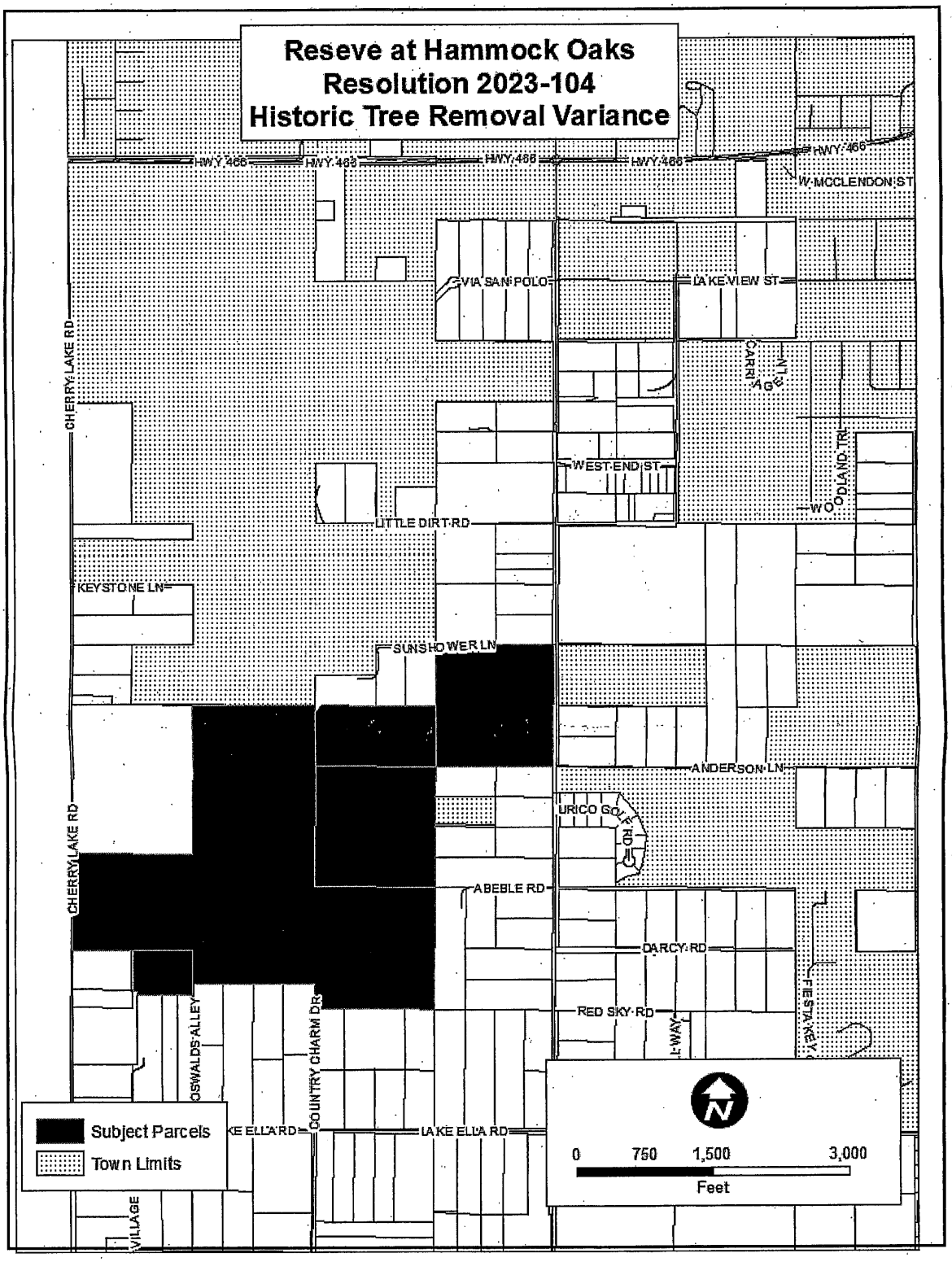
NE 1/4 OF NE 1/4 ORB 2956 PG 992

Parcel ID 30-18-24-0001-000-03000; ALTERNATE KEY 2877685:

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

Parcel ID 30-18-24-0001-000-03100; ALTERNATE KEY 2879874:

SW 1/4 OF NE 1/4 ORB 2956 PG 992


Reseve at Hammock Oaks
Resolution 2023-104
Historic Tree Removal Variance
HWY 466
W MCCLENDON ST
VIA SAN POLO
LAKE VIEW ST
CHERRY LAKE RD
CARRIAGE LN
WOODLAND TRL
WEST END ST
LITTLE DIRT RD
KEYSTONE LN
SUNSHOWER LN
ANDERSON LN
URICO GOLF RD
ABEBLE RD
DARCY RD
RED SKY RD
FIESTA KEY
OSWALDS ALLEY
COUNTRY CHARM DR
LAKE ELLA RD
VILLAGE
Subject Parcels
Town Limits
0 750 1,500 3,000
Feet

Lake County School District
School Concurrency Application & Service Provider Form

Growth Planning Dept.
201 West Burleigh Blvd.
Tavares, FL 32778
(352) 253-6690
Fax: (352) 253-6691

Instructions: Submit one copy of the completed application and applicable fee(s) for each new residential project requiring a concurrency determination of school capacity. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order upon verification of a final development order.

Please check (√) type of application (one only):

[ ] Concurrency Capacity Reservation (site plan, subdivision, plat) [ ] Exemption [X] Amendment [ ] Equivalency
[ ] Adequate School Facilities Determination (Comp Plan, Zoning) [ ] Letter of No Impact [ ] Time Extension

Fees: Concurrency Capacity Reservation ≤ 90 DU ($800) ≥ 91 DU ($1000);
Adequate School Facilities Determination ($500)
Amendment ($500); Equivalency ($500); Time Extension ($300)

PART 1: PROJECT INFORMATION

Include a copy of the site/subdivision plan, last recorded warranty deed and consent form or agent authorization

Project Name: (please include AKA's) The Reserve at Hammock Oaks
Municipality: Town of Lady Lake
Parcel Identification Number (PIN): 30-18-24-0003-000-03500, 30-18-24-0003-000-02600, 30-18-24-0003-000-01201
Alternate Keys: 3284640, 1771510, 1740045
Location / Address Of Subject Property: Between Cherry Lake Rd. and Rolling Acres Rd., south of Sunshower Lane, Lady Lake FL

DEVELOPMENT REQUEST:

Project Data	Type and Number of Units
Recently Annexed: (Y) or N	Single Family 87 new (769 total)
Project Acreage: 24.39	Multi-Family 0 new (158 total)
Total Number of Units: 82	Mobile Home
Will the Project be Phased?[1] (Y/N): Y	Age Restricted (Adults Only)[2] 0 new (105 total)
Concurrency Service Area (CSA): 8	1,032 total units

[1] If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.
[2] A Restrictive Covenant is required for age-restricted communities.

OWNERSHIP/AGENT INFORMATION: NOTE: if an agent, please include an agent authorization/consent form

Owner's Name: DAVID M CAUDILL
Agent's Name: CHW c/o Robert Walpole
Mailing Address: 11801 Research Dr, Alachua, FL 32615
Telephone Number: (352) 331-1976 Fax Number:
Contact Email Address: walpole@chw-inc.com

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature:	**Date:** 2/14/2024

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed:	Petition/Project Number:
Reviewed By:	Reviewers Title:

Government Representative Signature:	**Date:**

PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

Date & Time Received:	Case Number:
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	Payment Received:
District Representative:	**Date:**

Form revised 10/2/2017

LAKE COUNTY SCHOOLS

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · *www.lake.k12.fl.us*

Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Tyler Brandeburg
District 3
Marc Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

April 23, 2024

Mr. Robert Walpole
CHW Consultants
11801 Research Drive
Alachua, FL 32615

RE: The Reserve at Hammock Oaks Amendment – Lady Lake
School Concurrency Capacity Reservation Amendment (Case#LCS2023-08A)
Alternate Keys: 3284640, 1740045, 1771510

Dear Mr. Walpole:

The School Board of Lake County has reviewed the application information for the above referenced residential development. The application indicates 927 dwelling units which results in an amendment to add 72 single-family dwelling units to the original capacity reservation. (855+72=927) The proposed additional units are estimated to generate approximately twenty-two (22) students and would be considered a de minimus impact. Therefore, a full school concurrency review is not required at this time.

The original school concurrency capacity reservation will be amended to reflect the total units for the project. **The capacity reservation will expire on November 21, 2025.** Please notify the school district when the final development order is obtained in order to update the project records.

If you have any questions, please contact me at (352) 253-6694 or at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

C: Thad Carroll, Lady Lk Growth Mgmt. Director (via email)

THE RESERVE AT HAMMOCK OAKS

Project № 22028.2, v2.0
February 2024

TRAFFIC IMPACT ANALYSIS
TOWN OF LADY LAKE
FLORIDA

Prepared by:

Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

Kolter Land Partners
13252 SW 6th Avenue
Newberry, Florida 32669

EXECUTIVE SUMMARY

Project Information

Name:	The Reserve at Hammock Oaks
Location:	East of Cherry Lake Road/CR 100, north of Lake Ella Road and west of Rolling Acres Road
Jurisdiction:	Town of Lady Lake, Lake County, Florida
Description:	769 Single-Family Dwelling Units 158 Multifamily Units (Townhomes) 105 Senior Housing Units

Findings

Trip Generation:	8,132 Daily trips / 589 AM peak hour trips / 810 PM peak hour trips
Access Plan:	One (1) roundabout driveway on Cherry Lake Road/CR 100, one (1) roundabout drive on Rolling Acres Road, one (1) full access driveway on Lake Ella Road
Planned Improvements:	US 441 / US 27 from Lake Ella Road to Avenida Central is currently under construction to be widened to 6 lanes. The widening of Rolling Acres Road from CR 466 to Griffin Avenue is not funded yet for construction within the next three years.
Roadway Capacity:	All study roadway segments are projected to continue to operate within their adopted capacities.
Intersection Capacity:	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.
Improved Intersections:	CR 466 & Rolling Acres Road, with additional eastbound and westbound left turn lanes and signal retiming, is projected to operate at acceptable LOS. CR 466 & US 441 / US 27, with 3-lanes in the northbound and southbound approaches, is projected to operate at acceptable LOS. Rolling Acres Road & US 441 / US 27, with 2-lanes in the northbound and southbound approaches, and signal retiming, is projected to operate at acceptable LOS. Micro Racetrack Road & Lake Ella Road, requires a traffic signal and auxiliary westbound left turn lane to operate at an acceptable LOS.

Recommendations

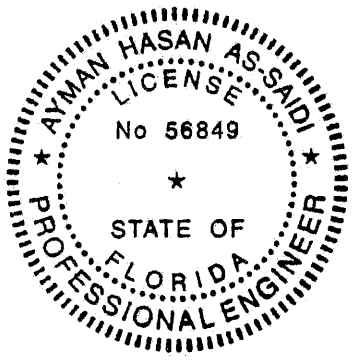
Turn Lane Improvements:	The access driveway on Lake Ella Road should be improved with a 425-foot westbound right turn lane.
Proportionate Share:	The project's estimated proportionate share percentage for adding second eastbound and westbound left turn lanes at CR 466 & Rolling Acres Road, and signalizing Lake Ella Road & Micro Racetrack Road with auxiliary westbound left turn lane are 100% and 15.82%, respectively.

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: The Reserve at Hammock Oaks
LOCATION: Town of Lady Lake
CLIENT: Kolter Land Partners

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEN DIGITALLY SIGNED AND SEALED BY
AYMAN H AS-SAIDI
Digitally signed by AYMAN H AS-SAIDI
Date: 2024.02.13 16:40:52 -05'00'
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
AYMAN H. AS-SAIDI, P.E. NO 56849

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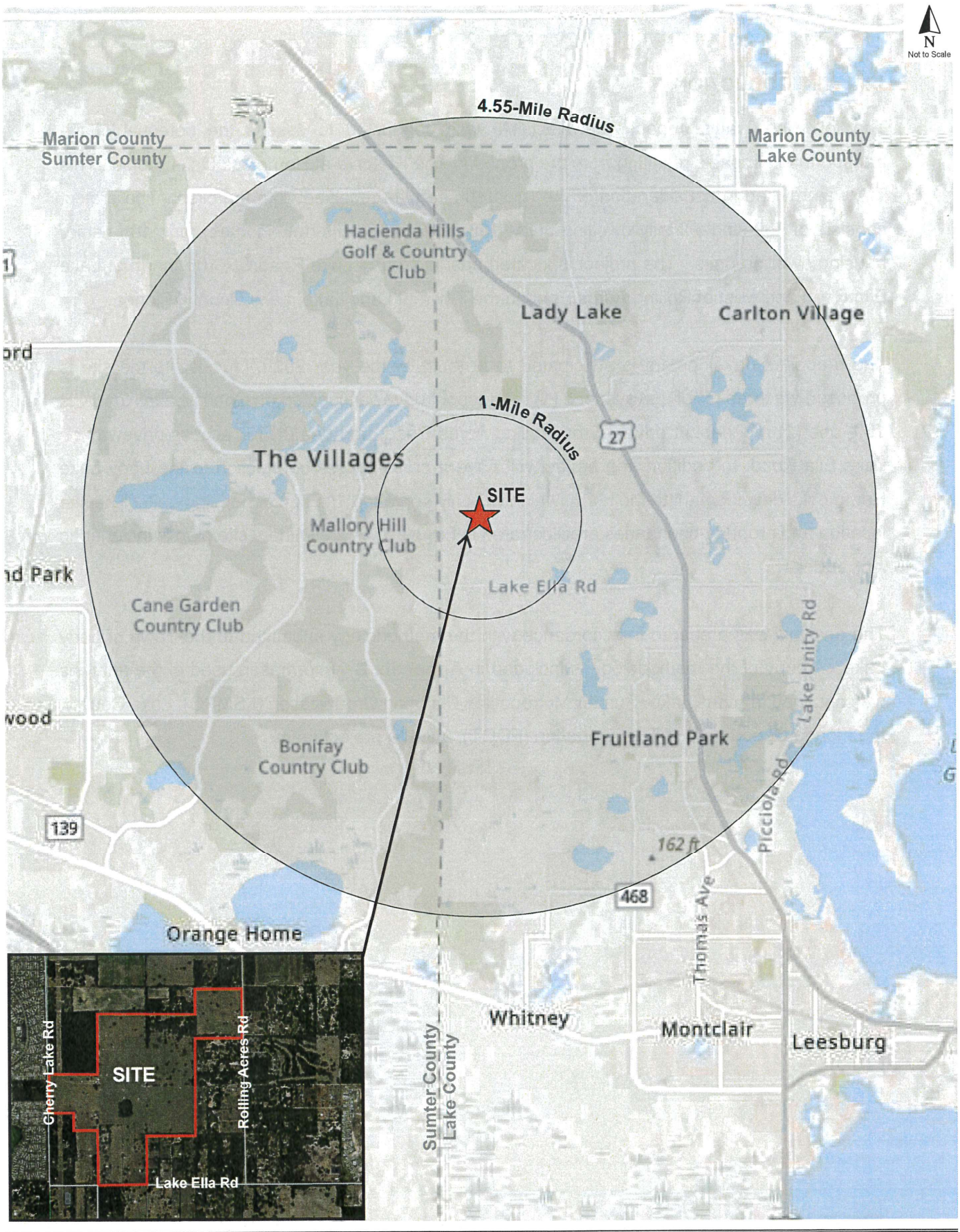
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1.0 INTRODUCTION

The following Traffic Impact Analysis (TIA) was conducted to assess the potential offsite transportation impacts resulting from the proposed The Reserve at Hammock Oaks project. This TIA was revised in consideration of the updated site plan received from the client. The project consists of 769 single-family dwelling units, 158 multifamily units (townhomes), and 105 senior housing dwelling units. The project is located east of Cherry Lake Road/CR 100, north of Lake Ella Road and west of Rolling Acres Road in the Town of Lady Lake, Lake County, Florida.

The proposed development is anticipated to be built by the year 2029. Access to the site is proposed via three (3) driveways; one (1) roundabout driveway located on Cherry Lake Road/CR 100, one (1) roundabout driveway on Rolling Acres Road, and one (1) full access driveway on Lake Ella Road. In addition, the project will have a cross-access connection to the Lady Lake Hammocks development to the north, which will only serve the 105 senior housing units. The site location and property boundaries are illustrated in **Figure 1**. A preliminary site plan is included in **Appendix A**.

The analysis was prepared in accordance with the methodology submitted to the Town of Lady Lake. A copy of the methodology is included in **Appendix B**. Information used in the analysis was obtained from the Lake~Sumter Metropolitan Planning Organization (LSMPO), Lake County, the Florida Department of Transportation (FDOT), and the project team.



Site Location Map
The Reserve at Hammock Oaks
22028.2, v2.0

Figure
1

2.0 EXISTING CONDITIONS

Existing conditions in the vicinity of the site were analyzed to establish a baseline for the traffic conditions prevailing in the vicinity of the proposed development. The analysis included a review of existing roadway segment capacity and analysis of the intersection operations at the study intersections.

2.1 Study Area

The project study area was established based on the standard requirements of the Lake Sumter Metropolitan Planning Organization (LSMPO) methodology and the Town of Lady Lake Land Development Code. The project generates more than 100 peak hour external trips; therefore, a Tier 2 TIA is required. In accordance with the requirements of Tier 2 TIA methodology, the impact area includes roadway segments and intersections within 4.55-mile radius, (½ the trip length for active adult residential land use), in addition to roadways where development is expected to consume 5% or more of their adopted Level of Service (LOS) capacities. The project study area determination is provided in **Table 1**, as determined in the approved methodology.

Table 1
Study Area Determination

Seg ID	Road Name	From	To	# of Lns	LOS Std	Dir Cap	% Trip Distr	Project Trips NB/EB	Project Trips SB/WB	Signif-icance	Within 1 Mile	>5% Sig	Included in Study?
6000085	NE 90TH ST / CR 100 (CHERRY LAKE ROAD)*	TERMINUS (LAKE ELLA ROAD)	CR 466	2	D	730	35%	105	179	**24.52%**	Y	Y	**YES**
210	CR 25	MARION COUNTY LINE	GRIFFIN AVENUE	2	D	1,049	3%	9	15	1.43%	N	N	NO
220	CR 25	GRIFFIN AVENUE	US 441 / US 27	2	D	1,011	5%	15	26	2.57%	N	N	NO
1020	CR 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	4	D	1,665	30%	153	90	**9.19%**	Y	Y	**YES**
1030	CR 466	ROLLING ACRES ROAD	US 441 / US 27	4	D	1,665	15%	45	77	4.62%	Y	N	**YES**
1040	LAKE GRIFFIN RD	US 441 / US 27	GRAYS AIRPORT ROAD	2	D	730	0%	0	0	0.00%	N	N	NO
1060	CR 466A	SUMTER COUNTY LINE	TIMBERTOP LANE	4	D	1,368	15%	77	45	**5.63%**	N	Y	**YES**
1065	CR 466A	TIMBERTOP LANE	CR 468 / ROSE AVENUE	2	D	799	5%	15	26	3.25%	N	N	NO
1070	CR 466A	CR 468 / ROSE AVENUE	US 441 / US 27	4	D	1,629	5%	15	26	1.60%	N	N	NO
1780	EAGLES NEST ROAD	US 441 / US 27	CR 466B	2	D	799	0%	0	0	0.00%	N	N	NO
1930	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	CR 466	2	D	730	0%	0	0	0.00%	N	N	NO
1940	GRAYS AIRPORT ROAD	CR 466	GRIFFIN VIEW DRIVE	2	D	730	0%	0	0	0.00%	N	N	NO
1970	GRIFFIN AVENUE	US 441 / US 27	CR 25	2	D	963	2%	10	6	1.04%	N	N	NO
1980	GRIFFIN AVENUE	CR 25	UNCLE DONALDS LANE	2	D	799	0%	0	0	0.00%	N	N	NO
1990	GRIFFIN AVENUE	UNCLE DONALDS LANE	GRAYS AIRPORT ROAD	2	D	730	0%	0	0	0.00%	N	N	NO
2010	GRIFFIN VIEW DRIVE	US 441 / US 27	GRAYS AIRPORT ROAD	2	D	730	0%	0	0	0.00%	N	N	NO
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	MICRO RACETRACK ROAD	2	D	730	30%	153	90	**20.96%**	Y	Y	**YES**
2254	LAKE ELLA ROAD	MICRO RACETRACK ROAD	ROLLING ACRES ROAD	2	D	730	10%	30	51	**6.99%**	Y	Y	**YES**
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 441 / US 27	2	D	730	15%	45	77	**10.55%**	Y	Y	**YES**
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	D	730	20%	102	60	**13.97%**	Y	Y	**YES**
2750	ROLLING ACRES ROAD	US 441 / US 27	OAK STREET	2	D	1,011	15%	45	77	**7.62%**	N	Y	**YES**
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	2	D	999	15%	45	77	**7.71%**	Y	Y	**YES**
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	2	D	730	30%	153	90	**20.96%**	Y	Y	**YES**
3670	US 441 / US 27	SUMTER COUNTY LINE	GRIFFIN AVENUE	6	D	2,680	15%	45	77	2.87%	N	N	NO
3680	US 441 / US 27	GRIFFIN AVENUE	ALT US 441 / ALT US 27	4	D	1,901	15%	45	77	4.05%	N	N	NO
3690	US 441 / US 27	ALT US 441 / ALT US 27	CR 466	4	D	1,901	5%	15	26	1.37%	N	N	NO
3700	US 441 / US 27	CR 466	LAKE ELLA ROAD	4	D	1,901	10%	51	30	2.68%	N	N	NO
3710	US 441 / US 27	LAKE ELLA ROAD	CR 466A / MILLER BOULEVARD	6	D	2,680	20%	102	60	3.81%	N	N	NO

Source: 2023 Lake County Congestion Management Process (CMP)
** 2023 Sumter County Congestion Management Process (CMP)*

Based on the study area analysis, the following roadway segments will be analyzed for the PM peak hour:

- NE 90th Street / CR 100 (Cherry Lake Road)
  - Lake Ella Road to CR 466
- CR 466
  - Sumter County Line Road to Rolling Acres Road
  - Rolling Acres Road to US 27
- CR 466A
  - Sumter County Line to Timbertop Lane

- Lake Ella Road
  - Sumter County Line to Micro Racetrack Road
  - Micro Racetrack Road to Rolling Acres Road
  - Rolling Acres Road to US 27
- Micro Racetrack Road
  - Lake Ella Road to CR 466A
- Rolling Acres Road
  - US 441 / US 27 to Oak Street
  - Oak Street to CR 466
  - CR 466 to Lake Ella Road

The following intersections will be analyzed for the AM and PM peak hours:

- CR 466 & Cherry Lake Road / CR 100 (Signalized)
- CR 466 & Rolling Acres Road (Signalized)
- CR 466 & US 441 / US 27 (Signalized)
- Rolling Acres Road & US441 / US 27 (Signalized)
- Rolling Acres Road & Lake Ella Road (Unsignalized)
- Micro Racetrack Road & Lake Ella Road (Unsignalized)
- Cherry Lake Road / CR 100 & Project Access Driveway (Proposed)
- Rolling Acres Road & Project Access Driveway (Proposed)
- Lake Ella Road & Project Access Driveway (Proposed)

2.2 Roadway Capacity Analysis

Existing traffic conditions were analyzed to establish the prevailing capacity conditions on the study network for the project. The analysis was conducted using the segments' adopted service volumes and capacities from the TMS tables. The latest traffic volumes on the roadway segments and capacities were obtained from the *2023 LSMPO Congestion Management Plan (CMP) Database* and *2023 FDOT Multimodal Quality / Level of Service (MQ/LOS) Handbook* included in **Appendix C**. The analysis, which is presented in **Table 2** indicates that all study roadway segments currently operate within their capacities.

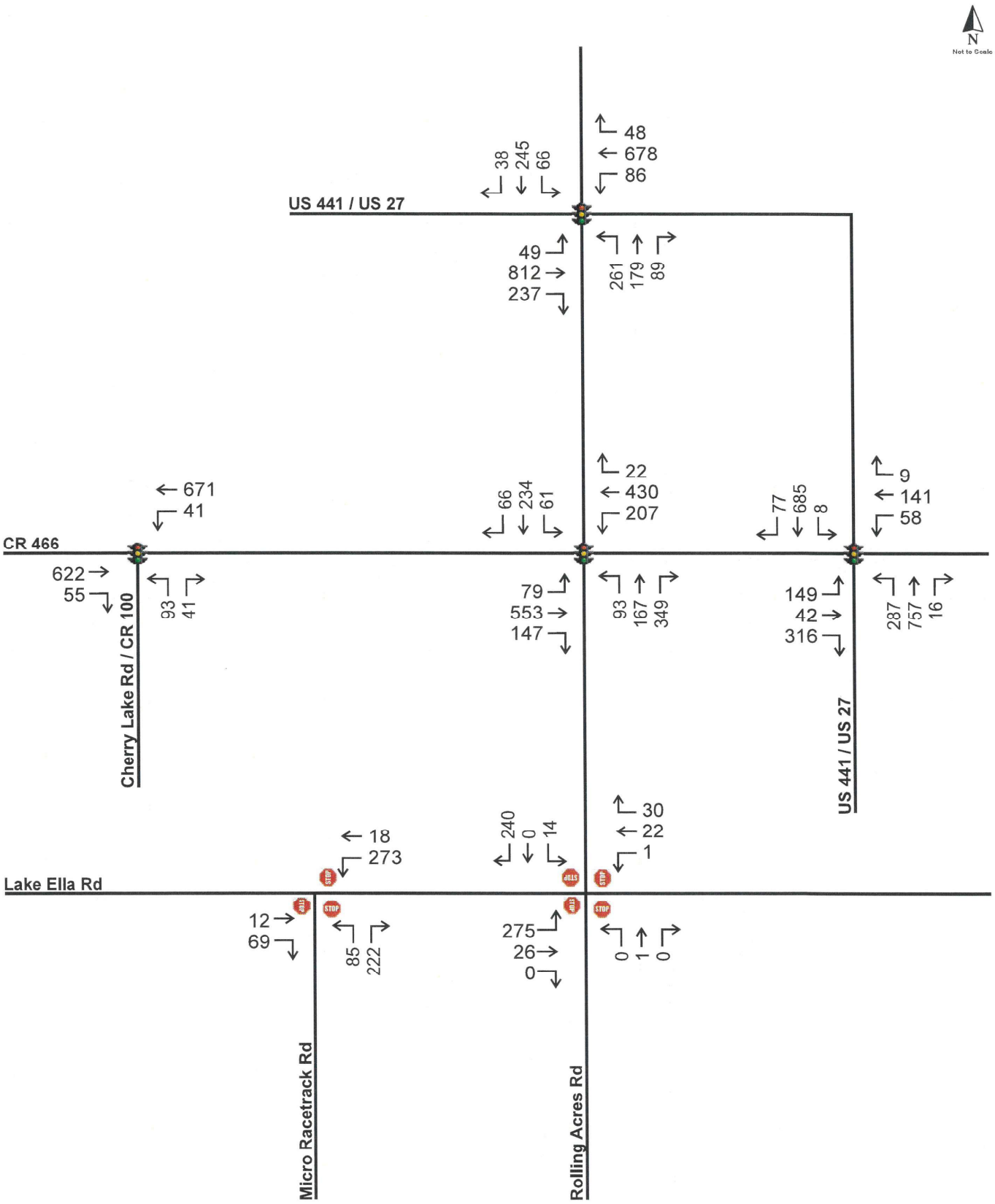
Table 2
Roadway Segments Existing Conditions Analysis

Seg ID	Road Name	From	To	# of Lns	DIVIDED/ UNDIVIDED	URBAN / RURAL	LOS Std	Pk Dir Cap	Existing Volume			
									Dir	Volume	LOS	V/C
6000085	NE 90TH ST / CR 100 (CHERRY LAKE ROAD)*	TERMINUS (LAKE ELLA ROAD)	CR 466	2	UNDIVIDED	URBAN	D	730	NB/EB	107	B	0.15
									SB/WB	147	B	0.20
1020	CR 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	4	DIVIDED	URBAN	D	1,665	NB/EB	910	C	0.55
									SB/WB	910	C	0.55
1030	CR 466	ROLLING ACRES ROAD	US 441 / US 27	4	DIVIDED	URBAN	D	1,665	NB/EB	648	C	0.39
									SB/WB	578	C	0.35
1060	CR 466A	SUMTER COUNTY LINE	TIMBERTOP LANE	4	DIVIDED	URBAN	D	1,368	NB/EB	469	C	0.34
									SB/WB	468	C	0.34
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	MICRO RACETRACK ROAD	2	UNDIVIDED	URBAN	D	730	NB/EB	178	B	0.24
									SB/WB	97	B	0.13
2254	LAKE ELLA ROAD	MICRO RACETRACK ROAD	ROLLING ACRES ROAD	2	UNDIVIDED	URBAN	D	730	NB/EB	66	B	0.09
									SB/WB	64	B	0.09
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 441 / US 27	2	UNDIVIDED	URBAN	D	730	NB/EB	66	B	0.09
									SB/WB	64	B	0.09
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	UNDIVIDED	URBAN	D	730	NB/EB	394	D	0.54
									SB/WB	507	D	0.69
2750	ROLLING ACRES ROAD	US 441 / US 27	OAK STREET	2	UNDIVIDED	URBAN	D	1,011	NB/EB	575	D	0.57
									SB/WB	728	D	0.72
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	2	UNDIVIDED	URBAN	D	999	NB/EB	697	C	0.70
									SB/WB	445	C	0.45
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	2	UNDIVIDED	URBAN	D	730	NB/EB	327	C	0.45
									SB/WB	297	C	0.41

Source: 2023 Lake County Congestion Management Process (CMP)
** 2023 Sumter County Congestion Management Process (CMP)*

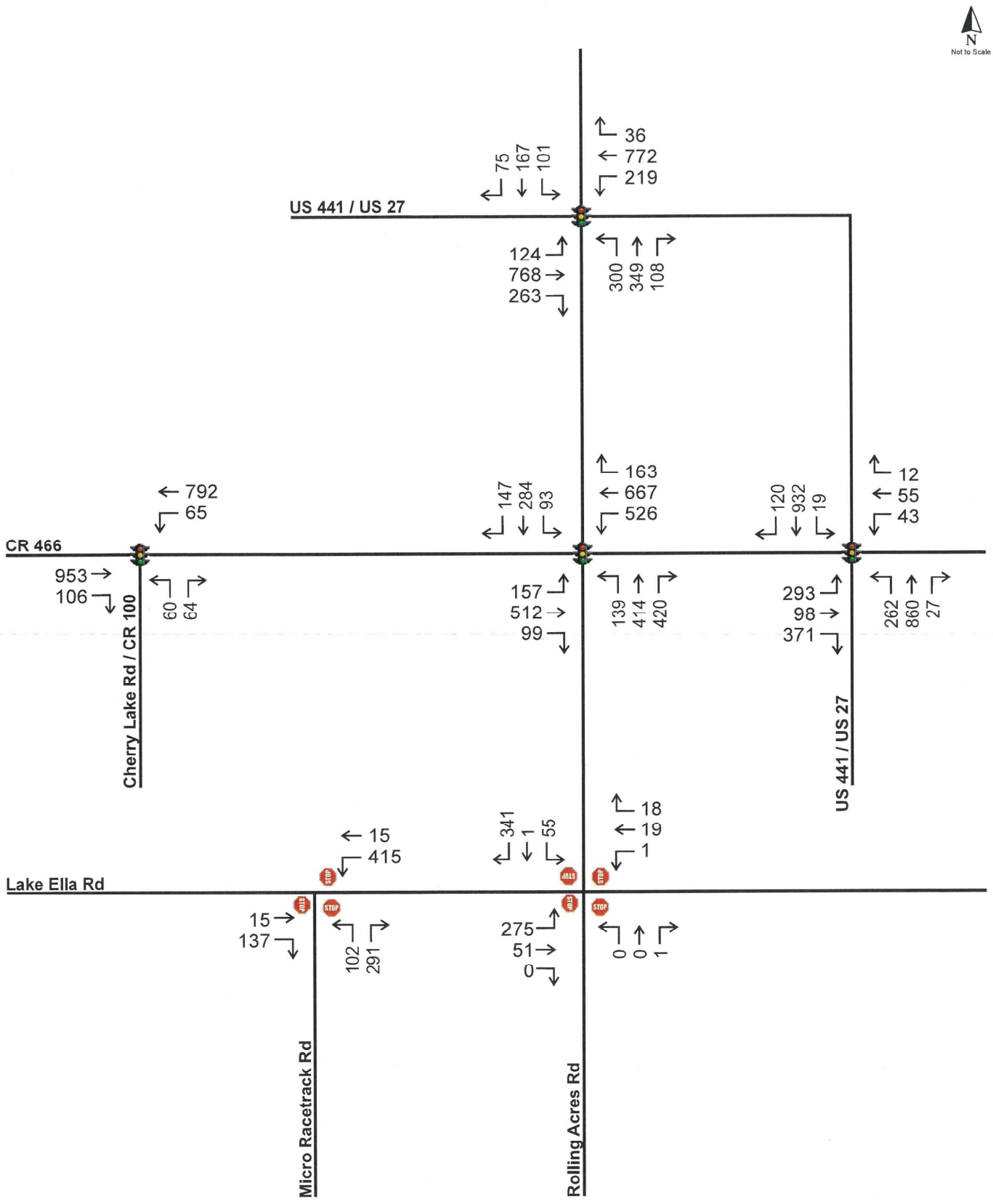
2.3 Intersection Capacity Analysis

An intersection capacity analysis was conducted using *Synchro* software and the methods of the *Highway Capacity Manual, 6th Edition (HCM).* The analysis was performed using existing intersection geometry, existing intersection control, and turning movement volumes during the AM and PM peak hours. Existing turning movement counts were collected by Traffic & Mobility Consultants LLC at the study intersections on January 17, 2024, during off-peak season; therefore, a seasonal factor of 1.02, as obtained from the *Florida Traffic Online* (FTO) website, was applied. The raw turning movement counts and the FDOT *Peak Season Factor Category Report* used in the analysis are included in **Appendix D**. The existing adjusted AM and PM peak hour intersection volumes are displayed in **Figure 2** and **Figure 3**, respectively.



Existing AM Peak Hour Intersection Volumes
The Reserve at Hammock Oaks
22028.2. v2.0

Figure **2**



Existing PM Peak Hour Intersection Volumes
The Reserve at Hammock Oaks
22028.2, v2.0

Figure 3

A summary of the intersection capacity analysis is shown in **Table 3**. Detailed *HCM* analysis output and signal timing data are included in **Appendix E**.

Table 3
Existing Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	Scenario	EB Delay	EB LOS	WB Delay	WB LOS	NB Delay	NB LOS	SB Delay	SB LOS	Overall Delay	Overall LOS
CR 466 & Cherry Lake Rd / CR 100	Signal	AM	Existing	11.4	B	4.8	A	24.9	C	--	--	9.1	A
		PM	Existing	11.5	B	4.3	A	24.9	C	--	--	9.0	A
CR 466 & Rolling Acres Rd	Signal	AM	Existing	28.1	C	21.0	C	29.4	C	32.5	C	26.9	C
		PM	Existing	33.5	C	149.4	F	42.7	D	34.1	C	81.9	F
CR 466 & US441 / US 27	Signal	AM	Existing	42.4	D	45.6	D	29.2	C	35.8	D	34.8	C
		PM	Existing	54.8	D	58.3	E	32.4	C	43.0	D	41.9	D
Rolling Acres Rd & US 441 / US 27	Signal	AM	Existing	59.0	E	55.3	E	35.5	D	273.3	F	81.0	F
		PM	Existing	60.0	E	56.0	E	64.5	E	151.0	F	68.9	E
Rolling Acres Rd & Lake Ella Rd	AWSC	AM	Existing	12.0	B	8.1	A	8.3	A	10.4	B	11.0	B
		PM	Existing	16.1	C	8.9	A	8.3	A	15.5	C	15.4	C
Micro Racetrack Rd & Lake Ella Rd	AWSC	AM	Existing	8.4	A	12.9	B	11.5	B	--	--	11.7	B
		PM	Existing	10.2	B	22.0	C	17.5	C	--	--	18.3	C

Average delay is in seconds

The results of the intersection capacity analysis indicates that the study intersections are currently operating at adequate LOS, except for the intersections of CR 466 & Rolling Acres Road, and Rolling Acres Road & US 441 / US 27, which are currently operating above the adopted LOS.

3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Town of Lady Lake and Lake County *Capital Improvement Programs (CIP)*, *Capital Improvement Elements (CIE),* and the *Lake~Sumter Metropolitan Planning Organization (MPO) Transportation Improvement Plans (TIP)* were checked to identify any planned or programmed improvements to the transportation facilities in the study area for the next three (3) years. The planned and programmed improvements are listed in **Table 4**. Supporting information from the Lake~Sumter MPO is provided in **Appendix F**. The widening of US 27, from Lake Ella Road to Avenida Central is currently under construction; therefore, the improvement was included in the improved projected conditions analysis. Although the widening of Rolling Acres Road is not funded for construction in the next three years, it was included in the improved projected analysis, with the project's roadway proportionate share calculations.

Table 4
Planned and Programmed Improvements

Project Detail	Roadway	Limits	Improvement	Source
FM#4465471	US 441 / US 27	Lake Ella Road to Avenida Central	Widen to 6 lanes	Lake~Sumter MPO
FM#4396651	Rolling Acres Rd	CR 466 to Griffin Ave	Widen to 4 Lanes	Lake~Sumter MPO

4.0 PROJECT TRAFFIC

4.1 Trip Generation

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the project is summarized in **Table 5** and the ITE information sheets are provided in **Appendix G**.

Table 5
Trip Generation Analysis

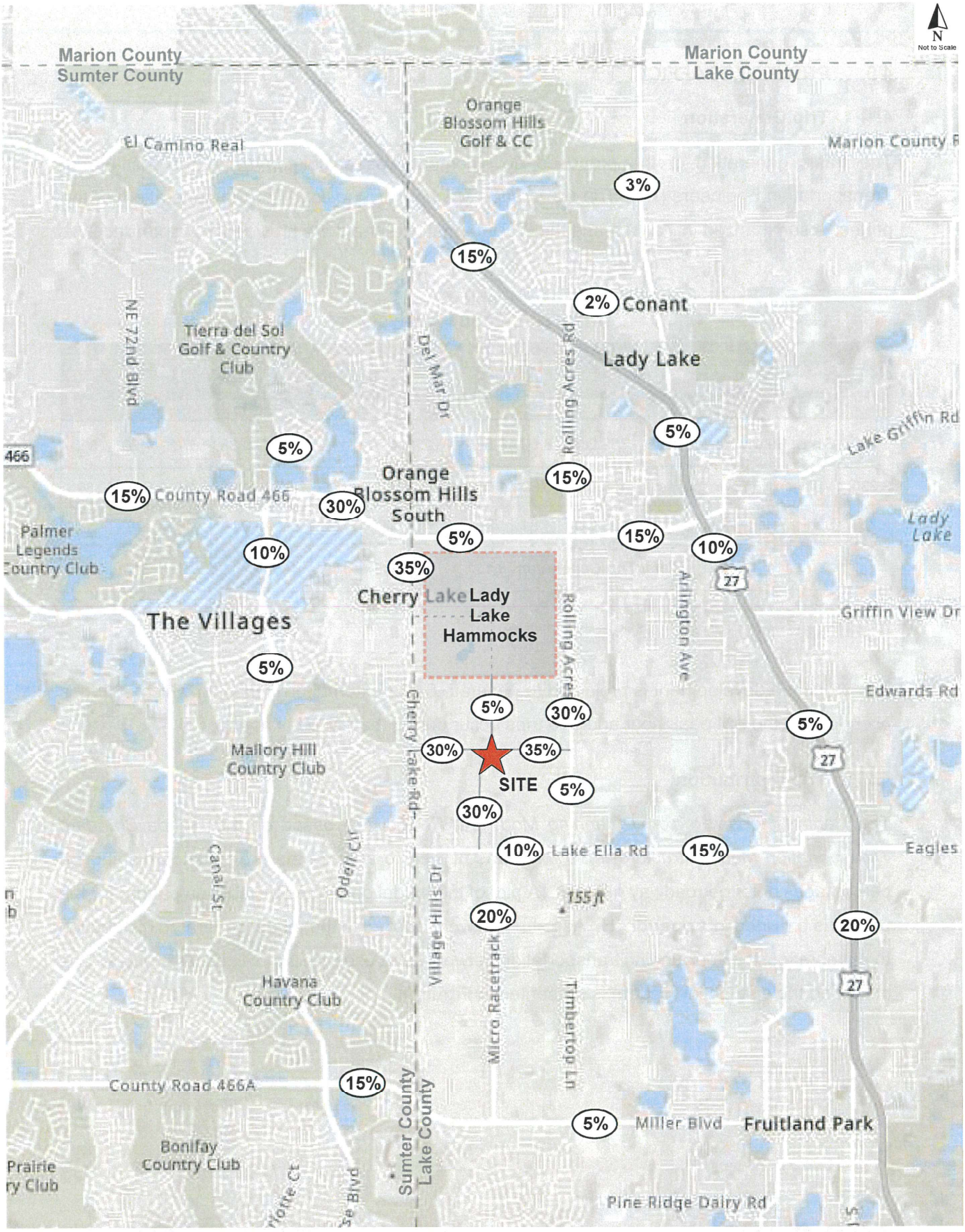
ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential	769 DU	8.57	6,591	0.62	477	119	358	0.88	676	426	250
220	Multifamily (Townhouses)	158 DU	6.89	1,088	0.45	72	17	55	0.56	88	56	32
251	Senior Adult Housing	105 DU	4.31	453	0.38	40	13	27	0.44	46	28	18
	Total Trip Generation			***8,132***		***589***	***149***	***440***		***810***	***510***	***300***

Source: ITE Trip Generation Manual, 11th Edition
ITE equations used when R^2 is greater than 0.75 and more than 20 studies

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.

4.2 Trip Distribution

The *Central Florida Regional Planning Model (CFRPM, v7.0)* based on the *Florida Standard Transportation Model Structure (FSUTMS)* was utilized to analyze the project's trip distribution percentages onto the roadway network. A plot of the model generated distribution pattern for the project is provided in **Appendix H**. Adjustments were applied to the model generated distribution to better reflect the surrounding transportation network, land uses, and known access routes. The proposed trip distribution pattern is presented in **Figure 4.**



Project Trip Distribution
The Reserve at Hammock Oaks
22028.2, v2.0

Figure **4**

5.0 PROJECTED CONDITIONS ANALYSIS

An analysis of projected conditions was conducted to determine the impact of the proposed development on the roadway segment capacity, as well as the proposed access connections and intersections to the site. The project buildout year for the analysis is 2029.

5.1 Background Traffic Projection

Projected background traffic was calculated for the buildout year 2029 by applying the historical growth rates for each study roadway to the historical traffic volume data obtained from *2023 Lake County CMP Database*. A minimum growth rate of 2% was used when the growth rate was less than 2%. The projected traffic from the adjacent approved development, known as Hammock Oaks, was included as vested trips in the analysis. The Hammock Oaks project is a mixed-use development in the Town of Lady Lake located southeast of the intersection of CR 466 and Cherry Lake Road/CR 100. Excerpts from the transportation analysis for the Hammock Oaks development are included in **Appendix I**. The buildout traffic volume is the sum of the projected background traffic, project traffic from the Hammock Oaks development, and the generated project trips.

5.2 Roadway Capacity Analysis

Traffic conditions were analyzed to evaluate the transportation network for background conditions and at project buildout.

Table 6 summarizes the projected roadway segment capacity analysis under the projected conditions for the PM peak hour, which reveals that all roadway segments continue to operate adequately at project buildout.

Table 6
Roadway Segments Projected Conditions Analysis

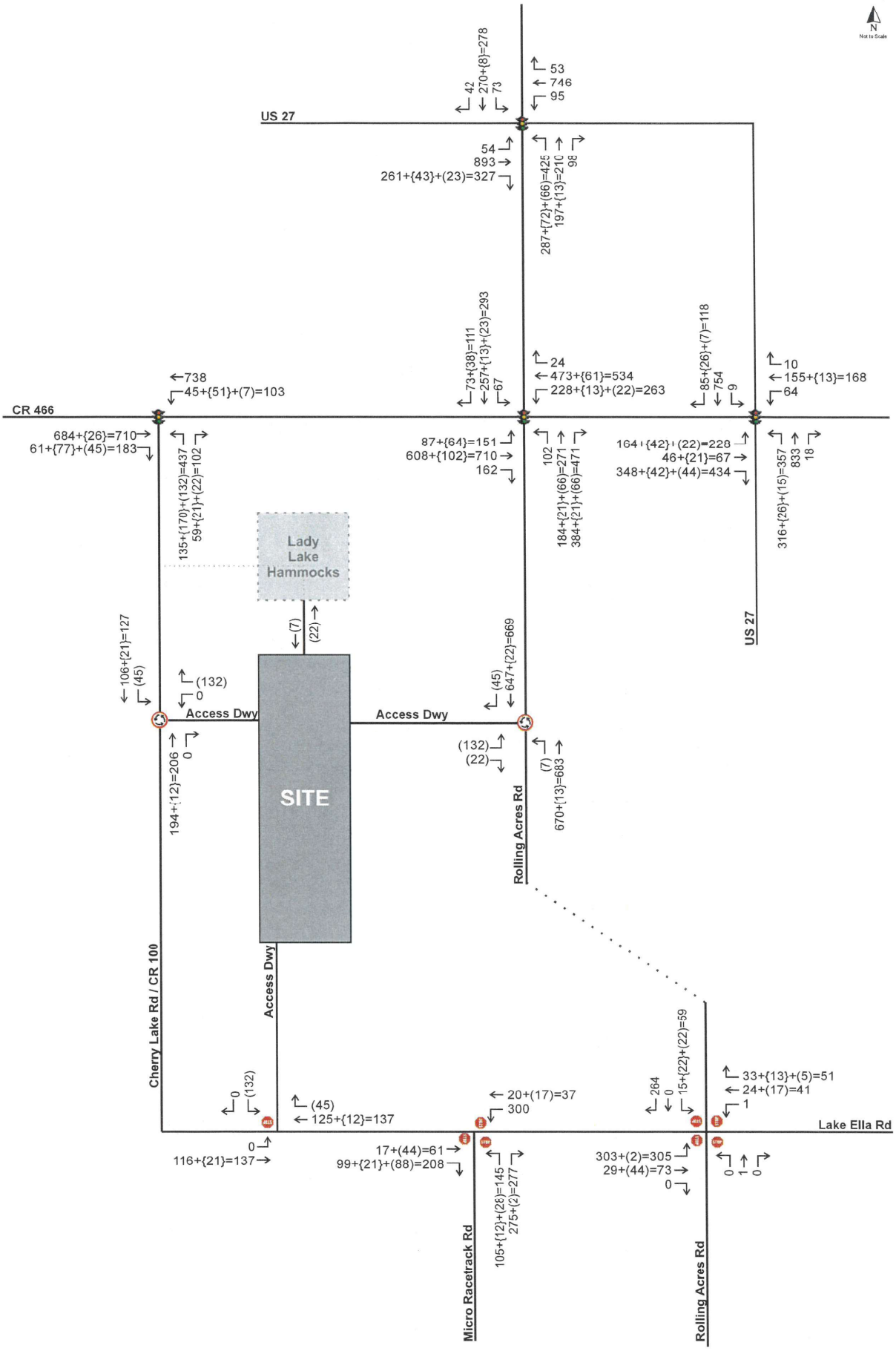
Seg ID	Road Name	From	To	# of Lns	LOS Std	Pk Dir Cap	Dir	Growth Rate	Vested Trips	2029 Background Volume	2029 Background LOS	2029 Background V/C	% Distr	2029 Buildout Trips	2029 Buildout Volume	2029 Buildout LOS	2029 Buildout V/C
6000085	NE 90TH ST / CR 100 (CHERRY LAKE ROAD)*	TERMINUS (LAKE ELLA ROAD)	CR 466	2	D	730	NB/EB	9.00%	183	290	C	0.40	35%	105	395	C	0.54
							SB/WB		257	404	C	0.55		179	583	D	0.80
1020	CR 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	4	D	1,665	NB/EB	2.00%	205	1,115	C	0.67	30%	153	1,268	C	0.76
							SB/WB		103	1,020	C	0.61		90	1,110	C	0.67
1030	CR 466	ROLLING ACRES ROAD	US 441 / US 27	4	D	1,665	NB/EB	2.00%	118	766	C	0.46	15%	45	811	C	0.49
							SB/WB		149	727	C	0.44		77	804	C	0.48
1060	CR 466A	SUMTER COUNTY LINE	TIMBERTOP LANE	4	D	1,368	NB/EB	2.00%	0	526	C	0.38	15%	77	603	C	0.44
							SB/WB		0	525	C	0.38		45	570	C	0.42
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	MICRO RACETRACK ROAD	2	D	730	NB/EB	8.75%	20	272	C	0.37	30%	153	425	C	0.58
							SB/WB		24	148	B	0.20		90	238	B	0.33
2254	LAKE ELLA ROAD	MICRO RACETRACK ROAD	ROLLING ACRES ROAD	2	D	730	NB/EB	2.00%	0	74	B	0.10	10%	30	104	B	0.14
							SB/WB		0	72	B	0.10		51	123	B	0.17
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 441 / US 27	2	D	730	NB/EB	2.00%	21	87	B	0.12	15%	45	132	B	0.18
							SB/WB		27	91	B	0.12		77	168	B	0.23
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	D	730	NB/EB	4.75%	24	507	D	0.69	20%	102	609	D	0.83
							SB/WB		20	652	D	0.89		60	712	D	0.98
2750	ROLLING ACRES ROAD	US 441 / US 27	OAK STREET	2	D	1,011	NB/EB	2.00%	81	656	C	0.65	15%	45	701	C	0.69
							SB/WB		103	831	D	0.82		77	908	D	0.90
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	2	D	999	NB/EB	2.00%	81	781	C	0.78	15%	45	826	C	0.83
							SB/WB		103	548	C	0.55		77	625	C	0.63
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	2	D	730	NB/EB	2.00%	27	367	C	0.50	30%	153	520	D	0.71
							SB/WB		21	333	C	0.46		90	423	C	0.58

Source: 2023 Lake County Congestion Management Process (CMP)

** 2023 Sumter County Congestion Management Process (CMP)*

5.3 Intersection Capacity Analysis

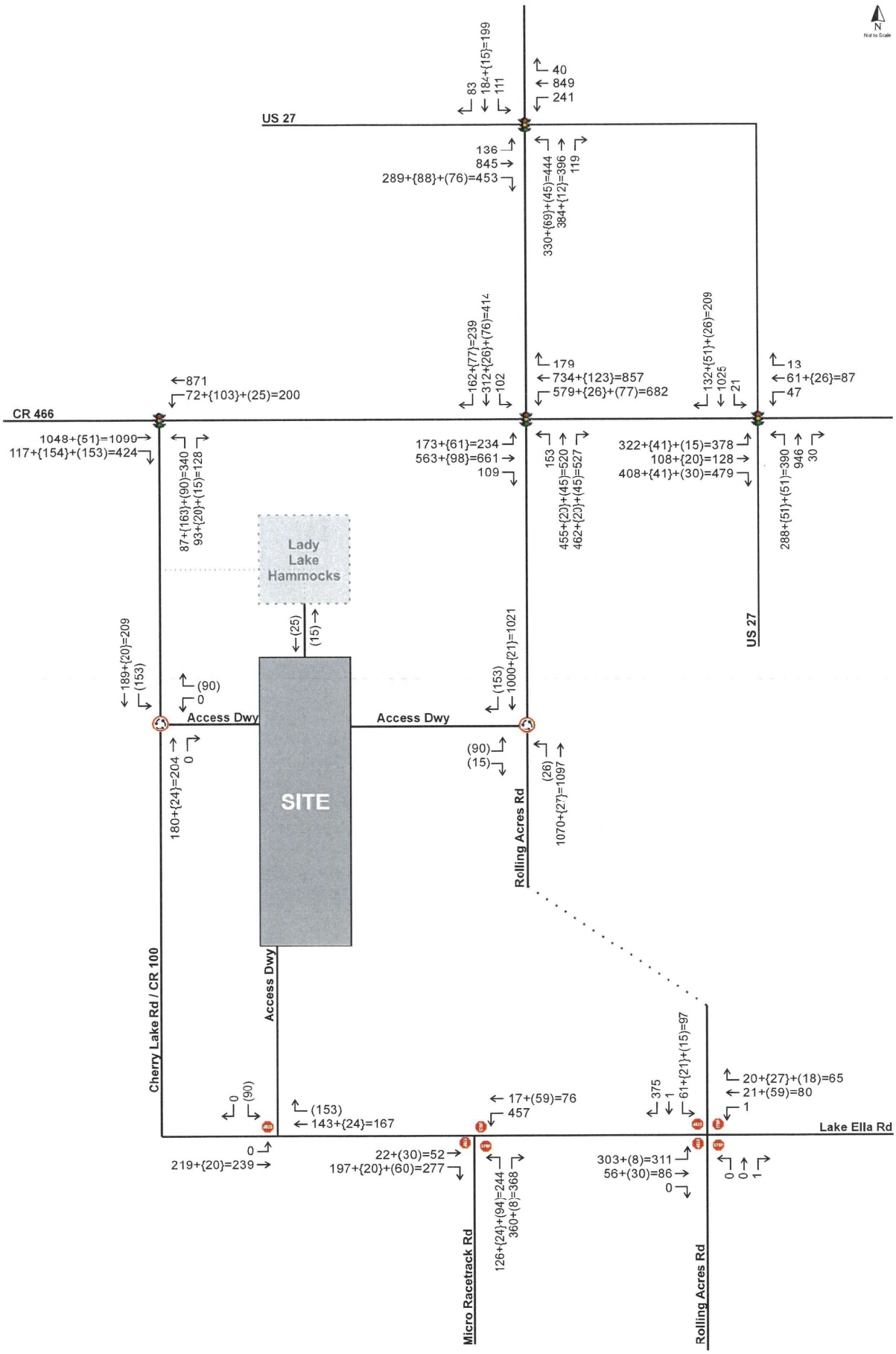
The projected turning movement volumes at the study intersections for the AM and PM peak hours are illustrated in **Figure 5** and **Figure 6**, respectively. The results of the intersection analysis at projected background and project buildout are summarized in **Table 7.** Detailed *HCM* analysis output and intersection volume projections are included in **Appendix J.**



Legend
Background + {Vested} + (Project) = Total

Projected AM Peak Hour Intersection Volumes
The Reserve at Hammock Oaks
22028.2, v1.1

Figure 5



Legend
Background + {Vested} + (Project) = Total

Projected PM Peak Hour Intersection Volumes
The Reserve at Hammock Oaks
22028.2, v1.1

Figure 6

Table 7
Projected Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	Scenario	EB Delay	EB LOS	WB Delay	WB LOS	NB Delay	NB LOS	SB Delay	SB LOS	Overall Delay	Overall LOS
CR 466 & Cherry Lake Rd / CR 100	Signal	AM	Background	17.8	B	9.4	A	25.1	C	--	--	15.5	B
			Buildout	22.3	C	13.2	B	34.6	C	--	--	21.6	C
		PM	Background	18.4	B	9.0	A	33.3	C	--	--	16.4	B
			Buildout	23.6	C	13.2	B	43.5	D	--	--	22.5	C
CR 466 & Rolling Acres Rd	Signal	AM	Background	31.4	C	27.8	C	35.1	D	40.6	D	32.4	C
			Buildout	32.4	C	32.2	C	38.7	D	43.1	D	35.3	D
		PM	Background	35.1	D	217.2	F	85.9	F	55.0	E	121.1	F
			Buildout	37.5	D	293.5	F	94.4	F	77.7	E	157.0	F
CR 466 & US441 / US 27	Signal	AM	Background	51.1	D	55.1	E	49.1	D	42.6	D	48.0	D
			Buildout	53.6	D	57.8	E	61.2	E	44.8	D	54.6	D
		PM	Background	74.8	E	71.2	E	74.3	E	59.3	E	69.2	E
			Buildout	79.1	E	72.1	E	105.7	F	61.4	E	83.4	F
Rolling Acres Rd & US 441 / US 27	Signal	AM	Background	57.3	E	50.8	D	40.3	D	>300	F	88.4	F
			Buildout	57.2	E	50.8	D	41.0	D	>300	F	87.3	F
		PM	Background	58.8	E	56.5	E	119.1	F	206.7	F	87.2	F
			Buildout	58.4	E	56.4	E	117.7	F	206.7	F	86.8	F
Rolling Acres Rd & Lake Ella Rd	AWSC	AM	Background	13.5	B	8.5	A	8.6	A	12.0	B	12.3	B
			Buildout	16.4	C	9.2	A	9.0	A	13.8	B	14.5	B
		PM	Background	20.8	C	9.7	A	8.8	A	22.8	C	21.0	C
			Buildout	30.6	D	12.1	B	9.7	A	33.7	D	29.4	D
Micro Racetrack Rd & Lake Ella Rd	AWSC	AM	Background	9.6	A	16.0	C	15.8	C	--	--	14.9	B
			Buildout	13.2	B	19.8	C	22.1	C	--	--	19.0	C
		PM	Background	14.4	B	46.5	E	46.2	E	--	--	40.1	E
			Buildout	22.0	C	86.7	F	125.4	F	--	--	88.3	F
Cherry Lake Rd & Project Access Dwy	RAB	AM	Buildout	--	--	4.5	A	4.3	A	3.8	A	4.2	A
		PM	Buildout	--	--	4.1	A	4.9	A	5.2	A	5.0	A
Rolling Acres Rd & Project Access Dwy	RAB	AM	Buildout	9.0	A	--	--	11.7	B	9.2	A	10.3	B
		PM	Buildout	12.8	B	--	--	44.2	E	36.3	E	39.0	E
Lake Ella Rd Rd & Project Access Dwy	TWSC	AM	Buildout	0.0	A	--	--	--	--	11.5	B	--	--
		PM	Buildout	0.0	A	--	--	--	--	12.6	B	--	--

Average delay is in seconds

The projected conditions indicate that study intersections are projected to operate at an adequate LOS, except for the following intersections which are projected operate above the adopted LOS:

- CR 466 & Rolling Acres Road, due to high background traffic
- CR 466 & US 441 / US 27, where the project contributes 3% of the total traffic
- Rolling Acres Road & US 441 / US 27, due to high background traffic volumes
- Micro Racetrack Road & Lake Ella Road, where the project contributes 16% of the total traffic

The following findings and mitigation measures are suggested for the intersections, which are projected operate above the adopted LOS at buildout condition:

- 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.

- CR 466 & US 441 / US 27 is part of the ongoing US 441 / US 27 widening project, so with 3-lanes in the northbound and southbound approaches, it is anticipated that the intersection will operate at acceptable LOS.

- 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.

- The all-way stop-controlled intersection of Micro Racetrack Road & Lake Ella Road requires a traffic signal installation and additional left turn lane at the westbound approach to operate at an acceptable LOS.

The analysis results, summarized in **Table 8**, show that the proposed mitigation measures would improve the study intersections to operate at acceptable LOS. Detailed *HCM* analysis worksheets for improved buildout conditions are included in **Appendix K.**

Table 8
Improved Projected Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	EB Delay	EB LOS	WB Delay	WB LOS	NB Delay	NB LOS	SB Delay	SB LOS	Overall Delay	Overall LOS
CR 466 & Rolling Acres Rd	Signal	AM	35.2	D	33.4	C	36.8	D	40.8	D	35.9	D
		PM	78.6	E	70.3	E	67.0	E	65.1	E	70.7	E
CR 466 & US441 / US 27	Signal	AM	45.8	D	50.2	D	43.7	D	40.2	D	43.6	D
		PM	60.7	E	61.8	E	74.8	E	41.2	D	59.8	E
Rolling Acres Rd & US 441 / US 27	Signal	AM	57.4	E	50.3	D	39.6	D	63.6	E	52.3	D
		PM	70.1	E	61.5	E	66.8	E	69.1	E	66.5	E
Micro Racetrack Rd & Lake Ella Rd	Signal	AM	22.3	C	11.4	B	19.8	B	--	--	16.7	B
		PM	33.0	C	20.7	C	31.4	C	--	--	26.7	C

Average delay is in seconds

6.0 ACCESS REVIEW

Cherry Lake Road is a 2-lane undivided roadway, with posted speed of 35 mph in the area. The project is proposed to have one (1) driveway on Cherry Lake Road controlled by a 1-lane roundabout. Rolling Acres Road is currently a 2-lane undivided roadway, with posted speed of 35 mph. The project is proposed to have one (1) driveway on Rolling Acres Road controlled by a 1-lane roundabout. Lake Ella Road is a 2-lane undivided roadway, with posted speed of 45 mph in the area. The project is proposed to have one (1) driveway on Lake Ella Road controlled by a two-way stop control. All proposed intersections are projected to operate at acceptable LOS at project buildout.

Lake Ella Road & Access Driveway

A review of the need for turn lane on Lake Ella Road at the project access driveway was conducted based on Lake County *Land Development Code (LDC)* guidelines, which are provided in **Appendix L**. In accordance with the *LDC* guidelines, a right turn lane is warranted on Lake Ella Road at the project access driveway. For a design speed of 50 mph, the required right turn lane length is calculated as follows:

Right Turn Lane = Taper Length + Storage Length
Taper Length @ 50 mph design speed = 230 feet
Storage Length @ 50 mph design speed = 195 feet
Westbound Right Turn Lane = 230 + 195 = 425 feet

Therefore, the access driveway should be improved with a 425-foot westbound right turn lane.

7.0 ALTERNATIVE TRANSPORTATION MODES

A review of pedestrian and transit facilities near the development was conducted. This review consists of an inventory of available facilities to determine the alternative transportation context for the proposed development.

7.1 Pedestrian Facilities

Cherry Lake Road, Rolling Acres Road, and Lake Ella Road do not currently have sidewalks. The development will construct sidewalks and pedestrian connections throughout the residential development and along the public rights of way as required by Lake County code.

7.2 Bicycle Facilities

Cherry Lake Road, Rolling Acres Road, and Lake Ella Road are not currently improved with dedicated on-street bicycle lanes.

7.3 Transit Facilities

Currently, this area is not served by fixed-route services. The Lake County Connection offers a door-to-door service within the City for medical appointments, grocery shopping, and miscellaneous errands. This service is intended primarily for mobility impaired individuals and senior citizens.

8.0 PROPORTIONATE SHARE

An analysis was conducted to determine the proportionate share for the intersection of CR 466 & Rolling Acres Road and Micro Racetrack Road & Lake Ella Road.

8.1 Intersection Proportionate Share

The proportionate share of the cost to improve the deficient facilities is calculated based on the capacity demand generated by the development as a portion of the cost to improve the intersection capacity.

An intersection capacity analysis was conducted using *Synchro* software and the methods of the *Highway Capacity Manual (HCM).* At the CR 466 & Rolling Acres Road intersection, the capacity from the existing condition and improved condition with second eastbound and westbound left turn lanes were compared. At Micro Racetrack Road & Lake Ella Road, the capacity from the current all-way stop-controlled condition and a fully signalized condition with auxiliary westbound left turn lane were compared. The comparison was made for both intersections by using the projected AM and PM peak hour intersection volumes calculated in Section 5. *HCM* analysis worksheets used in proportionate share calculations are given in **Appendix M**. The proportionate share calculations for both intersections are summarized in **Table 9**. The project's estimated proportionate share percentage for adding second eastbound and westbound left turn lanes at CR 466 & Rolling Acres Road, and signalizing Lake Ella Road & Micro Racetrack Road with auxiliary westbound left turn lane are 100% and 15.82%, respectively. The cost of the improvements will be determined at a later date in cooperation with the Lake County.

Table 9
Intersection Proportionate Share Calculations

Intersection	Improvement	Current Capacity	Improved Capacity	Capacity Increase	Project Trips	Prop Share (%)
CR 466 & Rolling Acres Rd	Add Dual Left Turn Lanes	5873	5994	121	243	100.00%
Lake Ella Rd & Micro Racetrack Rd	Signalization	1564	3151	1587	251	15.82%

9.0 FINDINGS AND CONCLUSIONS

This traffic impact analysis was conducted to assess the impact of the proposed The Reserve at Hammock Oaks project, consisting of 769 single-family dwelling units, 158 multifamily units (townhomes), and 105 senior housing dwelling units. The project is located east of Cherry Lake Road/CR 100, north of Lake Ella Road and west of Rolling Acres Road in the Town of Lady Lake, Lake County, Florida, for the buildout year 2029. The study included a determination of project trip generation, a review of existing and projected roadway and intersection capacity, a review of the site access plan, and a review of alternative transportation modes. The results of the analysis are summarized as follows:

- 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.
- 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.
- 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.
- 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.
- US 441 / US 27 from Lake Ella Road to Avenida Central is currently under construction to be widened to 6 lanes.
- 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.
- 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.
- 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.
- Micro Racetrack Road & Lake Ella Road requires a traffic signal installation and additional westbound left turn lane to operate at an acceptable LOS.

- The project access driveways are projected to operate at an adequate LOS.
- The access driveway on Lake Ella Road should be improved with a 425-foot westbound right turn lane.
- The project's estimated proportionate share percentage for adding second eastbound and westbound left turn lanes at CR 466 & Rolling Acres Road, and signalizing Lake Ella Road & Micro Racetrack Road with auxiliary westbound left turn lane are 100% and 15.82%, respectively.

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 bahaigrass 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

TREE & NATIVE VEGETATION REPORT

22-0098.13

CHW Professional Consultants

To: John Curtis, Kolter Land Partners LLC

Project: The Reserve at Hammock Oaks, Caudill Properties

P.N.: 22-0098.13

From: Laurie F. Hall, PLA, ISA

Date: 1/24/2024

Site Area: Approximately 24.012 Acres

Evaluation of Health of Trees and Native Vegetation

Dear John,

The Town of Lady Lake Land Development Regulations define a historic tree as any tree, except undesirable species with a diameter at breast height (DBH) of 36" or higher. In order to remove a historic tree, the applicant must file for an application of variance consistent with 10-5.c.3. All tree mitigation shall be calculated consistent with the regulations set forth by the Town of Lady Lake.

CHW performed an assessment of the existing historic trees on the project site. The project site is Parcel Alt Keys 1740045, 1771510, and 3284640, and is approximately 24.012 acres.

During our site visit, we observed the condition of each historic tree (36" or greater) and provided a grade on a scale of 0-5 for health and structure. Most of the trees observed are either laurel or live oaks with a few other species observed. As is common with laurel oaks of this size, many of those observed are in poor condition, have significant tip dieback, dropped branches, and or structural damage. Tree-specific notes are provided as appropriate with photos where available.

We look forward to discussing this report with you and answering any questions.

Sincerely –

Laurie F. Hall, PLA, ISA
Director of Landscape Architecture
ISA Certified Arborist FL-9772A

N:\2022\22-0098\Departments\03_Design\02_DWGs\01_Permitting\Tree Reviews\Caudill\240125 Tree Report Caudill Properties.docx

Evaluation Table of Heritage Trees and Other Trees of Significance

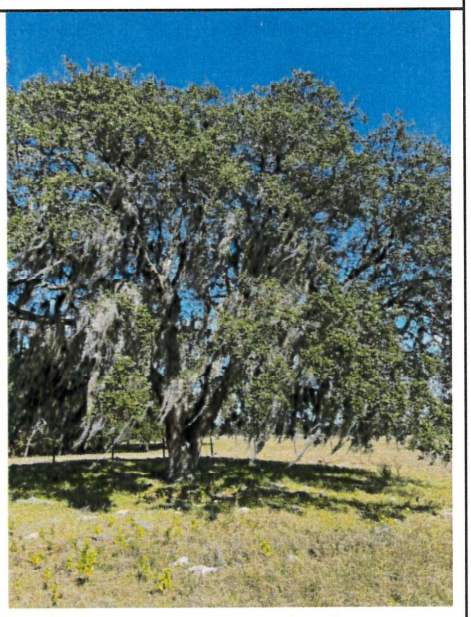
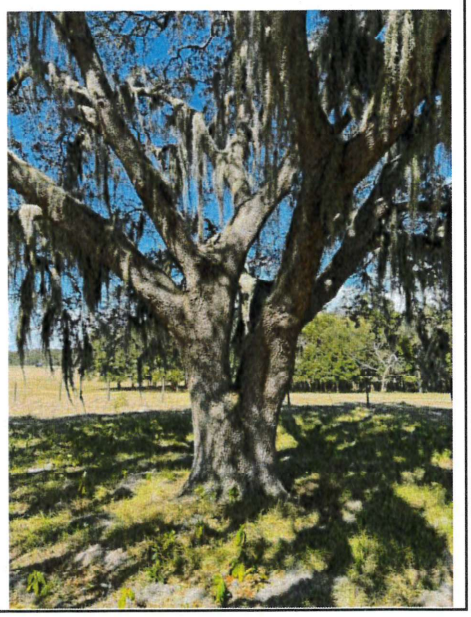
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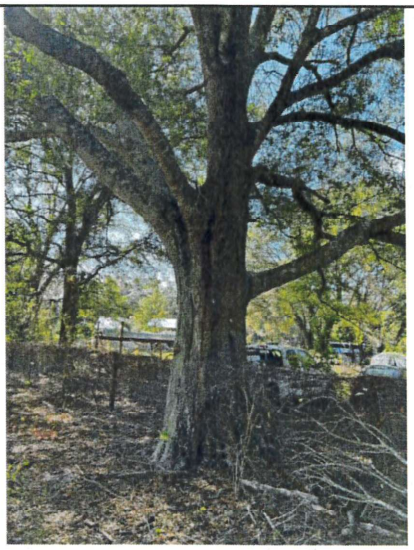
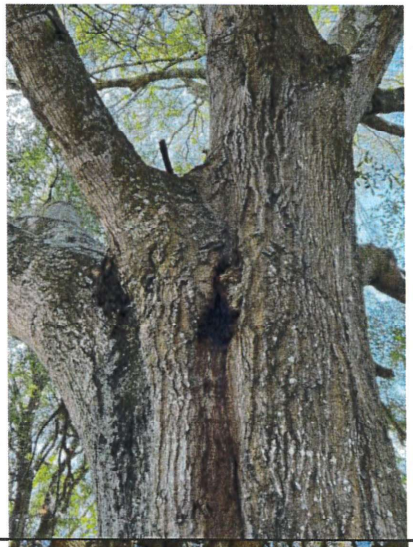
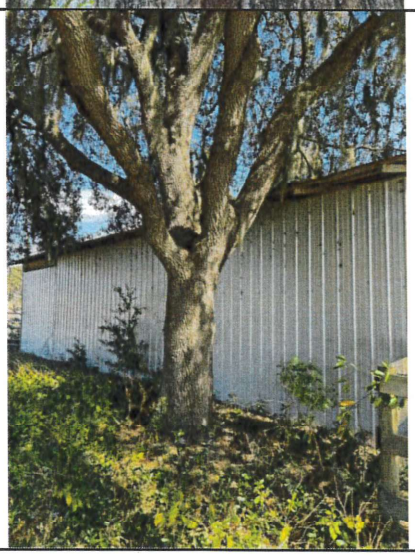
Species & DBH: Species (by common name) of tree, diameter at breast height of tree

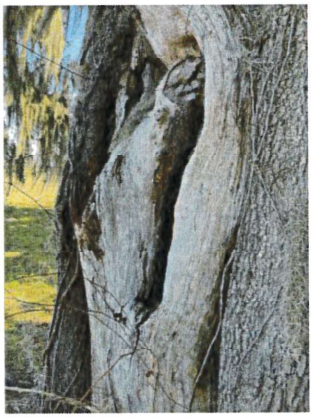
Grade: Onsite evaluation grade determined by Arborist on a scale of 1 to 5, with 1 being the least desirable and 5 the most desirable.

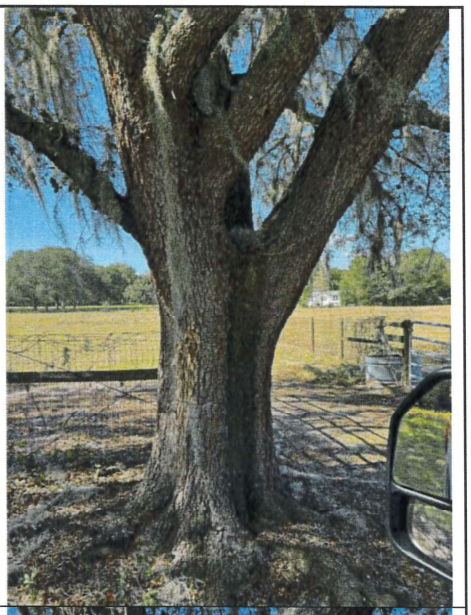
Description: Brief notes about the character and health of each tree evaluated.

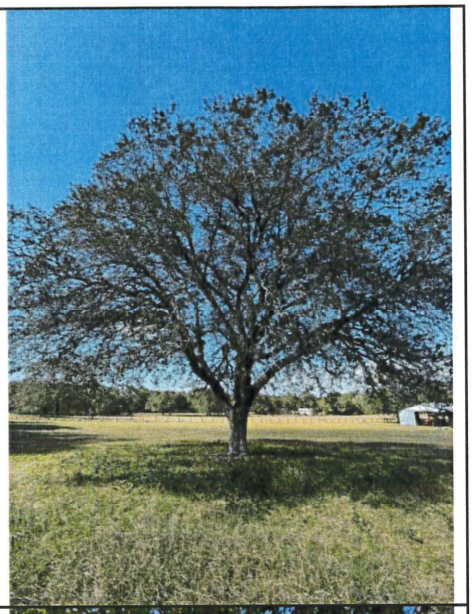
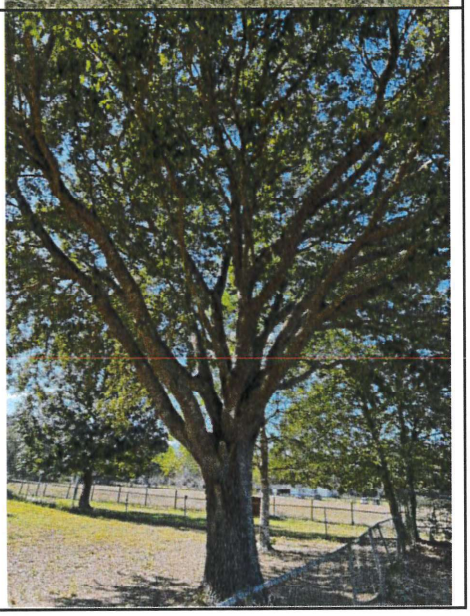
Photo: Thumbnail photo of significant characteristic for further describing tree, if available.

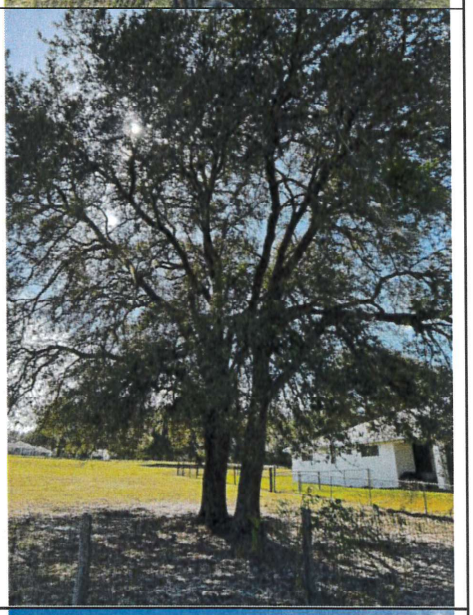
# on Plan	Species & DBH	Grade	Description	Photo (if available)
1	Live Oak, 45"	4.5	Good condition	 

2	Laural Oak, 44”	1.5	Visible cavity in trunk, dropping leaves	 
3	Live Oak, 27”	4	Good shape, single trunk	

4	Live Oak, 56”	1	Very large trunk died with severe decay, at risk of splitting; showing signs of failure with perpendicular cracks; significant fungi growth; tree should not be preserved, should not be near any target	   

5	Live Oak, 35”	4	Single trunk, good shape	
6	Live Oak, 26” and 27”	3	Two trees	

7	Sand Live Oak, 29"	4.5	Good shape, single trunk, nice form	
8	Live Oak, 29"	4	Nice single trunk, upright, good tree	

9	Laurel Oak, 38”	2	Leans heavily to south, has had large branches removed	
10	Live Oak, 27”	3.5	Good shape, two trees	
11	Live Oak, 48”	4.5	Very good condition	

Kerry Barnett Fire Safety Consulting, LLC
Zephyrhills, Florida 33540
PO Box 233, Coal City, Il 60416-0233

Fire Safety Inspector & Plans Examiner
Kerry Barnett

Cell (813) 778-4981
E-mail: kbarnett@firesafetycons.com

Plan Review #: 23-029B
Project: The Reserve at Hammock Oaks (Preliminary Plat)
Location: Lady Lake
Address of Job: Hwy 466/Rolling Acres
Pages: 44

Architect/Engineer: CHW Professional Consultants
Contact: Robert Walpole
Telephone: 352-331-1976
Contractor: N/A
Telephone: N/A

February 28, 2024

I have received and reviewed the preliminary plat plans (Phases 1-6) revised due to adding additional acreage and lots for a complex consisting of single-family homes and townhomes. Plans were reviewed to the best of this reviewer's ability to ensure compliance with the Florida Fire Prevention Code, Florida Statute, Florida Administrative Rule, and any reference NFPA Code or Standard, as well as any applicable local rule/code within the Town. Plans are approved to move forward to construction submittal process with comments below. Any questions, this authority may be contacted through the above email or telephone number.

1. Based on Chapter 18 of the Florida Fire Prevention Code, the minimum fire flow for this project (for residential housing) shall be 1000 gpm's at 20 psi for 1 hour, providing homes in this area are under 5000 sq ft. A flow test shall be conducted at the closest point to the project from Hwy 466 and provided to this authority.
2. Fire hydrants shown appear to be within the 800 ft requirement for spacing between hydrants other than a section on Sessile St (PP13) which looks to be close to 1000 ft. Look at this area. All will be looked at in more detail on the construction plans.
3. Asphalt shall be striped, and signage shall be in place indicating "NO PARKING – FIRE LANE" for designated fire lane locations and hydrant location(s). Further, blue roadway reflectors shall be installed indicating hydrant location. Provide details on plans. See Chapter 18 of NFPA 1 Handbook for examples.
4. Details related to the installation of the water main such as hydrants, hydrant valves, pipe restraining chart, pipe crossover details, etc…shall be provided in plans at time of construction submittal.

Kerry Barnett

KERRY BARNETT, Fire Safety Inspector & Plans Examiner
*3rd Party Reviewer as allowed per F.S.633

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

Rebecca Higgins

From: C.T. Eagle
Sent: Tuesday, March 19, 2024 8:53 AM
To: Rebecca Higgins; Butch Goodman
Subject: RE: Reserve at Hammock Oaks Revised Preliminary Plat

Previous comments still stand related to Reuse Water storage tank and the need for a utilities agreement. Thanks,

C. T. Eagle Sr.
Director of Public Works
Town of Lady Lake
136 Skyline Drive
Lady Lake, FL 32159

Phone: 352-751-1526
Fax: 352-751-1595

Email: cteagle@ladylake.org

From: Rebecca Higgins <rhiggins@ladylake.org>
Sent: Tuesday, March 19, 2024 8:14 AM
To: C.T. Eagle <cteagle@ladylake.org>; Butch Goodman <bgoodman@ladylake.org>
Subject: RE: Reserve at Hammock Oaks Revised Preliminary Plat

Good Morning!

I just wanted to check to see if you have any comments on this. Thanks!

Rebecca Schneider

Senior Town Planner
Growth Management Department

Phone: (352)751-1511
Fax: (352)751-1514
Email: rhiggins@ladylake.org

Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159

Our office hours are Monday - Thursday 7:30 am - 6:00 pm, Closed on Fridays

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

From: Rebecca Higgins
Sent: Tuesday, February 27, 2024 11:27 AM
To: C.T. Eagle <cteagle@ladylake.org>; Butch Goodman <bgoodman@ladylake.org>
Subject: Reserve at Hammock Oaks Revised Preliminary Plat

Good Morning!

Please see the attached revised preliminary plat for The Reserve at Hammock Oaks. This is adding the Caudill property on Lake Ella Road. The hard copy of the plans is in the mail room.

Reserve at Hammock Oaks Revised Preliminary Plat

Thank You,

Rebecca Schneider

Senior Town Planner
Growth Management Department

Phone: (352)751-1511
Fax: (352)751-1514
Email: rhiggins@ladylake.org

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TETRA TECH

MEMO

To:	Thad Carroll, AICP, Growth Management Director Becky Schneider, Senior Town Planner Growth Management Department Town of Lady Lake
From:	Burl (Bo) Reardon, P.E. Preliminary Plat Reviewer Tetra Tech
C:	Eddie Jenkins, PSM
Date:	March 18, 2024
Subject:	**Reserve at Hammock Oaks Subdivision (PUD) Phases 1-6** **PUD or DRI-_Revised Preliminary Plat Review #1**
Tt#:	200-08462-23001

Tetra Tech (Tt) has reviewed the electronic submittal package received February 28, 2024. Our comments are as follows.

1. General Information Comment. The submittal package is a revision to the previously Town approved Preliminary Plat. The revision adds 24.39 acres and 82 lots to the original approved plat. No technical objection.
2. General Information Comment. Overall lots, lots per phase, setbacks, open space, block lengths, densities, pedestrian trail requirements, PUD development criteria, tree removal and replacement, and project overall development criteria are deferred to the PUD agreement, Town Planner, and Town Attorney as applicable.
3. Traffic Impact Study or Traffic Impact Analysis have not been performed as part of this review.

Should have any questions, please do not hesitate to call me at 407-480-3955.

End of Memorandum

Tetra Tech
201 E Pine Street, Suite 1000 Orlando, FL 32801
Tel 407.839.3955 Fax 407.839.3790 tetratech.com

PRELIMINARY PLAT/PLAN
OF
THE RESERVE AT HAMMOCK OAKS
RESIDENTIAL PHASES 1-6

TOWN OF LADY LAKE, LAKE COUNTY FLORIDA

SECTIONS 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST

NOT FOR FINAL RECORDING

SHEET INDEX

SHEET NUMBER	DESCRIPTION
PP-C	PRELIMINARY PLAT COVER SHEET
PP-1	OVERALL MASTER PRELIMINARY PLAT
PP-1E	OVERALL EXISTING CONDITIONS MAP
PP-1C	LEGEND
PP-2 - PP-19	DETAILED PRELIMINARY PLAT
PP-2C	TYPICAL ROADWAY CROSS SECTIONS
PP-21	TYPICAL LOT LAYOUT
PP-22	HERITAGE TREE REMOVAL TABLE
1 - 3	LUGANO WEST PARCELS (ROPERTY ALTA SURVEY
1 - 3	ODELL PROPERTY ALTA SURVEY
1 - 2	MALKIEWICZ PROPERTY ALTA SURVEY
1 - 2	CAUDILL PROPERTY ALTA SURVEY
1 - 8	TOPOGRAPHIC SURVEY

GENERAL NOTES

1. LAND OWNERS:
   LUGANO DEVELOPMENT, LLC
   2801 W ARCHER RD.
   GAINESVILLE, FL 32608

   JULIAS MALKIEWICZ & DIANA M. MALKIEWICZ
   37321 OSWALDS ALLEY
   FRUITLAND PARK, FL 34731

   JOSEPH H. O'DELL, A/K/A JODY O'DELL
   P.O. BOX 398
   WILDWOOD, FL 34785

   DAVID M & LINDA C CAUDILL
   403 LAKE ELLA RD
   FRUITLAND PARK, FL 34731

2. DEVELOPER/SUBDIVIDER:
   KOLTER LAND PARTNERS, LLC.
   132 E SW 6TH AVE
   NEWBERRY, FL 32669
   JOHN CURTIS
   SR. LAND DEVELOPMENT MANAGER

3. ENGINEER OF RECORD:
   ROBERT J. WALPOLE, P.E.
   CHW
   1180 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   WALPOLE@CHW-INC.COM

4. SURVEYOR OF RECORD:
   AARIN H. HICKMAN, PSM
   CHW
   1180 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARINH@CHW-INC.COM

5. DATE OF BOUNDARY SURVEY:
   BY CLEARPOINT SURVEYING, INC.
   09/07/2022
   &
   CHW (CAUDILL)
   09/22/2023

6. WATER SUPPLY:
   A 12" WM EXISTS ON ROLLING ACRES. THIS MAIN WILL BE EXTENDED AS A 12" WM AND WILL LOOP THROUGH THESITE AS A 12" WM & 8" WM ON ALL PROPOSED ROADS.

7. SEWAGE DISPOSAL:
   THE ENTIRE PUD EXCEPT PHASE 6 WILL BE SERVED BY AN 8- INCH GRAVITY SYSTEM THAT FEEDS INTO A LIFT STATION. FROM THE LIFT STATION THE SITE WILL BE CONNECTED TO AN EXISTING 14-FORCE MAIN ON ROLLING ACRES ROAD. PHASE 6 WILL CONNECT TO AN EXISTING 8-INCH GRAVITY STUB OUT FROM HAMMOCK OAKS PUD.

   ALL UTILITIES SHOWN ON THIS PRELIMINARY PLAT ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND CONSTRUCTION PLANS.

8. DRAINAGE:
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE SUBDIVISION IN THE LOW AREAS AND HAVE BEEN SIZED TO MEET SJRWMD AND TOWN OF LADY LAKE.

9. ELECTRICAL UTILITY PROVISION:
   SECO

10. NATURAL FEATURES:
    THE ENCLOSED SHEETS ILLUSTRATE THE EXISTING TREES THAT WILL BE PROTECTED. REFER TO ACCOMPANYING SHEETS FOR DETAILS.

11. ZONING/LAND USE INFORMATION:
    ZONING = PUD - MIXED USE
    LAND USE = SF MEDIUM DENSITY

    SETBACKS:
    LOTS INTERNAL TO DEVELOPMENT - 15' FRONT
    10' REAR*
    5' SIDE
    0' SIDE FOR VILLAS /TOWNHOMES
    *LOT 1022 & 1023 HAVE 5-FT REAR YARD SETBACK
    ADJACENT TO NON RESIDETIAL - 10'
    SETBACK TO CHERRY LAKE ROW - 25'
    TOWNHOMES TO SINGLE FAMILY - 30'
    CR 466 ROW - 50'

12. BUFFER: 20' CLASS A AT PROJECT PERIMETER.

13. PHASING TABLE:

	PHASE									
	1	1A	2	2A	3	4	4a	5	6	Totals
40	78	0	17	0	89	48	38	67	0	337
50	67	0	39	0	49	91	33	67	0	346
60	14	0	16	0	19	24	13	0	0	86
Townhomes	0	80	0	78	0	0	0	0	0	158
Age Restricted	0	0	0	0	0	0	0	105	105	
Total	159	80	72	78	157	163	84	134	105	1032

NOTE: THERE IS NO MINIMUM LOT SIZE IN THE PUD.

14. LAND USE
    TOTAL SITE AREA OF PRELIMINARY PLAT- 296.26 ACRES
    TOTAL OPEN SPACE - 110.68 ACRES
    TOTAL LOT AREA - 145.94 ACRES
    TOTAL PUE - 39.64 ACRES

NOTE:
OPEN SPACE INCLUDES ALL BUFFERS, AMENITY AREAS, COMMON AREAS, AND STORM WATER AREAS.

THE PUD REQUIRES A MINIMUM OF 25% OPEN SPACE WHICH THIS PRELIMINARY PLAT HAS 37% AND THEREFORE EXCEEDS THE REQUIREMENTS. EACH PHASE WILL INCLUDE A MINIMUM OF 25% OF OPEN SPACE OR COLLECTIVELY TO DATE HAVE 25% OPEN SPACE AT THE TIME OF FINAL PLAT.

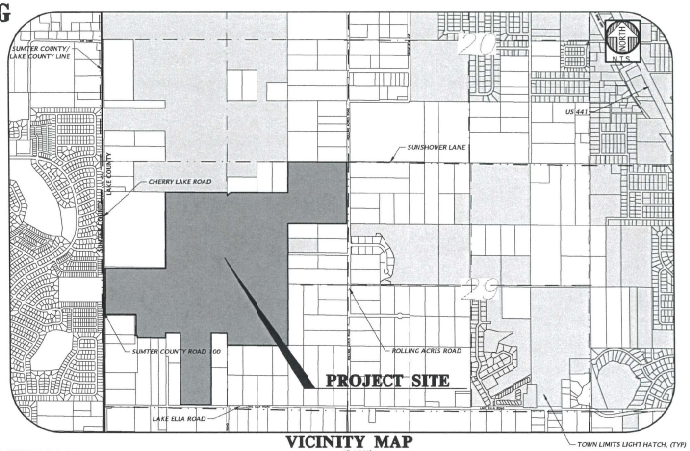
15. FIRE NOTES
    A. BASED ON CHAPTER 18 OF THE FLORIDA FIRE PREVINTION CODE, THE MINIMUM FIRE FLOW FOR THIS PROJECT (FOR RESIDENTIAL HOUSING SHALL BE 1,500 GPM'S AT 20 PSI FOR 1 HOUR, PROVIDING HOMES IN THIS AREA ARE UNDER 3000 SQ.FT. TESTS AND MODELS TO BE PROVIDED DURING CONSTRUCTION PLAN REVIEW.

    B. SINGLE FAMILY FIRE HYDRANTS WILL BE PROVIDED AND SPACING SHALL BE NO GREATER THAN 800 FEET WITH THE CLOSEST POINT FROM HYDRANT TO A SINGLE-FAMILY HOME BEING NO GREATER THAN 400 FEET. HYDRANT LOCATIONS TO BE PROVIDED IN DETAIL WITH THE CONSTRUCTION DOCUMENTS.

    C. ASPHALT WILL BE STRIPED, AND SIGNAGE SHALL BE IN PLACE INDICATING " NO PARKING – FIRE LANE" FOR DESIGNATED FIRE LANE LOCATIONS AND HYDRANT LOCATIONS AND BLUE ROADWAY REFLECTORS SHALL BE INSTALLED INDICATING HYDRANT LOCATION. DETAILS TO BE PROVIDED DURING CONSTRUCTION PLAN REVIEW AND APPROVAL.



GENERAL LOCATION MAP



VICINITY MAP
1"=1,200'

16. LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TOWN OF LADY LAKE, LAKI COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE NORTH 89 49'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 48.00 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°13'17" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1325.93 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4OF THE NORTHEAST 1/4 OF SAID SECTION 30 ; THENCENORTH 89 47'06" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THENORTHEAST 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°17'21" WEST, ALONG THE EAST LINE OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 1326.23 FEETTO THE NORTHEAST CORNER OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 30 ; THENCE SOUTH 0°25'3" 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 ; THENCENORTH 89°41'22" WEST, ALONG THE SOTH 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°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 THENORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ;THENCE NORTH 89 45'30" WEST, ALONG THE NORTHLINE OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4OF SAID SECTION 30 , A DISTANCE OF 3440.8 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 18'1.5" WEST, ALONG THEEAST LINE OF THE WEST 330 FEET OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4OF SAID SECTION 30 AND ALONG THE EAST LINE OF THE WEST 330 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 30 , A DISTANCE OF 1313.93 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE ELLA ROAD (HAVING A RIGIT OF WAY WIDTH OF 66 FEET); THENCENORTH 89°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 1'3.13" EAST ALONG THE EAST LINE OF THE WEST 330 FEET OF THE SOUTHEAST 1/4 OF THESOUTHWEST 1/4 OF SAID SECTION 30 AND ALONG THE EAST LINE OF THE WEST 330 FEET OF THE SOUTH 264 FEET OF THENORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 1334.18 FEET TO THE NORTHEAST CORNER OF THE EAST 130 FEET THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ; THENCE NORTH 89 45'30" 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 330.00FEET 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°13'33" WEST, A DISTANCE OF 105.33 FEET, THENCE NORTH 89°45'21" WEST, A DISTANCE OF 609.99 FEET; THENCE NORTH 0°14'10" EAST, A DISTANCEOF 36.00 FEET; THENCENORTH 89°45'30" 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°27'44" 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 DISTANCEOF 3.61 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 LINEOF 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°31'41" 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 SOUTHLINE 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 OI 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; THENCI NORTH 0°09'55" 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°13'31" 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 44'1.5" 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 S AID 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°20'46" 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°21'18" EAST, A DISTANCE OF 106.09 FEET TO THE NORTH LINE THESOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAS" 1/4 OF SAID SECTION 30; THENCE SOUTH 89 49'55" 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 1153.48 FEET TO THE NORTHEAST CORNER THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCENORTH 0°17'52" EAST, ALONG THE WEST LINE OF THE NORTHEAT 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 1287.7 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS CONTAIN: 296.262 ACRES, MORE OR LESS.

PROPOSED STREET NAMES

STREET NAME	STREET LENGTH	STREET WIDTH
BLACKSUM WAY	1316.74	50-FT PAE
SWAMP CHESTNUT LOOP	1521.33	50-FT PAE
VIBURNUM LANE	1511.99	56-FT PAE
BUCKYEYE DRIVE	4932.71	50-FT PAE
BUR OAK AVENUE	2327.53	50-FT PAE
CORMORANT STREET	170.00	50-FT PAE
MUHLY WAY	964.84	50-FT PAE
ROCK PIGEOR COURT	246.27	50-FT PAE
SPARTINA STREET	985.67	50-FT PAE
SESSILE OAK LANE	2,752.62	50-FT PAE
SHINGLE OAK AVENUE	1,934.69	50-FT PAE
SHUMARD WAY	930.00	50-FT PAE
SUNSHOWER DRIVE	1,559.21	70-FT PAE & 50-FT PAE
VILLANOVA CIRCLE	1,114.59	56-F' PAE
COORDGRASS STREET	1,986.32	50-F' PAE
BLUEJACK OAK	1,465.67	50-F' PAE
FRINGETREE WAY	1,396.79	50-F' PAE
ZAMIA STREET	1,948.81	50-F' PAE
ZAMIA LOOP	926.33	50-F' PAE
FISH CROW COURT	412.92	50-F' PAE
TOTAL	38,605.01	

*PAE= PRIVATE ROAD WITH PUBLIC ACCESS EASEMENT

FLOOD ZONE:
THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12069C0155E FOR LAKE COUNTY, DATED NOEMBER 18, 2012, "OWN OF LAKE COMMUNITY NO. 120013, LAKE COUNTY COMMUNITY NO. 12021 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LIKEI SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICECENTER (HTTPS://MSC.FEMA.GOV).

1180 Research Drive
Alachua, FL 32615
(352) 331-1976
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est. 1988 FLORIDA CA-0075

CHW Professional Consultants

VERIFY SCALE
IF BAR DOES NOT MEASURE 1" ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SCALE: N/A

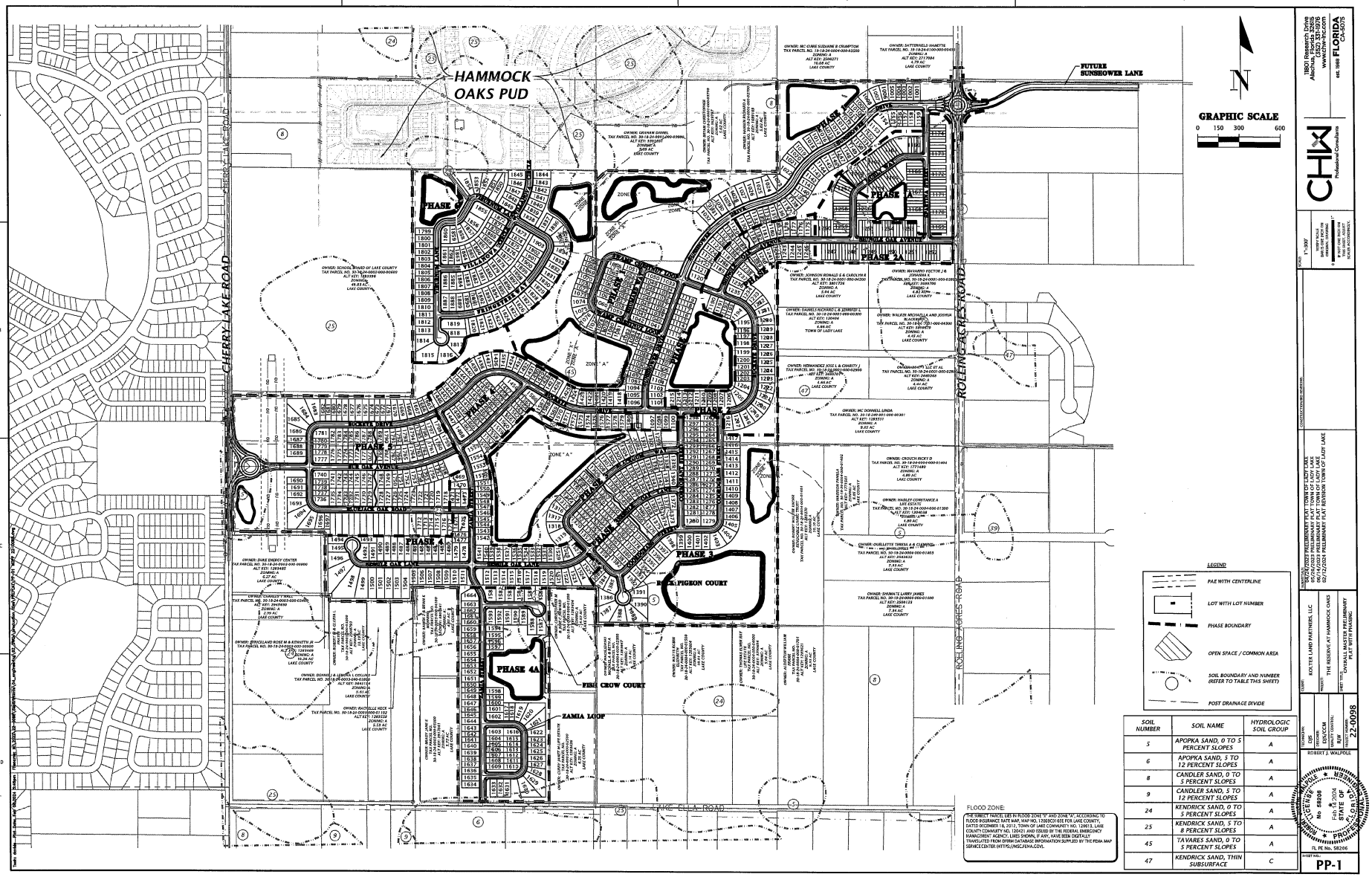
DATE	DESCRIPTION
04/26/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
05/26/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
09/22/2023	PRELIMINARY PLAT REVISION TOWN OF LADY LAKE
02/12/2024	PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: PRELIMINARY PLAT COVER SHEET

TECO
DESIGN: DJS/CCM
DRAWING:
CHECKED:
RW
PROJECT NUMBER: 22-0088

ROBERT J. WALPOLI
LICENSE NUMBER 58206
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO.
PPC



SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
5	APOPKA SAND, 0 TO 5 PERCENT SLOPES	A
6	APOPKA SAND, 5 TO 12 PERCENT SLOPES	A
8	CANDLER SAND, 0 TO 5 PERCENT SLOPES	A
9	CANDLER SAND, 5 TO 12 PERCENT SLOPES	A
24	KENDRICK SAND, 0 TO 5 PERCENT SLOPES	A
25	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	A
45	TAVARES SAND, 0 TO 5 PERCENT SLOPES	A
47	KENDRICK SAND, THIN SUBSURFACE	C

1800 Research Drive
Altamonte Springs, FL 32701
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-0015
CHW Professional Consultants

SCALE: 1"=300'

VERIFY SCALE BAR IS ACCURATE BEFORE USING GRAPHIC SCALE. IF NOT CORRECT, ADJUST ACCORDINGLY.

CONSTRUCTION REVISIONS

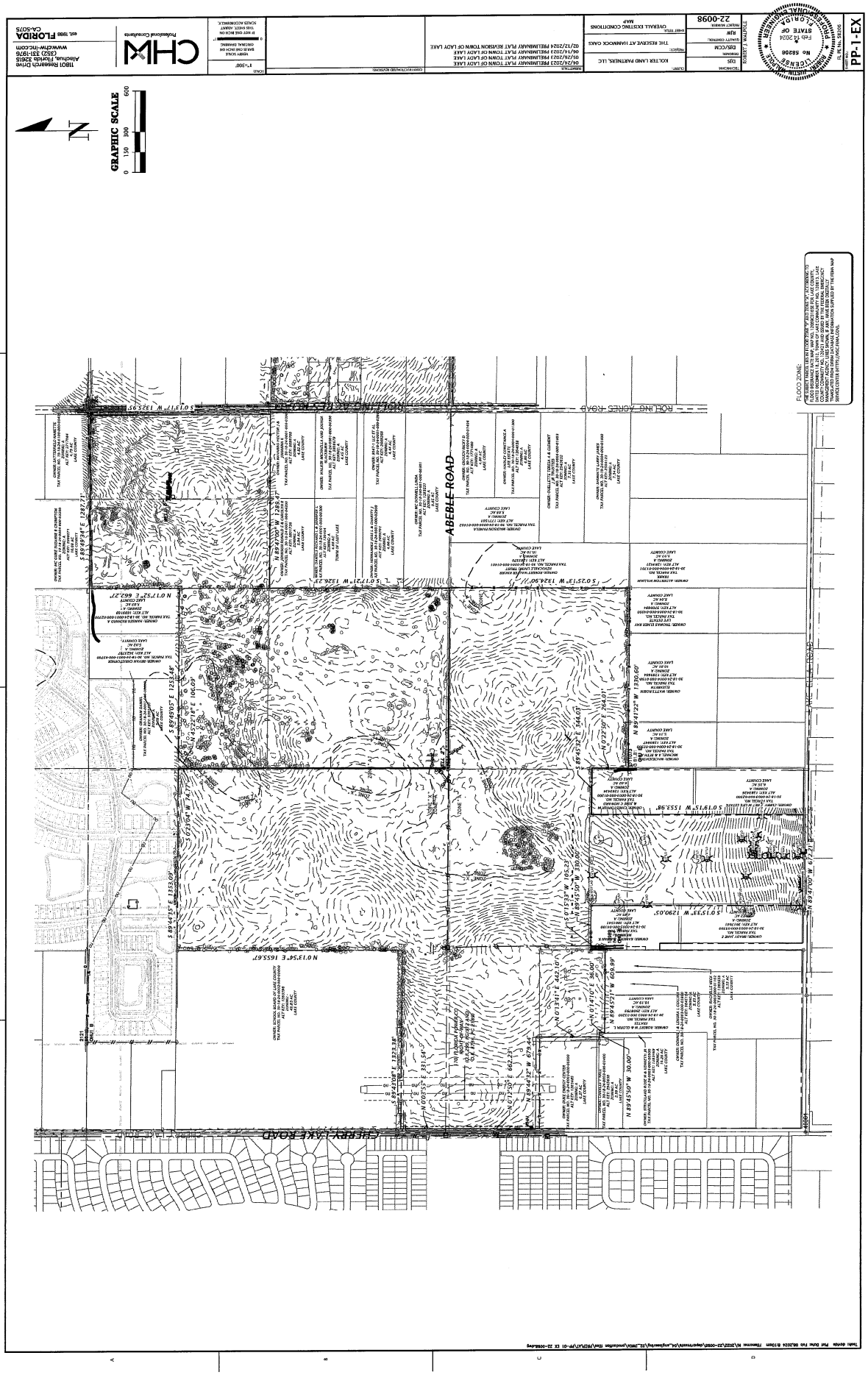
REVISIONS
05/24/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
06/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: OVERALL MASTER PRESERVATION PLAN WITH SOILS

DESIGNED: RJW
DRAWN: DS/VC/CM
CHECKED: RJW
PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE
LICENSE NUMBER No. 58206
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO.: PP-1


ABELLE ROAD
CHERRY LAKE ROAD
ROLLING ACRES ROAD
GRAPHIC SCALE
0 150 300 600
FLOOD ZONE:
PP-1-EX
22-0098
NOLTEX LAND PARTNERS, LLC
THE RESERVE AT HAMMOCK OAKS
CHW
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1801 Reasoner Drive
Altoona, Florida 32615
(352) 331-1976
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EB 1988 FLORIDA CA-3075

ABBREVIATIONS

	SYMBOLS
'	FEET (WHEN USED WITH LENGTHS)
°	DEGREES
'	MINUTES (WHEN USED WITH ANGLES)
"	SECONDS
%	PERCENT
@	AT
	A
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICAN WITH DISABILITIES ACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT
ARV	AIR RELEASE VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
	B
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
BSL	BUILDING SETBACK LINE
	C
CATV	CABLE TELEVISION
CI	CURB INLET
CIP	CAST IRON PIPE
CLDIP	CEMENT LINE DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
COORD	COORDINATE
CR	COUNTY ROAD
C/O	CLEANOUT
	D
DBH	DIAMETER AT BREAST HEIGHT
DE	DRAINAGE EASEMENT
DEG	DEGREES
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
	E
e	RATE OF ELEVATION
E	EAST
EA	EACH
EL	ELEVATION
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOR	ENGINEER OF RECORD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
	F
FAC	FLORIDA ADMINISTRATIVE CODE
FBR	FLORIDA BEARING RATIO
FC	FRICTION COURSE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHWA	FLORIDA HIGHWAY ADMINISTRATION
FIG	FIGURE
FM	FORCE MAIN
FOC	FACE OF CURB
FS	FLORIDA STATUTES
FT	FEET
	G
GALV	GALVANIZED
GM	GAS MAIN
GV	GATE VALVE
	H
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
	I
ID	IDENTIFICATION
INV	INVERT
INV EL	INVERT ELEVATION
IP	IRON PIPE
	K
K	VERTICAL CURVE RATE OF CHANGE
	L
L	LENGTH
LA	LANDSCAPE ARCHITECT
LBR	LIMEROCK BEARING RATIO
LDR	LAND DEVELOPMENT REGULATION
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
	M
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	N
N	NORTH
N-E	NORTHING - EASTING
N/A	NOT APPLICABLE
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
	O
OC	ON CENTER
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
	P
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PERF	PERFORATED
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
	R
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPM	RAISED REFLECTIVE PAVEMENT MARKER
RPZ	REDUCED PRESSURE ZONE
RT	RIGHT
RWM	RECLAIMED WATER MAIN
R/W	RIGHT-OF-WAY
	S
S	SOUTH
SAN	SANITARY
SHWE	SEASONAL HIGH WATER ELEVATION
SF	SILT FENCE
SL	SLOPE
SP	SUPERPAVE
SR	STATE ROAD
SS	SANITARY SEWER
ST	STORM
STA	STATION
STD	STANDARD
	T
TB	TREE BARRICADE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEMP	TEMPORARY
TOB	TOP OF BANK
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
	U
USF	UNITED STATES FOUNDRY
USGS	UNITED STATES GEOLOGICAL SURVEY
UTIL	UTILITY
	V
V	VERTICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
	W
W	WEST
W	WATER
W/	WITH
WM	WATER MAIN
WW	WASTEWATER
WWF	WELDED WIRE FABRIC

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- EX. PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- WETLAND LIMITS LINE
- WETLAND SETBACK LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SILT FENCE LINE
- TREE BARRICADE LINE
- EX. STRUCTURE OR BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALTIC PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
- WATERSHED DIVIDE
- EX. ELEVATION CONTOUR
- PROPOSED CONTOUR
- EX. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE DRAINAGE FLOW
- PROPOSED SWALE LINE
- EX. FENCE
- PROPOSED FENCE
- EX. TREE (SIZE & TYPE)
- EX. TREE (TREE ID)
- EX. TREE TO BE REMOVED (SIZE & TYPE)
- EX. TREE TO BE REMOVED (TREE ID)
- PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

- EX. GRAVITY STORMWATER MAIN
- PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- EX. STORMWATER MANHOLE
- PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010
- PROPOSED CIRCULAR AREA DRAIN
- PROPOSED SQUARE AREA DRAIN
- PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)
- PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)
- PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)
- PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)
- S-10 PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

- EX. POTABLE WATER MAIN
- PROPOSED POTABLE WATER MAIN
- EX. RECLAIMED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- 11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- TEE (POTABLE AND RCW)
- CROSS (POTABLE AND RCW)
- BLOWOFF ASSEMBLY (POTABLE AND RCW)
- REDUCER (POTABLE AND RCW)
- EX. GATE VALVE AND BOX (POTABLE AND RCW)
- PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
- EX. AIR RELEASE VALVE (POTABLE AND RCW)
- PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)
- EX. FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SAMPLE POINT
- EX. WATER METER (POTABLE AND RCW)
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER BACK FLOW PREVENTER
- PROPOSED RECLAIMED WATER METER
- EX. WATER WELL
- EX. HOSE BIB (POTABLE AND RECLAIMED)
- PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
- PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

WASTEWATER

- EX. GRAVITY WASTEWATER MAIN
- PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- EX. WASTEWATER FORCE MAIN
- PROPOSED WASTEWATER FORCE MAIN
- EX. WASTEWATER MANHOLE
- PROPOSED WASTEWATER MANHOLE
- EX. WASTEWATER CLEANOUT
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER GREASE TRAP
- PROPOSED WASTEWATER MANHOLE ID
- 11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- EX. PLUG VALVE AND BOX (WW FORCE MAIN)
- PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
- EX. AIR RELEASE VALVE (WW FORCE MAIN)
- PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

- PROPOSED AT&T LINE
- EX. BURIED CABLE LINE
- PROPOSED BURIED CABLE LINE
- EX. BURIED TELEPHONE LINE
- PROPOSED TELEPHONE LINE
- EX. CABLE TELEVISION LINE
- PROPOSED CABLE/TELEVISION LINE
- EX. FIBER OPTIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. TELEPHONE PEDESTAL
- EX. TELEVISION/CABLE PEDESTAL
- EX. CHILLED WATER MAIN
- PROPOSED CHILLED WATER MAIN
- EX. FIRE MAIN
- PROPOSED FIRE MAIN
- EX. IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EX. STEAM LINE
- PROPOSED STEAM LINE
- PROPOSED CLAY ELECTRIC LINE
- EX. ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EX. ENERGY LINE
- PROPOSED PRIVATE LIGHTING LINE
- EX. OVERHEAD WIRE LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT
- EX. UTILITY POLE
- EX. UTILITY POLE
- EX. WOOD POWER POLE
- EX. GUY ANCHOR
- PROPOSED TRANSFORMER
- EX. GAS LINE
- PROPOSED GAS LINE
- EX. GAS MARKER
- EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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est. 1991 FLORIDA CA-0015

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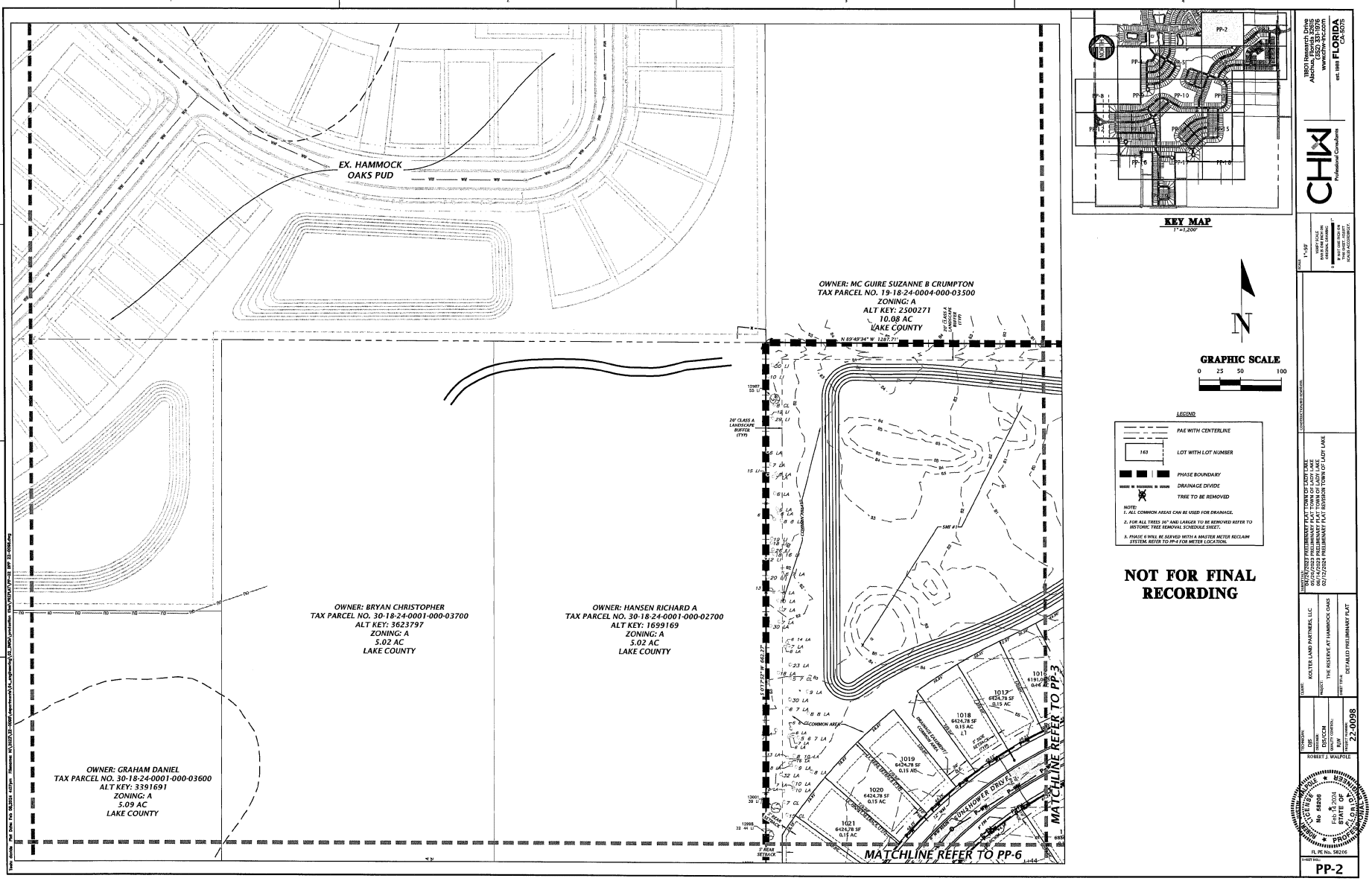
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VERIFY SCALE
IF BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT ORIGINAL DRAWING SCALE ACCORDINGLY.

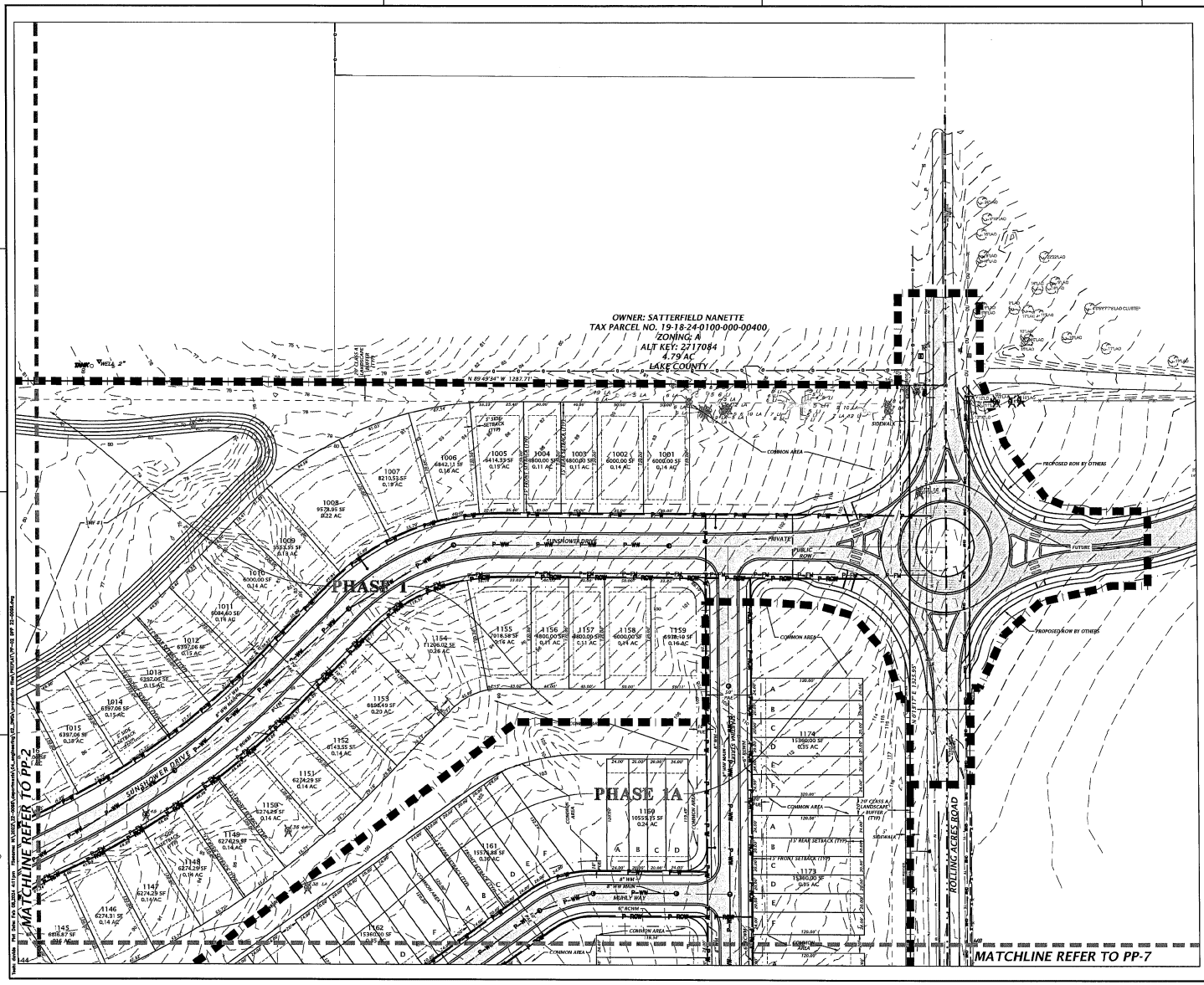
DESCRIPTION	DATE
PRELIMINARY PLAT TOWN OF LADY LAKE	04/27/2023
PRELIMINARY PLAT REVISION TOWN OF LADY LAKE	05/31/2023
PRELIMINARY PLAT TOWN OF LADY LAKE	06/14/2023
PRELIMINARY PLAT REVISION TOWN OF LADY LAKE	02/12/2024

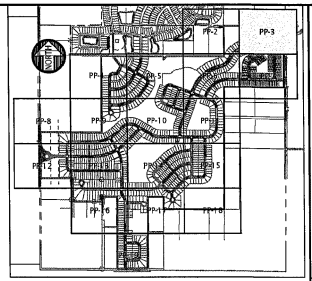
CLIENT:	KOLTER LAND PARTNERS, LLC
PROJECT:	THE RESERVE AT HAMMOCK OAKS
SHEET TITLE:	LEGEND
DESIGNED BY:	RDS
DRAWN BY:	RDS
CHECKED BY:	DEM/CCM
APPROVED BY:	RJW
PROJECT NO.	22-0098

ROBERT J. WALPOLE
LICENSE NUMBER No. 58206
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO.: PP-LG


EX. HAMMOCK OAKS PUD
OWNER: MC GUIRE SUZANNE B CRUMPTON
TAX PARCEL NO. 19-18-24-0004-000-03500
ZONING: A
ALT KEY: 2500271
10.08 AC
LAKE COUNTY
OWNER: BRYAN CHRISTOPHER
TAX PARCEL NO. 30-18-24-0001-000-03700
ALT KEY: 3623797
ZONING: A
5.02 AC
LAKE COUNTY
OWNER: HANSEN RICHARD A
TAX PARCEL NO. 30-18-24-0001-000-02700
ALT KEY: 1699169
ZONING: A
5.02 AC
LAKE COUNTY
OWNER: GRAHAM DANIEL
TAX PARCEL NO. 30-18-24-0001-000-03600
ALT KEY: 3391691
ZONING: A
5.09 AC
LAKE COUNTY
MATCHLINE REFER TO PP-3
MATCHLINE REFER TO PP-6
1017 6424.78 SF 0.15 AC
1018 6424.78 SF 0.15 AC
1019 6424.78 SF 0.15 AC
1020 6424.78 SF 0.15 AC
1021 6424.78 SF 0.15 AC
SUNFLOWER DRIVE
COMMON AREA
KEY MAP
1"=1,200'
GRAPHIC SCALE
0 25 50 100
LEGEND
PAE WITH CENTERLINE
LOT WITH LOT NUMBER
PHASE BOUNDARY
DRAINAGE DIVIDE
TREE TO BE REMOVED
NOTE:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO HISTORIC TREE REMOVAL SCHEDULE SHEET.
3. PHASE II WILL BE SERVED WITH A MASTER METER RECLAIM SYSTEM. REFER TO PP-9 FOR METER LOCATION.
NOT FOR FINAL RECORDING
CHW
Professional Consultants
1801 Research Drive
Bartow, Florida 33830
(352) 533-1976
www.chw-inc.com
est. 1985 FLORIDA CA-3075
SCALE 1"=50'
VERIFY SCALE BEFORE USING THIS DRAWING. IF NOT CORRECT FOR THIS SHEET, ADJUST SCALE ACCORDINGLY.
05/29/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
08/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
06/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE
CLIENT: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT
DESIGNED: DBS
DRAWN: DBS/CCM
CHECKED: RJW
PROJECT NO. 22-0098
ROBERT J. WALPOLE
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER
No. 58206
FL PE No. 58206
SHEET NO. PP-2





KEY MAP
1" = 1,200'

GRAPHIC SCALE
0 25 50 100

LEGEND
- PAE WITH CENTERLINE
- 165 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE
- TREE TO BE REMOVED

NOTE:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO HISTORIC TREE REMOVAL SCHEDULE SHEET.
3. PHASE 2 WILL BE SERVED WITH A MASTER METER RECLAIM SYSTEM. REFER TO PP-4 FOR METER LOCATION.

NOT FOR FINAL RECORDING

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est. 1991 FLORIDA CA-0035
CHW Professional Consultants

SCALE: 1"=50'
VERIFY SCALE BAR IS ACCURATE BEFORE SCALING DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS

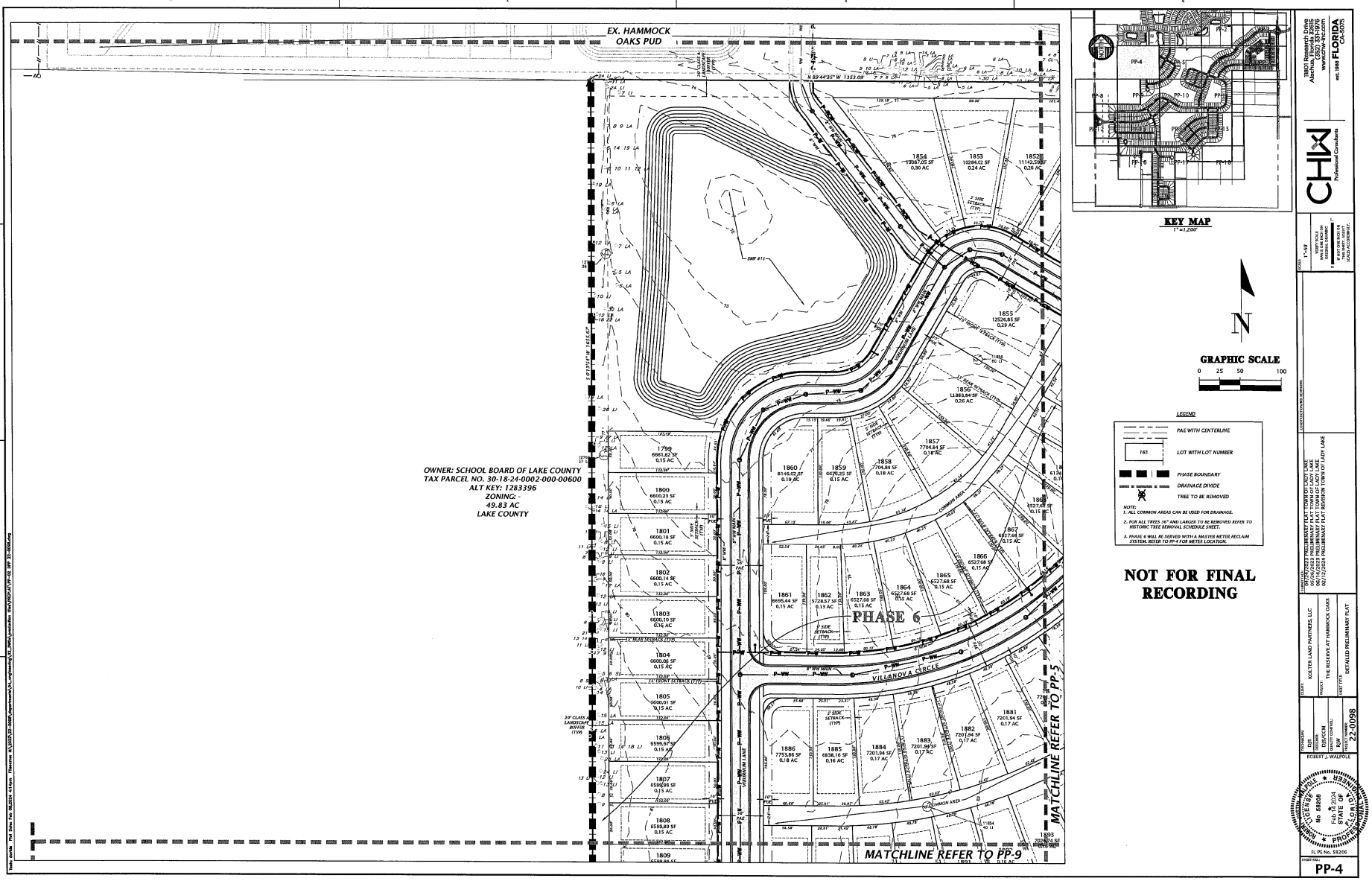
REVISIONS
02/27/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
05/15/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
06/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOTES LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT

DESIGNED: TDS
DRAWN: JJ
CHECKED: DJS/CCM
APPROVED: RJW
PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE
LICENSED PROFESSIONAL ENGINEER No. 58206 STATE OF FLORIDA
FL PE No. 58206

SHEET NO.: PP-3



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SCALE: 1"=50'

VERIFY SCALE
IF BAR IS NOT ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

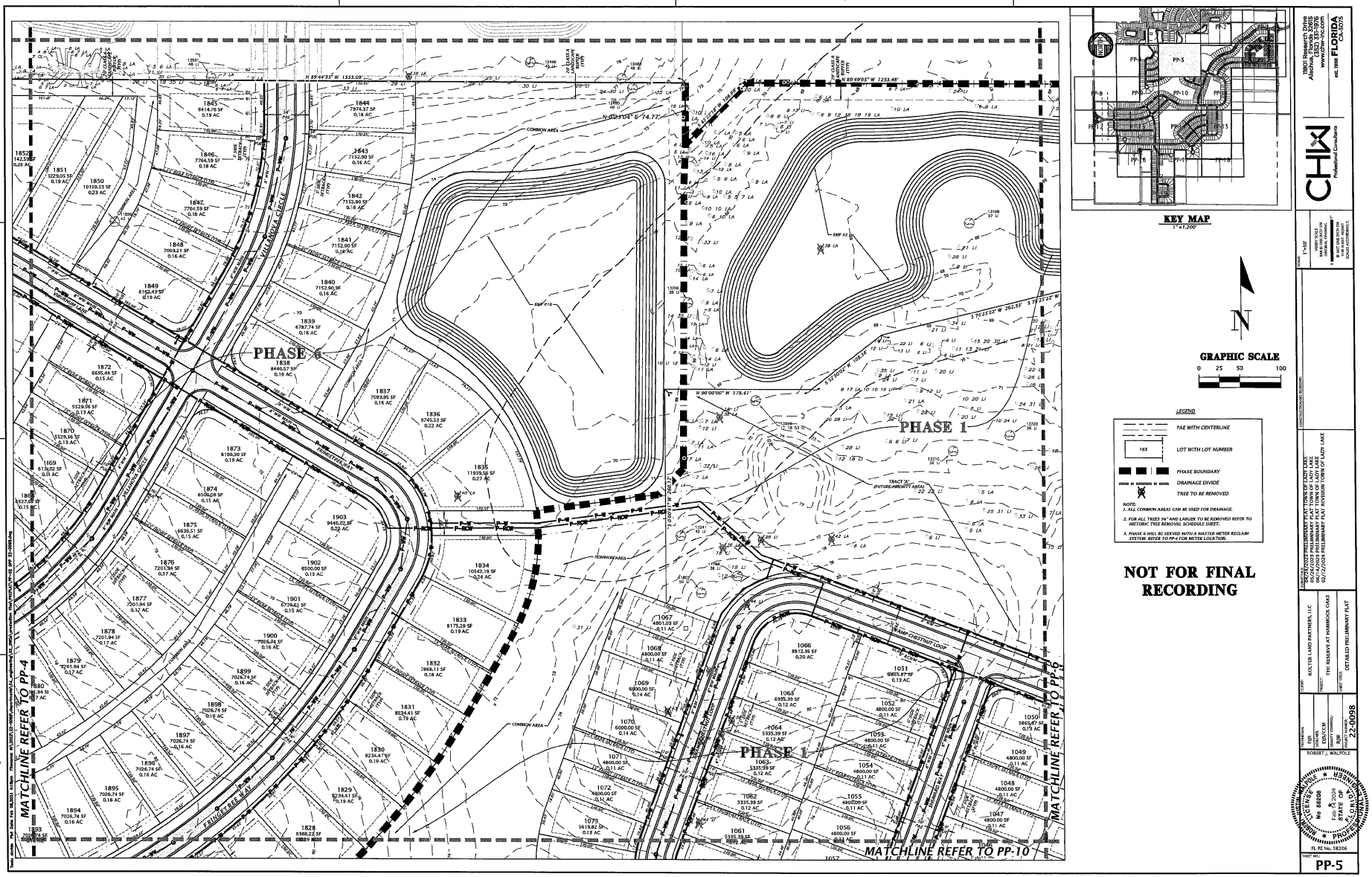
CONSTRUCTION REVISIONS

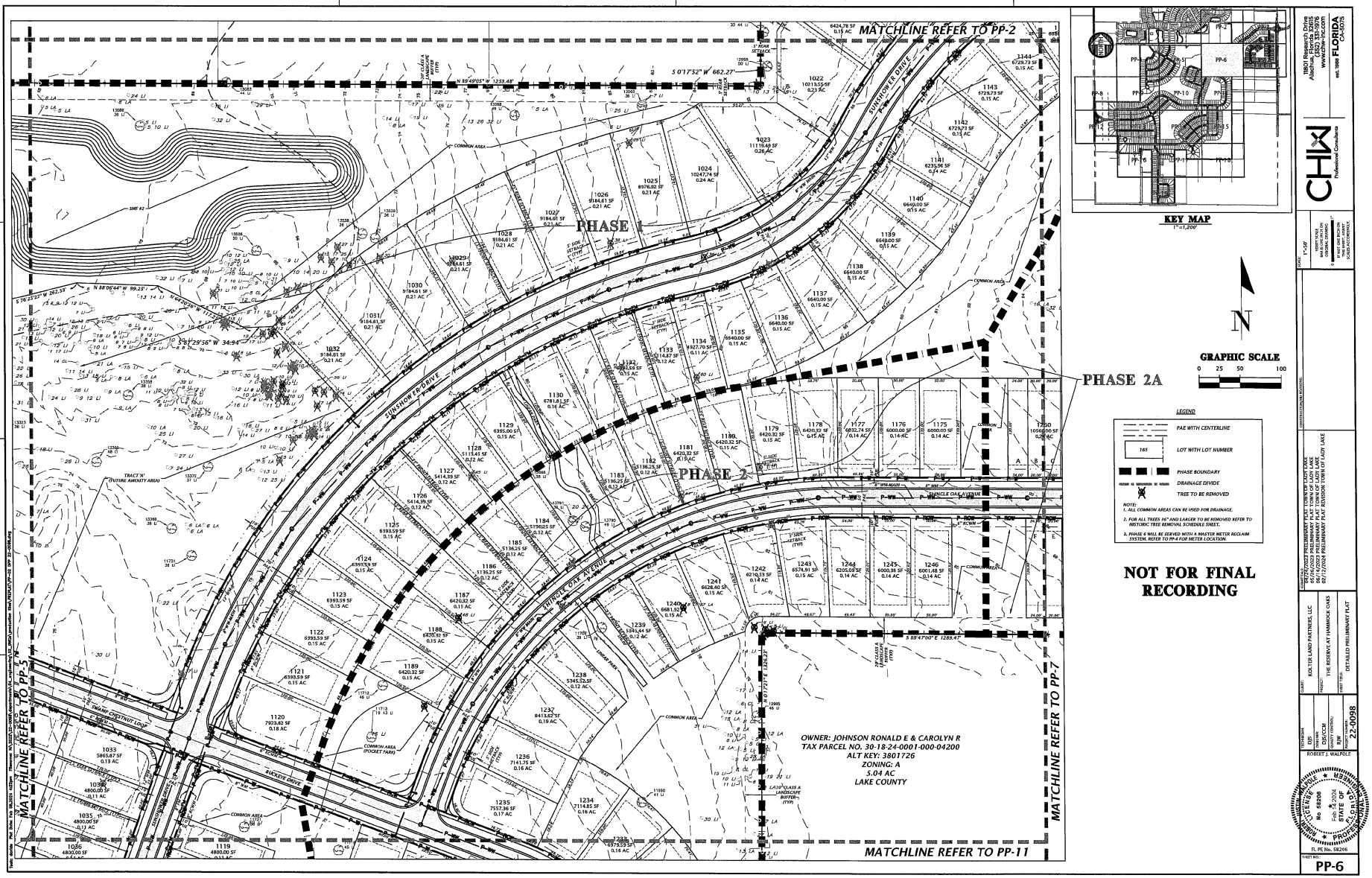
DEVELOPER: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT

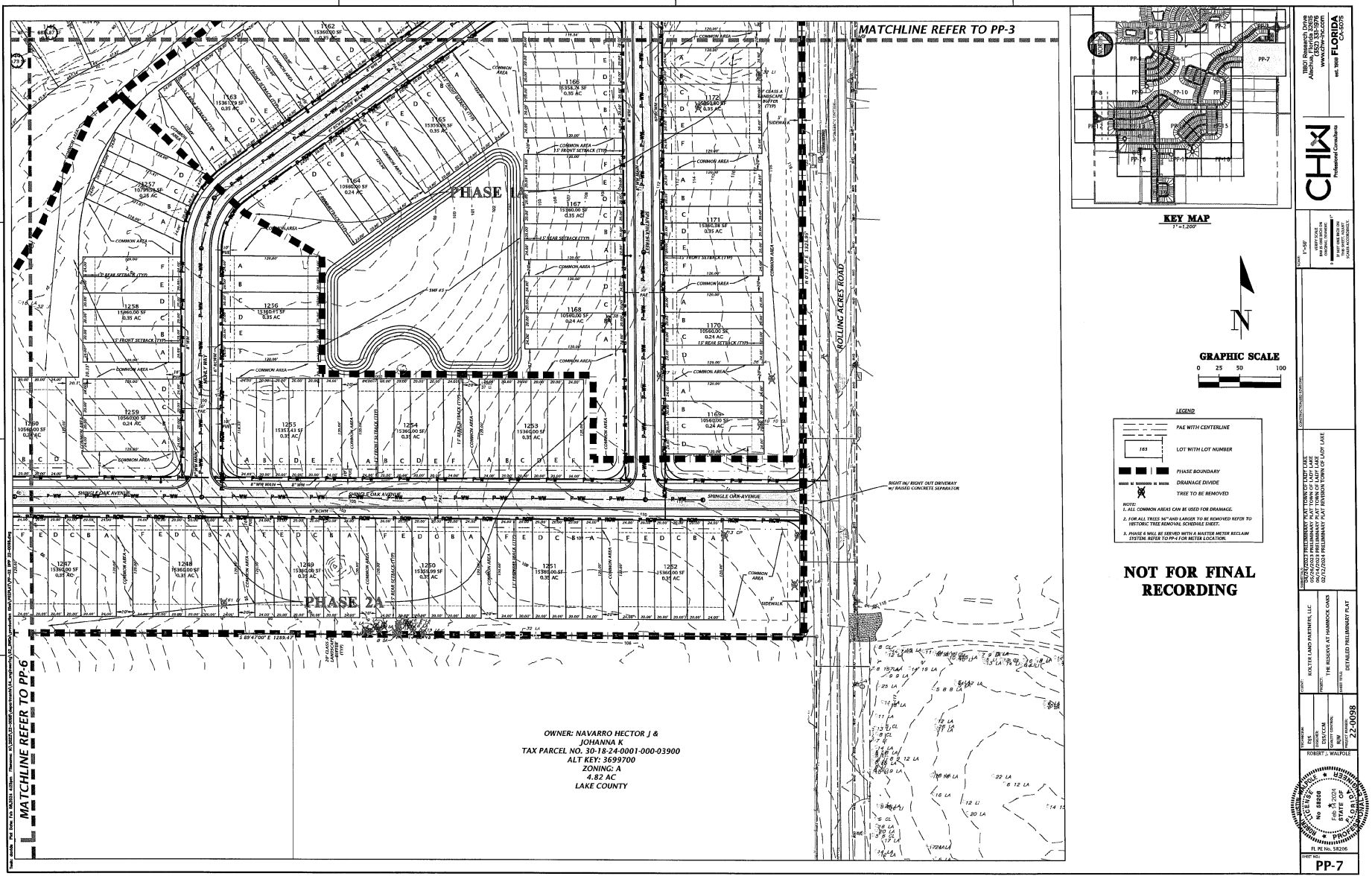
DESIGNED: EDS
DRAWN: EDS/CCM
CHECKED: RJW
PROJECT NO. 22-0098

ROBERT J. WALPOLE
LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 58206

PP-4


PHASE 6
PHASE 1
PHASE 1
MATCHLINE REFER TO PP-4
MATCHLINE REFER TO PP-6
MATCHLINE REFER TO PP-10
COMMON AREA
TRACT 'A' (FUTURE AMENITY AREA)
22,224 SF
0.51 AC
N 89°44'35" W 1333.09'
N 89°49'05" W 1253.48'
N 00°23'04" E 74.77'
N 90°00'00" W 178.61'
S 89°36'56" E 1067.89'
S 00°23'04" W 262.55'
S 89°21'22" W 262.55'
S 52°40'02" W 108.58'
S 00°00'00" W 268.00'
KEY MAP
1"=1,200'
GRAPHIC SCALE
0 25 50 100
N
LEGEND
PAE WITH CENTERLINE
LOT WITH LOT NUMBER
PHASE BOUNDARY
DRAINAGE DIVIDE
TREE TO BE REMOVED
NOTE:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO HISTORIC TREE REMOVAL SCHEDULE SHEET.
3. PHASE 6 WILL BE SERVED WITH A MASTER METER RECLAIM SYSTEM. REFER TO PP-4 FOR METER LOCATION.
NOT FOR FINAL RECORDING
1180 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
CHW
Professional Consultants
est. 1988 FLORIDA CA-3015
SCALE: 1"=50'
VERIFY SCALE
IF NOT ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
CONSTRUCTION DOCUMENTS
DATE: 05/26/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
05/26/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE
CLIENT: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT
PROJECT NUMBER: 22-0098
ROBERT J. WALPOLE
No. 58206
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
Feb 12 2024
FL PE No. 58206
SHEET NO.: PP-5


MATCHLINE REFER TO PP-2
MATCHLINE REFER TO PP-5
MATCHLINE REFER TO PP-7
MATCHLINE REFER TO PP-11
PHASE 1
PHASE 2
PHASE 2A
SUNSHOWER DRIVE
SUNSHOWER TERRACE
SUNSHOWER COURT
SUNSHOWER PLACE
SUNSHOWER CIRCLE
SUNSHOWER LOOP
SUNSHOWER PASS
SUNSHOWER WAY
SUNSHOWER ALLEY
SUNSHOWER PARKWAY
SUNSHOWER CROSSING
SUNSHOWER TRAIL
SUNSHOWER ROAD
SUNSHOWER BOULEVARD
SUNSHOWER LANE
SUNSHOWER STREET
SUNSHOWER AVENUE
SUNSHOWER PATH
SUNSHOWER BEND
SUNSHOWER HILL
SUNSHOWER VIEW
SUNSHOWER RUN
SUNSHOWER GLEN
SUNSHOWER GROVE
SUNSHOWER POINT
SUNSHOWER CREST
SUNSHOWER MEADOW
SUNSHOWER PARK
SUNSHOWER CANYON
SUNSHOWER RIDGE
SUNSHOWER VALLEY
SUNSHOWER SPRING
SUNSHOWER FOREST
SUNSHOWER LAKE
SUNSHOWER BROOK
SUNSHOWER CREEK
SUNSHOWER RIVER
SUNSHOWER OCEAN
SUNSHOWER SEA
SUNSHOWER BAY
SUNSHOWER GULF
SUNSHOWER ISLAND
SUNSHOWER PENINSULA
SUNSHOWER DESERT
SUNSHOWER MOUNTAIN
SUNSHOWER HILLTOP



KEY MAP
1" = 1,200'

N

GRAPHIC SCALE
0 25 50 100

LEGEND

- PAE WITH CENTERLINE
- 183 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE
- TREE TO BE REMOVED

NOTES:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO HISTORIC TREE REMOVAL SCHEDULE SHEET.
3. PHASE 6 WILL BE SERVED WITH A MASTER METER RECLAIM SYSTEM. REFER TO PP-4 FOR METER LOCATION.

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(352) 331-1976
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est. 1996 FLORIDA CA-30175
CHW
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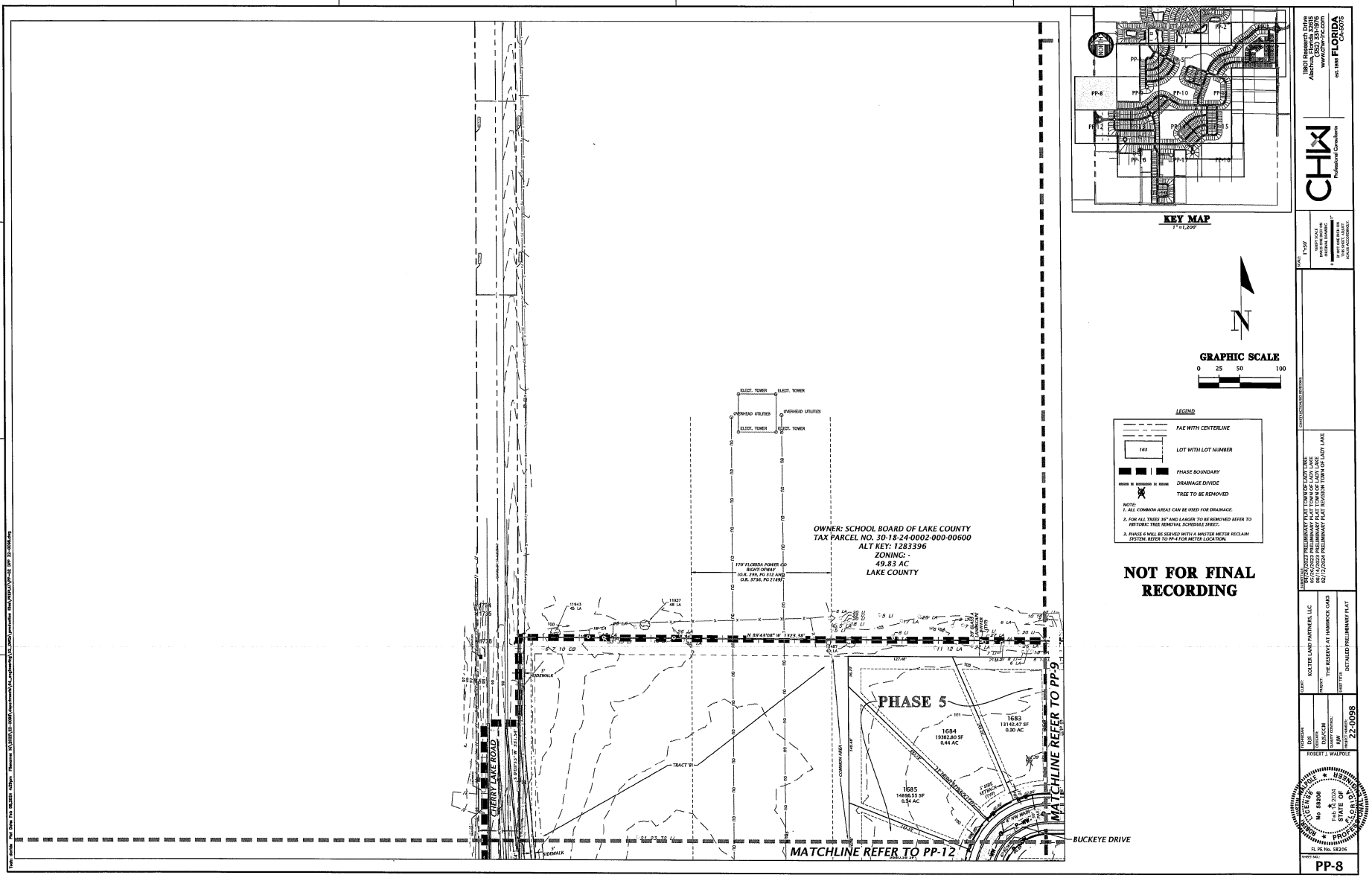
SCALE: 1"=50'
VERIFY SCALE BAR IS ACCURATE BEFORE PLOTTING
IF NOT ONE INCH ON ORIGINAL DRAWING
ADJUST SCALES ACCORDINGLY

CONSTRUCTION DOCUMENTS

DATE	DESCRIPTION
05/20/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
06/26/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
09/19/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024	PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
DRAWN BY: DJS/CCM
CHECKED BY: DJS/CCM
QA/QC CONTROL: RW
PROJECT ENGINEER: ROBERT J. WALPOLE
DRAWING TITLE: DETAILED PRELIMINARY PLAT
PROJECT NUMBER: 22-0098

FL PE No. 58206
SHEET NO.: PP-7



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(352) 331-1976
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est. 1985 FLORIDA CA-0015

SCALE: 1"=50'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

DATE	DESCRIPTION
05/24/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
06/14/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
08/14/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024	PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

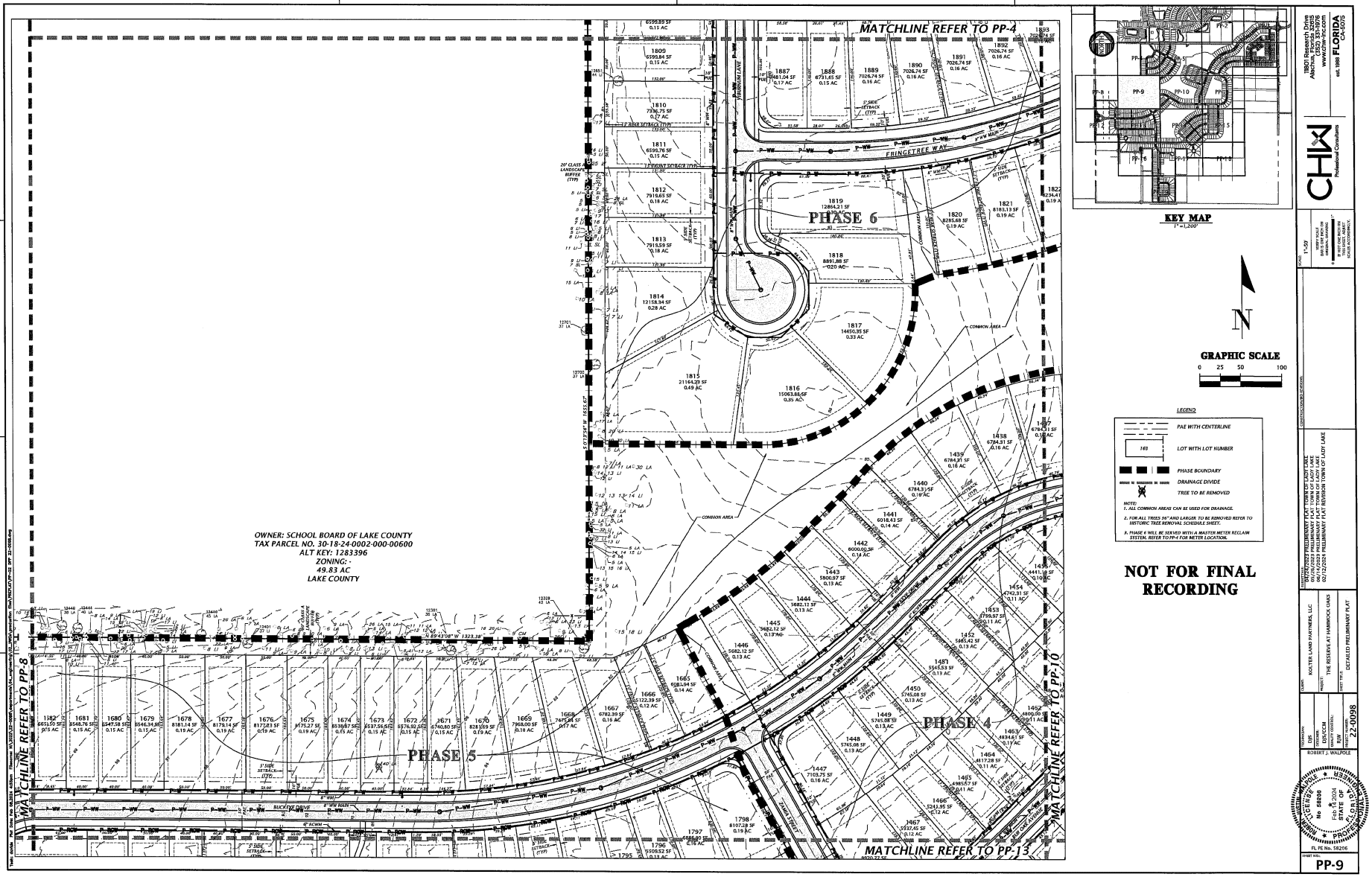
CLIENT: KOLTES LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
ISSUED TITLE: DETAILED PRELIMINARY PLAT

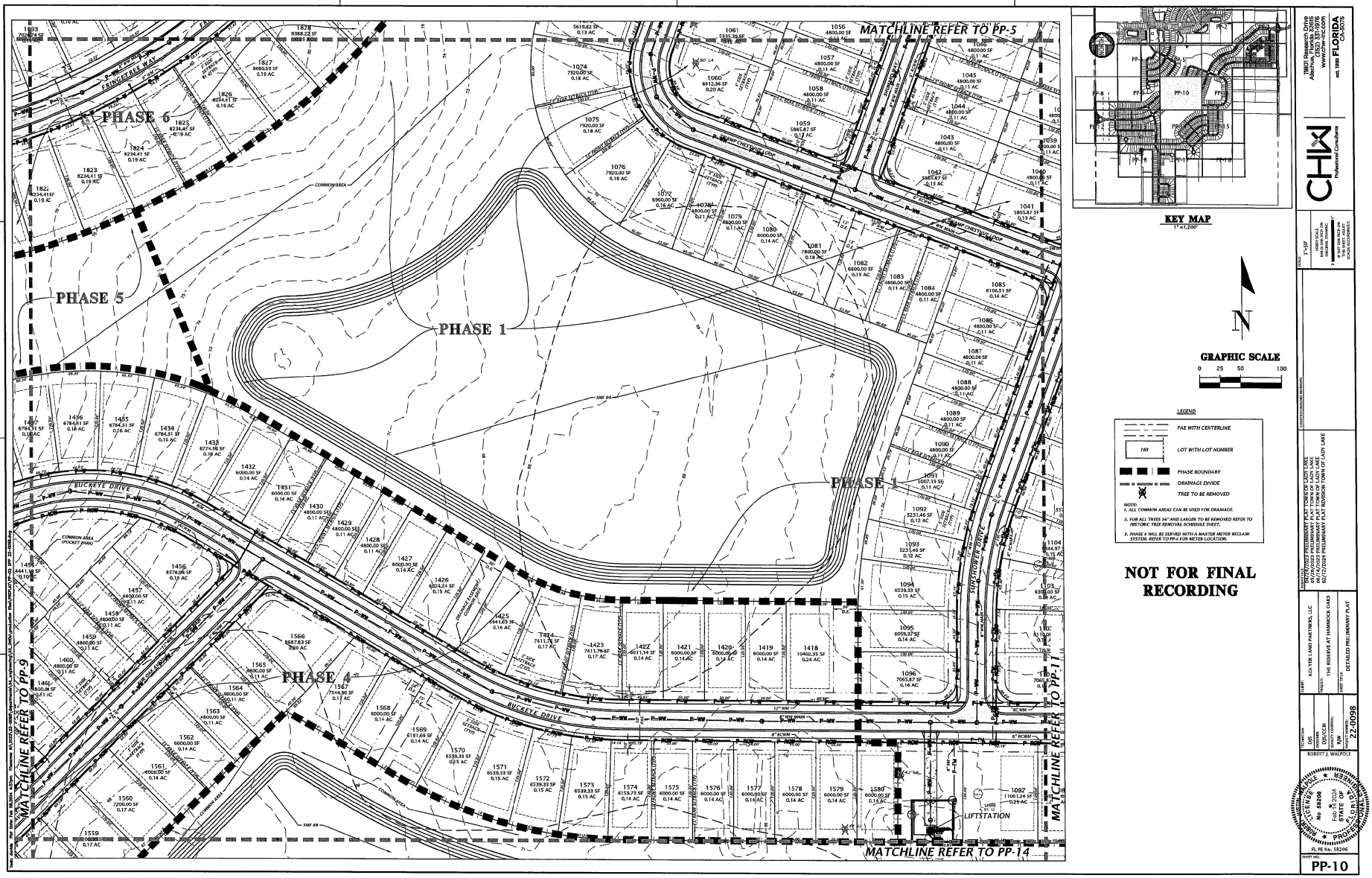
DESIGNED	DRAWN	CHECKED
DBS	DBS	DJW/CAM

DATE ISSUED: 02/12/2024
PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE
LICENSED PROFESSIONAL ENGINEER
No. 58206
STATE OF FLORIDA
FL PE No. 58206

SHEET NO.: PP-8


MATCHLINE REFER TO PP-4
MATCHLINE REFER TO PP-8
MATCHLINE REFER TO PP-10
MATCHLINE REFER TO PP-13
PHASE 6
PHASE 5
PHASE 4
FRINGETREE WAY
BUCKEYE DRIVE
OWNER: SCHOOL BOARD OF LAKE COUNTY
TAX PARCEL NO. 30-18-24-0002-000-00600
ALT KEY: 1283396
ZONING:
49.83 AC
LAKE COUNTY
KEY MAP
1" =1,200'
GRAPHIC SCALE
0 25 50 100
LEGEND
PAE WITH CENTERLINE
LOT WITH LOT NUMBER
PHASE BOUNDARY
DRAINAGE DIVIDE
TREE TO BE REMOVED
NOTE:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO HISTORIC TREE REMOVAL SCHEDULE SHEET.
3. PHASE 6 WILL BE SERVED WITH A MASTER METER RECLAIM SYSTEM. REFER TO PP-4 FOR METER LOCATION.
NOT FOR FINAL RECORDING
1801 Research Drive
Alachua, Florida 32615
352.331.1976
www.chw-inc.com
est. 1985 FLORIDA CA-3075
Professional Consultants
CHW
SCALE: 1"=50'
VERIFY SCALE
IF BAR DOES NOT MEASURE "
ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY
CONSTRUCTION REVISIONS
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE
02/07/2024 PRELIMINARY PLAT TOWN OF LADY LAKE
01/26/2024 PRELIMINARY PLAT TOWN OF LADY LAKE
09/27/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
CLIENT: KOLTEN LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT
DESIGNED: KBW
DRAWN: KBW
CHECKED: DJS/CCM
REVIEWED: KBW
PROJECT NUMBER: 22-0098
ROBERT J. WALPOLE
STATE OF FLORIDA
No. 58206
Feb 9 2024
PROFESSIONAL ENGINEER
FL PE No. 58206
SHEET NO.: PP-9



KEY MAP
1" =1,200'

N

GRAPHIC SCALE
0 25 50 100

LEGEND

- PAE WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE
- TREE TO BE REMOVED

NOTE:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO HISTORIC TREE REMOVAL SCHEDULE SHEET.
3. PHASE E WILL BE SERVED WITH A MASTER METER RECLAIM SYSTEM. REFER TO PP4 FOR METER LOCATION.

NOT FOR FINAL RECORDING

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est. 1986 FLORIDA CA-0015
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SCALE: 1"=50'
VERIFY SCALE BAR IS ACCURATE BEFORE PLOTTING
IF NOT THIS SCALE DRAWING MAY NOT BE TO SCALE INDICATED.

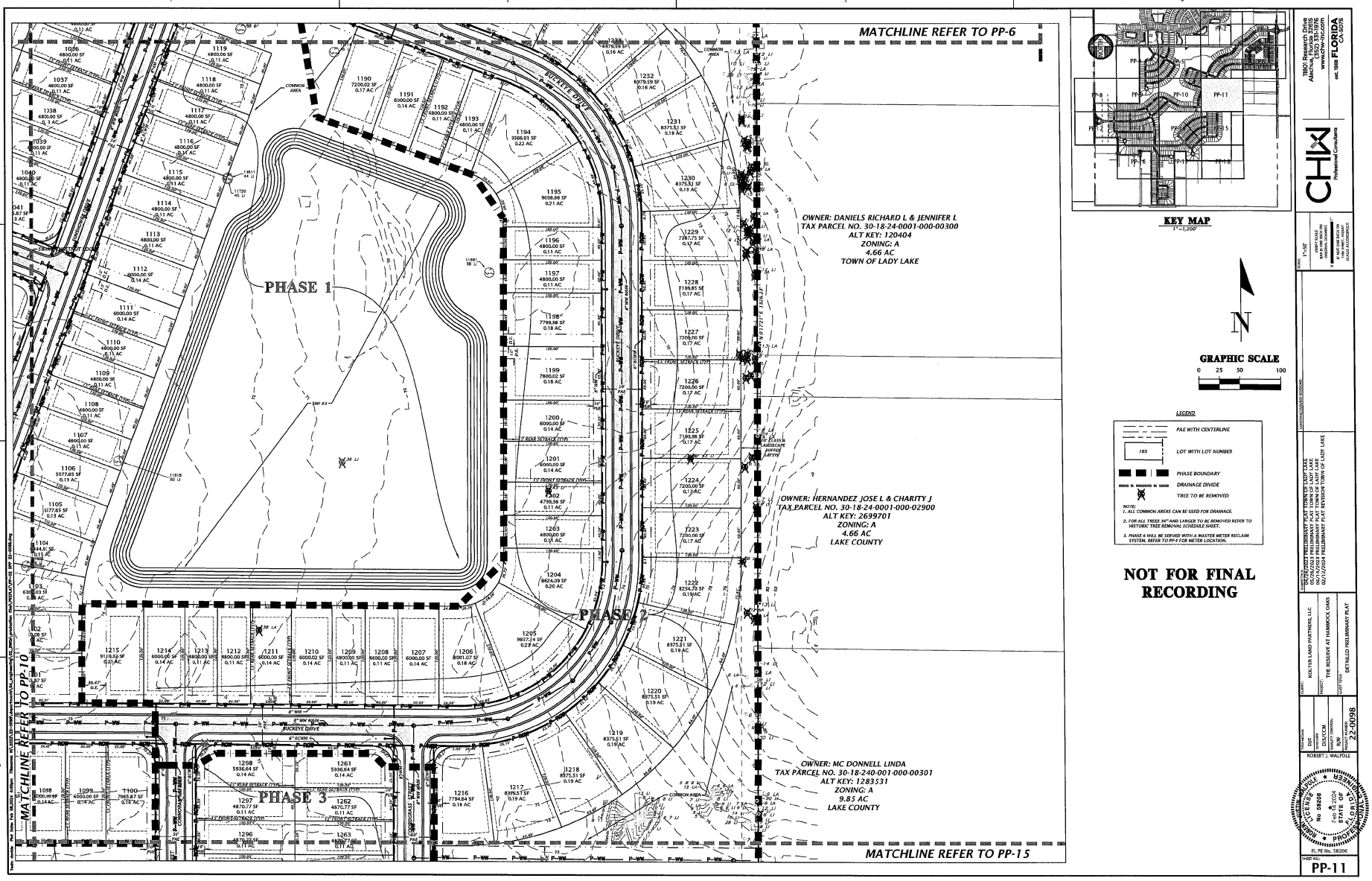
CONSTRUCTION DRAWINGS

DATE	DESCRIPTION
05/27/2022	PRELIMINARY PLAT TOWN OF LADY LAKE
09/14/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
05/14/2024	PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024	PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

ISSUED FOR:
ISSUED BY: SCI-TEC LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT
DESIGNED: DJS/CCM
DRAWN: DJS/CCM
CHECKED: RJW
PROJECT NUMBER: 22-0098
ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.: PP-10



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CHW
Professional Consultants

SCALE: 1"=50'

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH, SCALES ARE PROPORTIONALLY INCORRECT.

DATE	DESCRIPTION
04/24/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
05/26/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
08/25/2023	PRELIMINARY PLAT REVISION TOWN OF LADY LAKE
02/12/2024	PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOLTEN LAND PARTNERS, LLC

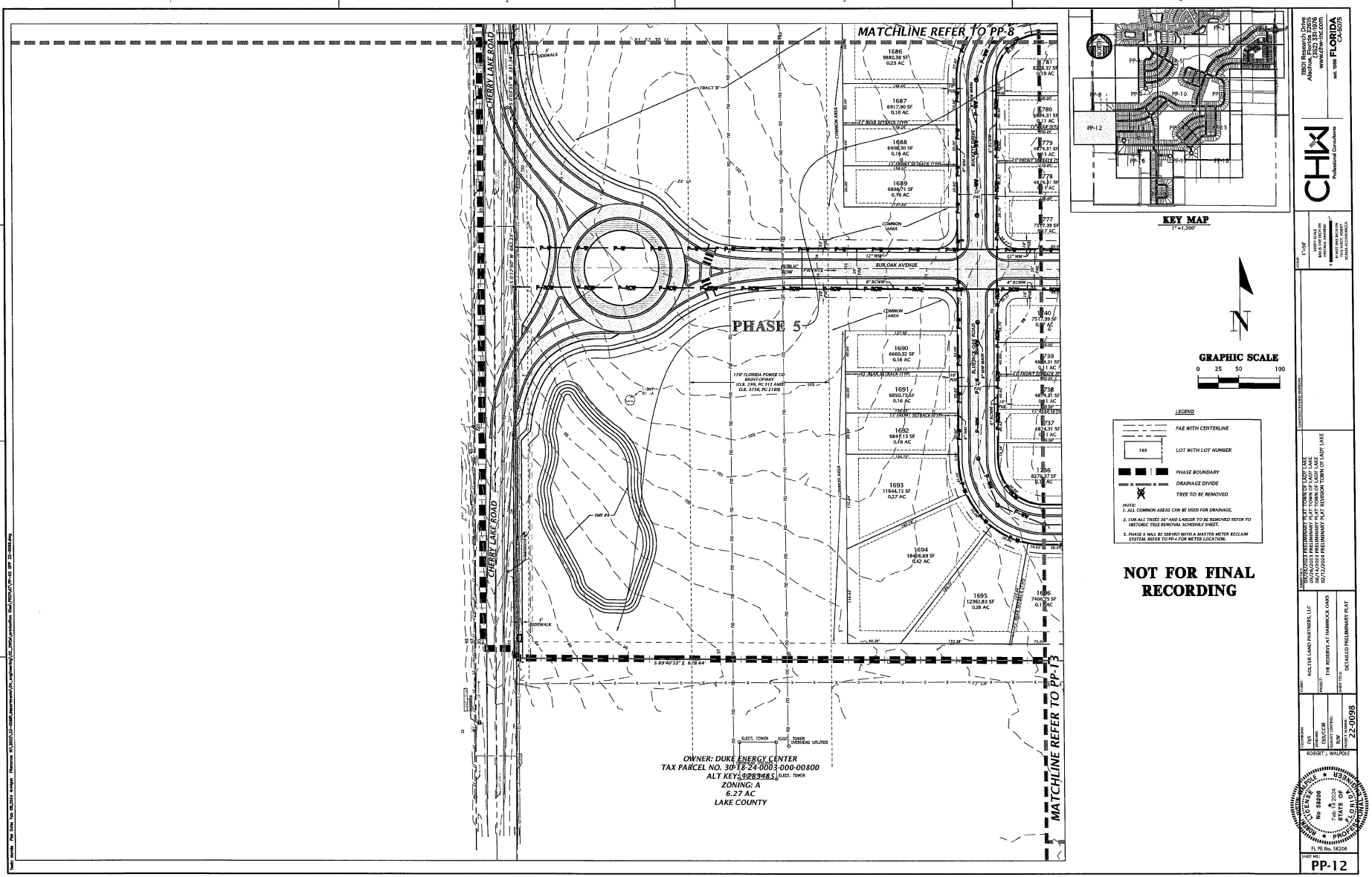
PROJECT: THE RESERVE AT HAMMOCK OAKS

SUBMITTED: DETAILED PRELIMINARY PLAT

DESIGNED	
DRAWN	DJS/CCM
CHECKED	
SURVEY CONTROL	
PROJECT NUMBER	22-0098

ROBERT J. WALFOLE
PROFESSIONAL ENGINEER
No. 58206
STATE OF FLORIDA
Feb 16, 2024
FL PE No. 58206

SHEET NO.: PP-11



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Altamonte Springs, FL 32701
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CHW
est. 1988 FLORIDA CA-0476

SCALE: 1"=50'

VERIFY SCALE BAR IS CORRECT FOR THIS SHEET. IF NOT THIS SHEET IS NOT TO SCALE. SCALES ACCORDINGLY.

CONSTRUCTION DRAWING

DATE: 05/29/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
05/29/2023 PRELIMINARY PLAT - TOWN OF LADY LAKE
08/14/2023 PRELIMINARY PLAT
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOLTEN LAND PARTNERS, LLC

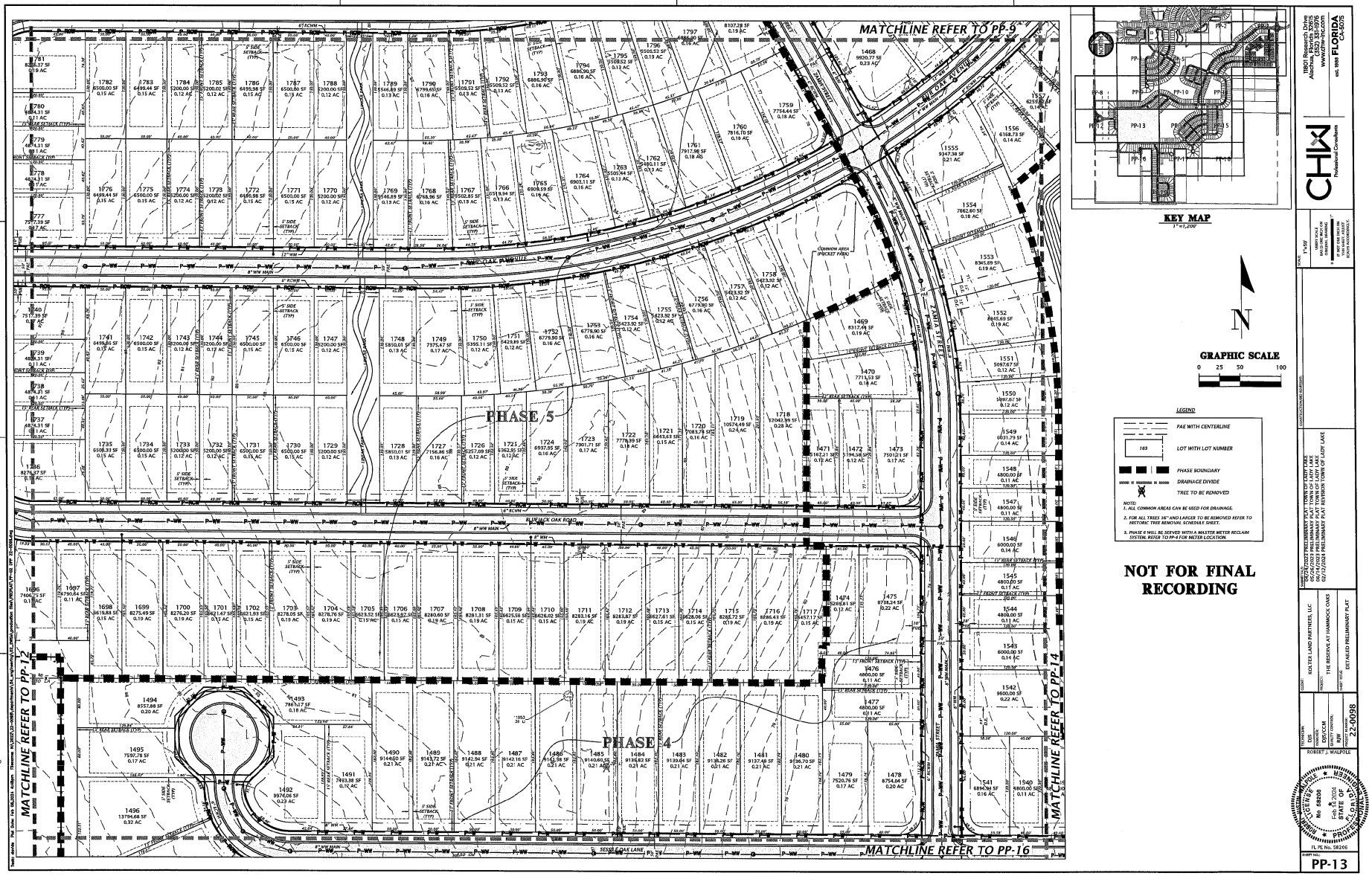
PROJECT: THE RESERVE AT HAMMOCK OAKS

SHEET TITLE: DETAILED PRELIMINARY PLAT

DESIGNED: RJW
DRAWN: DSV/CCB
CHECKED: RJW
PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE
STATE OF FLORIDA
No. 58206
Feb 9, 2024
REGISTERED PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO.: PP-12



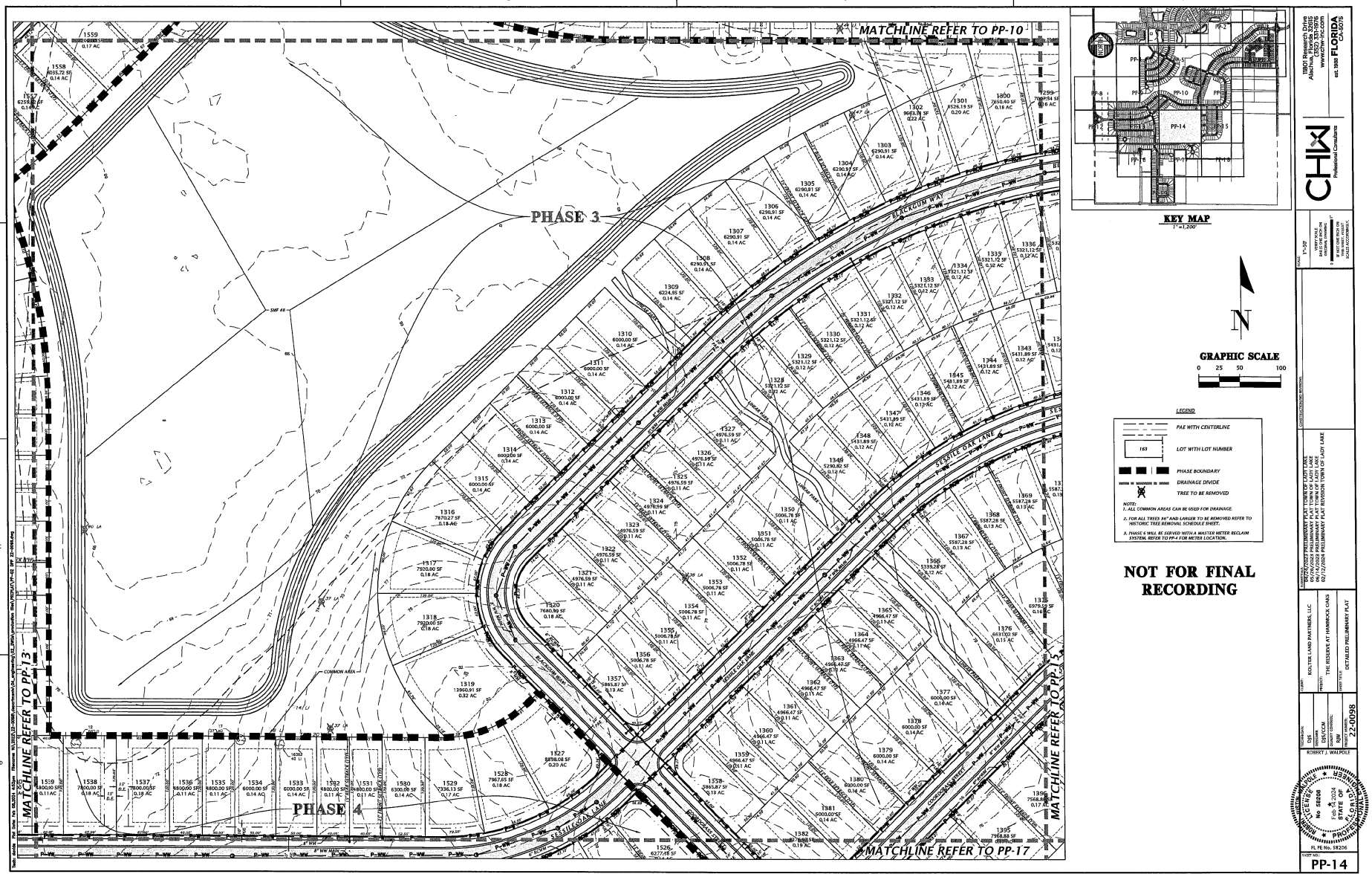
1801 Research Drive
Altamonte Springs, FL 32701
(407) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-0005
CHW
Professional Consultants

SCALE: 1"=50'
VERIFY SCALE BAR IS ACCURATE BEFORE SCALING DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	05/24/2023
2	PRELIMINARY PLAT	06/14/2023
3	PRELIMINARY PLAT	02/12/2024

OWNER: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT
DESIGNED: TDS
DRAWN: KJW
CHECKED: RJW
PROJECT #: 22-0098
ROBERT J. WALPOLE
LICENSE NUMBER No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 58206
SHEET NO.: PP-13



1801 Research Drive
Alachua, FL 32615
(352) 331-1976
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est. 1988 FLORIDA CA-0029
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SCALE: 1"=50'

VERIFY SCALE BAR IS ACCURATE BEFORE SCALING DRAWING

IF NOT ONE INCH LONG ADJUST SCALE ACCORDINGLY

DATE	DESCRIPTION
08/22/2023	PRELIMINARY PLAT - TOWN OF LADY LAKE
05/16/2024	PRELIMINARY PLAT - TOWN OF LADY LAKE
08/12/2024	PRELIMINARY PLAT - TOWN OF LADY LAKE
02/12/2024	PRELIMINARY PLAT REVISION - TOWN OF LADY LAKE

CLIENT:	KOLTIN LAND PARTNERS, LLC
PROJECT:	THE RESERVE AT HAMMOCK OAKS
SUBMITTED:	DETAILED PRELIMINARY PLAT
DESIGNED:	DJS/CCM
DRAWN:	CCM/DJS
CHECKED:	RJW
PROJECT NUMBER:	22-0098

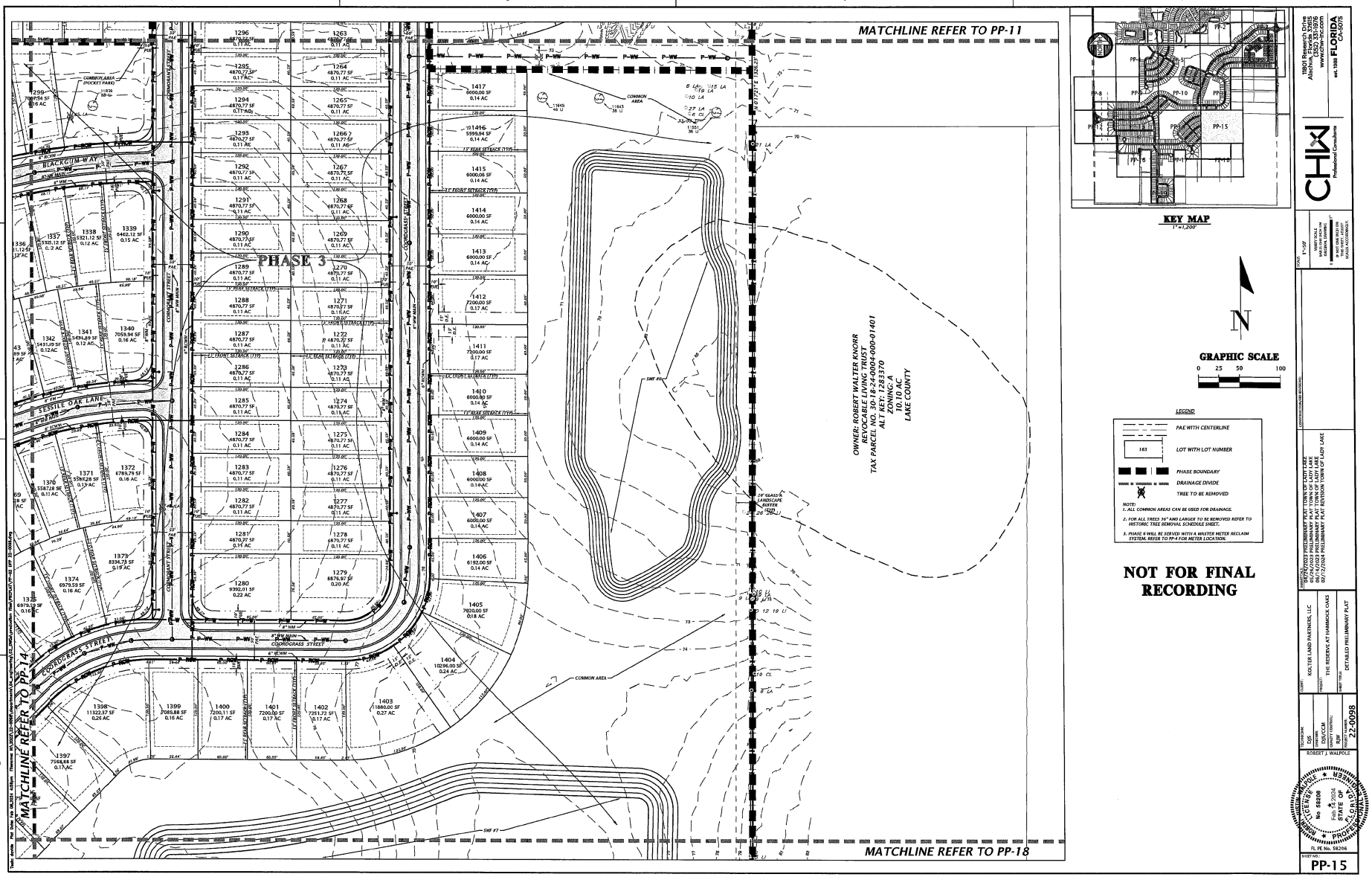
ROBERT J. WALPOLE

STATE OF FLORIDA
ROBERT JAMES WALPOLE
LICENSE NUMBER
No. 58206
Feb 12, 2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 58206

SHEET NO.

PP-14



1800 Research Drive
Altamonte Springs, FL 32701
(352) 331-1976
www.CHAinc.com
est. 1988 FLORIDA CERTIFICATE OF AUTHORIZATION
CHA
Professional Consultants

SCALE: 1"=50'

VERIFY SCALE
IF BAR DOES NOT MEASURE 1" ON ORIGINAL DRAWING
IF NOT USED FIELD ON THIS SHEET ADJUST SCALE ACCORDINGLY.

CONSTRUCTION REVISIONS

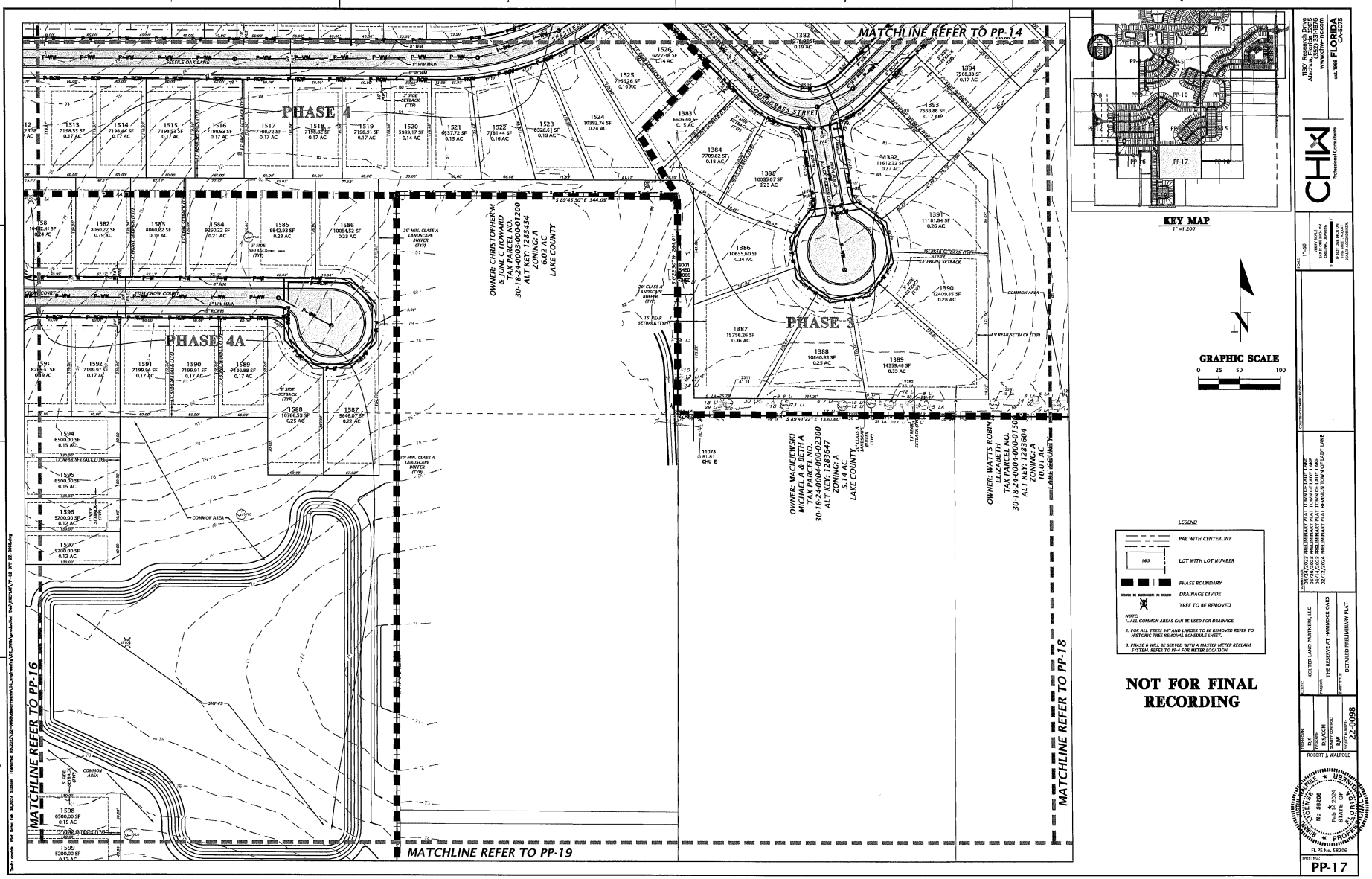
NO.	DESCRIPTION
1	09/27/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
2	12/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
3	05/14/2024 PRELIMINARY PLAT TOWN OF LADY LAKE
4	02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: DETAILED PRELIMINARY PLAT

DESIGNER: EDS
DRAWN: DSN/CCM
CHECKED: RJW
PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE
LICENSED PROFESSIONAL ENGINEER No. 58206 STATE OF FLORIDA
RJW 2024
RJW
RJW
RJW

PP-16
DETAILED PRELIMINARY PLAT
THE RESERVE AT HAMMOCK OAKS
KOLTEE LAND PARTNERS, LLC
22-0098
DS
DS/CCH
N/A
Feb 14 2024
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER
No. 58206
CHW
Professional Consultants
1901 Research Drive
Altamua, Florida 33815
(352) 331-1976
www.chw-inc.com
lic. 1988 FLORIDA
CA-3075
KEY MAP
GRAPHIC SCALE
NOT FOR FINAL RECORDING
LEGEND
NOTES:
MATCHLINE REFER TO PP-13
MATCHLINE REFER TO PP-17
MATCHLINE REFER TO PP-19
PHASE 4
OWNER: ROBERT M & GLORIA L FRATES
TAX PARCEL NO. 30-18-24-0003-000-03200
ALT KEY: 2908793
ZONING: A
10.19 AC
LAKE COUNTY
OWNER: DENNIS J & LENORA L COLLINS
TAX PARCEL NO. 30-18-24-0003-000-03800
ALT KEY: 3645154
ZONING: A
5.63 AC
LAKE COUNTY
OWNER: RACHELLE NECK
TAX PARCEL NO. 30-18-24-0003-000-01102
ALT KEY: 1283558
ZONING: A
5.53 AC
LAKE COUNTY
OWNER: KAMEN Z & BRIAN R MANNING
TAX PARCEL NO. 30-18-24-0003-000-04100
ALT KEY: 3801541
ZONING: A
4.85 AC
LAKE COUNTY



1180 Reserve Drive
Altamonte Springs, FL 32714
(352) 331-1976
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Professional Consultants

SCALE: 1"=50'

VARIES FULL SHEET DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

CONSTRUCTION PLANS

DATE: 06/20/2023 PRELIMINARY PLAT-TOWN OF LADY LAKE
08/14/2023 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE
09/18/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
12/12/2023 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

CLIENT: KOLTEK LAND PARTNERS, LLC

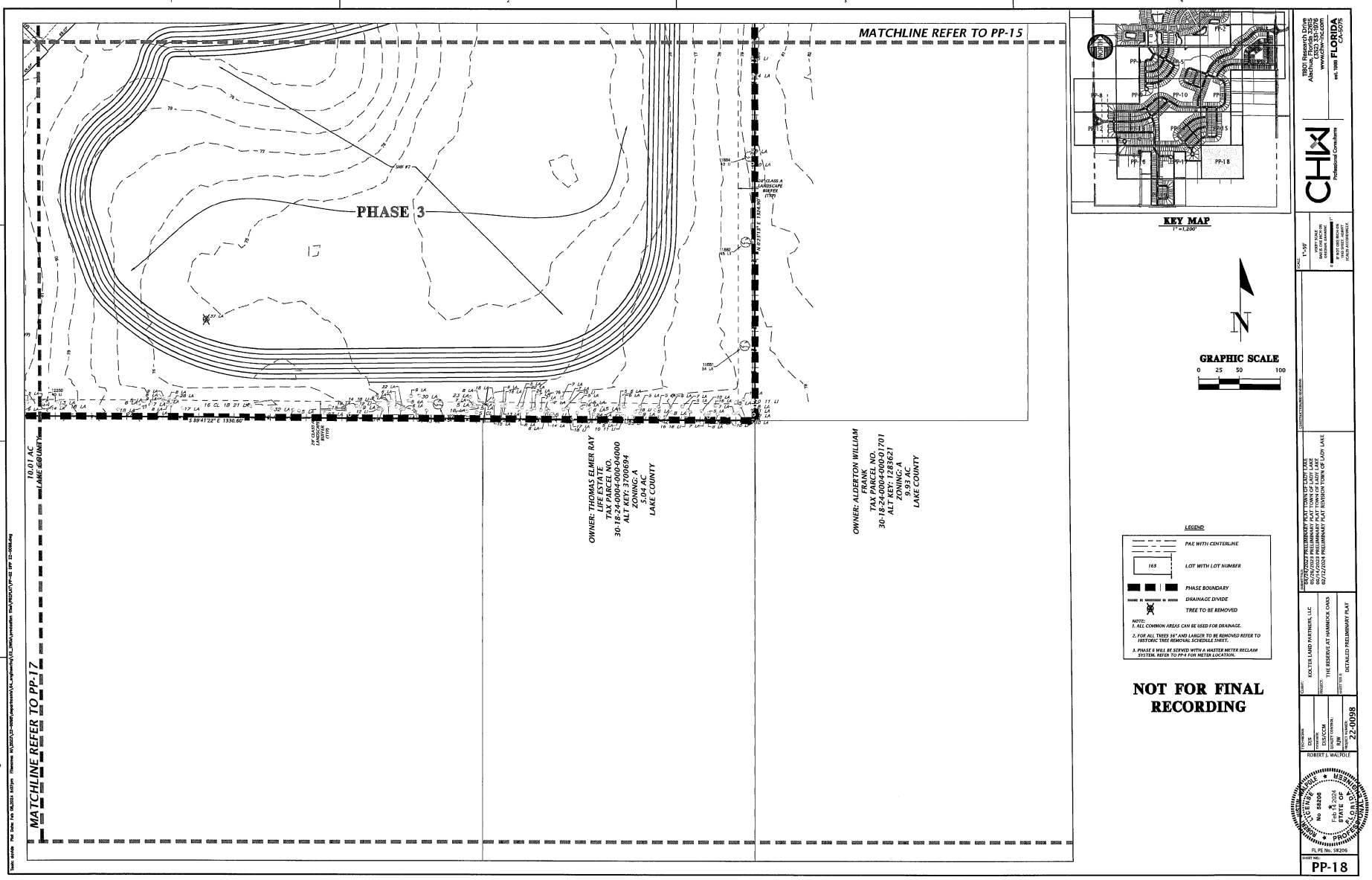
PROJECT: THE RESERVE AT HAMMOCK OAKS

SHEET TITLE: DETAILED PRELIMINARY PLAT

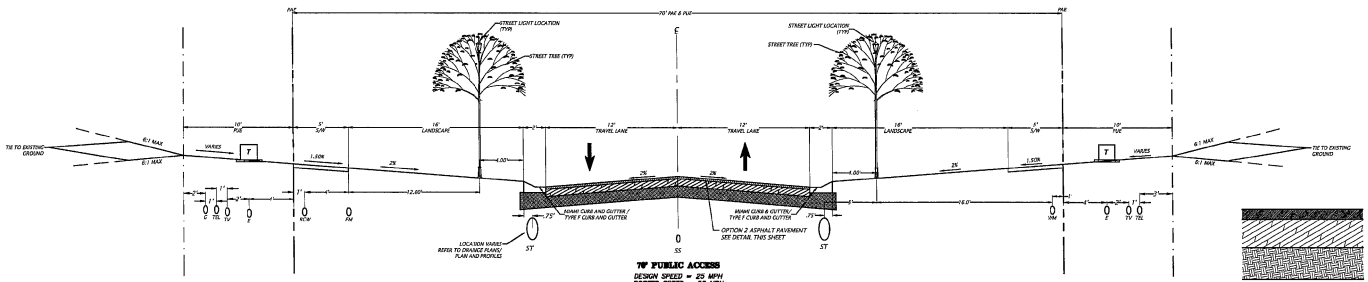
DESIGNED: DSK
DRAWN: DSK/CCM
CHECKED: RJW
PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE
STATE OF FLORIDA
No. 58206
REGISTERED PROFESSIONAL ENGINEER
Feb 13, 2024
FL PE No. 58206

SHEET NO.: PP-17

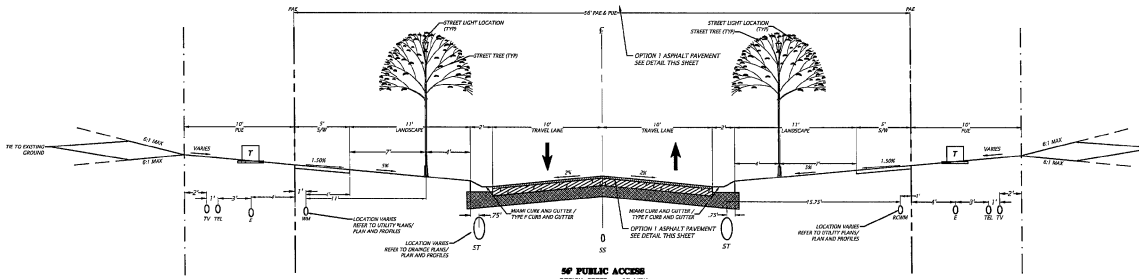

MATCHLINE REFER TO PP-15
PHASE 3
MATCHLINE REFER TO PP-17
10.01 AC
LAKE COUNTY
OWNER: THOMAS ELMER RAY LIFE ESTATE
TAX PARCEL NO. 30-18-24-0004-000-04000
ALT KEY: 3700694
ZONING: A
5.14 AC
LAKE COUNTY
OWNER: ALDERTON WILLIAM FRANK
TAX PARCEL NO. 30-18-24-0004-000-01701
ALT KEY: 1283621
ZONING: A
9.93 AC
LAKE COUNTY
KEY MAP
1" =1,200'
GRAPHIC SCALE
0 25 50 100
LEGEND
PAE WITH CENTERLINE
168 LOT WITH LOT NUMBER
PHASE BOUNDARY
DRAINAGE DIVIDE
TREE TO BE REMOVED
NOTE:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO HISTORIC TREE REMOVAL SCHEDULE SHEET.
3. PHASE 6 WILL BE SERVED WITH A MASTER METER RECLAIM SYSTEM. REFER TO PP-8 FOR METER LOCATION.
NOT FOR FINAL RECORDING
CHW
Professional Consultants
1901 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-3095
ECLTEK LAND PARTNERS, LLC
THE RESERVE AT HAMMOCK OAKS
DETAILED PRELIMINARY PLAT
ROBERT J. WALPOLE
FL PE No. 58206
Feb 8, 2024
22-0098
PP-18

PP-19
22-0098
THE RESERVE AT HAMMOCK OAKS
DETAILED PRELIMINARY PLAT
SCALE: 1"=50'
CHW
1801 Research Drive
Altamonte Springs (352) 331-1976
www.chw-inc.com
LIC. 1588 FLORIDA
CA-8075
KEY MAP
1"=1,200'
GRAPHIC SCALE
0 25 50 100
LEGEND
PHASE BOUNDARY
DRAINAGE DIVIDE
TREE TO BE REMOVED
NOTE:
1. ALL COMMON AREAS CAN BE USED FOR DRAINAGE.
2. FOR ALL TREES 36" AND LARGER TO BE REMOVED REFER TO TREE REMOVAL PERMIT PLANS.
3. PHASE 5 WILL BE SERVED WITH A MASTER METER BECAUN SYSTEM. REFER TO PP-4 FOR METER LOCATION.
NOT FOR FINAL RECORDING
MATCHLINE REFER TO PP-17
MATCHLINE REFER TO PP-16
PHASE 4A
OWNER: CURRY JANET M LIFE ESTATE
TAX PARCEL NO.
30-18-24-0003-000-02500
ALT KEY: 1283426
ZONING: A
6.25 AC
OWNER: BRADY JANE E
TAX PARCEL NO.
30-18-24-0003-000-03300
ALT KEY: 2917041
ZONING: A
5.72 AC
LAKE COUNTY



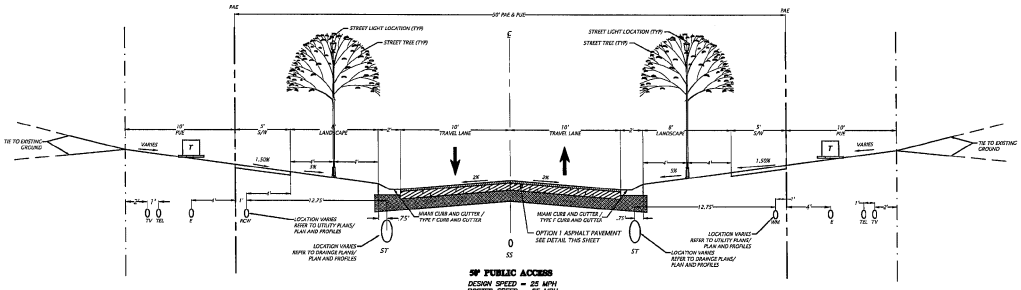
70' PUBLIC ACCESS
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH

OPTION 1 ASPHALT PAVEMENT DETAIL
NTS



50' PUBLIC ACCESS
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH

OPTION 2 ASPHALT PAVEMENT DETAIL
NTS



50' PUBLIC ACCESS
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH

NOTE:
ALL ROADS ARE PRIVATE AND WILL BE OWNED AND OPERATED BY THE HAMMOCK OAK COD AN ACCESS FOR THE PUBLIC WILL BE PROVIDED FOR MUNICIPAL AND EMERGENCY SERVICES FOR THE GATED PORTION AND A GENERAL ACCESS EASEMENT TO ALL THE NON-GATED PORTIONS OF THE PLAT.

LEGEND
E = ELECTRIC
FO = FIBER OPTIC
FM = FORCEMAIN
G = GAS
SS = SANITARY SEWER
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER

1800 Research Drive
Aberdeen, MD 21001
(352) 331-1976
www.CHAplCM.com
est. 1998 FLORIDA CA 0008

CHA Professional Consultants

CAD: N/A
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF BAR DOES NOT MEASURE 1" ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

REVISIONS
06/26/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
08/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
09/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024 PRELIMINARY PLAT REVISION TOWN OF LADY LAKE

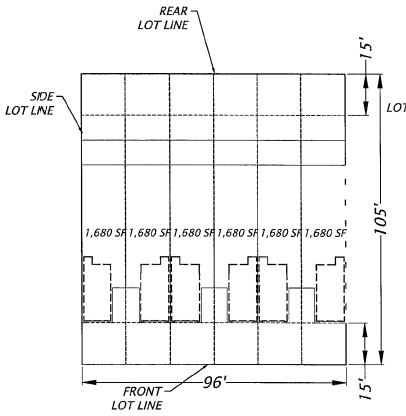
CLIENT: ICOLTEK LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: TYPICAL ROAD SECTIONS

DESIGNED: TDM
DRAWN: TDM
CHECKED: TDM/CHA
QUALITY CONTROL: KJW
PROJECT NO. 24-0058

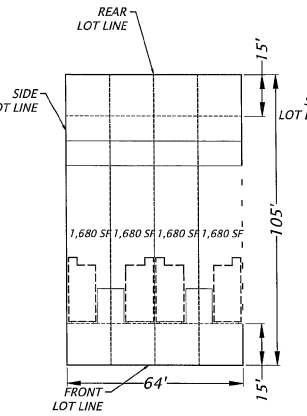
ROBERT J WALPOLE
LICENSE No. 58206
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO. PP-20

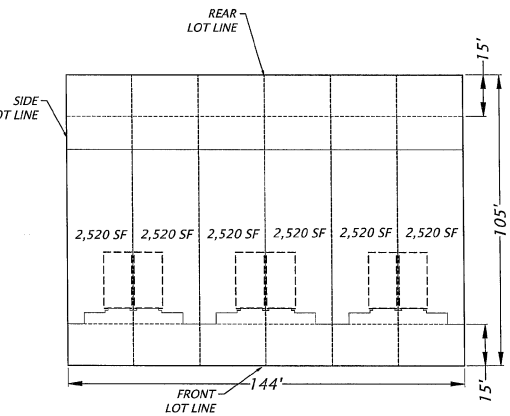
State: dunlap Plot Date: Fri, 03.2024 Bottom Filename: W:\2024\24-0058\departments\PLA_Engineering\PLA_PROP\PLAT\PP-20-22 TYPICAL 24-0058.dwg



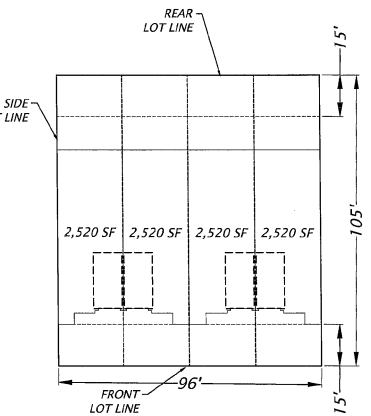
TYPICAL 16-FT WIDE
6 UNIT TOWNHOME



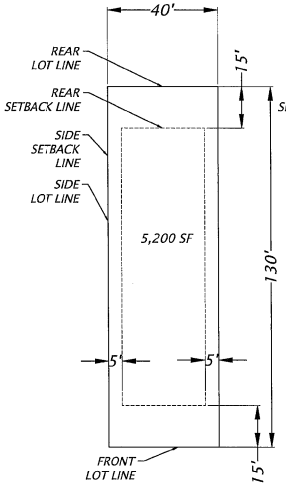
TYPICAL 16-FT WIDE
4 UNIT TOWNHOME



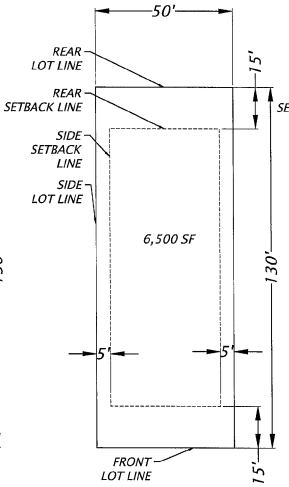
TYPICAL 24-FT WIDE
6 UNIT TOWNHOME



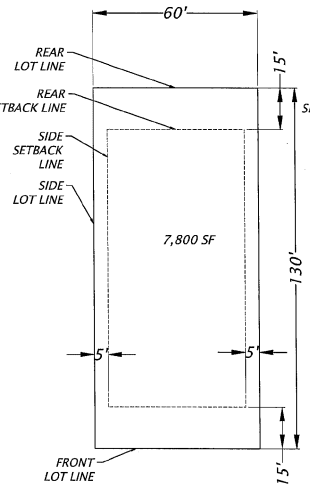
TYPICAL 24-FT WIDE
4 UNIT TOWNHOME



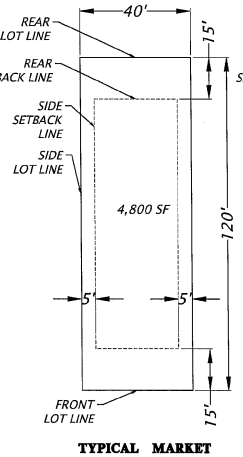
TYPICAL 40-FT WIDE LOT



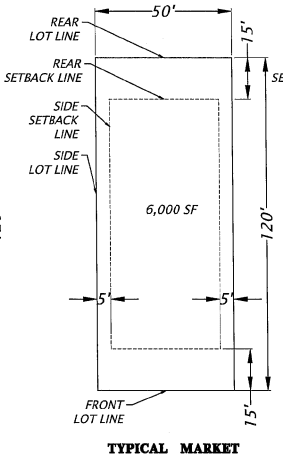
TYPICAL 50-FT WIDE LOT



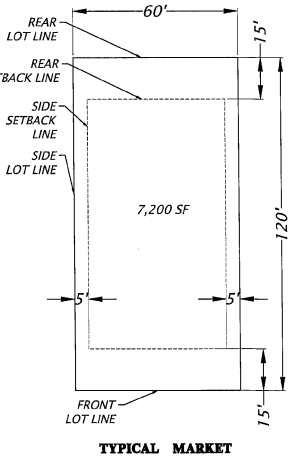
TYPICAL 60-FT WIDE LOT



TYPICAL MARKET
40-FT WIDE LOT



TYPICAL MARKET
50-FT WIDE LOT



TYPICAL MARKET
60-FT WIDE LOT

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Professional Consultants
18801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.CHW-INC.com
est. 1980 FLORIDA CA-0005

SCALE: N/A

DESIGNED
DRAWN
CHECKED
APPROVED

DATE
09/27/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
01/16/2024 PRELIMINARY PLAT TOWN OF LADY LAKE
06/14/2023 PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024 PRELIMINARY PLAT TO VILLAGE OF LADY LAKE

CLIENT: KOLTER LAND PARTNERS, LLC
PROJECT: THE RESERVE AT HAMMOCK OAKS
SHEET TITLE: TYPICAL LOT LAYOUT

DESIGN: TDH
DRAWN: TDH/CTM
CHECKED: TDH/CTM
APPROVED: KJW
PROJECT NO. 22-0098

ROBERT J. WALPOLE
LICENSE No. 58206
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO.: PP-21

HISTORIC TREE REMOVAL TABLE

Tag #	DBH	Species	Mitigation Requirement	Mitigation	Grade	Notes
11649	43	Live Oak	Required	43	4	Great
11685	43	Live Oak	Required	43	4	Great
11700	37	Laurel Oak	Not Required	0	1.5	Poor
11708	38	Live Oak	Required	38	3.5	Good
11725	37	Live Oak	Required	37	3	Good
11726	40	Laurel Oak	Not Required	0	1.5	Poor
11727	36	Laurel Oak	Not Required	0	1.5	Poor
11768	50	Laurel Oak	Not Required	0	1	Very Poor
11771	44	Live Oak	Not Required	0	2	Fair
11781	36	Live Oak	Not Required	0	2.5	Average
11782	36	Laurel Oak	Not Required	0	1.5	Poor
11785	36	Live Oak	Not Required	0	2.5	Average
11788	43	Live Oak	Required	43	3.5	Good
11790	47	Live Oak	Required	47	3	Good
11795	44	Live Oak	Not Required	0	1.5	Poor
11804	36	Laurel Oak	Not Required	0	1.5	Poor
11812	36	Live Oak	Required	36	4	Great
11815	38	Laurel Oak	Not Required	0	1.5	Poor
11831	44	Laurel Oak	Not Required	0	1.5	Poor
11840	45	Laurel Oak	Not Required	0	1	Very Poor
11846	47	Laurel Oak	Not Required	0	1.5	Poor
11847	44	Live Oak	Not Required	0	2	Fair
11848	43	Laurel Oak	Not Required	0	1.5	Poor
11860	40	Laurel Oak	Not Required	0	1.5	Poor
11862	38	Laurel Oak	Not Required	0	1.5	Poor
11865	0	Laurel Oak	Not Required	0	0	Dead
11879	0	Laurel Oak	Not Required	0	0	Dead
11880	37	Laurel Oak	Not Required	0	1	Very Poor
11927	40	Laurel Oak	Not Required	0	2	Fair
11932	39	Laurel Oak	Not Required	0	2	Fair
11952	36	Live Oak	Not Required	0	1.5	Poor
11959	0	Camphor	Not Required	0	0	Invasive
11961	41	Laurel Oak	Not Required	0	1	Very Poor
11963	41	Laurel Oak	Not Required	0	1	Very Poor
11974	48	Laurel Oak	Not Required	0	1	Very Poor
11981	40	Live Oak	Required	40	3.5	Good
12001	61	Live Oak	Required	61	4	Great
12004	37	Live Oak	Required	37	4	Great
12005	38	Laurel Oak	Not Required	0	1.5	Poor
12011	45	Laurel Oak	Not Required	0	1.5	Poor
12014	36	Laurel Oak	Not Required	0	1.5	Poor
12015	38	Laurel Oak	Not Required	0	1.5	Poor
12016	45	Laurel Oak	Not Required	0	1.5	Poor
12502	38	Laurel Oak	Not Required	0	1.5	Poor
12983	36	Live Oak	Not Required	0	2.5	Average
13228	38	Laurel Oak	Not Required	0	1.5	Poor
13256	36	Laurel Oak	Not Required	0	1.5	Poor
13287	42	Laurel Oak	Not Required	0	1.5	Poor
13643	53	Live Oak	Not Required	0	2.5	Average
13665	45	Live Oak	Required	45	3.5	Good
13695	37	Live Oak	Required	37	3.5	Good
13717	38	Live Oak	Not Required	0	1	Very Poor
13725	36	Live Oak	Not Required	0	2	Fair
13733	60	Live Oak	Required	60	3.5	Good
13756	41	Live Oak	Required	41	3	Good
13762	36	Live Oak	Required	36	3	Good
13781	48	Live Oak	Not Required	0	2.5	Average
13829	38	Live Oak	Required	38	3	Good
13856	49	Live Oak	Required	49	3	Good
16136	40	Laurel Oak	Not Required	0	1.5	Poor
16212	37	Laurel Oak	Not Required	0	1	Very Poor
16371	37	Laurel Oak	Not Required	0	1	Very Poor
1426	38	Laurel Oak	Not Required	0	2	Fair
1483	44	Laurel Oak	Not Required	0	1.5	Poor

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-3075
Professional Consultants

CHW

ISSUED	
	N/A

VERIFY SCALE
IF BAR DOES NOT MEASURE 1" ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SUBMITTED / REVISED	
08/29/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
09/29/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
12/15/2023	PRELIMINARY PLAT TOWN OF LADY LAKE
02/12/2024	PRELIMINARY PLAT BOYSON TOWN OF LADY LAKE

CONSTRUCTION REVISIONS:

SCALE:	
DESIGN:	
DRAWN:	DS/CCM
CHECKED:	

CLIENT: EDLTEC LAND PARTNERS, LLC

PROJECT: THE RESERVE AT HAMMOCK OAKS

SHEET TITLE: HERITAGE TREE REMOVAL TABLE

PROJECT NUMBER: 22-0098

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.: PP-22

SCHEDULE B IIEXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (NOT A SURVEY MATTER)

2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)

3. Standard Exceptions:

A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NOT A SURVEY MATTER)

B. Rights or claims of parties in possession not shown by the public records. (NOT A SURVEY MATTER)

C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT A SURVEY MATTER)

D. Taxes or assessments which are not shown as existing liens in the public records. (NOT A SURVEY MATTER)

4. INTENTIONALLY DELETED.

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (NOT A SURVEY MATTER)

6. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida in Deed No. 1417 recorded in Deed Book 225, Page 378, (NOT A SURVEY MATTER)

7. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida in Deed No. 2376 recorded in Deed Book 268, Page 477, (NOT A SURVEY MATTER)

8. Right of Way Easement in favor of Sumter Electric Cooperative, Inc., recorded in Official Records Book 444, Page 4. (AFFECTS, BLANKET IN NATURE - PARCEL 3)

9. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 934, Page 2382. (AFFECTS, BLANKET IN NATURE - A 15' EASEMENT LYING 7.5' EITHER SIDE OF THE GRANTEE'S FACILITIES.)

10. INTENTIONALLY DELETED.

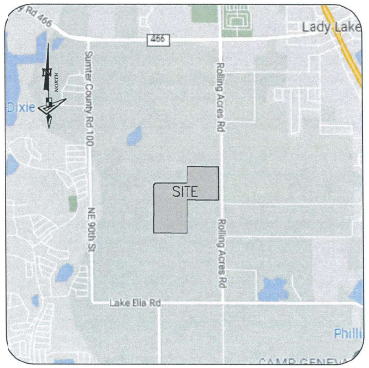
11. Ordinance No. I2004-70 by the Lake County Board of County Commissioners recorded November 30, 2004 in Official Records Book 2706, Page 669. (NOT A SURVEY MATTER)

12. Ordinance No. 1006-36 by the Town of Lady Lake recorded April 27, 2007 in Official Records Book 3420, Page 45. (NOT A SURVEY MATTER)

13. Ordinance No. 1006-37 by the Town of Lady Lake recorded April 27, 2007 in Official Records Book 3420, Page 49. (NOT A SURVEY MATTER)

14. Ordinance No. 1006-38 by the Town of Lady Lake recorded June 14, 2007 in Official Records Book 3452, Page 10. (NOT A SURVEY MATTER)

15. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental (NOT A SURVEY MATTER)



Vicinity Map
Not to Scale

DESCRIPTION

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°51'03" WEST, 116.63 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°35'01" 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.

SURVEYOR'S NOTES:

1. Current Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Chicago Title Insurance Company, Commitment for File Insurance, Order Number: 10337917 with an effective date of May 24, 2022 at 1:00 AM.

2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but no limited to foundations (footings), utilities etc.

3. Bearings shown hereon are based on the West right-of-way line of Rolling Acres Road, having a Grid bearing of S 00°07'34" E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.

4. All dimensions, unless otherwise noted, are survey dimensions.

5. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

6. Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on Lake County Survey Benchmark "F-34", having a published elevation of 129.308 feet (NAVD 88).

7. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

8. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.

9. This survey meets the maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey (0.07 feet plus 50 parts per million).

10. Subject Parcel has no evidence of construction currently going on or earth moving activities on site.

11. The Surveyor is not aware of any plans to change the existing Right-of-way lines.

12. There are 0 Parking Spaces and 0 Handicap Parking Spaces in the area this survey covers.

13. The subject property lies in Flood Zone "X" and Flood Zone "A", according to Flood Insurance Rate Map, Map No. 12069C0165E for Lake County, Community No. 120613 0165 E, Town of Lady Lake, Florida, dated December 18, 2012 and issued by the Federal Emergency Management Agency.

LEGEND

O.R.	Official Records Book	SP	Service Power Pole
PG	Page(s)	TP	Telephone Pedestal
PSM	Professional Surveyor and Mapper	TH	Telephone Handhole
RLS	Registered Land Surveyor	WM	Water Meter
FIR	Found Iron Rod	RWM	Reclaim Water Meter
FCM	Found Concrete Monument	TW	Buried Telephone Warning Marker
FNAIL	Found Mag Nail & Disk	WV	Water Valve
FRRS	Found Railroad Spike	RWV	Reclaim Water Gate Valve
SIR	Set Iron Rod & Cap LB7768	FH	Fire Hydrant
PRM	Permanent Reference Monument	APV	Air Release Valve
(M)	Measured Data	SMH	Sanitary Sewer Manhole
		DMH	Storm Drainage Manhole
		MB	Mail Box
		OU	Overhead Utility Lines

SURVEYOR'S CERTIFICATION:

To: Kolter Group Acquisitions, LLC, Chicago Title Insurance Company, CHW, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10(a), 11, 13, 14, 16, 18, and 19 of Table A thereof. The field work was completed on 05/14/2019.

GEOPOINT SURVEYING, INC.

Judd D. French
Florida Professional Surveyor and Mapper #7095

PROJECT: ALTA/NSPS SURVEY
PHASE: LUGANO WEST PARCEL8
DRAWN: TRK | DATE: 05/02/22 | CHECKED BY: JDF
P.CHIEF: AW | FIELD BOOK: 2022-AW
DATA FILE: L:\LUGANO PROJECT\(US83)(NAVD88)

REVISIONS

DATE	DESCRIPTION / COMMENTS	DRAWN BY / MRC
06/10/22		

SEE ALTS/NSPS SURVEYOR'S CERTIFICATION

DATE OF LAST FIELD SURVEY: April 07, 2022

NOT VAILD WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA/NSPS LAND TITLE SURVEY

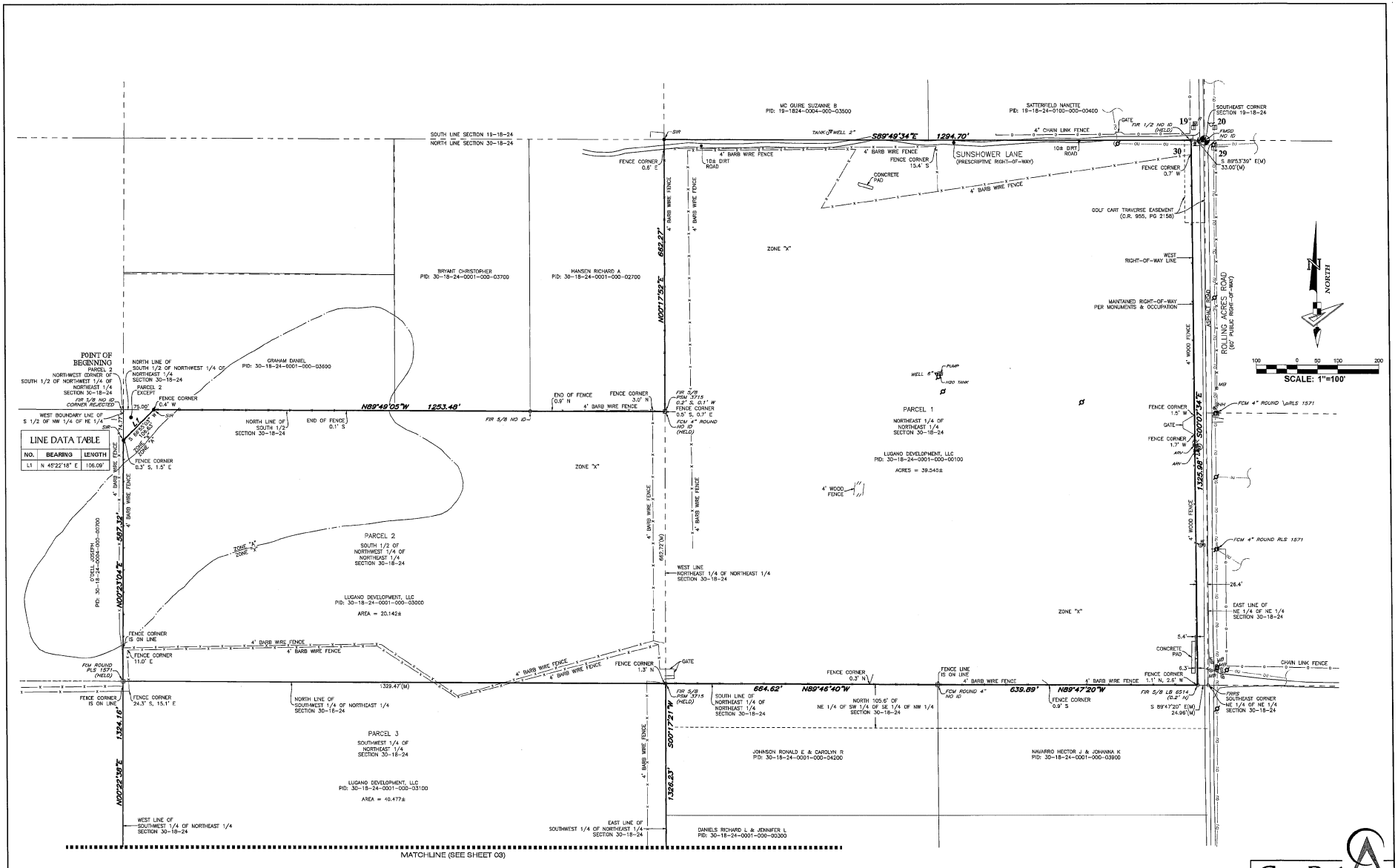
PREPARED FOR
Kolter Group Acquisitions, LLC

LOCATED IN
Section 30, Township 18 S., Range 24 E.
Lake County, Florida

GeoPoint Surveying, Inc.
555 Winderly Pl. Suite 120
Maitland, Florida 32751
www.geopointsurvey.com
Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business No.: LB 7768

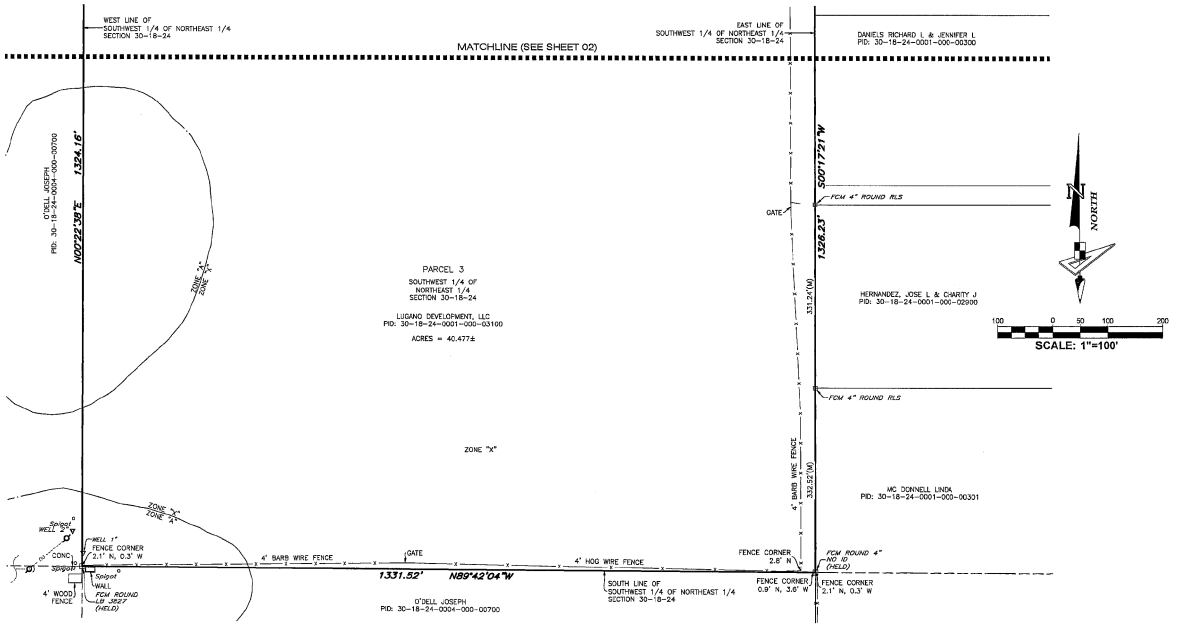
SHEET NUMBER: 01 of 03

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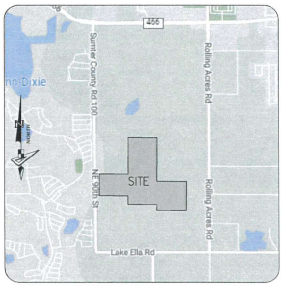
GeoPoint Surveying, Inc.
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Maitland, Florida 32751
Phone: (321) 270-0440
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

SHEET NUMBER: 02 of 03

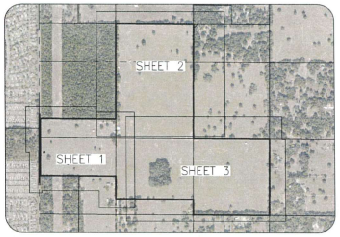


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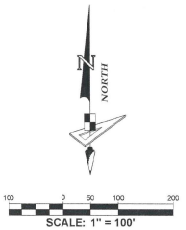
SHEET NUMBER: 03 of 03



VICINITY MAP
Not to Scale



SHEET LAYOUT
Not to Scale



DESCRIPTION:

NW 1/4 of SE 1/4; N 1056 feet of NE 1/4 of SW 1/4; S 1/4 of S/W 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 n Section 30, Township 18 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT the lands conveyed to Lake County by Right of Way Deed recorded in Official Rscords Book 518, Page 766.

SURVEYOR'S NOTES:

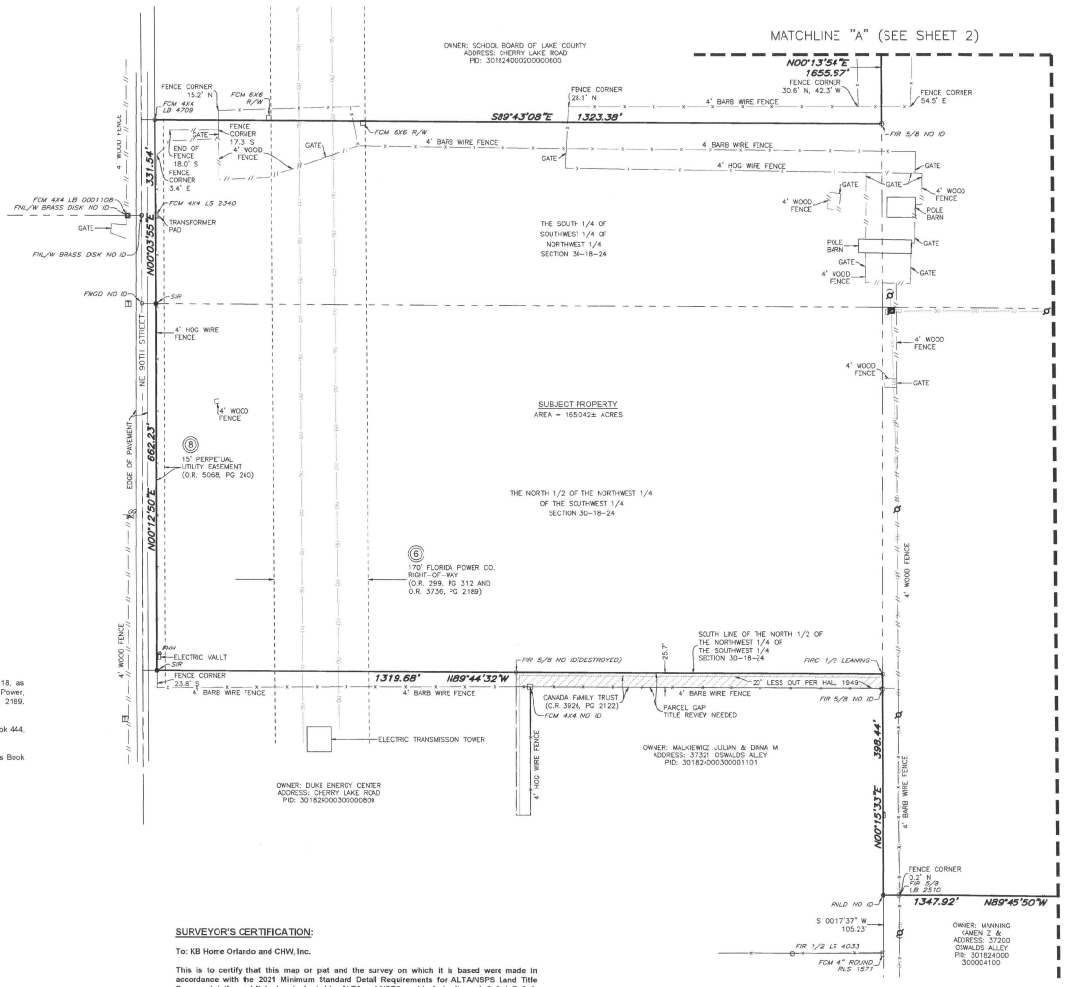
1. Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Chicago Title Insurance Company, Order Number: 10158741 with a Commitment date of May 24, 2022 at 8:00 AM.
2. Current title information on the subject property hac not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract, GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
3. This survey is limitec to above ground visible improvements along and near the bcundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings) utilities, etc.
4. Bearings shown hereon are based on the South line of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 18 South, Range 24 East, Lake County, Florida, having a Grid bearing of N89°41'22"W, The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
5. This survey is intended to be displayed at 1" = 100'.
6. All dimensions, unless otherwise noted, are survey dimensions.
7. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party orparties.
8. The subject parcel lies in Flood Zone "X" and Flood Zone "A", according to Flood Insurance Rate Map, Map No. 12069C0165E for Lake County, dated December 18, 2012 and issued by the Fecaral Emergency Management Agency. Lines shown, if any, have been digitally translated from DFRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
9. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
10. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
11. Subject Parcel has no evidence of construction currently gong on or earth moving activities on site.
12. The Surveyor is not avare of any plans to change the existing Right-of-way lines.
13. There are 0 Parking Spaces and 0 Handicap Parking Spaces in the area this survey covers.

SCHEDULE B-II EXCEPTIONS:

Items 1 - 5 intentionally omitted. (NOT A SURVEY MATTER)

6. Easement to Florida Power Corporation recorded in Official Records Book 305, Page 418, as affected by Memorandum and Notice of Final Judgment (Class Action Suit between Florida Power, as defendant and numerous Plaintiffs) recorded in Official Records Book 3736, Page 2189. (AFFECTS, AS SHOWN)
7. Right of Way Easement to Sumter Electric Cooperative, Inc., recorded in Official Records Book 444, Page 4. (BLANKET IN NATURE)
8. Perpetual Utility Easement to Sumter Electric Cooperative, Inc., recorded in Official Records Book 5068, Page 260. (AFFECTS, AS SHOWN)

Item 9 intentionally omitted. (NOT A SURVEY MATTER)



SURVEYOR'S CERTIFICATION:

To: KB Home Orlando and CHW, Inc.

This is to certify that this map or pat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly esablished and adopted by ALTA and NSPS, and includes Items 1, 2, 3 4, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 and 18 of Table A thereof. The field work was completed on 04/07/2022.

GEOPOINT SURVEYING, INC.

Judd D. French
Florida Professional Surveyor and Mapper #7095

LEGEND

PB	Plat Book	⊐	Service Power Pole
O.R.	Official Records Book	(	Guy Anchor
PG	Pipe(s)	⊐	Sign
FIP	Found Iron Pipe	☐	Telephone Pedestal
FIR	Found Iron Rod	GVe	Gas Gate Valve
FIRC	Found Iron Rod and Cap	W	Well
FCM	Found Concrete Monument	GA	Buried Gas Warning Marker
SIR	Set 1/2" Iron Rod and Cap		
		OU	Overhead Utility Lines

PROJECT:	ALTA
PHASE:	ODELL PROPERTY
DRAWN: TJS	DATE: 04/12/22 CHECKED BY: JDF
P.CHIEF: AW	FIELD BOOK: 2022 AW
DATA FILE:	LADY-ODELL(U5888)AW

REVISIONS

DATE	DESCRIPTION COMMENTS	DRAWN BY MBC
05/05/22		

SEE ALTA/NSPS SURVEYOR'S CERTIFICATION

DATE OF LAST FIELD SURVEY: April 07, 2022

NOT VAID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA/NSPS Land Title Survey

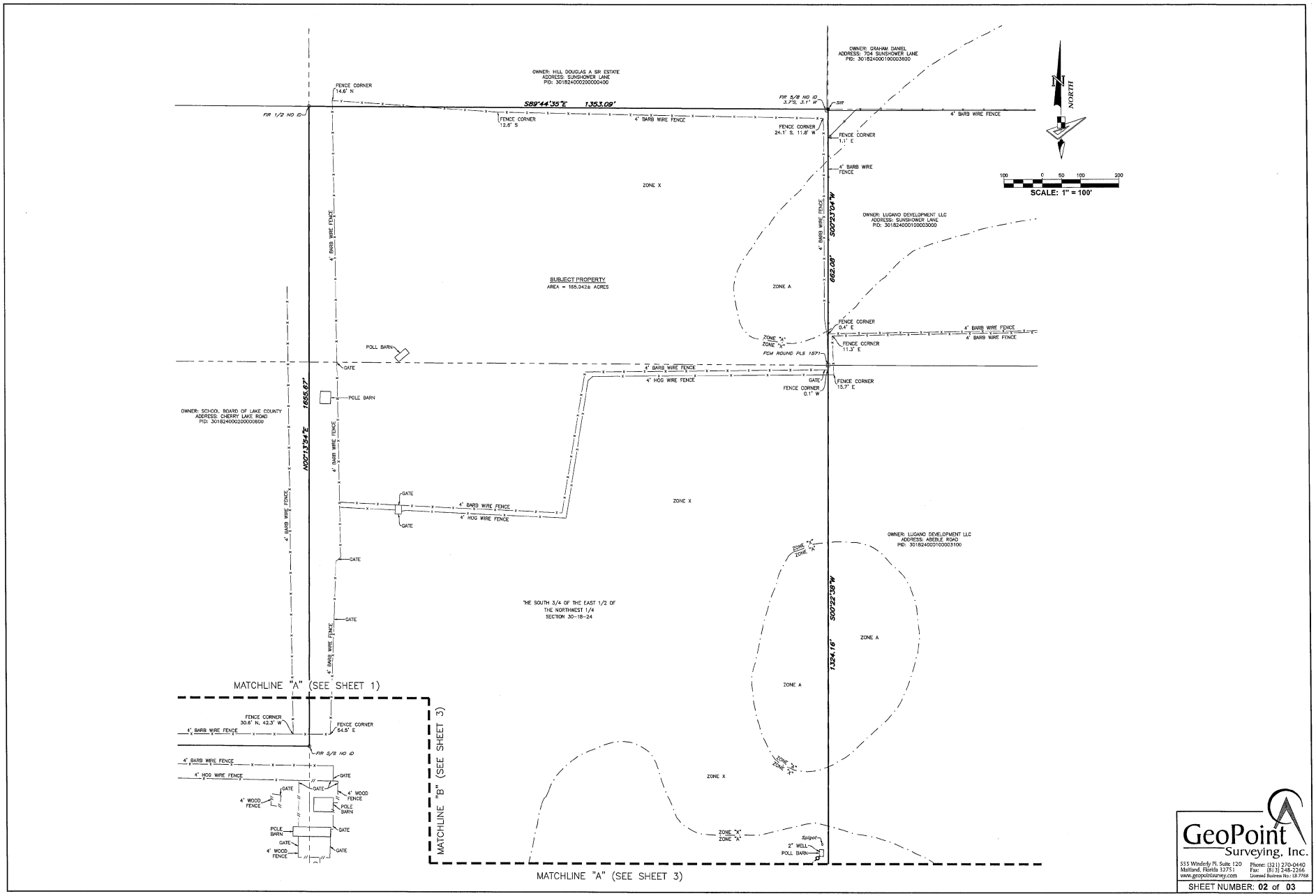
PREPARED FOR
KOLTER LAND PARNERS, LLC.

LOCATED IN
Section 30, Township 18 S., Range 24 E.
Lake County, Florida

GeoPoint Surveying, Inc.
555 Winderley Pl. Suite 120
Maitland, Florida 32751
www.geopointsurvey.com
Phone: (321) 270-0440
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Licensed Business No.: LB 7768

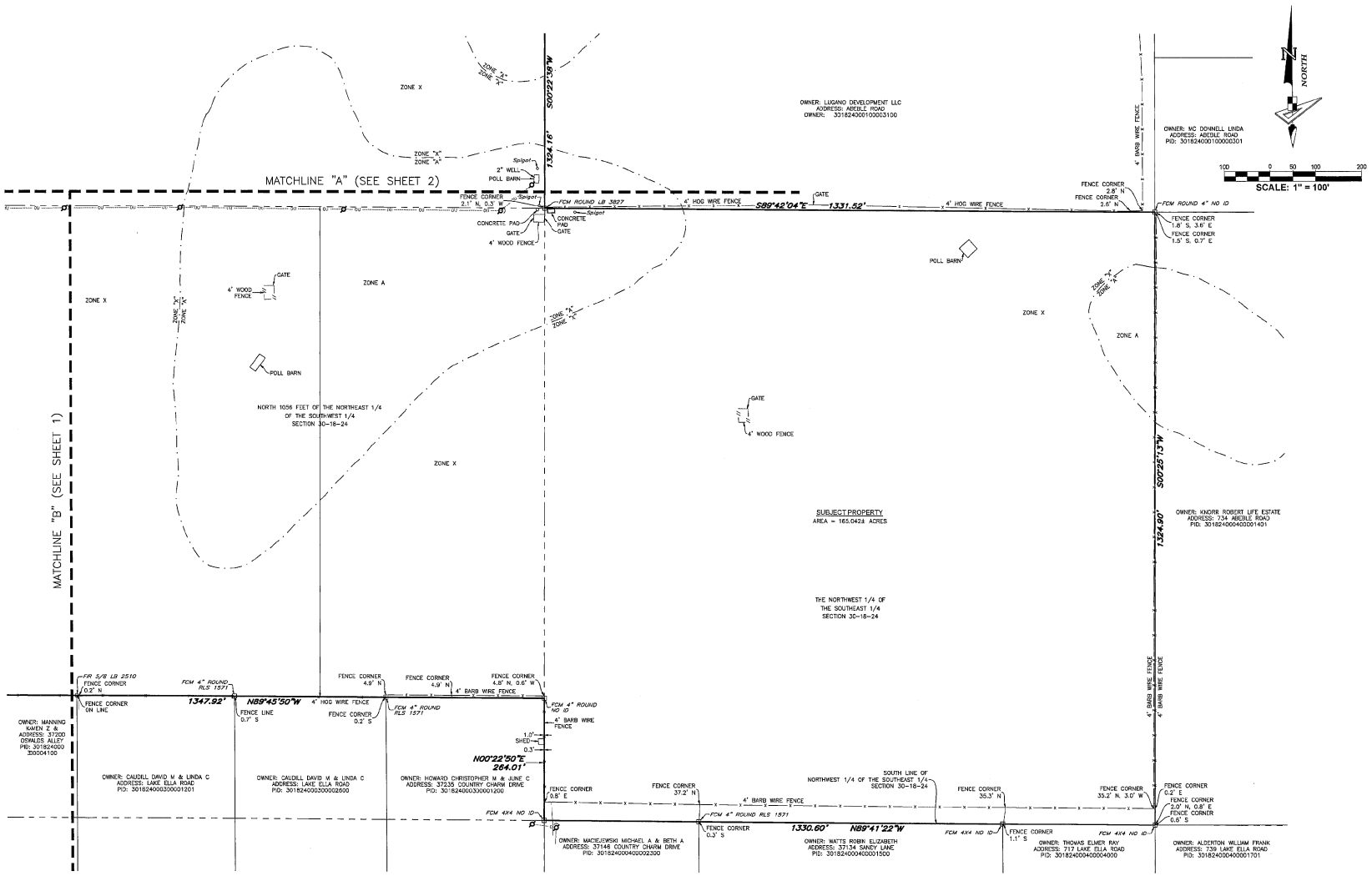
SHEET NUMBER: 01 of 03

FILE PATH: O:\RESERVE AT HAMMOCK OAKS\SURVEY\ODELL, ALTA\RESERVE AT HAMMOCK OAKS ODELL ALTA.DWG PLOTTED BY: MATTHEW CHEPOLIS ON: 8/5/2022 12:06 PM LAST SAVED BY: MATCHEPOLIS ON: 8/5/2022 12:13 PM



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www.geopointsurvey.com
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SHEET NUMBER: 02 of 03



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SHEET NUMBER: 03 of 03

SCHEDULE B-II EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (NOT A SURVEY MATTER)

2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)

3. Standard Exceptions:
A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NOT A SURVEY MATTER)
B. Rights or claims of parties in possession not shown by the public records.(NOT A SURVEY MATTER)
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT A SURVEY MATTER)
D. Taxes or assessments which are not shown as existing liens in the public records. (NOT A SURVEY MATTER)

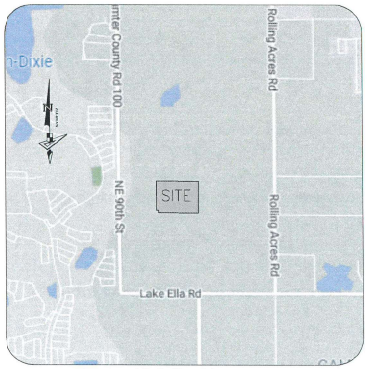
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accretec to such land. (NOT A SURVEY MATTER)

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (NOT A SURVEY MATTER)

6. Right-of-Way Easement recorded in Official Records Book 512, Page 580. (AFFECTS, BLANKET IN NATURE)

7. Right-of-Way Deed recorded in Official Records Book 518, Page 799. (DOES NOT AFFECT)

8. Easement(s) for ingress and egress as set forth in deed recorded in Official Records Book 533, Page 762. (BENEFITS PROPERTY, NOTED AND SHOWN HEREON)



Vicinity Map
Not to Scale

DESCRIPTION:

A portion of Section 30, Township 18 South, Range 24 East, Lake County, Florida; being more particularly 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.

SURVEYOR'S NOTES:

1. Current Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Chicago Title Insurance Company, Commitment for File Insurance, Order Number: 10259314 with an effective date of Feburary 15, 2022.
2. This survey is limted to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to founcations (footings), utilities etc.
3. Bearings shown hereon are based on the East line of the Southwest 1/4 of the Northeast1/4 of the Southwest 1/4 of Section 30 Township 18 South, Range 24 East, having a Grid bearing of N0°16'37"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
4. All dimensions, unless otherwise noted, are survey dimensions.
5. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited.
6. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
7. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
8. The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
9. This survey meets the maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey (0.07 feet plus 50 parts per million).
10. Subject Parcel has no evidence of construction currently going on or earth moving activities on site.
11. The Surveyor is not aware of any plans to change the existing Right-of-way lines.
12. There are 0 Parking Spaces and 0 Handicap Parking Spaces in the area this survey covers.
13. The subject property lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12069C0165E for Lake County, Community No. 120421, Lake County, Florida, dated December 18, 2012 and issued by the Federal Emergency Management Agency.

LEGEND

O.R.	Official Records Book
P.B.	Plat Book
PG	Page(s)
FIR	Found Iron Rod
FCM	Found Concrete Monument
RLS	Registered Land Surveyor
ID	Identification
W	West
NE	Northeast
SE	Southeast
SW	Southwest
(D)	Description Data
(M)	Measured Data
CO	Clean Out
	Well
	Service Power Pole
	Guy Anchor
OU	Overhead Utility Lines

SURVEYOR'S CERTIFICATION:

To: Kolter Group Aquisitions LLC, Chicago Title Insurance Company and CHW, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10(a), 13, and 19 of Table A thereof. The field work was completed on 04/07/2022.

GEOPOINT SURVEYING, INC.

Judd D. French
Florida Professional Surveyor and Mapper #7095

PROJECT: ALTA
PHASE: MALKIEWICZ PROPERTY
DRAWN: TRK | DATE: 07/28/22 | CHECKED BY: JDF
P.CHIEF: AW | FIELD BOOK: AW-2022
DATA FILE: LADY-ODELL(US88)AW

REVISIONS

DATE	DESCRIPTION	DRAWN BY
08/02/22	COMMENTS	MRC

SEE ALTS/NSPS SURVEYOR'S CERTIFICATION

DATE OF LAST FIELD SURVEY: April 07, 2022

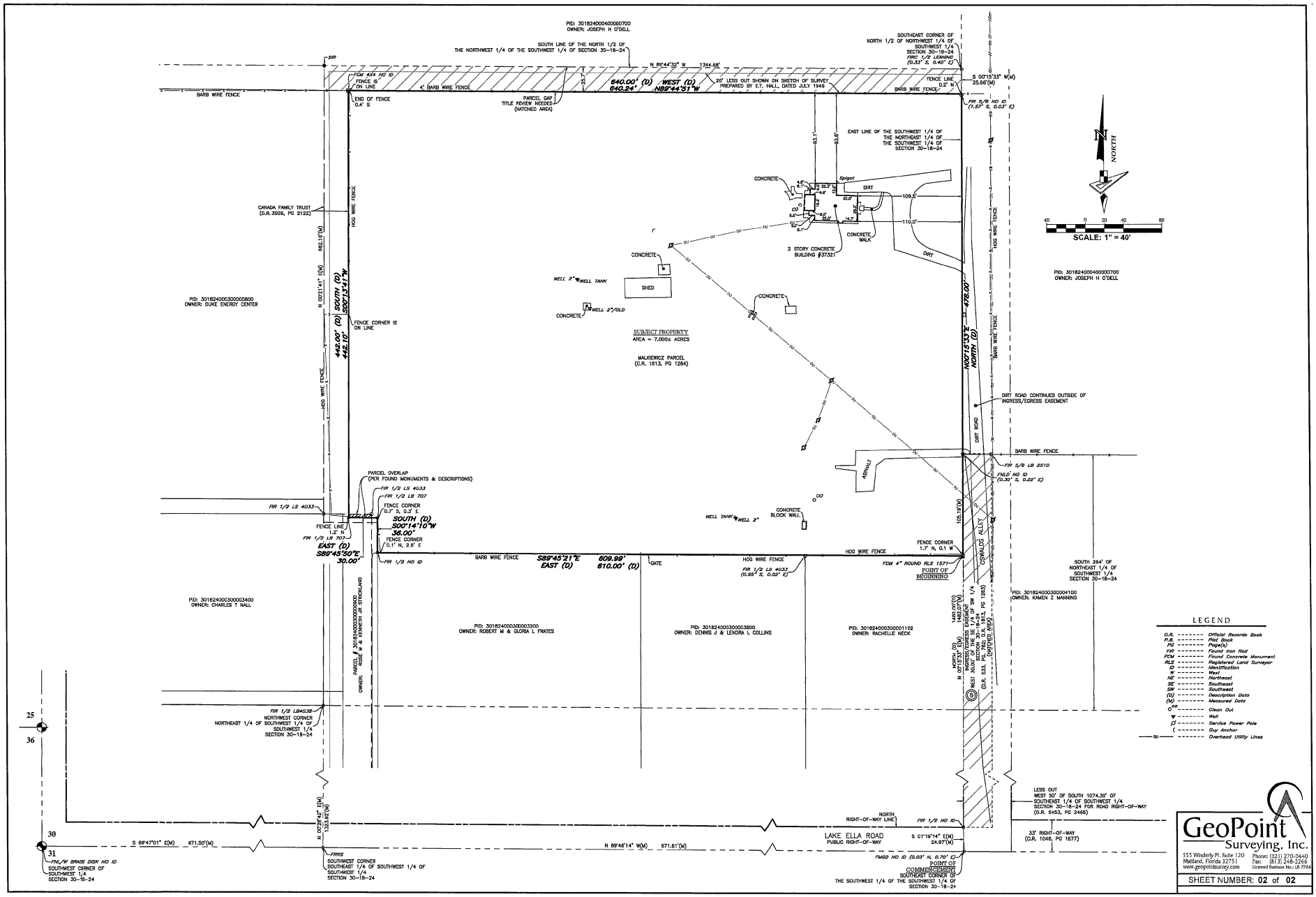
NOT VAIID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
KOLTER GROUP ACQUISITIONS LLC
LOCATED IN
Section 30, Township 18 S., Range 24 E.
Lake County, Florida

GeoPoint
555 Winderly Pl. Suite 120
Maitland, Florida 32751
www.geopointsurvey.com
Phone: (321) 270-0442
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: 01 of 02

FILE PATH: O:\RESERVE AT HAMMOCK OAKS\SURVEY\MALKIEWICZ ALTA\RESERVE AT HAMMOCK OAKS-MALKIEWICZ-ALTA.DWG PLOTTED BY: MATTHEW CHEPOUS ON 8/8/2022 10:37 AM LAST SAVED BY: MATTHEWCHEPOUS ON 8/8/2022 10:35 AM


PID: 301824000400000700
OWNER: JOSEPH H O'DELL
SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30-18-24
SOUTHEAST CORNER OF NORTH 1/2 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 SECTION 30-18-24
FIRC 1/2 LEANING (0.33' S, 0.40' E)
N 89°44'32" W 1344.68'
FCM 4X4 NO ID FENCE IS ON LINE
4' BARB WIRE FENCE
640.00' (D) WEST (D) 640.24' N89°44'51"W
20' LESS OUT SHOWN ON SKETCH OF SURVEY PREPARED BY E.T. HALL, DATED JULY 1946
FENCE LINE 0.2' N
S 00°15'33" W(M) 25.66'(M)
BARB WIRE FENCE
END OF FENCE 0.4' S
PARCEL GAP TITLE REVIEW NEEDED (MATCHED AREA)
FIR 5/8 NO ID (1.57' S, 0.03' E)
EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30-18-24
CONCRETE
Spigot
DIRT
109.5'
110.0'
CO
CONCRETE WALK
2 STORY CONCRETE BUILDING #37321
CANADA FAMILY TRUST (O.R. 3926, PG 2122)
HOG WIRE FENCE
662.19'(M)
N 00°21'41" E(M)
SOUTH (D) S00°13'53"E 442.10'
449.00' (D)
CONCRETE
WELL 2"
WELL TANK
SHED
CONCRETE
WELL 2"/OLD
SUBJECT PROPERTY
AREA = 7.000± ACRES
WALKIEWICZ PARCEL (O.R. 1813, PG 1284)
NORTH (D) N00°13'53"E 476.00'
PID: 301824000300000800
OWNER: DUKE ENERGY CENTER
FENCE CORNER IS ON LINE
DIRT ROAD CONTINUES OUTSIDE OF INGRESS/EGRESS EASEMENT
DIRT ROAD
BARB WIRE FENCE
FIR 5/8 LB 2510
FNLD NO ID (0.30' S, 0.22' E)
ASPHALT
PARCEL OVERLAP (PER FOUND MONUMENTS & DESCRIPTIONS)
FIR 1/2 LS 4033
FIR 1/2 LB 707
FENCE CORNER 0.7' S, 0.3' E
SOUTH (D) S00°14'10"W 36.00'
FENCE LINE 1.2' N
FENCE CORNER 0.1' N, 2.8' E
EAST (D) S89°45'50"E 30.00'
FIR 1/2 NO ID
CONCRETE BLOCK WALL
WELL TANK
WELL 2"
105.19'(M)
CONWAY'S ALLEY
FENCE CORNER 1.7' N, 0.1' W
FCM 4" ROUND RLS 1571
POINT OF BEGINNING
BARB WIRE FENCE
S89°45'21"E 609.99'
EAST (D) 610.00' (D)
GATE
HOG WIRE FENCE
FIR 1/2 LS 4033 (0.95' S, 0.02' E)
SOUTH 264' OF NORTHEAST 1/4 OF SOUTHWEST 1/4 SECTION 30-18-24
PID: 301824000300004100
OWNER: KAMEN Z MANNING
PID: 301824000300003400
OWNER: CHARLES T NALL
PID: 301824000300003200
OWNER: ROBERT M & GLORIA L FRATES
PID: 301824000300003800
OWNER: DENNIS J & LENORA L COLLINS
PID: 301824000300001102
OWNER: RACHELLE NECK
PARCEL # 301824000300009RD
OWNER: ROSE M & KENNETH JR STRICKLAND
INGRESS/EGRESS EASEMENT (O.R. 5351, PG 1253) (PLOTTED, NOT SURVEYED)
WEST 30' OF SW 1/4 OF SE 1/4 OF NW 1/4 SECTION 30-18-24 (O.R. 8451, PG 1263)
NORTH (D) N 00°15'33" E(M) 1482.07'(M)
1489.00'(D)
FIR 1/2 LB4038 NORTHWEST CORNER NORTHEAST 1/4 OF SOUTHWEST 1/4 SECTION 30-18-24
N 00°27'44" E(M) 1325.80'(M)
25
36
30
31
S 89°47'01" E(M) 671.50'(M)
FNLW BRASS DISK NO ID SOUTHWEST CORNER OF SOUTHWEST 1/4 SECTION 30-18-24
FIRRS SOUTHWEST CORNER SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 SECTION 30-18-24
N 89°46'14" W(M) 671.61'(M)
NORTH RIGHT-OF-WAY LINE
LAKE ELLA ROAD PUBLIC RIGHT-OF-WAY
S 01°19'14" E(M) 24.97'(M)
FMGD NO ID (0.03' N, 0.70' E)
POINT OF COMMENCEMENT SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30-18-24
FIR 1/2 NO ID
LESS OUT WEST 30' OF SOUTH 1074.30' OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 SECTION 30-18-24 FOR ROAD RIGHT-OF-WAY (O.R. 8451, PG 2465)
33' RIGHT-OF-WAY (O.R. 1046, PG 1677)
NORTH
SCALE: 1" = 40'
40 0 20 40 80
LEGEND
O.R. ------- Official Records Book
P.B. ------- Plat Book
PG ------- Page(s)
FIR ------- Found Iron Rod
FCM ------- Found Concrete Monument
RLS ------- Registered Land Surveyor
ID ------- Identification
W ------- West
NE ------- Northeast
SE ------- Southeast
SW ------- Southwest
(D) ------- Description Data
(M) ------- Measured Data
CO ------- Clean Out
WV ------- Well
SPP ------- Service Power Pole
GA ------- Guy Anchor
OU ------- Overhead Utility Lines
GeoPoint Surveying, Inc.
555 Winderly Pl. Suite 120
Maitland, Florida 32751
www.geopointsurvey.com
Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business No.: LB 7768
SHEET NUMBER: 02 of 02

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL 1: (PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1101166556, 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:

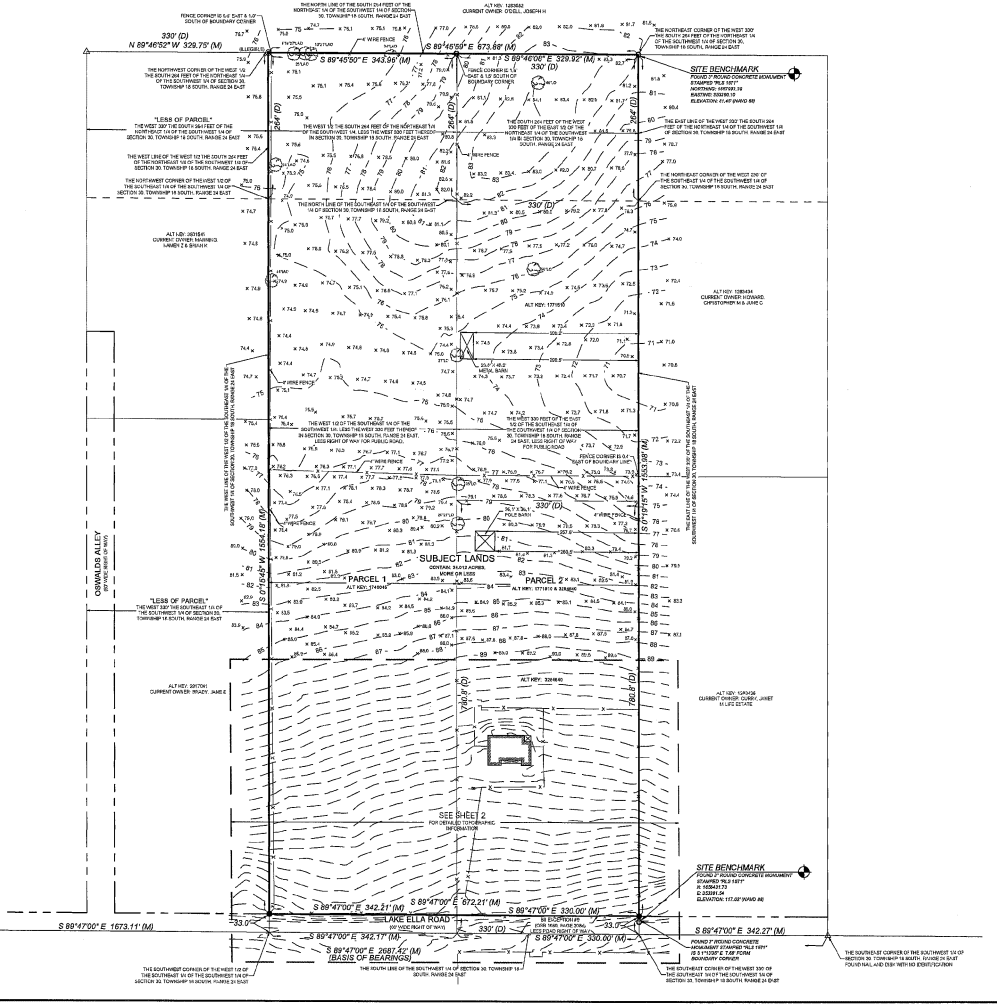
THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 264 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD.

SURVEYOR'S NOTES:

1. 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.
2. 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.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1101166556, DATED SEPTEMBER 15, 2023 AT 8:00 AM. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. 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.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. 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 ADJOINING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM LAKE COUNTY BENCHMARK IDENTIFICATION "LK 54" WITH A PUBLISHED ELEVATION OF 122.52' (NAVD 88)
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODEP LAYERS IN THE SUPPLIED DIGITAL FILE.
10. 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.
11. THE SUBJECT PARCEL HAS DIRECT ACCESS TO LAKE ELLA ROAD, A COUNTY MAINTAINED PUBLIC RIGHT OF WAY.

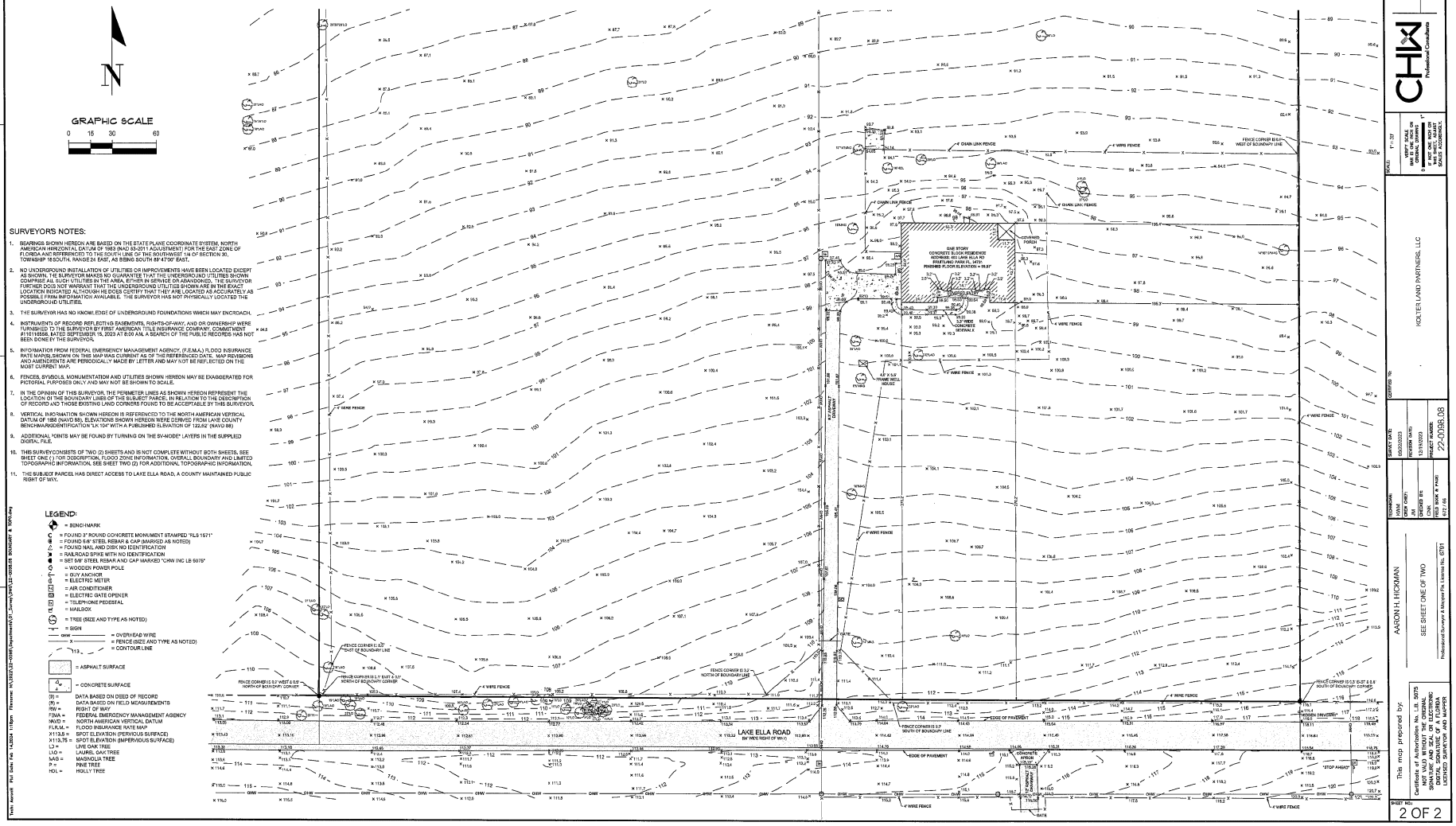
BII EXCEPTIONS: (PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1101166556, DATED NOVEMBER 14, 2023 AT 8:00 AM)

9. RIGHT OF WAY DEED RECORDED IN BOOK 1680, PAGE 2056. - DOES NOT AFFECT SUBJECT PROPERTY DIRECTLY, EXCEPTION PROVIDES ACCESS TO THE PROPERTY, PLOTTED HEREON.
10. RESERVATION OF EASEMENT FOR STATE ROAD RIGHT OF WAY CONTAINED IN TIE DEED RECORDED IN DEED BOOK 203, PAGE 495. - 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.
11. RIGHT OF WAY EASEMENT RECORDED IN BOOK 311, PAGE 525. - AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND ENCOMPASSES THE ENTIRETY OF SUBJECT PROPERTY.
12. ORDINANCE 2023-09 RECORDED IN BOOK 6175, PAGE 5. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT


SUBJECT LANDS
CONTAINS 39.612 ACRES MORE OR LESS
PARCEL 1
ALT KEY: 3747640
PARCEL 2
ALT KEY: 1771810 & 3258240
"LESS OF PARCEL"
THE WEST 330' THE SOUTH 264' OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
"LESS OF PARCEL"
THE WEST 330' THE SOUTH 264' OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
OSWALDS ALLEY
(A 66' PUBLIC RIGHT-OF-WAY)
LAKE ELLA ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
SEE SHEET 2
FOR DETAILED TOPOGRAPHIC INFORMATION
SITE BENCHMARK
FOUND 3" ROUND CONCRETE MONUMENT STAMPED "RLS 1671"
N: 1655431.73
E: 2332991.34
ELEVATION: 117.55' (NAVD 88)
SITE BENCHMARK
FOUND 3" ROUND CONCRETE MONUMENT STAMPED "RLS 1671"
NORTHING: 1657191.39
EASTING: 2330139.19
ELEVATION: 81.49' (NAVD 88)
FOUND 3" ROUND CONCRETE MONUMENT STAMPED "RLS 1671"
IS 0.1'S30°E & 7.8' FROM BOUNDARY CORNER
S 89°46'50" E 343.96' (M)
S 89°46'50" E 673.88' (M)
S 89°46'06" E 329.92' (M)
330' (D)
N 89°46'52" W 329.79' (M)
264' (D)
S 89°47'00" E 342.21' (M)
S 89°47'00" E 672.21' (M)
S 89°47'00" E 330.00' (M)
S 89°47'00" E 342.27' (M)
S 89°47'00" E 1673.11' (M)
S 89°47'00" E 2687.42' (M)
(BASIS OF BEARINGS)
S 01°19'15" W 1553.98' (M)
1766.5' (D)
33.0'
THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST FOUND NAIL AND DISH WITH NO IDENTIFICATION
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE SOUTHEAST CORNER OF THE WEST 330' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST FOUND NAIL AND DISH WITH NO IDENTIFICATION
THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE NORTHEAST CORNER OF THE WEST 330' OF THE SOUTH 264' OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE NORTH LINE 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
THE EAST LINE OF THE WEST 330' THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE WEST LINE OF THE WEST 1/2 THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE NORTHEAST CORNER OF THE WEST 330' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
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, LESS RIGHT OF WAY FOR PUBLIC ROAD.
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, LESS RIGHT OF WAY FOR PUBLIC ROAD.
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
THE EAST LINE OF THE WEST 330 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
THE SOUTH 264 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
THE NORTH LINE OF THE SOUTH 264 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST
ALT KEY: 1205562
CURRENT OWNER: O'DELL, DEBORAH H
ALT KEY: 3261951
CURRENT OWNER: MARRIAS, LAMAR E & SHAWN
ALT KEY: 1771810
ALT KEY: 1084434
CURRENT OWNER: HOWARD, CHRISTOPHER W & JAMIE C
ALT KEY: 3261940
CURRENT OWNER: BRADY, JAMIE E
ALT KEY: 1084426
CURRENT OWNER: CLEVELAND, JANET M LIFE ESTATE
FENCE CORNER IS 0.4' EAST & 1.2' SOUTH OF BOUNDARY CORNER
FENCE CORNER IS 0.4' EAST & 1.2' SOUTH OF BOUNDARY CORNER
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
FENCE CORNER IS 0.4' EAST & 0.3' SOUTH OF BOUNDARY CORNER
FENCE CORNER IS 0.4' EAST & 0.3' SOUTH OF BOUNDARY CORNER
FENCE CORNER IS 0.4' EAST & 0.3' SOUTH OF BOUNDARY CORNER
FENCE CORNER IS 0.4' EAST & 0.3' SOUTH OF BOUNDARY CORNER
POWER POLE W/ GUY WIRE
POWER POLE W/ GUY WIRE
POWER POLE W/ GUY WIRE

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA


N
GRAPHIC SCALE
0 15 30 60
LAKE ELLA ROAD
SW WIDE RIGHT OF WAY
ONE STORY CONCRETE BLOCK RESIDENCE
SECONDARY RD LAKE ELLA RD
FRUITLAND PARK FL, 34731
FINISHED FLOOR ELEVATION = 99.83'
FRAME WELL HOUSE
EDGE OF PAVEMENT
FENCE CORNER IS 0.2' EAST & 0.5' NORTH OF BOUNDARY CORNER
FENCE CORNER IS 0.2' NORTH OF BOUNDARY LINE
FENCE CORNER IS 0.2' SOUTH OF BOUNDARY LINE
FENCE CORNER IS 0.5' WEST & 0.5' SOUTH OF BOUNDARY CORNER
FENCE CORNER IS 0.5' SOUTH OF BOUNDARY CORNER
FENCE CORNER IS 0.2' WEST OF BOUNDARY LINE
4' CHAIN LINK FENCE
4' WIRE FENCE
4' WIRE FENCE
4' WIRE

TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 19, 29, 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
2. VERTICAL DATUM IS BASED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY THIS SURVEYOR TO "QUALITY LEVEL B" STANDARDS PER ACSE 38-02. WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE ALL UTILITIES AS ACCURATELY AS POSSIBLE OTHER UTILITIES MAY EXIST IN THE PROJECT AREA IN USE OR ABANDONED.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), 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.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY, CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS. THE TOPOGRAPHIC SURVEY LIMITS ARE PER THE CLIENTS REQUEST.
9. TREE SIZES SHOWN HEREON ARE IN DIAMETER INCHES AND ARE MEASURED AT CHEST HEIGHT, ONLY TREES 6 INCHES IN DIAMETER AND ABOVE ARE SHOWN HEREON.
10. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
11. THIS SURVEY IS A TOTAL OF NINE (9) SHEETS. SEE SHEET ONE (1) FOR OVERALL SURVEYING LIMITS. SEE SHEETS TWO (2) THROUGH NINE (9) FOR IMPROVEMENTS AND DETAILED TOPOGRAPHIC INFORMATION. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER SHEETS.

FLOOD ZONE:

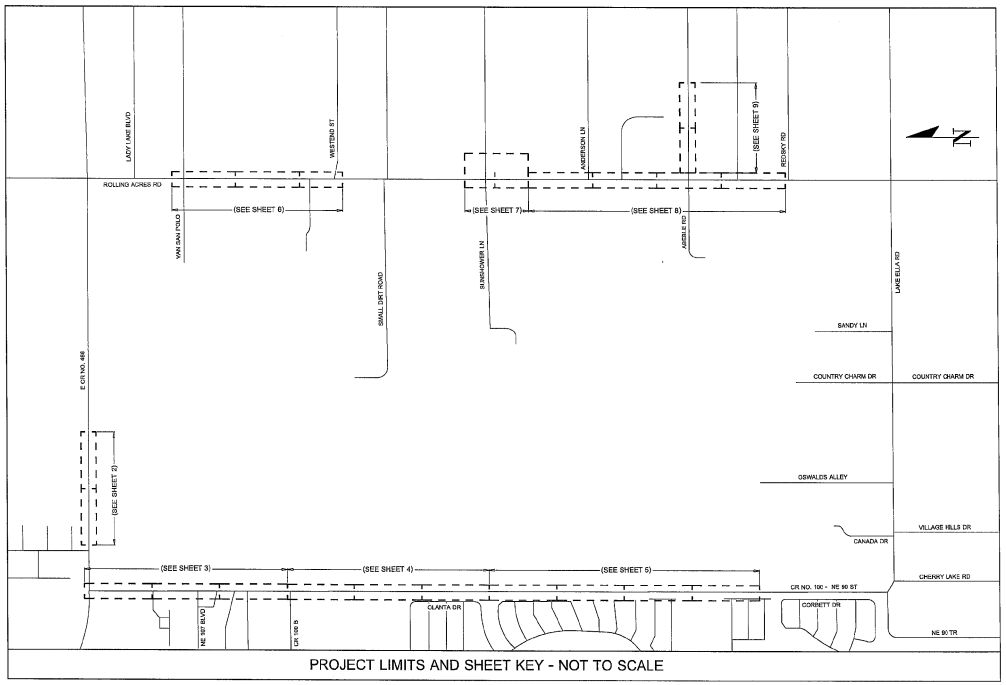
THIS AREA(S) ARE LOCATED IN FEDERAL FLOOD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 165 OF 750, COMMUNITY PANEL NO. 120421 0165 E, EFFECTIVE DATE: DECEMBER 18, 2012.

LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
PINE = PINE TREE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CMP = CORRUGATED METAL PIPE
LAU = LAUREL OAK TREE

= SET NAIL AND DISK (TRAV LB 5075)
= FOUND NAIL AND DISK (AS NOTED)
= FOUND IRON PIPE (MARKED AS NOTED)
= FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
= BACKFLOW PREVENTOR
= ELECTRIC BOX
= FIRE HYDRANT
= FIBER OPTIC BOX
= GUY ANCHOR
= MAILBOX
= TRAFFIC SIGN
= SANITARY SEWER MANHOLE
= TELEPHONE PEDESTAL
= GAS METER
= GAS VALVE
= TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL POLE
= TRANSFORMER

= WOODEN POWER POLE
= WATER VALVE
= REFLECTOR POST
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
= CONTOUR LINE
X 74.5 = SPOT ELEVATION (PERVIOUS)
X 74.45 = SPOT ELEVATION (IMPERVIOUS)
= ASPHALT SURFACE
= CONCRETE SURFACE
= SAND/LIMEROCK SURFACE
= BRICK PAVER SURFACE
= OVERHEAD WIRE
= FENCE (4' WIRE)
= STORM SEWER LINE
= UNDERGROUND ELECTRIC LINE
= UNDERGROUND WATER LINE
= TELEPHONE LINE
= UNDERGROUND GAS LINE
= SANITARY SEWER FORCE MAIN
= RECLAIMED WATER LINE
= FIBER OPTIC LINE



PROJECT LIMITS AND SHEET KEY - NOT TO SCALE

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0029
Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SCALE
IF NOT, ADJUST SCALE ACCORDINGLY

DESIGNED TB
HOLDER LAND PARTNERS, LLC
HERON ISLANDS

DESIGN:	SURVEY DATE:
NOT USED	05/12/2023
DRAWN BY:	CHECKED BY:
CHW (GMT)	N/A
CHECKED BY:	PROJECT NUMBER:
KS	22-0090.01
FIELD BOOK & PAGE:	
ENVIRONMENTAL	

This map prepared by:
AARON H. HICKMAN
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Professional Surveyor & Mapper No. License No. 6791

SHEET NO.
1 OF 9

Tools: Hide Plot Date: Sep 12,2023 3:41pm Filename: C:\LandDesktop\Temp\AcPublish_28504\22-0090.01 SURVEY TOPO.dwg

TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 19, 29, 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
2. VERTICAL DATUM IS BASED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY THIS SURVEYOR TO "QUALITY LEVEL B" STANDARDS PER ACSE 38-02. WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE ALL UTILITIES AS ACCURATELY AS POSSIBLE OTHER UTILITIES MAY EXIST IN THE PROJECT AREA IN USE OR ABANDONED.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), 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.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY, CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS. THE TOPOGRAPHIC SURVEY LIMITS ARE PER THE CLIENTS REQUEST.
9. TREE SIZES SHOWN HEREON ARE IN DIAMETER INCHES AND ARE MEASURED AT CHEST HEIGHT. ONLY TREES 8 INCHES IN DIAMETER AND ABOVE ARE SHOWN HEREON.
10. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
11. THIS SURVEY IS A TOTAL OF NINE (9) SHEETS. SEE SHEET ONE (1) FOR OVERALL SURVEYING LIMITS . SEE SHEETS TWO (2) THROUGH NINE (9) FOR IMPROVEMENTS AND DETAILED TOPOGRAPHIC INFORMATION. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER SHEETS.

FLOOD ZONE:

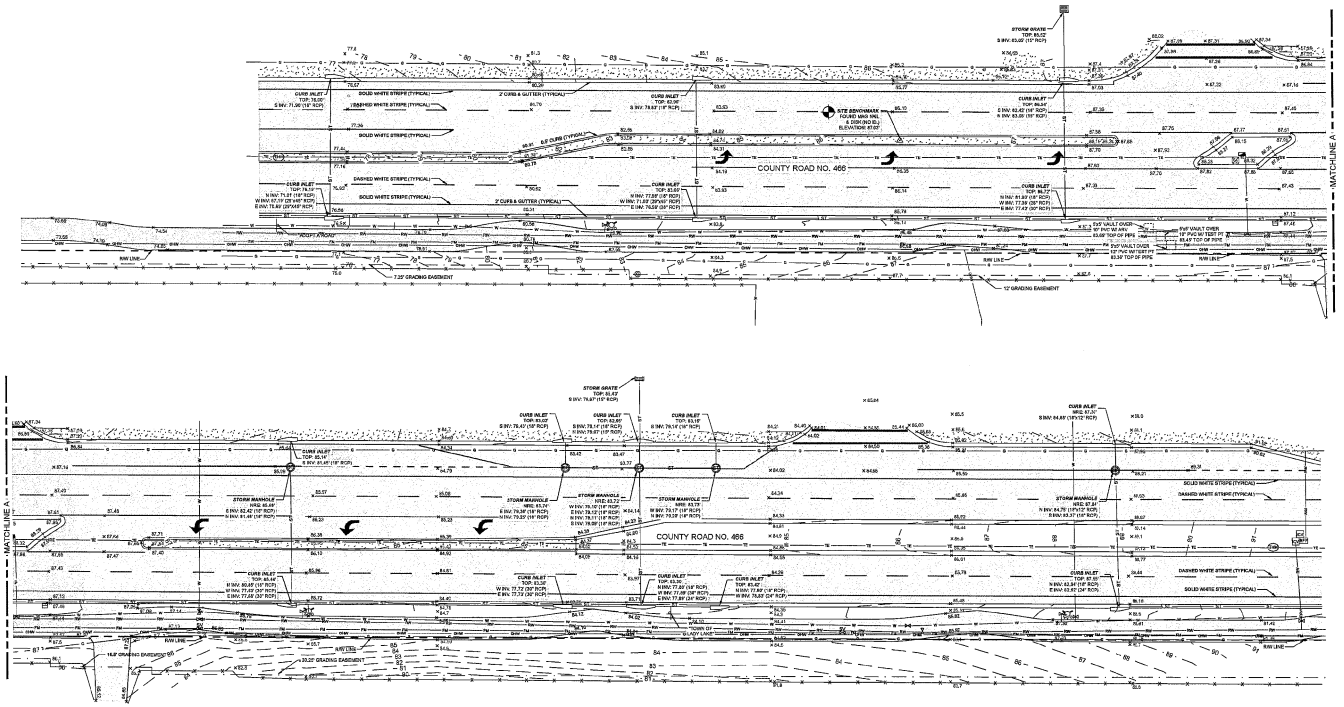
THIS AREA(S) ARE LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 165 OF 750, COMMUNITY PANEL NO. "12069I 0165 E. EFFECTIVE DATE: DECEMBER 18, 2012.

LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
PINE = PINE TREE
RCP = REINFORCED CONCRETE PIPE
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CMP = CORRUGATED METAL PIPE
LAO = LAUREL OAK TREE

- = SET NAIL AND DISK (TRAV LB 5075)
- = FOUND NAIL AND DISK (AS NOTED)
- = FOUND IRON PIPE (MARKED AS NOTED)
- = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
- = BACKFLOW PREVENTOR
- = ELECTRIC BOX
- = FIRE HYDRANT
- = FIBER OPTIC BOX
- = GUY ANCHOR
- = MAILBOX
- = TRAFFIC SIGN
- = SANITARY SEWER MANHOLE
- = TELEPHONE PEDESTAL
- = GAS METER
- = GAS VALVE
- = TRAFFIC SIGNAL BOX
- = TRAFFIC SIGNAL POLE
- = TRANSFORMER
- = IRRIGATION CONTROL VALVE
- = SEWER VALVE
- = WOODEN POWER POLE
- = WATER VALVE
- = REFLECTOR POST
- = TREE (SIZE AND TYPE AS NOTED)
- = BENCHMARK
- = CONTOUR LINE
- X 74.5 = SPOT ELEVATION (PERVIOUS)
- X 74.45 = SPOT ELEVATION (IMPERVIOUS)
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SANDLIMEROCK SURFACE
- = BRICK PAVER SURFACE
- OHW = OVERHEAD WIRE
- = FENCE (4' WIRE)
- ST = STORM SEWER LINE
- E = UNDERGROUND ELECTRIC LINE
- W = UNDERGROUND WATER LINE
- TE = TELEPHONE LINE
- G = UNDERGROUND GAS LINE
- FM = SANITARY SEWER FORCE MAIN
- RW = RECLAIMED WATER LINE
- FO = FIBER OPTIC LINE

GRAPHIC SCALE
0 15 30 60



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(352) 331-1976
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ext. 1868 FLORIDA CA-0676
CHW Professional Consultants

SCALE: 1" = 30'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
IF NOT ONE INCH ON ORIGINAL DRAWING SCALES ACCORDINGLY.

(SEE CERTIFICATIONS ON SHEET 1)

DESIGNED: NAD / NB
DRAWN: DEM / DRH
CHECKED: AAH / BR
APPROVED: KG

DRAFT SUBS: 06/01/2022
REVISION DATES: N/A
PROJECT NUMBER: 22-0090.01
FIELD BOOK # PAGE: N/A

This map prepared by:
AARON H. HICKMAN
Certificate of Authorization No. LB. 5075
(SEE SHEET ONE OF EIGHT)
Professional Surveyor & Mapper Fla. License No. 6791
SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 9

Path: ...\Survey\Topo.dwg Plot Date: May 12,2022 3:15pm Filename: C:\Users\Resources\Temp\AcPublish_28984\22-0090.01 SURVEY TOPO.dwg

TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 19, 29, 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SURVEYORS NOTES:

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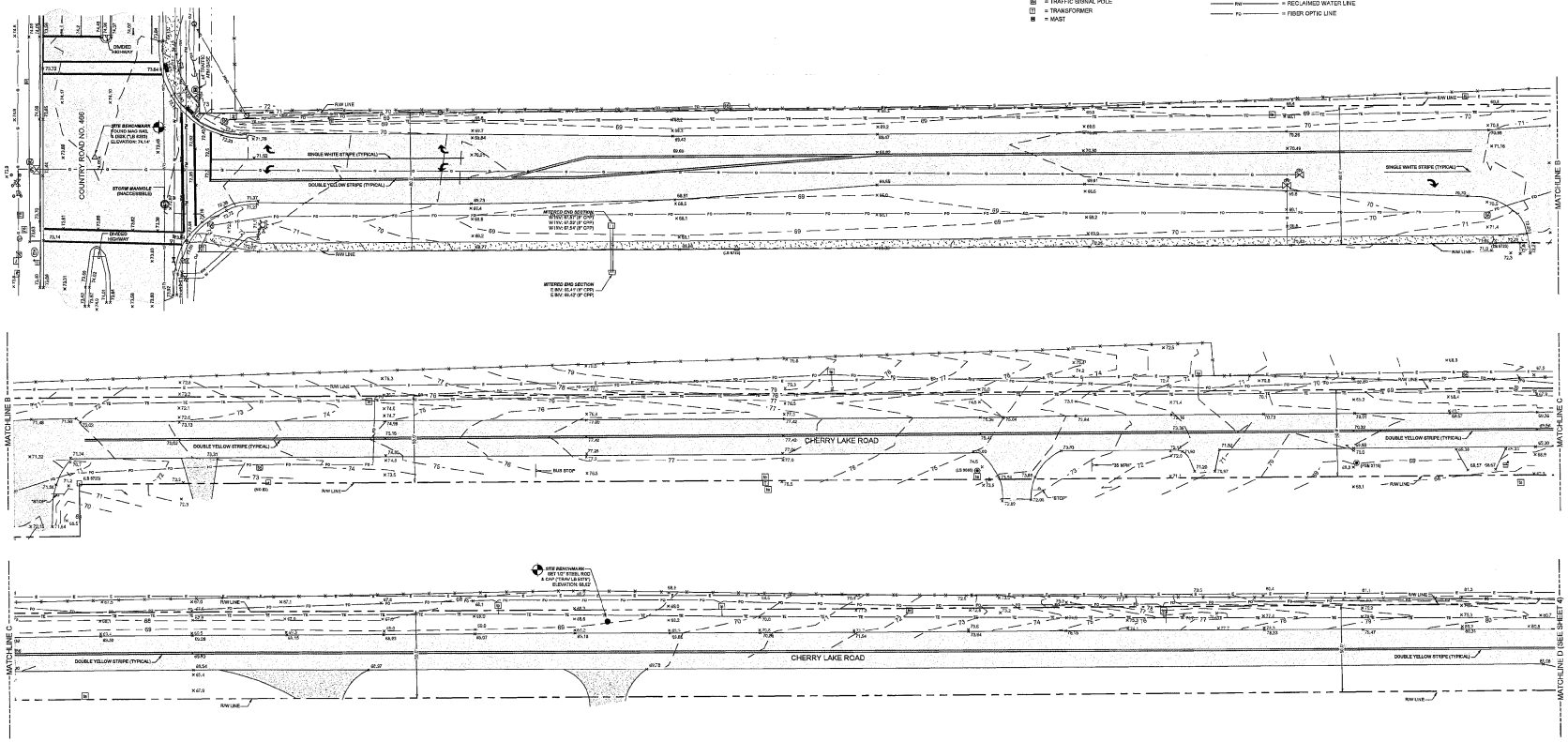
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THIS AREA(S) ARE LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 165 OF 750, COMMUNITY PANEL NO. "12069 C 0165 E, EFFECTIVE DATE: DECEMBER 19, 2012.

LEGEND:

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= MAILBOX
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= TELEPHONE PEDESTAL
= GAS METER
= GAS VALVE
= TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL POLE
= TRANSFORMER
= MAST
= WOODEN POWER POLE
= WATER VALVE
= REFLECTOR POST
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
74. = CONTOUR LINE
X 74.4 = SPOT ELEVATION (PERVIOUS)
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GRAPHIC SCALE
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SCALE: 1" = 30'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
IF NOT ONE INCH ON ORIGINAL DRAWING SCALE ACCORDINGLY.

(SEE CERTIFICATIONS ON SHEET 1)

DRAWN BY:	
SHEET DATE:	06/30/2022
REVISION DATES:	N/A
PROJECT NUMBER:	22-0090.01

FIELD BOOK & PAGE: N/A
SURVEYED BY: KS

HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 88
DRAWN BY: RS
CHECKED BY: AH

This map prepared by:
AARON H. HICKMAN
Certificate of Authorization No. LB. 5075
Professional Surveyor & Mapper Fla. License No. 6791
(SEE SHEET ONE OF EIGHT)
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AARON H. HICKMAN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
3 OF 9

TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 19, 29, 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SURVEYORS NOTES:

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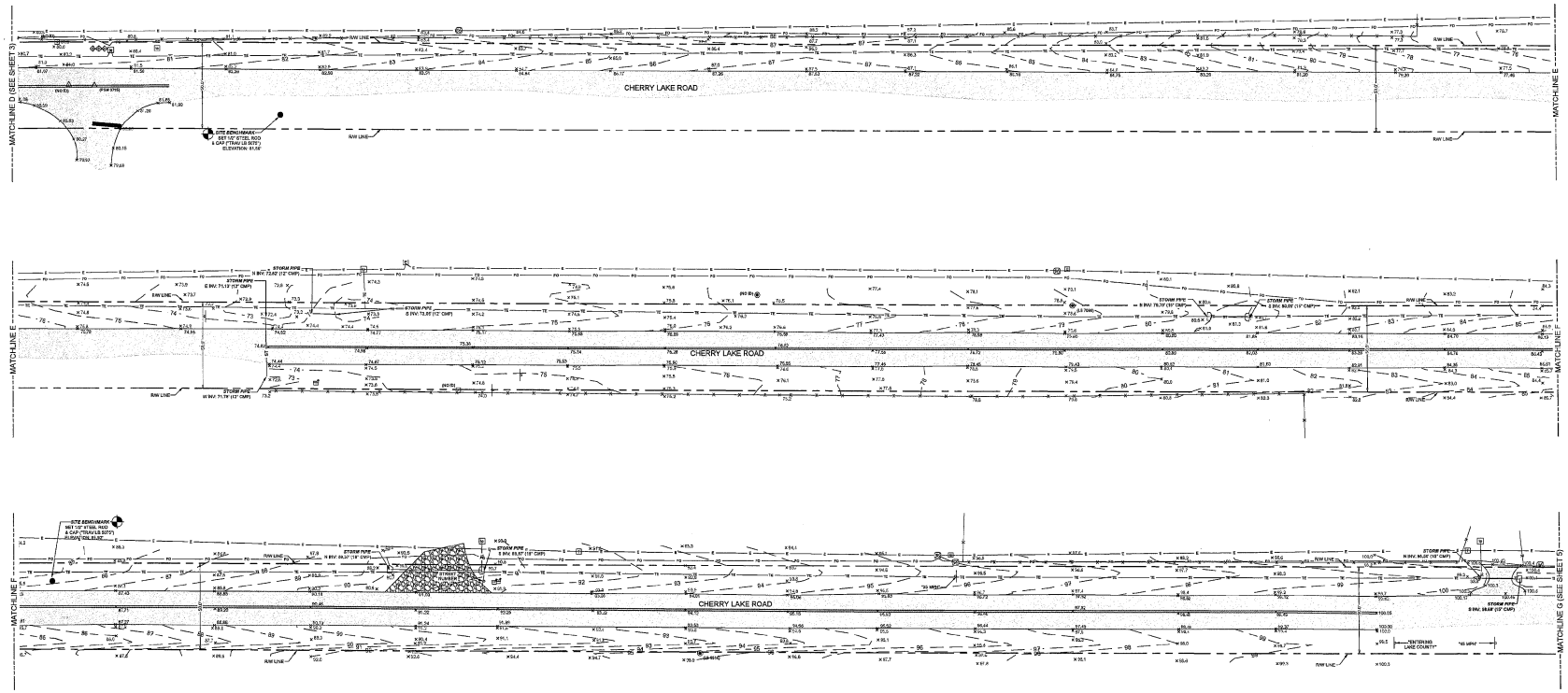
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GRAPHIC SCALE
0 15 30 60



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SCALE: 1" = 30'

VERIFY SCALES BAR IS ACCURATE BEFORE SCALING DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CERTIFIED TO:

(SEE CERTIFICATIONS ON SHEET 1)

SURVEY DATE: 05-03-2022

FIELD BOOK: N/A

PROJECT NUMBER: 22-0090.01

DESIGNED: NCC
DRAWN: CMT
CHK'D: JM / KS
APPROVED: KS
FIELD BOOK #: 1460

This map prepared by:

AARON H. HICKMAN

(SEE SHEET ONE OF EIGHT)

Professional Surveyor & Mapper No. License No. 6791

Certificate of Authorization No. LB 5075

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 9

TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 19, 29, 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SURVEYORS NOTES:

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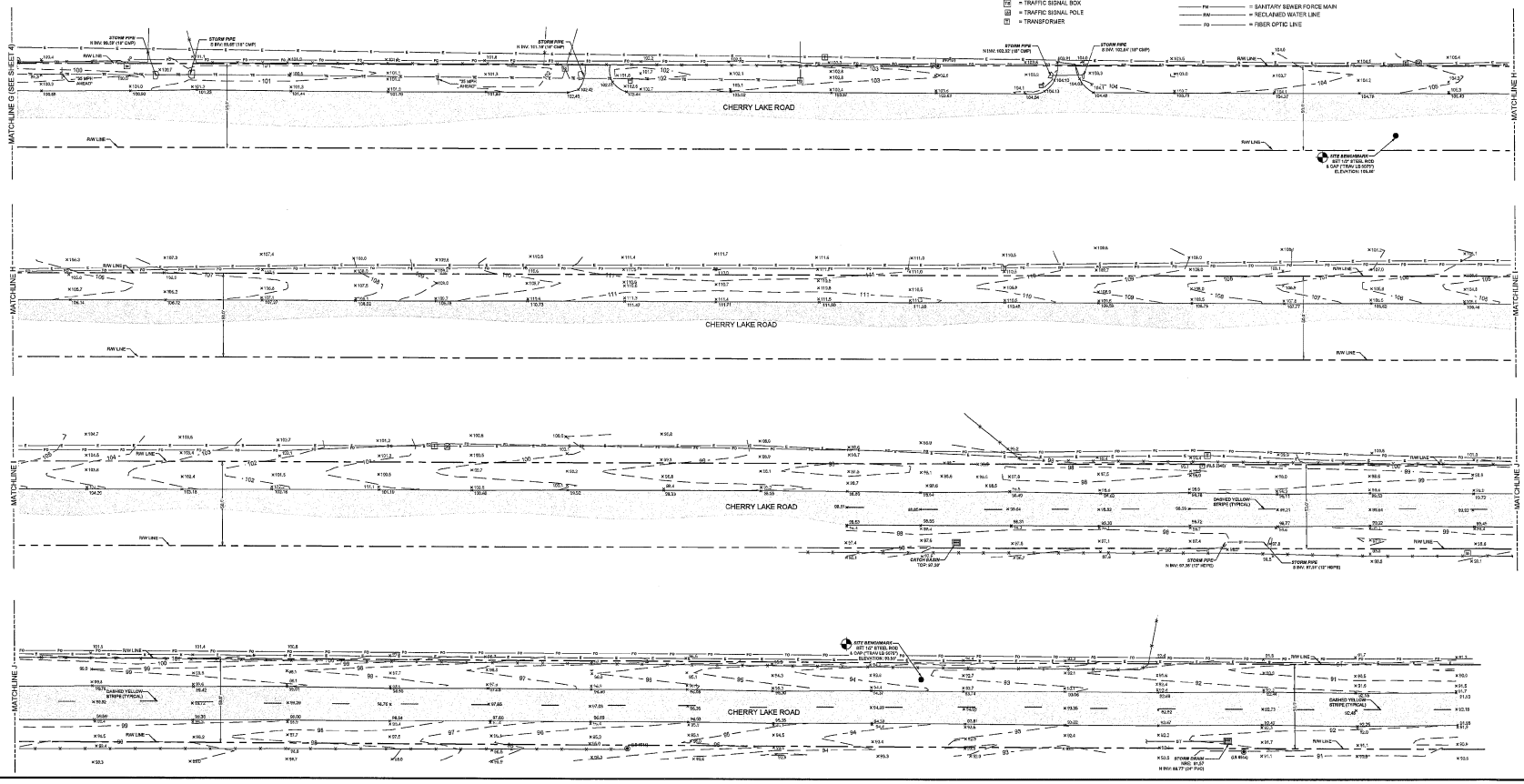
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GRAPHIC SCALE
0 15 30 60



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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 30'
VERT. DATUM: NAVD 88
BASIS OF BEARINGS: GRID N.A.
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
BASIS ACCURACY: 1'

(SEE CERTIFICATIONS ON SHEET 1)

CERTIFIED TO:

SURVEY DATE: 10/25/2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0090.01

DESIGNED: N/A
DRAWN: NHB
CHECK: NHB
QA / QC: NHB
CREW: N/A
FIELD BOOK & PAGE: N/A

This map prepared by:
AARON H. HICKMAN
Professional Surveyor & Mapper No. License No. 6781
(SEE SHEET ONE OF EIGHT)

Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
5 OF 9

TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 19, 29, 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

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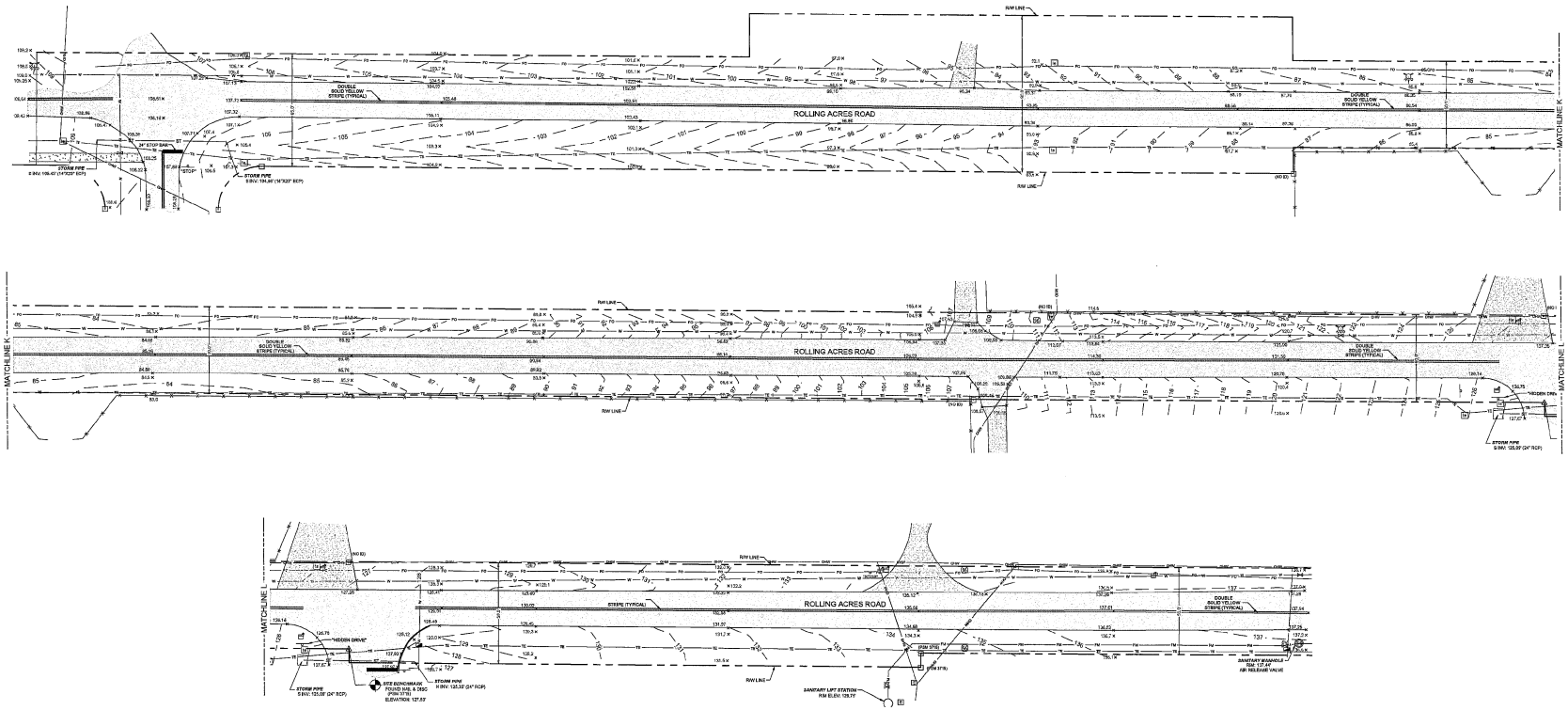
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LEGEND:

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= GAS METER
= GAS VALVE
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= WATER VALVE
= REFLECTOR POST
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
74 = CONTOUR LINE
X 74.6 = SPOT ELEVATION (PERVIOUS)
X 74.46 = SPOT ELEVATION (IMPERVIOUS)
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= SAND/LIMEROCK SURFACE
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GRAPHIC SCALE
0 15 30 60



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SCALE: 1" = 30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

CERTIFIED TO:

(SEE CERTIFICATIONS ON SHEET 1)

SURVEY DATE: 10/22/2023
FIELD BOOK: N/A
PROJECT MANAGER: AM
DESIGNED: MJD
DRAWN: CMD
CHECKED: JMH
FIELD BOOK & PAGE: N/A
ENVIRONMENT: KS

PROJECT NUMBER: 22-0090.01

This map prepared by:
AARON H. HICKMAN
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
(SEE SHEET ONE OF EIGHT)
Professional Surveyor & Mapper FL License No. 6791

SHEET NO.
6 OF 9

TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 19, 29, 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SURVEYORS NOTES:

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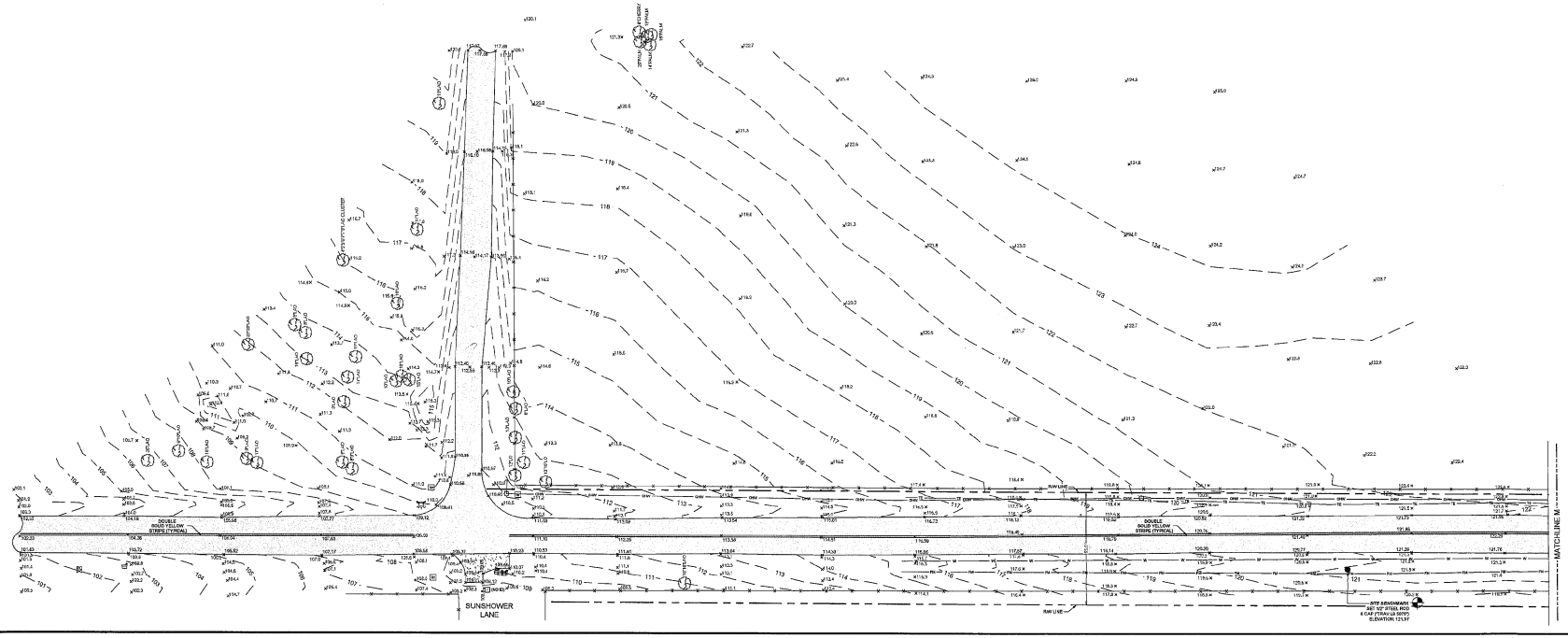
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△ = FOUND NAIL AND DISK (AS NOTED)
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EB = ELECTRIC BOX
FH = FIRE HYDRANT
FOB = FIBER OPTIC BOX
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MH = SANITARY SEWER MANHOLE
TP = TELEPHONE PEDESTAL
GM = GAS METER
GV = GAS VALVE
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
TR = TRANSFORMER
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0 15 30 60

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SCALE: 1" = 30'
VERT. SCALE EXAGGERATED 10 TIMES ORIGINAL SCALE
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY.

(SEE CERTIFICATIONS ON SHEET 1)

DRAWN BY: KATHRYN WHITE
CHK'D BY: N/A
PROJECT NUMBER: 22-0090.01
SHEET DATE: 04.20.2023
REVISIONS: NAD 1983 GRID DATUM; DELETED SURVEY NOTE #12; ADDED SURVEY NOTE #11; ADDED FLOOD ZONE; REVISED SURVEY NOTE #7; REVISED SURVEY NOTE #8; ADDED SURVEY NOTE #9; ADDED SURVEY NOTE #10; ADDED SURVEY NOTE #11; ADDED LEGEND; ADDED GRAPHIC SCALE; ADDED FLOOD ZONE; ADDED TOPOGRAPHIC SURVEY; ADDED SURVEY NOTES

TOPOGRAPHIC SURVEY

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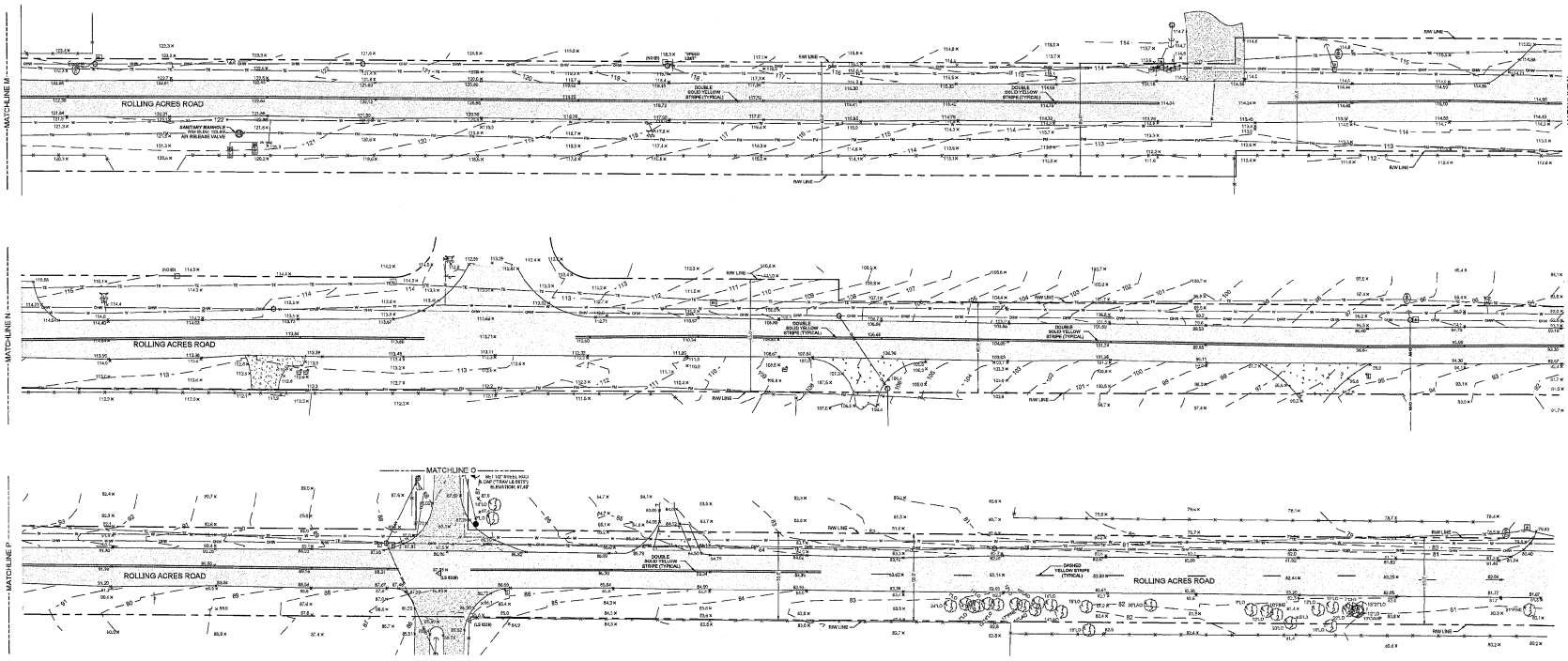
- = SET NAIL AND DISK (TRAV LB 6075)
- = FOUND NAIL AND DISK (AS NOTED)
- = FOUND IRON PIPE (MARKED AS NOTED)
- = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
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GRAPHIC SCALE
0 15 30 60

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CHW
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SCALE: 1" = 30'
VERIFY SCALE AND BAR BEFORE USING DRAWING
IF BAR DOES NOT MEASURE AS SHOWN ADJUST SCALES ACCORDINGLY.

DRAWN BY:
CHECKED BY:
(SEE CERTIFICATIONS ON SHEET 1)

SURVEY DATE:
FIELD BOOK:
PROJECT NUMBER: 22-0090.01

SURVEYOR:
DRAWN BY:
CHECKED BY:
FIELD BOOK # PAGE:

This map prepared by:
AARON H. HICKMAN
(SEE SHEET ONE OF EIGHT)
Certificate of Authorization No. LB. 6975
Professional Surveyor & Mapper FL License No. 6791
SIGNATURE AND SEAL OF ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
8 OF 9

TOPOGRAPHIC SURVEY

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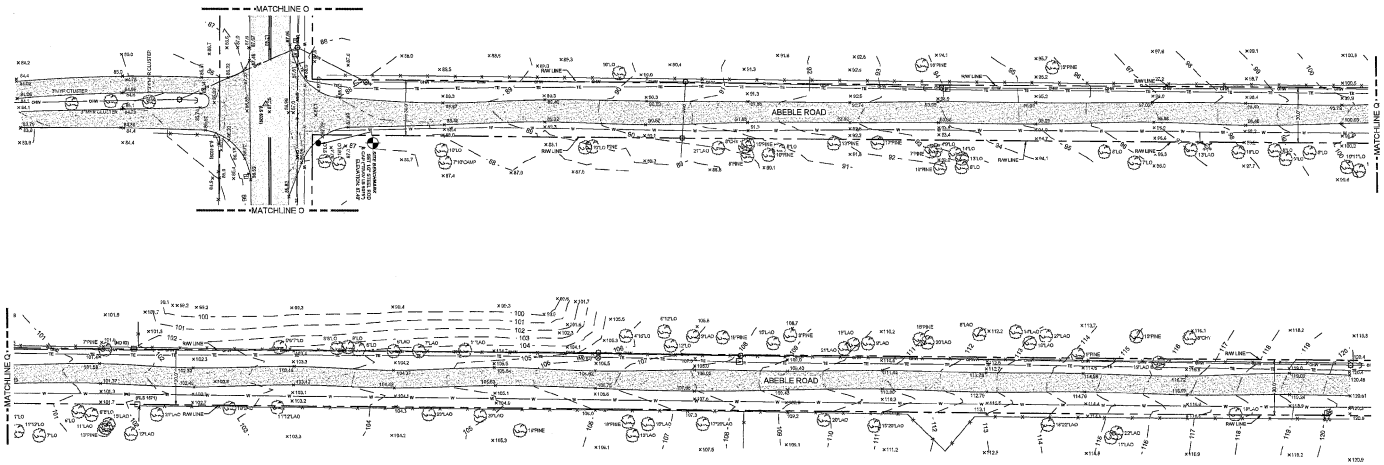
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(SEE CERTIFICATE(S) ON SHEET 1)

CERTIFIED TO:

SURVEY DATE: JANUARY 2021
REVISION DATE: N/A
PROJECT NUMBER: 22-0090.01

DESIGNED: NONE
DRAWN BY: CHW
CHECKED BY: KS
FIELD BOOK & PAGE: UNCOMPLETED

This map prepared by:
AARON H. HICKMAN
Certificate of Authorization No. LB. 6075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
(SEE SHEET ONE OF EIGHT)
Professional Surveyor & Mapper No. License No. 6791

SHEET NO.
9 OF 9

Page 131 of 730

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2024-103 - A Resolution of The Town Commission of The Town of Lady Lake, Florida, Granting A Variance to Allow a Freestanding Sign to be Within 100 Feet of Another Freestanding Sign In Accordance With the Provisions of Chapter 17, Section 17-3. E). 1). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned By Benchmark Lady Lake 25 Associates, LLC, a Property Being Approximately 1.69 Acres of Land, Located North of the Intersection of Country Road 25/Teague and North Highway 27/441, Within the Town Limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2024078

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Resolution 2024-103 to the Town Commission with the Recommendation of Approval.

2. Motion to forward Resolution 2024-103 to the Town Commission with the Recommendation of Denial.

Staff recommends approval of Resolution 2024-103.

On Monday, April 22, 2024, a variance application was filed with the Town of Lady Lake, by Marty DelleBovi, on behalf of Benchmark Lady Lake 25 Associates, LLC for property located North of the Intersection of County Road 25/Teague Trail and North Highway 27/441.

The variance request is pursuant to Chapter 17, Section 17-3. e). 1). A)., of the Land Development Regulations (LDRs) which does not allow freestanding signs to be placed within 100 feet of any other freestanding sign. The variance request is to allow a 20-foot-tall monument sign to be constructed 82 feet from an existing freestanding sign.

BACKGROUND

On January 23, 2019, the Town Commission approved the site plan for Lady Lake Commons and a Development Order was subsequently issued on January 28, 2019. The site plan is for a multi-tenant development proposing 85,600 square-foot retail building with four outparcels. The Development

Order for the final outparcel (D) was issued on May 19, 2021. This 1.69 acre outparcel is currently occupied by TD Bank and Eyeglass World. The applicant opted to delay installing the monument sign until the road work was completed on County Road 25/Teague Trail.

JUSTIFICATION STATEMENT

The applicant's justification statement expresses that location of the proposed monument sign will need to modified based on the location utility easements and existing sanitary line. The applicant believes that the proposed sign located at the corner of the new intersection at County Road 25/Teague Trail and North Highway 27/441 will help to direct traffic to the south entrance of the development, helping to alleviate some congestion on Fennell Boulevard.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

No diminution in value of surrounding properties would be suffered; granting the permit would be of benefit to the public interest; denial of the permit would result in unnecessary hardship to the owner seeking it; the use must not be contrary to the spirit of this Code.

Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Notices to inform the surrounding five property owners within 150' of the subject property of the proposed variance were mailed on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee reviewed Resolution 2024-103 and found it was ready for consideration by the Planning and Zoning (P&Z) Board.

PUBLIC HEARINGS

The Commission's first and final reading of Resolution 2024-103 is tentatively scheduled for Monday, June 3, 2024, at 6:00 p.m.

Backup material for this agenda item includes:

1. Res. No. 2024-103 - Lady Lake Commons - Sign Variance
2. Supporting - Benchmark Variance (2)

DRAFT RESOLUTION 2024-103
TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, GRANTING A VARIANCE TO ALLOW A FREESTANDING SIGN TO BE WITHIN 100 FEET OF ANOTHER FREESTANDING SIGN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 17, SECTION 17-3. e). 1). A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, ON PROPERTY OWNED BY BENCHMARK LADY LAKE 25 ASSOCIATES, LLC, A PROPERTY BEING APPROXIMATLEY 1.69 ACRES OF LAND, LOCATED NORTH OF THE INTERSECTION OF COUNTRY ROAD 25/TEAGUE TRAIL AND NORTH HIGHWAY 27/441, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Benchmark Lady Lake 25 Associates LLC, the property owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A," have petitioned for a variance from the provisions of Chapter 17, Section 17-3, e).1).A).; and

WHEREAS, the applicants have petitioned for a variance from the provisions of Chapter 17, Section 17-3, e).1).A).of the Town of Lady Lake Land Development Regulations which does not allow freestanding signs to be erected closer than 100 feet from any other freestanding sign. The variance requested is to allow a freestanding sign to be placed 82 feet from another freestanding sign.

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request, and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-3, e).1).A). of the Town of Lady Lake Land Development Regulations which does not allow freestanding signs to be erected closer than 100 feet from any other freestanding sign. The variance requested is to allow a freestanding sign to be placed 82 feet from another freestanding sign on approximately 1.69 acres of property located on the at the north of the intersection of County Road 25/Teague Trail and North Highway 27/441, within the Town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its adoption by the Town Commission of the Town of Lady Lake.

RESOLVED this ___ day of _____**, 2024**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

_____
Ed Freeman, Mayor

Attest:

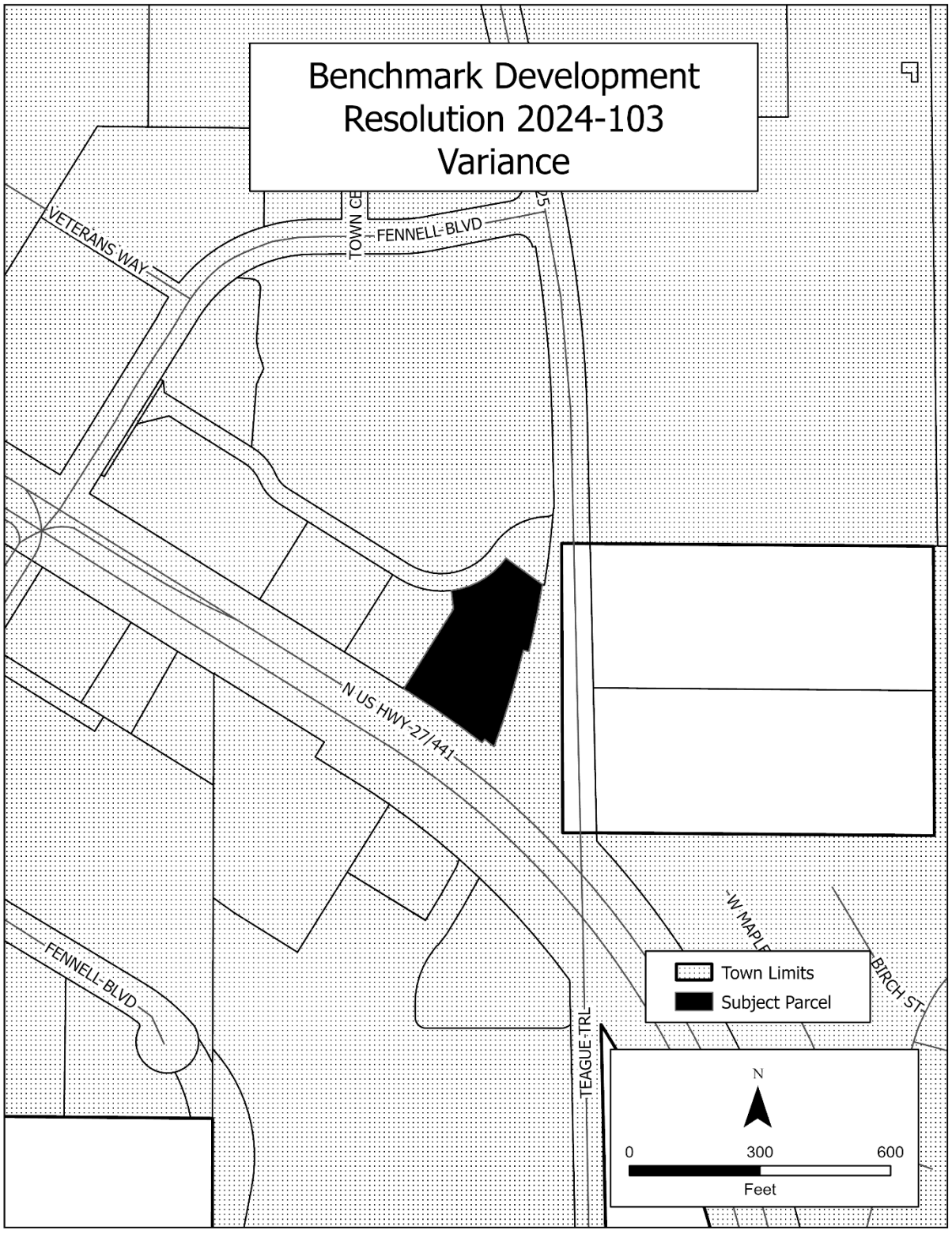
_____
Nancy Wilson, Town Clerk

Approved as to form:

_____
Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

LOTS 1, 2, 3, 4, AND TRACTS A AND C, LADY LAKE COMMONS PB76, PG 7-8



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE APPLICATION

Owner's Information

Owner's Name: Benchmark Lady Lake 25 Associates LLC

Mailing Address: 4053 Maple Road, Suite 200

Telephone Number: 716-833-4986 Email Address: mdellebovi@benchmarkgrp.com

Applicant's Information

Applicant's Name:

Mailing Address:

Telephone Number: Email Address:

Applicant is: X Owner ___Agent ___Purchaser ___Lessee ___Other

Property Information

Property Address/Location: N US Hwy 27/441 & CR-25, Lady Lake, Florida

Alternate Key: 3928912

Legal Description:

Lots 1, 2, 3, 4, and Tracts "A" and "C", Lady Lake Commons, according to the plat thereof, as recorded in Plat Book 76, pages 7 and 8, Public Records of Lake County, Florida

Justification for Request

The variance request is as follows:
Two signs less than 100 ft. apart; too close to ROW line.

The variance is necessary for the following reason(s):
The sign location needs to be next to the ROW line due to the existing town sanitary line. The directory sign will be very critical in pulling traffic off of 441/27 at this new intersection created at CR25, this will help maintain less traffic congestion on Fennell Blvd.

Is your situation due to unique circumstances not created by you or your predecessor in title?
Explain such circumstance:
Where we would locate the pylon without a variance there are two utility easements running through the site.

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

No, other than the aforementioned utility easements.

Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

No.

__A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criteria?

No, it will not enlarge any structure and yes it meets this criteria.

__Have any land use applications been file within the last year in connection with this property?

X Yes ____No. If yes, briefly describe the nature of the request:

Development Order and permitting.

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser. It must also include an up-to-date survey, a site plan showing the exact locations and dimensions of existing and proposed building and additions, required setbacks, existing easements, elevation drawings and clearly delineate the specific variance requested.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND SIX COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 4/22/24 Received by: B Schneider

Fees Paid: $850.00

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
APPLICANT'S AFFIDAVIT

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~LAKE~~ Erie

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

1. That he or she affirms and certifies that he/she 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 he or she desires approval for:
   Sign variance

3. That the submittal requirements for the application have been completed and attached hereto as part of this application.

Steven J Longo VP
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2024, by Steven J. Longo who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metzger
Notary Public

TAMMY L METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6134700
Qualified in Niagara County
Commission Expires October 3, 2025

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
OWNER'S AFFIDAVIT

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~LAKE~~ Erie

Before me, the undersigned authority, personally appeared Steven J Longo, 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:
   Sign Variance
3. That he or she has appointed Martin J DelleBovi/Benchmark 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.

Dawn Longo VP
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2024, by Steven J. Longo, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metzger
Notary Public

TAMMY L METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6134700
Qualified in Niagara County
Commission Expires October 3, 2025

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.

THE BENCHMARK GROUP

4053 Maple Road
Suite 200
Amherst, NY 14226-1058
t (716) 833-4986
f (716) 833-2954
benchmarkgrp.com

April 22, 2024

TO WHOM IT MAY CONCERN:

This letter authorizes INTERNATIONAL C & C CORP. DBA SIGN X PRESS and their agents to manufacture service and install or remove signs and/or awnings at the following location: It also grants authorization for William H Griffin; President and qualifier for International C & C Corp. DBA Sign X Press to sign the permit application on behalf of the owner.

Location: N US Hwy 27/441 & CR-25, Lady Lake, Florida

INTERNATIONAL C & C CORP. DBA SIGN X PRESS or subcontractor is authorized to secure permits and variances by the local governing body.

NAME: Steven J Longo
Steven J. Longo, V.P
Benchmark Lady Lake 25 Associates LLC

TITLE: Owner

OWNERS SIGNATURE NOTARIZED:
State of New York
County of Erie

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 22nd day of April 2024 by Steven J. Longo who X is personally known to me, or ___ has produced _____ as identification and who did not take an oath.

Tammy L Metzger
Signature of NOTARY PUBLIC

TAMMY L METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6134700
Qualified in Niagara County
Commission Expires October 3, 2025
SEAL

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylake.org

April 29, 2024

RE: Variance - Resolution No. 2024-103 & Resolution No. 2024-104

Dear Property Owner:

This is to notify you that a variance application has been filed with the Town of Lady Lake, by Marty DelleBovi, on behalf of Benchmark Lady Lake 25 Associates LLC, for the placement of a monument sign within 100 feet of another monument sign and less than ten feet from the property line.

Resolution No. 2024-103

Variance to Chapter 17, Section 17-3).e).1).D. which states that no freestanding sign shall be erected closer than 100 feet from another freestanding sign. The variance request is to allow a freestanding sign to be constructed less than 100 feet from another freestanding sign, located at the corner of County Road 25/Teague Trail and North Highway 27/441, referenced by Alternate Key 3928912, owned Benchmark Lady Lake 25 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

Resolution No. 2024-104

Variance to Chapter 17, Section 17-4).b).2).A., of the Land Development Regulations (LDRs) which requires signs taller than eight feet to be set back at least ten feet from the property line. The variance request is to allow a monument sign over eight feet in height to be constructed less than ten from the property line, located at the corner of County Road 25/Teague Trail and North Highway 27/441, referenced by Alternate Key 3928912, owned Benchmark Lady Lake 25 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

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

PLANNING AND ZONING BOARD- Monday, May 13, 2024 at 5:30 p.m.
COMMISSION MEETING- Monday, June 3, 2024 at 6:00 p.m.

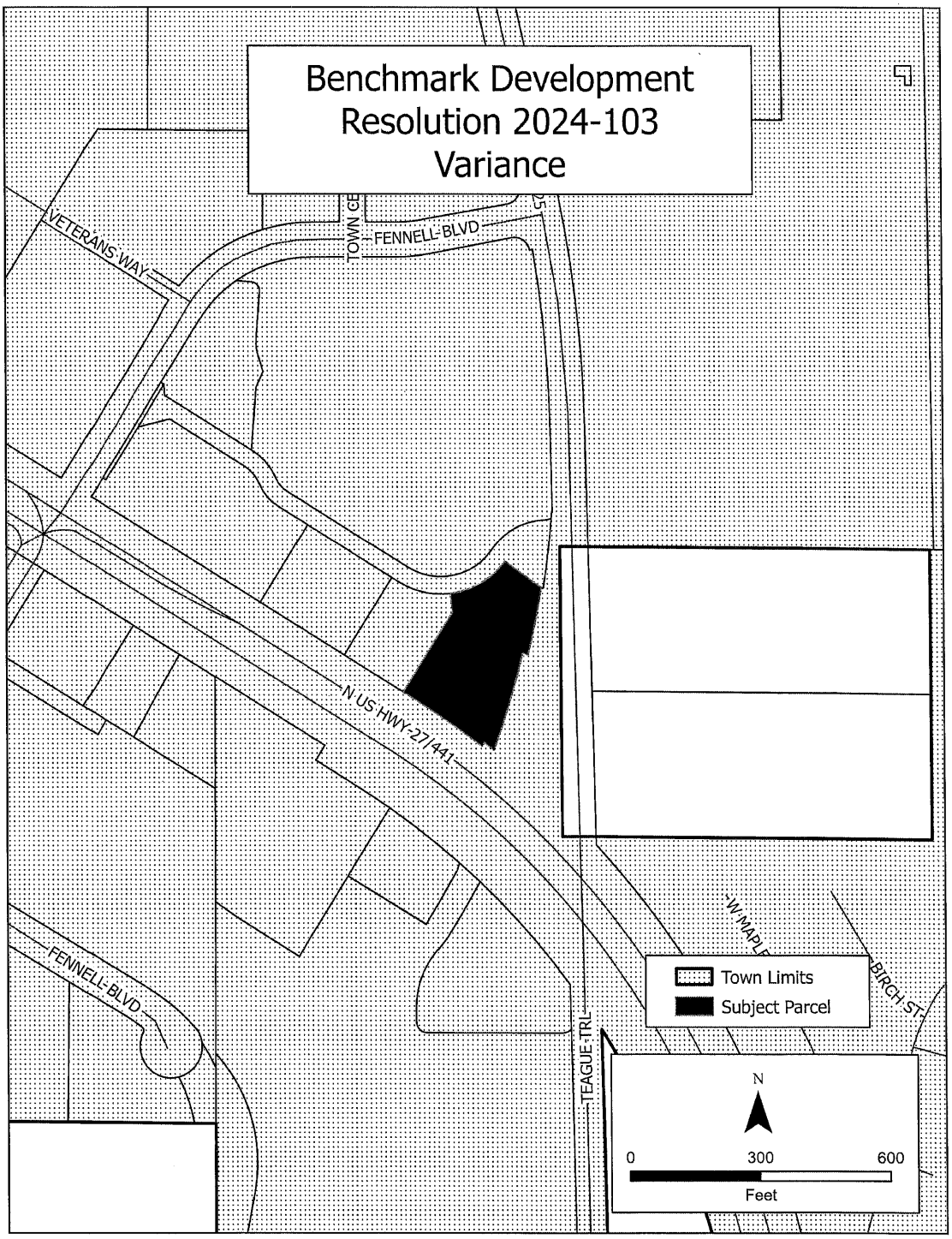
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person 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 (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

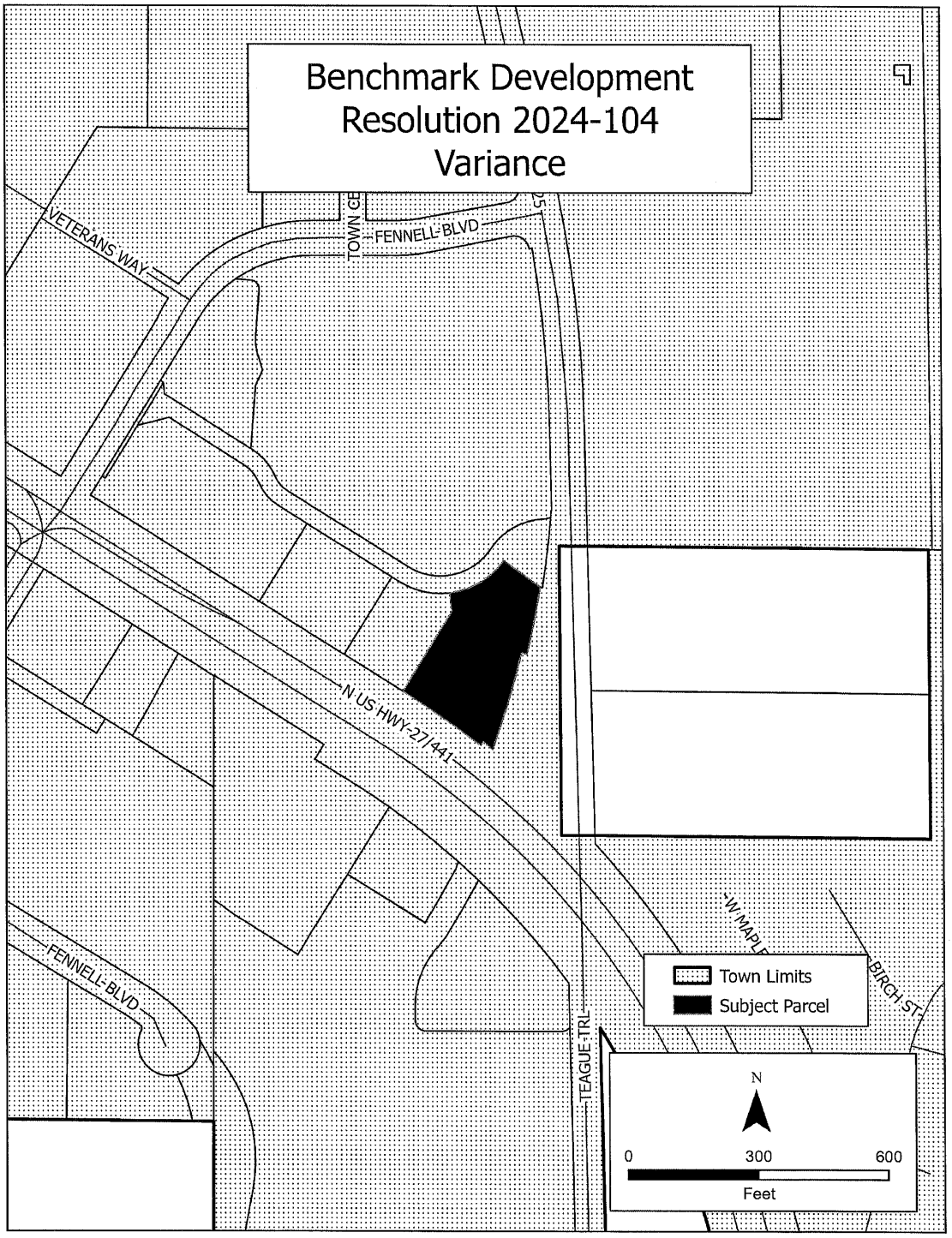
Rebecca Schneider
Senior Town Planner

Town of Lady Lake
Growth Management Department

LOCATION MAP



LOCATION MAP

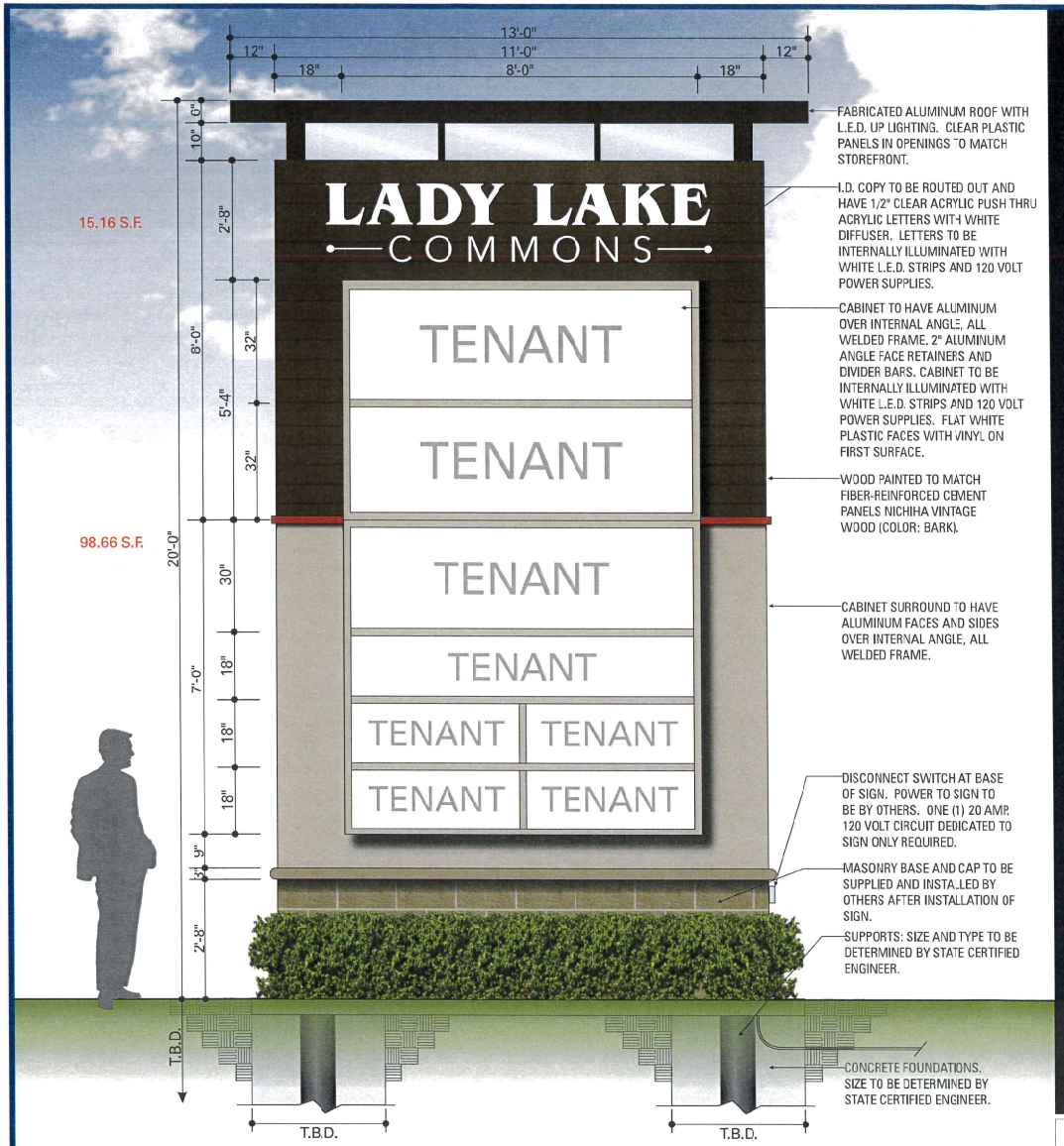


2024-103/104

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
1225043	LADY LAKES APARTMENTS LLC	5405 CYPRESS CENTER DR STE 320	TAMPA	FL	33609
1279585	ANDRY MONICA	39900 COUNTY ROAD 25	LADY LAKE	FL	32159
1770581	LADY LAKE PARTNERS LLC	7878 PENROSE PL	WILDWOOD	FL	34785
3928918	BENCHMARK LADY LAKE 25 ASSOCIATES LLC	4053 MAPLE RD # 200	AMHERST	NY	14226
1279445	MAYFIELD JAMES H JR TRUSTEE ET AL	1601 CALCAR CV	FRUITLAND PARK	FL	34731


VARIANCE
VARIANCE


EYEGLASS WORLD
VARIANCE
VARIANCE



1 *MONUMENT FRONT ELEVATION*
SCALE: 3/8"=1'-0"

ONE (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
113.82 SQUARE FEET



CLEAR PLASTIC W/ WHITE DIFFUSER	SW 7039 AGREEABLE GRAY	PAINT TO MATCH CANOPY MAPES REGAL RED (PMS 1805 C)	PAINTED NICHIHA VINTAGE WOOD BARK	SPLITFACE CMU OLDCASTLE EARTH FAFE WHEAT

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign FLORIDA
10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

Drawing Number:
A24102-50-LADY LAKE COMMONS

Revisions:

	DATE:	DESCRIPTION:
1	00-00	NR
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR

Sales Person:
BETH RENFRO

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION)
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101



1 *MONUMENT FRONT ELEVATION*
SCALE: 1/2"=1'-0"

2 *MONUMENT SIDE ELEVATION*
SCALE: 1/2"=1'-0"

ONE (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
29.32 SQUARE FEET.

CLEAR PLASTIC W/ WHITE DIFFUSER	SW 7039 ANEW GRAY	PAINT TO MATCH CANOPY MAPES REGAL RED (PMS 1805 C)	PAINTED NICHIHA VINTAGE WOOD BARK	SPLITFACE CMU OLDCASTLE EARTH FARE WHEAT	3M VINYL #3630-59 DARK BROWN PMS 4625 C

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign FLORIDA
10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

Drawing Number:
A24102-50-LADY LAKE COMMONS

Revisions:

	DATE:	DESCRIPTION:
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6	00-00	NR
7	00-00	NR
8	00-00	NR

Sales Person:
BETH RENFRO

Scale:
AS NOTED

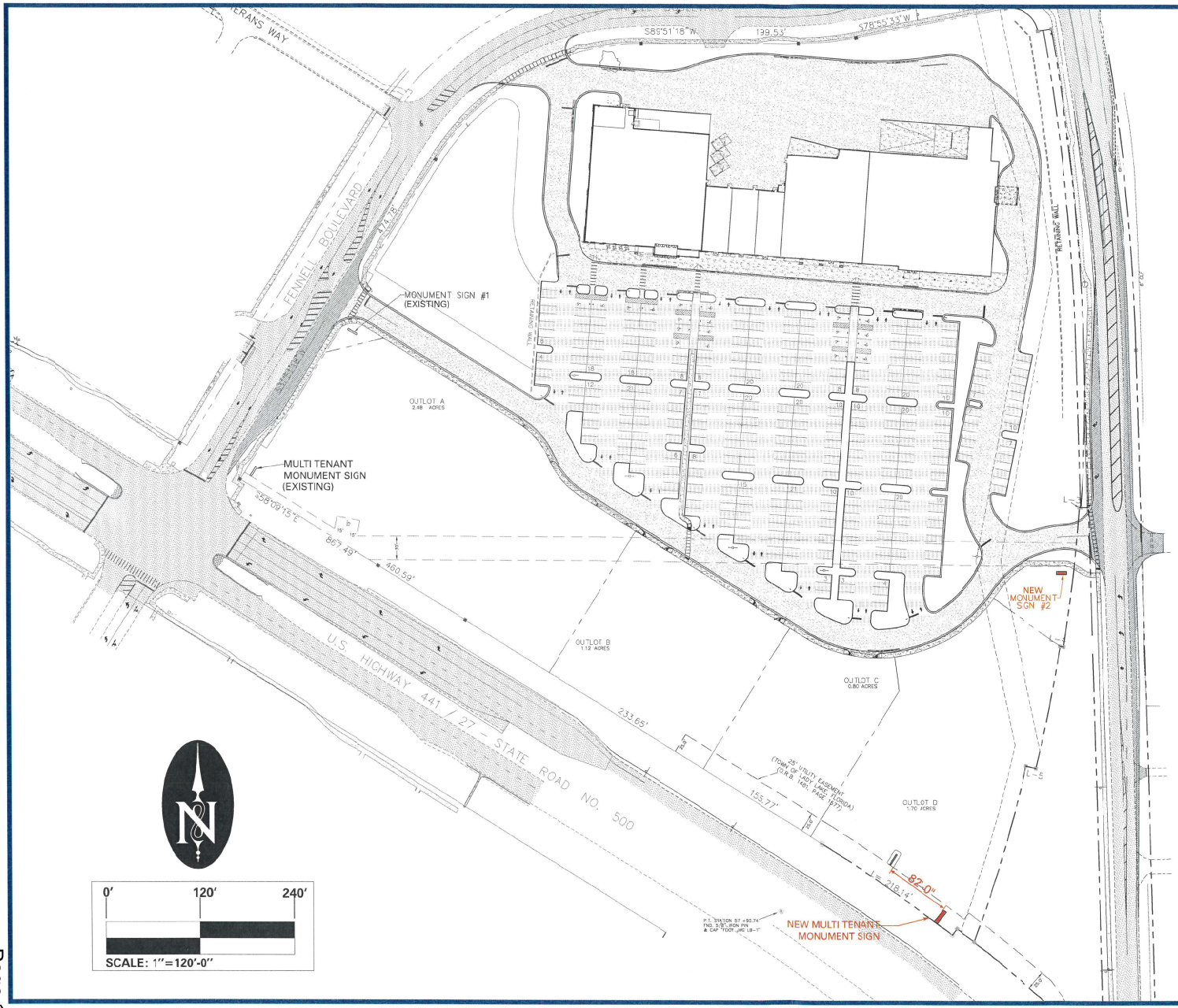
Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature:
Title:
Date:
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SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 102



INTERNATIONALC & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign FLORIDA
10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
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Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

Drawing Number:
A24102-50-LADY LAKE COMMONS

Revisions:

	DATE:	DESCRIPTION:
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2	00-00	NF
3	00-00	NF
4	00-00	NF
5	00-00	NF
6	00-00	NF
7	00-00	NF
8	00-00	NF

Sales Person:
BETH RENFRO

Scale:
AS NOTED

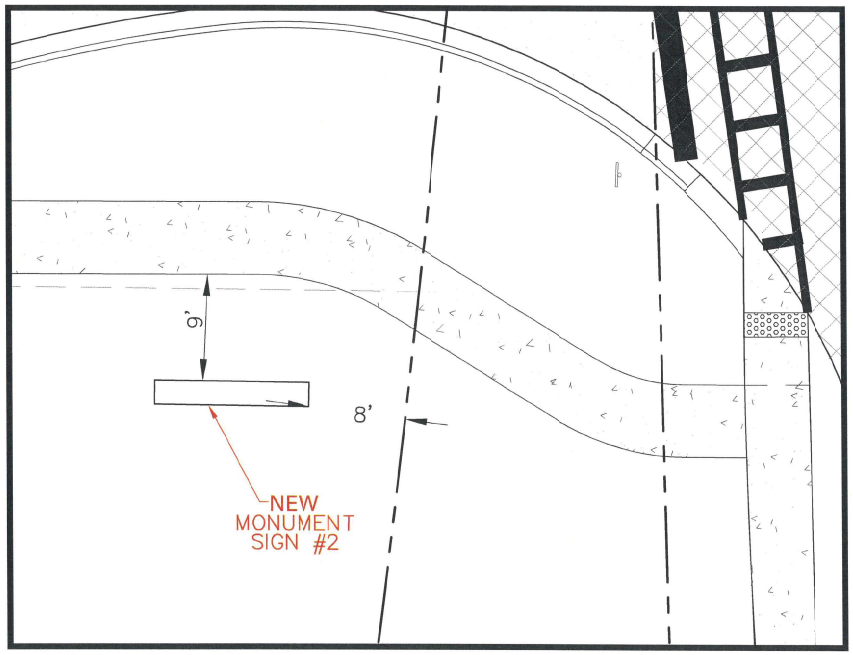
Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ RE/ISE AND RESUBMIT
Signature: _____
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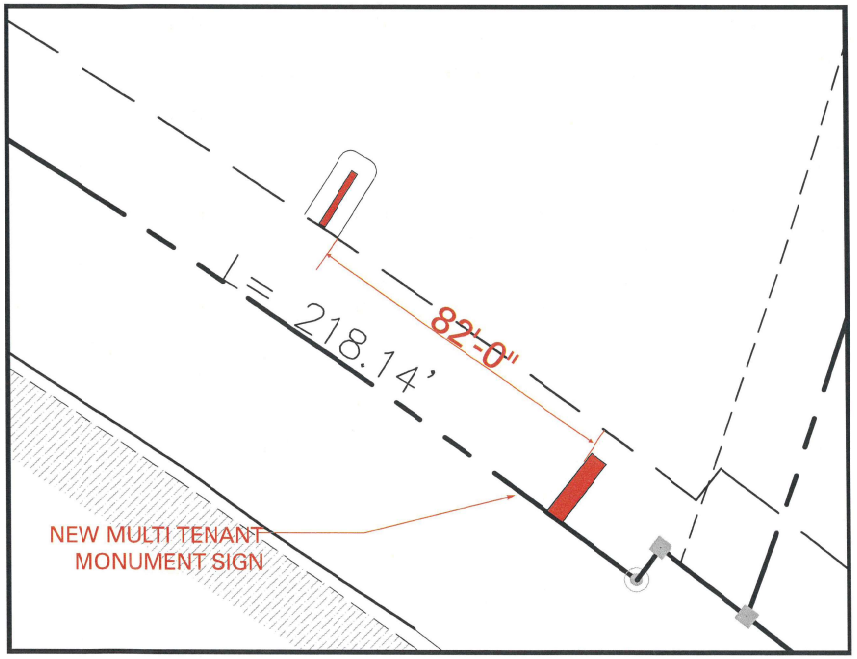
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SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 103



MONUMENT SIGN #2 DETAIL

SCALE: 1" = 10'



MULTI TENANT MONUMENT SIGN

SCALE: 1" = 30'

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS

10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
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Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

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A24102-50-LADY LAKE COMMONS

Revisions:

	DATE:	DESCRIPTION:
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2	00-00	NR
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6	00-00	NR
7	00-00	NR
8	00-00	NR

Sales Person:
BETH RENFRO

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

Signature:
Title:
Date:

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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SHEET NO. 104

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution 2024-104 - A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Allow a Freestanding Sign Taller Than Eight Feet to be Erected Less Than Ten Feet From the Property Line in Accordance with the Provisions of Chapter 17, Section 17-4. B). 2). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Benchmark Lady Lake 25 Associates, LLC, A Property Being Approximately 1.69 Acres Of Land, Located North Of The Intersection of Country Road 25/Teague Trail and North Highway 27/441, Within the Town Limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2024079

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Resolution 2024-104 to the Town Commission with the Recommendation of Approval.

2. Motion to forward Resolution 2024-104 to the Town Commission with the Recommendation of Denial.

Staff recommends approval of Resolution 2024-104.

On Monday, April 22, 2024, a variance application was filed with the Town of Lady Lake, by Marty DelleBovi, on behalf of Benchmark Lady Lake 25 Associates, LLC for property located North of the Intersection of County Road 25/Teague Trail and North Highway 27/441.

The variance request is pursuant to Chapter 17, Section 17-4. b). 2). A)., of the Land Development Regulations (LDRs) which requires signs taller than eight feet to be set back ten feet from the property line. The variance request is to allow a 20-foot-tall monument sign to be constructed at the property line.

BACKGROUND

On January 23, 2019, the Town Commission approved the site plan for Lady Lake Commons and a Development Order was subsequently issued on January 28, 2019. The site plan is for a multi-tenant development proposing 85,600 square-foot retail building with four outparcels. The Development Order for the final outparcel (D) was issued on May 19, 2021. This 1.69 acre outparcel is currently occupied by TD Bank and Eyeglass World. The applicant opted to delay installing the monument sign until the road work was completed on County Road 25/Teague Trail.

JUSTIFICATION STATEMENT

The applicant's justification statement expresses that location of the proposed monument sign will need to modified based on the location utility easements and existing sanitary line. The applicant believes that the proposed sign located at the corner of the new intersection at County Road 25/Teague Trail and North Highway 27/441 will help to direct traffic to the south entrance of the development, helping to alleviate some congestion on Fennell Boulevard.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

No diminution in value of surrounding properties would be suffered; granting the permit would be of benefit to the public interest; denial of the permit would result in unnecessary hardship to the owner seeking it; the use must not be contrary to the spirit of this Code.

Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Notices to inform the surrounding five property owners within 150' of the subject property of the proposed variance were mailed on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee reviewed Resolution 2024-104 and found it was ready for consideration by the Planning and Zoning (P&Z) Board.

PUBLIC HEARINGS

The Commission's first and final reading of Resolution 2024-104 is tentatively scheduled for Monday, June 3, 2024, at 6:00 p.m.

Backup material for this agenda item includes:

1. Res. No. 2024-104 - Lady Lake Commons - Sign Variance

2. Supporting - Benchmark Variance

DRAFT RESOLUTION 2024-104
TOWN OF LADY LAKE, FLORIDA

A Resolution of the Town Commission of the Town of Lady Lake, Florida, Granting a Variance to Allow a Freestanding Sign Taller Than Eight Feet to be Erected Less Than Ten Feet From the Property Line in Accordance with the Provisions of Chapter 17, Section 17-4. B). 2). A)., of the Town of Lady Lake Land Development Regulations, on Property Owned by Benchmark Lady Lake 25 Associates, LLC, A Property Being Approximately 1.69 Acres Of Land, Located North Of The Intersection of Country Road 25/Teague Trail and North Highway 27/441, Within the Town Limits of the Town of Lady Lake, Florida.

WHEREAS, Benchmark Lady Lake 25 Associates LLC, the property owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A," have petitioned for a variance from the provisions of Chapter 17, Section 17-4, b).2).A).; and

WHEREAS, the applicants have petitioned for a variance from the provisions of Chapter 17, Section 17-4, b).2).A).of the Town of Lady Lake Land Development Regulations which requires signs taller than eight fee to be set back at least ten feet from the property line.

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request, and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-4, b).2).A). of the Town of Lady Lake Land Development Regulations which requires signs taller than eight feet to be set back at least ten feet from the property line. The variance requested is to allow a monument sign to be erected at the property line on approximately 1.69 acres of property located on the at the north of the intersection of County Road 25/Teague Trail and North Highway 27/441, within the Town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its adoption by the Town Commission of the Town of Lady Lake.

RESOLVED this ___ day of _____**, 2024**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

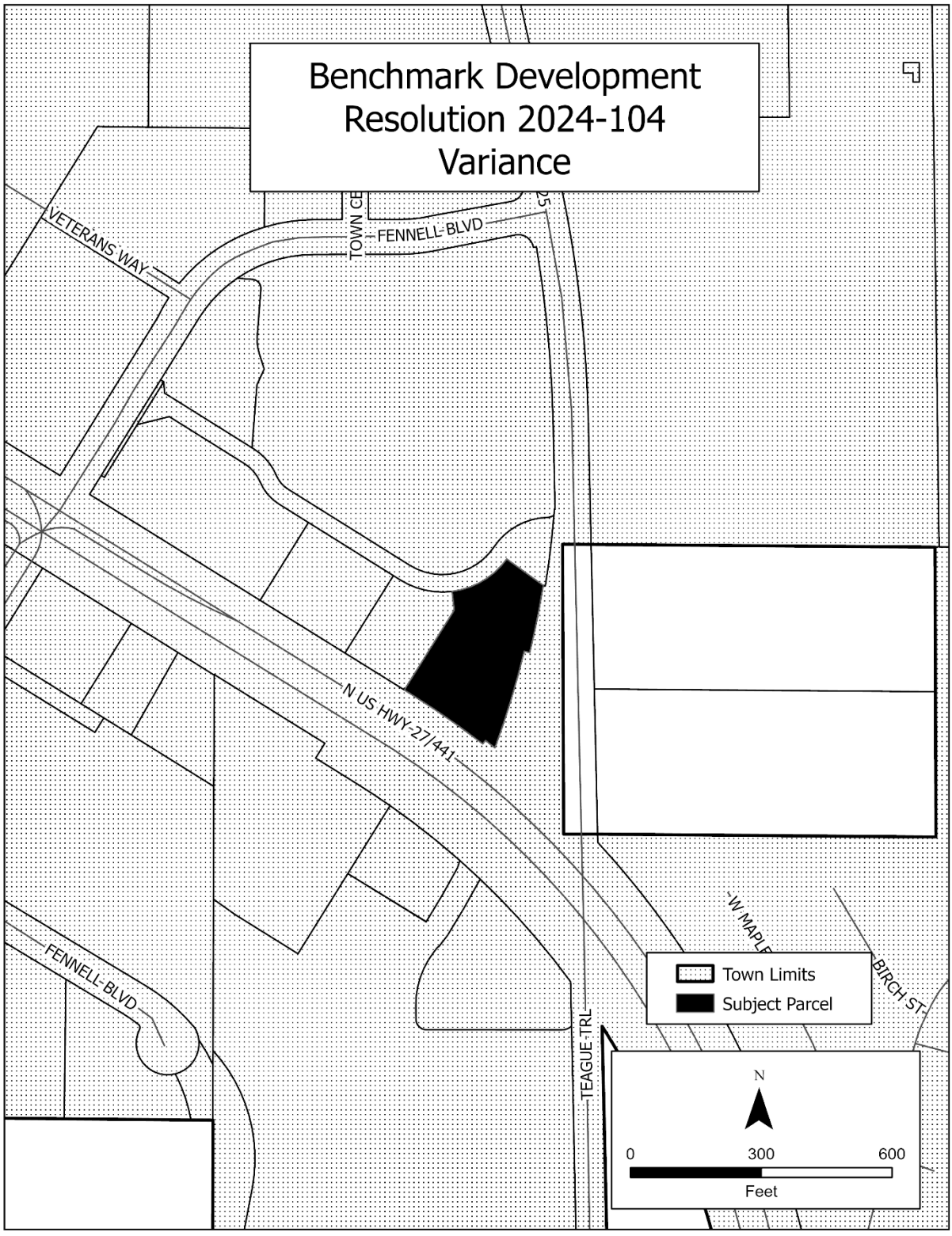
Approved as to form:

_____

Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

LOTS 1, 2, 3, 4, AND TRACTS A AND C, LADY LAKE COMMONS PB76, PG 7-8



TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE APPLICATION

Owner's Information

Owner's Name: Benchmark Lady Lake 25 Associates LLC

Mailing Address: 4053 Maple Road, Suite 200

Telephone Number: 716-833-4986 Email Address: mdellebovi@benchmarkgrp.com

Applicant's Information

Applicant's Name:

Mailing Address:

Telephone Number: Email Address:

Applicant is: X Owner ___Agent ___Purchaser ___Lessee ___Other

Property Information

Property Address/Location: N US Hwy 27/441 & CR-25, Lady Lake, Florida

Alternate Key: 3928912

Legal Description:

Lots 1, 2, 3, 4, and Tracts "A" and "C", Lady Lake Commons, according to the plat thereof, as recorded in Plat Book 76, pages 7 and 8, Public Records of Lake County, Florida

Justification for Request

The variance request is as follows:
Two signs less than 100 ft. apart; too close to ROW line.

The variance is necessary for the following reason(s):
The sign location needs to be next to the ROW line due to the existing town sanitary line. The directory sign will be very critical in pulling traffic off of 441/27 at this new intersection created at CR25, this will help maintain less traffic congestion on Fennell Blvd.

Is your situation due to unique circumstances not created by you or your predecessor in title?
Explain such circumstance:
Where we would locate the pylon without a variance there are two utility easements running through the site.

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

No, other than the aforementioned utility easements.

Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

No.

__A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criteria?

No, it will not enlarge any structure and yes it meets this criteria.

__Have any land use applications been file within the last year in connection with this property?

X Yes ____No. If yes, briefly describe the nature of the request:

Development Order and permitting.

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser. It must also include an up-to-date survey, a site plan showing the exact locations and dimensions of existing and proposed building and additions, required setbacks, existing easements, elevation drawings and clearly delineate the specific variance requested.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND SIX COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 4/22/24 Received by: B Schneider

Fees Paid: $850.00

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
APPLICANT'S AFFIDAVIT

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~LAKE~~ Erie

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

1. That he or she affirms and certifies that he/she 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 he or she desires approval for:
   Sign variance

3. That the submittal requirements for the application have been completed and attached hereto as part of this application.

Steven J Longo VP
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2024, by Steven J. Longo who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metzger
Notary Public

TAMMY L METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6134700
Qualified in Niagara County
Commission Expires October 3, 2025

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
OWNER'S AFFIDAVIT

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~LAKE~~ Erie

Before me, the undersigned authority, personally appeared Steven J Longo, 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:
   Sign Variance
3. That he or she has appointed Martin J DelleBovi/Benchmark 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.

Steven J Longo VP
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2024, by Steven J. Longo, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metzger
Notary Public

TAMMY L METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6134700
Qualified in Niagara County
Commission Expires October 3, 2025

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.

THE BENCHMARK GROUP

4053 Maple Road
Suite 200
Amherst, NY 14226-1058
t (716) 833-4986
f (716) 833-2954
benchmarkgrp.com

April 22, 2024

TO WHOM IT MAY CONCERN:

This letter authorizes INTERNATIONAL C & C CORP. DBA SIGN X PRESS and their agents to manufacture service and install or remove signs and/or awnings at the following location: It also grants authorization for William H Griffin; President and qualifier for International C & C Corp. DBA Sign X Press to sign the permit application on behalf of the owner.

Location: N US Hwy 27/441 & CR-25, Lady Lake, Florida

INTERNATIONAL C & C CORP. DBA SIGN X PRESS or subcontractor is authorized to secure permits and variances by the local governing body.

NAME: Steven J Longo
Steven J. Longo, V.P
Benchmark Lady Lake 25 Associates LLC

TITLE: Owner

OWNERS SIGNATURE NOTARIZED:
State of New York
County of Erie

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 22nd day of April 2024 by Steven J. Longo who X is personally known to me, or ___ has produced _____ as identification and who did not take an oath.

Tammy L Metzger
Signature of NOTARY PUBLIC

TAMMY L METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6134700
Qualified in Niagara County
Commission Expires October 3, 2025
SEAL

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylake.org

April 29, 2024

RE: Variance - Resolution No. 2024-103 & Resolution No. 2024-104

Dear Property Owner:

This is to notify you that a variance application has been filed with the Town of Lady Lake, by Marty DelleBovi, on behalf of Benchmark Lady Lake 25 Associates LLC, for the placement of a monument sign within 100 feet of another monument sign and less than ten feet from the property line.

Resolution No. 2024-103

Variance to Chapter 17, Section 17-3).e).1).D. which states that no freestanding sign shall be erected closer than 100 feet from another freestanding sign. The variance request is to allow a freestanding sign to be constructed less than 100 feet from another freestanding sign, located at the corner of County Road 25/Teague Trail and North Highway 27/441, referenced by Alternate Key 3928912, owned Benchmark Lady Lake 25 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

Resolution No. 2024-104

Variance to Chapter 17, Section 17-4).b).2).A., of the Land Development Regulations (LDRs) which requires signs taller than eight feet to be set back at least ten feet from the property line. The variance request is to allow a monument sign over eight feet in height to be constructed less than ten from the property line, located at the corner of County Road 25/Teague Trail and North Highway 27/441, referenced by Alternate Key 3928912, owned Benchmark Lady Lake 25 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

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

PLANNING AND ZONING BOARD- Monday, May 13, 2024 at 5:30 p.m.
COMMISSION MEETING- Monday, June 3, 2024 at 6:00 p.m.

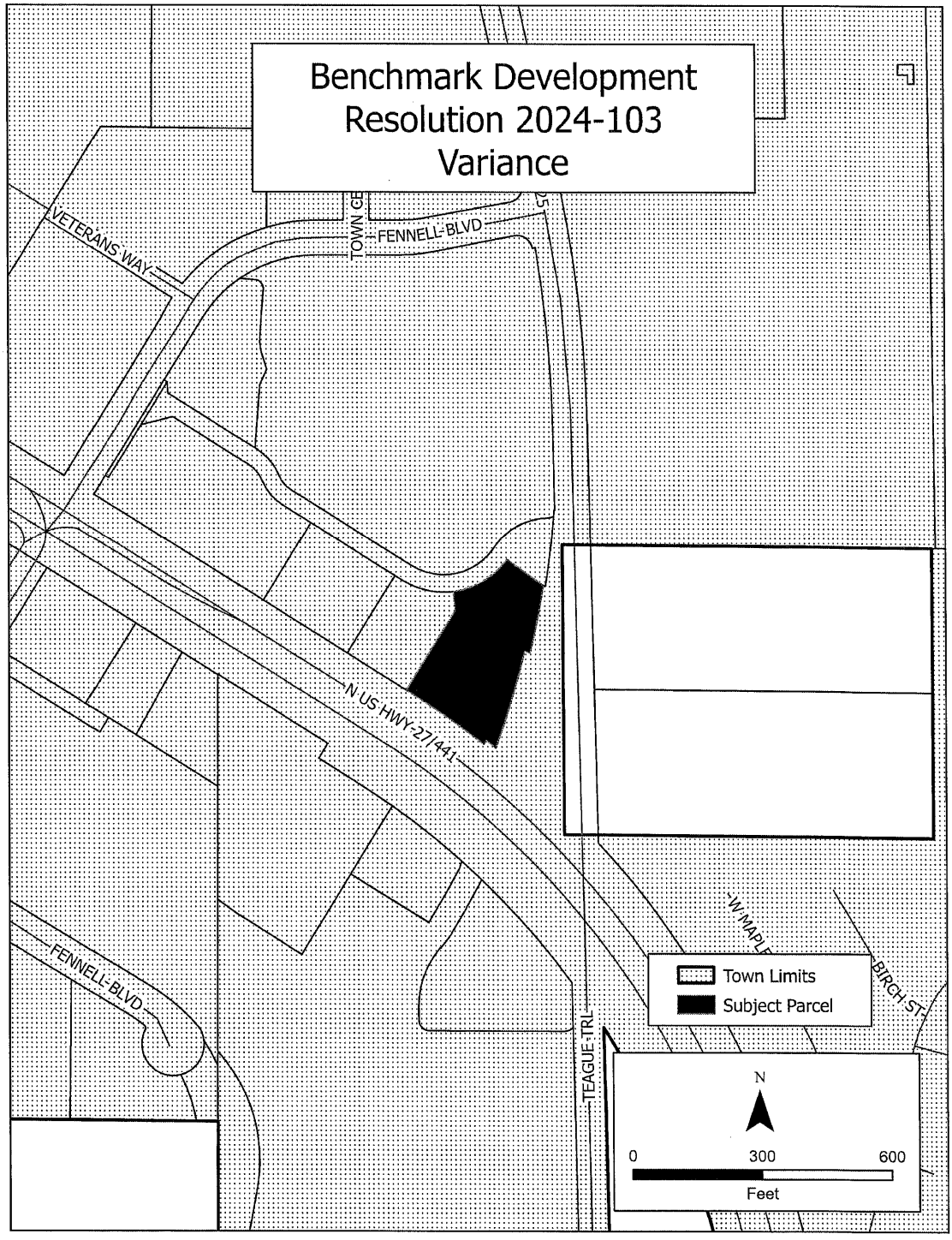
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person 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 (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

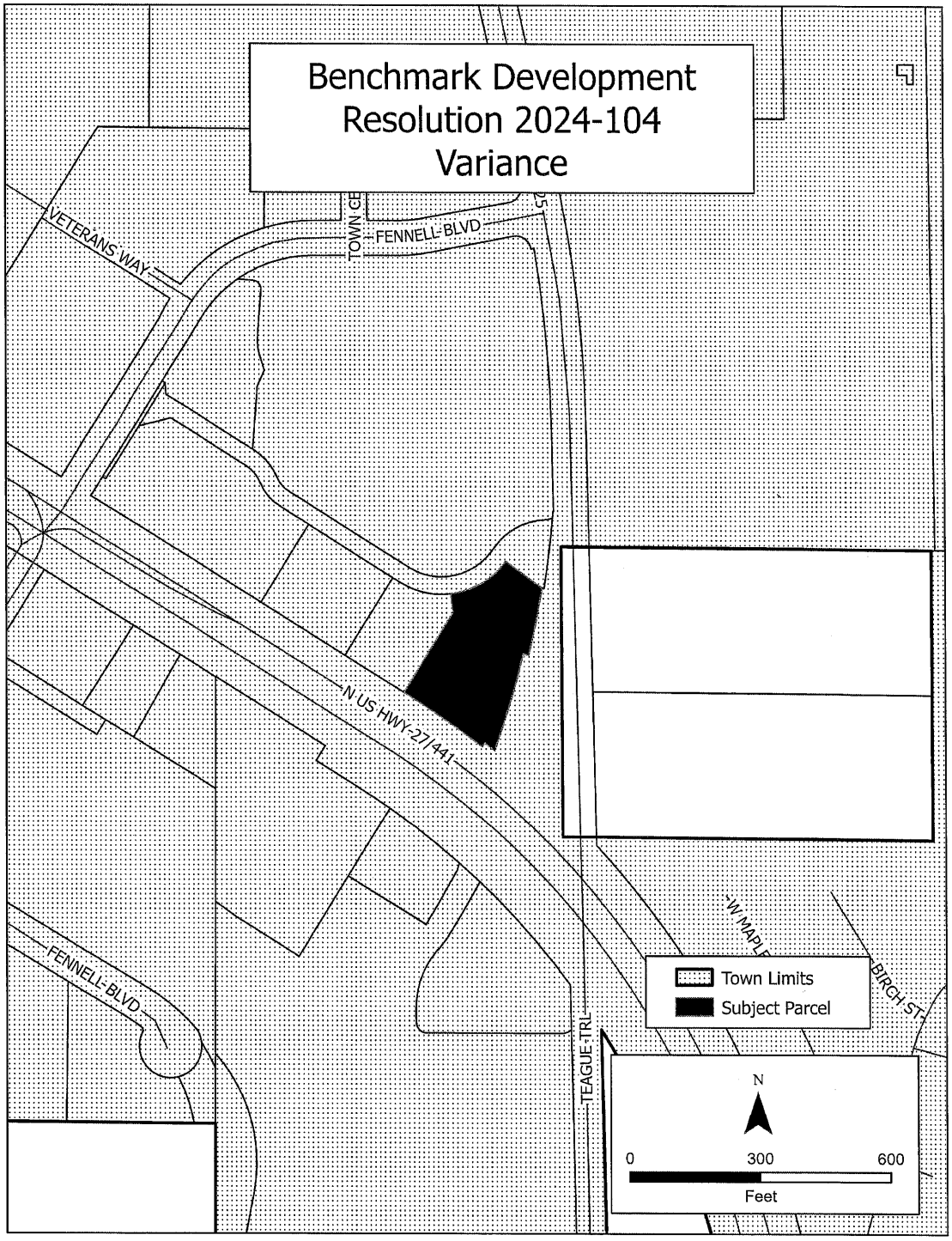
Rebecca Schneider
Senior Town Planner

Town of Lady Lake
Growth Management Department

LOCATION MAP



LOCATION MAP

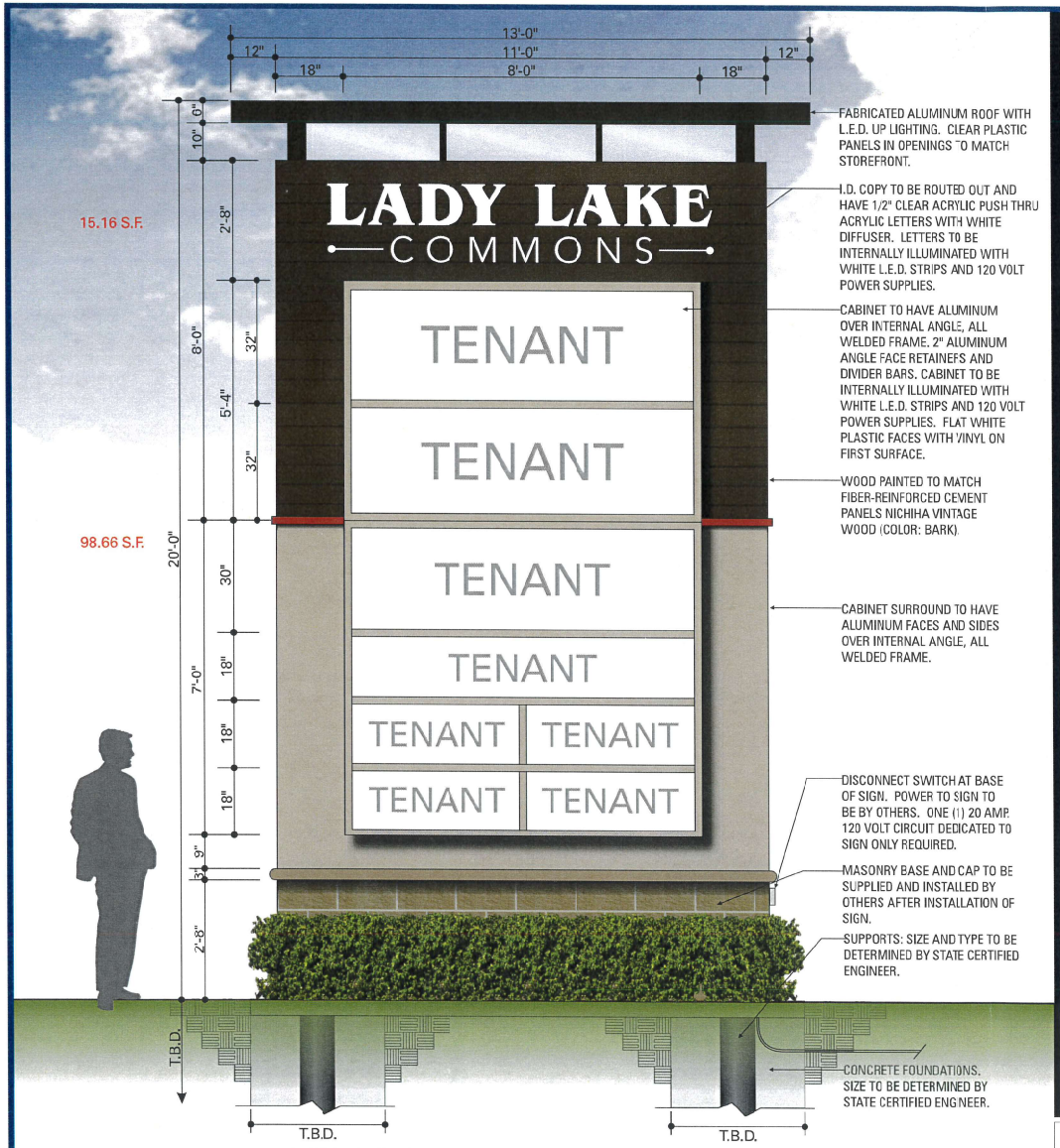


2024-103/104

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
1225043	LADY LAKES APARTMENTS LLC	5405 CYPRESS CENTER DR STE 320	TAMPA	FL	33609
1279585	ANDRY MONICA	39900 COUNTY ROAD 25	LADY LAKE	FL	32159
1770581	LADY LAKE PARTNERS LLC	7878 PENROSE PL	WILDWOOD	FL	34785
3928918	BENCHMARK LADY LAKE 25 ASSOCIATES LLC	4053 MAPLE RD # 200	AMHERST	NY	14226
1279445	MAYFIELD JAMES H JR TRUSTEE ET AL	1601 CALCAR CV	FRUITLAND PARK	FL	34731

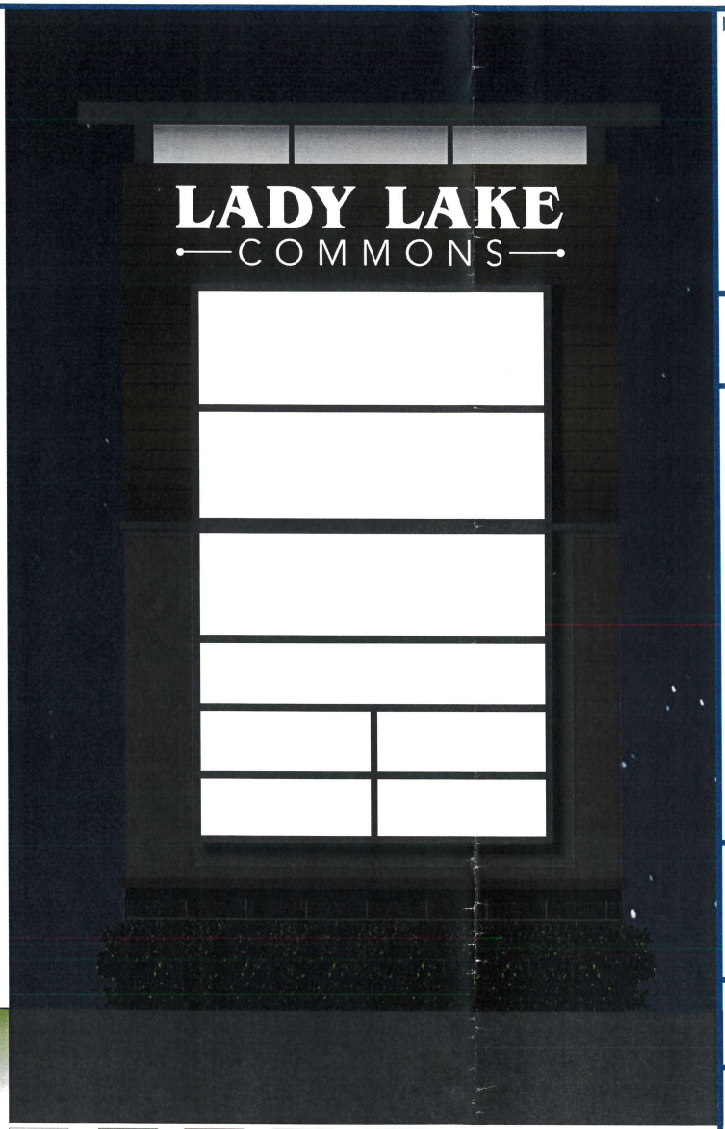



EYEGLASS WORLD



1 MONUMENT FRONT ELEVATION
SCALE: 3/8"=1'-0"

ONE (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
113.82 SQUARE FEET



CLEAR PLASTIC W/ WHITE DIFFUSER	SW 7039 AGREEABLE GRAY	PAINT TO MATCH CANOPY MAPES REGAL RED (PMS 1805 C)	PAINTED NICHIHA VINTAGE WOOD BARK	SPLITFACE CMU OLDCASTLE EARTH FARE WHEAT

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign FLORIDA
10331 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

Drawing Number:
A24102-50-LADY LAKE COMMONS

Revisions:

	DATE:	DESCRIPTION:
1	00-00	NF
2	00-00	NF
3	00-00	NF
4	00-00	NF
5	00-00	NF
6	00-00	NF
7	00-00	NF
8	00-00	NF

Sales Person:
BETH RENFRO

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION)
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C STANDARDS
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101



1 *MONUMENT FRONT ELEVATION*
SCALE: 1/2"=1'-0"

2 *MONUMENT SIDE ELEVATION*
SCALE: 1/2"=1'-0"

ONE (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
29.32 SQUARE FEET.

CLEAR PLASTIC W/ WHITE DIFFUSER	SW 7039 ANEW GRAY	PAINT TO MATCH CANOPY MAPES REGAL RED (PMS 1805 C)	PAINTED NICHIHA VINTAGE WOOD BARK	SPLITFACE CMU OLDCASTLE EARTH FARE WHEAT	3M VINYL #3630-59 DARK BROWN PMS 4625 C

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

Drawing Number:
A24102-50-LADY LAKE COMMONS

Revisions:

	DATE:	DESCRIPTION:
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2	00-00	NR
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7	00-00	NR
8	00-00	NR

Sales Person:
BETH RENFRO

Scale:
AS NOTED

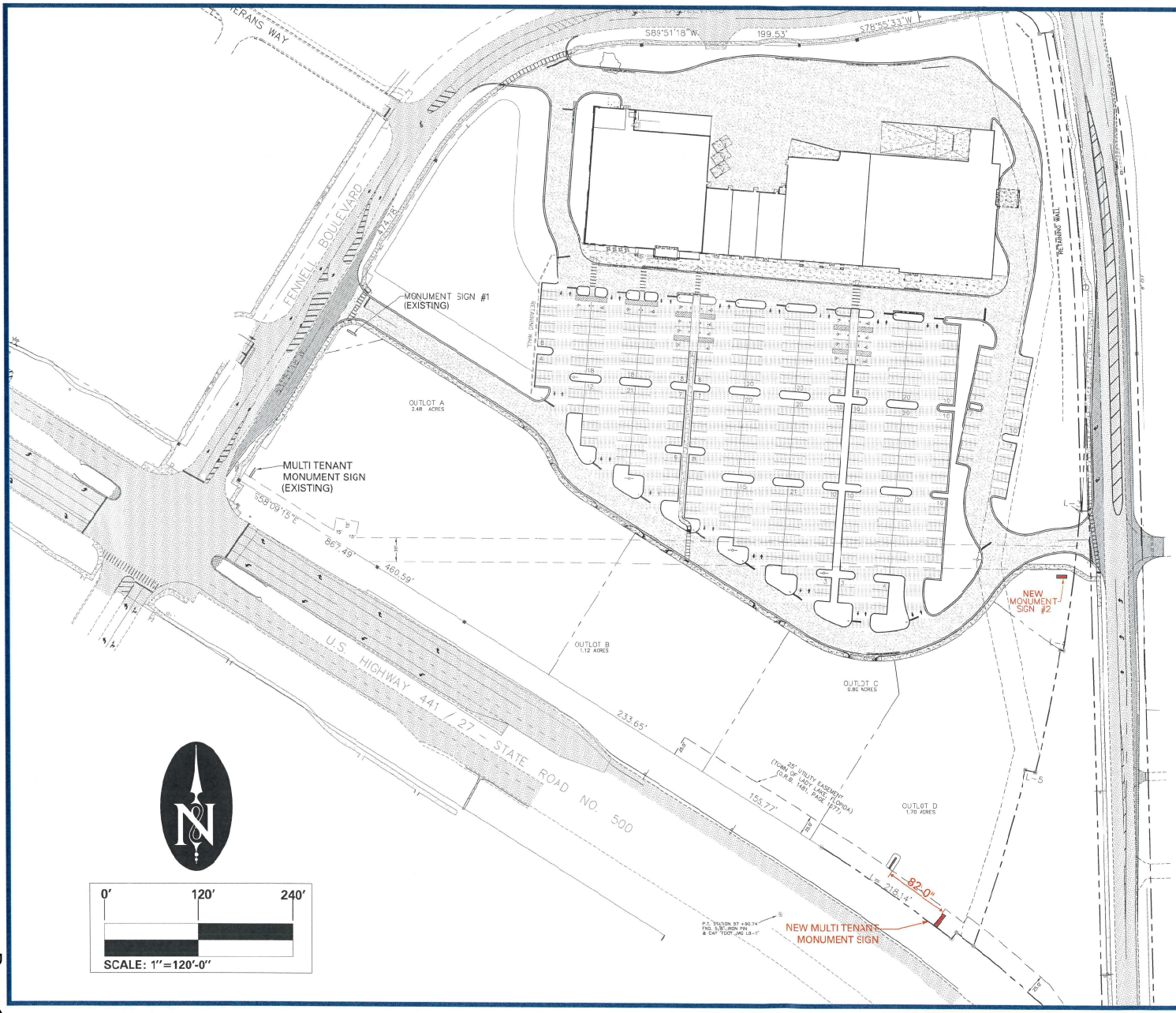
Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature:
Title:
Date:
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ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 102



INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign FLORIDA
10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
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Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

Drawing Number:
A24102-50-LADY LAKE COMMONS

Revisions:

	DATE:	DESCRIPTION:
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3	CO-00	NF
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6	CO-00	NF
7	CO-00	NF
8	CO-00	NF

Sales Person:
BETH RENFRO

Scale:
AS NOTED

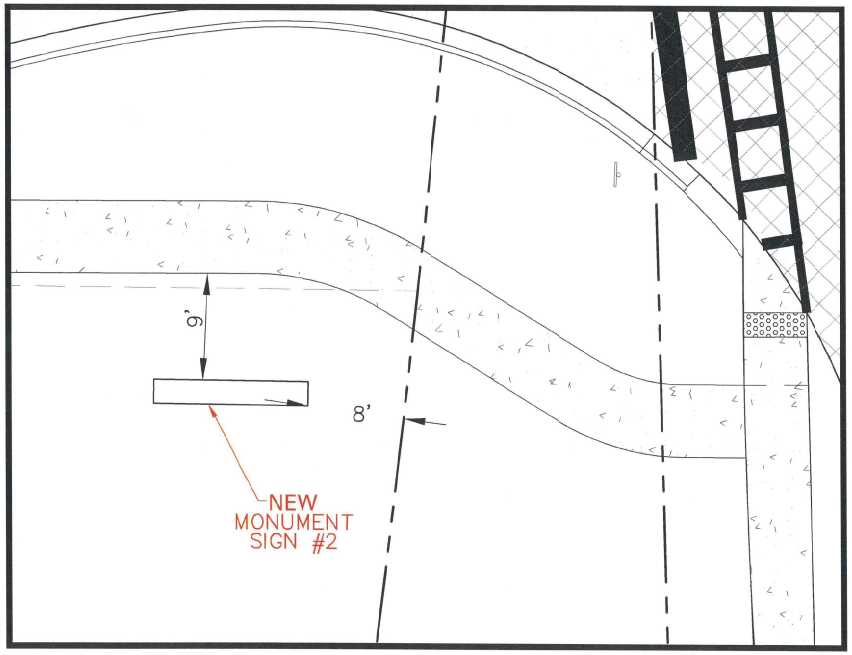
Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
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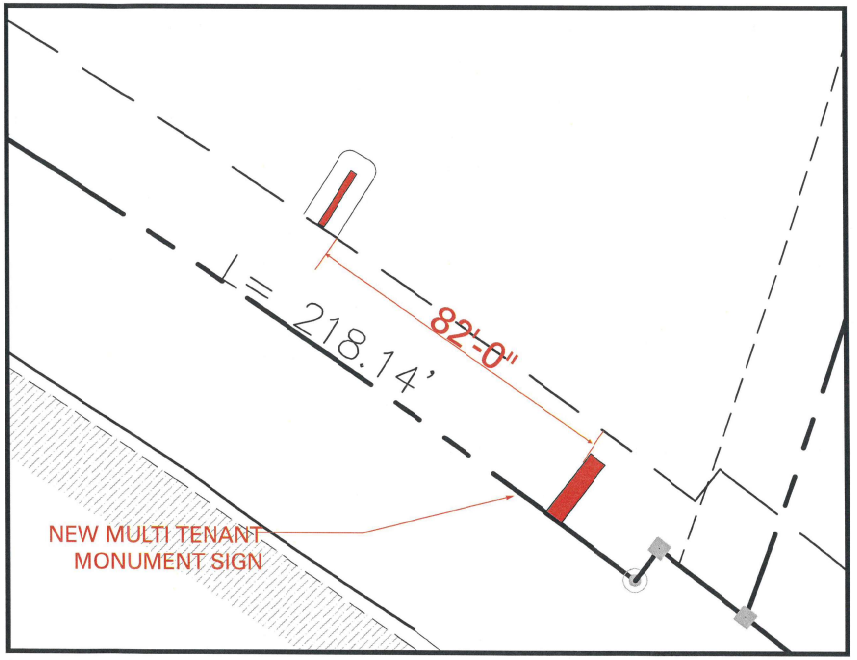
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SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 103



MONUMENT SIGN #2 DETAIL

SCALE: 1" = 10'



MULTI TENANT MONUMENT SIGN

SCALE: 1" = 30'

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
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Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
JANUARY 4, 2024

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Revisions:

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8	00-00	NR

Sales Person:
BETH RENFRO

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
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SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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E23249
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRC CODE.

SHEET NO. 104

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Resolution No. 2024-105 – Variance – Paradise Recreation Center - Historic Tree Removal – Pursuant to Chapter 10, Section 10-5). c).3).A., of the Land Development Regulations (LDRs) which requires a variance for the removal of historic trees. (Historic trees are classified as a tree with a diameter at breast height (DBH) of 36” or greater). The variance request is to allow for the removal of two viable historic trees located at 1403 Paradise Drive, owned by Village Center Community Development District, within the Town Limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2024080

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Resolution 2024-105 to the Town Commission with the Recommendation of Approval.

2. Motion to forward Resolution 2024-105 to the Town Commission with the Recommendation of Denial.

Staff recommends approval of Resolution 2024-105.

The variance application is in accordance with the provisions of Chapter 10, Section 10-5). c).3)., of the Town of Lady Lake Land Development Regulations which requires the submittal of a Historic Tree Removal variance application for any property owner who desires to remove a healthy historic tree located on commercial property.

The variance request is to allow the removal of one historic Laurel Oak tree and one historic Live Oak tree located at the Paradise Recreation Center addressed as 1403 Paradise Drive, owned by Villages Center Community Development District and referenced by Alternate Key 3750047, within the town limits of the Town of Lady Lake, Florida.

A Certified Arborist evaluated all trees 119 trees on the site. The 5.25-acre property contains a total of nine historic trees. Of the nine historic trees, seven are proposed to be preserved and two are proposed to be removed.

On Wednesday, April 24, 2024, a variance application was filed with the Town of Lady Lake by Kenneth Blocker on behalf of The Villages Center Community Development District pursuant to Chapter 10, Section 10-5).c).3).A., of the Land Development Regulations (LDRs) which requires a variance for the removal of viable historic trees. (Historic trees are classified as trees with a diameter at breast height (DBH) of 36" or greater.)

BACKGROUND

The subject property is approximately 5.25 acres of land located in Section 06, Township 18, and Range 24. The property is zoned Mixed Residential Medium Density (MX-8) and the future land use is Lady Lake Manufactured Home-High Density (MH-HD).

On Tuesday, November 14, 2023, a major modification application was submitted for the Paradise Recreation Center site plan. As part of this modification, some of the existing landscaping and trees will need to be removed to accommodate the new building and amenities. Two of the trees proposed to be removed are a 36" Live Oak tree and a 52" Laurel Oak tree.

JUSTIFICATION STATEMENT

The applicant states that the removal of the historic trees is necessary because the trees are located within areas that will cause building foundation and structural column issues during the construction process, potentially hindering the longevity of the structural integrity of the new building. One of the trees is located in the area of the proposed pool and the other is very close to the proposed building foundation.

Per the submitted tree removal plan, the historic trees count for 379 tree caliper inches. Of the 379 tree caliper inches, the applicant proposes to remove 88 tree caliper inches, or 23.22%. of the total historic tree inches. The landscaping plan also proposes 148.8% of the required tree caliper inches between the preserved and provided trees.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 10-5, Section 3 – Review criteria for variances in the Land Development Requirements:

Should the Town Commission approve the applicant's request for tree removal, the applicant shall, at the time of application for tree removal pay to the Town Tree Bank, three thousand six hundred dollars ($3,600.00) for each thirty-six-inch DBH tree, plus one hundred dollars ($100.00) for each additional inch over the thirty-six (36) inches. This mitigation fee is to offset the loss of each historic tree. Based on the two historic trees proposed to be removed, the mitigation fee to the Town's Tree Bank would be $8,800.00.

Developers of all non-residential or multi-family developments, requiring site plan approval are not required to submit an application for clearing and tree permit, but are required to submit a tree survey and landscape plans at the time of site plan submittal so that consideration may be given to the protection of native trees, historic trees, and vegetation.

Notices to inform the surrounding 16 property owners within 150' of the subject property of the proposed variance were mailed on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

BASIS FOR STAFF RECOMMENDATION

Because the applicant is retaining seven of the nine historic trees and the larger of the two trees proposed to be removed is a Laurel Oak, Staff is in support of approval of this variance. Laurel Oak trees tend to decline as they get larger, thus increasing the probability of future removal due to the health of the tree and/or safety concerns. Without the removal of these trees, the applicant would be limited on the development of this site based on the location and critical protection zone of the trees.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee reviewed Resolution 2024-105 and found that it was ready for consideration by the Planning and Zoning (P&Z) Board.

Backup material for this agenda item includes:

1. Res. No. 2024-105 - Paradise Rec Center- Historic Tree Removal Var
2. Supporting - VCCDD Tree Variance

DRAFT RESOLUTION 2024-105
TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, GRANTING A VARIANCE TO AUTHORIZE THE REMOVAL OF TWO HISTORIC TREES IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10, SECTION 10-5. c). 3). A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, ON PROPERTY OWNED BY VILLAGES CENTER CDD, BEING APPROXIMATLEY 5.27 ACRES OF LAND, ADDRESSED AS 1403 PARADISE DRIVE, LOCATED WITHIN ORANGE BLOSSOM GARDENS, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Villages Center CDD, the property owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A," have petitioned for a variance from the provisions of Chapter 10, Section 10-5, c).3).A).; and

WHEREAS, the applicants are requesting to be allowed to remove two historic trees having a diameter at breast height (DBH) of at least 36 inches; located on a 5.27 acres addressed as 1403 Paradise Drive; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request, and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 10, Section 10-5, c).3).A)., of the Town of Lady Lake Land Development Regulations which requires a variance for the removal of historic trees, and to allow for the removal of two historic trees located on a 5.27-acre property addressed as 1403 Paradise Drive, located within Orange Blossom Gardens, within the Town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its adoption by the Town Commission of the Town of Lady Lake.

RESOLVED this ___ day of _____**, 2024**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

Approved as to form:

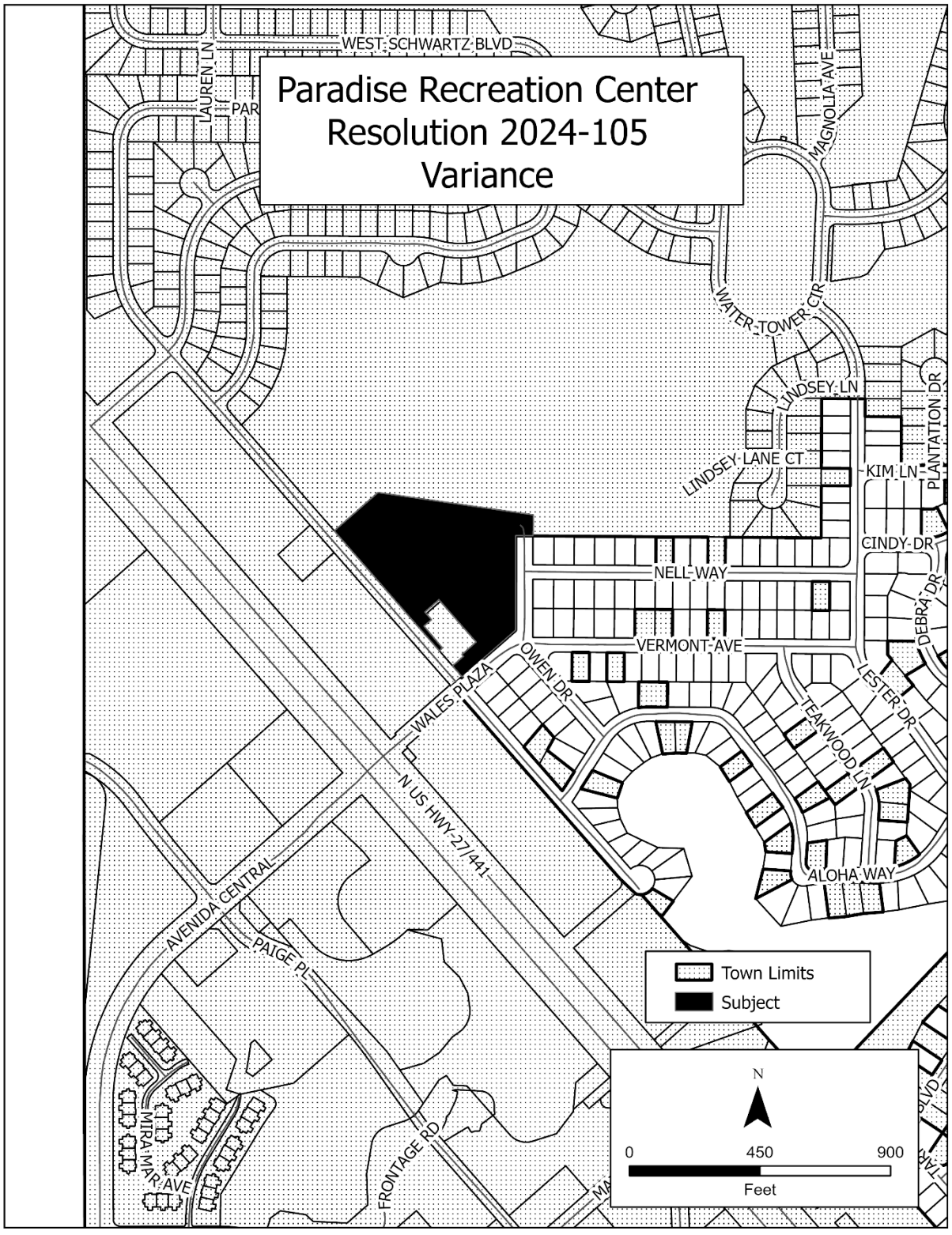
_____

Derek Schroth, Town Attorney

EXHIBIT A — LEGAL DESCRIPTION AND MAP

Parcel ID 05-18-24-0001-000-00600; Section 05, Township 18 South, Range 24 East.

BEGIN AT NW CORNER OF LOT 63 ORANGE BLOSSOM GARDENS UNIT NO 2, RUN N 00-03-21 W 71.80 FT, N 81-57-45 W 539.68 FT, S 48-38-02 W TO EASTERLY ROW LINE OF PARADISE DRIVE, SOUTHEASTERLY ALONG SAID EASTERLY ROW LINE OF PARADISE DRIVE TO NORTHERLY ROW LINE OF WALES PLAZA, N 48-38-30 E TO W ROW LINE OF OWEN DRIVE, N 00-02-55 W 320.12 FT, S 89-44-10 E 60 FT TO POINT OF BEGINNING--LESS FROM INTERSECTION OF NORTHWESTERLY ROW LINE OF WALES PLAZA AND SOUTHEASTERLY PROJECTION OF NORTHEASTERLY ROW LINE OF PARADISE DRIVE, THENCE PROCEED NORTHEASTERLY ALONG SAID PROJECTION OF PARADISE DRIVE 50.10 FT FOR POINT OF BEGINNING, RUN N 48-38-30 E PARALLEL WITH SAID ROW LINE OF WALES PLAZA A DISTANCE OF 115 FT, NORTHWESTERLY PARALLEL WITH SAID PROJECTION OF PARADISE DRIVE 194.90 FT, SOUTHWESTERLY PARALLEL WITH SAID ROW LINE OF WALES PLAZA A DISTANCE OF 65 FT, SOUTHEASTERLY PARALLEL WITH SAID PROJECTION OF PARADISE DRIVE A DISTANCE OF 124.90 FT, S 48-38-30 W PARALLEL WITH SAID NORTHWESTERLY ROW LINE A DISTANCE OF 50 FT TO A POINT ON SAID NORTHEASTERLY ROW LINE OF PARADISE DRIVE, S 41-21-58 E ALONG SAID NORTHEASTERLY ROW LINE A DISTANCE OF 70 FT TO POINT OF BEGINNING AND LESS FROM WESTERLY CORNER OF LOT 6 ORANGE BLOSSOM GARDENS UNIT ONE PB 18 PG 9 RUN N 41-21-30 W 60 FT TO THE INTERSECTION OF THE NORTHWESTERLY ROW LINE OF WALES PLAZA WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY ROW OF PARADISE DRIVE, THENCE ALONG SAID NORTHEASTERLY ROW LINE OF PARADISE DRIVE N 41-21-30 W 120.10 FT, N 48-38-30 E 14 FT FOR POINT OF BEGINNING, THENCE CONTINUE N 48-38-30 E 36 FT, N 41-21-30 W 98 FT, S 49-53-30 W 34 FT, S 40-11-26 E 98.76 FT TO THE POINT OF BEGINNING-- ORB 1436 PG 14 ORB 1443 PG 1730


Paradise Recreation Center
Resolution 2024-105
Variance
WEST SCHWARTZ BLVD
LAUREN LN
PAR
MAGNOLIA AVE
WATER TOWER CTR
LINDSEY LN
PLANTATION DR
LINDSEY LANE CT
KIM LN
CINDY DR
NELL WAY
DEBRA DR
VERMONT AVE
OWEN DR
LESTER DR
TEAKWOOD LN
WALES PLAZA
N US HWY 27/441
ALOHA WAY
AVENIDA CENTRAL
PAIGE PL
MIRA MAR AVE
FRONTAGE RD
Town Limits
Subject
N
0
450
900
Feet

1

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE APPLICATION

Owner's Information

Owner's Name: Village Center Community Development District

Mailing Address: 984 Old Mill Run, The Villages, FL 32162

Telephone Number: 352-751-3939 Email Address: kenny.blocker@districtgov.org

Applicant's Information

Applicant's Name: Village Center Community Development District

Mailing Address: 984 Old Mill run, The Villages,FL 32162

Telephone Number: 352-751-3939 Email Address: kenny.blocker@districtgov.org

Applicant is: X Owner ____Agent ____Purchaser ____Lessee ____Other

Property Information

Property Address/Location: Paradise Recreation Center 1403 Paradise Dr Lady Lake FL 32159

Alternate Key: 3750047

Legal Description:
see attached

Justification for Request

The variance request is as follows:
Request to remove two (2) historically defined trees, located within an existing site

The variance is necessary for the following reason(s):
1. Based on the location of both trees (36" Live Oak, #67 & 52" Laurel Oak, #58) proposed building foundation and structural column issues will arise during the construction process hindering the longevity of the structural integrity and the proposed building.

Is your situation due to unique circumstances not created by you or your predecessor in title?
Explain such circumstance:
N/A

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT

Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

Existing tree locations will cause foundational issues.

Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

N/A

__A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criteria?

Yes

__Have any land use applications been file within the last year in connection with this property?

X Yes ____No. If yes, briefly describe the nature of the request:

Site plan application submitted November 09, 2023

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser. It must also include an up-to-date survey, a site plan showing the exact locations and dimensions of existing and proposed building and additions, required setbacks, existing easements, elevation drawings and clearly delineate the specific variance requested.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND SIX COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 4/4/24 Received by: BSchneider

Fees Paid: $850.00 VA24-000006

TOWN OF LADY LAKE
GROWTH MANAGEMENT DEPARTMENT
VARIANCE
OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Kenneth Blocker, 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:
   Paradise Recreation Center Improvement
3. That he or she has appointed Stephen Campbell 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 24th day of April, 2024 by Kenneth Blocker, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

TAMARA D. HYDER
MY COMMISSION # HH 389348
EXPIRES: August 20, 2027

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
VARIANCE
APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

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

1. That he or she affirms and certifies that he/she 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 he or she desires approval for:
   Paradise Recreation Center Improvements

3. That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 24th day of April, 2024 by Kenneth Blocker who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tamara D. Hyder
Notary Public

TAMARA D. HYDER
MY COMMISSION # HH 369348
EXPIRES: August 20, 2027

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylake.org

April 29, 2024

RE: Paradise Recreation Center Historic Tree Removal Variance - Resolution No. 2024-105

Dear Property Owner:

This is to notify you that a variance application has been filed with the Town of Lady Lake, by Kenneth Blocker on behalf of Village Center Community Development District for the removal of two historic trees within the Paradise Recreation Center site. The trees are located on 5.27 acres addressed as 1403 Paradise Drive, within the town limits of the Town of Lady Lake, Florida.

Resolution No. 2024-105

Variance to Chapter 10, Section 10-5).c).3).A., of the Land Development Regulations (LDRs) which requires a variance for the removal of historic trees (diameter at breast height of 36" or larger). The variance request is to allow for the removal of two historic trees, located at 1403 Paradise Drive, owned by Village Center Community Development District, within the town limits of the Town of Lady Lake, Florida.

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

PLANNING AND ZONING BOARD- Monday, May 13, 2024, at 5:30 p.m.
COMMISSION MEETING- Monday, June 3, 2024, at 6:00 p.m.

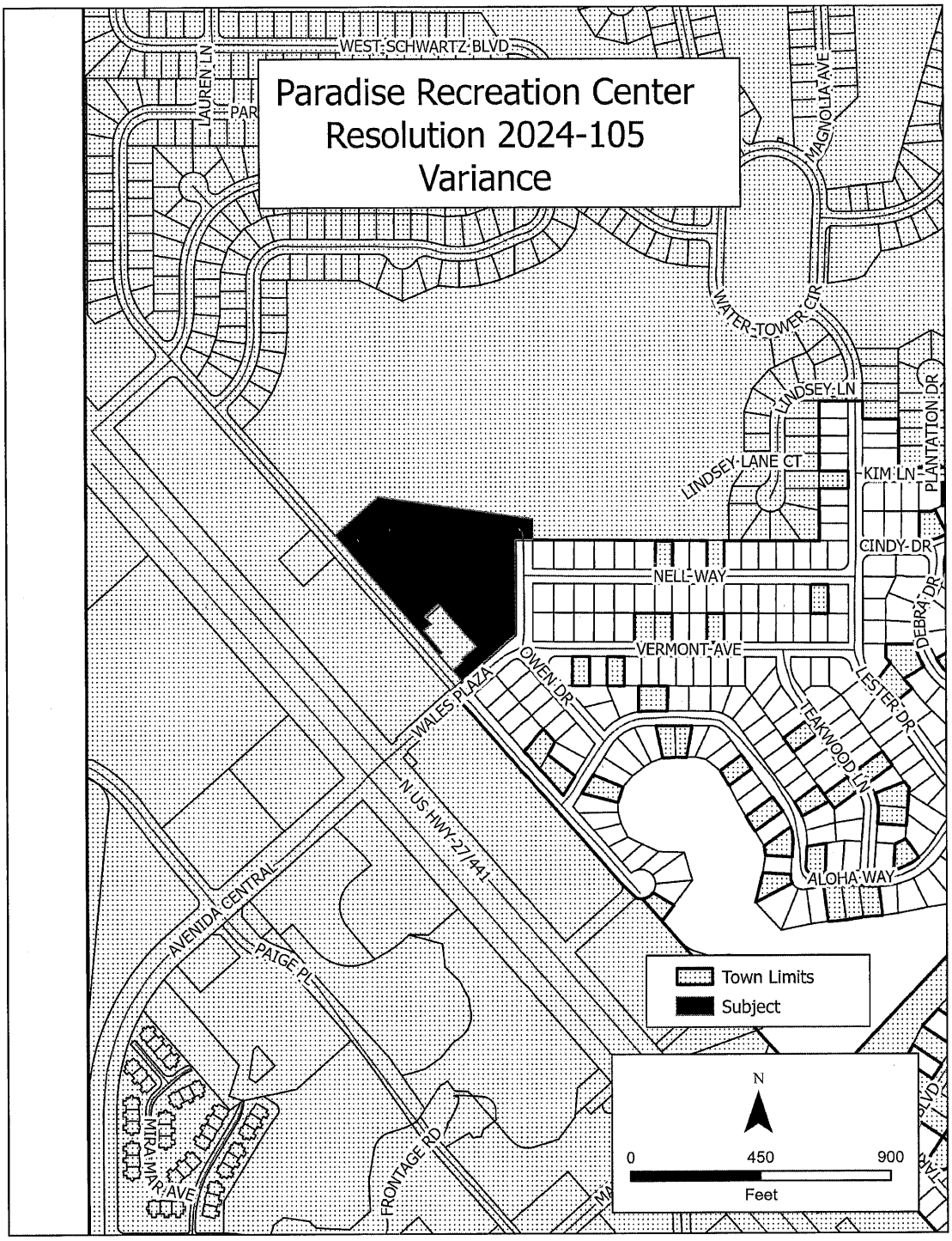
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person 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 (352) 751-1511 or via email at planning@ladylake.org.

Sincerely,

Rebecca Schneider
Senior Planner

Town of Lady Lake
Growth Management Department

LOCATION MAP



2024-105

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip	OwnerProvi	OwnerCount
1482003	ANDRE ORVILLE TRUSTEE	1310 OWEN DR	LADY LAKE	FL	32159		
1482984	BUFFETT HEIDI ET AL	14 MC FARLANE CT	ONTARIO L1N 5T9				CANADA
1278546	CHAPEL OF CHRISTIAN FAITH INC	1401 PARADISE DR	LADY LAKE	FL	32159		
1371210	CLARK ROSANNA M	4466 STATE ROUTE 37	MALONE	NY	12953		
1482798	DOLAN FRANCES M	1033 VERMONT AVE	LADY LAKE	FL	32159		
1481996	FUJIMOTO ROSS M TRUSTEE	3229 ALLAN PL	HONOLULU	HI	96817		
1482976	KELLOGG FAMILY TRUST	1031 NELL WAY	LADY LAKE	FL	32159-2331		
1672171	LIMA REAL PROPERTY FAMILY TRUST	PO BOX 1807	LADY LAKE	FL	32158-1807		
1482801	MOLNAR EILEEN S	39 SUMMERFIELD ST	NAUGATUCK	CT	06770-4925		
1371163	NEVIN ROBERTA A &	1034 NELL WAY	THE VILLAGES	FL	32159		
1482780	NICHOLAS CHARLES DAVID & JOAN F	1031 VERMONT AVE	LADY LAKE	FL	32159		
2686634	PULLANO WILLIAM & MARIA	38 TAYLOR RD	VALHALLA	NY	10595		
2830433	UNITED TELEPHONE COMPANY OF FLORIDA	1025 ELDORADO BLVD	BROOMFIELD	CO	80021		
1768021	VERRIER LORI D	249 EGERTON RD	MANITOBA R2M2X3				CANADA
3452399	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	984 OLD MILL RUN	THE VILLAGES	FL	32162-7116		
2545062	VILLAGES OF LAKE-SUMTER INC	3619 KIESSEL RD	THE VILLAGES	FL	32163		

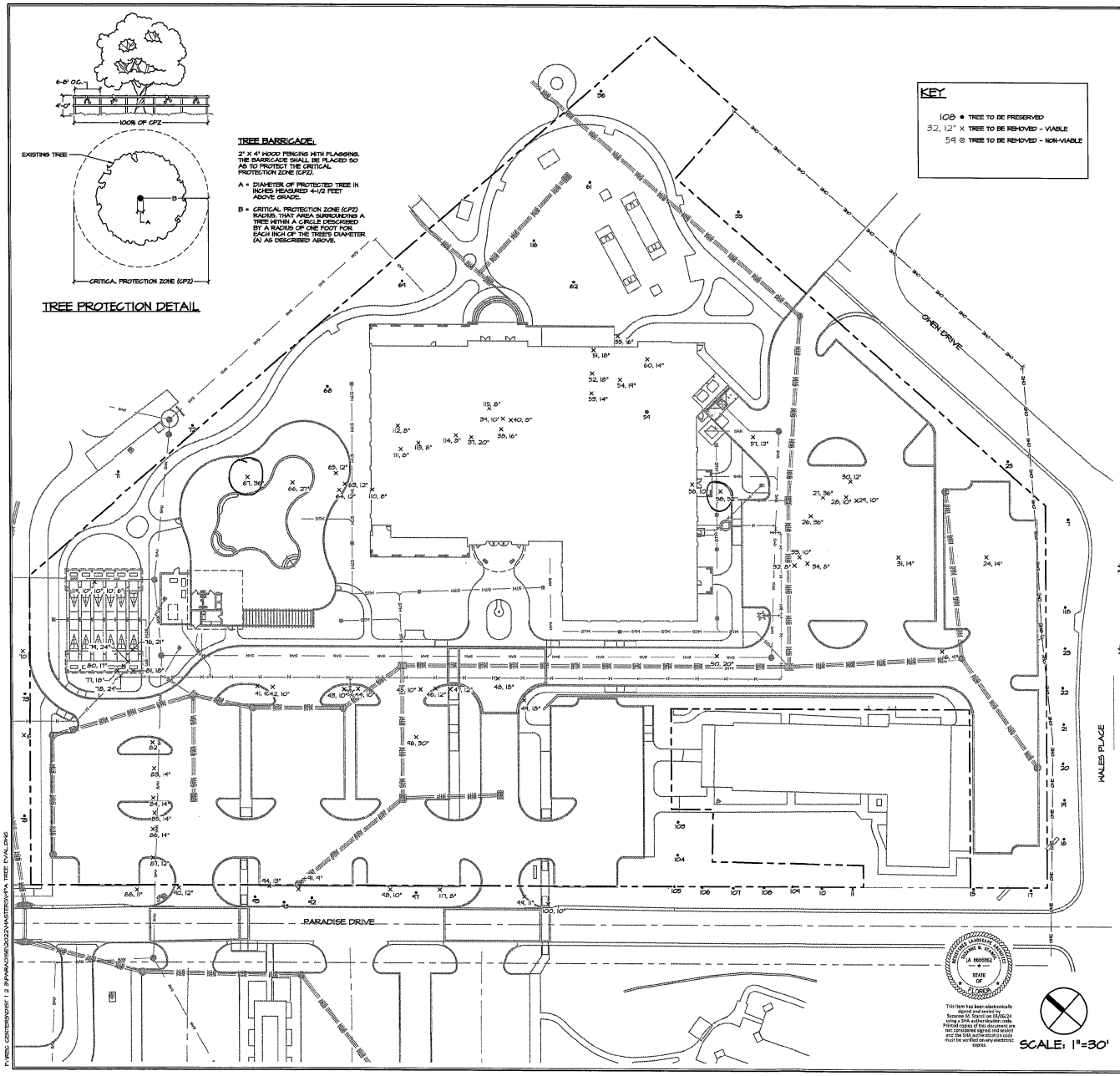

PARADISE CENTER
VARIANCE


VARIANCE


VARIANCE


VARIANCE


VARIANCE



Site Data
Site Area: 5.25 AC. (228,645 sf)

Tree Removal and Replacement
(Tree survey by Clymer, Farner, Barley, Inc.)

Existing trees: 1,729* DBH (101)
Existing trees to remove: 1,011* DBH (66 Non-protected trees*)
Existing trees to preserve: 718* DBH (35)
Percentage of existing trees remaining (by count): 35% of Protected, viable trees

*Existing trees have been evaluated by MPA staff ISA Certified Arborist. All trees categorized as non-protected/non-viable are trees that are damaged or in decline, and/or which require removal for protection of the public health, safety, and welfare. Non-Viable are not included in calculations.

NUMBER	SIZE	TYPE	V/NV	Preserve/Remove	COMMENTS
6	28"	Laurel Oak	NV	Remove	Trunk Cavity & Mistletoe
7	10"	Palm	V	Preserve	
10	8"	Palm	V	Preserve	Irregular Trunk Growth
11	10"	Palm	V	Preserve	Irregular Trunk Growth
15	10"	Palm	V	Preserve	Irregular Trunk Growth
16	9"	Palm	V	Remove	Irregular Trunk Growth
17	12"	Palm	V	Preserve	Irregular Trunk Growth
19	10"	Palm	V	Preserve	
19	10"	Palm	V	Preserve	Irregular Trunk Growth
20	8"	Palm	V	Preserve	
21	6"	Palm	V	Preserve	Irregular Trunk Growth
22	9"	Palm	V	Preserve	
23	6"	Palm	V	Preserve	Irregular Trunk Growth
24	14"	Drake Elm	V	Remove	
25	6"	Palm	V	Preserve	Irregular Trunk Growth
26	36"	Palm	V	Remove	
27	36"	Ligustrum	V	Remove	
28	10"	Palm	V	Remove	
29	10"	Palm	V	Remove	
30	12"	Palm	V	Remove	
31	14"	Drake Elm	V	Remove	
32	8"	Palm	V	Remove	
33	10"	Palm	V	Remove	
34	8"	Palm	V	Remove	
35	12"	Palm	V	Preserve	
36	16"	Live Oak	V	Preserve	
37	20"	Pindo Palm	V	Remove	
38	16"	Loquat	V	Remove	
39	10"	Palm	V	Remove	Irregular Trunk Growth
40	8"	Palm	V	Remove	
41	10"	Palm	V	Remove	Irregular Trunk Growth
42	10"	Palm	V	Remove	Irregular Trunk Growth
43	10"	Palm	V	Remove	Irregular Trunk Growth
44	10"	Palm	V	Remove	Irregular Trunk Growth
45	10"	Palm	V	Remove	Irregular Trunk Growth
46	12"	Palm	V	Remove	
47	12"	Palm	V	Remove	
48	18"	Crape Myrtle	V	Remove	
49	18"	Crape Myrtle	V	Remove	
50	20"	Live Oak	V	Remove	
51	18"	Ligustrum	V	Remove	
52	18"	Ligustrum	V	Remove	
53	14"	Ligustrum	V	Remove	
54	11"	Crape Myrtle	V	Remove	
55	16"	Crape Myrtle	V	Remove	
56	10"	Palm	V	Remove	
57	12"	Loquat	V	Remove	
58	32"	Laurel Oak	V	Remove	
59	18"	Drake Elm	NV	Remove	Mistletoe
60	14"	Drake Elm	V	Remove	
61	46"	Live Oak	V	Preserve	
62	36"	Live Oak	V	Preserve	
63	12"	Palm	V	Remove	
64	12"	Palm	V	Remove	
65	12"	Palm	V	Remove	
66	27"	Live Oak	V	Remove	
67	36"	Live Oak	V	Remove	
68	72"	Live Oak	V	Preserve	
69	36"	Live Oak	V	Preserve	
70	24"	Laurel Oak	NV	Remove	Mistletoe
71	31"	Live Oak	V	Preserve	
72	32"	Live Oak	V	Preserve	
73	41"	Laurel Oak	V	Preserve	
75	24"	Laurel Oak	V	Preserve	
76	21"	Live Oak	V	Remove	
77	8"	Live Oak	V	Remove	
78	24"	Live Oak	V	Remove	
79	24"	Live Oak	V	Remove	
80	7"	Live Oak	V	Remove	
81	8"	Live Oak	V	Remove	
82	8"	Crape Myrtle	NV	Remove	Limb Loss - Decline - Tip Die Back
83	4"	Crape Myrtle	V	Remove	
84	4"	Crape Myrtle	V	Remove	
85	4"	Crape Myrtle	V	Remove	
86	4"	Crape Myrtle	V	Remove	
87	2"	Crape Myrtle	V	Remove	
88	1"	Palm	V	Remove	Irregular Trunk Growth
90	2"	Palm	V	Remove	Irregular Trunk Growth
91	1"	Palm	V	Remove	Irregular Trunk Growth
92	10"	Palm	V	Preserve	
93	8"	Palm	V	Preserve	Irregular Trunk Growth
94	3"	Palm	V	Remove	
95	1"	Palm	V	Preserve	
96	30"	Podocarpus	V	Remove	
97	36"	Podocarpus	V	Preserve	
98	10"	Palm	V	Remove	
99	11"	Palm	V	Remove	Irregular Trunk Growth
100	10"	Palm	V	Remove	Irregular Trunk Growth
103	12"	Palm	V	Preserve	
104	10"	Palm	V	Preserve	
105	14"	Palm	V	Preserve	Irregular Trunk Growth
106	11"	Palm	V	Preserve	Irregular Trunk Growth
107	11"	Palm	V	Preserve	Irregular Trunk Growth
108	8"	Palm	V	Preserve	Irregular Trunk Growth
109	8"	Palm	V	Preserve	Irregular Trunk Growth
110	8"	Palm	V	Remove	Irregular Trunk Growth
111	8"	Palm	V	Remove	Irregular Trunk Growth
112	8"	Palm	V	Remove	Irregular Trunk Growth
113	8"	Palm	V	Remove	Irregular Trunk Growth
114	8"	Palm	V	Remove	Irregular Trunk Growth
115	8"	Palm	V	Remove	
116	60"	Live Oak	V	Preserve	
117	8"	Palm	V	Remove	Irregular Trunk Growth
118	8"	Palm	V	Preserve	
119	36"	Crape Myrtle	V	Remove	

DATE	BY	REVISIONS

MPA Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street · Ocala, FL · 352.351.3500 · www.MPA-LA.com

PARADISE RECREATION CENTER - RENOVATION
THE VILLAGES, FLORIDA
TREE REMOVAL PLAN

DATE 03-06-24
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 1

TR-1

P:\MPC CONTENT\DIST 1 2 3\PARADISE\2023\2ND MASTER\MPA TREE REMOVAL.DWG

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-06 — Annexation — Anderson/Long — An ordinance voluntarily annexing property being 10.08 acres, owned by Jesse Anderson and William Anderson and Devin and Angela Long, on the North Side of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within Lake County Florida.

AGENDA ITEM ID

2024072

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-06 to the Town Commission with the recommendation of approval.

2. Motion to forward Ordinance 2024-06 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-06.

On Monday, April 1, 2024, applications were filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owners Jesse Anderson, William Anderson, and Devin and Angela Long, to annex two properties located north of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane. The application involves annexing approximately 10.08 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 29, 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 a recommendation by the Planning and Zoning Board.

Staff mailed notices to inform the surrounding 41 property owners within 150 feet of the properties were mailed on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-06 was ready for consideration of a recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2024-06 before the Town Commission is scheduled for Monday, June 17, 2024, at 6 p.m. The second and final reading is scheduled for Monday, July 1, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. Ord. No. 2024-06 - Annexation Highlands
2. Supporting - Anderson Annexation

DRAFT ORDINANCE 2024-06
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING TWO PROPERTIES BEING APPROXIMATELY 10.08 ACRES OWNED BY DEVIN AND ANGELA LONG, WILLIAM ANDERSON, AND JESSE ANDERSON; LOCATED ON THE NORTHSIDE SIDE OF ANDERSON LANE APPROXIMATELY 700 LINEAR FEET AND 1,350 LINEAR FEET EAST OF ROLLING ACRES ROAD; ADDRESSED AS 1147 ANDERSON LANE AND 1245 ANDERSON LANE; WITHIN LAKE COUNY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

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

SECTION 1

Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being approximately 10.08 acres in the unincorporated area of Lake County, Florida; existing as contiguous parcels to the Town, more particularly described in Exhibit “A”.

SECTION 2

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

SECTION 3

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

SECTION 4

That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida,

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 **1st** day of **July 2024**.

Town of Lady Lake, Florida

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

Approved as to form:

_____

Derek Schroth, Town Attorney

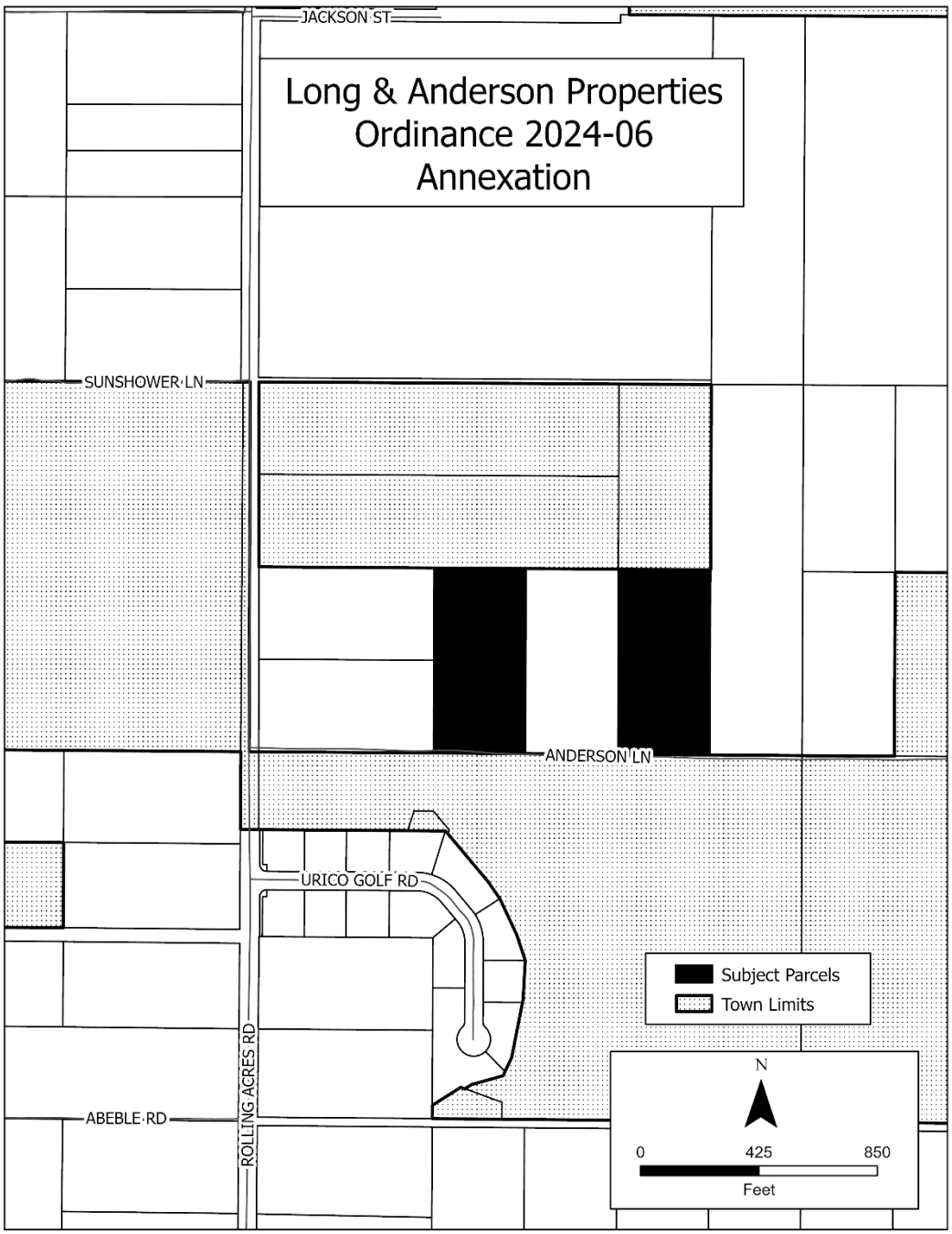
EXHIBIT A: Legal Description and Map

Parcel One

Alternate Key: 1699126; W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316

Parcel Two

Alternate Key: 1282993; S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6249 PG 1365



Annexation Application

Lake County Tax Parcel Alt. Keys 1282993 and 1699126



Date: 4/1/2024
PN# 22-0098.13
PM: Craig Brashier

Prepared For: Jesse Anderson, William Anderson, and Devin and Angela Long

Submitted To: Town of Lady Lake, Growth Management Department

Address:
Planning & Zoning
409 Fennell Blvd.
Lady Lake, FL. 32159

CHW
AN NV5 COMPANY

Beyond Engineering | Florida Region

www.chw-inc.com

Application Package
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1. Annexation Application
2. Property Owner Affidavit
3. Property Deed
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5. Legal Description and Survey of Property
6. List of Property Owners within 150 feet of the Subject Property

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TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
ANNEXATION APPLICATION

OWNER'S INFORMATION

Owner's Name: Jesse Anderson and William Anderson; Devin and Angela Long

Mailing Address: Contact Agent

Telephone Number: Contact Agent Email Address: Contact Agent

APPLICANT'S INFORMATION

Applicant's Name: CHW, LLC / Craig Brashier, AICP, Director of Planning

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: 1147 Anderson Ln, Lady Lake, FL 32159; and 1245 Anderson Ln, Lady Lake, FL 32159

Alternate Key: 1282993 and 1699126

Legal Description:
See accompanying legal descriptions.

The property is located in the vicinity of the following streets:
Sunshower Lane, Abeble Road, and Rolling Acres Road.

Area of the Property: ±439,084.8 Square Feet ±10.08 Acres

Utilities: ___X___Central Water ___X___Central Sewer _____Well _____Septic Tank

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

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

Number, Square Footage and Present Use of the Existing Structures on the Property:
See accompanying Lake County Property Appraiser data sheets.

Proposed Use of Property: A mix of residential uses, amenities, and supporting infrastructure.

Have any land use applications been filed within the last year in connection with this property? ____Yes __X__No. If yes, briefly describe the nature of the request:

Companion Small-scale Comprehensive Plan Amendment and Rezoning applications are submitted concurrently with this Annexation 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: 4/1/24 Received by: B Schneider

Annexation and Rezoning Fees Paid: $3000.00

Application Package
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APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Craig Brashier, CHW 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: a mix of residential uses, amenities, and supporting infrastructure.
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 Brashier, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Nicholle E Brocklsh
My Commission HH 397048
Expires 8/15/2027

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

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Jesse D. Anderson, 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 a mix of residential uses, amenities, and supporting infrastructure.
3. That he has appointed CHW 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.

Jesse D Anderson
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 12 day of February, 2024 by Jesse D Anderson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

JASON MONROE LEE
MY COMMISSION # HH 324425
EXPIRES: October 23, 2026

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 William M. Anderson, 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 a mix of residential uses, amenities, and supporting infrastructure.
3. That he has appointed CHW 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 12 day of February, 2024 by William M Anderson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

JASON MONROE LEE
MY COMMISSION # HH 324425
EXPIRES: October 23, 2026

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 Devin R. Long and Angela D. Long, 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 a mix of residential uses, amenities, and supporting infrastructure.
3. That he has appointed CHW 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.

D. R. L.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 9th day of February 2024, by Devin Long and Angela Long, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Lara Parker
My Commission
HH 176525
Exp. 9/19/2025

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.

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CFN 2002070524
Bk 02138 Pg 1316; (1pg)
DATE: 07/03/2002 01:04:12 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 301.00

Prepared by and return to:
R. Dewey Burnsed/kat
Attorney at Law
McLin & Burnsed PA
976 Del Mar Drive
The Villages, FL 32159
File No.: **CR1618**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of **June, 2002** between **Lake Eustis Kennel Club, Inc.**, whose post office address is **P.O. Box 543, Fruitland Park, FL 34731**, grantor, and **Devin R. Long and Angela D. Long, husband and wife**, whose post office address is ~~**Anderson Lane, Lady Lake, FL 32159**~~ 16311 SE 140th Ct., Weirsdale, FL 32195 grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #:

The West 1/2 of the East 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, in Lake County, Florida. Subject to an easement for ingress and egress over the South 15 feet, together with an easement for ingress and egress over, across and upon the South 15 feet of that part of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 29, lying east of the east line of the right of way of County District Road No. 1-6903.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lake Eustis Kennel Club, Inc.

Witness Name: Rhonda M. Andrews

By: Diane Keedy
Diane Keedy
President

Witness Name: Elizabeth C. Runtle

(Corporate Seal)

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 21st day of June, 2002 by Diane Keedy, President of Lake Eustis Kennel Club, Inc., on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

RHONDA M. ANDREWS
MY COMMISSION # CC 793703
EXPIRES: 11/29/2002
1-800-3-NOTARY Fla. Notary Services & Bonding Co.

Notary Public

Printed Name: Rhonda M. Andrews

My Commission Expires: 11/29/02

INSTRUMENT#: 2023145677 OR BK 6249 PG 1365 PAGES: 2 11/30/2023 1:56:48 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $0.00

Filing # 186882485 E-Filed 11/28/2023 12:54:44 PM

IN THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA

FILE NO: 2023-CP-001137
PROBATE DIVISION

IN RE: ESTATE OF

REBECCA JEAN ANDERSON,
Deceased.

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(intestate – heirs, no spouse or lineal descendants – exempt from claims)

On the petition of WILLIAM MASON ANDERSON for an Order Determining Homestead Status of Real Property (the "Property"), all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Lake County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was not survived by lineal descendants;
4. The decedent was survived by the following heirs at law:

WILLIAM MASON ANDERSON	Brother
JESSE DANIEL ANDERSON	Brother

5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following described property (the "Property"):

The South ½ of the West ¼ of the Northeast ¼ of the Northwest ¼ of Section 29, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel ID: 29-18-24-0002-000-01400

Property is located at: 1245 Anderson Lane, Lady Lake, FL 32159.

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida. It is

FILED: LAKE COUNTY, GARY J. COONEY, CLERK, 11/30/2023 09:23:58 AM

ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of the decedent's creditors inured to the following heirs of the decedent:

NAME & ADDRESS	RELATIONSHIP	SHARE
WILLIAM MASON ANDERSON 3817 Eagles Nest Road Fruitland Park, FL 34731	Brother	50% share
JESSE DANIEL ANDERSON 6550 NW 60th Avenue Chiefland, FL 32626	Brother	50% share

It is ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the said heirs specified above, and the personal representative shall have no further responsibility with respect to it.

ORDERED on 28 day of November, 2023.

Heidi Davis

Circuit Judge
FOR SENIOR COVERAGE JUDGE 8

Copies provided via electronic portal to:
M. Meredith Kirste, Esquire

E-FILED
NOV 28 2023
Lisa Denison
Judicial Assistant

Application Package
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PROPERTY RECORD CARD

General Information

Name:	ANDERSON WILLIAM M AND JESSE D ANDERSON	**Alternate Key:**	1282993
Mailing Address:	3817 EAGLES NEST RD FRUITLAND PARK, FL 34731 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01400
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1245 ANDERSON 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 W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6249 PG 1365		

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		5.000	Acre	$168,750.00	$168,750.00

Click here for Zoning Info Map **FEMA Flood**

Residential Building(s)

Building 1

Residential	Building Value: $153,536.00

Summary

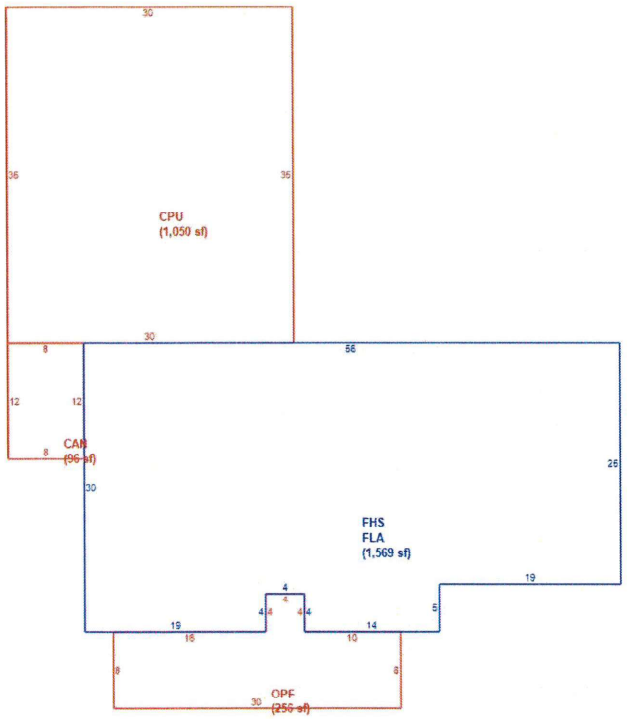
Year Built: 1980	Total Living Area: 2354	Central A/C: No	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
PATIO (CAN)		1.50	96
CARPORT/POLE SHED UNFINISHED (CPU)		1.50	1050
FINISHED AREA HALF STORY (FHS)		1.50	1569
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.50	1569
OPEN PORCH FINISHED (OPF)		1.50	256

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	2400	SF	1969	$2,880.00
2	CARPORT/POLE SHED UNFINISHED (UCP3)	1539	SF	1974	$4,925.00

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
6249 / 1365	11/2023	Probate Order	Unqualified	Improved	$0.00
4963 / 1976	06/2017	Quit Claim Deed	Unqualified	Improved	$100.00
467 / 248	05/1972	Warranty Deed	Unqualified	Vacant	$2,500.00

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 Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$330,091	$330,091	$330,091	5.0364	$1,662.47
SCHOOL BOARD STATE	$330,091	$330,091	$330,091	3.2080	$1,058.93
SCHOOL BOARD LOCAL	$330,091	$330,091	$330,091	2.9980	$989.61

LAKE COUNTY WATER AUTHORITY	$330,091	$330,091	$330,091	0.2940	$97.05
NORTH LAKE HOSPITAL DIST	$330,091	$330,091	$330,091	0.1500	$49.51
ST JOHNS RIVER FL WATER MGMT DIST	$330,091	$330,091	$330,091	0.1793	$59.19
LAKE COUNTY MSTU STORMWATER	$330,091	$330,091	$330,091	0.4957	$163.63
LAKE COUNTY MSTU AMBULANCE	$330,091	$330,091	$330,091	0.4629	$152.80
LAKE COUNTY VOTED DEBT SERVICE	$330,091	$330,091	$330,091	0.0918	$30.30
LAKE COUNTY MSTU FIRE	$330,091	$330,091	$330,091	0.5138	$169.60
				Total: 13.4299	**Total:** $4,433.09

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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	LONG DEVIN R & ANGELA D	**Alternate Key:**	1699126
Mailing Address:	1147 ANDERSON LN LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01500
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1147 ANDERSON LN LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316		

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	MANUFACTURED HOME (0230)	0	0		5.000	Acre	$168,750.00	$168,750.00

Click here for Zoning Info Map **FEMA Flood**

Residential Building(s)

Building 1

Residential	Building Value: $83,551.00

Summary

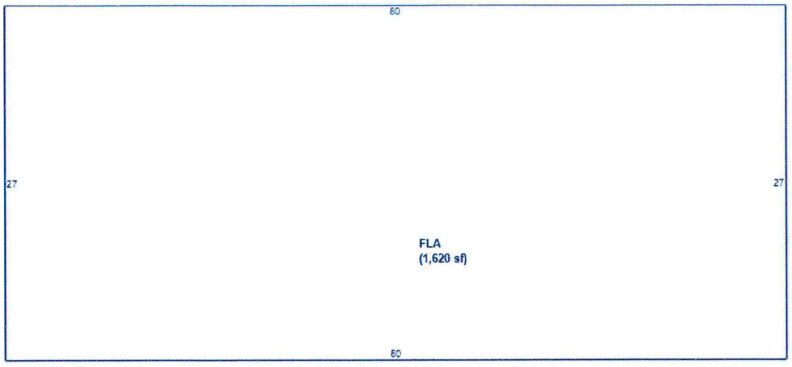
Year Built: 2003	Total Living Area: 1620	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1620

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	360	SF	2003	$576.00

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
2138 / 1316	06/2002	Warranty Deed	Qualified	Vacant	$43,000.00
1826 / 2403	05/2000	Warranty Deed	Qualified	Vacant	$27,000.00

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	$252,877	$181,080	$181,080	5.0364	$911.99
SCHOOL BOARD STATE	$252,877	$252,877	$252,877	3.2080	$811.23
SCHOOL BOARD LOCAL	$252,877	$252,877	$252,877	2.9980	$758.13
LAKE COUNTY WATER AUTHORITY	$252,877	$181,080	$181,080	0.2940	$53.24
NORTH LAKE HOSPITAL DIST	$252,877	$181,080	$181,080	0.1500	$27.16

ST JOHNS RIVER FL WATER MGMT DIST	$252,877	$181,080	$181,080	0.1793	$32.47
LAKE COUNTY MSTU STORMWATER	$252,877	$181,080	$181,080	0.4957	$89.76
LAKE COUNTY MSTU AMBULANCE	$252,877	$181,080	$181,080	0.4629	$83.82
LAKE COUNTY VOTED DEBT SERVICE	$252,877	$181,080	$181,080	0.0918	$16.62
LAKE COUNTY MSTU FIRE	$252,877	$181,080	$181,080	0.5138	$93.04
				Total: 13.4299	**Total:** $2,877.46

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.

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Property data updated nightly.
Site Notice

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01400		1282993	0001

ANDERSON REBECCA J
PO BOX 265
LADY LAKE, FL 32158-0265

1245 ANDERSON LN

S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 467 PG 248 ORB 4963 PG 1976



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	294,930	50,000	244,930	5.0364	1,233.57
AMBULANCE MSTU	294,930	50,000	244,930	0.4629	113.38
STORMWATER ROADS PARKS	294,930	50,000	244,930	0.4957	121.41
ENVIRON LAND PURCHASE	294,930	50,000	244,930	0.0918	22.48
FIRE MSTU	294,930	50,000	244,930	0.5138	125.85
WATER AUTHORITY	294,930	50,000	244,930	0.2940	72.01
PUBLIC SCHOOLS					
BY STATE LAW	294,930	25,000	269,930	3.2080	865.94
BY LOCAL BOARD	294,930	25,000	269,930	2.9980	809.25
ST JOHNS WATER MGMT	294,930	50,000	244,930	0.1793	43.92
N LAKE CNTY HOSP	294,930	50,000	244,930	0.1500	36.74
			TOTAL:	13.4299	$3,444.55

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		225.00
C056 SOLID WASTE SERVICES		345.00
	NON-AD VALOREM ASSESSMENTS:	$570.00

COMBINED TAXES AND ASSESSMENTS: $4,014.55

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/29/2023 Receipt # 2023-00221660 $3,853.97

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

ANDERSON REBECCA J
PO BOX 265
LADY LAKE, FL 32158-0265

1245 ANDERSON LN

S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 467 PG 248 ORB 4963 PG 1976

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01400		1282993	0001

Paid 11/29/2023 Receipt # 2023-00221660 $3,853.97



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01500	CL-0013020	1699126	0001

LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

1147 ANDERSON LN

W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316

1+1699126+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	164,620	0	164,620	5.0364	829.09
AMBULANCE MSTU	164,620	0	164,620	0.4629	76.20
STORMWATER ROADS PARKS	164,620	0	164,620	0.4957	81.60
ENVIRON LAND PURCHASE	164,620	0	164,620	0.0918	15.11
FIRE MSTU	164,620	0	164,620	0.5138	84.58
WATER AUTHORITY	164,620	0	164,620	0.2940	48.40
PUBLIC SCHOOLS					
BY STATE LAW	252,877	0	252,877	3.2080	811.23
BY LOCAL BOARD	252,877	0	252,877	2.9980	758.13
ST JOHNS WATER MGMT	164,620	0	164,620	0.1793	29.52
N LAKE CNTY HOSP	164,620	0	164,620	0.1500	24.69
			TOTAL:	13.4299	$2,758.55

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		225.00
C056 SOLID WASTE SERVICES		345.00
	NON-AD VALOREM ASSESSMENTS:	$570.00

COMBINED TAXES AND ASSESSMENTS: $3,328.55

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/28/2023 Receipt # 2023-00217501 $3,195.41

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

1147 ANDERSON LN

LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01500	CL-0013020	1699126	0001

Paid 11/28/2023 Receipt # 2023-00217501 $3,195.41

1+1699126+2023

Application Package
Table of Contents

1. Annexation Application
2. Property Owner Affidavit
3. Property Deed
4. Property Appraiser Information and Proof of Payment of Taxes
5. **Legal Description and Survey of Property**
6. List of Property Owners within 150 feet of the Subject Property

LEGAL DESCRIPTION

22-0098.13

CHW Professional Consultants

DATE: MARCH 14, 2024
PROJECT NAME: HIGHLANDS ALTA
PROJECT NO: 22-0098.15
DESCRIPTION FOR: PARCEL 7 OF THE HIGHLANDS AT HAMMOCK OAKS

(PER OFFICIAL RECORDS BOOK 2138, PAGE 1316, LAKE COUNTY, FLORIDA)

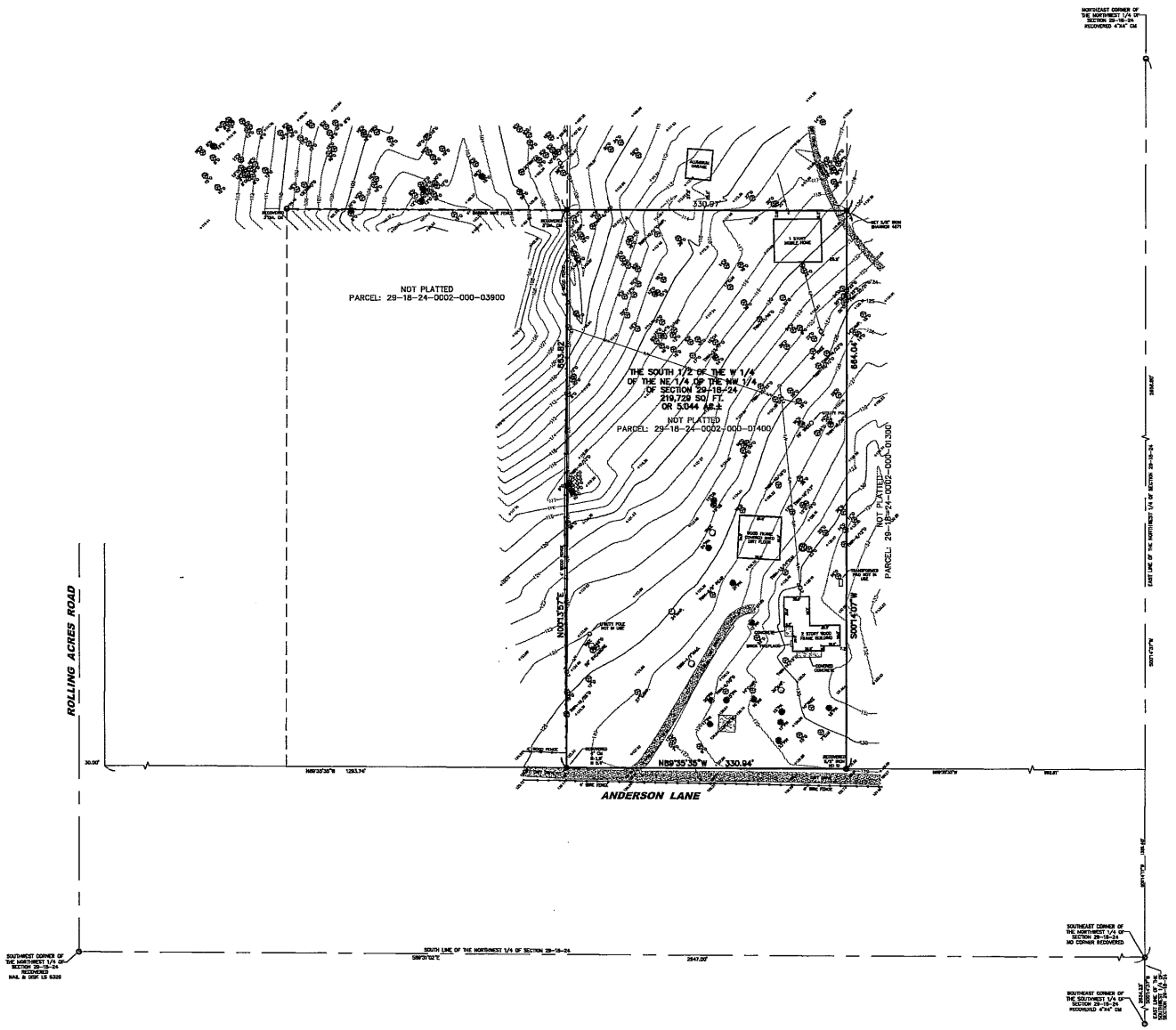
PARCEL 7:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON THE SOUTH 15 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF COUNTY DISTRICT ROAD NO. 1-6903.

SAID TRACT CONTAINING 5.04 ACRES, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com



LEGEND

- BOLLARD
- FIRE HYDRANT
- ELECTRIC BOX
- GUY ANCHOR
- LIGHT POLE
- MONITORING WELL
- SIGN
- TELEPHONE RISER
- UTILITY POLE
- —O/H— OVERHEAD UTILITY LINE
- —UW— UNDERGROUND WATER LINE
- (XX")"L.O.(SIZE)" LIVE OAK TREE
- (XX")"O (SIZE)" OAK TREE
- (XX")"P (SIZE)" PALM TREE
- (XX")"PN(SIZE)" PINE TREE

BEARING 1" = 60'

N

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

BOUNDARY & TOPOGRAPHIC SURVEY

DESCRIPTION:

The South 1/2 of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, Lake County, Florida.

NOTES:

- BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29-18-24 AS BEING S89°40'08"E.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- ELEVATIONS BASED ON LAKE COUNTY BENCHMARK NUMBER LCBM 006. A PK NAIL & DISK SET IN A CONCRETE DRIVEWAY APRON SET 10' WEST OF THE WEST EDGE OF PAVEMENT OF ROLLING ACRES ROAD AND 1' SOUTH OF NORTH EDGE OF CONCRETE APRON. ELEVATION=109.63', NAVD 1988 DATUM.
- UNDERGROUND WATER LINE SHOWN PER MARKINGS FOUND. EXACT LOCATION HAS NOT BEEN DETERMINED.

Certified to:

- William Mason Anderson
- Carl A. Smith, Trustee
- Burglund Investments LLC
- Anthony & Partners, LLC
- First American Title Insurance Company

JAMES R. SHANNON JR. P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
469 NORTH S.R. 434 – SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 8896

DATE OF SURVEY: 08/15/2023
FIELD BY: JB SCALE: 1" = 60'
FILE NUMBER: 29-18-24 ROLLING AC-PHI

Application Package
Table of Contents

1. Annexation Application
2. Property Owner Affidavit
3. Property Deed
4. Property Appraiser Information and Proof of Payment of Taxes
5. Legal Description and Survey of Property
6. **List of Property Owners within 150 feet of the Subject Property**

AltKey 1699126
LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

AltKey 1699151
SPIELER MICKEY C & KATHLEEN A
1719 LATTA CT
THE VILLAGES, FL 32162

AltKey 1282993
ANDERSON WILLIAM AND JESSE ANDERSON
3817 EAGLES NEST RD
FRUITLAND PARK, FL 34731

AltKey 1283256
PENNY CONNIE B &
1207 PINE RIDGE DAIRY RD
FRUITLAND PARK, FL 34731

AltKey 3907338
BURGLAND INVESTMENTS LLC
1810 W KENNEDY BLVD # 232
TAMPA, FL 33606

AltKey 1771447
FREEMAN WELLINGTON & LOIS ANN
PO BOX 708
LADY LAKE, FL 32158-0708

AltKey 1585015
BILLIE-MARKS ANGEL N
1211 ANDERSON LN
LADY LAKE, FL 32159

AltKey 1283311
LUGANO DEVELOPMENT LLC
2801 SW ARCHER RD
GAINESVILLE, FL 32608

AltKey 1283329
SMITH CARL A TRUSTEE
PO BOX 865
LADY LAKE, FL 32158-0865

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylakefl.gov

April 29, 2024

RE: **Notification Letter**
Annexation Ordinance 2024-06, Small Scale Comprehensive Plan Amendment Ordinance 2024-07, and Rezoning Ordinance 2024-08

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 Jesse Anderson, William Anderson, and Devin and Angela Long, to annex, rezone, and amend the future land use designation of two properties located at 1147 Anderson Lane and 1245 Anderson Lane. The annexation application involves incorporating 10.08 acres of property from unincorporated Lake County into the Town Limits of Lady Lake. The proposed small-scale comprehensive plan amendment proposes to change the future land use designation from Lake County Urban Low 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 rezone property owned by Burland Investment, LLC and Lugano Development, LLC to include the aforementioned 10.08 acres of property, bringing the total acreage with the PUD boundary to 92.12 acres.

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

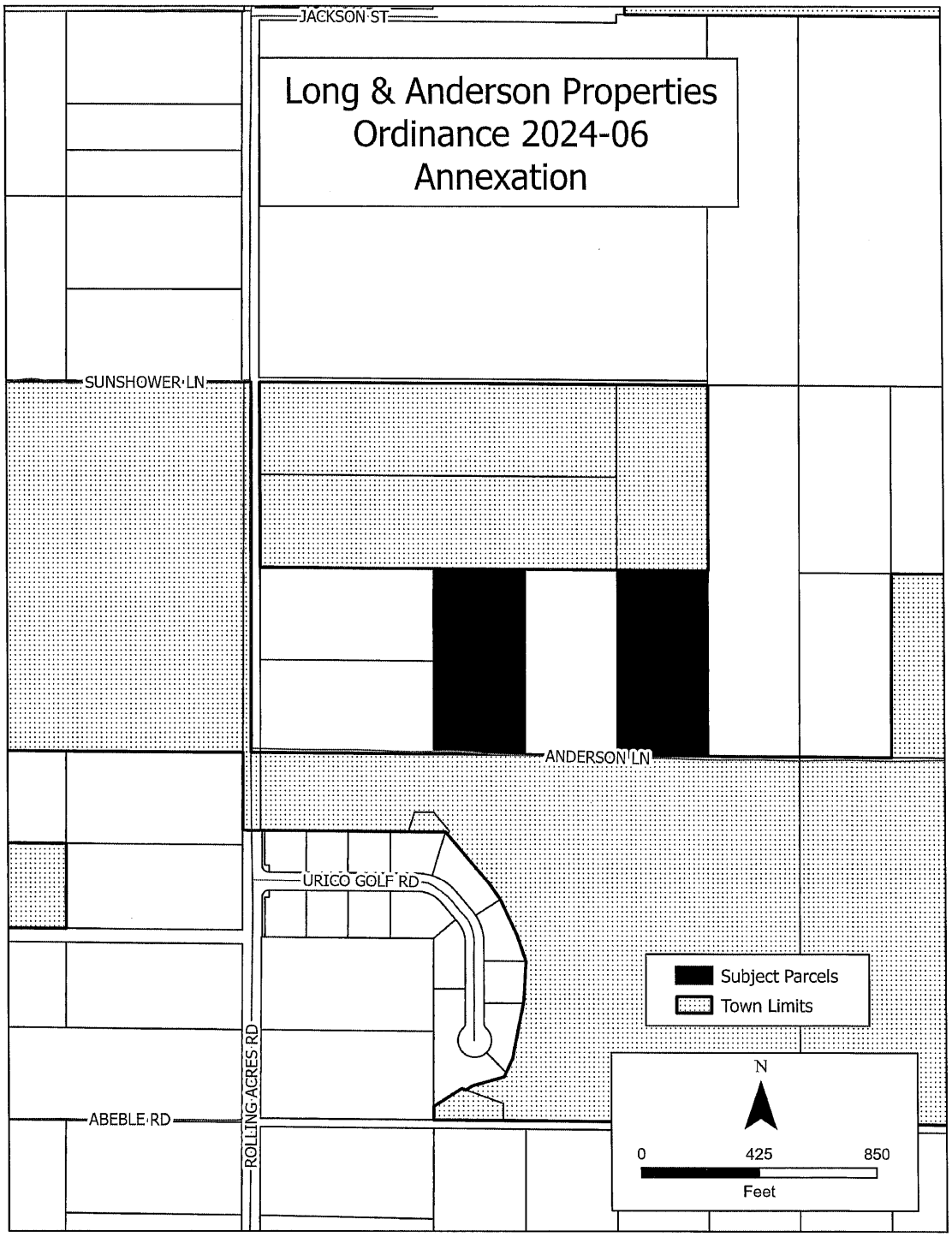
PLANNING AND ZONING BOARD -	Monday, May 13, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY –	Monday, June 3, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, June 3, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, June 17, 2024 at 6:00 p.m.

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.

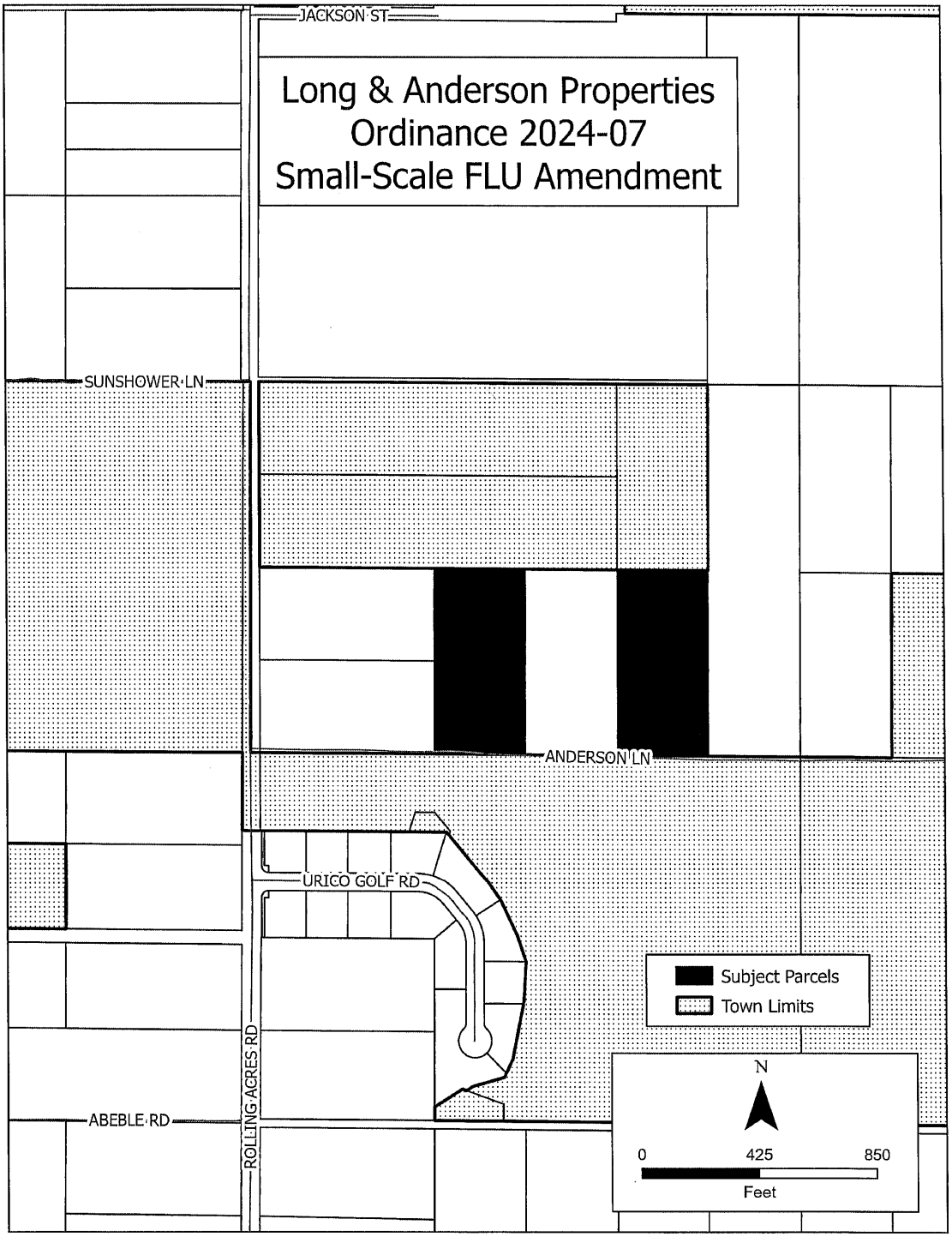
Sincerely,

Rebecca Schneider
Senior Town Planner

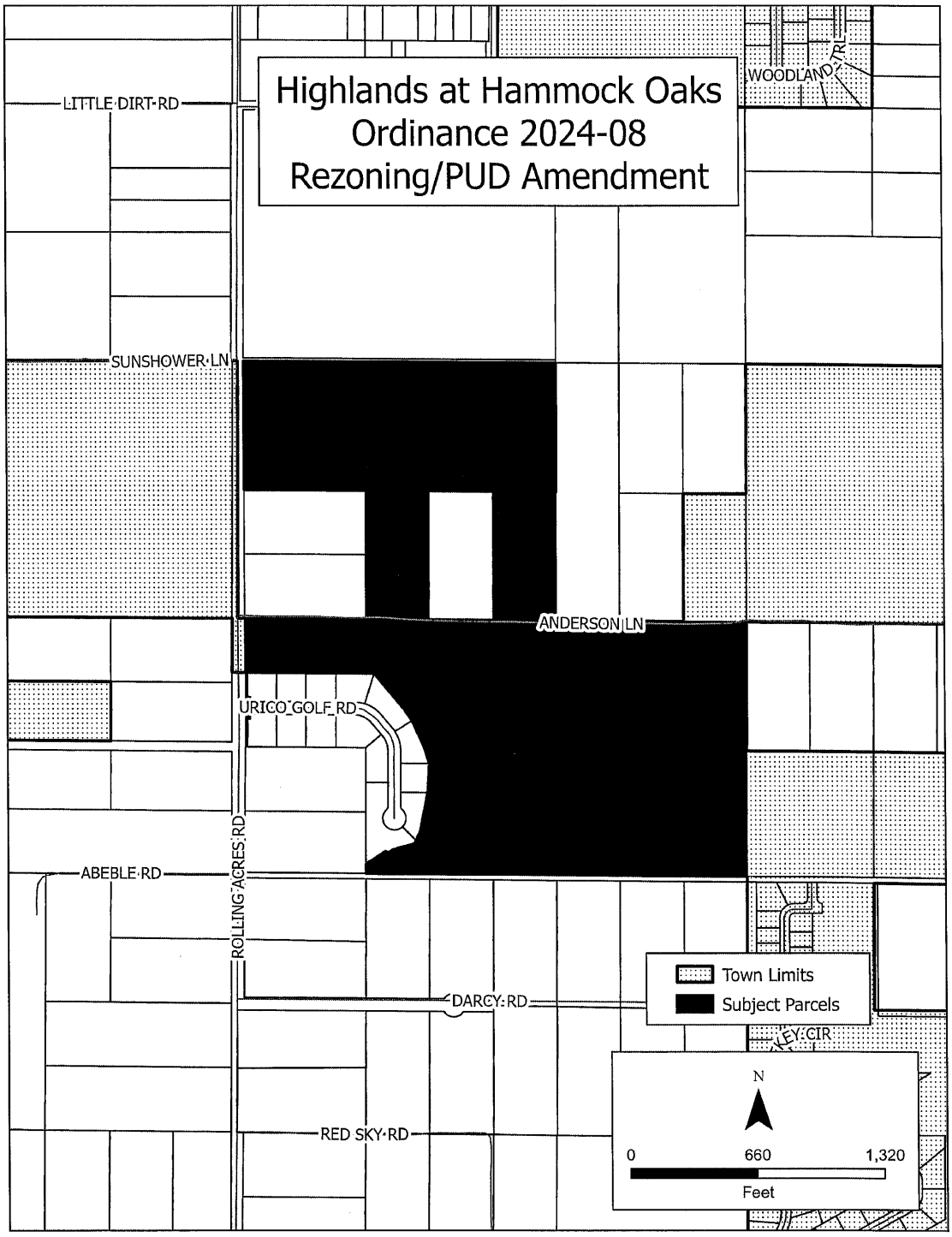
LOCATION MAPS



LOCATION MAPS



LOCATION MAPS



2024-06,07,08

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
2669268	3047-1 LLC ET AL	16819 W 65TH CIR	ARVADA	CO	80007
1282993	ANDERSON WILLIAM M AND JESSE D ANDERSON	3817 EAGLES NEST RD	FRUITLAND PARK	FL	34731
3493869	ARMBRISTER EUGENE & LINDA	1011 URICO GOLF RD	LADY LAKE	FL	32159
1585015	BILLIE-MARKS ANGEL N	1211 ANDERSON LN	LADY LAKE	FL	32159
3907338	BURGLAND INVESTMENTS LLC	1810 W KENNEDY BLVD # 232	TAMPA	FL	33606
1676665	BUSH CURTIS R & VICKI S	1131 DARCY RD	LADY LAKE	FL	32159
1279976	CAROL S STEPHENS FAMILY TRUST	PO BOX 734	MOUNT DORA	FL	32756-0734
3493745	CLIFTON PAULA	1002 URICO GOLF RD	LADY LAKE	FL	32159
3493826	CURRIE BRIAN K & JONELLA M	1027 URICO GOLF RD	LADY LAKE	FL	32159
3493851	DESKE STEVEN A & JAMIE	1015 URICO GOLF RD	LADY LAKE	FL	32159
3887425	DOLAN LINDA B	1032 SUGAR LOAF KEY LOOP	LADY LAKE	FL	32159
1676673	FORTIER ANDRE N & LUCETTE E TRUSTEES	1576 BELLA CRUZ DR # 342	LADY LAKE	FL	32159
1771447	FREEMAN WELLINGTON B & LOIS ANN	PO BOX 708	LADY LAKE	FL	32158-0708
3493796	GOLD SHARON & COREY	1030 URICO GOLF RD	LADY LAKE	FL	32159
3887451	GREEN KEY VILLAGE OWNERS ASSN INC	2180 W STATE ROAD 434 STE 5000	LONGWOOD	FL	32779
3778989	GUERRERO ARMEL	2230 STILLWOOD WAY	SAINT CLOUD	FL	34771
1699134	HORINE DALE A	37442 ROLLING ACRES RD	LADY LAKE	FL	32159
3493834	JOYCE SIDNEY T & DEBRA D	1023 URICO GOLF RD	LADY LAKE	FL	32159
3493753	JULIAN RENAINE SR	1006 URICO GOLF RD	LADY LAKE	FL	32159
1279968	LAKE COUNTY/SOLID WASTE	315 W MAIN ST OMB OFFICE	TAVARES	FL	32778
1699126	LONG DEVIN R & ANGELA D	1147 ANDERSON LN	LADY LAKE	FL	32159
1283612	LUGANO DEVELOPMENT LLC	2801 SW ARCHER RD	GAINESVILLE	FL	32608
1771455	MAGISTRO JAMES M & GAY ANN	PO BOX 582	LADY LAKE	FL	32158-0582
1283167	MC CURDY ANGELA M	1401 DARCY RD	LADY LAKE	FL	32159
3784977	MINYARD MICHAEL W & SHARON	1435 DARCY RD	LADY LAKE	FL	32159
3699700	NAVARRO HECTOR J & JOHANNA K	37701 ROLLING ACRES RD	LADY LAKE	FL	32159
1283256	PENNY CONNIE B &	1207 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731
3860056	PONDS CHRISTOPHER M & KERRY A	PO BOX 2200	LADY LAKE	FL	32158-2200
3493885	RTE 1 LLC	300 S ORANGE AVE STE 1000	ORLANDO	FL	32801
2717084	SATTERFIELD NANETTE	38017 ROLLING ACRES RD	LADY LAKE	FL	32159
1283078	SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778

3785246	SHARON GREGORY A TRUSTEE	1237 DARCY RD	LADY LAKE	FL	32159
1283264	SMITH CARL A TRUSTEE	PO BOX 865	LADY LAKE	FL	32158-0865
3493818	SMITH KELLY W & MARY A	1031 URICO GOLF RD	LADY LAKE	FL	32159
1699151	SPIELER MICKEY C & KATHLEEN A	1719 LATTA CT	THE VILLAGES	FL	32162
3778987	TAYLOR GEORGE W & SHEILA J LIFE ESTATE	37600 ROLLING ACRES RD	LADY LAKE	FL	32159
3493842	TEAL WILLIAM N & VIRGINIA M	1019 URICO GOLF RD	LADY LAKE	FL	32159
3870236	TYLA JAMES W TRUSTEE	PO BOX 1718	LADY LAKE	FL	32158-1718
3833233	TYLA PAM	PO BOX 1300	LADY LAKE	FL	32158-1300
3808679	WALKER MICHAELLA AND JOSHUA BLACKBURN	920 WEEPING WILLOW AVE	LADY LAKE	FL	32159
3493877	WRIGHT MARK G & DARRA J	1007 URICO GOLF RD	LADY LAKE	FL	32159

1147 Anderson Lane



1245 Anderson Lane



PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-07 — Small Scale Future Land Use Comprehensive Plan Amendment — Anderson/Long — Change the future land use designation from Lake County Urban Low Density to Lady Lake Single Family Medium Density for property being 10.08 acres, Jesse Anderson and William Anderson and Devin and Angela Long, on the North Side of Anderson Lane, addressed as 1147 Anderson Lane and 1245 Anderson Lane, within Lake County Florida.

AGENDA ITEM ID

2024073

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-07 to the Town Commission with the recommendation of approval.

2. Motion to forward Ordinance 2024-07 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-07.

FLU AMENDMENT PLANNING ANALYSIS

Applicant	Craig Brashier of CHW, LLC on behalf of
Property Owner(s)	Jesse Anderson and William Anderson
Address	1245 Anderson Lane
Parcel Number	29-18-24-0002-000-01400
Property Owner(s)	Devin and Angela Long
Parcel Numbers	29-18-24-0002-000-01500
Address	1147 Anderson Lane

On Monday, April 1, 2024, an application was filed with the Town of Lady Lake by Craig Brashier with CHW, LLC., on behalf of property owner Jesse Anderson and William Anderson and Devin and Angela

Long to amend the Future Land Use designation of 10.08 acres which presently has a designation in accordance with the Lake County Comprehensive Plan. The request is to change the property from Lake County Urban Low Density to Lady Lake Single Family Medium Density. The subject parcel consists of two lots located on the north side of Anderson Lane, identified by Alternate Key Numbers 1699126 and 1282993.

The subject property is located in Section 29, 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 Urban Low Density, which allows a maximum density of four dwelling units per acre.

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 Urban Low Density
South	Lady Lake Single Family Medium Density (SF-MD)
West	Lake County Urban Low Density

ENVIRONMENTAL

At the present time, the subject parcels are composed of single-family residences. An Environmental Ecological Site Assessment was prepared for the entire 92.12-acre project, which includes the subject properties, after a preliminary field and wildlife survey was conducted on January 11, 2024, 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. Thirty-six occupied gopher tortoise burrows were observed and documented with a GPS device. Any potentially occupied burrows within 25’ of areas to be impacted by development will require review for adequacy of protective measures or relocation permitting with FWC. No other endangered species were found within the site. The closest bald eagle nest is located approximately 2 miles northwest of the surveyed property.

According to the Soil Survey for Lake County, Florida, the site includes mostly Candler, Apopka, and Kendrick sands. The mapped soil types are consistent with upland communities.

ADJACENT PROPERTIES

The property abutting the northern boundary is currently vacant and has been zoned for a Planned Unit Development of 111 units (Lady Lake Reserve). 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 property, once occupied by a golf course, is vacant and zoned Planned Unit Development.

IMPACT ON TOWN SERVICES

Potable Water: The projected demand on the Water System for this entire project is approximately 15,000 GPD based on the maximum dwelling units allowed, or a net increase of 5,000 GPD based on the current maximum density. 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 Water System for this project is approximately 15,000 GPD based on the maximum dwelling units allowed, or a net increase of 5,000 GPD based on the current maximum density.

Schools: In accordance with the Lake County School Board student generation calculation, the maximum development potential of the subject properties would result in a net increase of 3 new elementary students, 2 new middle school students, and 3 new high school students, compared to the currently allowed maximum density under Lake County's Comprehensive Plan.

Transportation: The proposed entire development at project buildout is projected to generate 3,630 new daily trips; of which 261 trips occur during the AM peak hour, and 349 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 12/18/12.

Staff mailed notices to inform the surrounding 41 property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-07 was ready for consideration of a recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2024-07 on Monday, June 17, 2024, at 5:30 p.m.
The first reading of Ordinance 2024-07 before the Town Commission is scheduled for Monday, June 17, 2024, at 6 p.m. The second and final reading is scheduled for Monday, July 1, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. Ord. No. 2024-07 - SSFLUM Highlands
2. Supporting - Anderson SSFLUM

DRAFT ORDINANCE 2024-07
TOWN OF LADY LAKE, FLORIDA

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; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: Legislative Finding, Purpose, and Intent.

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

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

C. .The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on June 3, 2024 and recommended to the Town Commission that said amendment be adopted by the Town Commission.

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

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

SECTION 2: Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 — 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: Devin and Angela Long

General Location: 1147 Anderson Lane — property located on Anderson Lane approximately 700 linear feet east of Rolling Acres Road

Applicant or Owner: William Anderson and Jesse Anderson

General Location: 1245 Anderson Lane — property located on Anderson Lane approximately 1,350 linear feet east of Rolling Acres Road

Acres: 10.08 Acres

Future Land Use: Change from Lake County Urban Low Density to Town of Lady Lake Single-Family Medium Density (SF-MD).

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 **1st** day of **July 2024**.

Town of Lady Lake, Florida

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

Approved as to form:

_____

Derek Schroth, Town Attorney

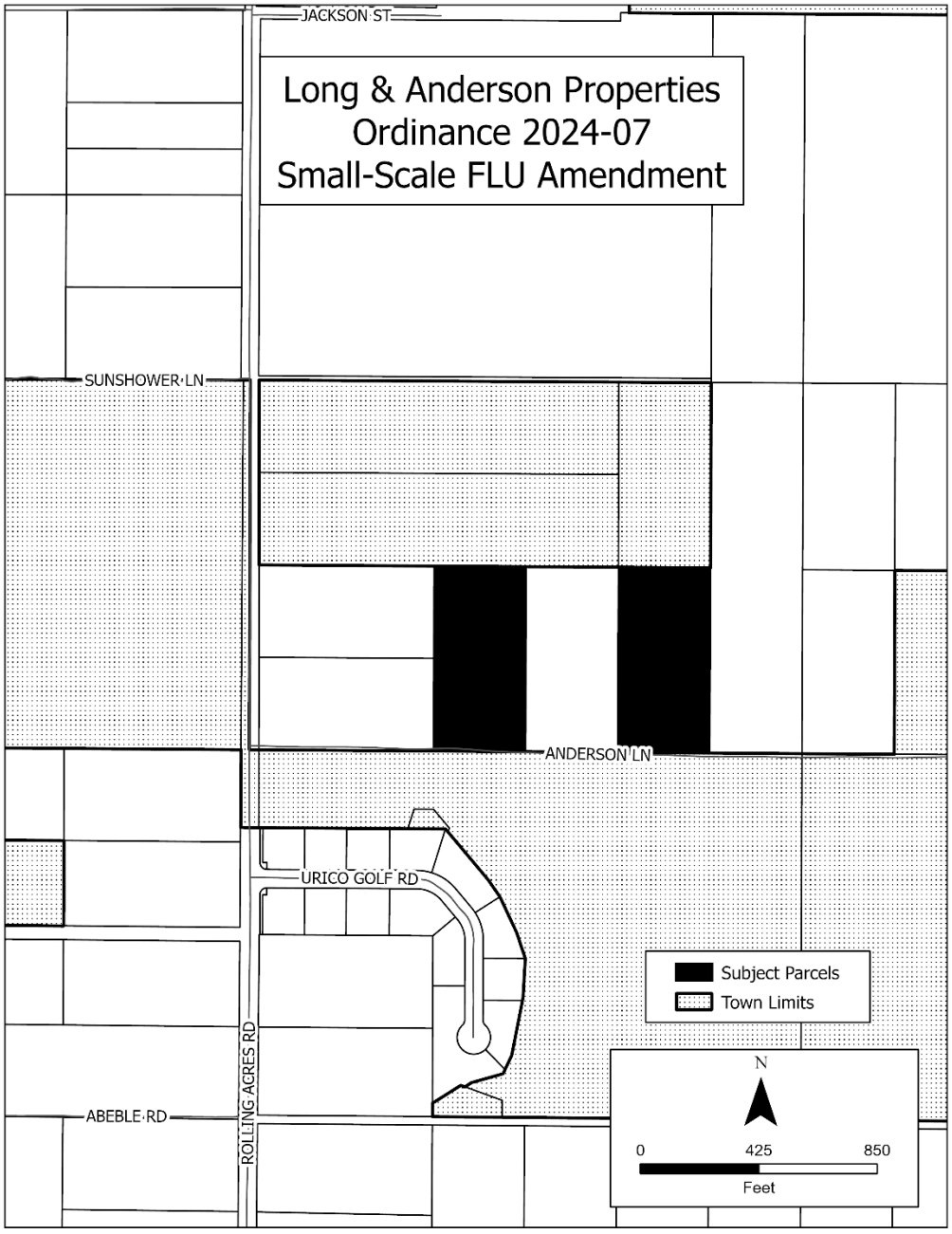
EXHIBIT A — Legal Description and Map

Parcel One

Alternate Key: 1699126; W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316

Parcel Two

Alternate Key: 1282993; S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6249 PG 1365



Small-scale Comprehensive Plan Amendment Application

Lake County Tax Parcel Alt. Keys 1282993 and 1699126



Date: 4/1/2024
PN# 22-0098.13
PM: Craig Brashier

Prepared For: Jesse Anderson, William Anderson, and Devin and Angela Long

Submitted To: Town of Lady Lake, Growth Management Department

Address:
Planning & Zoning
409 Fennell Blvd.
Lady Lake, FL. 32159

CHW
AN NV5 COMPANY

Beyond Engineering | Florida Region

www.chw-inc.com

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6. Justification Report
7. Map Set
8. List of Property Owners within 150 feet of the Subject Property
9. Environmental Site Assessment Report

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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: Jesse Anderson and William Anderson; Devin and Angela Long

Mailing Address: Contact Agent

Telephone Number: Contact Agent Email Address: Contact Agent

Applicant's Information

Applicant's Name: CHW, LLC / Craig Brashier, AICP, Director of Planning

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: 1147 Anderson Ln, Lady Lake, FL 32159; and 1245 Anderson Ln, Lady Lake, FL 32159

Alternate Key: 1282993 and 1699126

Legal Description:

See accompanying legal descriptions.

Existing Use of Subject Property:

Single-family residential uses.

Proposed Use of Property:

Residential subdivision to provide a mix of residential uses, amenities, and supporting infrastructure.

Existing Future Land Use of Property: Urban Low Density (County)

Requested Future Land Use of Property: Single Family Medium Density

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

Requested Zoning of Property: 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:

±10.08 Acres

Developable Area to be Amended: ±10.08 Acres

If Conservation Area (wetlands) or natural water bodies exist on site, give estimated acreage of each: No Conservation Areas or natural water bodies exist on site.

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:

Not applicable; this application requests only one land use designation. Single Family Medium Density.

Is this a Certified Lady Lake Affordable Housing Project? ___Yes (attach certification) _X_No

Has an application for rezoning or other development permit been submitted to the Town?

_X_Yes _____No If yes, indicate the type and date was submitted?

Companion Annexation and Rezoning applications are submitted concurrently with this Small-scale Comprehensive Plan Amendment application.

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

_____Yes _X_No If yes, indicate the type and date submitted? See above.

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: 4/1/24 Received by: BSchneider

Fees Paid: $3,000.00

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

AGENT AUTHORIZATION FORM

I, (please print property owner's name)
Devin R. Long and Angela D. Long, as the property owner of the property described below, hereby give my permission for (print agent name)
CHW 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 legal description.

Signature of the Property Owner Date

Devin R. Long
Angela D. Long
Printed Name

STATE OF Florida
COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 9th day of February, 2024, by Devin Long & Angela Long, 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 9th day of February, 2024.

(SEAL)

Notary Public

Lara Parker
Printed Name

Notary Public State of Florida
Lara Parker
My Commission
HH: 176528
Exp. 9/19/2025

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

AGENT AUTHORIZATION FORM

I, (please print property owner's name)
Jesse D. Anderson, as the property owner of the property described below, hereby give my permission for (print agent name)
CHW 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 legal description.

Signature of the Property Owner Date

Jesse D Anderson Printed Name

STATE OF Florida

COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 12 day of February, 2024, by Jesse D Anderson, 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 12 day of February, 2024.

(SEAL)

Notary Public

Jason Monroe Lee

Printed Name

JASON MONROE LEE
MY COMMISSION # HH 324425
EXPIRES: October 23, 2026

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

AGENT AUTHORIZATION FORM

I, (please print property owner's name)
William M. Anderson, as the property owner of the property described below, hereby give my permission for (print agent name)
CHW 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 legal description.

Signature of the Property Owner Date

William M. Anderson

Printed Name

STATE OF Florida

COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 12 day of February, 2024, by William M Anderson, 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 12 day of February, 2024.

(SEAL)

Notary Public

Jason Monroe Lee

Printed Name

JASON MONROE LEE
MY COMMISSION # HH 324425
EXPIRES: October 23, 2026

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CFN 2002070524
Bk 02138 Pg 1316; (1pg)
DATE: 07/03/2002 01:04:12 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 301.00

Prepared by and return to:
R. Dewey Burnsed/kat
Attorney at Law
McLin & Burnsed PA
976 Del Mar Drive
The Villages, FL 32159
File No.: **CR1618**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of **June, 2002** between **Lake Eustis Kennel Club, Inc.**, whose post office address is **P.O. Box 543, Fruitland Park, FL 34731**, grantor, and **Devin R. Long and Angela D. Long, husband and wife**, whose post office address is ~~**Andersen Lane, Lady Lake, FL 32159**~~ 16311 SE 140th Ct., Weirsdale, FL 32195 grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #:

The West 1/2 of the East 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, in Lake County, Florida. Subject to an easement for ingress and egress over the South 15 feet, together with an easement for ingress and egress over, across and upon the South 15 feet of that part of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 29, lying east of the east line of the right of way of County District Road No. 1-6903.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lake Eustis Kennel Club, Inc.

Witness Name: ~~Rhonda M. Andrews~~

By: Diane Keedy
Diane Keedy
President

Witness Name: ~~Elizabeth C Runtle~~ Elizabeth C Runtle

(Corporate Seal)

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 21st day of June, 2002 by Diane Keedy, President of Lake Eustis Kennel Club, Inc., on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

RHONDA M. ANDREWS
MY COMMISSION # CC 793703
EXPIRES: 11/29/2002
1-800-3-NOTARY Fla. Notary Services & Bonding Co

Notary Public

Printed Name: Rhonda M. Andrews

My Commission Expires: 11/29/02

INSTRUMENT#: 2023145677 OR BK 6249 PG 1365 PAGES: 2 11/30/2023 1:56:48 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $0.00

Filing # 186882485 E-Filed 11/28/2023 12:54:44 PM

IN THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA

FILE NO: 2023-CP-001137
PROBATE DIVISION

IN RE: ESTATE OF

REBECCA JEAN ANDERSON,
Deceased.

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(intestate – heirs, no spouse or lineal descendants – exempt from claims)

On the petition of WILLIAM MASON ANDERSON for an Order Determining Homestead Status of Real Property (the "Property"), all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Lake County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was not survived by lineal descendants;
4. The decedent was survived by the following heirs at law:

WILLIAM MASON ANDERSON	Brother
JESSE DANIEL ANDERSON	Brother

5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following described property (the "Property"):

The South ½ of the West ¼ of the Northeast ¼ of the Northwest ¼ of Section 29, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel ID: 29-18-24-0002-000-01400

Property is located at: 1245 Anderson Lane, Lady Lake, FL 32159.

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida. It is

FILED: LAKE COUNTY, GARY J. COONEY, CLERK, 11/30/2023 09:23:58 AM

ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of the decedent's creditors inured to the following heirs of the decedent:

NAME & ADDRESS	RELATIONSHIP	SHARE
WILLIAM MASON ANDERSON 3817 Eagles Nest Road Fruitland Park, FL 34731	Brother	50% share
JESSE DANIEL ANDERSON 6550 NW 60th Avenue Chiefland, FL 32626	Brother	50% share

It is ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the said heirs specified above, and the personal representative shall have no further responsibility with respect to it.

ORDERED on 28 day of November, 2023.

Heidi Davis

Circuit Judge
FOR SENIOR COUNTY JUDGE

Copies provided via electronic portal to:
M. Meredith Kirste, Esquire

E-FILED
NOV 28 2023
Lisa Denison
Judicial Assistant

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PROPERTY RECORD CARD

General Information

Name:	ANDERSON WILLIAM M AND JESSE D ANDERSON	**Alternate Key:**	1282993
Mailing Address:	3817 EAGLES NEST RD FRUITLAND PARK, FL 34731 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01400
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1245 ANDERSON 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 W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6249 PG 1365		

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		5.000	Acre	$168,750.00	$168,750.00

Click here for Zoning Info Map **FEMA Flood**

Residential Building(s)

Building 1

Residential	Building Value: $153,536.00

Summary

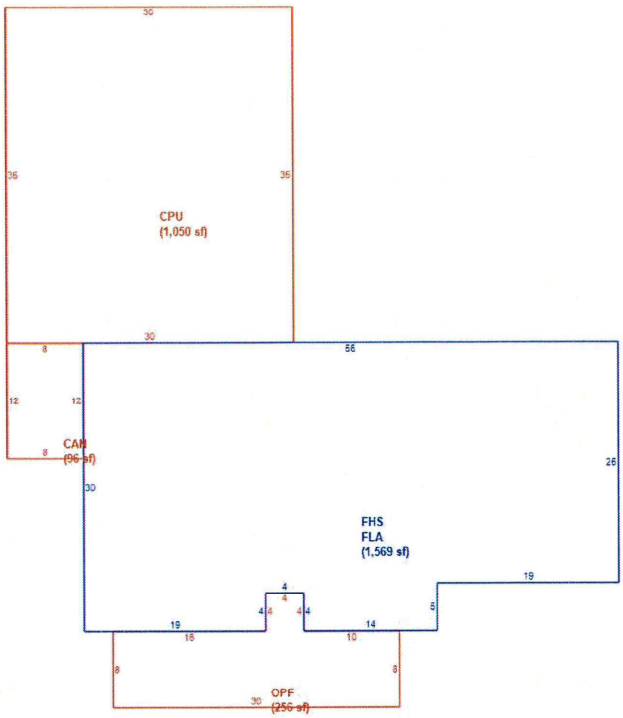
Year Built: 1980	Total Living Area: 2354	Central A/C: No	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
PATIO (CAN)		1.50	96
CARPORT/POLE SHED UNFINISHED (CPU)		1.50	1050
FINISHED AREA HALF STORY (FHS)		1.50	1569
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.50	1569
OPEN PORCH FINISHED (OPF)		1.50	256

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	2400	SF	1969	$2,880.00
2	CARPORT/POLE SHED UNFINISHED (UCP3)	1539	SF	1974	$4,925.00

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
6249 / 1365	11/2023	Probate Order	Unqualified	Improved	$0.00
4963 / 1976	06/2017	Quit Claim Deed	Unqualified	Improved	$100.00
467 / 248	05/1972	Warranty Deed	Unqualified	Vacant	$2,500.00

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 Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$330,091	$330,091	$330,091	5.0364	$1,662.47
SCHOOL BOARD STATE	$330,091	$330,091	$330,091	3.2080	$1,058.93
SCHOOL BOARD LOCAL	$330,091	$330,091	$330,091	2.9980	$989.61

LAKE COUNTY WATER AUTHORITY	$330,091	$330,091	$330,091	0.2940	$97.05
NORTH LAKE HOSPITAL DIST	$330,091	$330,091	$330,091	0.1500	$49.51
ST JOHNS RIVER FL WATER MGMT DIST	$330,091	$330,091	$330,091	0.1793	$59.19
LAKE COUNTY MSTU STORMWATER	$330,091	$330,091	$330,091	0.4957	$163.63
LAKE COUNTY MSTU AMBULANCE	$330,091	$330,091	$330,091	0.4629	$152.80
LAKE COUNTY VOTED DEBT SERVICE	$330,091	$330,091	$330,091	0.0918	$30.30
LAKE COUNTY MSTU FIRE	$330,091	$330,091	$330,091	0.5138	$169.60
				Total: 13.4299	**Total:** $4,433.09

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.

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	LONG DEVIN R & ANGELA D	**Alternate Key:**	1699126
Mailing Address:	1147 ANDERSON LN LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01500
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1147 ANDERSON LN LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316		

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	MANUFACTURED HOME (0230)	0	0		5.000	Acre	$168,750.00	$168,750.00

Click here for Zoning Info **FEMA Flood Map**

Residential Building(s)

Building 1

Residential	Building Value: $83,551.00

Summary

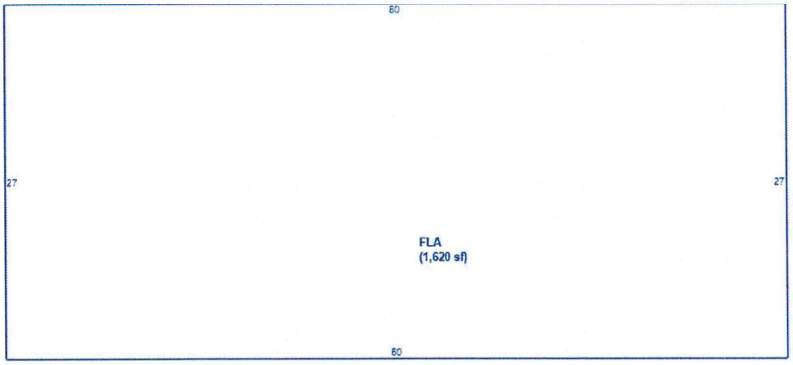
Year Built: 2003	Total Living Area: 1620	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1620

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	360	SF	2003	$576.00

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
2138 / 1316	06/2002	Warranty Deed	Qualified	Vacant	$43,000.00
1826 / 2403	05/2000	Warranty Deed	Qualified	Vacant	$27,000.00

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	$252,877	$181,080	$181,080	5.0364	$911.99
SCHOOL BOARD STATE	$252,877	$252,877	$252,877	3.2080	$811.23
SCHOOL BOARD LOCAL	$252,877	$252,877	$252,877	2.9980	$758.13
LAKE COUNTY WATER AUTHORITY	$252,877	$181,080	$181,080	0.2940	$53.24
NORTH LAKE HOSPITAL DIST	$252,877	$181,080	$181,080	0.1500	$27.16

ST JOHNS RIVER FL WATER MGMT DIST	$252,877	$181,080	$181,080	0.1793	$32.47
LAKE COUNTY MSTU STORMWATER	$252,877	$181,080	$181,080	0.4957	$89.76
LAKE COUNTY MSTU AMBULANCE	$252,877	$181,080	$181,080	0.4629	$83.82
LAKE COUNTY VOTED DEBT SERVICE	$252,877	$181,080	$181,080	0.0918	$16.62
LAKE COUNTY MSTU FIRE	$252,877	$181,080	$181,080	0.5138	$93.04
				Total: 13.4299	**Total:** $2,877.46

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
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Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
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Property data updated nightly.
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DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01400		1282993	0001

ANDERSON REBECCA J
PO BOX 265
LADY LAKE, FL 32158-0265

1245 ANDERSON LN

S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 467 PG 248 ORB 4963 PG 1976

1+1282993+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	294,930	50,000	244,930	5.0364	1,233.57
AMBULANCE MSTU	294,930	50,000	244,930	0.4629	113.38
STORMWATER ROADS PARKS	294,930	50,000	244,930	0.4957	121.41
ENVIRON LAND PURCHASE	294,930	50,000	244,930	0.0918	22.48
FIRE MSTU	294,930	50,000	244,930	0.5138	125.85
WATER AUTHORITY	294,930	50,000	244,930	0.2940	72.01
PUBLIC SCHOOLS					
BY STATE LAW	294,930	25,000	269,930	3.2080	865.94
BY LOCAL BOARD	294,930	25,000	269,930	2.9980	809.25
ST JOHNS WATER MGMT	294,930	50,000	244,930	0.1793	43.92
N LAKE CNTY HOSP	294,930	50,000	244,930	0.1500	36.74
			TOTAL:	13.4299	$3,444.55

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		225.00
C056 SOLID WASTE SERVICES		345.00
	NON-AD VALOREM ASSESSMENTS:	$570.00

COMBINED TAXES AND ASSESSMENTS: $4,014.55

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/29/2023 Receipt # 2023-00221660 $3,853.97

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

ANDERSON REBECCA J
PO BOX 265
LADY LAKE, FL 32158-0265

1245 ANDERSON LN

S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 467 PG 248 ORB 4963 PG 1976

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01400		1282993	0001

Paid 11/29/2023 Receipt # 2023-00221660 $3,853.97

1+1282993+2023

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01500	CL-0013020	1699126	0001

LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

1147 ANDERSON LN

W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	164,620	0	164,620	5.0364	829.09
AMBULANCE MSTU	164,620	0	164,620	0.4629	76.20
STORMWATER ROADS PARKS	164,620	0	164,620	0.4957	81.60
ENVIRON LAND PURCHASE	164,620	0	164,620	0.0918	15.11
FIRE MSTU	164,620	0	164,620	0.5138	84.58
WATER AUTHORITY	164,620	0	164,620	0.2940	48.40
PUBLIC SCHOOLS					
BY STATE LAW	252,877	0	252,877	3.2080	811.23
BY LOCAL BOARD	252,877	0	252,877	2.9980	758.13
ST JOHNS WATER MGMT	164,620	0	164,620	0.1793	29.52
N LAKE CNTY HOSP	164,620	0	164,620	0.1500	24.69
			TOTAL:	13.4299	$2,758.55

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		225.00
C056 SOLID WASTE SERVICES		345.00
	NON-AD VALOREM ASSESSMENTS:	$570.00

COMBINED TAXES AND ASSESSMENTS: $3,328.55

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/28/2023 Receipt # 2023-00217501 $3,195.41

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

1147 ANDERSON LN

W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01500	CL-0013020	1699126	0001

Paid 11/28/2023 Receipt # 2023-00217501 $3,195.41



Application Package
Table of Contents

1. Small-scale Comprehensive Plan Amendment (SsCPA) Application
2. Property Owner Affidavits
3. Property Deeds
4. Property Appraiser Information and Proof of Payment of Taxes
5. **Legal Description and Survey**
6. Justification Report
7. Map Set
8. List of Property Owners within 150 feet of the Subject Property
9. Environmental Site Assessment Report

LEGAL DESCRIPTION

22-0098.13

CHW Professional Consultants

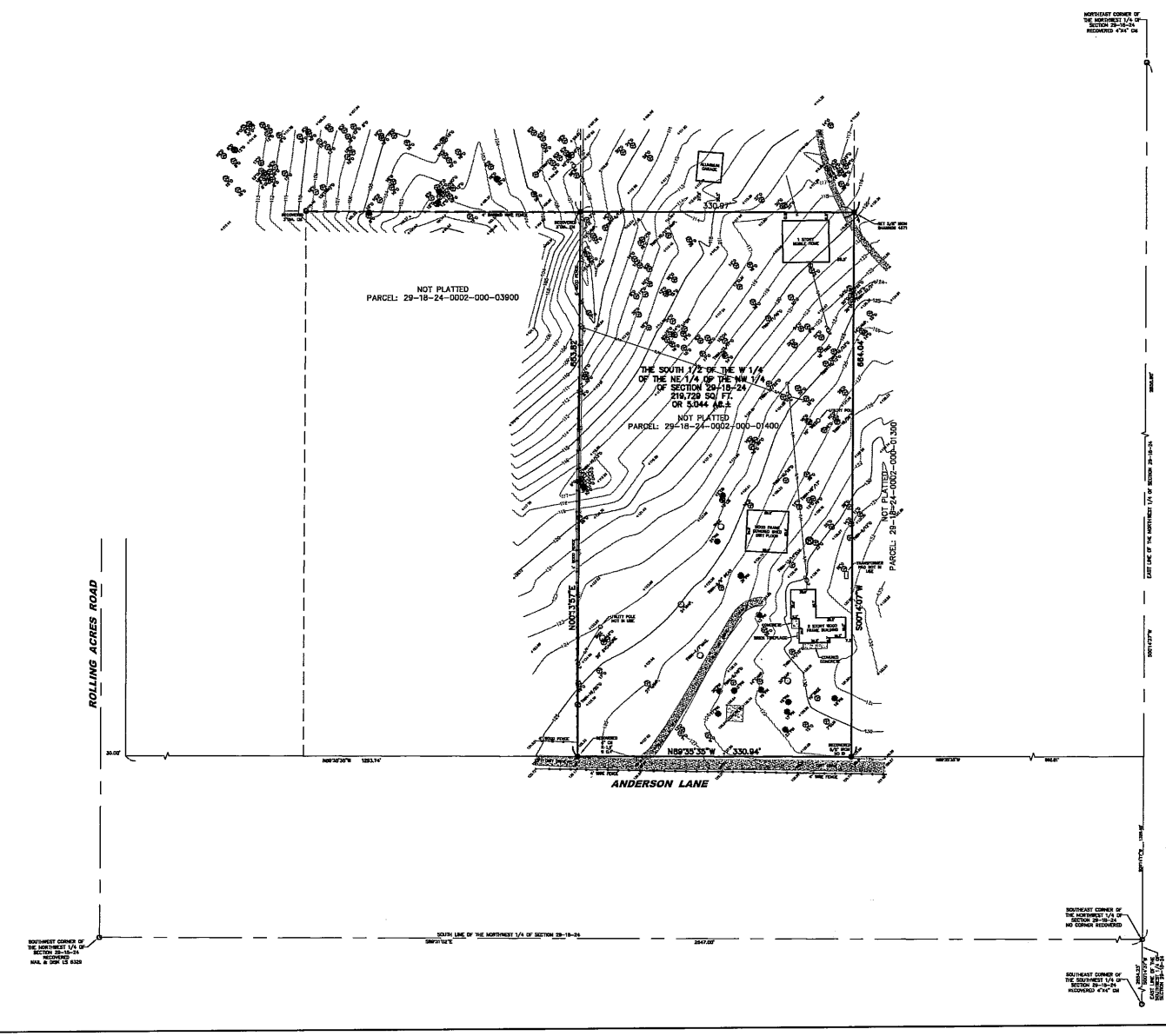
DATE: MARCH 14, 2024
PROJECT NAME: HIGHLANDS ALTA
PROJECT NO: 22-0098.15
DESCRIPTION FOR: PARCEL 7 OF THE HIGHLANDS AT HAMMOCK OAKS

(PER OFFICIAL RECORDS BOOK 2138, PAGE 1316, LAKE COUNTY, FLORIDA)

PARCEL 7:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON THE SOUTH 15 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF COUNTY DISTRICT ROAD NO. 1-6903.

SAID TRACT CONTAINING 5.04 ACRES, MORE OR LESS.



SCALE 1" = 60'

N

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

BOUNDARY & TOPOGRAPHIC SURVEY

DESCRIPTION:

The South 1/2 of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, Lake County, Florida.

NOTES:

- BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29-18-24 AS BEING S89°40'08"E.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- ELEVATIONS BASED ON LAKE COUNTY BENCHMARK NUMBER LCBM D06. A PK NAIL & DISK SET IN A CONCRETE DRIVEWAY APRON SET 10' WEST OF THE WEST EDGE OF PAVEMENT OF ROLLING ACRES ROAD AND 1' SOUTH OF NORTH EDGE OF CONCRETE APRON. ELEVATION=109.93', NAVD 1988 DATUM.
- UNDERGROUND WATER LINE SHOWN PER MARKINGS FOUND. EXACT LOCATION HAS NOT BEEN DETERMINED.

Certified to:

- William Mason Anderson
- Carl A. Smith, Trustee
- Burgland Investments LLC
- Anthony & Partners, LLC
- First American Title Insurance Company

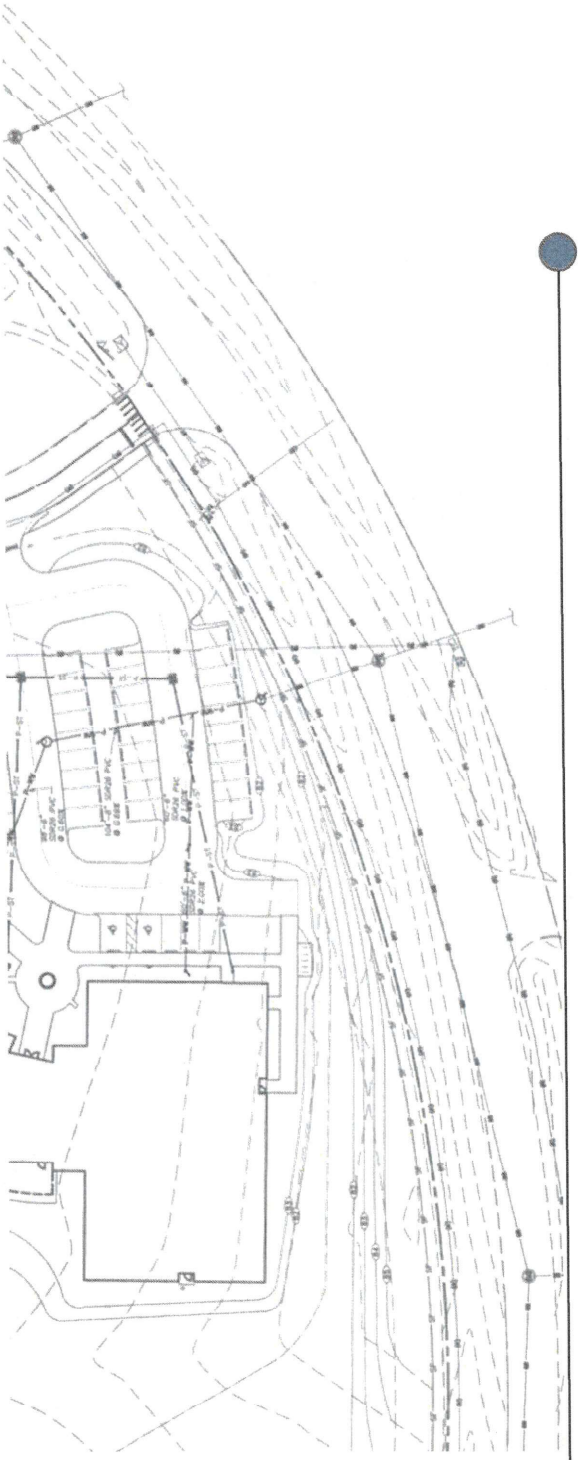
JAMES R. SHANNON, P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 – SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 8098

DATE OF SURVEY: 08/28/2023
FIELD BY: BS SCALE: 1" = 60'
FILE NUMBER: 29-18-24 ROLLING AC-2142

Application Package
Table of Contents

1. Small-scale Comprehensive Plan Amendment (SsCPA) Application
2. Property Owner Affidavits
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5. Legal Description and Survey
6. **Justification Report**
7. Map Set
8. List of Property Owners within 150 feet of the Subject Property
9. Environmental Site Assessment Report



HIGHLANDS AT HAMMOCK OAKS

Small-scale Comprehensive Plan Amendment (SsCPA) Justification Report

March 14, 2024

Prepared for:
Town of Lady Lake

Prepared on behalf of:
William Anderson; Jesse Anderson; Devin and Angela Long

Prepared by:
CHW LLC

PN# 22-0098.13
\\fs01.chw-inc.local\jobs2\2022\22-0098\Departments\02_Planning\Reports\.13\RPT 240312 Highlands SsCPA.docx

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2. Statement of Proposed Change 2
3. Public Facilities Impact Analysis 6
4. Consistency with Town of Lady Lake Comprehensive Plan 10
5. Urban Sprawl Analysis 15

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1. Executive Summary

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

Jurisdiction: Town of Lady Lake	**Intent of Application:** Apply a Town of Lady Lake Future Land Use category to properties voluntarily annexed concurrent with this application.
General Location: East of Rolling Acres & North of Anderson Lane	
Subject Property Alt. Keys: 1282993 & 1699126;	**Total Acreage:** ±10.08 acres *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classification: Urban Low Density (County) *The Urban Low Density FLU Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category.*	**Proposed Future Land Use (FLU) Classification:** *Single Family Medium Density (Town)* 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.
Existing Zoning District: A: Agriculture (County) *The purpose of the County's agriculture zoning district is to classify land suitable for agricultural usage.*	**Proposed Zoning District:** PUD: Planned Unit Development (Town) *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 two subject properties to the adjacent Hammock Oaks PUD.*
Existing Entitlements: ±10.08 acres * 4 du/ac = ±40 dwelling units	**Proposed Entitlements:** ±10.08ac * 6 du/ac = ±60 dwelling units
Net Change The requested land use change would result in the potential for up to ±20 additional dwelling units compared to the properties' current County FLU designation. ***Please note that this application is submitted in conjunction with a PUD rezoning application that will limit the overall density to less than 5 dwelling units per acre. Therefore, a more accurate representation of the net change is less than 10 dwelling units.***	

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 ±10.08 acres (Lake County Tax Parcels Alt. Keys 1699126 & 1282993) 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.

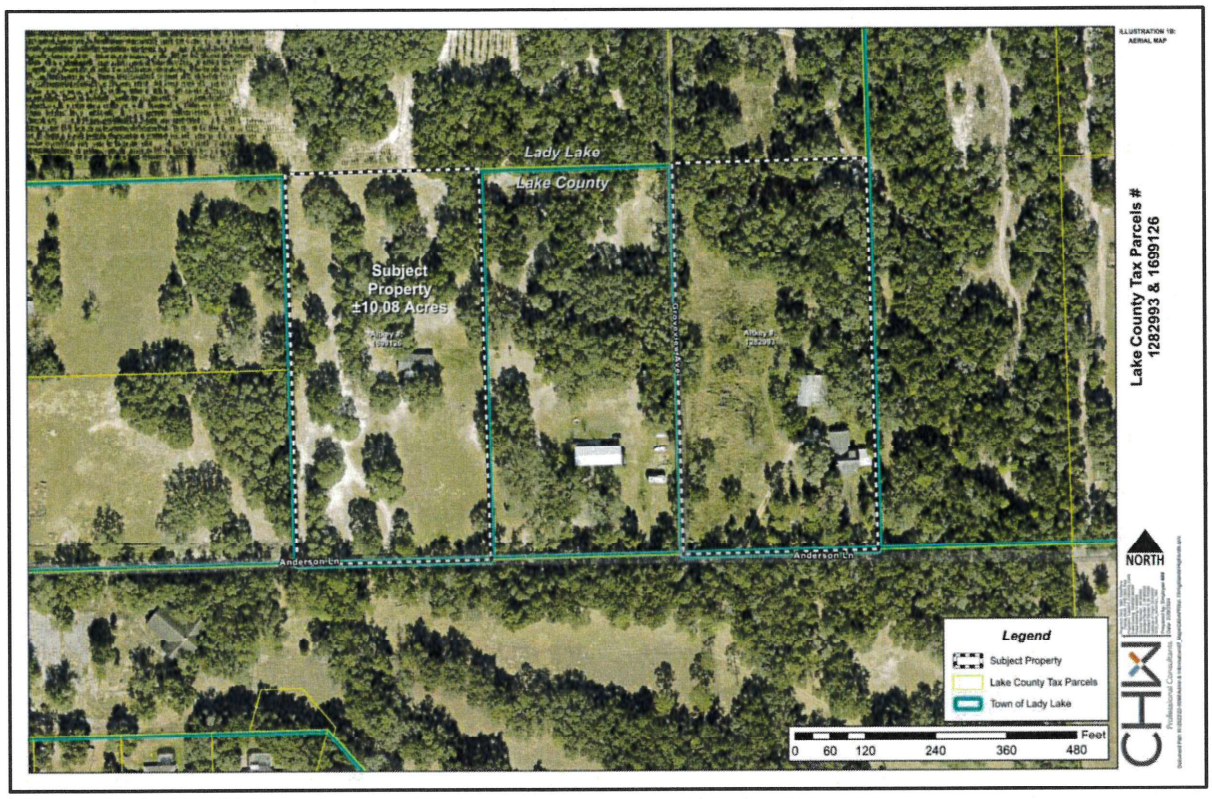


Figure 1: Aerial Map

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 Urban Low 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.

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	Urban Low (County)	Agriculture (County)
South	Single Family Medium Density (Town)	Hammock Oaks PUD(Town)
West	Urban Low (County)	Agriculture (County)

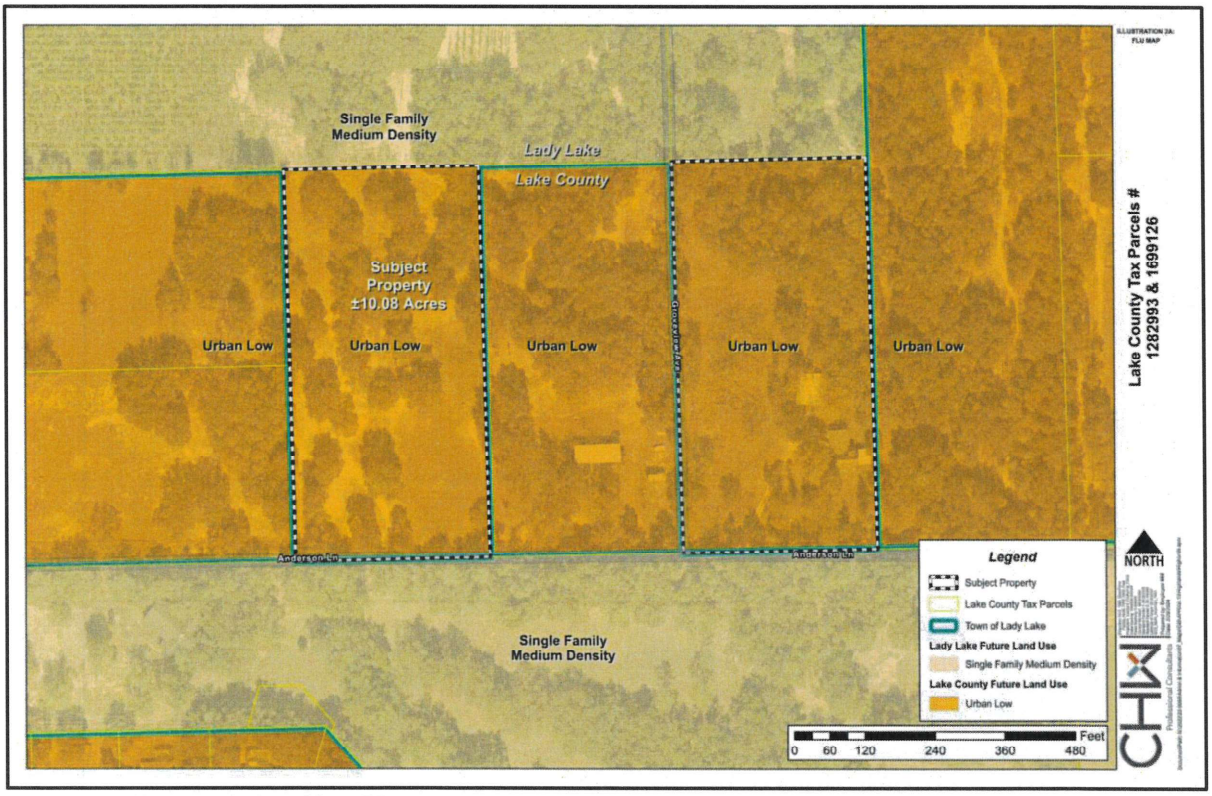


Figure 2: Future Land Use Map

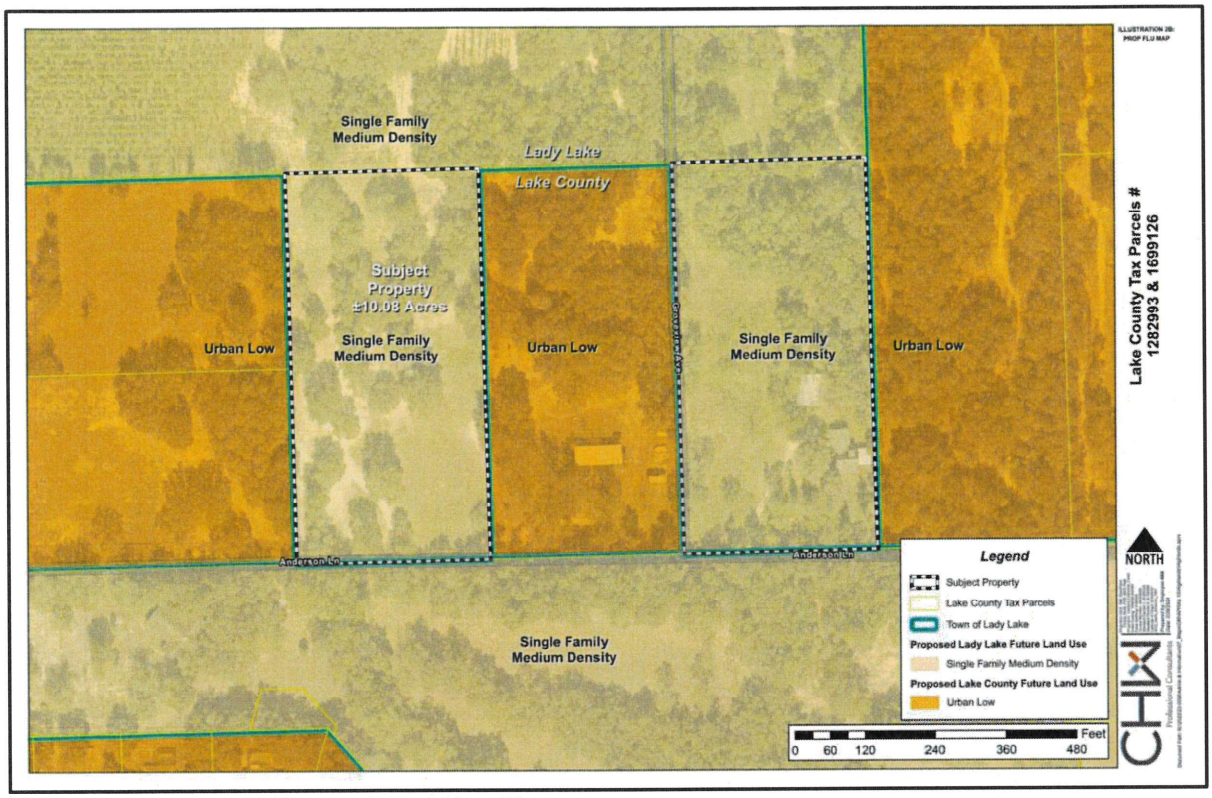


Figure 3: Proposed Future Land Use Map

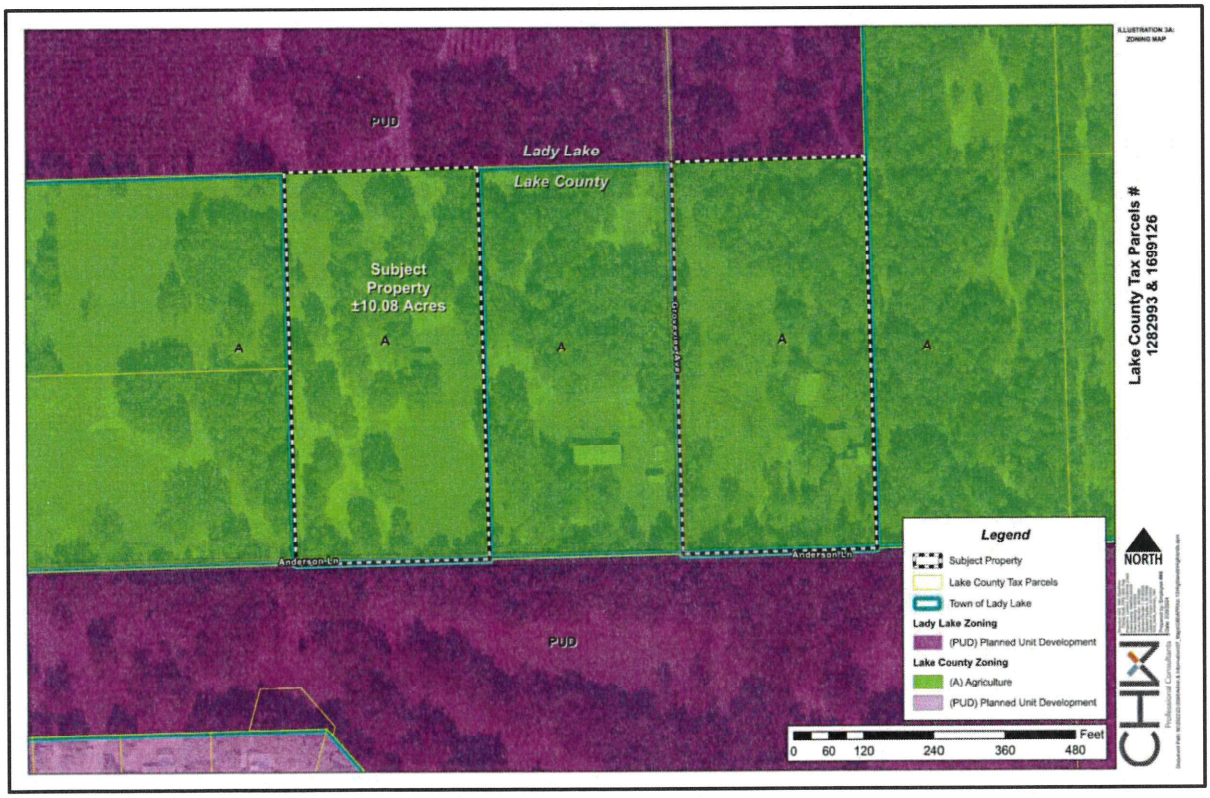


Figure 4: Zoning Map



Figure 5: Proposed Zoning Map

3. Public Facilities Impact Analysis

This application requests assigning the Single-Family Medium Density FLU classification to the two 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 Urban Low.

This SsCPA application is submitted concurrently with a PUD application, requesting to include the subject properties in the adjacent, approved Rolling Acres & Lugano East PUD. As detailed in the PUD documentation, the amended PUD will maintain a maximum density of less than 5 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 *Urban Low (County)*	**Proposed Maximum Permitted Intensity** *Single Family Medium Density (Town)*
±10.08 acres * 4 du/ac = ±40 dwelling units	±10.08 acres * 6 du/ac = ±60 dwelling units
Net Change The requested land use change would result in the potential for up to ±20 additional dwelling units compared to the properties' current County FLU designation. Please note that this application is submitted in conjunction with a PUD rezoning application that will limit the overall density to less than 5 dwelling units per acre. Therefore, a more accurate representation of the net change is less than 10 dwelling units.	

Transportation

Table 3. Trip Generation Calculations

A Transportation Facilities Analysis was prepared and submitted with the PUD rezoning 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 identifies the roadway necessary improvements to maintain the adopted Levels of Service.

Potable Water

Table 4. Projected Potable Water Demand

Land Use	Dwelling Units[1]	Generation Rate[2]	Estimated Demand (GPD)
Existing	40	250 gallons / ERU	10,000
Proposed Maximum	60	250 gallons / ERU	15,000
Net Difference	*20*	-	***5,000***

1. Number of dwelling units based on maximum density allowed in existing Urban Low (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 ±15,000 GPD on the Town's potable water infrastructure. This is a net increase of ±5,000 GPD from which is already allowed. 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	40	250 gallons / ERU	10,000
Proposed Maximum	60	250 gallons / ERU	15,000
Net Difference	20	-	**5,000**

1. Number of dwelling units based on maximum density allowed in existing Urban Low (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 ±15,000 GPD on the Town's sanitary sewer infrastructure. This is a net increase of ±5,000 GPD from which is already allowed. 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	40	4 pounds / resident / day	308.8
Proposed Maximum	60	4 pounds / resident / day	463.2
Net Difference	*20*	-	**154.4**

1. Number of dwelling units based on maximum density allowed in existing Urban Low (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 ±463.2 pounds/day on the Town's solid waste infrastructure. This is a net increase of ±154.4 pounds/day. Capacity exist to handle the increased demand.

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	40	0.157	**7**	0.079	**3**	0.114	**5**
Proposed Maximum	60	0.157	**10**	0.079	**5**	0.114	**7**
Net Difference	*20*	-	**3**	-	**2**	-	**2**

1. Number of dwelling units based on maximum density allowed in existing Urban Low (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	1982	1,646	1,661	83%	**83.8%**

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

Conclusion: Maximum development potential of the subject properties would result in 3 new elementary-age students; 2 new middle school-age students; and 2 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	40	4 acres / 1,000 residents	0.31
Proposed Maximum	60	4 acres / 1,000 residents	0.46
Net Difference	*20*	-	**0.15**

1. Number of dwelling units based on maximum density allowed in existing Urban Low (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 ±0.15 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.

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 ±10.08 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 application to form the Highlands 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 the 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 the impacts of 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, to form The Highlands at Hammock Oaks PUD. The density of the proposed PUD 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, townhomes, and villas. 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, to form The Highlands 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 required 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 Lugano East and Rolling Acres PUD to form The Highlands at Hammock Oaks PUD. The development to follow these two applications' approvals will yield an attractively built form, with a functional mixture of market-rate single family homes and market-rate townhomes.

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 the two subject properties to the existing adjacent PUD. The development to follow these applications' approvals will include the following:

- **A diverse provision of housing types like 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. I20/29

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 rezoning application. The traffic analysis identifies the necessary roadway improvements to maintain the adopted Levels 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 rezoning application. The proposed PUD area is adjacent to 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 two direct access points onto Rolling Acres Road. 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 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 rezoning application to form The Highlands at Hammock Oaks PUD. As detailed in the PUD application, a mixture of market rate 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 a mixture of residential types with a variety of price points to accommodate a wide range of incomes.

The development to follow application approval will include a mixture of uses, including single-family detached homes, townhomes, recreational uses, open space, and multimodal paths.

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 Lake Ella Road, 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 be an extension of the recently approved Hammock Oaks project which includes the commercial area at the corner of CR 466 and Cherry Lake Road as well as The Reserve at Hammock Oaks.

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 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 Urban Low Future Land Use category. This FLU category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. 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 west 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 extending east - west roadway connectivity in the area and providing for access to property owned by the School Board of Lake County. Hammock Oaks and The Reserve at Hammock Oaks Development to the west will also expand transportation options through the inclusion of new roadways that connect Lake Ella Road to CR 466 and Cherry Lake Road to Rolling Acres Road.

Finally, all necessary utility infrastructure for development of the Highlands 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 shares the Single-Family Medium Density FLU classification. The land to the properties' north is part of a previously approved PUD. Thus, the requested SsCPA 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 to continue in an area that starts at The Villages and multiple approved PUDs to the north, south, and to the west of the subject property.

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.

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 extending the east -west roadway network east of Rolling acres Road and providing connections to the new roadway system in Hammock Oaks and The reserve at Hammock Oaks which connects Lake Ella Road to CR 466 and Cherry Lake Road to Rolling Acres 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.

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.

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.

Application Package
Table of Contents

1. Small-scale Comprehensive Plan Amendment (SsCPA) Application
2. Property Owner Affidavits
3. Property Deeds
4. Property Appraiser Information and Proof of Payment of Taxes
5. Legal Description and Survey
6. Justification Report
7. **Map Set**
8. List of Property Owners within 150 feet of the Subject Property
9. Environmental Site Assessment Report

ILLUSTRATION 1A:
CONTEXT MAP

Lake County Tax Parcels #
12829930 & 16991260

NORTH

Professional Consultants

Date: 2/20/2024

Document Path: N:\2022\22-0098\Admin & Information\07_Maps\GIS\APRX\1-1HighlandsHighlands.aprx

Legend
- Subject Property
- Lake County Tax Parcels
- Town of Lady Lake
- City of Fruitland Park
- Sumter County

0 600 1,200 2,400 3,600 4,800 Feet

Project Site

Lady Lake
Fruitland Park
Lake County
City of Lady Lake
Sumter County

Lakeview Dr
Alma St
Quail St
1st Dr
Deer Lake
Park Lake
Lake Wauboe
Silvia Lake
Berchfield Lake
Genius Ct
Hartsock Sawn
S US Highway 441
S Old Dixie Hwy
April Hills Blvd
Skyline Dr
High St
Summit St
Hidden Oaks Dr
Lake Ella
Lake Ella Rd
Fiesta Key Cir
Shiloh Ave
Arlington Ave
Wildwood St
W Lakeview St
Groveview Ave
Anderson Ln
Darcy Rd
Rolling Acres Rd
Sunshower Ln
Little Dirt Rd
Highway 466
Oswalds Aly
Keystone Ln
Cherry Lake Rd
NE 90th St
Cherry Lake
NE 70th Blvd
Stillwater Trl
Timmonsville Way
Odell Cir

ILLUSTRATION 1B:
AERIAL MAP

Lake County Tax Parcels #
1282993 & 1699126

Professional Consultants

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Projection: NAD_1983_StatePlane_Florida_North_FIPS_0901_Feet
Prepared by: Employee ###
Date: 2/29/2024

NORTH

Legend
Subject Property
Lake County Tax Parcels
Town of Lady Lake

0 60 120 240 360 480
Feet

Subject Property ±10.08 Acres

Alfkey #: 1282993

Alfkey #: 1699126

Groveview Ave

Anderson Ln

Anderson Ln

Lady Lake

Lake County

ILLUSTRATION 2A:
FLU MAP

Lake County Tax Parcels #
1282993 & 1699126

NORTH

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Subject Property
±10.08 Acres

Urban Low

Single Family
Medium Density

Lady Lake

Lake County

Groveview Ave

Anderson Ln

Anderson Ln

Urban Low

Urban Low

Urban Low

Urban Low

Single Family
Medium Density

Legend

- Subject Property
- Lake County Tax Parcels
- Town of Lady Lake

Lady Lake Future Land Use

- Single Family Medium Density

Lake County Future Land Use

- Urban Low

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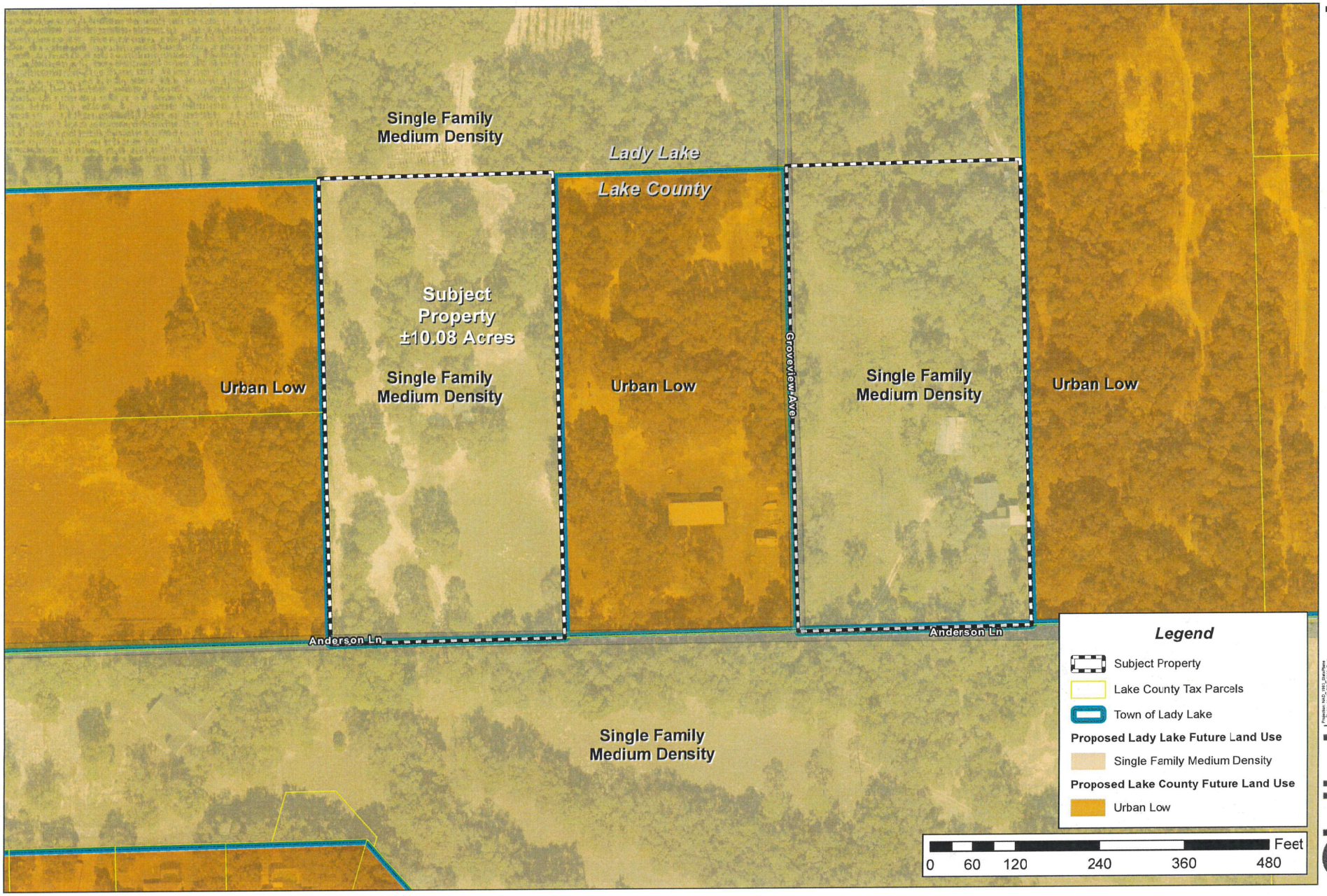


ILLUSTRATION 2B:
PROP FLU MAP

Lake County Tax Parcels #
1282993 & 1699126

CHA Professional Consultants

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ILLUSTRATION 3A:
ZONING MAP

Lake County Tax Parcels #
1282993 & 1699126

Professional Consultants

NORTH

Legend

- Subject Property
- Lake County Tax Parcels
- Town of Lady Lake

Lady Lake Zoning

- (PUD) Planned Unit Development

Lake County Zoning

- (A) Agriculture
- (PUD) Planned Unit Development

0 60 120 240 360 480 Feet

Subject Property ±10.08 Acres

Lady Lake

Lake County

PUD

PUD

A

Groveview Ave

Anderson Ln

Anderson Ln

ILLUSTRATION 3B:
PROP ZONING MAP

Lake County Tax Parcels #
1282993 & 1699126

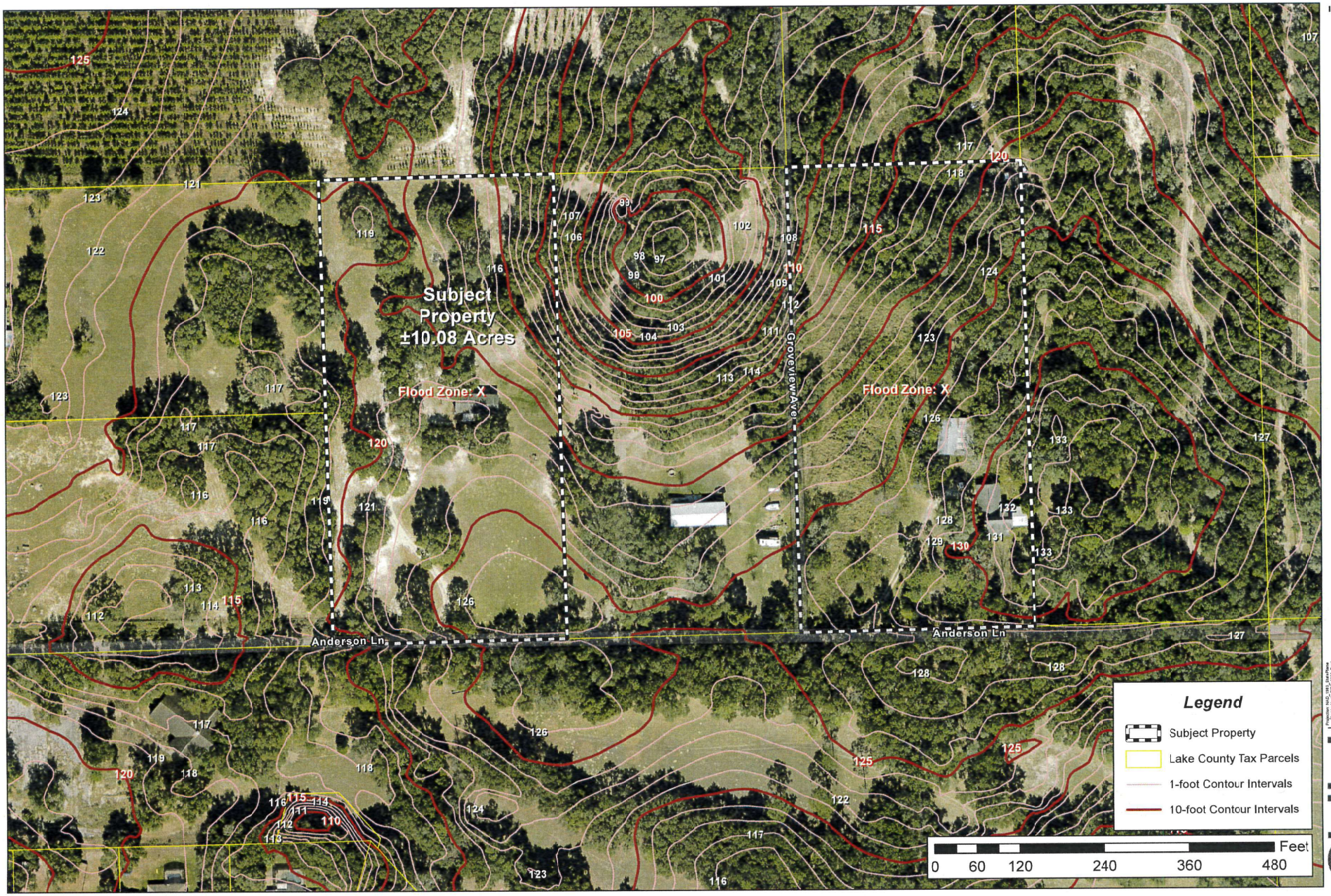


ILLUSTRATION 4:
ENV MAP

Lake County Tax Parcels #
1282993 & 1699126

CHA
Professional Consultants

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ILLUSTRATION 5:
SOILS MAP

Lake County Tax Parcels #
1282993 & 1699126

NORTH

Professional Consultants

Prepared by: Employee ###
Date: 2/28/2024

Document Path: N:\2022\22-0098\Admin & Information\07_Maps\GIS\APRX6\13\Highlands\Highlands.aprx

Legend
Subject Property
Lake County Tax Parcels

0 60 120 240 360 480
Feet

Subject Property
±10.08 Acres

Candler Sand
5 to 12 percent Slopes
Hydro Group: A

Candler Sand
0 to 5 percent Slopes
Hydro Group: A

Kendrick Sand
0 to 5 percent Slopes
Hydro Group: A

Groveview Ave

Anderson Ln

Anderson Ln

Application Package
Table of Contents

1. Small-scale Comprehensive Plan Amendment (SsCPA) Application
2. Property Owner Affidavits
3. Property Deeds
4. Property Appraiser Information and Proof of Payment of Taxes
5. Legal Description and Survey
6. Justification Report
7. Map Set
8. **List of Property Owners within 150 feet of the Subject Property**
9. Environmental Site Assessment Report

AltKey 1699126
LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

AltKey 1699151
SPIELER MICKEY C & KATHLEEN A
1719 LATTA CT
THE VILLAGES, FL 32162

AltKey 1282993
ANDERSON WILLIAM AND JESSE ANDERSON
3817 EAGLES NEST RD
FRUITLAND PARK, FL 34731

AltKey 1283256
PENNY CONNIE B &
1207 PINE RIDGE DAIRY RD
FRUITLAND PARK, FL 34731

AltKey 3907338
BURGLAND INVESTMENTS LLC
1810 W KENNEDY BLVD # 232
TAMPA, FL 33606

AltKey 1771447
FREEMAN WELLINGTON & LOIS ANN
PO BOX 708
LADY LAKE, FL 32158-0708

AltKey 1585015
BILLIE-MARKS ANGEL N
1211 ANDERSON LN
LADY LAKE, FL 32159

AltKey 1283311
LUGANO DEVELOPMENT LLC
2801 SW ARCHER RD
GAINESVILLE, FL 32608

AltKey 1283329
SMITH CARL A TRUSTEE
PO BOX 865
LADY LAKE, FL 32158-0865

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6. Justification Report
7. Map Set
8. List of Property Owners within 150 feet of the Subject Property
9. **Environmental Site Assessment Report**

Ecological Report

The Highlands at Hammock Oaks



Date: 3/15/2024
PN# 22-0098.13
PM: Andy Woodruff

Prepared For: Kolter Land Partners

Submitted To: Town of Lady Lake

Address:
Planning & Zoning
409 Fennell Blvd.
Lady Lake, FL. 32159

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AN NV5 COMPANY

Beyond Engineering | Florida Region

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4.0 Listed Species **5**

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1.0 Introduction

This report documents the results of an environmental assessment and listed species survey for The Highlands at Hammock Oaks (Project) conducted on January 11, 2024, by CHW, LLC an NV5 Company (CHW). The Project is composed of Lake County Parcels 1282993, 1283311, 1283264, 1283329, 1585031, 1699126, and 3907338, which totals 92.28± acres and is located in Section 29, Township 18 South, Range 24 East, Lake County, Florida. (Exhibit 1). The Project contains a mixture of agricultural lands, forested and unforested uplands, and single-family dwellings (Exhibit 2).

2.0 Land Use and Land Cover

The vegetation and land use mapping for the Project was conducted using Florida Department of Transportation 2022 color rectified aerials. Ground truthing to map the vegetative communities was conducted on January 11, 2024, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). AutoCAD Map 3D 2024 software was used to produce summaries and generate the FLUCFCS map for the Project. Seven upland vegetative associations/land uses (i.e., FLUCFCS codes) were identified on the Project. No wetland or other surface waters were identified. Table 1 summarizes the FLUCFCS acreages onsite and a description for each of these FLUCFCS codes is provided below. A FLUCFCS map of the Project is provided as Exhibit 3.

Table 1. FLUCFCS Descriptions

FLUCFCS Code	FLUCFCS Description	Acreage ±	% of Total
110	Residential, Low Density	8.85	9.6
212	Unimproved Pasture	18.63	20.2
213	Woodland Pasture	38.01	41.2
438	Mixed Hardwoods	14.01	15.2
441	Coniferous Plantation	11.08	12.0
740	Disturbed land	0.76	0.8
814	Road	0.94	1.0
	Total	**92.28**	**100.0%**

Residential, Low Density (FLUCFCS Code 110)

This land use contains single-family residential homes as well as their maintained yard areas. The canopy of this land use may contain live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), loblolly pine (*Pinus taeda*), laurel cherry (*Prunus caroliniana*), red cedar (*Jumiperus virginiana*), Southern magnolia (*Magnolia grandiflora*), earpod tree (*Enterolobium contortisiliquum*), *Citrus sp.*, Florida maple (*Acer floridanum*), and China berry (*Melia azedarach*). The subcanopy may contain live oak, laurel oak, yaupon holly *(Ilex vomitoria*), winged sumac *(Rhus copallinum*), *Rhododendron sp.*, cabbage palm (*Sabal palmetto*), and camphor tree (*Cinnamomum camphora*). The ground cover is dominated by bahia grass (*Paspalum notatum*) and may also contain green briar (*Smilax auriculata*), flamegold (*Koelreuteria elegans*), sword fern (*Nephrolepsis exaltata*), variable witchgrass (*Dichanthelium*

commutatum), laurel oak, live oak, swiss-cheese plant (*Monstera deliciosa*), natal grass (*Melinis repens*), pinewoods fingergrass (*Eustachys petraea*), dogfennel (*Eupatorium capillifolium*), laurel cherry, beauty berry (*Callicarpa americana*), and beggarticks *(Bidens alba*).

Unimproved Pasture (FLUCFCS Code 212)
This land use contains mostly open land that was used or is used as a cattle pasture. The canopy of this land use contains scattered laurel oak, live oak, sand live oak, and red cedar. The subcanopy contains laurel oak, live oak, sand live oak, and red cedar. The ground cover is dominated by bahia grass, and also contains beggarticks, dogfennel, cabbage palm, winged sumac, beaty berry, blackberry (*Rubus cuneifolius*), and muscadine (*Vitis rotundifolia*).

Woodland Pasture (FLUCFCS Code 213)
This land use was once associated with an active golf course, today this habitat is being utilized as cattle pasture. The canopy of this land use contains laurel oak, live oak, sand live oak, and red cedar. The subcanopy contains laurel oak, live oak, sand live oak, and red cedar. The ground cover is dominated by bahia grass and also contains beggarsticks, dogfennel, cabbage palm, winged sumac, beaty berry, muscadine, and blackberry.

Mixed Hardwoods (FLUCFCS Code 438)
This habitat type may contain a canopy of laurel oak, live oak, and sand live oak. The subcanopy may contain laurel oak, live oak, sand live oak, winged sumac, flamegold, and camphor tree. The ground cover may contain Andropogon spp., cabbage palm, smooth rattlebox (*Crotalaria pallida*), sword fern, green briar, blackberry, and beggarticks.

Coniferous Plantations (FLUCFCS Code 441)
This habitat type/land use has a canopy dominated by planted loblolly pine and may also contain scattered cabbage palm, laurel oak, and sand live oak. The subcanopy may contain loblolly pine, laurel oak, and live oak. The ground cover is mostly cleared but may contain green briar, blackberry, and beggarticks.

Disturbed Lands (FLUCFCS Code 740)
This area has been cleared but may contain a canopy and subcanopy of scattered laurel oak, live oak, and sand live oak. The ground cover may contain dogfennel, green briar, blackberry, and Andropogon spp.

Road (FLUCFCS Code 814)
This upland land use includes an unimproved road and may contain scattered live oak and laurel oaks in its canopy and subcanopy and bahia grass in its ground cover.

2.1 Lake County 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. Remaining upland forested habitats are of minimal size and quality; and have limited connections to other natural areas. The majority of the Projects' 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 commercial purposes.

3.0 Soils

The Natural Resources Conservation Service (NRCS) soils map describes six soil types as occurring on the Project site (Exhibit 4). Table 2 summarizes the Project's mapped soil units and hydric rating status. Mapped soil units are consistent with the upland communities identified during FLUCFCS mapping.

Table 2. Summary of Soils on the Project Site

Map Unit	Soil Description	Hydric
5	Apopka sand, 0 to 5 percent slopes	No
8	Candler sand, 0 to 5 percent slopes	No
9	Candler sand, 5 to 12 percent slopes	No
24	Kendrick sand, 0 to 5 percent slopes	No
25	Kendrick sand, 5 to 8 percent slopes	No
47	Kendrick sand, thin subsurface	No

4.0 Listed Species

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 (2022); 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.

A field survey was conducted on January 11, 2024, during daylight hours by qualified ecologists walking transects across the Project site. Transects were spaced to ensure that sufficient visual coverage of ground and flora were obtained. At regular intervals, the ecologist stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted with the aid of 8x or 10x binoculars.

4.2 Results

According to the Audubon Eagle Watch and FWCC databases, the closest bald eagle nest (SU042a) is located approximately 2 miles northwest of the Project (Exhibit 5). 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 4.5 miles southeast of the Project (Exhibit 5) which is beyond the FWC's recommended 250-foot buffer.

During the survey 36 potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed and documented with a GPS device. Any potentially occupied burrows within 25 feet of areas to be impacted by development will require review for adequacy of protective measures or relocation permitting with the FWC. The burrows and approximate transect locations are depicted on Exhibit 6.

5.0 Summary

On January 11, 2024, CHW conducted habitat mapping and a survey for threatened and endangered species. The Project is composed entirely of uplands including agricultural lands, hardwood and pine forest, cleared lands, and residential property. Thirty-six potentially occupied gopher tortoise burrows were documented onsite. No other listed species were observed onsite or have been previously documented by online resources from USFWS and FWCC databases.

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.

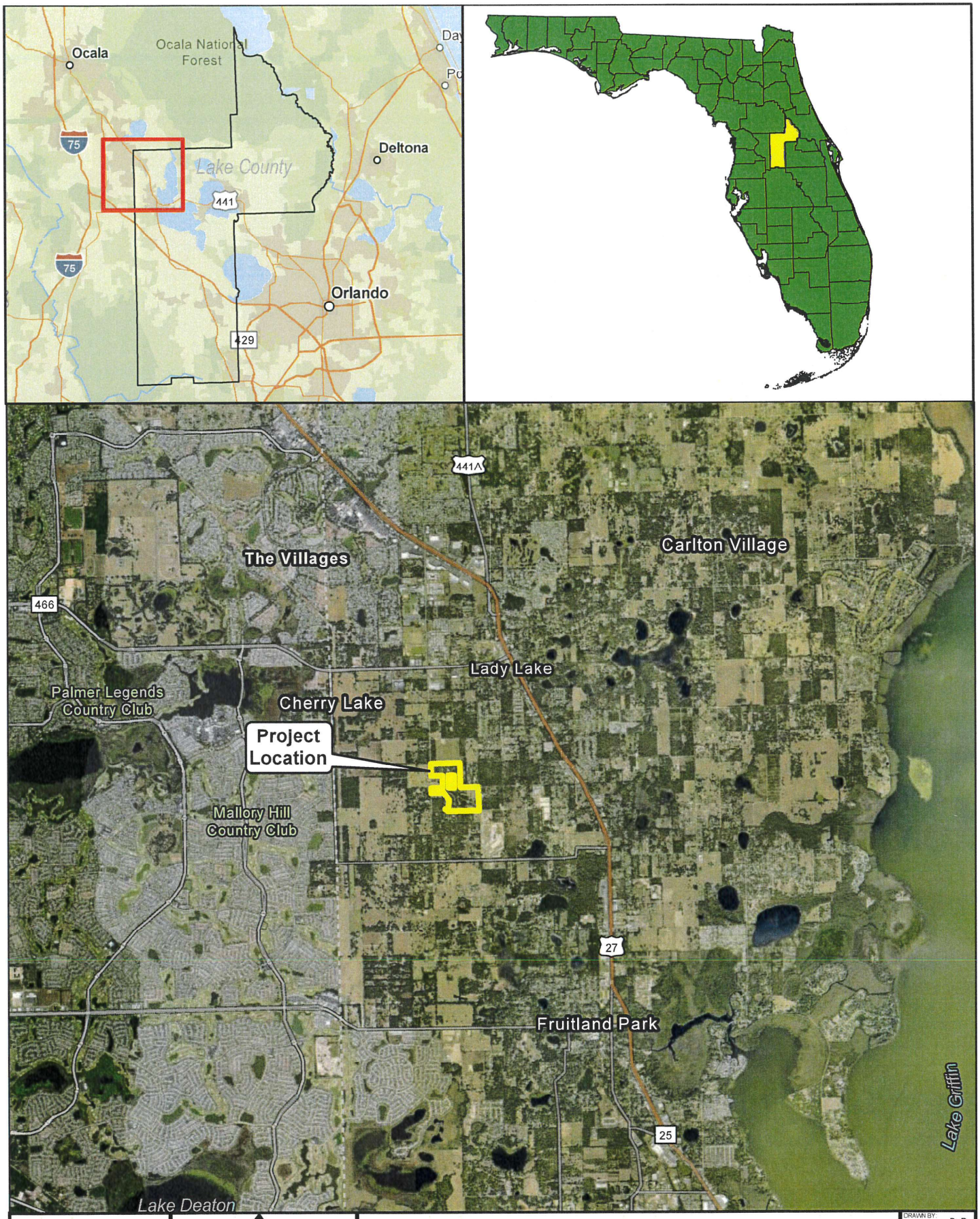
Florida Land Use Cover and Forms Classification System: Handbook. (1999). Third Edition. Florida Dept. of Transportation, Surveying and Mapping Office, Thematic Mapping Section.

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.

Exhibit 1

Project Location Map



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NORTH
0 0.5 1
Miles

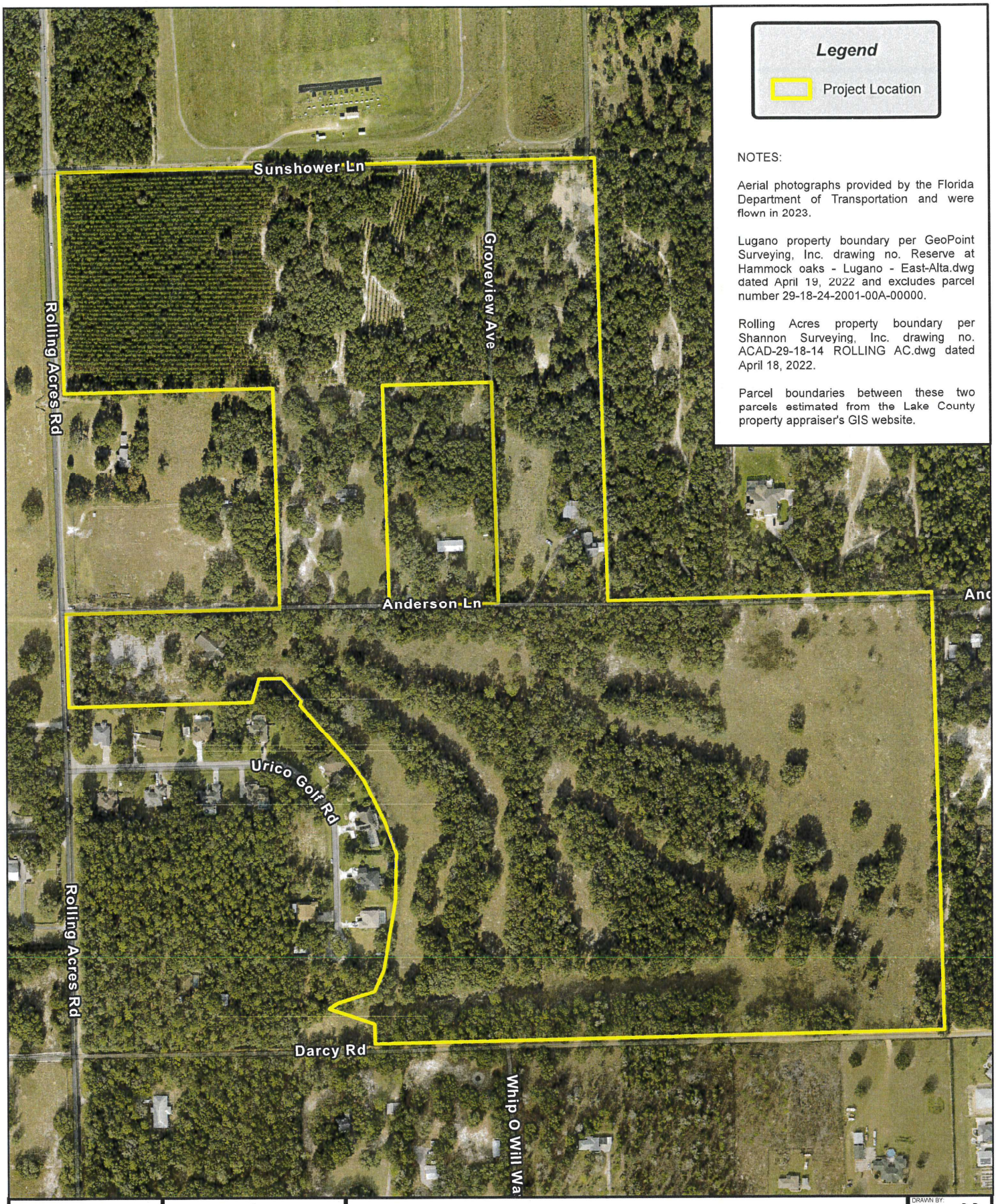
Project Location Map
The Highlands

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DRAWING DATE: 02/02/24
REVIEWED BY: A.W.
EXHIBIT NUMBER: 1

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Exhibit 2

Aerial with Boundary



Legend

Project Location

NOTES:

Aerial photographs provided by the Florida Department of Transportation and were flown in 2023.

Lugano property boundary per GeoPoint Surveying, Inc. drawing no. Reserve at Hammock oaks - Lugano - East-Alta.dwg dated April 19, 2022 and excludes parcel number 29-18-24-2001-00A-00000.

Rolling Acres property boundary per Shannon Surveying, Inc. drawing no. ACAD-29-18-14 ROLLING AC.dwg dated April 18, 2022.

Parcel boundaries between these two parcels estimated from the Lake County property appraiser's GIS website.

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NORTH
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Feet

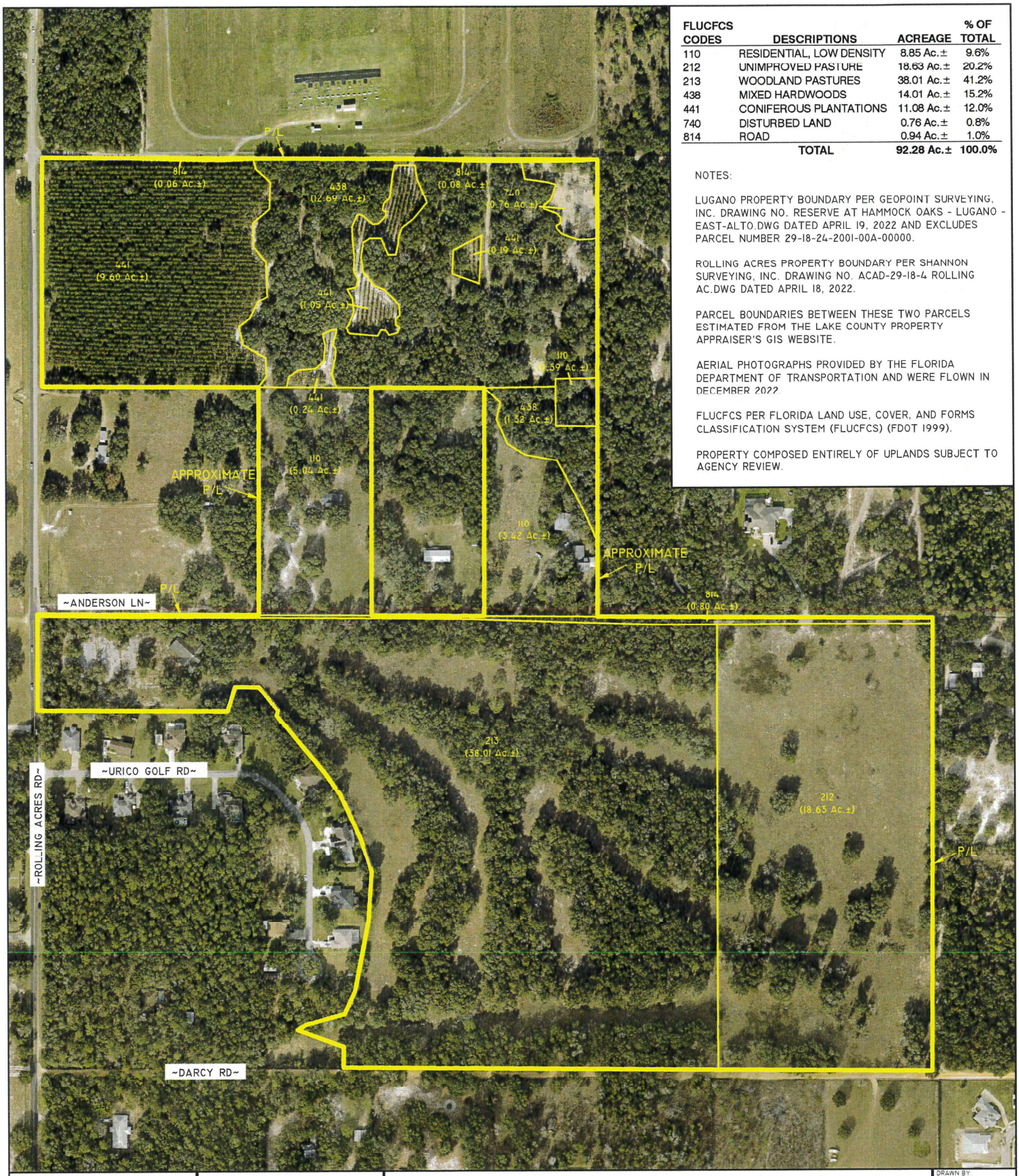
Aerial With Boundary
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Exhibit 3

Aerial with FLUCFCS Map



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	8.85 Ac.±	9.6%
212	UNIMPROVED PASTURE	18.63 Ac.±	20.2%
213	WOODLAND PASTURES	38.01 Ac.±	41.2%
438	MIXED HARDWOODS	14.01 Ac.±	15.2%
441	CONIFEROUS PLANTATIONS	11.08 Ac.±	12.0%
740	DISTURBED LAND	0.76 Ac.±	0.8%
814	ROAD	0.94 Ac.±	1.0%
	TOTAL	92.28 Ac.±	100.0%

NOTES:

LUGANO PROPERTY BOUNDARY PER GEOPOINT SURVEYING, INC. DRAWING NO. RESERVE AT HAMMOCK OAKS - LUGANO - EAST-ALTO.DWG DATED APRIL 19, 2022 AND EXCLUDES PARCEL NUMBER 29-18-24-2001-00A-00000.

ROLLING ACRES PROPERTY BOUNDARY PER SHANNON SURVEYING, INC. DRAWING NO. ACAD-29-18-4 ROLLING AC.DWG DATED APRIL 18, 2022.

PARCEL BOUNDARIES BETWEEN THESE TWO PARCELS ESTIMATED FROM THE LAKE COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN DECEMBER 2022.

FLUCFCS PER FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY COMPOSED ENTIRELY OF UPLANDS SUBJECT TO AGENCY REVIEW.

CHW
Professional Consultants
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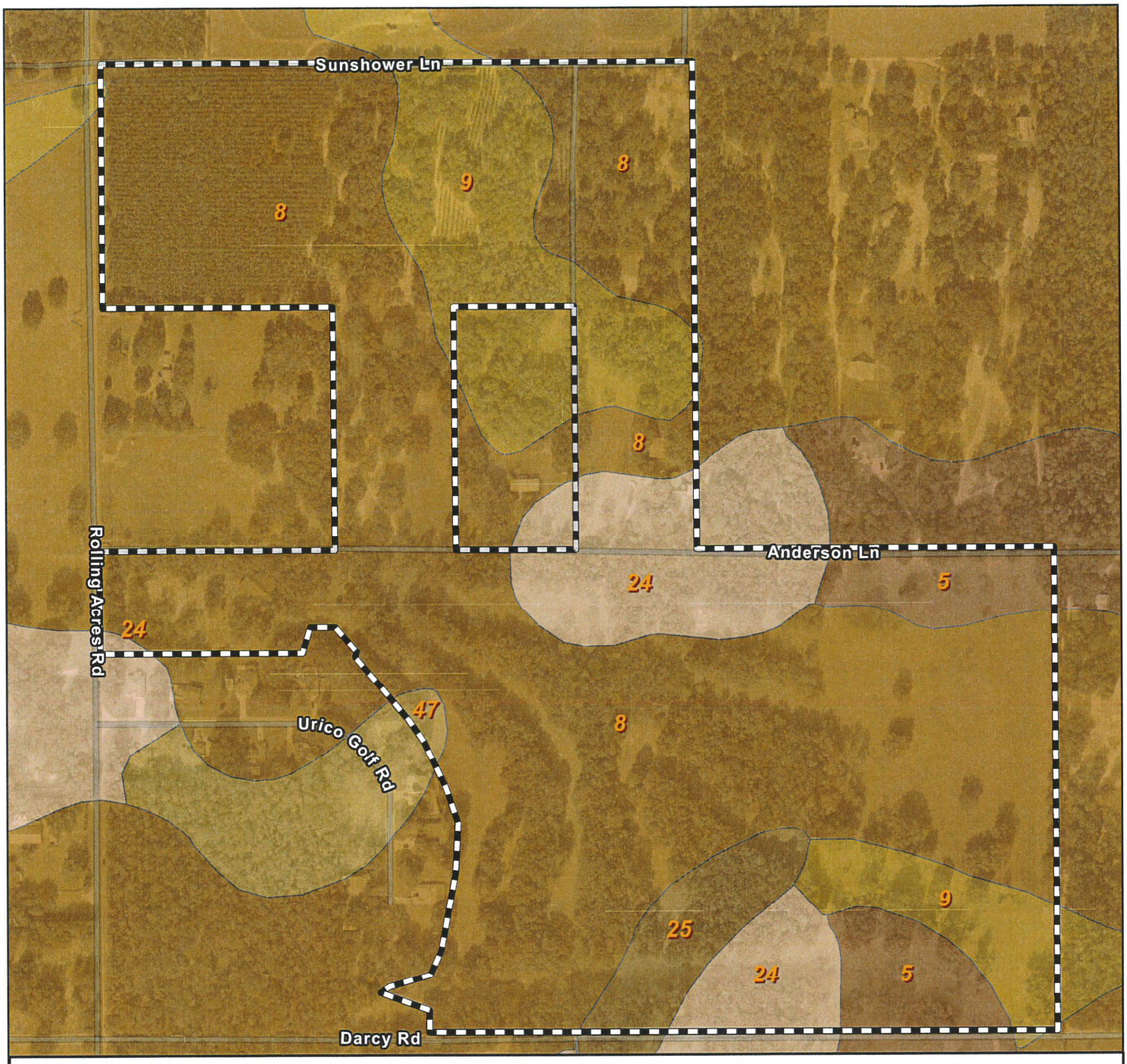
Aerial with FLUCFCS Map
The Highlands

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Exhibit 4

Soils Map



Legend

The Highlands

Map Unit	Soil Type	Hydric
5	Apopka sand, 0 to 5 percent slopes	No
8	Candler sand, 0 to 5 percent slopes	No
9	Candler sand, 5 to 12 percent slopes	No
24	Kendrick sand, 0 to 5 percent slopes	No
25	Kendrick sand, 5 to 8 percent slopes	No
47	Kendrick sand, thin subsurface	No

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Rolling Acres property boundary per Shannon Surveying, Inc. drawing no. ACAD-29-18-14 ROLLING AC.dwg dated April 18, 2022.

Parcel boundaries between these two parcels estimated from the Lake County property appraiser's GIS website.

Soils data downloaded from the FGDL library and is comprised of data current to 2021 provided by the USDA Natural Resources Conservation Service.

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NORTH
0 100 200 400
Feet

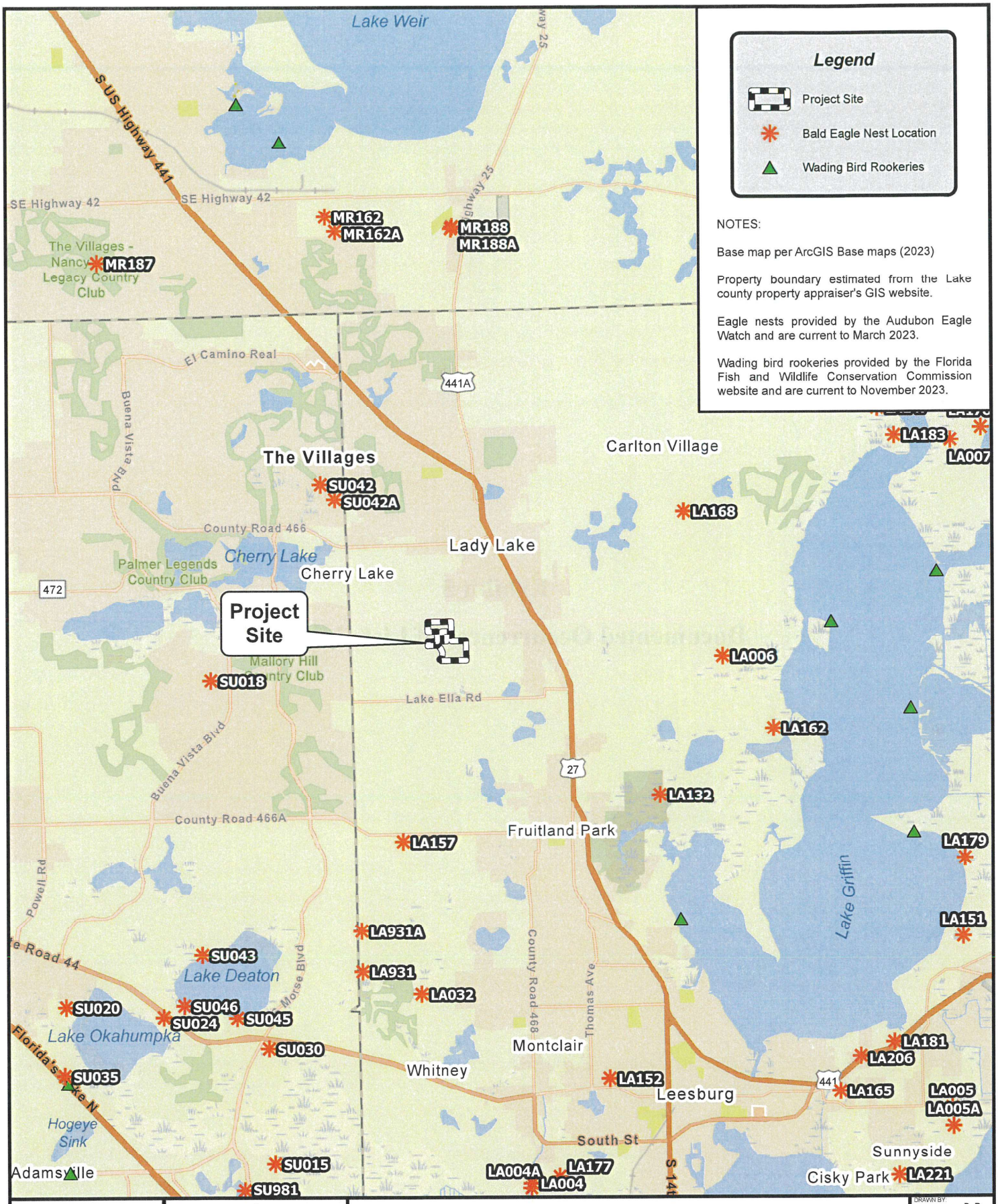
Soils Map
The Highlands

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Exhibit 5

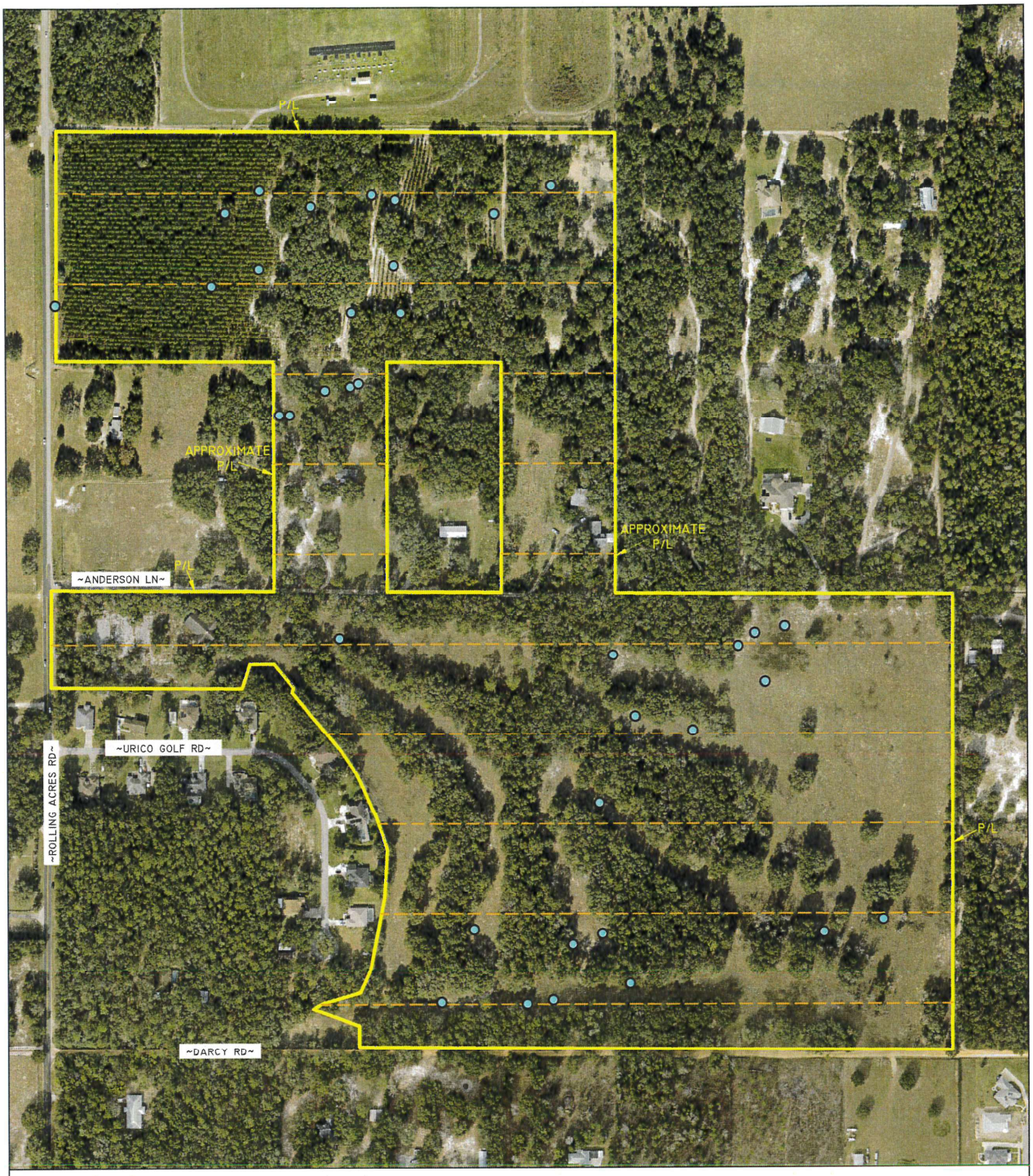
Documented Occurrences of Listed Species



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Exhibit 6

Aerial with Survey Transects and Listed Species Locations Map



LEGEND:

APPROXIMATE LOCATION OF WALKED SURVEY TRANSECTS

GOPHER TORTOISE BURROW APPROXIMATE LOCATION.

NOTES:

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ROLLING ACRES PROPERTY BOUNDARY PER SHANNON SURVEYING, INC. DRAWING NO. ACAD-29-18-4 ROLLING AC.DWG DATED APRIL 18, 2022.

PARCEL BOUNDARIES BETWEEN THESE TWO PARCELS ESTIMATED FROM THE LAKE COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN DECEMBER 2022.

CHW Professional Consultants
WWW.CHW-INC.COM

N

0 200 400 Feet

Aerial With Survey Transects and Listed Species Locations
The Highlands

DRAWN BY:	D.B.
DRAWING DATE:	03/14/24
REVISED:	
EXHIBIT NUMBER:	6

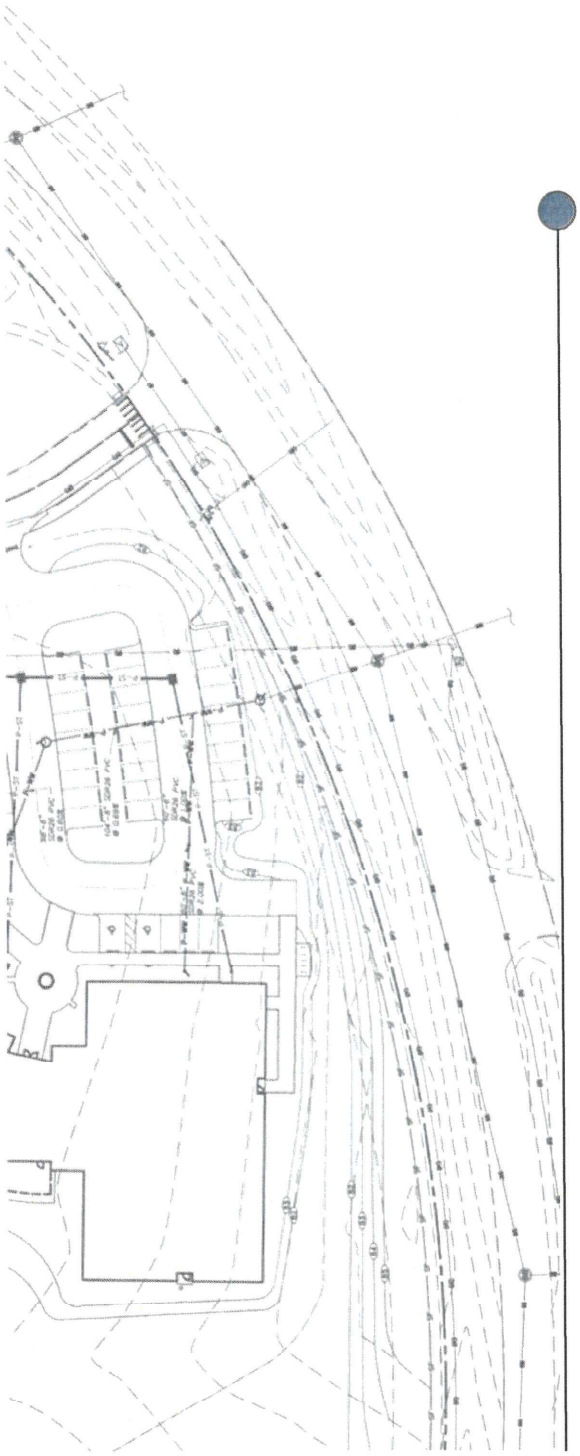
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11. Tree Report
12. Traffic Impact Assessment
13. Draft PUD Ordinance

CHW
Professional Consultants

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8465 Merchants Way, Suite 102, Jacksonville, FL 32222
11801 Research Drive, Alachua, FL 32615
2100 SE 17th Street, Unit 802, Ocala, FL 34471
WWW.CHW-INC.COM



THE RESERVE @ HAMMOCK OAKS

Planned Unit Development (PUD) – Justification Report

July 14, 2022

Prepared for:
Town of Lady Lake, Growth Management Department

Prepared on behalf of:
Lugano Development, LLC; Joseph O'Dell; and Julian and Diana Malkiewicz

Prepared by:
CHW

PN# 22-0098
N:\2022\22-0098\Departments\02_Planning\Reports\RPT 220627 The Reserve PUD.docx

planning.design.surveying.engineering.construction.

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Figure 3: Proposed Future Land Use Map 4
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Figure 5: Proposed Zoning Map 5

1. Executive Summary

To: Thad Carroll, AICP, Town of Lady Lake, Growth Management Director
From: Ryan Thompson, AICP, CHW, Sr. Project Manager
Date: July 14, 2022
Re: The Reserve @ Oak Hammock – PUD Rezoning Application

Jurisdiction: Town of Lady Lake, FL	**Intent of Application:** Residential subdivision with market-rate single-family detached, age-restricted single-family detached, and townhome units
Physical Address/Description: SUNSHOWER LN, LADY LAKE, FL, 32159 and 37700 ROLLING ACRES RD, LADY LAKE, FL, 32159	
Subject Property Alt. Keys: 1283311, 1283523, 1283582, 1283612, 1585031, 2877685, 2879874, and 3493737	**Total Acreage:** ±329.96 acres *(Source: GeoPoint Survey)*
Existing Future Land Use (FLU) Classification: Single Family Medium Residential (Town)(±157.25ac) 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) (±172.71 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 utility regional water and wastewater utilities within the Rural FLU classification.	**Proposed Future Land Use (FLU) Classification:** Single Family Medium Density (Town) (±329.96 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.
Existing Zoning District: Planned Unit Development (PUD)(Town)(±157.25ac) 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) (±172.71 ac) The purpose of the County's agriculture zoning district is to classify land suitable to agricultural usage.	**Proposed Zoning District:** PUD: Planned Unit Development (Town) (±329.96 ac) 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 to add the two subject properties to the adjacent Lugano PUD.
Existing Entitlements: Lugano PUD = 553 dwelling units (du) ±172.71 ac * 1 du/5 ac = + 34 du **587 du**	**Proposed Entitlements:** **1,320 dwelling units**
Net Change This application is a PUD Rezoning requesting an amendment to the existing, previously approved Lugano PUD that permits 553 dwelling units (du). This PUD limits the maximum number of dwelling units across the entire ±330-acre site to ±1,320 du. The two (2) parcels being added to the PUD, which total 172.71 acres, results in **a net increase of 733 dwelling units** than what is currently permitted on the subject property.	

2. Statement of Proposed Change

This Planned Unit Development (PUD) Rezoning application requests to amend the Town of Lady Lake Official Zoning Atlas on 329.96 acres (Lake County Tax Parcels Alt. Keys 1283311, 1283523, 1283582, 1283612, 1585031, 2877685, 2879874, and 3493737). An aerial of the subject property is in **Figure 1**.

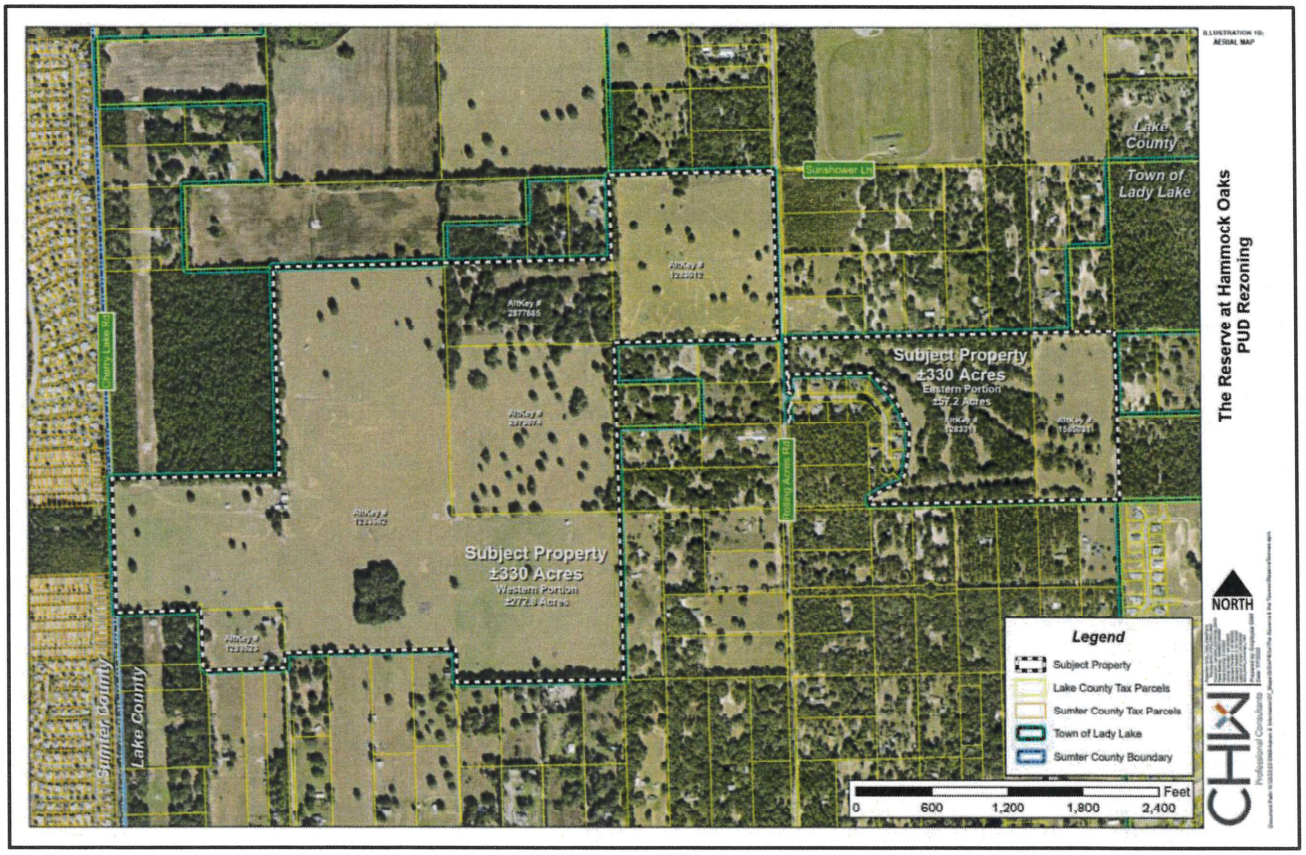


Figure 1: Aerial Map

This application is intended to amend the existing Lugano PUD and add 172.71 acres that consists of two (2) parcels (Alt. Keys 1283582 and 1283523) that are being annexed into the Town of Lady Lake concurrently with this application. Also companion to this application is a Large-scale Comprehensive Plan Amendment (LsCPA) on the two (2) parcels that requests Single Family Medium Density Future Land Use (FLU) to match the remaining subject property's FLU classification.

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, and townhome units with over 130 acres of open space, including two (2) clubhouses and other onsite amenities. 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 improve the public transportation network to serve the site, including a roundabout on Cherry Lake Road, which will be located entirely on the subject property and aid in traffic calming along the roadway; improve east-west connections between Cherry Lake Road and Rolling Acres Road through onsite roadways; dedicate Right-of-Way (ROW) on Anderson Lane and Abeble Road for future connectivity to the east; and 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 Oak PUD to the north.

The requests are consistent with the Town of Lady Lake 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	Single Family Medium Density (Town), Urban Low (County)	Planned Unit Development (PUD) (Town), Agriculture (A) (County)
East	Urban Medium (County), Single Family Medium Density (Town)	PUD (Town), Agriculture (County)
South	Rural (County), Urban Low (County), Rural Low Density (Town)	A (County), AG-1 (Town), Planned Unit Developments (PUD) (County)
West	Rural (County), NE 90th Street ROW	Agriculture (County), NE 90th Street ROW

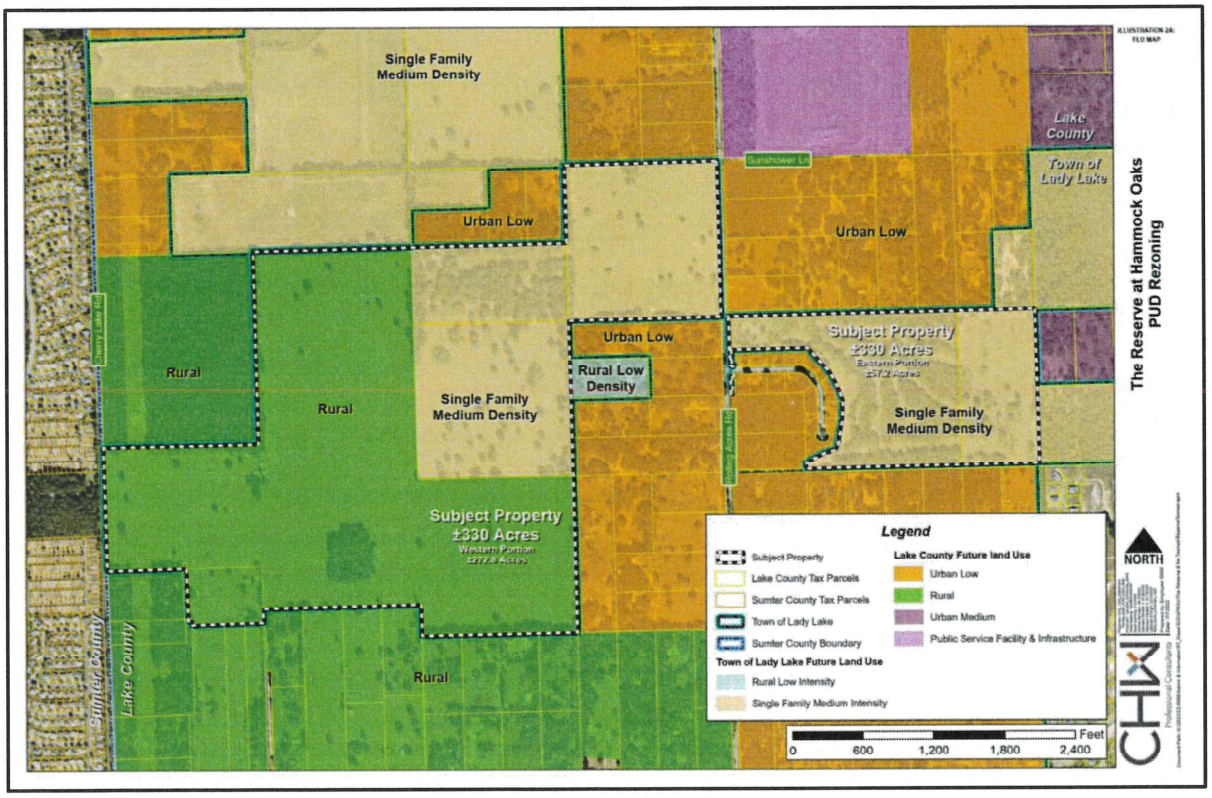


Figure 2: Existing Future Land Use Map

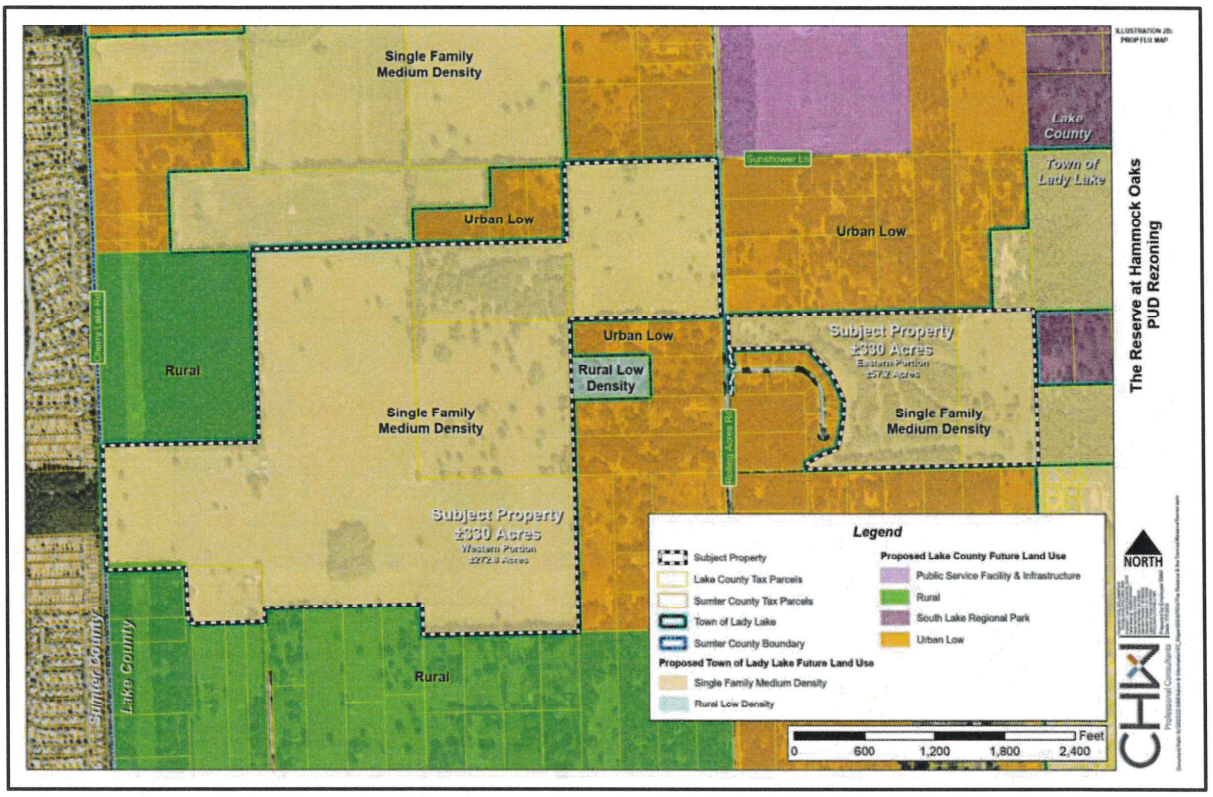


Figure 3: Proposed Future Land Use Map

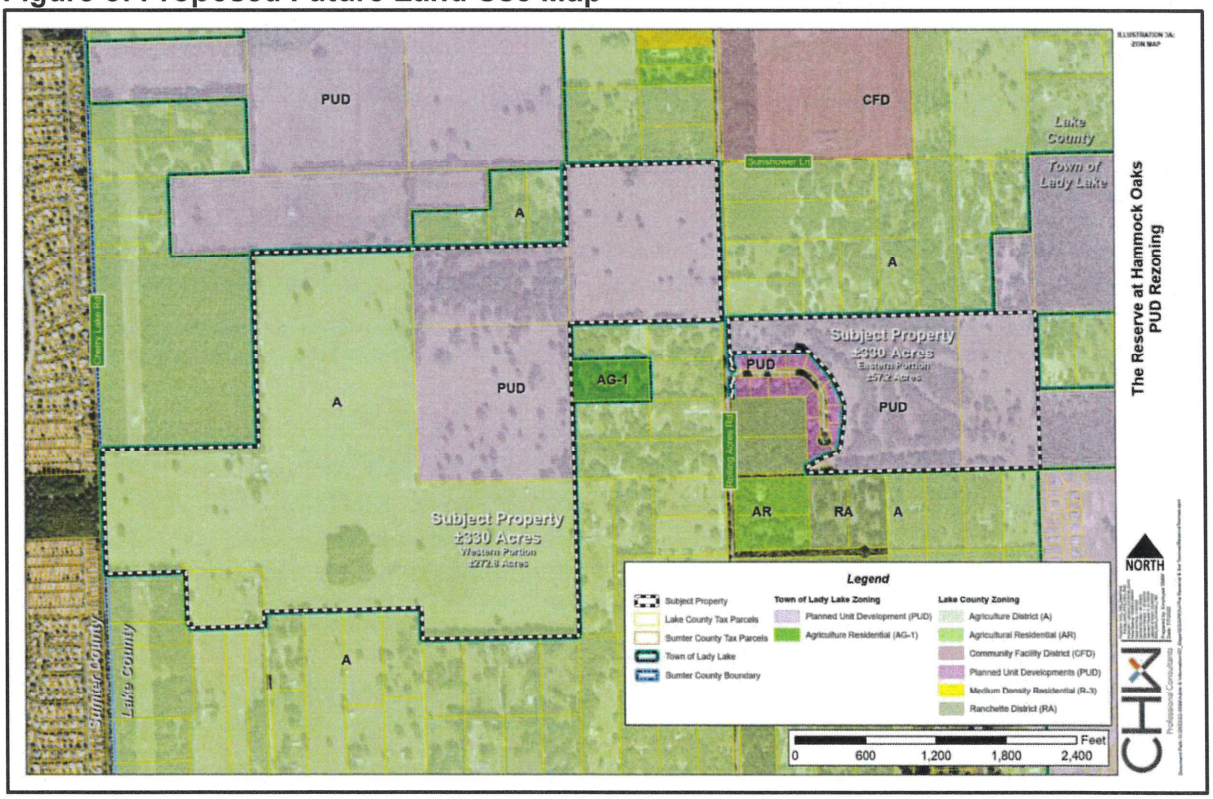


Figure 4: Existing Zoning Map

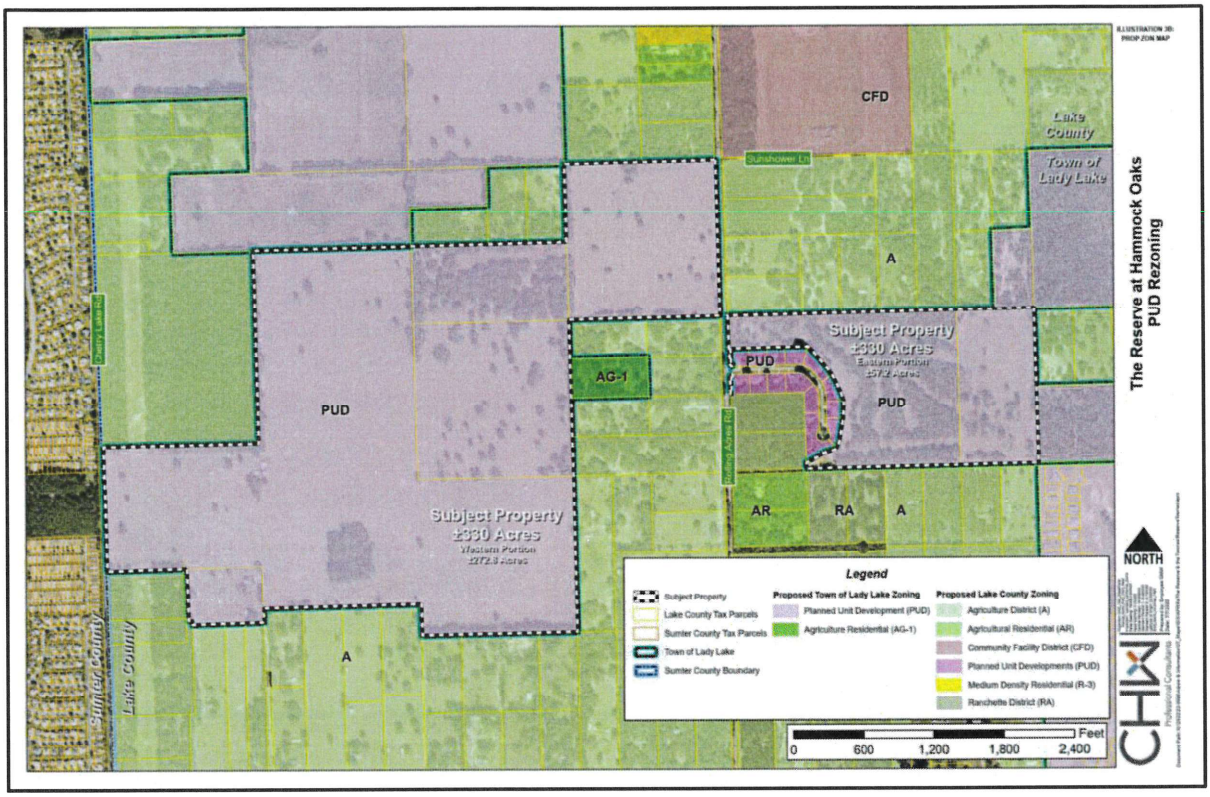


Figure 5: Proposed Zoning Map

3. PUBLIC FACILITIES IMPACT ANALYSIS

This section approximates maximum impacts on public facilities based on this PUD Rezoning, which requests 670 single-family detached units, 100 age-restricted single-family detached units, and 550 townhomes. The requested entitlements total 1,320 units, or four (4) dwelling units per acre.

Transportation

Table 2. Projected Trip Generation

ITE Code	Land Use	Size	Daily		PM Peak Hour	
			Rate	Trips	Rate	Total
Existing FLU – Lake County Rural and Town of Lady Lake Single Family Medium Density						
210	Single Family Residential	587	8.76	5,141	0.89	525
Proposed FLU – Town of Lady Lake Single Family Medium Density						
210	Single Family Residential	1,320	8.21	10,835	0.85	1,124
Net Change			-	***5,694***	-	***599***

1. Number of dwelling units are based on maximum density allowed in the proposed PUD.
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 additional estimated 5,694 daily trips and 599 PM peak hour trips on the roadway network. 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 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 3. Projected Potable Water Demand

Land Use	Dwelling Units[1]	Generation Rate[2]	Estimated Demand (GPD)
Proposed Maximum	1,320	250 GPD	330,000
Total	*1,320*	-	***330,000***

1. Number of dwelling units are based on maximum density allowed in the proposed PUD.
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 330,000 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.

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 4. Projected Sanitary Sewer Demand

Land Use	Dwelling Units[1]	Generation Rate[2,3]	Estimated Demand (GPD)
Proposed Maximum	1,320	250 GPD	330,000
Total	*1,320*	-	***330,000***

1. Number of dwelling units are based on maximum density allowed in the proposed PUD.
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 330,000 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 to and throughout the subject property at the expense of the developer or CDD 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 5. Projected Solid Waste Demand

Land Use	Dwelling Units[1]	Generation Rate[2,3]	Estimated Demand (pounds/day)
Proposed Maximum	1,320	4 pounds / resident / day	10,190.4
Total	*1,320*	-	***10,190.4***

1. Number of dwelling units are based on maximum density allowed in the proposed PUD.
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 10,190.4 pounds/day on the Town's solid waste infrastructure.

Public Schools

Table 6a. Projected Public School Demand

Land Use	Dwelling Units[1]	Elementary		Middle		High	
		Rate[2]	Total	Rate[2]	Total	Rate[2]	Total
Proposed Maximum	1,220	0.157	**192**	0.079	**96**	0.114	**139**
Total	*1,220*	-	***192***	-	***96***	-	***139***

1. Number of dwelling units are based on maximum density in the proposed PUD, minus the 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, 12/8/2021, p. 7. Rate used is for single-family dwellings.

Table 6b. Projected Public School Impact

School	Permanent Capacity[1]	Enrollment 2021-2022[1]	Enrollment with Project Approval[2]	Percent Capacity[1]	Percent Capacity With Project Approval
Villages Elementary	723	771	963	107%	**133.1%**

Carver Middle	1,255	784	784	62%	**62.5%**
Leesburg High	2,067	1,625	1,625	79%	**78.6%**

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

Conclusion: Maximum development potential of the subject properties would result in 192 new elementary-age students; 96 new middle school-age students; and 139 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, scheduled for completion in 2025, which will increase student capacity. 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.

Recreation

Table 7. Projected Recreation Impact

Land Use	Dwelling Units[1]	Generation Rate[2,3]	Estimated Demand (Acres)
Proposed Maximum	1,320	4 acres / 1,000 residents	10.19
Total	*1,320*	-	***10.19***

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 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 10.19 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 130.36 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 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 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 over 130 acres of open space, including two (2) clubhouses and other onsite amenities. 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 improve the public transportation network to serve the site, including a roundabout on Cherry Lake Road, which will be located entirely on the subject property and aid in traffic calming along the roadway; improve east-west connections between Cherry Lake Road and Rolling Acres Road through onsite roadways; dedicate Right-of-Way (ROW) on Anderson Lane and Abeble Road for future connectivity to the east; and 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 Oak PUD to the north. These roadway improvements will enhance the quality of life for area residents by providing alternate modes of transportation and distribute vehicle trips throughout an expanded transportation network, reducing traffic congestion.

The additional 1,320 dwelling units will also help create favorable economic conditions by increasing property tax revenue for the Town.

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 payment of significant

proportionate share fees for improvements to existing ROW and construct roadway modifications to be identified in a future Traffic Impact Study and dedicate right-of-way 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 done 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 Large-scale Comprehensive Plan Amendment (LSCPA) on a portion of the property subject to this PUD that requests Single Family Medium Density FLU. 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 apartments 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

The PUD only proposes residential uses, consistent with the existing and proposed Single Family Medium Density FLU. The proposed PUD includes a mixture of single-family detached dwelling units and townhouses. The Town of Lady Lake Land Development Regulations (LDR) Sec. 2.2 defines townhomes as "one-family dwelling[s]." Thus, no multifamily or commercial uses will result from this application.

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 PUD application 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, 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 Oak PUD to the north, and right-of-way dedication for Anderson Lane and Abeble Road, which will increase vehicular capacity within 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 PUD 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 and through right-of-way dedication for Anderson Lane and Abeble Road;**
- **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 Oak 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;**
- **The efficient extension of public infrastructure at the expense of the developer or CDD;**

- **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. I20/29

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 concurrent with a LSCPA application requesting Town of Lady Lake Single Family Medium Density FLU classification to two properties that are being voluntarily annexed. The requested FLU classification 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.

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 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 is split by 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, as well as a new east-west connection between Rolling Acres Road and Cherry Lake Road that will run through the subject parcels. The developers or CDD will also pay significant proportionate share fees for improvements to existing ROW and modify adjacent roadways to serve the development and dedicate right-of-way for Anderson Lane and Abeble Road to increase overall roadway capacity within the 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 PUD and the companion LSCPA 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 LSCPA application will expand available land within the Town of Lady Lake for single-family housing development, helping the Town proactively accommodate housing needs.

This 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 LSCPA, 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 application is requesting a residential PUD on the subject property. Proposed uses consist of single-family detached and townhome units.

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 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 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 four (4) 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.

6) *Minimum parcel size.* The minimum size of any parcel shall be five (5) acres.

The subject property is ±330 acres.

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 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
Front:	**15'**	**15'**
Rear:	**15'**	**15'**
Side:	**5'**	**0'**

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, 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 have been conducted with Town staff.

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 single-family detached and townhome residents, which is reflected on the PUD Master Plan Sheet and Conceptual Development Plan Sheet.

6. Gross densities.

Gross density is four (4) dwelling units per acre, which is 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.

The PUD proposes 670 single-family detached dwellings, 100 age-restricted single-family detached dwellings, and 550 townhomes.

9. Floor area for commercial or industrial.

No commercial or industrial uses are proposed.

10. Adjacent zoning.

Adjacent zoning is listed on 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.

Approximately 40% 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 ±130 ac 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 area is listed on the PUD Master Plan Sheet, Site Statistics 9.

22. Parking and loading facilities.

Parking shall be a minimum 1.5 spaces per unit and provided either in parking garages or driveways.

23. Preliminary environmental assessment per the "Environmental Regulations" chapter of this Code.

Three 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 has been 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.

Approximately 40% of the total site area 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 x 3 per 100 feet = 3.75 = 4 Canopy Trees; SHRUBS: 125'/100 = 1.25 x 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.

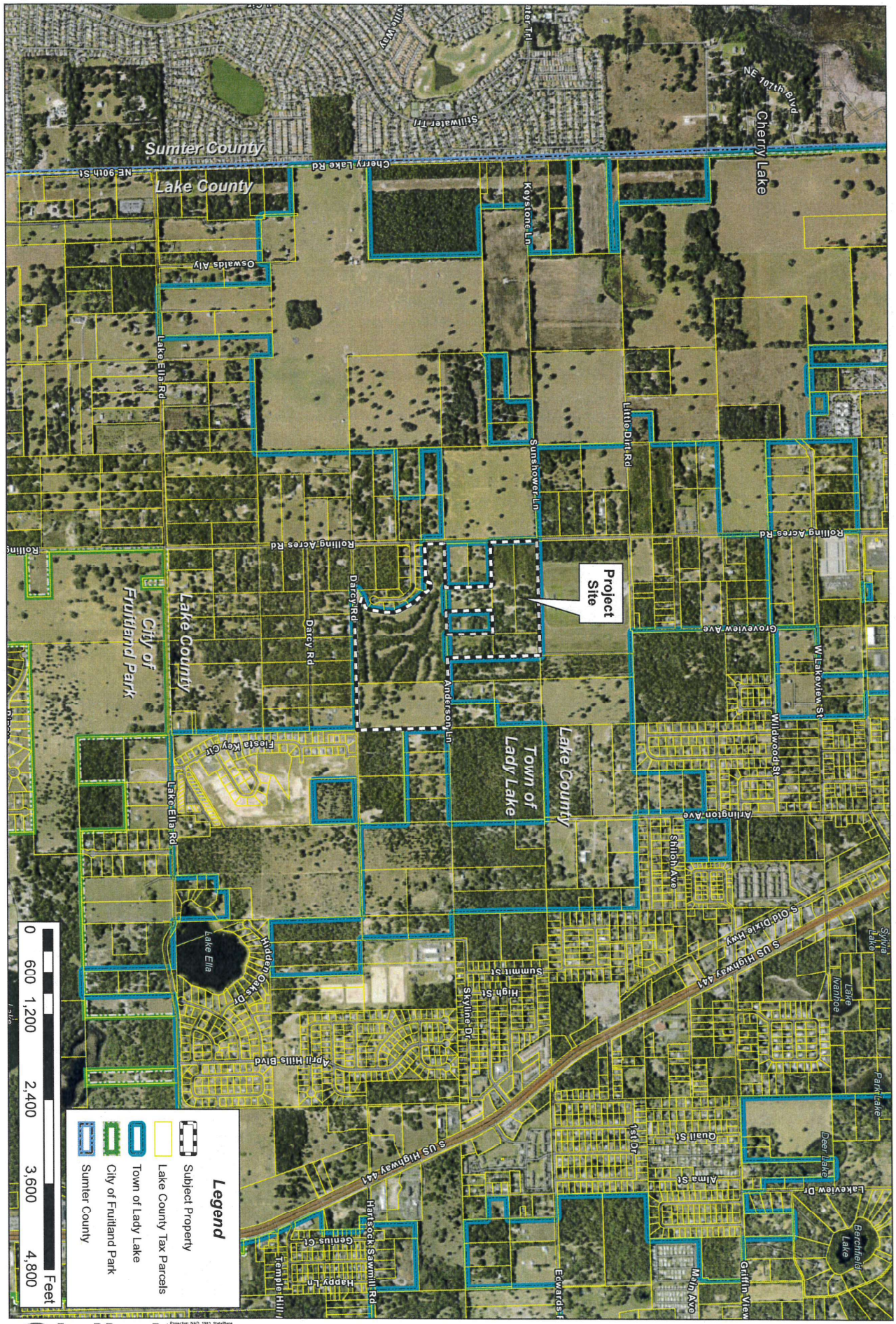
2) *Buffer Class "B".*

a. Twenty (20) feet minimum width with four (4) canopy trees, three (3) understory trees and a continuous hedge or an approved fence or wall.

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, which is only 10'-wide.

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



CHW Professional Consultants

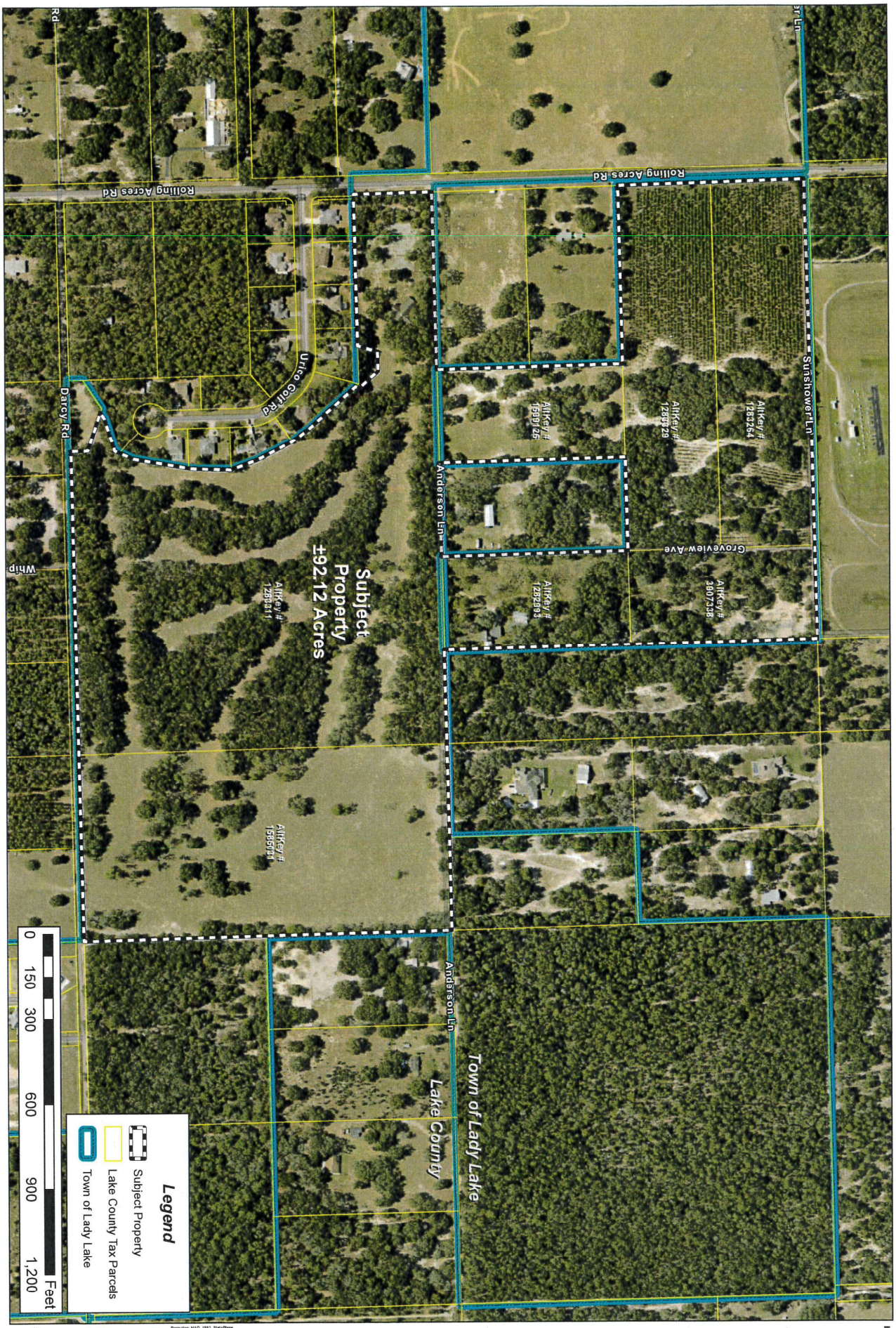
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Lake County Tax Parcels # 1282993, 1699126, 12833929, 1283264, 1283311, 1585031, & 3907338

ILLUSTRATION 1A: CONTEXT MAP



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Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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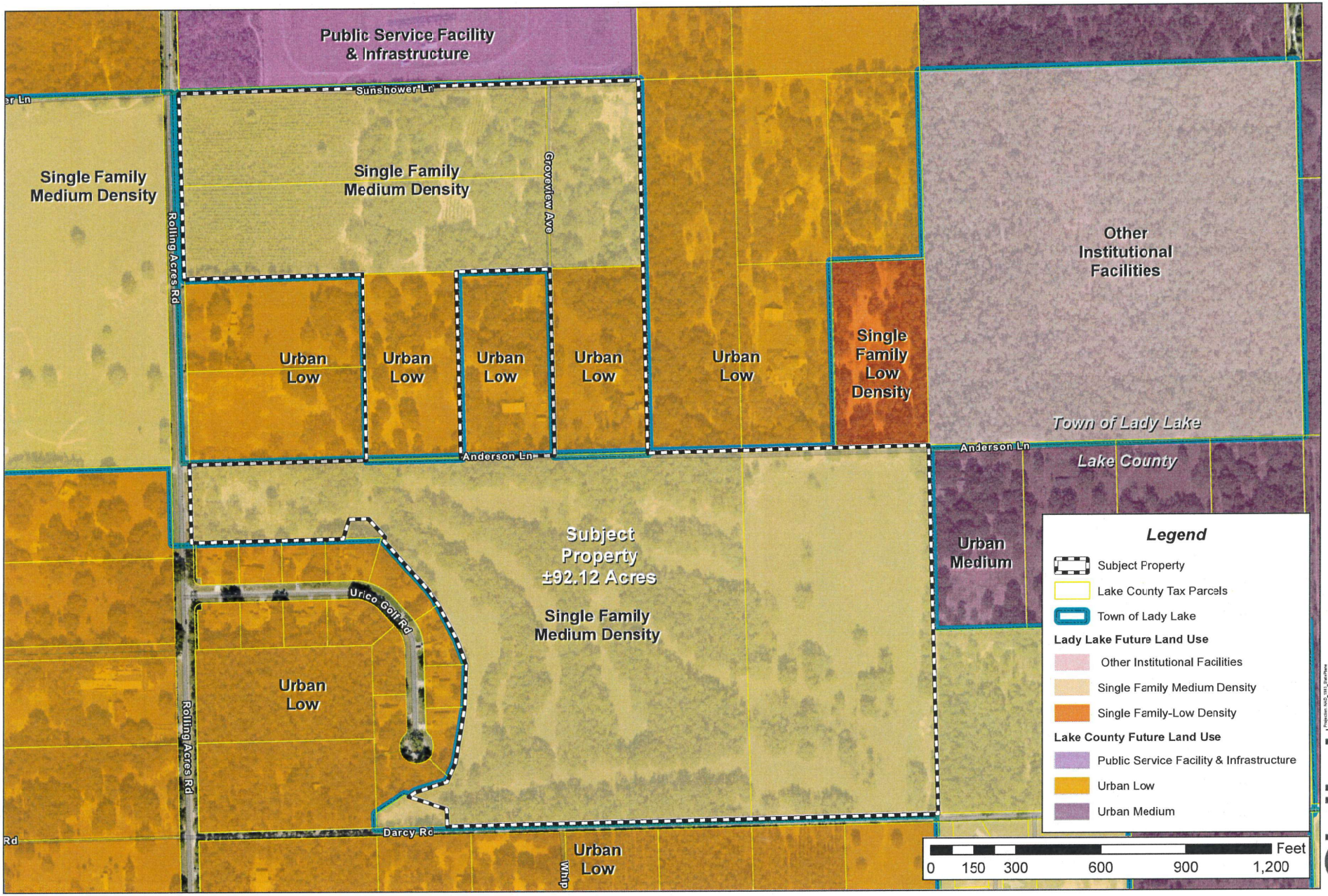
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Lake County Tax Parcels #
1282993, 1699126, 12833929,
1283264, 1283311, 1585031, & 3907338

ILLUSTRATION 1B:
AERIAL MAP

ILLUSTRATION 2A:
FLU MAP

Lake County Tax Parcels #
1282993, 1699126, 12833929, 1283264, 1283311, 1585031, & 3907338



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Lake County Tax Parcels # 1282993, 1699126, 12833929, 1283264, 1283311, 1585031, & 3907338

ILLUSTRATION 2B: PROP FLU MAP

CHW Professional Consultants

NORTH

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Date: 2/29/2024

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Lake County Tax Parcels # 1282993, 1699126, 12833929, 1283264, 1283311, 1585031, & 3907338

ILLUSTRATION 3A: ZONING MAP

CHW Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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Prepared by: Employee ###
Date: 2/29/2024

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Lake County Tax Parcels #
1282993, 1699126, 12833929, 1283264, 1283311, 1585031, & 3907338

ILLUSTRATION 3B:
PROP ZONING MAP



CHW Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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Date: 2/29/2024

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Lake County Tax Parcels #
1282993, 1699126, 12833929,
1283264, 1283311, 1585031, & 3907338

ILLUSTRATION 4:
ENV MAP

Map Unit	Soil Type	Hydro Group
5	Apopka Sand, 0 to 5 percent slopes	A
8	Candler Sand, 0 to 5 percent slopes	A
9	Candler Sand, 5 to 12 percent slopes	A
24	Kendrick Sand, 0 to 5 percent slopes	A
25	Kendrick Sand, 5 to 8 percent slopes	A
47	Kendrick Sand Thin Subsurface	C

CHW Professional Consultants

NORTH

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Lake County Tax Parcels #
1282993, 1699126, 12833929,
1283264, 1283311, 1585031, & 3907338

ILLUSTRATION 5:
SOILS MAP

1.0 Introduction

This report documents the results of an environmental assessment and listed species survey for The Highlands at Hammock Oaks (Project) conducted on January 11, 2024, by CHW, LLC an NV5 Company (CHW). The Project is composed of Lake County Parcels 1282993, 1283311, 1283264, 1283329, 1585031, 1699126, and 3907338, which totals 92.28± acres and is located in Section 29, Township 18 South, Range 24 East, Lake County, Florida. (Exhibit 1). The Project contains a mixture of agricultural lands, forested and unforested uplands, and single-family dwellings (Exhibit 2).

2.0 Land Use and Land Cover

The vegetation and land use mapping for the Project was conducted using Florida Department of Transportation 2022 color rectified aerials. Ground truthing to map the vegetative communities was conducted on January 11, 2024, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). AutoCAD Map 3D 2024 software was used to produce summaries and generate the FLUCFCS map for the Project. Seven upland vegetative associations/land uses (i.e., FLUCFCS codes) were identified on the Project. No wetland or other surface waters were identified. Table 1 summarizes the FLUCFCS acreages onsite and a description for each of these FLUCFCS codes is provided below. A FLUCFCS map of the Project is provided as Exhibit 3.

Table 1. FLUCFCS Descriptions

FLUCFCS Code	FLUCFCS Description	Acreage ±	% of Total
110	Residential, Low Density	8.85	9.6
212	Unimproved Pasture	18.63	20.2
213	Woodland Pasture	38.01	41.2
438	Mixed Hardwoods	14.01	15.2
441	Coniferous Plantation	11.08	12.0
740	Disturbed land	0.76	0.8
814	Road	0.94	1.0
	Total	**92.28**	**100.0%**

Residential, Low Density (FLUCFCS Code 110)

This land use contains single-family residential homes as well as their maintained yard areas. The canopy of this land use may contain live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), loblolly pine (*Pinus taeda*), laurel cherry (*Prunus caroliniana*), red cedar (*Jumiperus virginiana*), Southern magnolia (*Magnolia grandiflora*), earpod tree (*Enterolobium contortisiliquum*), *Citrus sp.*, Florida maple (*Acer floridanum*), and China berry (*Melia azedarach*). The subcanopy may contain live oak, laurel oak, yaupon holly *(Ilex vomitoria*), winged sumac *(Rhus copallinum*), *Rhododendron sp.*, cabbage palm (*Sabal palmetto*), and camphor tree (*Cinnamomum camphora*). The ground cover is dominated by bahia grass (*Paspalum notatum*) and may also contain green briar (*Smilax auriculata*), flamegold (*Koelreuteria elegans*), sword fern (*Nephrolepsis exaltata*), variable witchgrass (*Dichanthelium*

commutatum), laurel oak, live oak, swiss-cheese plant (*Monstera deliciosa*), natal grass (*Melinis repens*), pinewoods fingergrass (*Eustachys petraea*), dogfennel (*Eupatorium capillifolium*), laurel cherry, beauty berry (*Callicarpa americana*), and beggarticks *(Bidens alba*).

Unimproved Pasture (FLUCFCS Code 212)
This land use contains mostly open land that was used or is used as a cattle pasture. The canopy of this land use contains scattered laurel oak, live oak, sand live oak, and red cedar. The subcanopy contains laurel oak, live oak, sand live oak, and red cedar. The ground cover is dominated by bahia grass, and also contains beggarticks, dogfennel, cabbage palm, winged sumac, beaty berry, blackberry (*Rubus cuneifolius*), and muscadine (*Vitis rotundifolia*).

Woodland Pasture (FLUCFCS Code 213)
This land use was once associated with an active golf course, today this habitat is being utilized as cattle pasture. The canopy of this land use contains laurel oak, live oak, sand live oak, and red cedar. The subcanopy contains laurel oak, live oak, sand live oak, and red cedar. The ground cover is dominated by bahia grass and also contains beggarsticks, dogfennel, cabbage palm, winged sumac, beaty berry, muscadine, and blackberry.

Mixed Hardwoods (FLUCFCS Code 438)
This habitat type may contain a canopy of laurel oak, live oak, and sand live oak. The subcanopy may contain laurel oak, live oak, sand live oak, winged sumac, flamegold, and camphor tree. The ground cover may contain Andropogon spp., cabbage palm, smooth rattlebox (*Crotalaria pallida*), sword fern, green briar, blackberry, and beggarticks.

Coniferous Plantations (FLUCFCS Code 441)
This habitat type/land use has a canopy dominated by planted loblolly pine and may also contain scattered cabbage palm, laurel oak, and sand live oak. The subcanopy may contain loblolly pine, laurel oak, and live oak. The ground cover is mostly cleared but may contain green briar, blackberry, and beggarticks.

Disturbed Lands (FLUCFCS Code 740)
This area has been cleared but may contain a canopy and subcanopy of scattered laurel oak, live oak, and sand live oak. The ground cover may contain dogfennel, green briar, blackberry, and Andropogon spp.

Road (FLUCFCS Code 814)
This upland land use includes an unimproved road and may contain scattered live oak and laurel oaks in its canopy and subcanopy and bahia grass in its ground cover.

2.1 Lake County 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. Remaining upland forested habitats are of minimal size and quality; and have limited connections to other natural areas. The majority of the Projects' 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 commercial purposes.

3.0 Soils

The Natural Resources Conservation Service (NRCS) soils map describes six soil types as occurring on the Project site (Exhibit 4). Table 2 summarizes the Project's mapped soil units and hydric rating status. Mapped soil units are consistent with the upland communities identified during FLUCFCS mapping.

Table 2. Summary of Soils on the Project Site

Map Unit	Soil Description	Hydric
5	Apopka sand, 0 to 5 percent slopes	No
8	Candler sand, 0 to 5 percent slopes	No
9	Candler sand, 5 to 12 percent slopes	No
24	Kendrick sand, 0 to 5 percent slopes	No
25	Kendrick sand, 5 to 8 percent slopes	No
47	Kendrick sand, thin subsurface	No

4.0 Listed Species

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 (2022); 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.

A field survey was conducted on January 11, 2024, during daylight hours by qualified ecologists walking transects across the Project site. Transects were spaced to ensure that sufficient visual coverage of ground and flora were obtained. At regular intervals, the ecologist stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted with the aid of 8x or 10x binoculars.

4.2 Results

According to the Audubon Eagle Watch and FWCC databases, the closest bald eagle nest (SU042a) is located approximately 2 miles northwest of the Project (Exhibit 5). 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 4.5 miles southeast of the Project (Exhibit 5) which is beyond the FWC's recommended 250-foot buffer.

During the survey 36 potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed and documented with a GPS device. Any potentially occupied burrows within 25 feet of areas to be impacted by development will require review for adequacy of protective measures or relocation permitting with the FWC. The burrows and approximate transect locations are depicted on Exhibit 6.

5.0 Summary

On January 11, 2024, CHW conducted habitat mapping and a survey for threatened and endangered species. The Project is composed entirely of uplands including agricultural lands, hardwood and pine forest, cleared lands, and residential property. Thirty-six potentially occupied gopher tortoise burrows were documented onsite. No other listed species were observed onsite or have been previously documented by online resources from USFWS and FWCC databases.

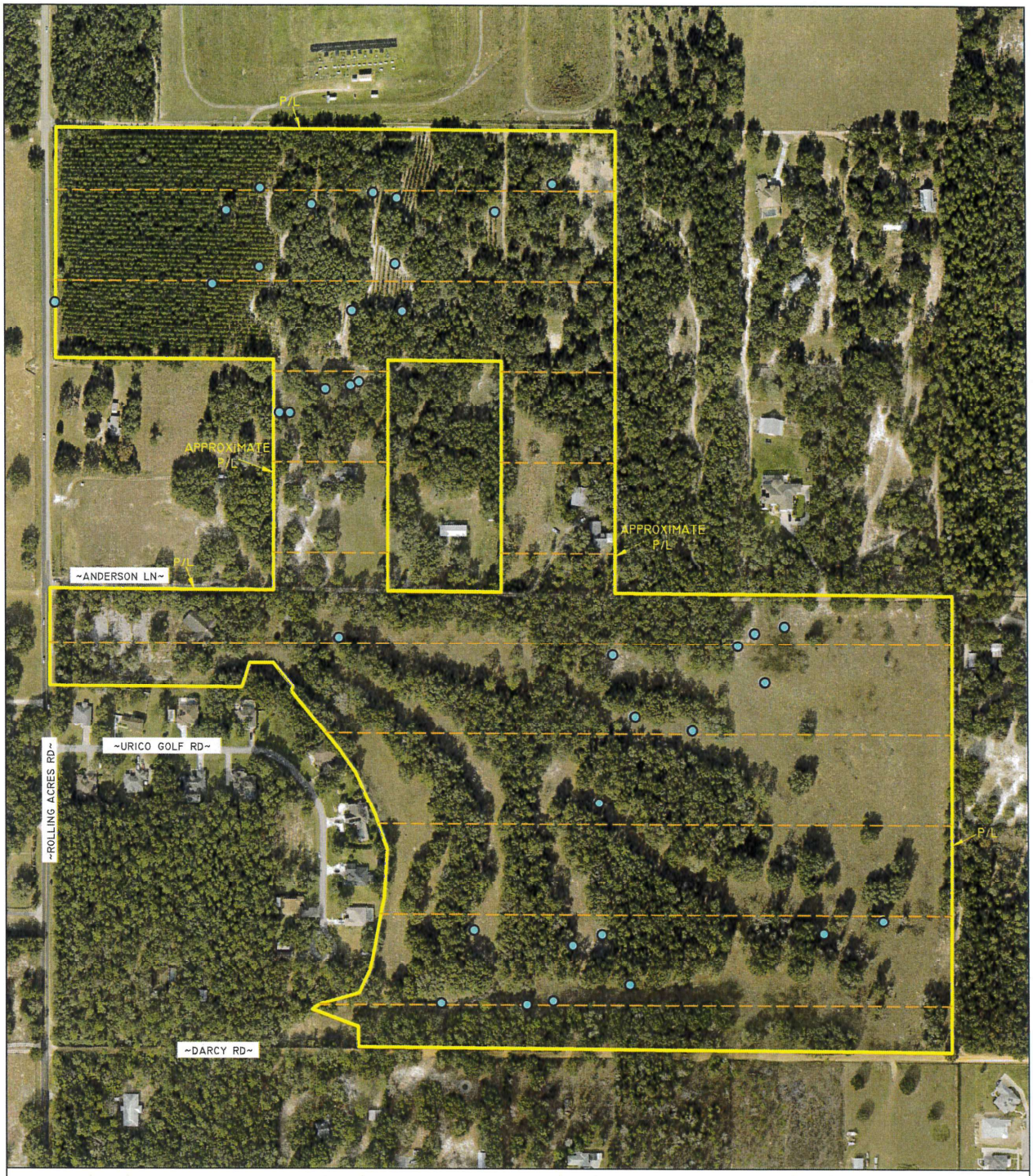
6.0 References

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

Florida Land Use Cover and Forms Classification System: Handbook. (1999). Third Edition. Florida Dept. of Transportation, Surveying and Mapping Office, Thematic Mapping Section.

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.



LEGEND:

APPROXIMATE LOCATION OF WALKED SURVEY TRANSECTS

GOPHER TORTOISE BURROW APPROXIMATE LOCATION.

NOTES:

LUGANO PROPERTY BOUNDARY PER GEOPOINT SURVEYING, INC. DRAWING NO. RESERVE AT HAMMOCK OAKS - LUGANO - EAST-ALTA.DWG DATED APRIL 19, 2022 AND EXCLUDES PARCEL NUMBER 29-18-24-2001-00A-00000.

ROLLING ACRES PROPERTY BOUNDARY PER SHANNON SURVEYING, INC. DRAWING NO. ACAD-29-18-4 ROLLING AC.DWG DATED APRIL 18, 2022.

PARCEL BOUNDARIES BETWEEN THESE TWO PARCELS ESTIMATED FROM THE LAKE COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN DECEMBER 2022.

CHW Professional Consultants
WWW.CHW-INC.COM

N

0 200 400 Feet

Aerial With Survey Transects and Listed Species Locations
The Highlands

DRAWN BY:	D.B.
DRAWING DATE:	03/14/24
REVISED:	
EXHIBIT NUMBER:	6

Tech: donb Plot Date: Mar 14,2024 10:50am Filename: N:\2022\22-0068\Admin & Information\07_Maps\GIS\APRXs\Eco Assessment E of Rolling Acres\Aerial with Survey Transects and GT Locations Map.dwg

TREE & NATIVE VEGETATION REPORT

22-0098.13

AN NV5 COMPANY

To: John Curtis, Kolter Land Partners LLC

Project: The Highlands at Hammock Oaks

P.N.: 22-0098.13

From: Laurie F. Hall, PLA, ISA

Date: 2/22/2024

Site Area: Approximately 92 Acres

Evaluation of Health of Trees and Native Vegetation

Dear John,

The Town of Lady Lake Land Development Regulations define a historic tree as any tree, except undesirable species with a diameter at breast height (DBH) of 36" or higher. In order to remove a historic tree, the applicant must file for an application of variance consistent with 10-5.c.3. All tree mitigation shall be calculated consistent with the regulations set forth by the Town of Lady Lake.

CHW performed an assessment of the existing historic trees on the portion of the project site, approximately 92 acres.

During our site visit, we observed the condition of each historic tree (36" or greater) and provided a grade on a scale of 0-5 for health and structure. Most of the trees observed are either Laurel Oak or Live Oak trees with a few other species observed. As is common with Laurel Oak trees of this size, many of those observed are in poor condition, have significant tip dieback, dropped branches, and/or structural damage. Tree-specific notes are provided as appropriate with photos where available.

We look forward to discussing this report with you and answering any questions.

Sincerely –

Laurie F. Hall, PLA, ISA
Director of Landscape Architecture
ISA Certified Arborist FL-9772A

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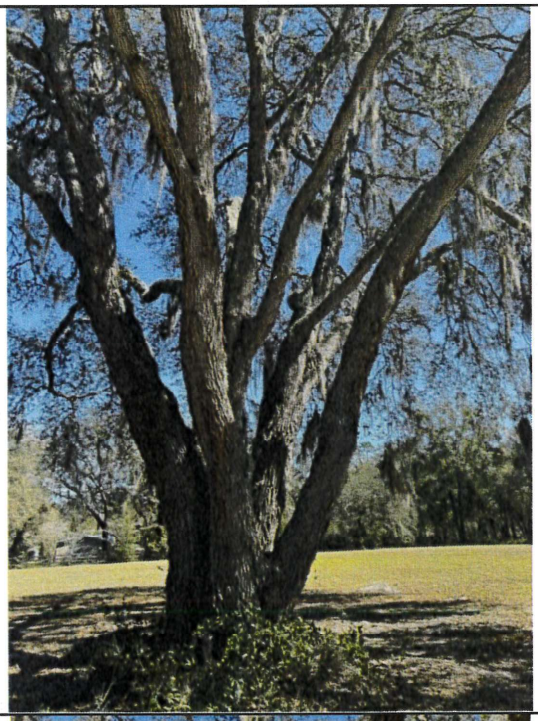
Evaluation Table of Heritage Trees and Other Trees of Significance

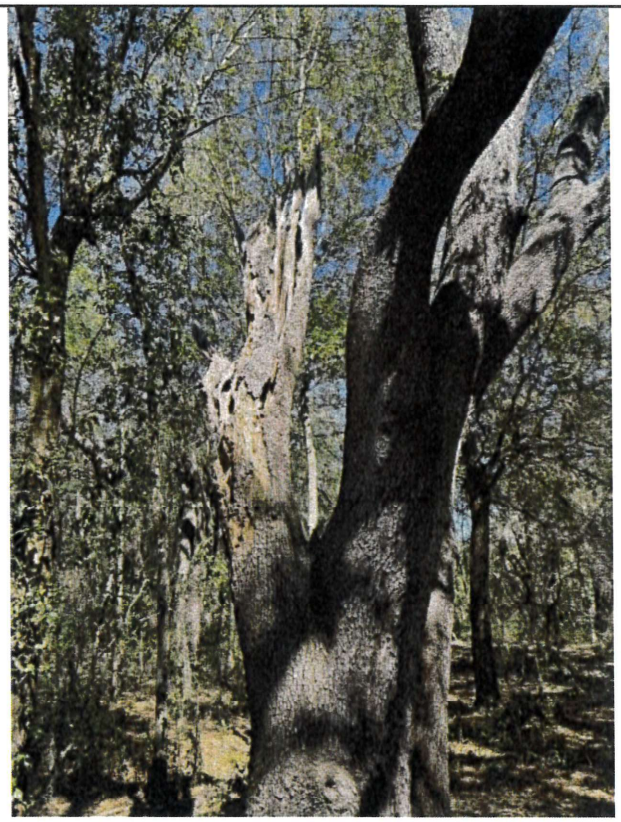
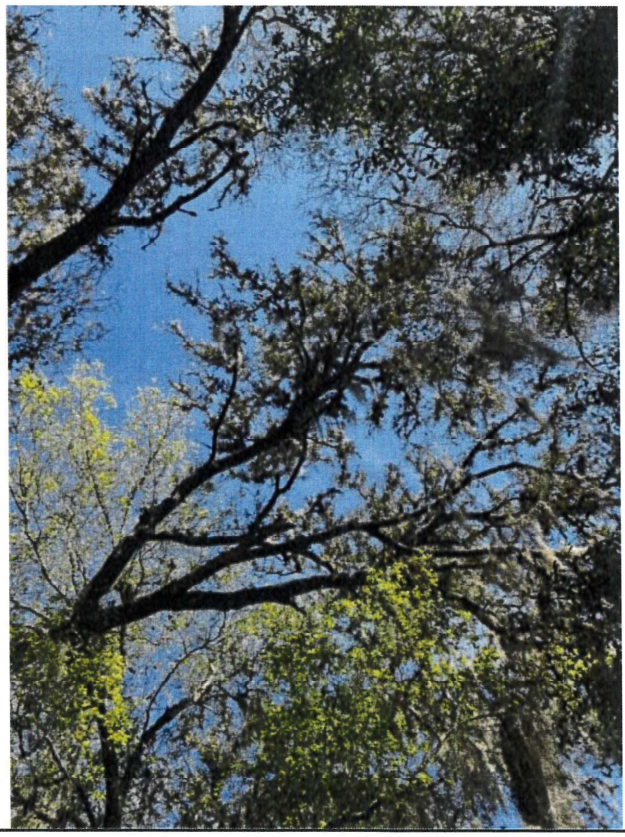
Species & DBH: Species (by common name) of tree, diameter at breast height of tree

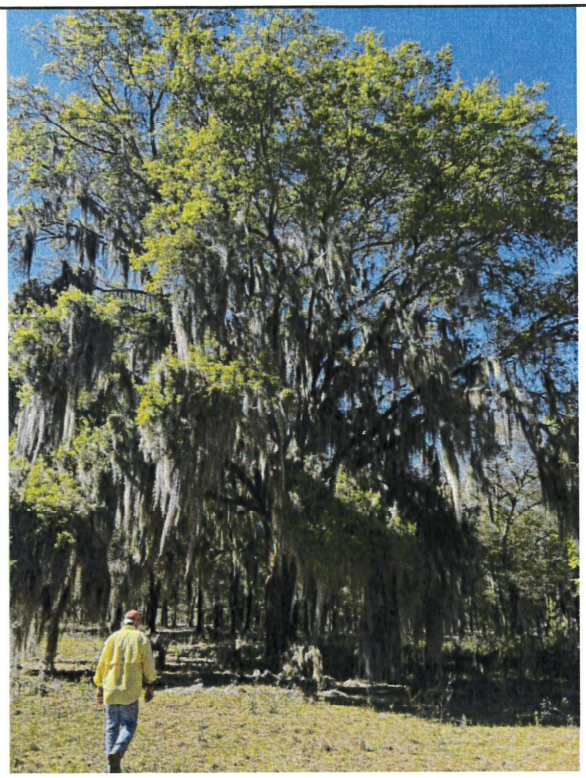
Grade: Scale of 0-5 for health and structure, 0 = Dead

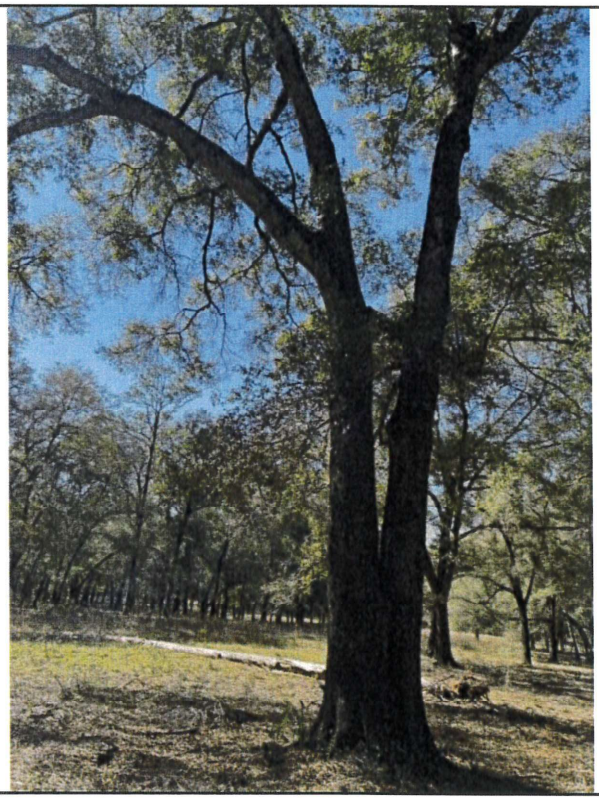
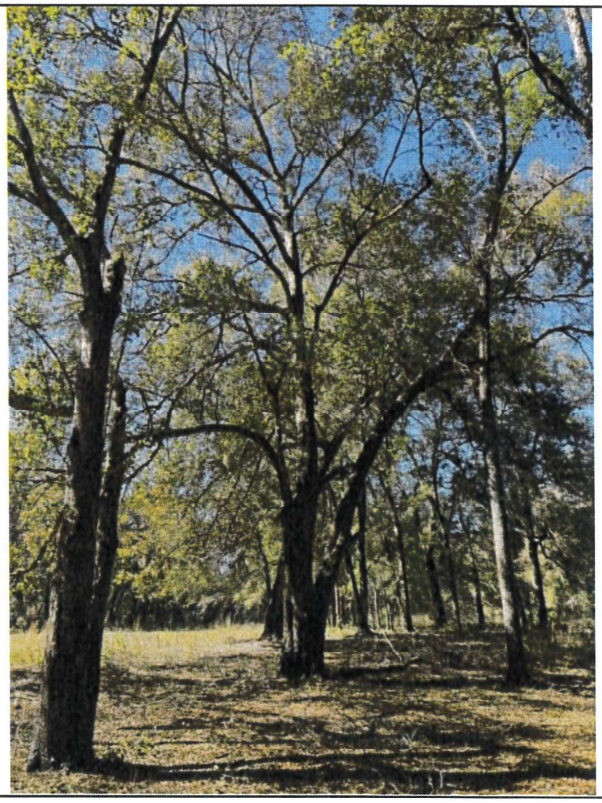
Description: Brief notes about the character and health of each tree evaluated.

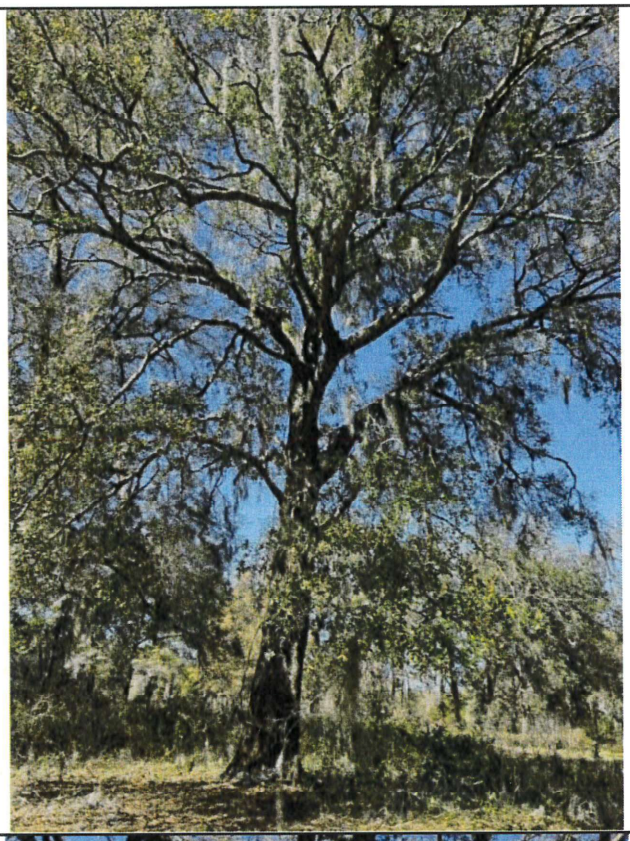
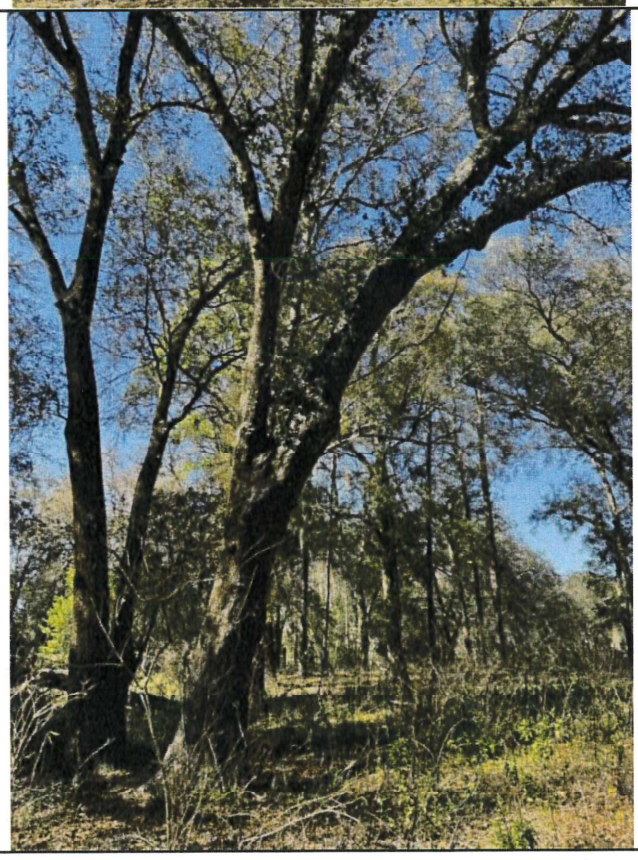
Photo: Thumbnail photo of significant characteristic for further describing tree, if available.

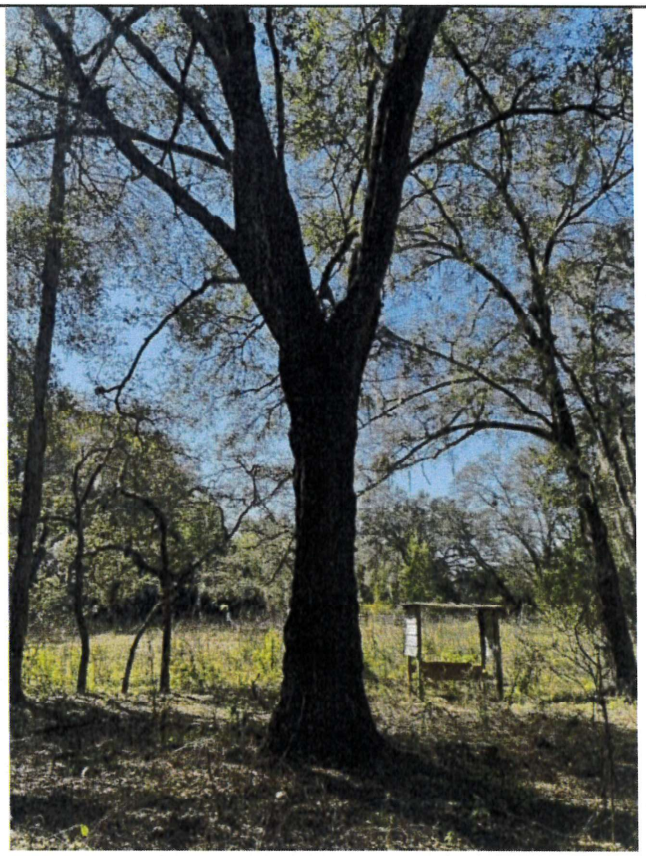
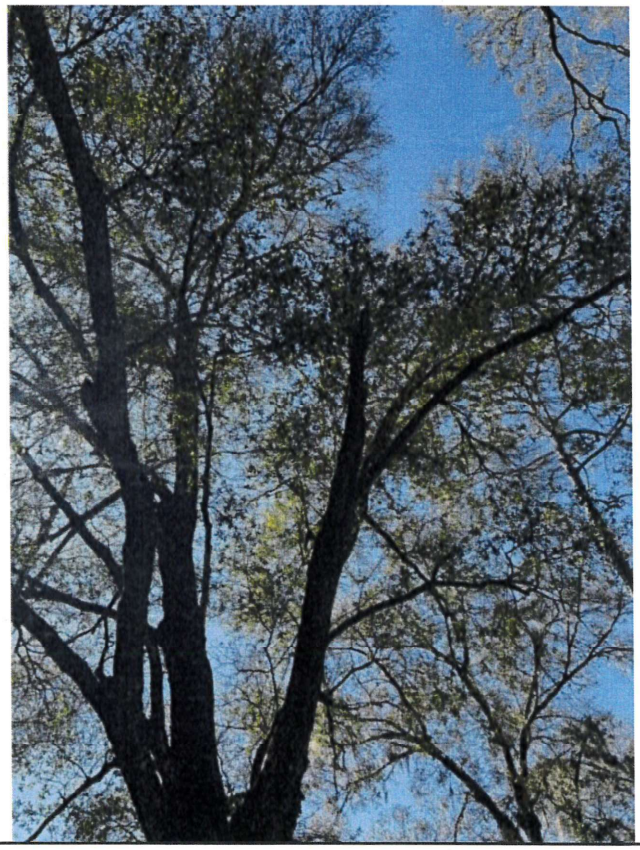
Species & DBH	Grade	Description	Photo (if available)
34", 27", 20", and 18" Sand Live Oak cluster	4		
32", 26" Live Oak cluster	4		

38” Live Oak	1	Poor condition, large limb out, rot, dieback	 
36” Laurel Oak	1.5		

37” Laurel Oak	1.5		
52” Live Oak	5	Tree in very good condition; single leader; full canopy	 
46” Live Oak	3.5	Good condition	

47” Laurel Oak	1.5		
41” Laurel Oak	1.5		
39” Laurel Oak	1.5		
37” Laurel Oak	1.5		

36” Laurel Oak	1.5		
36” Laurel Oak	1.5		

42” Laurel Oak	1.5		 

36” Laurel Oak	1.5		
37” Laurel Oak	1.5		
25” 32” Multi-Trunk Live Oak	4		

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

HIGHLANDS AT HAMMOCK OAKS
Project № 24032.01.01
March 2024

TRAFFIC IMPACT ANALYSIS
TOWN OF LADY LAKE
FLORIDA

Prepared by:

TMC Traffic & Mobility CONSULTANTS

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

Kolter Land Partners
13252 SW 6th Avenue
Newberry, Florida 32669

EXECUTIVE SUMMARY

Project Information

Name:	Highlands at Hammock Oaks
Location:	East of Rolling Acres Road, north of Lake Ella Road and west of US 441 / US 27
Jurisdiction:	Town of Lady Lake, Lake County, Florida
Description:	291 Single-Family Dwelling Units 134 Multifamily Units (Townhomes)

Findings

Trip Generation:	3.630 Daily trips / 261 AM peak hour trips / 349 PM peak hour trips
Access Plan:	One (1) roundabout on Rolling Acres Road
Planned Improvements:	US 441 / US 27 from Lake Ella Road to Avenida Central is currently under construction to be widened to 6 lanes. The widening of Rolling Acres Road from CR 466 to Griffin Avenue is not funded for construction within the next three (3) years.
Roadway Capacity:	All study roadway segments are projected to continue to operate within their adopted capacities.
Intersection Capacity:	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.
Improved Intersections:	CR 466 & Rolling Acres Road, with additional westbound left turn, northbound through, and southbound through lanes and signal retiming, is projected to operate within its adopted LOS. CR 466 & US 441 / US 27, with 3-lanes in the northbound and southbound approaches and signal retiming, is projected to operate within its adopted LOS. Rolling Acres Road & US 441 / US 27, with 3-lanes in the eastbound and westbound approaches and signal retiming, is projected to operate within its adopted LOS. Micro Racetrack Road & Lake Ella Road, requires a traffic signal and auxiliary westbound left turn lane to operate at an acceptable LOS.

Recommendations

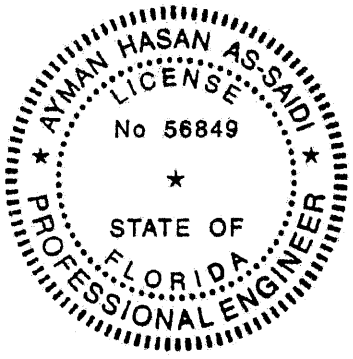
Proportionate Share: The project's estimated proportionate share percentage for adding second westbound left turn, northbound through and southbound through lanes at CR 466 & Rolling Acres Road, and signalizing Lake Ella Road & Micro Racetrack Road with auxiliary westbound left turn lane are 24.97% and 13.27% of the improvement costs, respectively.

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Highlands at Hammock Oaks
LOCATION: Town of Lady Lake
CLIENT: Kolter Land Partners

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
AYMAN H. AS-SAIDI, P.E. NO 56849

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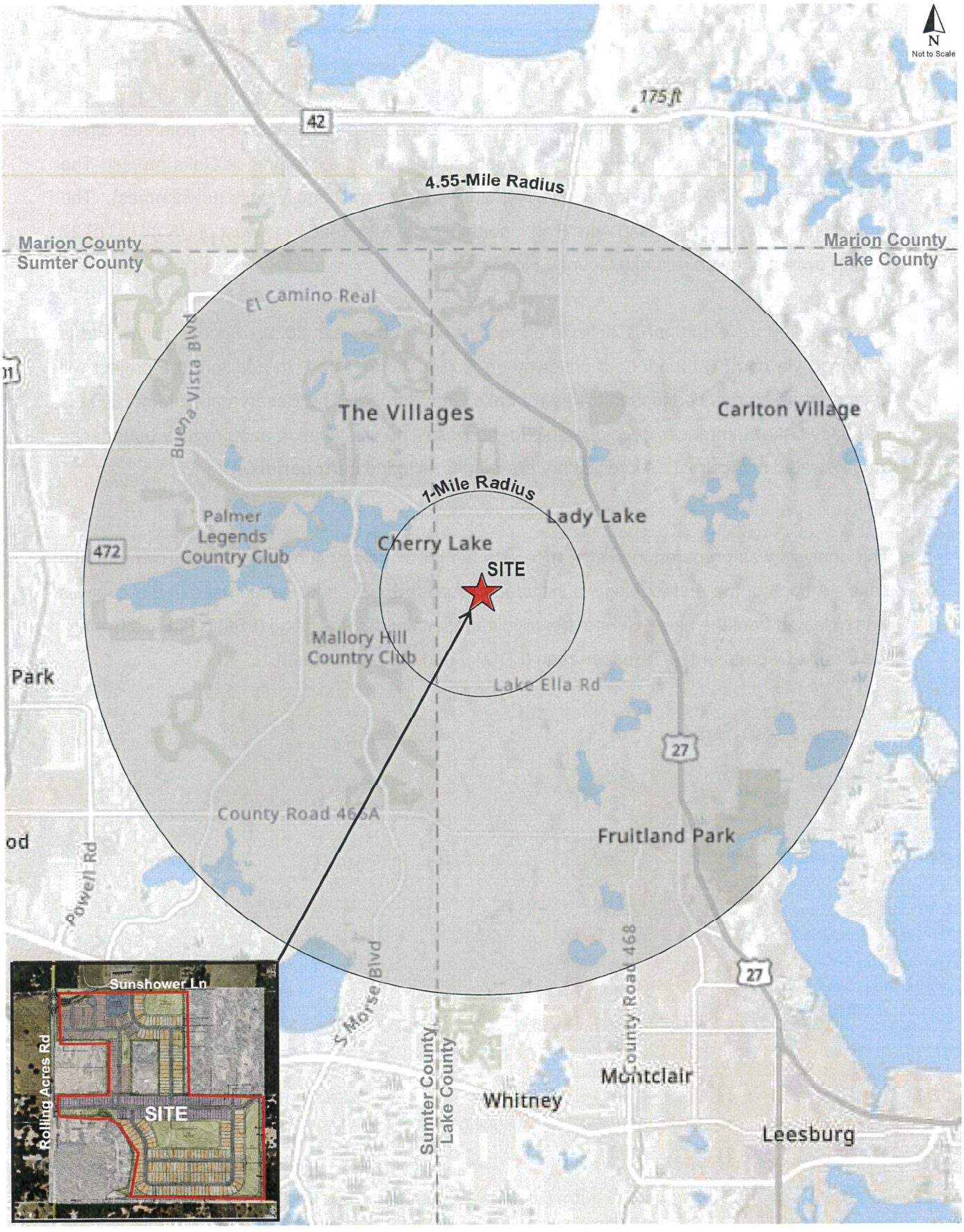
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1.0 INTRODUCTION

The following Traffic Impact Analysis (TIA) was conducted to assess the potential offsite transportation impacts resulting from the proposed Highlands at Hammock Oaks project. The project consists of 291 single-family dwelling units and 134 multifamily units (townhomes). The project is located east of Rolling Acre Road, north of Lake Ella Road, and west of US 441 / US 27 in the Town of Lady Lake, Lake County, Florida.

The proposed development is anticipated to be built by the year 2029. Access to the site is proposed via one (1) roundabout driveway on Rolling Acres Road. In addition, the project will have a cross-access connection to Cherry Lake Road through The Reserve at Hammock Oaks and Lady Lake Hammocks developments to the west. The site location and property boundaries are illustrated in **Figure 1**. A preliminary site plan is included in **Appendix A**.

The analysis was prepared in accordance with the methodology submitted to the Town of Lady Lake. A copy of the methodology is included in **Appendix B**. Information used in the analysis was obtained from the Lake~Sumter Metropolitan Planning Organization (LSMPO), Lake County, the Florida Department of Transportation (FDOT), and the project team.



TMC Traffic & Mobility CONSULTANTS

Site Location Map
Highlands at Hammock Oaks
24032.01.01

Figure
1

2.0 EXISTING CONDITIONS

Existing conditions in the vicinity of the site were analyzed to establish a baseline for the traffic conditions prevailing in the vicinity of the proposed development. The analysis included a review of existing roadway segment capacity and analysis of the intersection operations at the study intersections.

2.1 Study Area

The project study area was established based on the standard requirements of the Lake Sumter Metropolitan Planning Organization (LSMPO) methodology and the Town of Lady Lake *Land Development Code*. The project generates more than 100 peak hour external trips; therefore, a Tier 2 TIA is required. In accordance with the requirements of Tier 2 TIA methodology, the impact area includes roadway segments and intersections within 4.55-mile radius, (½ the trip length for active adult residential land use), in addition to roadways where development is expected to consume 5% or more of their adopted Level of Service (LOS) capacities. The project study area determination is provided in **Table 1**, as determined in the approved methodology.

Table 1
Study Area Determination

Seg ID	Road Name	From	To	# of Lns	LOS Std	Dir Cap	% Trip Distr	Project Trips NB/EB	Project Trips SB/WB	Signif-icance	Within 1 Mile	>5% Sig	Included in Study?
6000085	NE 90TH ST / CR 100 (CHERRY LAKE ROAD)*	TERMINUS (LAKE ELLA ROAD)	CR 466	2	D	730	5%	6	11	1.51%	Y	N	YES
210	CR 25	MARION COUNTY LINE	GRIFFIN AVENUE	2	D	1,049	3%	4	6	0.57%	N	N	NO
220	CR 25	GRIFFIN AVENUE	US 441 / US 27	2	D	1,011	5%	6	11	1.09%	N	N	NO
1020	CR 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	4	D	1,665	25%	55	32	3.30%	Y	N	YES
1030	CR 466	ROLLING ACRES ROAD	US 441 / US 27	4	D	1,665	20%	26	44	2.64%	Y	N	YES
1040	LAKE GRIFFIN ROAD	US 441 / US 27	GRAYS AIRPORT ROAD	2	D	730	0%	0	0	0.00%	N	N	NO
1060	CR 466A	SUMTER COUNTY LINE	TIMBERTOP LANE	4	D	1,368	10%	22	13	1.61%	N	N	NO
1065	CR 466A	TIMBERTOP LANE	CR 468 / ROSE AVENUE	2	D	799	5%	6	11	1.38%	N	N	NO
1070	CR 466A	CR 468 / ROSE AVENUE	US 441 / US 27	4	D	1,629	5%	6	11	0.68%	N	N	NO
1780	EAGLES NEST ROAD	US 441 / US 27	CR 466B	2	D	799	0%	0	0	0.00%	N	N	NO
1930	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	CR 466	2	D	730	0%	0	0	0.00%	N	N	NO
1940	GRAYS AIRPORT ROAD	CR 466	GRIFFIN VIEW DRIVE	2	D	730	0%	0	0	0.00%	N	N	NO
1970	GRIFFIN AVENUE	US 441 / US 27	CR 25	2	D	963	2%	4	3	0.42%	N	N	NO
1980	GRIFFIN AVENUE	CR 25	UNCLE DONALDS LANE	2	D	799	0%	0	0	0.00%	N	N	NO
1990	GRIFFIN AVENUE	UNCLE DONALDS LANE	GRAYS AIRPORT ROAD	2	D	730	0%	0	0	0.00%	N	N	NO
2010	GRIFFIN VIEW DRIVE	US 441 / US 27	GRAYS AIRPORT ROAD	2	D	730	0%	0	0	0.00%	N	N	NO
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	MICRO RACETRACK ROAD	2	D	730	0%	0	0	0.00%	Y	N	YES
2254	LAKE ELLA ROAD	MICRO RACETRACK ROAD	ROLLING ACRES ROAD	2	D	730	15%	33	19	4.52%	Y	N	YES
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 441 / US 27	2	D	730	10%	13	22	3.01%	Y	N	YES
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	D	730	15%	33	19	4.52%	Y	N	YES
2750	ROLLING ACRES ROAD	US 441 / US 27	OAK STREET	2	D	1,011	25%	32	55	**5.44%**	N	Y	YES
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	2	D	999	25%	32	55	**5.51%**	Y	Y	YES
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	2	D	730	70%	154	90	**21.10%**	Y	Y	YES
3670	US 441 / US 27	SUMTER COUNTY LINE	GRIFFIN AVENUE	6	D	2,680	25%	32	55	2.05%	N	N	NO
3680	US 441 / US 27	GRIFFIN AVENUE	ALT US 441 / ALT US 27	4	D	1,901	25%	32	55	2.89%	N	N	NO
3690	US 441 / US 27	ALT US 441 / ALT US 27	CR 466	4	D	1,901	5%	6	11	0.58%	N	N	NO
3700	US 441 / US 27	CR 466	LAKE ELLA ROAD	4	D	1,901	15%	33	19	1.74%	N	N	NO
3710	US 441 / US 27	LAKE ELLA ROAD	CR 466A / MILLER BOULEVARD	6	D	2,680	20%	44	26	1.64%	N	N	NO

Source: 2023 Lake County Congestion Management Process (CMP)
** 2023 Sumter County Congestion Management Process (CMP)*

Based on the study area analysis, the following roadway segments will be analyzed for the PM peak hour:

- NE 90th Street / CR 100 (Cherry Lake Road)
  - Terminus (Lake Ella Road) to CR 466
- CR 466
  - Sumter County Line Road to Rolling Acres Road
  - Rolling Acres Road to US 441 / US 27

- Lake Ella Road
  - Sumter County Line to Micro Racetrack Road
  - Micro Racetrack Road to Rolling Acres Road
  - Rolling Acres Road to US 441 / US 27
- Micro Racetrack Road
  - Lake Ella Road to CR 466A
- Rolling Acres Road
  - US 441 / US 27 to Oak Street
  - Oak Street to CR 466
  - CR 466 to Lake Ella Road

The following intersections will be analyzed for the AM and PM peak hours:

- CR 466 and Cherry Lake Road / CR 100 (Signalized)
- CR 466 and Rolling Acres Road (Signalized)
- CR 466 and US 441 / US 27 (Signalized)
- Rolling Acres Road and US 441 / US 27 (Signalized)
- Rolling Acres Road and Lake Ella Road (Unsignalized)
- Micro Racetrack Road and Lake Ella Road (Unsignalized)
- Rolling Acres Road and Project Access Driveway

2.2 Roadway Capacity Analysis

Existing traffic conditions were analyzed to establish the prevailing capacity conditions on the study network for the project. The analysis was conducted using the segments' adopted service volumes and capacities from the TMS tables. The latest traffic volumes on the roadway segments and capacities were obtained from the *2023 LSMPO Congestion Management Plan (CMP) Database* and *2023 FDOT Multimodal Quality / Level of Service (MQ/LOS) Handbook* included in **Appendix C**. The analysis, which is presented in **Table 2** indicates that all study roadway segments currently operate within their capacities.

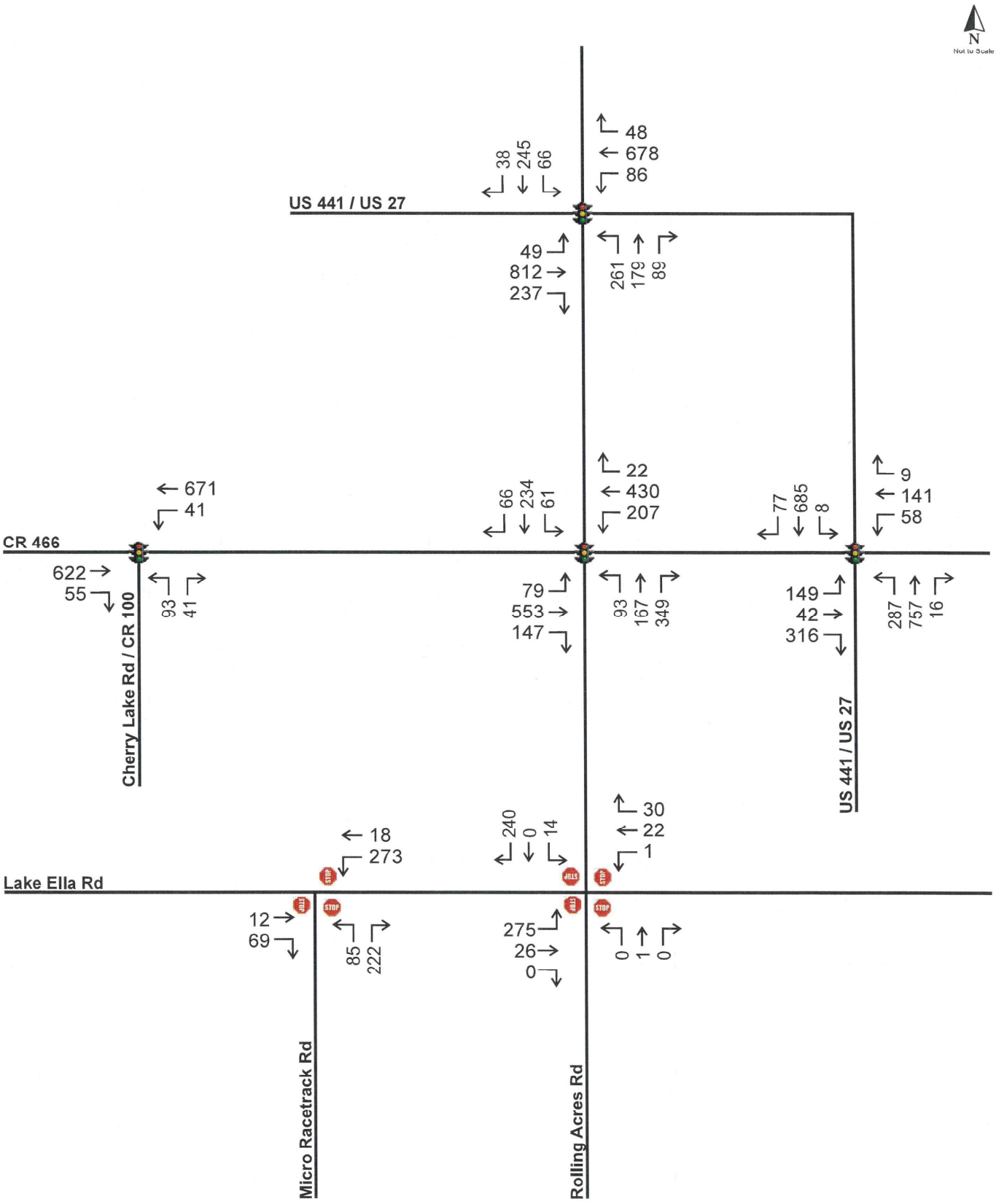
Table 2
Existing Roadway Segment Capacity Analysis

Seg ID	Road Name	From	To	# of Lns	Roadway Type	Area Type	LOS Std	Pk Dir Cap	Existing Volume Dir	Volume	LOS	V/C
6000085	NE 90TH ST / CR 100 (CHERRY LAKE ROAD)*	TERMINUS (LAKE ELLA ROAD)	CR 466	2	UNDIVIDED	URBAN	D	730	NB/EB	107	B	0.15
									SB/WB	147	B	0.20
1020	CR 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	4	DIVIDED	URBAN	D	1,665	NB/EB	910	C	0.55
									SB/WB	910	C	0.55
1030	CR 466	ROLLING ACRES ROAD	US 441 / US 27	4	DIVIDED	URBAN	D	1,665	NB/EB	648	C	0.39
									SB/WB	578	C	0.35
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	MICRO RACETRACK ROAD	2	UNDIVIDED	URBAN	D	730	NB/EB	178	B	0.24
									SB/WB	97	B	0.13
2254	LAKE ELLA ROAD	MICRO RACETRACK ROAD	ROLLING ACRES ROAD	2	UNDIVIDED	URBAN	D	730	NB/EB	66	B	0.09
									SB/WB	64	B	0.09
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 441 / US 27	2	UNDIVIDED	URBAN	D	730	NB/EB	66	B	0.09
									SB/WB	64	B	0.09
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	UNDIVIDED	URBAN	D	730	NB/EB	394	D	0.54
									SB/WB	507	D	0.69
2750	ROLLING ACRES ROAD	US 441 / US 27	OAK STREET	2	UNDIVIDED	URBAN	D	1,011	NB/EB	575	D	0.57
									SB/WB	728	D	0.72
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	2	UNDIVIDED	URBAN	D	999	NB/EB	697	C	0.70
									SB/WB	445	C	0.45
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	2	UNDIVIDED	URBAN	D	730	NB/EB	327	C	0.45
									SB/WB	297	C	0.41

Source: 2023 Lake County Congestion Management Process (CMP)
** 2023 Sumter County Congestion Management Process (CMP)*

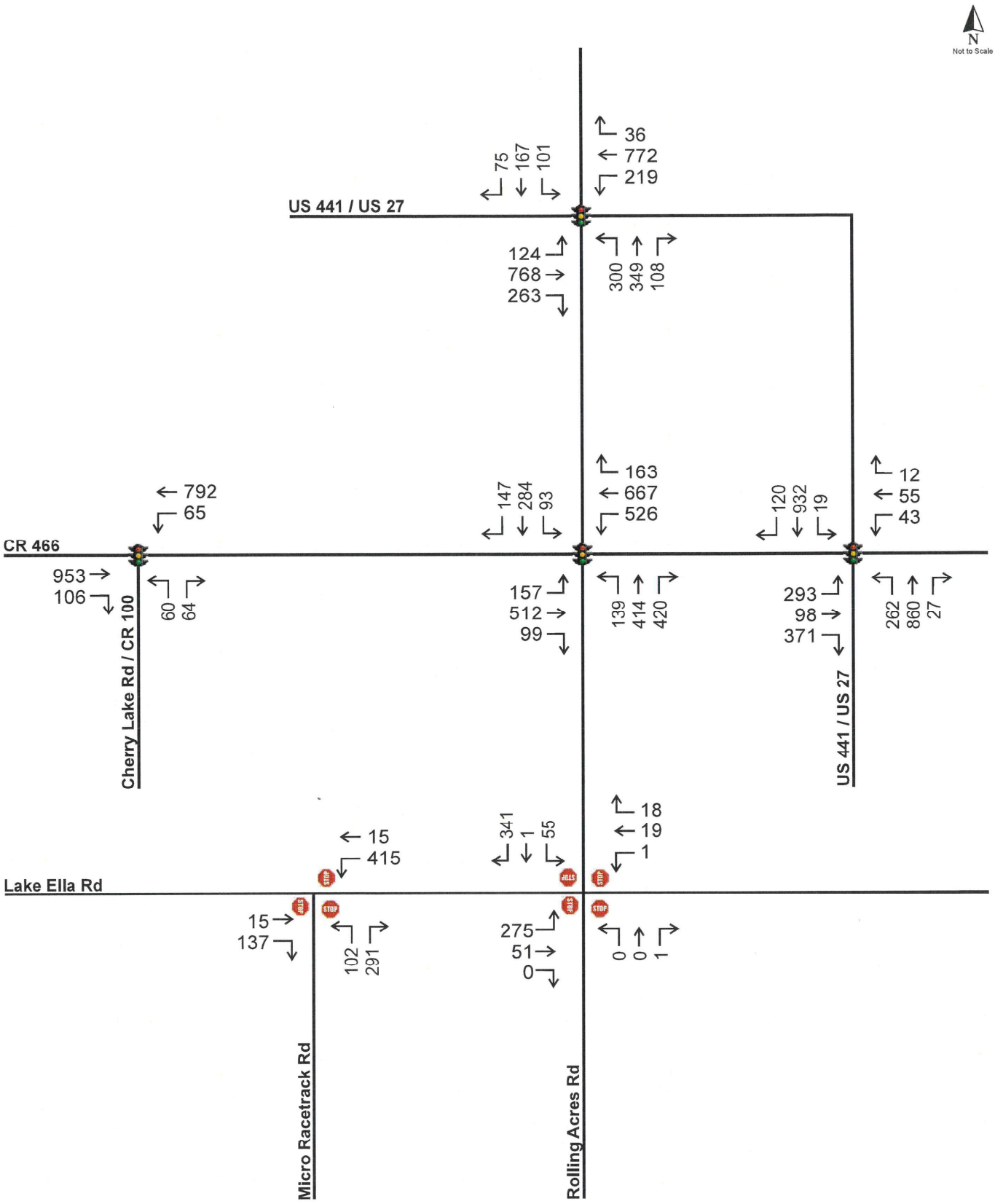
2.3 Intersection Capacity Analysis

An intersection capacity analysis was conducted using *Synchro* software and the methods of the *Highway Capacity Manual, 6th Edition (HCM).* The analysis was performed using existing intersection geometry, existing intersection control, and turning movement volumes during the AM and PM peak hours. Existing turning movement counts were collected by Traffic & Mobility Consultants LLC at the study intersections on January 17, 2024, during off-peak season; therefore, a seasonal factor of 1.02, as obtained from the *Florida Traffic Online* (FTO) website, was applied. The raw turning movement counts and the FDOT *Peak Season Factor Category Report* used in the analysis are included in **Appendix D**. The existing adjusted AM and PM peak hour intersection volumes are displayed in **Figure 2** and **Figure 3**, respectively.



Existing AM Peak Hour Intersection Volumes
Highlands at Hammock Oaks
24032.01.01

Figure **2**



Existing PM Peak Hour Intersection Volumes
Highlands at Hammock Oaks
24032.01.01

Figure 3

A summary of the intersection capacity analysis is shown in **Table 3**. Detailed *HCM* analysis output and signal timing data are included in **Appendix E**.

Table 3
Existing Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	EB Delay	EB LOS	WB Delay	WB LOS	NB Delay	NB LOS	SB Delay	SB LOS	Overall Delay	Overall LOS
CR 466 & Cherry Lake Rd / CR 100	Signal	AM	11.4	B	4.8	A	24.9	C	--	--	9.1	A
		PM	11.5	B	4.3	A	24.9	C	--	--	9.0	A
CR 466 & Rolling Acres Rd	Signal	AM	28.1	C	21.0	C	25.4	C	32.1	C	26.0	C
		PM	33.5	C	149.4	F	39.8	D	33.1	C	81.1	F
CR 466 & US 441 / US 27	Signal	AM	42.4	D	45.6	D	29.2	C	35.8	D	34.8	C
		PM	54.8	D	58.3	E	32.4	C	43.0	D	41.9	D
Rolling Acres Rd & US 441 / US 27	Signal	AM	54.8	D	53.0	D	35.5	D	272.9	F	79.2	E
		PM	56.8	E	55.8	E	64.5	E	148.8	F	67.6	E
Rolling Acres Rd & Lake Ella Rd	AWSC	AM	12.0	B	8.1	A	8.3	A	10.4	B	11.0	B
		PM	16.1	C	8.9	A	8.3	A	15.5	C	15.4	C
Micro Racetrack Rd & Lake Ella Rd	AWSC	AM	8.4	A	12.9	B	11.5	B	--	--	11.7	B
		PM	10.2	B	22.0	C	17.5	C	--	--	18.3	C

Average delay is in seconds

The results of the intersection capacity analysis indicates that the study intersections are currently operating within their adopted LOS, except for the intersections of CR 466 & Rolling Acres Road and Rolling Acres Road & US 441 / US 27, which are currently operating above the adopted LOS.

3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Town of Lady Lake and Lake County *Capital Improvement Programs (CIP)*, *Capital Improvement Elements (CIE),* and the *Lake~Sumter Metropolitan Planning Organization (MPO) Transportation Improvement Plans (TIP)* were checked to identify any planned or programmed improvements to the transportation facilities in the study area for the next three (3) years. The planned and programmed improvements are listed in **Table 4**. Supporting information from the Lake~Sumter MPO is provided in **Appendix F**. The widening of US 27, from Lake Ella Road to Avenida Central is currently under construction; therefore, the improvement was included in the improved projected conditions analysis. Although the widening of Rolling Acres Road is not funded for construction in the next three years, it was included in the improved projected analysis, with the project's roadway proportionate share calculations.

Table 4
Planned and Programmed Improvements

Project Detail	Roadway	Limits	Improvement	Source
FM#4465471	US 441 / US 27	Lake Ella Road to Avenida Central	Widen to 6 lanes	Lake~Sumter MPO
FM#4396651	Rolling Acres Rd	CR 466 to Griffin Ave	Widen to 4 Lanes	Lake~Sumter MPO

4.0 PROJECT TRAFFIC

4.1 Trip Generation

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the project is summarized in **Table 5** and the ITE information sheets are provided in **Appendix G**.

Table 5
Trip Generation Analysis

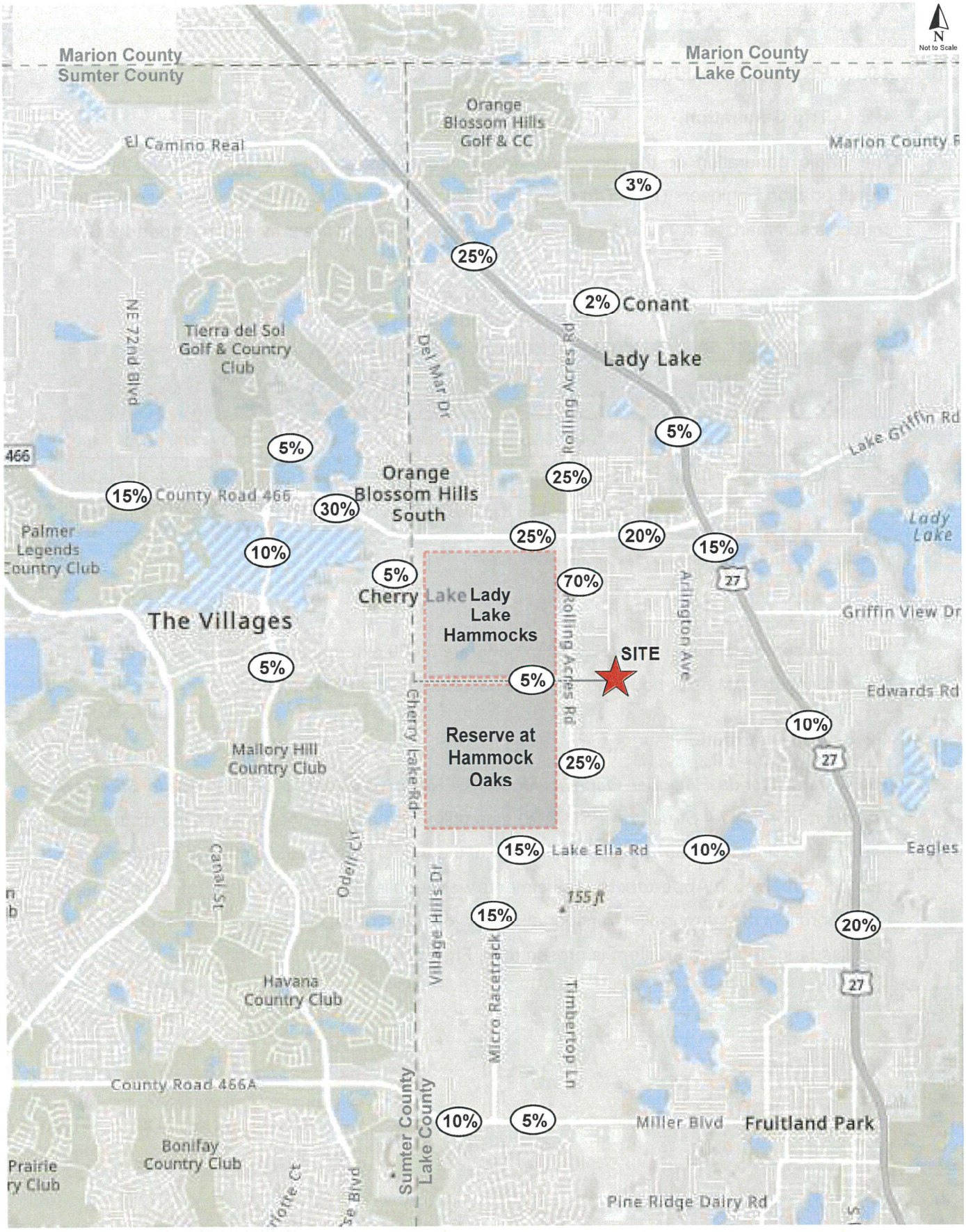
ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single-Family Residential	291 DU	9.26	2,696	0.68	197	49	148	0.93	271	171	100
220	Multifamily (Townhouses)	134 DU	6.97	934	0.48	64	15	49	0.58	78	49	29
	Total Trip Generation			***3,630***		***261***	***64***	***197***		***349***	***220***	***129***

Source: ITE Trip Generation Manual, 11th Edition
ITE equations used when R^2 is greater than 0.75 and with more than 20 studies

The proposed development is projected to generate 3,630 external daily trips, of which 261 trips occur during the AM peak hour and 349 trips occur during the PM peak hour.

4.2 Trip Distribution

The *Central Florida Regional Planning Model (CFRPM, v7.0)* based on the *Florida Standard Transportation Model Structure (FSUTMS)* was utilized to analyze the project's trip distribution percentages onto the roadway network. A plot of the model generated distribution pattern for the project is provided in **Appendix H**. Adjustments were applied to the model generated distribution to better reflect the surrounding transportation network, land uses, and known access routes. The proposed trip distribution pattern is presented in **Figure 4.**



TMC Traffic & Mobility CONSULTANTS

Project Trip Distribution
Highlands at Hammock Oaks
24032.01.01

Figure 4

5.0 PROJECTED CONDITIONS ANALYSIS

An analysis of projected conditions was conducted to determine the impact of the proposed development on the roadway segment capacity, as well as the proposed access connections and intersections to the site. The project buildout year for the analysis is 2029.

5.1 Background Traffic Projection

Projected background traffic was calculated for the buildout year 2029 by applying the historical growth rates for each study roadway to the historical traffic volume data obtained from *2023 Lake County CMP Database*. A minimum growth rate of 2% was used when the growth rate was less than 2%. The projected traffic from the adjacent approved developments, known as Lady Lake Hammocks and The Reserve at Hammock Oaks, were included as vested trips in the analysis. The Lady Lake Hammocks project is a mixed-use development in the Town of Lady Lake located southeast of the intersection of CR 466 and Cherry Lake Road/CR 100. The Reserve at Hammock Oaks project is a residential development in the Town of Lady Lake located east of Cherry Lake Road/CR 100, north of Lake Ella Road and west of Rolling Acres Road. Excerpts from the transportation analysis for the adjacent developments are included in **Appendix I**. The buildout traffic volume is the sum of the projected background traffic, project traffic from the Lady Lake Hammocks and The Reserve at Hammock Oaks developments, and the generated project trips.

5.2 Roadway Capacity Analysis

Traffic conditions were analyzed to evaluate the transportation network for background conditions and at project buildout.

Table 6 summarizes the projected roadway segment capacity analysis under the projected conditions for the PM peak hour, which reveals that all roadway segments continue to operate adequately at project buildout.

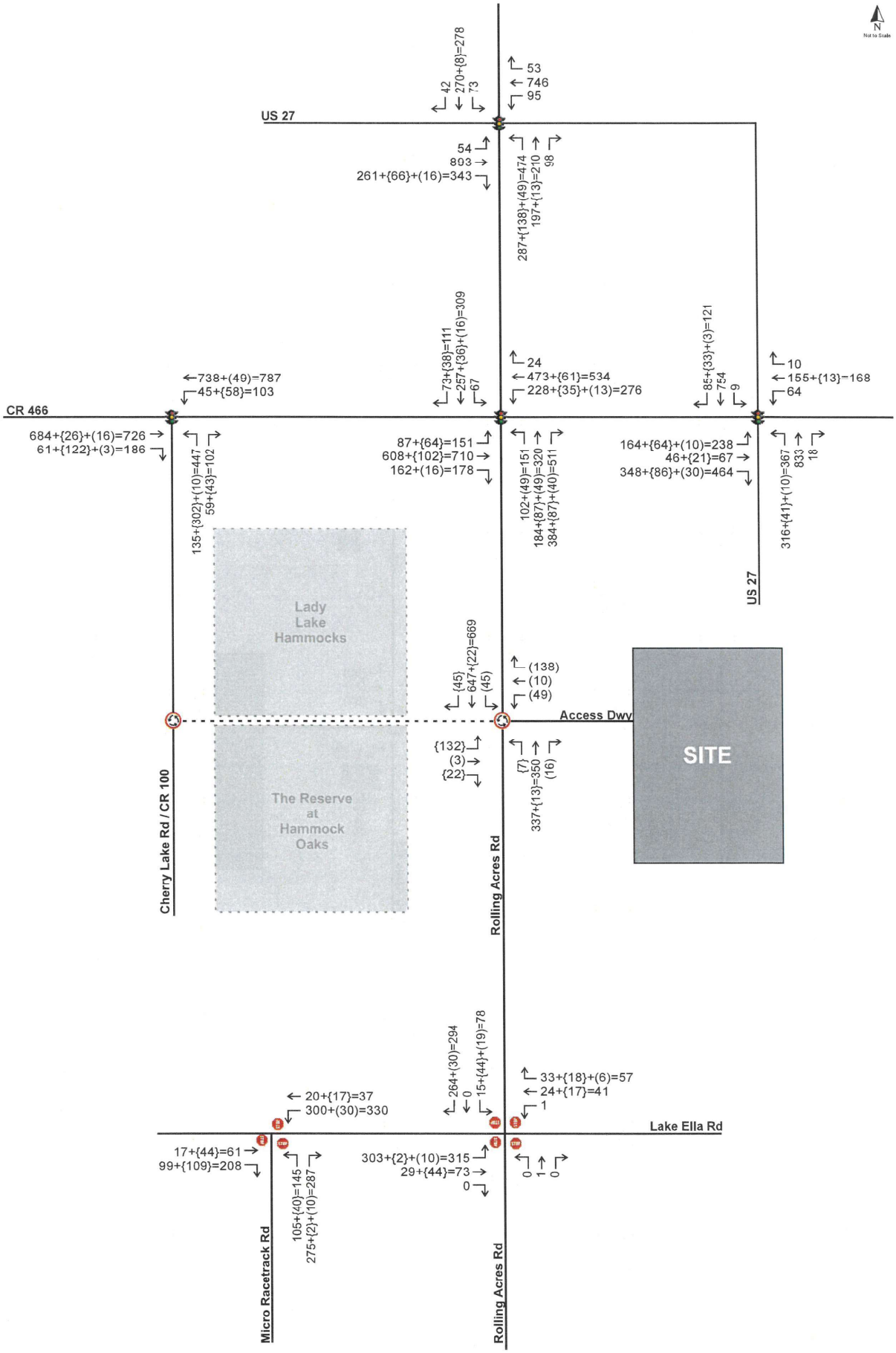
Table 6
Projected Roadway Segment Capacity Analysis

Seg ID	Road Name	From	To	# of Lns	LOS Std	Pk Dir Cap	Dir	Growth Rate	Existing Volume	Vested Trips	2029 Background Volume	2029 Background LOS	2029 Background V/C	% Distr	2029 Buildout Trips	2029 Buildout Volume	2029 Buildout LOS	2029 Buildout V/C
6000085	NE 90TH ST / CR 100 (CHERRY LAKE ROAD)*	TERMINUS (LAKE ELLA ROAD)	CR 466	2	D	730	NB/EB	9.00%	107	288	453	D	0.62	5%	6	459	D	0.63
							SB/WB		147	436	583	D	0.80		11	594	D	0.81
1020	CR 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	4	D	1,665	NB/EB	2.00%	910	358	1,378	C	0.83	25%	55	1,433	C	0.86
							SB/WB		910	193	1,103	C	0.66		32	1,135	C	0.68
1030	CR 466	ROLLING ACRES ROAD	US 441 / US 27	4	D	1,665	NB/EB	2.00%	648	163	889	C	0.53	20%	26	915	C	0.55
							SB/WB		578	226	804	C	0.48		44	848	C	0.51
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	MICRO RACETRACK ROAD	2	D	730	NB/EB	8.75%	178	173	445	D	0.61	0%	0	445	D	0.61
							SB/WB		97	114	211	B	0.29		0	211	B	0.29
2254	LAKE ELLA ROAD	MICRO RACETRACK ROAD	ROLLING ACRES ROAD	2	D	730	NB/EB	2.00%	66	30	104	B	0.14	15%	33	137	B	0.19
							SB/WB		64	51	115	B	0.16		19	134	B	0.18
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 441 / US 27	2	D	730	NB/EB	2.00%	66	66	140	B	0.19	10%	13	153	B	0.21
							SB/WB		64	104	168	B	0.23		22	190	B	0.26
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	D	730	NB/EB	4.75%	394	126	633	D	0.87	15%	33	666	D	0.91
							SB/WB		507	80	587	D	0.80		19	606	D	0.83
2750	ROLLING ACRES ROAD	US 441 / US 27	OAK STREET	2	D	1,011	NB/EB	2.00%	575	126	770	D	0.76	25%	32	802	D	0.79
							SB/WB		728	180	908	D	0.90		55	963	D	0.95
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	2	D	999	NB/EB	2.00%	697	126	907	D	0.91	25%	32	939	D	0.94
							SB/WB		445	180	625	C	0.63		55	680	C	0.68
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	2	D	730	NB/EB	2.00%	327	180	547	D	0.75	70%	154	701	D	0.96
							SB/WB		297	111	408	C	0.56		90	498	D	0.68

Source: 2023 Lake County Congestion Management Process (CMP)
** 2023 Sumter County Congestion Management Process (CMP)*

5.3 Intersection Capacity Analysis

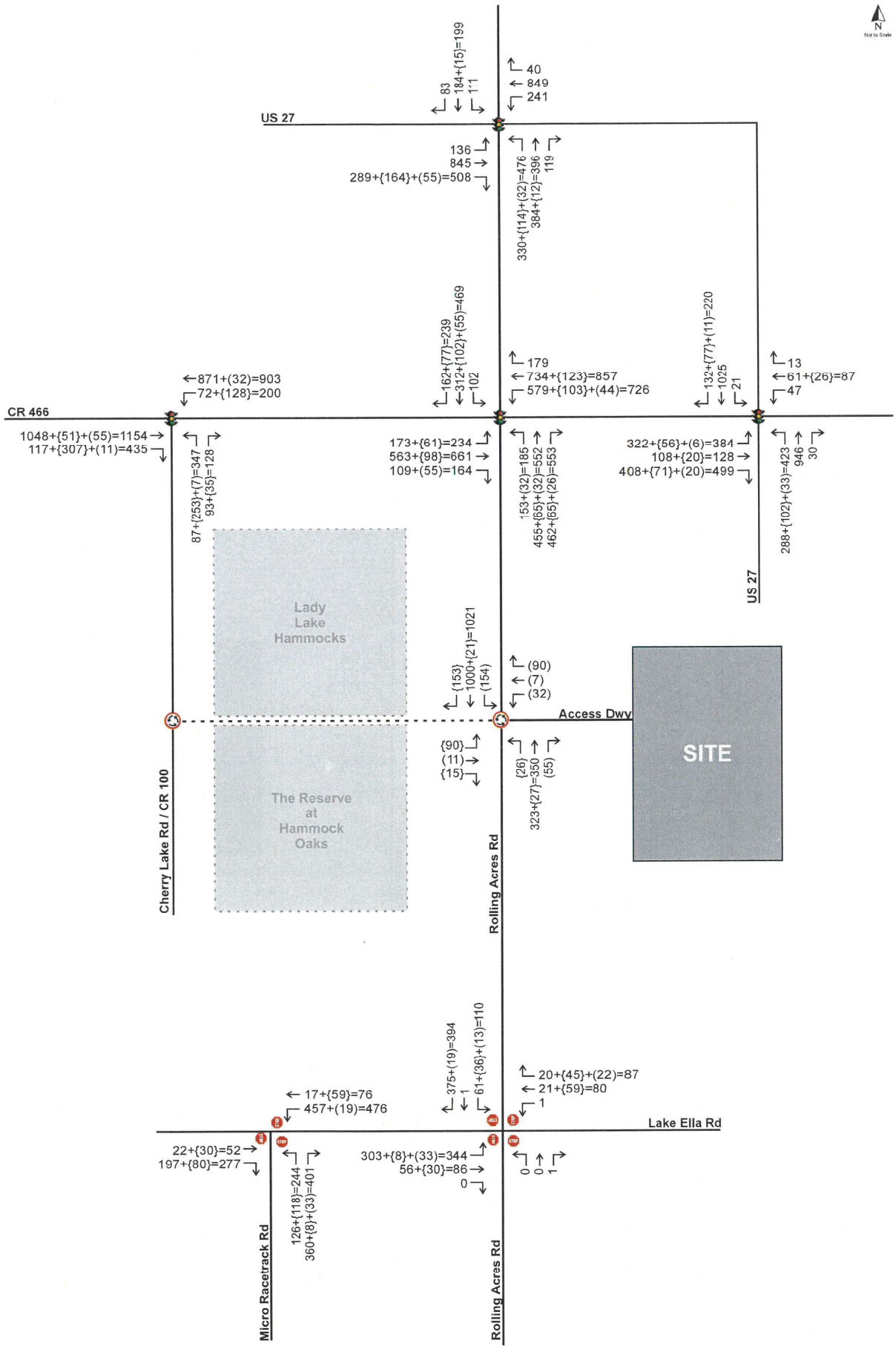
The projected turning movement volumes at the study intersections for the AM and PM peak hours are illustrated in **Figure 5** and **Figure 6**, respectively. The results of the intersection analysis at projected background and project buildout are summarized in **Table 7.** Detailed *HCM* analysis output and intersection volume projections are included in **Appendix J**.



Legend
Background + {Vested} + (Project) = Total

Projected AM Peak Hour Intersection Volumes
Highlands at Hammock Oaks
24032.01.01

Figure 5



Legend
Background + {Vested} + (Project) = Total

Projected PM Peak Hour Intersection Volumes
Highlands at Hammock Oaks
24032.01.01

Figure 6

Table 7
Projected Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	Scenario	EB Delay	EB LOS	WB Delay	WB LOS	NB Delay	NB LOS	SB Delay	SB LOS	Overall Delay	Overall LOS
CR 466 & Cherry Lake Rd / CR 100	Signal	AM	Background	22.3	C	13.2	B	34.6	C	--	--	21.6	C
			Buildout	22.8	C	13.8	B	36.3	D	--	--	22.3	C
		PM	Background	23.6	C	13.4	B	43.6	D	--	--	22.6	C
			Buildout	25.0	C	14.2	B	46.8	D	--	--	24.0	C
CR 466 & Rolling Acres Rd	Signal	AM	Background	32.4	C	32.2	C	38.7	D	43.1	D	35.3	D
			Buildout	35.4	D	45.2	D	46.1	D	49.5	D	42.9	D
		PM	Background	37.5	D	293.5	F	94.3	F	77.7	E	156.6	F
			Buildout	40.0	D	>300	F	103.9	F	120.4	F	193.7	F
CR 466 & US 441 / US 27	Signal	AM	Background	53.6	D	57.8	E	61.2	E	44.8	D	54.6	D
			Buildout	60.0	E	62.1	E	77.2	E	48.7	D	64.1	E
		PM	Background	83.4	F	72.5	E	107.1	F	63.3	E	85.5	F
			Buildout	85.2	F	72.5	E	128.9	F	62.8	E	94.5	F
Rolling Acres Rd & US 441 / US 27	Signal	AM	Background	57.2	E	50.8	D	41.0	D	>300	F	87.3	F
			Buildout	56.9	E	50.7	D	41.6	D	>300	F	86.3	F
		PM	Background	58.1	E	56.3	E	118.9	F	206.7	F	86.7	F
			Buildout	58.2	E	56.3	E	117.9	F	206.7	F	86.6	F
Rolling Acres Rd & Lake Ella Rd	AWSC	AM	Background	16.4	C	9.2	A	9.0	A	13.8	B	14.5	B
			Buildout	18.3	C	9.6	A	9.2	A	16.4	C	16.5	C
		PM	Background	30.6	D	12.1	B	9.7	A	33.7	D	29.4	D
			Buildout	49.0	E	13.6	B	10.3	B	56.3	F	46.9	E
Micro Racetrack Rd & Lake Ella Rd	AWSC	AM	Background	13.2	B	19.8	C	22.1	C	--	--	19.0	C
			Buildout	13.7	B	23.3	C	24.4	C	--	--	21.3	C
		PM	Background	19.1	C	82.1	F	119.3	F	--	--	84.8	F
			Buildout	22.5	C	104.9	F	149.2	F	--	--	105.9	F
Rolling Acres Rd & Project Access Dwy	RAB	AM	Buildout	10.4	B	7.7	A	7.0	A	9.9	A	8.9	A
		PM	Buildout	18.0	C	6.4	A	8.9	A	42.5	E	31.5	D

Average delay is in seconds

The projected conditions indicate that study intersections are projected to operate at an adequate overall LOS, except for the following intersections which are projected operate above the adopted LOS:

- CR 466 & Rolling Acres Road, due to high background traffic volumes
- CR 466 & US 441 / US 27, due to high background traffic volumes
- Rolling Acres Road & US 441 / US 27, due to high background traffic volumes
- Micro Racetrack Road & Lake Ella Road, due to high background traffic volumes, where the project contributes 3% of the total traffic

The following findings and mitigation measures are suggested for the intersections, which are projected operate in excess of the adopted LOS at buildout condition:

- With additional westbound left turn, northbound through, and southbound through lanes to be constructed and signal retiming, it is anticipated that CR 466 & Rolling Acres Road will operate at acceptable LOS.
- 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 and signal retiming, it is anticipated that the intersection will operate within its adopted LOS.
- 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 within its adopted acceptable LOS.
- The all-way stop-controlled intersection of Micro Racetrack Road & Lake Ella Road requires a traffic signal installation and additional left turn lane at the westbound approach to operate within its adopted LOS.

The analysis results, summarized in **Table 8**, show that the proposed mitigation measures would improve the study intersections to operate within adopted LOS. Detailed *HCM* analysis worksheets for improved buildout conditions are included in **Appendix K.**

Table 8
Improved Projected Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	EB Delay	EB LOS	WB Delay	WB LOS	NB Delay	NB LOS	SB Delay	SB LOS	Overall Delay	Overall LOS
CR 466 & Rolling Acres Rd	Signal	AM	42.4	D	33.5	C	30.1	C	34.3	C	35.6	D
		PM	63.9	E	52.0	D	50.8	D	64.0	E	56.3	E
CR 466 & US 441 / US 27	Signal	AM	50.1	D	53.4	D	55.1	E	42.7	D	50.3	D
		PM	78.3	E	73.5	E	79.8	E	40.1	D	66.1	E
Rolling Acres Rd & US 441 / US 27	Signal	AM	56.4	E	50.5	D	39.5	D	67.3	E	52.3	D
		PM	68.5	E	61.5	E	68.7	E	69.1	E	66.5	E
Micro Racetrack Rd & Lake Ella Rd	Signal	AM	32.6	C	18.6	B	29.0	C	--	--	26.3	C
		PM	35.5	D	21.0	C	29.5	C	--	--	26.6	C

Average delay is in seconds

5.4 Access Review

Rolling Acres Road is currently a 2-lane undivided roadway, with posted speed of 35 mph. The project is proposed to have one (1) driveway on Rolling Acres Road controlled by a 1-lane roundabout. The proposed intersection is projected to operate at acceptable LOS at project buildout.

6.0 ALTERNATIVE TRANSPORTATION MODES

A review of pedestrian and transit facilities near the development was conducted. This review consists of an inventory of available facilities to determine the alternative transportation context for the proposed development.

6.1 Pedestrian Facilities

Rolling Acres Road does not currently have sidewalks. The development will construct sidewalks and pedestrian connections throughout the residential development and along the public rights of way as required by Lake County code.

6.2 Bicycle Facilities

Rolling Acres Road is not currently improved with dedicated on-street bicycle lanes.

6.3 Transit Facilities

Currently, this area is not served by fixed-route services. The Lake County Connection offers a door-to-door service within the City for medical appointments, grocery shopping, and miscellaneous errands. This service is intended primarily for mobility impaired individuals and senior citizens.

7.0 PROPORTIONATE SHARE

An analysis was conducted to determine the proportionate share for the intersection of CR 466 & Rolling Acres Road and Micro Racetrack Road & Lake Ella Road.

7.1 Intersection Proportionate Share

The proportionate share of the cost to improve the deficient facilities is calculated based on the capacity demand generated by the development as a portion of the cost to improve the intersection capacity.

An intersection capacity analysis was conducted using *Synchro* software and the methods of the *Highway Capacity Manual (HCM).* At the CR 466 & Rolling Acres Road intersection, the capacity from the existing condition and improved condition with second westbound left turn, second northbound through and second southbound through lanes were compared. At Micro Racetrack Road & Lake Ella Road, the capacity from the current all-way stop-controlled condition and a fully signalized condition with an auxiliary westbound left turn lane were compared. The comparison was made for both intersections by using the projected AM and PM peak hour intersection volumes calculated in Section 5. *HCM* analysis worksheets used in proportionate share calculations are provided in **Appendix L**. The proportionate share calculations for both intersections are summarized in **Table 9**. The project's estimated proportionate share percentage for adding second westbound left turn, northbound through and southbound through lanes at CR 466 & Rolling Acres Road, and signalizing Lake Ella Road & Micro Racetrack Road with an auxiliary westbound left turn lane are 24.97% and 13.27%, respectively. The cost of the improvements will be determined at a later date in cooperation with the Lake County.

Table 9
Intersection Proportionate Share Calculations

Intersection	Improvement	Current Capacity	Improved Capacity	Capacity Increase	Project Trips	Prop Share (%)
CR 466 & Rolling Acres Rd	Adding WB Left Turn Lane & NB and SB Through Lanes	5178	6155	977	244	24.97%
Lake Ella Rd & Micro Racetrack Rd	Signalization	1985	2377	392	52	13.27%

8.0 FINDINGS AND CONCLUSIONS

This traffic impact analysis was conducted to assess the impact of the proposed Highlands at Hammock Oaks project, consisting of 291 single-family dwelling units and 134 multifamily units (townhomes). The project is located east of Rolling Acres Road, north of Lake Ella Road, and west of US 441 / US 27 in the Town of Lady Lake, Lake County, Florida, for the buildout year 2029. The study included a determination of project trip generation, a review of existing and projected roadway and intersection capacity, a review of the site access plan, and a review of alternative transportation modes. The results of the analysis are summarized as follows:

- The proposed development is projected to generate 3,630 external daily trips, of which 261 trips occur during the AM peak hour and 349 trips occur during the PM peak hour.
- 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 project buildout.
- 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 in excess of the adopted LOS.
- 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 in excess of the adopted LOS at project buildout.
- US 441 / US 27 from Lake Ella Road to Avenida Central is currently under construction to be widened to 6 lanes.
- With additional westbound left turn, northbound through, and southbound through lanes to be constructed and signal retiming, it is anticipated that CR 466 & Rolling Acres Road will operate at acceptable LOS.
- 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 and signal retiming, the intersection is projected to operate at acceptable LOS.
- 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.
- Micro Racetrack Road & Lake Ella Road requires a traffic signal installation and additional westbound left turn lane to operate at an acceptable LOS.

- The project access driveway is projected to operate at an adequate LOS.
- The project's estimated proportionate share percentage for adding second westbound left turn, northbound through and southbound through lanes at CR 466 & Rolling Acres Road, and signalizing Lake Ella Road & Micro Racetrack Road with auxiliary westbound left turn lane are 24.97% and 13.27% of the improvement costs, respectively.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylakefl.gov

April 29, 2024

RE: **Notification Letter**
Annexation Ordinance 2024-06, Small Scale Comprehensive Plan Amendment Ordinance 2024-07, and Rezoning Ordinance 2024-08

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 Jesse Anderson, William Anderson, and Devin and Angela Long, to annex, rezone, and amend the future land use designation of two properties located at 1147 Anderson Lane and 1245 Anderson Lane. The annexation application involves incorporating 10.08 acres of property from unincorporated Lake County into the Town Limits of Lady Lake. The proposed small-scale comprehensive plan amendment proposes to change the future land use designation from Lake County Urban Low 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 rezone property owned by Burland Investment, LLC and Lugano Development, LLC to include the aforementioned 10.08 acres of property, bringing the total acreage with the PUD boundary to 92.12 acres.

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

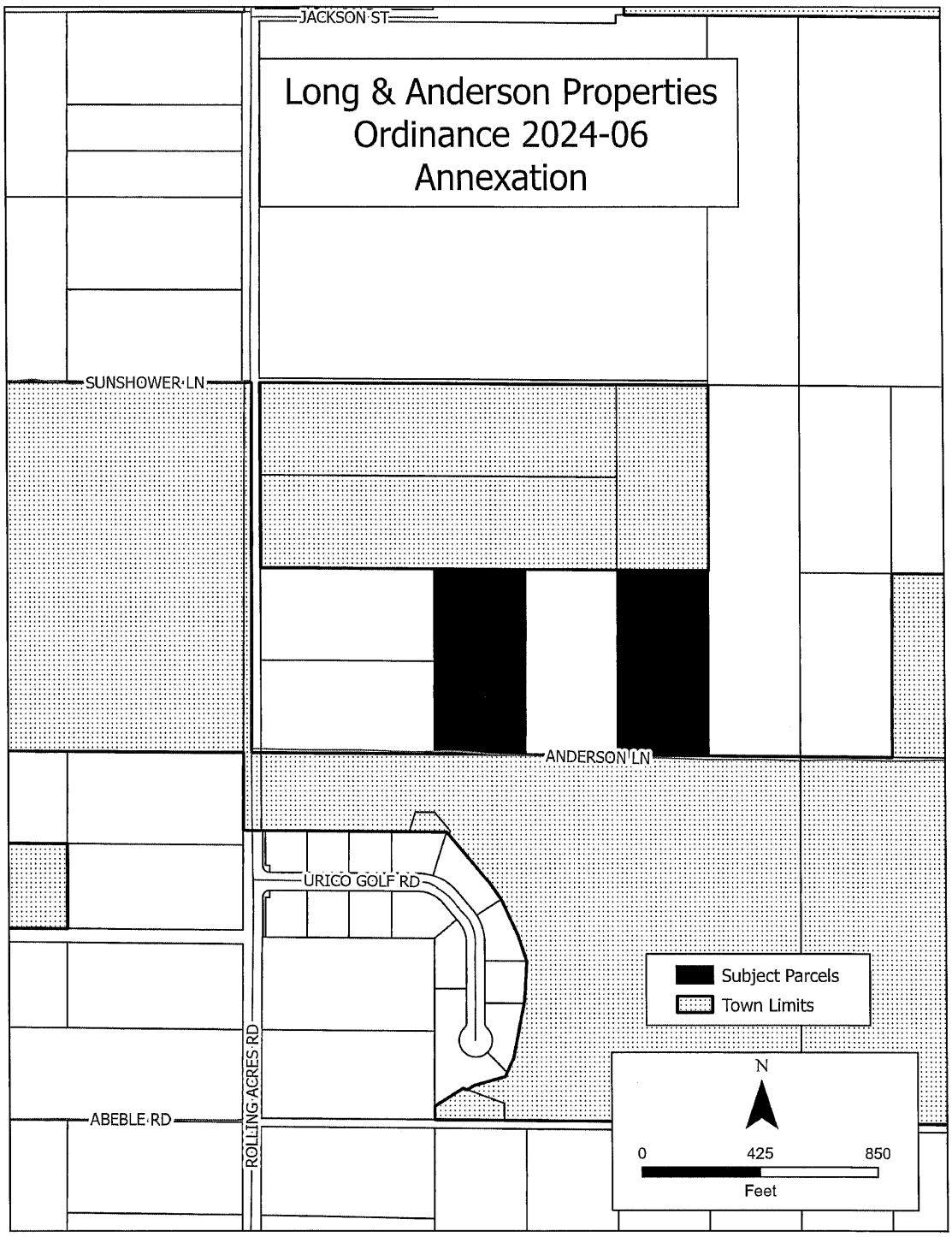
PLANNING AND ZONING BOARD -	Monday, May 13, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY –	Monday, June 3, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, June 3, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, June 17, 2024 at 6:00 p.m.

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.

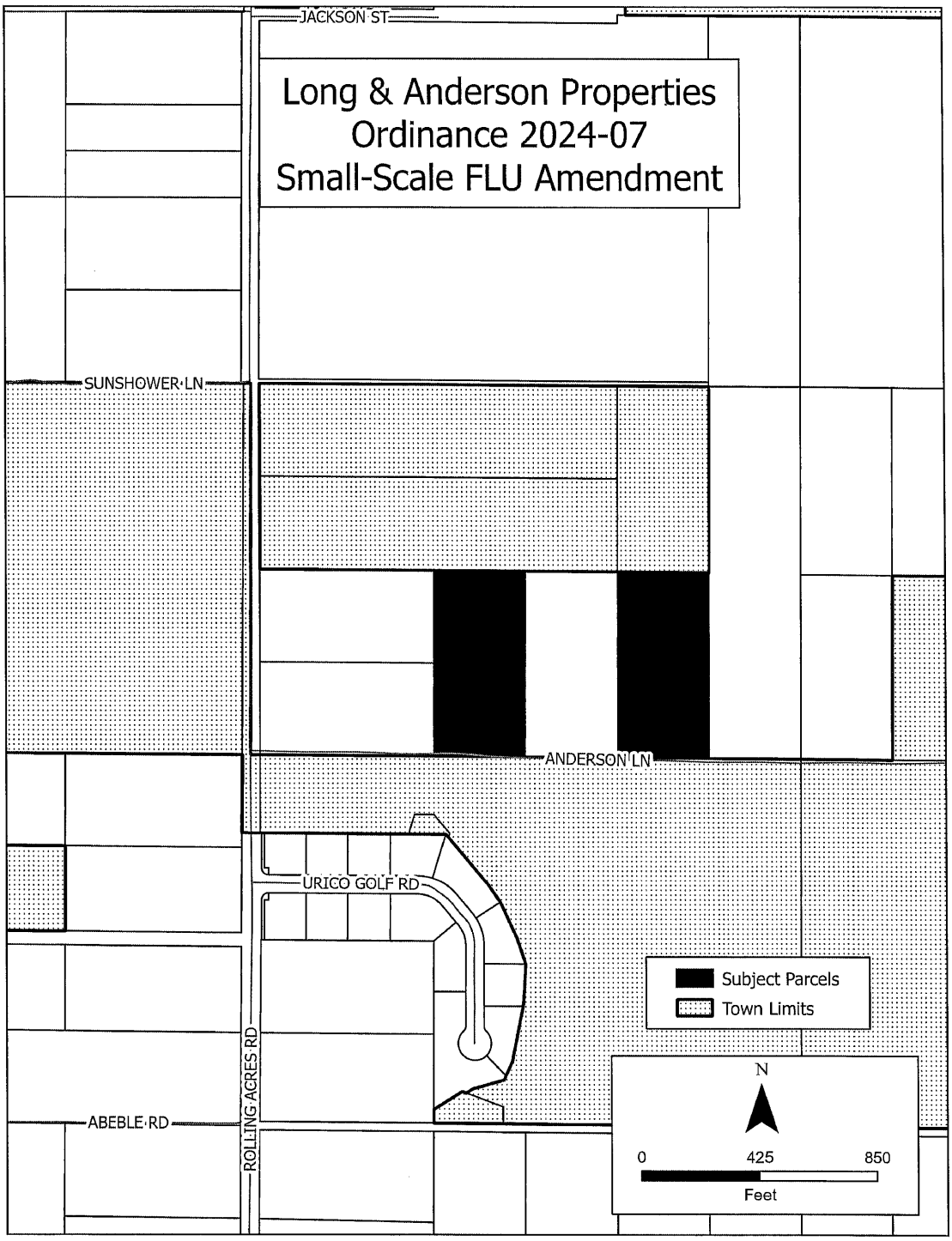
Sincerely,

Rebecca Schneider
Senior Town Planner

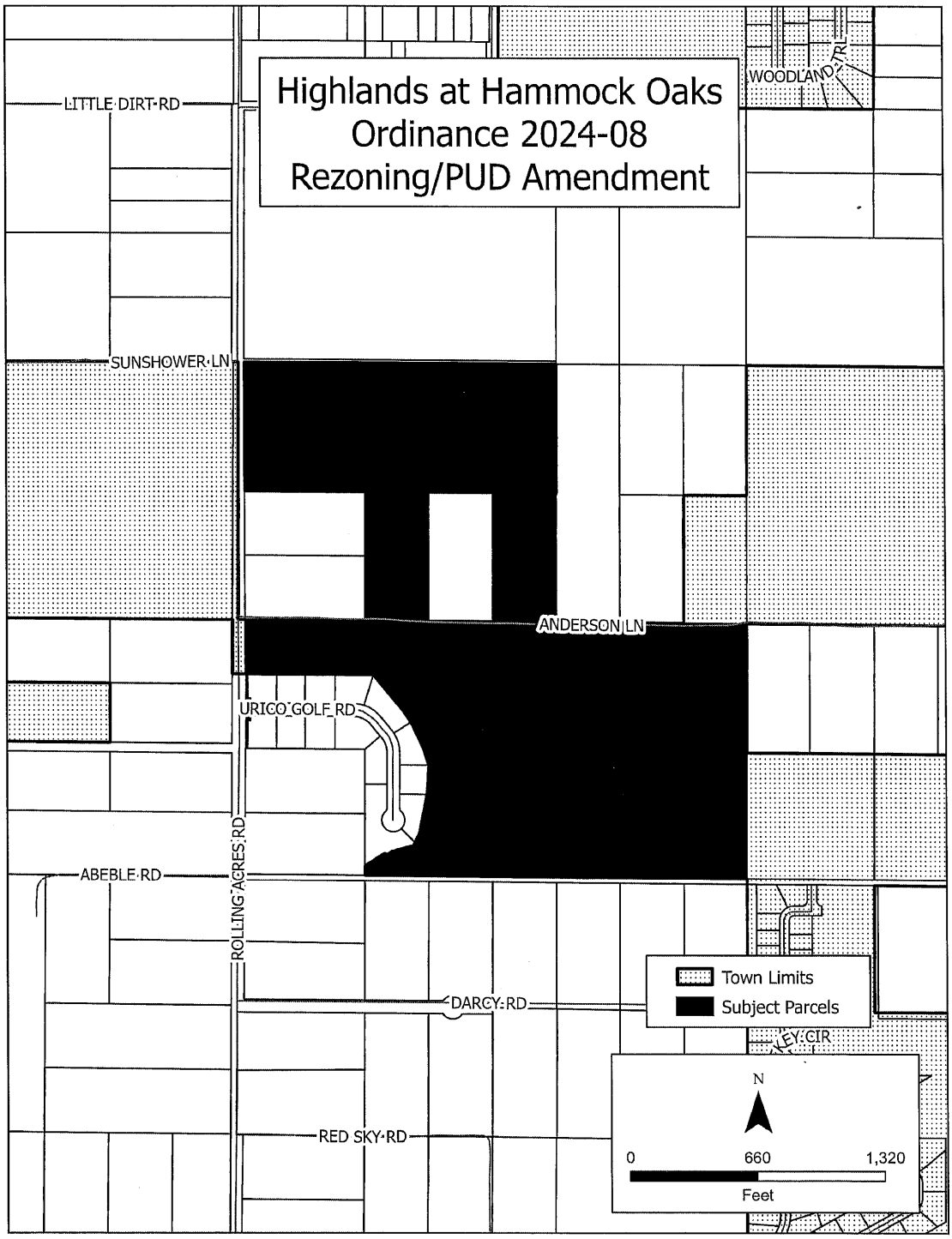
LOCATION MAPS



LOCATION MAPS



LOCATION MAPS



2024-06,07,08

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
2669268	3047-1 LLC ET AL	16819 W 65TH CIR	ARVADA	CO	80007
1282993	ANDERSON WILLIAM M AND JESSE D ANDERSON	3817 EAGLES NEST RD	FRUITLAND PARK	FL	34731
3493869	ARMBRISTER EUGENE & LINDA	1011 URICO GOLF RD	LADY LAKE	FL	32159
1585015	BILLIE-MARKS ANGEL N	1211 ANDERSON LN	LADY LAKE	FL	32159
3907338	BURGLAND INVESTMENTS LLC	1810 W KENNEDY BLVD # 232	TAMPA	FL	33606
1676665	BUSH CURTIS R & VICKI S	1131 DARCY RD	LADY LAKE	FL	32159
1279976	CAROL S STEPHENS FAMILY TRUST	PO BOX 734	MOUNT DORA	FL	32756-0734
3493745	CLIFTON PAULA	1002 URICO GOLF RD	LADY LAKE	FL	32159
3493826	CURRIE BRIAN K & JONELLA M	1027 URICO GOLF RD	LADY LAKE	FL	32159
3493851	DESKE STEVEN A & JAMIE	1015 URICO GOLF RD	LADY LAKE	FL	32159
3887425	DOLAN LINDA B	1032 SUGAR LOAF KEY LOOP	LADY LAKE	FL	32159
1676673	FORTIER ANDRE N & LUCETTE E TRUSTEES	1576 BELLA CRUZ DR # 342	LADY LAKE	FL	32159
1771447	FREEMAN WELLINGTON B & LOIS ANN	PO BOX 708	LADY LAKE	FL	32158-0708
3493796	GOLD SHARON & COREY	1030 URICO GOLF RD	LADY LAKE	FL	32159
3887451	GREEN KEY VILLAGE OWNERS ASSN INC	2180 W STATE ROAD 434 STE 5000	LONGWOOD	FL	32779
3778989	GUERRERO ARMEL	2230 STILLWOOD WAY	SAINT CLOUD	FL	34771
1699134	HORINE DALE A	37442 ROLLING ACRES RD	LADY LAKE	FL	32159
3493834	JOYCE SIDNEY T & DEBRA D	1023 URICO GOLF RD	LADY LAKE	FL	32159
3493753	JULIAN RENAINE SR	1006 URICO GOLF RD	LADY LAKE	FL	32159
1279968	LAKE COUNTY/SOLID WASTE	315 W MAIN ST OMB OFFICE	TAVARES	FL	32778
1699126	LONG DEVIN R & ANGELA D	1147 ANDERSON LN	LADY LAKE	FL	32159
1283612	LUGANO DEVELOPMENT LLC	2801 SW ARCHER RD	GAINESVILLE	FL	32608
1771455	MAGISTRO JAMES M & GAY ANN	PO BOX 582	LADY LAKE	FL	32158-0582
1283167	MC CURDY ANGELA M	1401 DARCY RD	LADY LAKE	FL	32159
3784977	MINYARD MICHAEL W & SHARON	1435 DARCY RD	LADY LAKE	FL	32159
3699700	NAVARRO HECTOR J & JOHANNA K	37701 ROLLING ACRES RD	LADY LAKE	FL	32159
1283256	PENNY CONNIE B &	1207 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731
3860056	PONDS CHRISTOPHER M & KERRY A	PO BOX 2200	LADY LAKE	FL	32158-2200
3493885	RTE 1 LLC	300 S ORANGE AVE STE 1000	ORLANDO	FL	32801
2717084	SATTERFIELD NANETTE	38017 ROLLING ACRES RD	LADY LAKE	FL	32159
1283078	SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778

3785246	SHARON GREGORY A TRUSTEE	1237 DARCY RD	LADY LAKE	FL	32159
1283264	SMITH CARL A TRUSTEE	PO BOX 865	LADY LAKE	FL	32158-0865
3493818	SMITH KELLY W & MARY A	1031 URICO GOLF RD	LADY LAKE	FL	32159
1699151	SPIELER MICKEY C & KATHLEEN A	1719 LATTA CT	THE VILLAGES	FL	32162
3778987	TAYLOR GEORGE W & SHEILA J LIFE ESTATE	37600 ROLLING ACRES RD	LADY LAKE	FL	32159
3493842	TEAL WILLIAM N & VIRGINIA M	1019 URICO GOLF RD	LADY LAKE	FL	32159
3870236	TYLA JAMES W TRUSTEE	PO BOX 1718	LADY LAKE	FL	32158-1718
3833233	TYLA PAM	PO BOX 1300	LADY LAKE	FL	32158-1300
3808679	WALKER MICHAELLA AND JOSHUA BLACKBURN	920 WEEPING WILLOW AVE	LADY LAKE	FL	32159
3493877	WRIGHT MARK G & DARRA J	1007 URICO GOLF RD	LADY LAKE	FL	32159

1147 Anderson Lane



1245 Anderson Lane



PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-08 — Rezoning — Highland at Hammock Oaks — Change the zoning designation for certain properties being approximately 92.12 acres owned by Jesse Anderson and William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC, located south Sunshower Lane, north of Abele Road, and east of Rolling Acres Road Road in Lake County, Florida from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Unit Development (PUD)

AGENDA ITEM ID

2024074

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-08 to the Town Commission with the recommendation of approval.

2. Motion to forward Ordinance 2024-08 to the Town Commission with the recommendation of deni

Staff recommends approval of Ordinance 2024-08.

On Monday, April 1, 2024, applications were filed with the Town of Lady Lake by Craig Brashier of CHW, LLC, on behalf of property Jesse Anderson and William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC to amend the zoning classification for 92.12 acres. 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 is included with Ordinance 2024-08.

The Project shall be served by the Town's central water and sewer systems, and the Property Owners shall be responsible for the cost of all off-site and on-site installation of water and sewer, as well as 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 subject property is located in Section 29, 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	Lady Lake Planned Unit Development (CFD)
East	Lake County Agriculture (A)/ Lady Lake Single Family Medium Density
South	Abeble Road ROW/ Lake County Agriculture (A)
West	Rolling Acres Road ROW/ Lake County Agricultural (A)/ Lady Lake Planned Unit Development (PUD)/ Lake County Planned Unit Development (PUD)/ Lake County Ranchette District (RA)

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 west that are presently in the Town of Lady Lake's jurisdiction.

PROPOSAL

This project encompasses two projects previously granted PUD entitlements. The rezoning Ordinance 2022-06 was approved by the Town Commission on July 18, 2022 for 129 homes (49 single family lots and 80 townhomes) on 24.75 acres. The future land use of Single-Family Medium Density (six dwelling units per acre) was approved via Ordinance 2022-05. This project, formerly known as Lady Lake Reserve, received preliminary plat approval from the Town Commission on November 6, 2023. Ordinance 2022-13 was approved by the Town Commission on November 21, 2022 to rezone 330.397 acres to Planned Unit Development. At the time of the rezoning, the portion of the Reserve at Hammock Oaks on the east side of Rolling Acres Road was included in the ordinance. As part of this rezoning ordinance, a maximum of 1,320 units was permitted. Though this property has a future land use of Single-Family Medium Density, a policy specific amendment was approved allowing a maximum of four dwelling units per acre.

This rezoning application proposes incorporating the above-mentioned projects, as well as an additional 10.08 acres connecting them. The revised Reserve PUD permits 3.7 dwelling units per acre on approximately 296.26 acres, yielding 1,105 du, and with the addition of 450 dwelling units for the Highlands PUD, a total of 1,555 dwelling units will be permitted on approximately 388.38 acres, equivalent to an overall density of approximately four dwelling units per acre. This results in a proposed net decrease in gross density from what is allowed by the underlying Single Family Medium Density Future Land Use at six dwelling units per acre. Additionally, the previously approved version of The Reserve PUD anticipated 350 townhomes on the 57.92 acres east of Rolling Acres Road. This application will result in less units located on this portion of the site.

The proposed Highlands PUD requests an overall gross density of approximately 4.89 dwelling units per acre, yielding 450 dwelling units and results in a proposed net increase of 29 dwelling units from what is currently permitted and allowed by right on the subject property. However,

when calculated with the revised Reserve PUD the overall density is maintained at four dwelling units per acre.

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 Planning and Zoning Board.

Staff mailed notices to inform the surrounding 41 property owners within 150 feet of the property on Monday, April 29, 2024. The properties were posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-08 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2024-08 before the Town Commission is scheduled for Monday, June 17, 2024, at 6 p.m. The second and final reading is scheduled for Monday, July 1, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. Ord. No. 2024-08 - Rezoning Highlands
2. Supporting - Anderson Rezone

DRAFT ORDINANCE 2024-08
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES BEING APPROXIMATELY 92.12 ACRES OWNED BY JESSE ANDERSON, WILLIAM ANDERSON, DEVIN AND ANGELA LONG, CARL A SMITH TRUST, BURGLAND INVESTMENTS, LLC AND LUGANO DEVELOPMENT, LLC; LOCATED SOUTH OF SUNSHOWER LANE, NORTH OF ABEBLE ROAD, AND EAST OF ROLLING ACRES 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); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part H, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit “A” hereto, a request has been made that the property be zoned “Residential Planned Unit Development” (PUD), entitled to the uses set forth in the Memorandum of Agreement attached as Exhibit “B” to be developed in substantial accordance with the Conceptual Plan, attached hereto as 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 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 **1st** day of **July 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 TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 29; THENCE SOUTH 89°40'04" E, ALONG THE N LINE OF SAID SECTION 29, A DISTANCE OF 30.00 FT TO THE EAST ROW LINE OF ROLLING ACRES ROAD (ROW WIDTH VARIES) AND TO THE **POINT OF BEGINNING**;THENCE, DEPARTING SAID E ROW LINE, S 89°40'04" E, ALONG SAID N LINE OF SECTION 29, A DISTANCE OF 1624.99 FT TO THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4590, PAGE 1103, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID N LINE, S 00°14'11" W, ALONG THE W LINE OF SAID LANDS; A DISTANCE OF 1328.25 FT TO THE SW CORNER OF SAID LANDS SAID CORNER LYING ON THE N LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2956, PAGE 992, OF AFOREMENTIONED PUBLIC RECORDS; THENCE S 89°35'21" E, ALONG THE N LINE OF SAID LANDS, A DISTANCE OF 977.75 FT TO THE NE CORNER OF SAID LANDS; THENCE S 00°14'41" W, ALONG THE E LINE OF SAID LANDS, A DISTANCE OF 1314.21 FT TO THE SE CORNER OF SAID LANDS; THENCE N 89°31'09" W, ALONG THE S LINE OF SAID LANDS AND THE N ROW OF ABEBLE ROAD (30 FOOT ROW), A DISTANCE OF 1720.38 FEET TO THE SE CORNER OF URICO, AS SHOWN IN PLAT BOOK 33, PAGE 82 OF AFOREMENTIONED PUBLIC RECORDS; THENCE THE FOLLOWING 16 COURSES ALONG THE EASTERLY AND NORTHERLY LINE OF SAID URICO; (1) N 00°29'03" EAST, A DISTANCE OF 59.92 FT; (2) N 69°53'59" W, A DISTANCE OF 142.82 FT; (3) N 57°45'19" E, A DISTANCE OF 28.62 FT; (4) N 74°19'07" E, A DISTANCE OF 117.27 FT; (5) N 25°26'20" E, A DISTANCE OF 72.27 FT; (6) 11°11'15" E, A DISTANCE OF 211.94 FT; (7) N 03°21'32" E, A DISTANCE OF 140.21 FT; (8) N 18°26'52" W, A DISTANCE OF 98.57 FT; (9) N 25°00'54" W, A DISTANCE OF 140.77 FT; (10) N 34°36'05" W, A DISTANCE OF 74.37 FT; (11) N 39°57'30" W, A DISTANCE OF 223.51 FT; (12) N 17°22'36" E, A DISTANCE OF 14.85 FT; (13) N 39°57'27" W, A DISTANCE OF 88.12 FT; (14) N 89°33'14" W, A DISTANCE OF 70.00 FT; (15) S 17°46'07" W, A DISTANCE OF 73.33 FT; (16) N 89°33'14" W, A DISTANCE OF 530.37 FT TO THE NW CORNER OF SAID URICO, SAID CORNER LYING ON AFOREMENTIONED E ROW OF ROLLING ACRES ROAD; THENCE N 00°13'31" E, ALONG SAID E ROW LINE, A DISTANCE OF 279.07 FT TO THE AFOREMENTIONED N LINE OF LANDS DESCRIBED IN 2956, PAGE 992 AND TO THE S LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 OF AFOREMENTIONED PUBLIC RECORDS; THENCE, DEPARTING SAID E ROW LINE, S 89°35'21" E, ALONG SAID N LINE AND SAID S LINE, A DISTANCE OF 621.85 FT TO THE SE CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479; THENCE, DEPARTING SAID N LINE, N 00°13'37" E, ALONG THE E LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 AND ALONG THE E LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 697, PAGE 1409, OF AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 663.50 FT TO THE NE CORNER OF LAND LANDS; THENCE N 89°37'47" W, ALONG THE N LINE OF SAID LANDS, A DISTANCE OF 631.93 FT TO AFOREMENTIONED E ROW LINE OF ROLLING ACRES ROAD; THENCE N 00°13'22" E, ALONG SAID E ROW LINE, A DISTANCE OF 662.97 FT TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT:

THE E 1/4 OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF AFOREMENTIONED SECTION 29, TOWNSHIP 18 S, RANGE 24 E, LAKE COUNTY, FLORIDA

SAID TRACT CONTAINING 92.12 ACRES, MORE OR LESS.

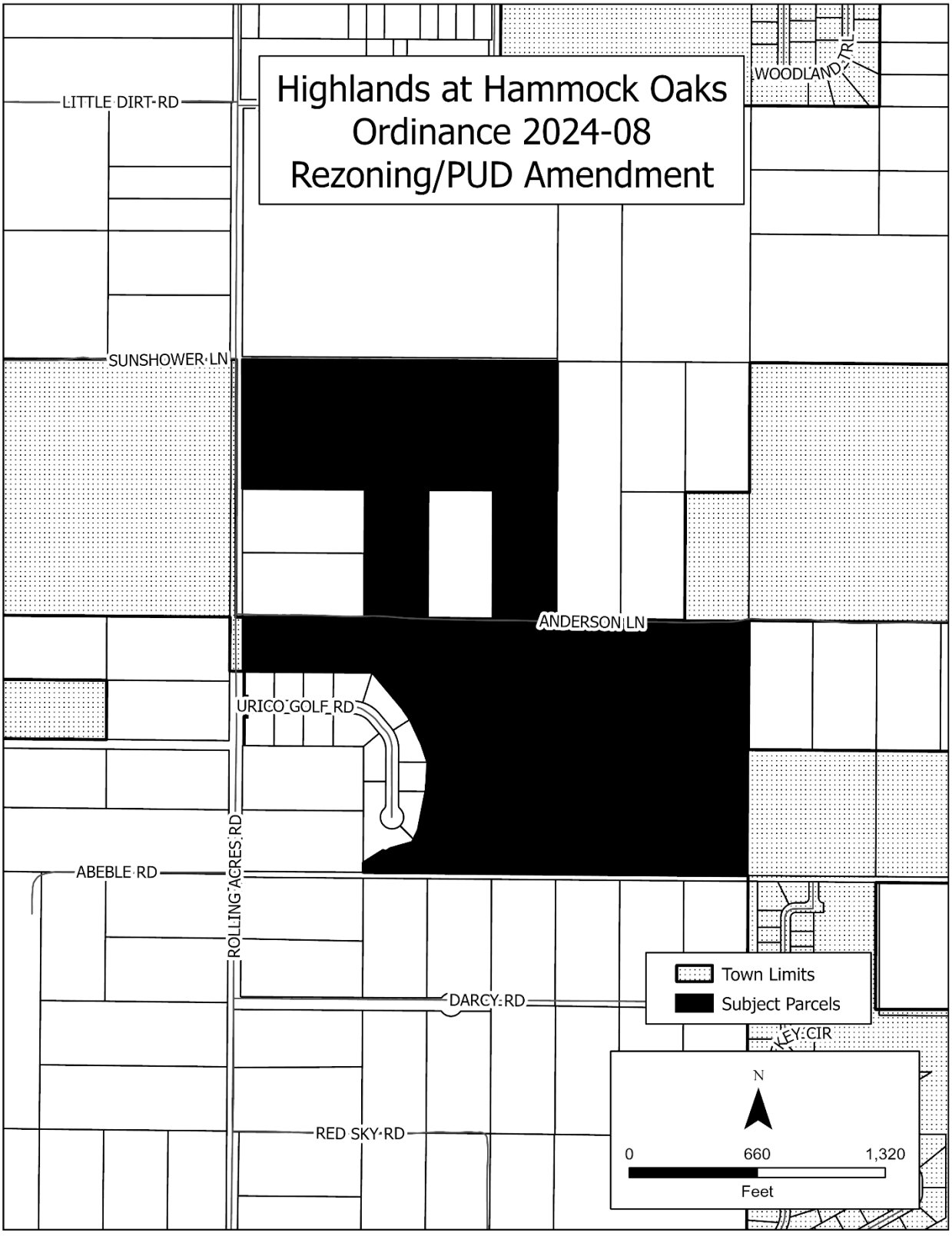


EXHIBIT "B" — MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated the _____ day of _____, 2024 between the Town of Lady Lake, Florida (hereinafter the "Town") and Jesse Anderson, William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, LLC.

RECITALS

1. Jesse Anderson, William Anderson, Devin and Angela Long, Carl A Smith Trust, Burgland Investments, LLC, and Lugano Development, 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 Devin and Angela Long, William Anderson, and Jesse Anderson 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 Burgland Investment, LLC and Lugano Development, 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:

1. 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 450 units consisting of 215 single-family detached units and 235 townhomes / villas. Residential types can be exchanged as long as the maximum number of vehicle trips do not exceed 3,630 AADT. Open Space uses permitted throughout the Property may consist of buffers, stormwater management facilities, amenity area and center (including buildings,

hardscape, and landscape) recreational amenities, and trails.

2. Design, Development, and Setback Standards:

a. Single-family Detached Units: 40 ft. Lots and 50 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.

b. Townhomes (Attached):

(Unplatted townhome units shall be consistent with the Florida Building Code requirements for building separation)

Minimum Lot Width: 16 ft.
Maximum ISR 90%
Minimum Front Setback: 15 ft.
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.

3. Accessory Structures:

Minimum Rear and Side Setback: 5 ft.

Maximum Height: 20 ft.

A. AMENITY BUILDINGS: The portions of the Property designated for Amenity uses may be developed according to the following standards:

1) 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.

2) 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.

3) 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.

4) 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.

B. TRANSPORTATION/PEDESTRIAN IMPROVEMENTS

1) 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.

2) One-half (1/2) of the Right-of-Way width for Sunshower Lane located along the northern property boundary shall be located on Lake County Tax Parcel Alternate Key 1279968.

3) A 20-foot-wide access easement shall be provided along a portion of the eastern property boundary to allow for ingress and egress by Lake County Tax Parcel Alternate Key 3833233.

C. OPEN SPACE/RECREATION

1) All Live Oak trees located within the Property with a diameter at breast height (DBH) of 36" or greater and a Grade of 3 or higher consistent with the Tree and Native Vegetation Report dated February 22, 2024, shall be preserved. All other

trees on the Property may be removed as part of a preliminary plat and/or final plat.

2) 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:
3) Provide open space and recreation area in accordance with 25% and 5% ratio as calculated based upon the acreage for the entire development.
4) 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.
5) 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.
6) 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 parties affected.

TOWN OF LADY LAKE

_____
Ed Freeman, Mayor

Attest:

_____
Nancy Wilson, Town Clerk

Approved as to form:

_____
Derek Schroth, Town Attorney

PROPERTY OWNER

_____

_____, Property Owner/Authorized Signer

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.

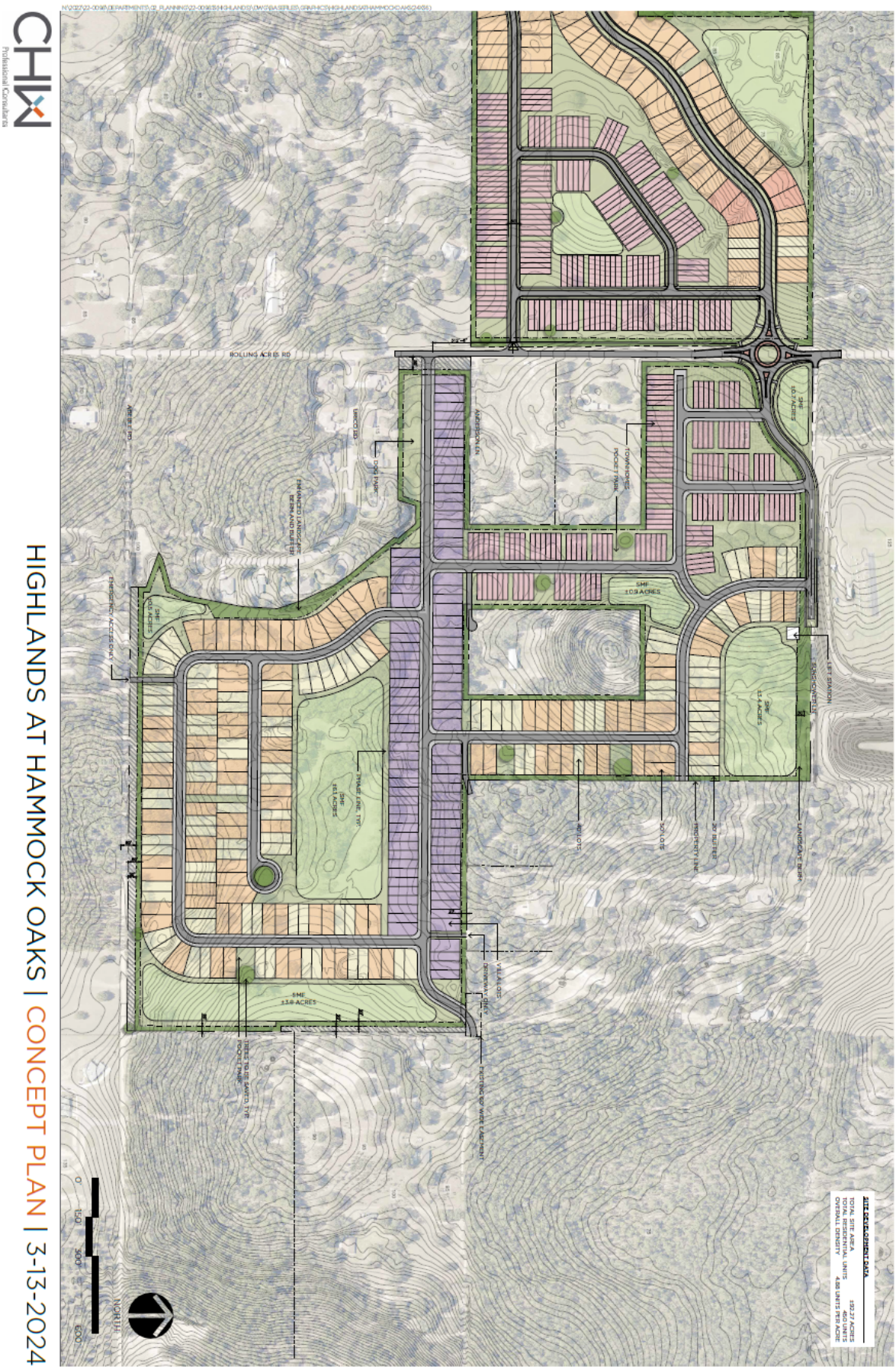
My Commission Expires:

_____

Notary Public Signature

1

EXHIBIT C — Conceptual Plan



2

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT

REZONING APPLICATION

Owner's Information

Owner's Name: Jesse Anderson and William Anderson; Devin and Angela Long; Carl A. Smith Trust; Burgland Investments LLC; and Lugano Development LLC

Mailing Address: Contact Agent

Telephone Number: Contact Agent Email Address: Contact Agent

Applicant's Information

Applicant's Name: CHW, LLC / Craig Brashier, AICP, Director of Planning

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: 1147 Anderson Ln, Lady Lake, FL 32159; 1245 Anderson Ln, Lady Lake, FL 32159; Rolling Acres Rd, Lady Lake, FL 32159; Anderson Ln, Lady Lake,FL 32159; and 37700 Rolling Acres Rd, Lady Lake, FL 32159.

Alternate Key: 1282993; 1699126; 1283329; 1283264; 1283311; 1585031; and 3907338

Legal Description:

See accompanying legal descriptions.

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

Sunshower Lane, Abeble Road, and Rolling Acres Road.

Area of the Property: ±4,012,747.20 Square Feet ±92.12 Acres

Utilities: __X__ Central Water __X__ Central Sewer _____ Well _____ Septic Tank

Existing Zoning of Property: Planned Unit Development (PUD) (Lady Lake); Agriculture (A) (Lake County)

Requested Zoning of Property: Planned Unit Development (PUD)

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: __X__ Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter __5__ 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:

See accompanying Lake County Property Appraiser data sheets.

Proposed Use of Property: A mix of residential uses, amenities, and supporting infrastructure.

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:

Companion Annexation and Small-scale Comprehensive Plan Amendment applications are submitted concurrently with this Rezoning 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: 4/1/24 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, CHW, 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: a mix of residential uses, amenities, and supporting infrastructure.

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

Notary Public State of Florida
Nicholle E Brockish
My Commission HH 397048
Expires 8/15/2027

REZONING
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Jesse D. Anderson, 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: a mix of residential uses, amenities, and supporting infrastructure.

3. That he has appointed CHW 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 12 day of February 2024, by Jesse D. Anderson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

JASON MONROE LEE
MY COMMISSION # HH 324425
EXPIRES: October 23, 2026

REZONING
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared William M. Anderson, 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: a mix of residential uses, amenities, and supporting infrastructure.

3. That he has appointed CHW 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 12 day of February, 2024, by William M Anderson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

JASON MONROE LEE
MY COMMISSION # HH 324425
EXPIRES: October 23, 2026

REZONING
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Devin R. Long and Angela D. Long, 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: a mix of residential uses, amenities, and supporting infrastructure.

3. That he has appointed CHW 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.

D. R. L.
Angela D. L.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 9th day of February, 2024 by Devin Long and Angela Long, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Lara Parker
My Commission
HH 176525
Exp. 9/19/2025

REZONING
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Carl A. Smith Trustee, 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: a mix of residential uses, amenities, and supporting infrastructure.

3. That he has appointed CHW 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 8 day of February, 2024, by Carl A. Smith, who is personally known to me or (who has produced FL Drivers License as identification and who did (did not) take an oath.

Notary Public

JASON MONROE LEE
MY COMMISSION # HH 324425
EXPIRES: October 23, 2026

REZONING
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ~~LAKE~~ HILLSBOROUGH

Before me, the undersigned authority personally appeared Burgland Investments LLC Represented by FRANK BOMBEECK, 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: a mix of residential uses, amenities, and supporting infrastructure.

3. That he has appointed CHW 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 8th day of FEBRUARY, 2024, by FRANK BOMBEECK, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Donald L Scalf Jr
DONALD L SCALF JR
Notary Public

Notary Public State of Florida
Donald L Scalf Jr
My Commission
HH 168441
Exp. 8/23/2025

REZONING
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ~~LAKE~~ Escambia

Before me, the undersigned authority personally appeared Orianna J Snook, 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 Lugano PUD

3. That he has appointed CHW 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 5th day of October, 2023 by Orianna Snook, who is personally known to me or who has produced n/a Personally known as identification and who did (did not) take an oath.

Notary Public

Angela J. Barrows
NOTARY PUBLIC
My Comm. Expires
JUNE 2, 2025
No. HH 137365
STATE OF FLORIDA

CFN 2005148949
Bk 02956 Pgs 0992 - 993; (2pgs)
DATE: 09/22/2005 11:05:45 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 30,307.20

Prepared by and return to:
Gary Fuchs/lg
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: **050314**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **September, 2005** between **B2 Cattle Venture, LLC, a Florida limited liability company**, whose post office address is **1028 Lake Sumter Landing, The Villages, FL 32162**, grantor, and **Lugano Development, LLC, a Florida limited liability company**, whose post office address is 2801 SW Archer Road, Gainesville, FL 32608 grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #: 3018240001-000-00100

See Attached Exhibit "A"

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Gary Fuchs

Witness Name: Alice M Rivers

B2 Cattle Venture, LLC, a Florida limited liability company

By: _____
Clifton L. Bridges, President

(Corporate Seal)

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 16th day of September, 2005 by Clifton L. Bridges, President of B2 Cattle Venture, LLC, a Florida limited liability company, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

GARY FUCHS
MY COMMISSION # DD 003177
EXPIRES: February 20, 2005
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

The quality of this image
is equivalent to the quality
of the original document.

Exhibit "A"

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 East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, in Lake County, Florida.

PARCEL 3:

The Southwest 1/4 of the Northwest 1/4, LESS the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, ALSO LESS road rights of way; AND, the West 1/2 of the Southeast 1/4 of the Northwest 1/4, LESS road rights of way; AND that portion of the vacated roads that are within the property described above as recited by the Resolution recorded in Official Records Book 85, page 494, Public Records of Lake County, Florida, all of the above being in Section 29, Township 18 South, Range 24 East, being a portion of Blocks 31 through 33 inclusive, and 44 through 46, inclusive, Map of the Land in CHETWYND LAND CO., according to the plat thereof as recorded in Plat Book 1, page 42, Public Records of Lake County, Florida.

Together with an Easement on, over and across the following described property:

The East 50 feet of the North 200 feet of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 24 East, Lake County, Florida.

LESS Lots 1 through 15, Tracts A through D, URICO, according to the plat thereof as recorded in Plat Book 33, pages 82 and 83, Public Records of Lake County, Florida.

PARCEL 4:

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 Northwest 1/4 of Northeast 1/4 to the Point of Beginning.

PARCEL 5:

Southwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 24 East, Lake County, Florida.

PARCEL 6:

Tracts A through D, URICO, according to the plat thereof as recorded in Plat Book 33, pages 82 and 83, Public Records of Lake County, Florida, a/k/a URICO Golf and Country Club.

INSTRUMENT#: 2016022079 OR BK 4747 PG 1994 PAGES: 2 3/2/2016 4:30:28 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$0.70

PREPARED BY and RETURN TO:
H. JOHN FELDMAN
BOWEN & SCHROTH, P.A.
600 Jennings Avenue
Eustis, FL 32726

RETURN

Parcel ID No. See Exhibit "A"

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.

WARRANTY DEED

THIS WARRANTY DEED is made the 22nd day of February, 2016,

BY: **CARL A. SMITH, a married man**, whose address is Post Office Box 865, Lady Lake, FL 32158("Grantor"),

TO: **CARL A. SMITH, TRUSTEE OF THE CARL A. SMITH FAMILY TRUST DATED February 22, 2016,** whose address is Post Office Box 865, Lady Lake, FL 32158, ("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) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **LAKE** County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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

This is a conveyance to a Trustee not pursuant to a sale. Legal description provided by Grantor. Full power and authority is granted to Grantee and the Successor Trustee(s), to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the land or any of it; no person dealing with the Trustee(s) or the Successor Trustee(s) shall be bound to see to the application of any purchase money mortgage or inquire into the validity, expediency or propriety of such sale or disposition.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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

Signed in the Presence of

Print or Type Name Elizabeth Bradley

Print or Type Name Letty A. Mendoza

CARL A. SMITH

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 22nd day of February, 2016 by CARL A. SMITH, who is personally known to me or who has produced _____ as identification.

Print or Type Name _____
Notary Public
My Commission Expires:

AMBER JAMES
MY COMMISSION # EE 865572
EXPIRES: May 16, 2017
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

PARCEL ID#05-19-25-00300000501

That part of Gov. Lot 3, Section 5, Township 19 South, Range 25 East, bounded and described as follows: Begin at the most Easterly corner of Lot 1, Treasure Island Shores, according to the plat thereof recorded in Plat Book 11, Page 89, Public Records of Lake County, Florida, thence run South 59°42'40" East 400 feet, thence run North 30°17'20" East to a point on the Southerly line of a 40 foot wide County road, thence run Westerly and Southwesterly along the Southerly line of the said right of way to the point of beginning.

PARCEL ID#29-18-24-000200001502

THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL ID#29-18-24-000200001501

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS COUNTY ROAD RIGHT OF WAY.

CFN 2002070524
Bk 02138 Pg 1316; (1pg)
DATE: 07/03/2002 01:04:12 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 301.00

Prepared by and return to:
R. Dewey Burnsed/kat
Attorney at Law
McLin & Burnsed PA
976 Del Mar Drive
The Villages, FL 32159
File No.: **CR1618**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of **June, 2002** between **Lake Eustis Kennel Club, Inc.**, whose post office address is **P.O. Box 543, Fruitland Park, FL 34731**, grantor, and **Devin R. Long and Angela D. Long, husband and wife**, whose post office address is ~~**Anderson Lane, Lady Lake, FL 32159**~~ 16311 SE 140th Ct., Weirsdale, FL 32195 grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County Florida** to-wit:

PARCEL ID #:

The West 1/2 of the East 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, in Lake County, Florida. Subject to an easement for ingress and egress over the South 15 feet, together with an easement for ingress and egress over, across and upon the South 15 feet of that part of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 29, lying east of the east line of the right of way of County District Road No. 1-6903.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lake Eustis Kennel Club, Inc.

Witness Name: ~~Rhonda M. Andrews~~

Witness Name: ~~Elizabeth C. Runtle~~

By: Diane Keedy
Diane Keedy
President

(Corporate Seal)

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 21st day of June, 2002 by Diane Keedy, President of Lake Eustis Kennel Club, Inc., on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

RHONDA M. ANDREWS
MY COMMISSION # CC 793703
EXPIRES: 11/29/2002
1-800-3-NOTARY Fla. Notary Services & Bonding Co.

Notary Public

Printed Name: Rhonda M. Andrews

My Commission Expires: 11/29/02

INSTRUMENT#: 2022113938 OR BK 6012 PG 631 PAGES: 2 8/22/2022 3:24:53 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$770.00

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Barbara H. Luikart, Attorney at Law
Anthony & Partners, LLC
100 South Ashley Drive
Suite 1600
Tampa, Florida 33602

Parcel ID No: 29-18-24-0002-000-06600

Purchase Price: $110,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 12th day of August, 2022, by WILLIAM MASON ANDERSON, whose address is P. O. Box 1704, Lady Lake, Florida 32158 ("Grantor"), to BURGLAND INVESTMENTS LLC, whose address is 1810 West Kennedy Boulevard, Suite 232, Tampa, Florida 33606 ("Grantee").

WITNESSETH:

That the Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, and sells to Grantee and Grantee's successors and assigns, all the real property located in Lake County, Florida, more particularly described below (the "Property");

The North 1/2 of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 18 South, Range 24 East, Lake County, Florida.

TOGETHER with all tenements, hereditaments, rights, interests, remainders, easements, and appurtenances thereto belonging or otherwise appertaining;

SUBJECT TO property taxes for 2022, and easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns in fee simple forever.

GRANTOR hereby specially warrants title to the Property subject to the matters referred to above, and will defend the same against the lawful claims of all persons whomsoever lawfully claiming the same by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed and sealed this Special Warranty Deed on the day and year first above written.

GRANTOR:

Donna K. Ready
Print Name: Donna K. Ready

Barbara H. Tulkart
Print Name: Barbara H. Tulkart

William Mason Anderson

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of August, 2022, by William Mason Anderson, who ☐ is personally known to me OR ☑ has produced a Florida drivers license as identification.

(Affix notarial seal)

Donna K. Ready
NOTARY PUBLIC
My commission expires:

Notary Public State of Florida
Donna K Ready
My Commission GG 286507
Expires 12/20/2022

INSTRUMENT#: 2023145677 OR BK 6249 PG 1365 PAGES: 2 11/30/2023 1:56:48 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $0.00

Filing # 186882485 E-Filed 11/28/2023 12:54:44 PM

IN THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA

FILE NO: 2023-CP-001137
PROBATE DIVISION

IN RE: ESTATE OF

REBECCA JEAN ANDERSON,
Deceased.

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(intestate – heirs, no spouse or lineal descendants – exempt from claims)

On the petition of WILLIAM MASON ANDERSON for an Order Determining Homestead Status of Real Property (the "Property"), all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Lake County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was not survived by lineal descendants;
4. The decedent was survived by the following heirs at law:

WILLIAM MASON ANDERSON	Brother
JESSE DANIEL ANDERSON	Brother

5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following described property (the "Property"):

The South ½ of the West ¼ of the Northeast ¼ of the Northwest ¼ of Section 29, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel ID: 29-18-24-0002-000-01400

Property is located at: 1245 Anderson Lane, Lady Lake, FL 32159.

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida. It is

FILED: LAKE COUNTY, GARY J. COONEY, CLERK, 11/30/2023 09:23:58 AM

ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of the decedent's creditors inured to the following heirs of the decedent:

NAME & ADDRESS	RELATIONSHIP	SHARE
WILLIAM MASON ANDERSON 3817 Eagles Nest Road Fruitland Park, FL 34731	Brother	50% share
JESSE DANIEL ANDERSON 6550 NW 60th Avenue Chiefland, FL 32626	Brother	50% share

It is ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the said heirs specified above, and the personal representative shall have no further responsibility with respect to it.

ORDERED on 28 day of November, 2023.

Heidi Davis

Circuit Judge
FOR SENIOR COVERAGE JUDGE 8

Copies provided via electronic portal to:
M. Meredith Kirste, Esquire

E-FILED
NOV 28 2023
Lisa Denison
Judicial Assistant

PROPERTY RECORD CARD

General Information

Name:	ANDERSON WILLIAM M AND JESSE D ANDERSON	**Alternate Key:**	1282993
Mailing Address:	3817 EAGLES NEST RD FRUITLAND PARK, FL 34731 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01400
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1245 ANDERSON 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 W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6249 PG 1365		

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		5.000	Acre	$168,750.00	$168,750.00

Click here for Zoning Info Map **FEMA Flood**

Residential Building(s)

Building 1

Residential	Building Value: $153,536.00

Summary

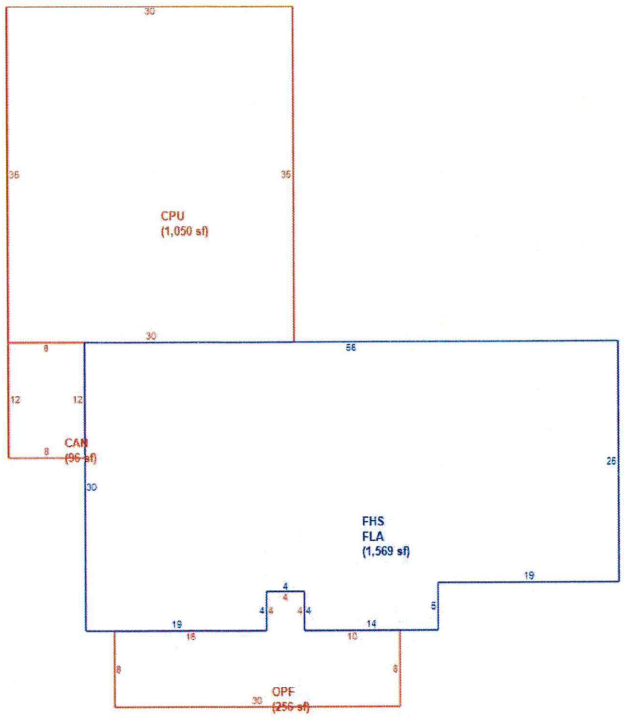
Year Built: 1980	Total Living Area: 2354	Central A/C: No	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
PATIO (CAN)		1.50	96
CARPORT/POLE SHED UNFINISHED (CPU)		1.50	1050
FINISHED AREA HALF STORY (FHS)		1.50	1569
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.50	1569
OPEN PORCH FINISHED (OPF)		1.50	256

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT/POLE SHED UNFINISHED (UCP1)	2400	SF	1969	$2,880.00
2	CARPORT/POLE SHED UNFINISHED (UCP3)	1539	SF	1974	$4,925.00

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
6249 / 1365	11/2023	Probate Order	Unqualified	Improved	$0.00
4963 / 1976	06/2017	Quit Claim Deed	Unqualified	Improved	$100.00
467 / 248	05/1972	Warranty Deed	Unqualified	Vacant	$2,500.00

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 Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$330,091	$330,091	$330,091	5.0364	$1,662.47
SCHOOL BOARD STATE	$330,091	$330,091	$330,091	3.2080	$1,058.93
SCHOOL BOARD LOCAL	$330,091	$330,091	$330,091	2.9980	$989.61

LAKE COUNTY WATER AUTHORITY	$330,091	$330,091	$330,091	0.2940	$97.05
NORTH LAKE HOSPITAL DIST	$330,091	$330,091	$330,091	0.1500	$49.51
ST JOHNS RIVER FL WATER MGMT DIST	$330,091	$330,091	$330,091	0.1793	$59.19
LAKE COUNTY MSTU STORMWATER	$330,091	$330,091	$330,091	0.4957	$163.63
LAKE COUNTY MSTU AMBULANCE	$330,091	$330,091	$330,091	0.4629	$152.80
LAKE COUNTY VOTED DEBT SERVICE	$330,091	$330,091	$330,091	0.0918	$30.30
LAKE COUNTY MSTU FIRE	$330,091	$330,091	$330,091	0.5138	$169.60
				Total: 13.4299	**Total:** $4,433.09

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:	SMITH CARL A TRUSTEE	**Alternate Key:**	1283264
Mailing Address:	PO BOX 865 LADY LAKE, FL 32158-0865 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01502
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	ROLLING ACRES RD LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	N 1/4 OF NW 1/4 OF NW 1/4--LESS CR R/W-- ORB 2229 PG 1043 ORB 4747 PG 1994		

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 / TIMBER S I 70 (5400)	0	0	MGMT	9.830	Acre	$3,441.00	$127,790.00

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
4747 / 1994	02/2016	Warranty Deed	Unqualified	Vacant	$100.00
2229 / 1043	12/2002	Warranty Deed	Unqualified	Vacant	$85,000.00

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	$127,790	$3,441	$3,441	5.0364	$17.33
SCHOOL BOARD STATE	$127,790	$3,441	$3,441	3.2080	$11.04
SCHOOL BOARD LOCAL	$127,790	$3,441	$3,441	2.9980	$10.32
LAKE COUNTY WATER AUTHORITY	$127,790	$3,441	$3,441	0.2940	$1.01

NORTH LAKE HOSPITAL DIST	$127,790	$3,441	$3,441	0.1500	$0.52
ST JOHNS RIVER FL WATER MGMT DIST	$127,790	$3,441	$3,441	0.1793	$0.62
TOWN OF LADY LAKE	$127,790	$3,441	$3,441	3.3962	$11.69
LAKE COUNTY MSTU AMBULANCE	$127,790	$3,441	$3,441	0.4629	$1.59
LAKE COUNTY VOTED DEBT SERVICE	$127,790	$3,441	$3,441	0.0918	$0.32
LAKE COUNTY MSTU FIRE	$127,790	$3,441	$3,441	0.5138	$1.77
				Total: 16.3304	**Total:** $56.21

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:**	1283311
Mailing Address:	2801 SW ARCHER RD GAINESVILLE, FL 32608 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01600
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	37700 ROLLING ACRES RD LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	SW 1/4 OF NW 1/4--LESS SW 1/4 OF SW 1/4 OF NW 1/4 & LESS URICO PB 33 PG 82, 83--W 1/2 OF SE 1/4 OF NW 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 - NATIVE 1 (6500)	0	0	CATTLE	34.500	Acre	$5,175.00	$430,560.00
2	OFFICE 1 STORY (1700)	0	0		3.500	Acre	$42,000.00	$42,000.00

Click here for Zoning Info **FEMA Flood Map**

Commercial Building(s)

Building 1

Commercial	Building Value: $0.00 Building Use: FIRE ASSESSMENT ONLY (FIR) Structure Type:

Summary

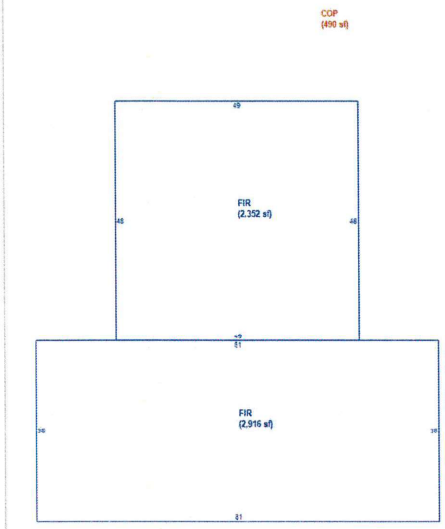
Year Built:	1988
Total Effective Area:	5758
Full Bathrooms:	3
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Residential Units:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	490
ASSESSED FOR FIRE ONLY (FIR)	1.00	5268

View Larger

Kitchens:	0
Fireplaces:	0



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (CUBU1)	320	SF	1985	$512.00
2	PAVING (CPAV1)	10000	SF	1986	$8,100.00
3	PAVING (CPAV2)	384	SF	1986	$538.00
4	PAVING (CPAV1)	5000	SF	1987	$4,050.00

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	Improved	$4,329,600.00
2219 / 147	12/2002	Quit Claim Deed	Unqualified	Improved	$1.00
2219 / 144	03/2001	Warranty Deed	Unqualified	Improved	$1.00
1758 / 1870	05/1999	Misc Deed/Document	Unqualified	Improved	$1.00
1686 / 1136	01/1999	Certificate of Title	Unqualified	Improved	$1.00
1127 / 351	09/1991	Warranty Deed	Unqualified	Improved	$1.00
1127 / 348	09/1991	Warranty Deed	Unqualified	Improved	$1.00
955 / 2160	02/1988	Warranty Deed	Unqualified	Improved	$743,000.00
932 / 664	07/1987	Quit Claim Deed	Unqualified	Vacant	$1.00
875 / 2223	05/1986	Warranty Deed	Qualified	Vacant	$125,000.00

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	$485,760	$60,375	$60,375	5.0364	$304.07

SCHOOL BOARD STATE	$485,760	$60,375	$60,375	3.2080	$193.68
SCHOOL BOARD LOCAL	$485,760	$60,375	$60,375	2.9980	$181.00
LAKE COUNTY WATER AUTHORITY	$485,760	$60,375	$60,375	0.2940	$17.75
NORTH LAKE HOSPITAL DIST	$485,760	$60,375	$60,375	0.1500	$9.06
ST JOHNS RIVER FL WATER MGMT DIST	$485,760	$60,375	$60,375	0.1793	$10.83
TOWN OF LADY LAKE	$485,760	$60,375	$60,375	3.3962	$205.05
LAKE COUNTY MSTU AMBULANCE	$485,760	$60,375	$60,375	0.4629	$27.95
LAKE COUNTY VOTED DEBT SERVICE	$485,760	$60,375	$60,375	0.0918	$5.54
LAKE COUNTY MSTU FIRE	$485,760	$60,375	$60,375	0.5138	$31.02
				Total: 16.3304	**Total:** $985.95

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:	SMITH CARL A TRUSTEE	**Alternate Key:**	1283329
Mailing Address:	PO BOX 865 LADY LAKE, FL 32158-0865 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01501
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	ROLLING ACRES RD 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 N 1/2 OF NW 1/4 OF NW 1/4--LESS CR R/W-- ORB 2229 PG 1043 ORB 4747 PG 1994		

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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / TIMBER S I 70 (5400)	0	0	MGMT	9.830	Acre	$3,441.00	$127,790.00

Click here for Zoning Info Map **FEMA Flood**

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
4747 / 1994	02/2016	Warranty Deed	Unqualified	Vacant	$100.00
2229 / 1043	12/2002	Warranty 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	$127,790	$3,441	$3,441	5.0364	$17.33
SCHOOL BOARD STATE	$127,790	$3,441	$3,441	3.2080	$11.04
SCHOOL BOARD LOCAL	$127,790	$3,441	$3,441	2.9980	$10.32
LAKE COUNTY WATER AUTHORITY	$127,790	$3,441	$3,441	0.2940	$1.01

NORTH LAKE HOSPITAL DIST	$127,790	$3,441	$3,441	0.1500	$0.52
ST JOHNS RIVER FL WATER MGMT DIST	$127,790	$3,441	$3,441	0.1793	$0.62
TOWN OF LADY LAKE	$127,790	$3,441	$3,441	3.3962	$11.69
LAKE COUNTY MSTU AMBULANCE	$127,790	$3,441	$3,441	0.4629	$1.59
LAKE COUNTY VOTED DEBT SERVICE	$127,790	$3,441	$3,441	0.0918	$0.32
LAKE COUNTY MSTU FIRE	$127,790	$3,441	$3,441	0.5138	$1.77
				Total: 16.3304	**Total:** $56.21

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:	LUGANO DEVELOPMENT LLC	**Alternate Key:**	1585031
Mailing Address:	2801 SW ARCHER RD GAINESVILLE, FL 32608 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01800
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	ANDERSON LN 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 SE 1/4 OF NW 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 HAY AVERAGE (6300)	0	0	CATTLE	20.000	Acre	$7,000.00	$231,400.00

Click here for Zoning Info Map **FEMA Flood**

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
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
1127 / 348	09/1991	Warranty Deed	Unqualified	Vacant	$1.00
955 / 2160	02/1988	Warranty Deed	Unqualified	Vacant	$1.00
932 / 664	07/1987	Quit Claim Deed	Unqualified	Vacant	$1.00
876 / 442	05/1986	Warranty Deed	Qualified	Vacant	$39,000.00

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	$231,400	$7,000	$7,000	5.0364	$35.25
SCHOOL BOARD STATE	$231,400	$7,000	$7,000	3.2080	$22.46
SCHOOL BOARD LOCAL	$231,400	$7,000	$7,000	2.9980	$20.99
LAKE COUNTY WATER AUTHORITY	$231,400	$7,000	$7,000	0.2940	$2.06
NORTH LAKE HOSPITAL DIST	$231,400	$7,000	$7,000	0.1500	$1.05
ST JOHNS RIVER FL WATER MGMT DIST	$231,400	$7,000	$7,000	0.1793	$1.26
TOWN OF LADY LAKE	$231,400	$7,000	$7,000	3.3962	$23.77
LAKE COUNTY MSTU AMBULANCE	$231,400	$7,000	$7,000	0.4629	$3.24
LAKE COUNTY VOTED DEBT SERVICE	$231,400	$7,000	$7,000	0.0918	$0.64
LAKE COUNTY MSTU FIRE	$231,400	$7,000	$7,000	0.5138	$3.60
				Total: 16.3304	**Total:** $114.32

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.

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Site Notice

PROPERTY RECORD CARD

General Information

Name:	LONG DEVIN R & ANGELA D	**Alternate Key:**	1699126
Mailing Address:	1147 ANDERSON LN LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-01500
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1147 ANDERSON LN LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316		

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	MANUFACTURED HOME (0230)	0	0		5.000	Acre	$168,750.00	$168,750.00

Click here for Zoning Info Map **FEMA Flood**

Residential Building(s)

Building 1

Residential	Building Value: $83,551.00

Summary

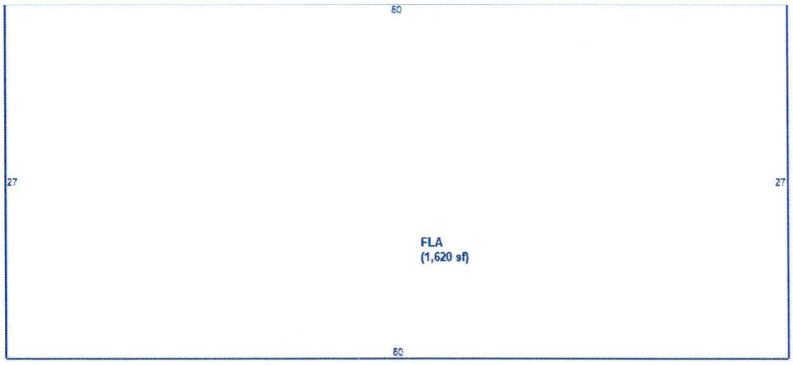
Year Built: 2003	Total Living Area: 1620	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1620

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	360	SF	2003	$576.00

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
2138 / 1316	06/2002	Warranty Deed	Qualified	Vacant	$43,000.00
1826 / 2403	05/2000	Warranty Deed	Qualified	Vacant	$27,000.00

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	$252,877	$181,080	$181,080	5.0364	$911.99
SCHOOL BOARD STATE	$252,877	$252,877	$252,877	3.2080	$811.23
SCHOOL BOARD LOCAL	$252,877	$252,877	$252,877	2.9980	$758.13
LAKE COUNTY WATER AUTHORITY	$252,877	$181,080	$181,080	0.2940	$53.24
NORTH LAKE HOSPITAL DIST	$252,877	$181,080	$181,080	0.1500	$27.16

ST JOHNS RIVER FL WATER MGMT DIST	$252,877	$181,080	$181,080	0.1793	$32.47
LAKE COUNTY MSTU STORMWATER	$252,877	$181,080	$181,080	0.4957	$89.76
LAKE COUNTY MSTU AMBULANCE	$252,877	$181,080	$181,080	0.4629	$83.82
LAKE COUNTY VOTED DEBT SERVICE	$252,877	$181,080	$181,080	0.0918	$16.62
LAKE COUNTY MSTU FIRE	$252,877	$181,080	$181,080	0.5138	$93.04
				Total: 13.4299	**Total:** $2,877.46

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.

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PROPERTY RECORD CARD

General Information

Name:	BURGLAND INVESTMENTS LLC	**Alternate Key:**	3907338
Mailing Address:	1810 W KENNEDY BLVD # 232 TAMPA, FL 33606 *Update Mailing Address*	**Parcel Number:**	29-18-24-0002-000-06600
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	ANDERSON LN LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	N 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6012 PG 631		

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		5.000	Acre	$130,000.00	$130,000.00

Click here for Zoning Info Map **FEMA Flood**

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
6012 / 631	08/2022	Warranty Deed	Qualified	Vacant	$110,000.00
4963 / 1975	06/2017	Quit Claim Deed	Unqualified	Vacant	$100.00

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	$130,000	$130,000	$130,000	5.0364	$654.73

SCHOOL BOARD STATE	$130,000	$130,000	$130,000	3.2080	$417.04
SCHOOL BOARD LOCAL	$130,000	$130,000	$130,000	2.9980	$389.74
LAKE COUNTY WATER AUTHORITY	$130,000	$130,000	$130,000	0.2940	$38.22
NORTH LAKE HOSPITAL DIST	$130,000	$130,000	$130,000	0.1500	$19.50
ST JOHNS RIVER FL WATER MGMT DIST	$130,000	$130,000	$130,000	0.1793	$23.31
TOWN OF LADY LAKE	$130,000	$130,000	$130,000	3.3962	$441.51
LAKE COUNTY MSTU AMBULANCE	$130,000	$130,000	$130,000	0.4629	$60.18
LAKE COUNTY VOTED DEBT SERVICE	$130,000	$130,000	$130,000	0.0918	$11.93
LAKE COUNTY MSTU FIRE	$130,000	$130,000	$130,000	0.5138	$66.79
				Total: 16.3304	**Total:** $2,122.95

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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DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01400		1282993	0001

ANDERSON REBECCA J
PO BOX 265
LADY LAKE, FL 32158-0265

1245 ANDERSON LN

S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 467 PG 248 ORB 4963 PG 1976

1+1282993+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	294,930	50,000	244,930	5.0364	1,233.57
AMBULANCE MSTU	294,930	50,000	244,930	0.4629	113.38
STORMWATER ROADS PARKS	294,930	50,000	244,930	0.4957	121.41
ENVIRON LAND PURCHASE	294,930	50,000	244,930	0.0918	22.48
FIRE MSTU	294,930	50,000	244,930	0.5138	125.85
WATER AUTHORITY	294,930	50,000	244,930	0.2940	72.01
PUBLIC SCHOOLS					
BY STATE LAW	294,930	25,000	269,930	3.2080	865.94
BY LOCAL BOARD	294,930	25,000	269,930	2.9980	809.25
ST JOHNS WATER MGMT	294,930	50,000	244,930	0.1793	43.92
N LAKE CNTY HOSP	294,930	50,000	244,930	0.1500	36.74
			TOTAL:	13.4299	$3,444.55

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		225.00
C056 SOLID WASTE SERVICES		345.00
	NON-AD VALOREM ASSESSMENTS:	$570.00

COMBINED TAXES AND ASSESSMENTS: $4,014.55

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/29/2023 Receipt # 2023-00221660 $3,853.97

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

ANDERSON REBECCA J
PO BOX 265
LADY LAKE, FL 32158-0265

1245 ANDERSON LN

S 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 467 PG 248 ORB 4963 PG 1976

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01400		1282993	0001

Paid 11/29/2023 Receipt # 2023-00221660 $3,853.97

1+1282993+2023

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01502		1283264	00LL

SMITH CARL A TRUSTEE
PO BOX 865
LADY LAKE, FL 32158-0865

ROLLING ACRES RD

N 1/4 OF NW 1/4 OF NW 1/4--LESS CR R/W-- ORB 2229 PG 1043 ORB 4747 PG 1994



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	3,441	0	3,441	5.0364	17.33
AMBULANCE MSTU	3,441	0	3,441	0.4629	1.59
ENVIRON LAND PURCHASE	3,441	0	3,441	0.0918	0.32
FIRE MSTU	3,441	0	3,441	0.5138	1.77
WATER AUTHORITY	3,441	0	3,441	0.2940	1.01
PUBLIC SCHOOLS					
BY STATE LAW	3,441	0	3,441	3.2080	11.04
BY LOCAL BOARD	3,441	0	3,441	2.9980	10.32
TOWN OF LADY LAKE	3,441	0	3,441	3.3962	11.69
ST JOHNS WATER MGMT	3,441	0	3,441	0.1793	0.62
N LAKE CNTY HOSP	3,441	0	3,441	0.1500	0.52
			TOTAL:	16.3304	$56.21

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
	NON-AD VALOREM ASSESSMENTS:	$0.00

COMBINED TAXES AND ASSESSMENTS: $56.21

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/14/2023 Receipt # 2023-00177823 $53.96

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

SMITH CARL A TRUSTEE
PO BOX 865
LADY LAKE, FL 32158-0865

ROLLING ACRES RD

N 1/4 OF NW 1/4 OF NW 1/4--LESS CR R/W-- ORB 2229 PG 1043 ORB 4747 PG 1994

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01502		1283264	00LL

Paid 11/14/2023 Receipt # 2023-00177823 $53.96



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01600		1283311	00LL

LUGANO DEVELOPMENT LLC
2801 SW ARCHER RD
GAINESVILLE, FL 32608

37700 ROLLING ACRES RD

SW 1/4 OF NW 1/4--LESS SW 1/4 OF SW 1/4 OF NW 1/4 & LESS URICO PB 33 PG 82 83--W 1/2 OF SE 1/4 OF NW 1/4 ORB 2956 PG 992

1+128331 1+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	60,375	0	60,375	5.0364	304.07
AMBULANCE MSTU	60,375	0	60,375	0.4629	27.95
ENVIRON LAND PURCHASE	60,375	0	60,375	0.0918	5.54
FIRE MSTU	60,375	0	60,375	0.5138	31.02
WATER AUTHORITY	60,375	0	60,375	0.2940	17.75
PUBLIC SCHOOLS					
BY STATE LAW	60,375	0	60,375	3.2080	193.68
BY LOCAL BOARD	60,375	0	60,375	2.9980	181.00
TOWN OF LADY LAKE	60,375	0	60,375	3.3962	205.05
ST JOHNS WATER MGMT	60,375	0	60,375	0.1793	10.83
N LAKE CNTY HOSP	60,375	0	60,375	0.1500	9.06
			TOTAL:	16.3304	$985.95

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F044 FIRE NON-RES		1,570.00
	NON-AD VALOREM ASSESSMENTS:	$1,570.00

COMBINED TAXES AND ASSESSMENTS: $2,555.95

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/27/2023 Receipt # 2023-00214082 $2,453.71

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

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If Paid By	Nov 30, 2023				
Please Pay	$0.00				

LUGANO DEVELOPMENT LLC
2801 SW ARCHER RD
GAINESVILLE, FL 32608

37700 ROLLING ACRES RD

SW 1/4 OF NW 1/4--LESS SW 1/4 OF SW 1/4 OF NW 1/4 & LESS URICO PB 33 PG 82 83--W 1/2 OF SE 1/4 OF NW 1/4 ORB 2956 PG 992

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01600		1283311	00LL

Paid 11/27/2023 Receipt # 2023-00214082 $2,453.71

1+128331 1+2023

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01501		1283329	00LL

SMITH CARL A TRUSTEE
PO BOX 865
LADY LAKE, FL 32158-0865

ROLLING ACRES RD

S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4--LESS CR R/W-- ORB 2229 PG 1043 ORB 4747 PG 1994



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	3,441	0	3,441	5.0364	17.33
AMBULANCE MSTU	3,441	0	3,441	0.4629	1.59
ENVIRON LAND PURCHASE	3,441	0	3,441	0.0918	0.32
FIRE MSTU	3,441	0	3,441	0.5138	1.77
WATER AUTHORITY	3,441	0	3,441	0.2940	1.01
PUBLIC SCHOOLS					
BY STATE LAW	3,441	0	3,441	3.2080	11.04
BY LOCAL BOARD	3,441	0	3,441	2.9980	10.32
TOWN OF LADY LAKE	3,441	0	3,441	3.3962	11.69
ST JOHNS WATER MGMT	3,441	0	3,441	0.1793	0.62
N LAKE CNTY HOSP	3,441	0	3,441	0.1500	0.52
			TOTAL:	16.3304	$56.21

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
	NON-AD VALOREM ASSESSMENTS:	$0.00

COMBINED TAXES AND ASSESSMENTS: $56.21

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/14/2023 Receipt # 2023-00177835 $53.96

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

SMITH CARL A TRUSTEE
PO BOX 865
LADY LAKE, FL 32158-0865

ROLLING ACRES RD

S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4--LESS CR R/W-- ORB 2229 PG 1043 ORB 4747 PG 1994

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01501		1283329	00LL

Paid 11/14/2023 Receipt # 2023-00177835 $53.96



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01800		1585031	00LL

LUGANO DEVELOPMENT LLC
2801 SW ARCHER RD
GAINESVILLE, FL 32608

ANDERSON LN

E 1/2 OF SE 1/4 OF NW 1/4 ORB 2956 PG 992

1+1585031+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	7,000	0	7,000	5.0364	35.25
AMBULANCE MSTU	7,000	0	7,000	0.4629	3.24
ENVIRON LAND PURCHASE	7,000	0	7,000	0.0918	0.64
FIRE MSTU	7,000	0	7,000	0.5138	3.60
WATER AUTHORITY	7,000	0	7,000	0.2940	2.06
PUBLIC SCHOOLS					
BY STATE LAW	7,000	0	7,000	3.2080	22.46
BY LOCAL BOARD	7,000	0	7,000	2.9980	20.99
TOWN OF LADY LAKE	7,000	0	7,000	3.3962	23.77
ST JOHNS WATER MGMT	7,000	0	7,000	0.1793	1.26
N LAKE CNTY HOSP	7,000	0	7,000	0.1500	1.05
			TOTAL:	16.3304	$114.32

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F110 LAKE COUNTY FIRE, VACANT LAND		68.00
	NON-AD VALOREM ASSESSMENTS:	$68.00

COMBINED TAXES AND ASSESSMENTS: $182.32

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/27/2023 Receipt # 2023-00214082 $175.03

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

ANDERSON LN

LUGANO DEVELOPMENT LLC
2801 SW ARCHER RD
GAINESVILLE, FL 32608

E 1/2 OF SE 1/4 OF NW 1/4 ORB 2956 PG 992

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01800		1585031	00LL

Paid 11/27/2023 Receipt # 2023-00214082 $175.03

1+1585031+2023

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01500	CL-0013020	1699126	0001

LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

1147 ANDERSON LN

W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	164,620	0	164,620	5.0364	829.09
AMBULANCE MSTU	164,620	0	164,620	0.4629	76.20
STORMWATER ROADS PARKS	164,620	0	164,620	0.4957	81.60
ENVIRON LAND PURCHASE	164,620	0	164,620	0.0918	15.11
FIRE MSTU	164,620	0	164,620	0.5138	84.58
WATER AUTHORITY	164,620	0	164,620	0.2940	48.40
PUBLIC SCHOOLS					
BY STATE LAW	252,877	0	252,877	3.2080	811.23
BY LOCAL BOARD	252,877	0	252,877	2.9980	758.13
ST JOHNS WATER MGMT	164,620	0	164,620	0.1793	29.52
N LAKE CNTY HOSP	164,620	0	164,620	0.1500	24.69
			TOTAL:	13.4299	$2,758.55

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		225.00
C056 SOLID WASTE SERVICES		345.00
	NON-AD VALOREM ASSESSMENTS:	$570.00

COMBINED TAXES AND ASSESSMENTS: $3,328.55

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/28/2023 Receipt # 2023-00217501 $3,195.41

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

LONG DEVIN R & ANGELA D
1147 ANDERSON LN
LADY LAKE, FL 32159

1147 ANDERSON LN

W 1/2 OF E 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 ORB 2138 PG 1316

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-01500	CL-0013020	1699126	0001

Paid 11/28/2023 Receipt # 2023-00217501 $3,195.41



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-06600		3907338	00LL

BURGLAND INVESTMENTS LLC
1810 W KENNEDY BLVD # 232
TAMPA, FL 33606

ANDERSON LN

N 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6012 PG 631



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	130,000	0	130,000	5.0364	654.73
AMBULANCE MSTU	130,000	0	130,000	0.4629	60.18
ENVIRON LAND PURCHASE	130,000	0	130,000	0.0918	11.93
FIRE MSTU	130,000	0	130,000	0.5138	66.79
WATER AUTHORITY	130,000	0	130,000	0.2940	38.22
PUBLIC SCHOOLS					
BY STATE LAW	130,000	0	130,000	3.2080	417.04
BY LOCAL BOARD	130,000	0	130,000	2.9980	389.74
TOWN OF LADY LAKE	130,000	0	130,000	3.3962	441.51
ST JOHNS WATER MGMT	130,000	0	130,000	0.1793	23.31
N LAKE CNTY HOSP	130,000	0	130,000	0.1500	19.50
			TOTAL:	16.3304	$2,122.95

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F110 LAKE COUNTY FIRE, VACANT LAND		68.00
	NON-AD VALOREM ASSESSMENTS:	$68.00

COMBINED TAXES AND ASSESSMENTS: $2,190.95

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/29/2023 Receipt # 2023-00224868 $2,103.31

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

BURGLAND INVESTMENTS LLC
1810 W KENNEDY BLVD # 232
TAMPA, FL 33606

ANDERSON LN

N 1/2 OF W 1/4 OF NE 1/4 OF NW 1/4 OF SEC 29-18-24 ORB 6012 PG 631

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2918240002-000-06600		3907338	00LL

Paid 11/29/2023 Receipt # 2023-00224868 $2,103.31



LEGAL DESCRIPTION

22-0098.13

CHW Professional Consultants

DATE: FEBRUARY 26, 2024
PROJECT NAME: HIGHLANDS PD
PROJECT NO: 22-0098.13
DESCRIPTION FOR: SUBJECT PARCEL

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 89°40'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD (RIGHT OF WAY WIDTH VARIES) AND TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°40'04" EAST, ALONG SAID NORTH LINE OF SECTION 29, A DISTANCE OF 1624.99 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4590, PAGE 1103, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°14'11" WEST, ALONG THE WEST LINE OF SAID LANDS; A DISTANCE OF 1328.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS SAID CORNER LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2956, PAGE 992, OF AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTH 89°35'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 977.75 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°14'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1314.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°31'09" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH RIGHT OF WAY OF ABEBLE ROAD (30 FOOT RIGHT OF WAY), A DISTANCE OF 1720.38 FEET TO THE SOUTHEAST CORNER OF URICO, AS SHOWN IN PLAT BOOK "33", PAGE 82 OF AFOREMENTIONED PUBLIC RECORDS; THENCE THE FOLLOWING SIXTEEN (16) COURSES ALONG THE EASTERLY AND NORTHERLY LINE OF SAID URICO; (1) NORTH 00°29'03" EAST, A DISTANCE OF 59.92 FEET; (2) NORTH 69°53'59" WEST, A DISTANCE OF 142.82 FEET; (3) NORTH 57°45'19" EAST, A DISTANCE OF 28.62 FEET; (4) NORTH 74°19'07" EAST, A DISTANCE OF 117.27 FEET; (5) NORTH 25°26'20" EAST, A DISTANCE OF 72.27 FEET; (6) NORTH 11°11'15" EAST, A DISTANCE OF 211.94 FEET; (7) NORTH 03°21'32" EAST, A DISTANCE OF 140.21 FEET; (8) NORTH 18°26'52" WEST, A DISTANCE OF 98.57 FEET; (9) NORTH 25°00'54" WEST, A DISTANCE OF 140.77 FEET; (10) NORTH 34°36'05" WEST, A DISTANCE OF 74.37 FEET; (11) NORTH 39°57'30" WEST, A DISTANCE OF 223.51 FEET; (12) NORTH 17°22'36" EAST, A DISTANCE OF 14.85 FEET; (13) NORTH 39°57'27" WEST, A DISTANCE OF 88.12 FEET; (14) NORTH 89°33'14" WEST, A DISTANCE OF 70.00 FEET; (15) SOUTH 17°46'07" WEST, A DISTANCE OF 73.33 FEET; (16) NORTH 89°33'14" WEST, A DISTANCE OF 530.37 FEET TO THE NORTHWEST CORNER OF SAID

URICO, SAID CORNER LYING ON AFOREMENTIONED EAST RIGHT OF WAY OF ROLLING ACRES ROAD; THENCE NORTH 00°13'31" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 279.07 FEET TO THE AFOREMENTIONED NORTH LINE OF LANDS DESCRIBED IN 2956, PAGE 992 AND TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 OF AFOREMENTIONED PUBLIC RECORDS; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°35'21" EAST, ALONG SAID NORTH LINE AND SAID SOUTH LINE, A DISTANCE OF 621.85 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479; THENCE, DEPARTING SAID NORTH LINE, NORTH 00°13'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 697, PAGE 1409, OF AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 663.50 FEET TO THE NORTHEAST CORNER OF LAND LANDS; THENCE NORTH 89°37'47" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 631.93 FEET TO AFOREMENTIONED EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE NORTH 00°13'22" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 662.97 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT:

THE EAST ONE-QUARTER (E 1/4) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SAID TRACT CONTAINING 92.12 ACRES, MORE OR LESS.

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION:
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 1491271, DATED FEBRUARY 06, 2024)

PARCEL 1:

THE NORTH 1/2 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH 1/2 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

(PER CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NUMBER 10337947, LAST REVISED FEBRUARY 01, 2024)

PARCEL 1: (NAMED PARCEL 5 BY THIS SURVEYOR)

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO LESS ROAD RIGHTS OF WAY; AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS ROAD RIGHTS OF WAY, AND THAT PORTION OF THE VACATED ROADS THAT ARE WITHIN THE PROPERTY DESCRIBED ABOVE AS RECITED BY THE RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 494, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL OF THE ABOVE BEING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, BEING A PORTION OF BLOCKS 31 THROUGH 33 INCLUSIVE, AND 44 THROUGH 46 INCLUSIVE, MAP OF THE LAND IN CHETWYND LAND CO., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT ON, OVER AND ACROSS THE FOLLOWING PROPERTY:

THE EAST 60 FEET OF THE NORTH 200 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24, LAKE COUNTY, FLORIDA.

LESS LOTS 1 THROUGH 15, TRACTS A THROUGH D, URICO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 82 AND 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2: (NAMED PARCEL 6 BY THIS SURVEYOR)

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA.

(PER OFFICIAL RECORDS BOOK 2138, PAGE 1314, LAKE COUNTY, FLORIDA)

PARCEL 7:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON THE SOUTH 15 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF COUNTY DISTRICT ROAD NO. 1-0903.

SCHEDULE B-II EXCEPTIONS:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 1491271, DATED FEBRUARY 06, 2024)

ITEM # 7: ALL MATTERS CONTAINED ON THE MAP OF THE LAND CHETWYND LAND CO., AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (THERE ARE NO MATTERS TO DEPICT)

ITEM # 8: PARCEL 1 IS SUBJECT TO THE ROAD RESERVATIONS CONTAINED IN THE DEED RECORDED IN DEED BOOK 71, PAGE 267, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (GRAPHICALLY SHOWN HEREON)

ITEM # 9: PARCEL 3 IS SUBJECT TO THE ROAD RESERVATIONS CONTAINED IN THE DEED RECORDED IN DEED BOOK 81, PAGE 231, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (GRAPHICALLY SHOWN HEREON)

ITEM # 10: PARCEL 3 IS SUBJECT TO THE ROAD RESERVATIONS CONTAINED IN THE DEED RECORDED IN DEED BOOK 104, PAGE 432, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (GRAPHICALLY SHOWN HEREON)

ITEM # 11: ALL PARCELS ARE SUBJECT TO THE RESOLUTION VACATING PLATTED STREETS AND ROAD RECORDED IN MAY 5, 1958, IN O.R. BOOK 85, PAGE 494, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (GRAPHICALLY SHOWN HEREON)

ITEM # 12: THERE ARE NO PARCELS SUBJECT TO THE EASEMENT CONTAINED IN INSTRUMENT RECORDED DECEMBER 29, 2005, UNDER O.R. BOOK 3047, PAGE 1058, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (SAID EASEMENT LIES IN CURRENT RIGHT OF WAY. GRAPHICALLY SHOWN HEREON)

ITEM # 13: PARCELS 1, 2 & 3 ARE SUBJECT TO THE ORDINANCE 2022-64 RECORDED IN O.R. BOOK 5906, PAGE 806, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

ITEM # 14: PARCELS 1, 2 & 3 ARE SUBJECT TO THE ORDINANCE 2022-65 RECORDED IN O.R. BOOK 5936, PAGE 949, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

ITEM # 15: PARCELS 1, 2 & 3 ARE SUBJECT TO THE ORDINANCE 2022-66 RECORDED IN O.R. BOOK 6003, PAGE 2695, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

(PER CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NUMBER 10337947, LAST REVISED FEBRUARY 01, 2024)

ITEM # 7: PARCEL 5 IS SUBJECT TO THE DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 893, PAGE 2121. PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1209, PAGE 1710. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

ITEM # 8: PARCEL 5 IS SUBJECT TO THE DEED TO OFF-SITE DRAINAGE EASEMENT FROM HANSEOP YOO AKA HAN SEOP YOO AND KEUN AH YOO TO URICO HOMEOWNERS ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 1297, PAGE 1891. (GRAPHICALLY SHOWN HEREON)

ITEM # 9: THERE ARE NO PARCELS SUBJECT TO THE DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1218, PAGE 968.

ITEM # 10: PARCEL 5 IS SUBJECT TO THE ORDINANCE NO. 2004-70 BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED NOVEMBER 30, 2004 IN OFFICIAL RECORDS BOOK 2708, PAGE 859. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

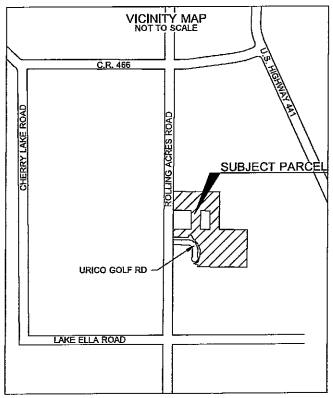
ITEM # 11: PARCELS 5 AND 6 ARE SUBJECT TO THE ORDINANCE NO. 2006-38 BY THE TOWN OF LADY LAKE RECORDED APRIL 27, 2007 IN OFFICIAL RECORDS BOOK 3420, PAGE 45. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

ITEM # 12: PARCELS 5 AND 6 ARE SUBJECT TO THE ORDINANCE NO. 2006-37 BY THE TOWN OF LADY LAKE RECORDED APRIL 27, 2007 IN OFFICIAL RECORDS BOOK 3420, PAGE 49. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

ITEM # 13: PARCELS 5 AND 6 ARE SUBJECT TO THE ORDINANCE NO. 2006-38 BY THE TOWN OF LADY LAKE RECORDED JUNE 14, 2007 IN OFFICIAL RECORDS BOOK 3452, PAGE 10. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

ITEM # 14: RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

ITEM # 15: PARCELS 5 AND 6 ARE SUBJECT TO THE ORDINANCE 2022-13 TOWN OF LADY LAKE, FLORIDA AND MEMORANDUM OF AGREEMENT RECORDED DECEMBER 13, 2022 IN OFFICIAL RECORDS BOOK 6066, PAGE 897. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)



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 FLIRM, PANEL NO. 12069C0170E, WITH AN EFFECTIVE DATE: DECEMBER 18, 2012.

SURVEYOR'S NOTES:

1. 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 NORTH LINE OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AS BEING SOUTH 89°49'54" WEST.
2. 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.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 1491271, DATED FEBRUARY 06, 2024 AND FEP CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NUMBER 10337947, LAST REVISED FEBRUARY 01, 2024. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), 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.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. 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.
8. THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.
9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THE SUBJECT IS DIRECTLY SOUTHEAST OF THE INTERSECTION OF ROLLING ACRES ROAD AND SUNSHOWER LANE.
12. CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY WERE NOT PROVIDED TO THE SURVEYOR IN A ZONING REPORT OR LETTER AT THE TIME OF SURVEY.
13. THIS SURVEY CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE (1) FOR COMPLETE SURVEYOR'S NOTES, SURVEYOR'S CERTIFICATION, DESCRIPTIONS, SCHEDULE B-II EXCEPTIONS, LEGEND, FLOOD ZONE INFORMATION AND VICINITY MAP. SEE SHEET TWO (2) FOR OVERALL DETAILED BOUNDARY INFORMATION.

LEGEND:

- = SET 5/8" STEEL REBAR AND CAP MARKED "LB 5075"
- = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- = FOUND 3/4" IRON PIPE (MARKED AS NOTED)
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = FOUND NAIL AND DISK (MARKED AS NOTED)
- = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
- = FENCE (SIZE AND TYPE AS NOTED)
- = CONCRETE SURFACE
- = ASPHALT SURFACE
- = BRICK SURFACE
- = DIRT SURFACE
- = VACATED PLATTED STREETS PER O.R.B. 85, PAGE 494 - 497

ROW = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
D.B. = DEED BOOK
CLF = CHAIN LINK FENCE
HWF = HOG WIRE FENCE
BWF = BARBED WIRE FENCE
WBF = WOOD BOARD FENCE

SURVEYOR'S CERTIFICATION:

CERTIFIED TO: LOUTER GROUP ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; MCLIN & BURNSED, P.A.; CHICAGO TITLE INSURANCE COMPANY, F. TITLE COMPANY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 6, 2024.

03/11/2024
DATE OF PLAT OR MAP

CLINTON N. RICKNER, P.S.M.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 7499
clark@CHW-INC.COM

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Ardmore, Florida 33795
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CHW Professional Consultants

est. 1986 FLORIDA CA-0575

SCALE: 1" = 150'

SEE SURVEYOR'S CERTIFICATE

DESIGNED TO:

SURVEY DATE: 03-06-2024
REVISION DATE: N/A
SHEET NUMBER: 22-0085.13

FIELD BOOK & PAGE: 733 / 41 - 44 & FILE

FIELD WORK BY: CREW (6-MAR)
TJ
CHECKED BY: CNR

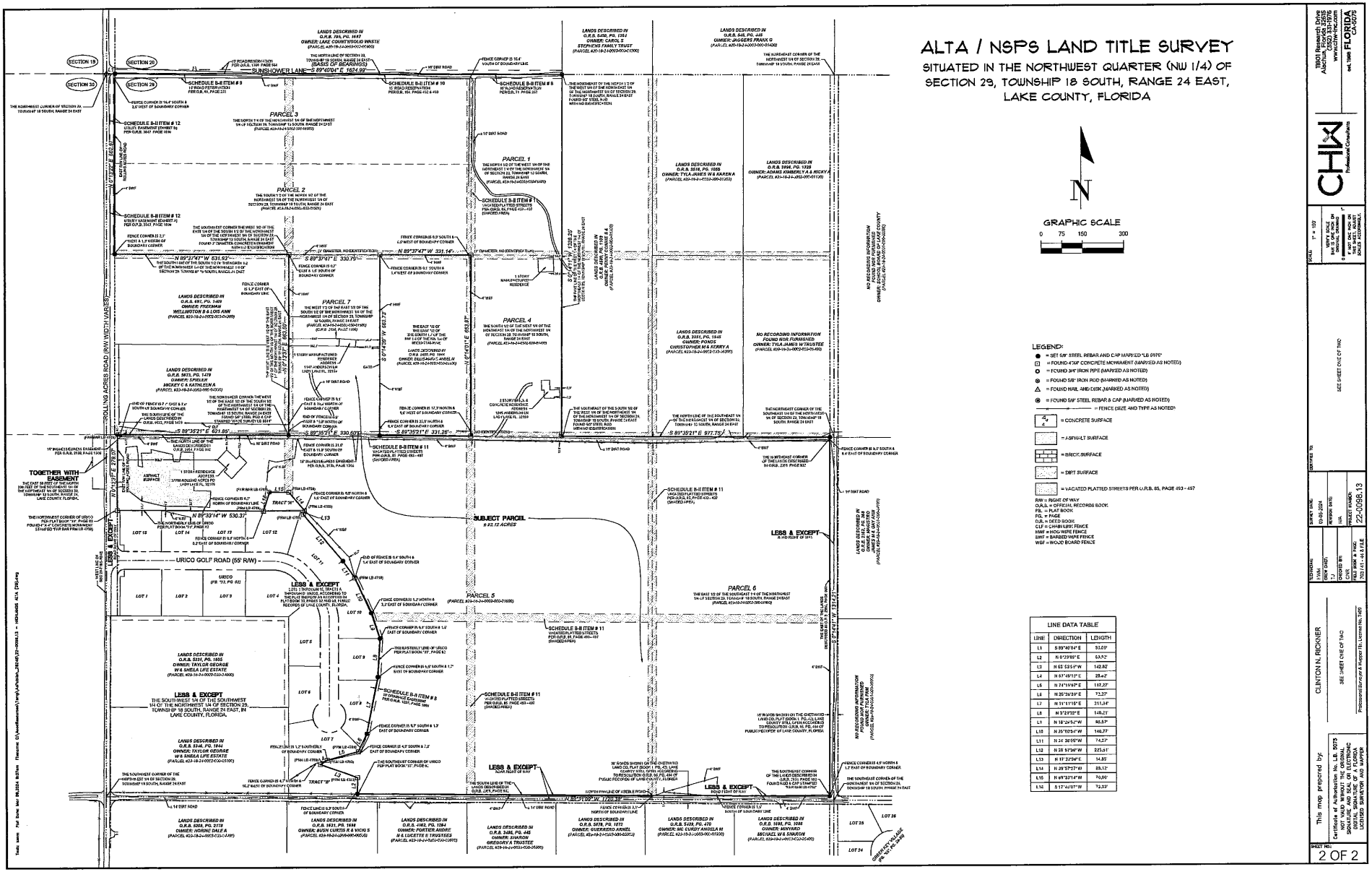
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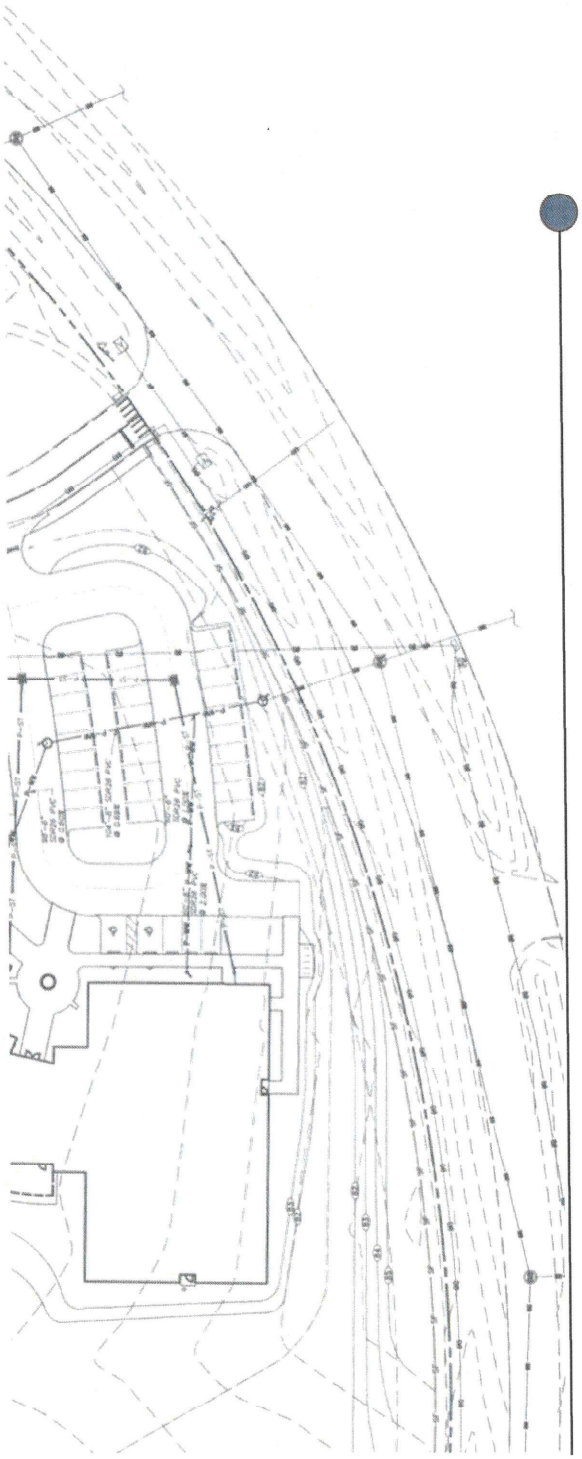
This map prepared by:
CLINTON N. RICKNER
SEE SURVEYOR'S CERTIFICATE

Professional Surveyor & Mapper (PSM) License No. 7499

Certificate of Authorization No. LB. 5075
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SHEET NO.: 1 OF 2


ALTA / NSPS LAND TITLE SURVEY
SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA
GRAPHIC SCALE
0 75 150 300
N
SUNSHOWER LANE
TROLLING ACRES ROAD (R/W WIDTH VARIES)
URICO GOLF ROAD (55' R/W)
SUBJECT PARCEL
22.72 ACRES
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
TOGETHER WITH EASEMENT
LESS & EXCEPT
LEGEND:
= SET 5/8" STEEL REBAR AND CAP MARKED "LB 6976"
= FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
= FOUND 3/4" IRON PIPE (MARKED AS NOTED)
= FOUND 5/8" IRON ROD (MARKED AS NOTED)
= FOUND NAIL AND DISK (MARKED AS NOTED)
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H.W.F. = HOG WIRE FENCE
B.W.F. = BARBED WIRE FENCE
W.B.F. = WOOD BOARD FENCE
LINE DATA TABLE
LINE | DIRECTION | LENGTH
L1 | S 89°46'04" E | 93.07'
L2 | N 0°23'56" E | 69.52'
L3 | N 63°53'14" W | 142.82'
L4 | N 61°48'15" E | 28.42'
L5 | N 74°19'56" E | 141.27'
L6 | N 25°39'26" E | 72.37'
L7 | N 11°11'15" E | 211.34'
L8 | N 3°21'22" E | 140.21'
L9 | N 18°24'54" W | 86.57'
L10 | N 25°07'54" W | 140.77'
L11 | N 24°36'55" W | 74.27'
L12 | N 28°57'06" W | 223.51'
L13 | N 11°23'56" E | 14.85'
L14 | N 25°57'27" W | 89.12'
L15 | N 48°37'14" W | 70.00'
L16 | S 17°40'57" W | 72.23'
CHW
18801 Research Drive Anaheim, CA 92808 (352) 333-1976 www.chw-inc.com
Professional Consultants
FLORIDA CA-0075
SCALE: 1" = 150'
VERIFY SCALE BAR IS CORRECT ON SHEET, DRAWING IS NOT TO SCALE IF BAR HAS BEEN ALTERED
SEE SHEET ONE OF TWO
CERTIFIED TO:
SURVEY DATE: 03-05-2024
REVISION DATE:
DRAWN BY: HA
CHK:
PROJECT NUMBER: 22-0098.13
TELEPHONE: (352) 431-4848 FILE
CLINTON N. RICKNER
This map prepared by:
Certificate of Authorization No. LB 6976
SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE AND SEAL OR ELECTRONIC VERIFIED SIGNATURE AS SHOWN
SEE SHEET ONE OF TWO
Professional Surveyor & Mapper No. License No. 7497
SHEET NO.: 2 OF 2



THE HIGHLANDS @ HAMMOCK OAKS

Planned Unit Development (PUD) Rezoning – Justification Report

March 18, 2024

Prepared for:
Town of Lady Lake, Growth Management Department

Prepared on behalf of:
Lugano Development, LLC; Burgland Development, LLC; William Anderson; Jesse Anderson; Devin and Angela Long; and Carl A. Smith Trust

Prepared by:
CHW, LLC

PN# 22-0098.13
N:\2022\22-0098\Departments\02_Planning\22-0098.13 (Highlands)\Reports\RPT 240318 Highlands PUD Rezoning.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: March 18, 2024
Re: The Highlands @ Hammock Oaks – PUD Rezoning Application

Jurisdiction: Town of Lady Lake, FL	**Intent of Application:** Establish a residential Planned Unit Development (PUD). Uses within the PUD will include market-rate single-family detached units, townhome / villa units, supportive amenities, and a designated outdoor recreational open space area to serve residents.
Physical Address/Description: North of Abeble Road, south of Sunshower Lane, and east of Rolling Acres Road.	
Subject Property Alt. Keys: 1282993; 1699126; 1283329; 1283264; 1283311; 1585031; and 3907338	**Total Acreage:** ±92.12 acres (ac) *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classification: Single Family Medium Residential (Town) (±82.04 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. Urban Low Density (County) (±10.08 ac) The Urban Low Density FLU Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category.	**Proposed Future Land Use (FLU) Classification:** Single Family Medium Density (Town) (±92.12 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.
Existing Zoning District: Planned Unit Development (PUD) (Town) (±82.04 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) (±10.08 ac) The purpose of the County's agriculture zoning district is to classify land suitable to agricultural usage.	**Proposed Zoning District:** Planned Unit Development (PUD) (Town) (±92.12 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.

Existing Entitlements:	**Proposed Entitlements:**
Max. Density (Rolling Acres PUD): ±24.75 acres (ac) - ±1.53 ac right-of-way = ±23.22 ac * 5.56 du / 1 ac = ±130 du[1] Max. Density (a portion of Reserve PUD): ±57.92 ac * 4 du / 1 ac = ±232 du Max. Density (Single Family Medium Density): ±10.08 ac * 6 du / 1 ac = ±61 du Max. Density (Total): **±423 du** Max. Intensity (Commercial): N/A	Max. Density (Highlands PUD): ±92.12 ac * 4.89 du / 1 ac = **±450 du** Max. Intensity (Commercial): N/A

Net Change

This application is a PUD Rezoning requesting amendments to the boundaries and entitlements of the existing, previously approved Rolling Acres PUD and a portion of The Reserve at Hammock Oaks PUD. This PUD Rezoning also adds ±10.08 ac, resulting in a total PUD land area of ±92.12 ac.

The proposed Highlands PUD requests a gross density of ±4.89 du/ac yielding 450, resulting in a ***proposed net increase of 29 du*** from what is currently permitted and allowed by right on the property. However, when calculated with the revised Reserve PUD, the overall density for the two (2) Kolter projects is maintained at 4 du / ac, as outlined below:

- Reserve PUD (revised) permits 3.7 du/ac on ±296.26 ac, yielding 1,105 du.
- Highlands PUD (proposed) permits 4.89 du/ac on ±92.12 ac, yielding 450 du.
- Together, the Reserve and Highlands PUD permit 4 du/ac on ±388.38 ac, yielding 1,555 du.

This results in an ***overall net decrease in gross density*** across the property from what is allowed by the underlying Single Family Medium Density Future Land Use (FLU) at 6 du/ac.

Also of note, the previously approved version of The Reserve PUD[2] anticipated 350 townhomes on the ±57.92 acres east of Rolling Acres Road. This application will result in less units located on this portion of the site.

No commercial or nonresidential uses are proposed for the Highlands PUD.

[1] Gross density for Rolling Acres PUD was adopted by Town of Lady Lake, Ord. 2022-04.

[2] The Reserve at Hammock Oaks PUD was adopted by Town of Lady Lake, Ord. 2022-13. A revised PUD for The Reserve at Hammock Oaks was submitted to Town of Lady Lake in February 2024.

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests the Town of Lady Lake's Planned Unit Development (PUD) Zoning on ±92.12 acres located North of Abeble Road, south of Sunshower Lane, and east of Rolling Acres Road, in Lady Lake, Florida. The proposed PUD Rezoning amends the existing, previously approved Rolling Acres PUD and a portion of the Reserve at Hammock Oaks PUD, and adds ±10.08 acres for future development as The Highlands at Hammock Oaks PUD. This application is submitted concurrently with applications for Annexation and Small-scale Comprehensive Plan Amendment (Ss-CPA) requesting the Town's 'Single-family Medium Density' Future Land Use (FLU) classification on the ±10.08 acre area. An aerial of the subject property is shown below in **Figure 1**.

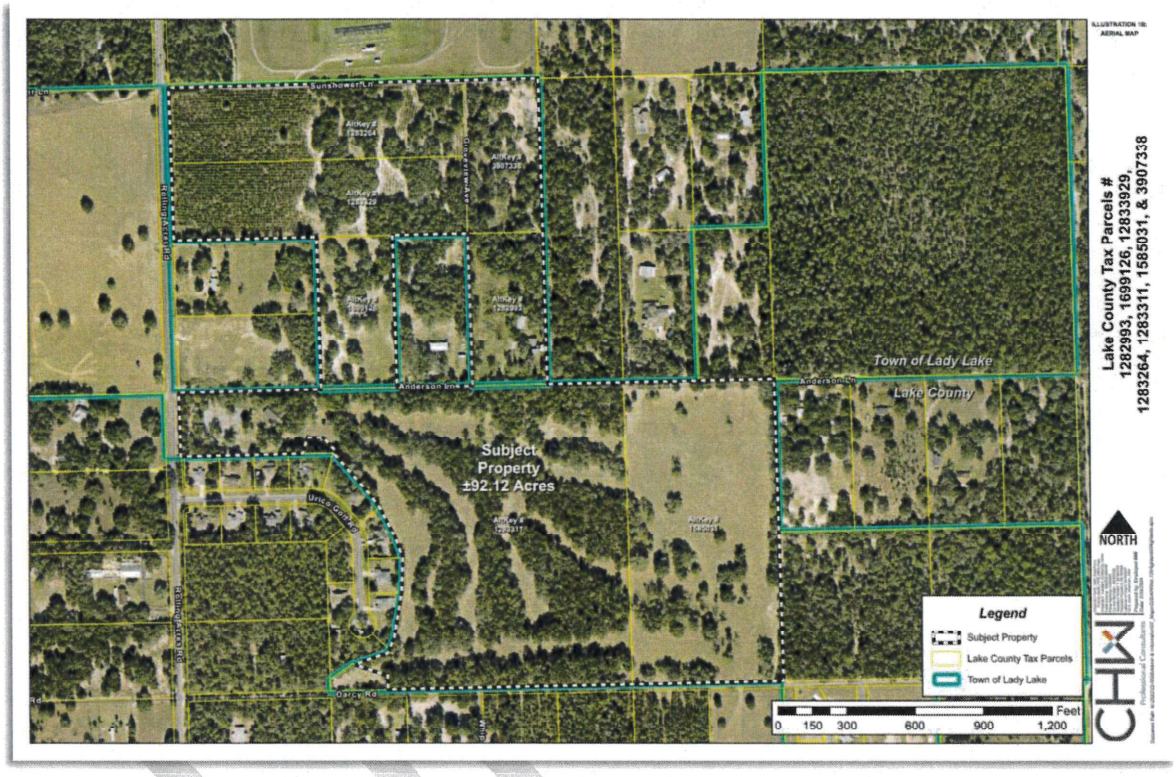


Figure 1: Aerial Map of Proposed Highlands at Hammock Oaks PUD Rezoning

The intent of this PUD Rezoning is to allow a single, cohesive development over the entire site. Future proposed use includes a master planned, residential community offering a mix of housing options, including market-rate single-family detached units; townhome and villa units; supportive amenities; and a minimum of 25%, or ±23 acres, of open space serving residents within the community. Public utilities will be extended to and distributed throughout the development at the developers' or Community Development District's (CDD's) expense.

The proposed Highlands PUD requests an overall gross density of ±4.89 du/ac yielding 450 du and results in a ***proposed net increase of 29 du*** from what is currently permitted and allowed by right on the subject property. However, when calculated with the revised Reserve PUD the overall density is maintained at 4 du / ac.

The revised Reserve PUD permits 3.7 du/ac on ±296.26 ac yielding 1,105 du, and with the addition of 450 du for the Highlands PUD, a total of 1,555 du will be permitted on ±388.38 ac site, equivalent to an overall density of ±4 du/ac. This results in a ***proposed net decrease in gross density*** from what is allowed by the underlying Single Family Medium Density Future Land Use (FLU) at 6 du/ac. Additionally, the previously approved version of The Reserve PUD anticipated 350 townhomes on the ±57.92 acres east of Rolling Acres Road. This application will result in less units located on this portion of the site. Images of the approved Rolling Acres PUD Plan and Reserve PUD Plan are shown below in **Figure 2** and **Figure 3**, respectively.

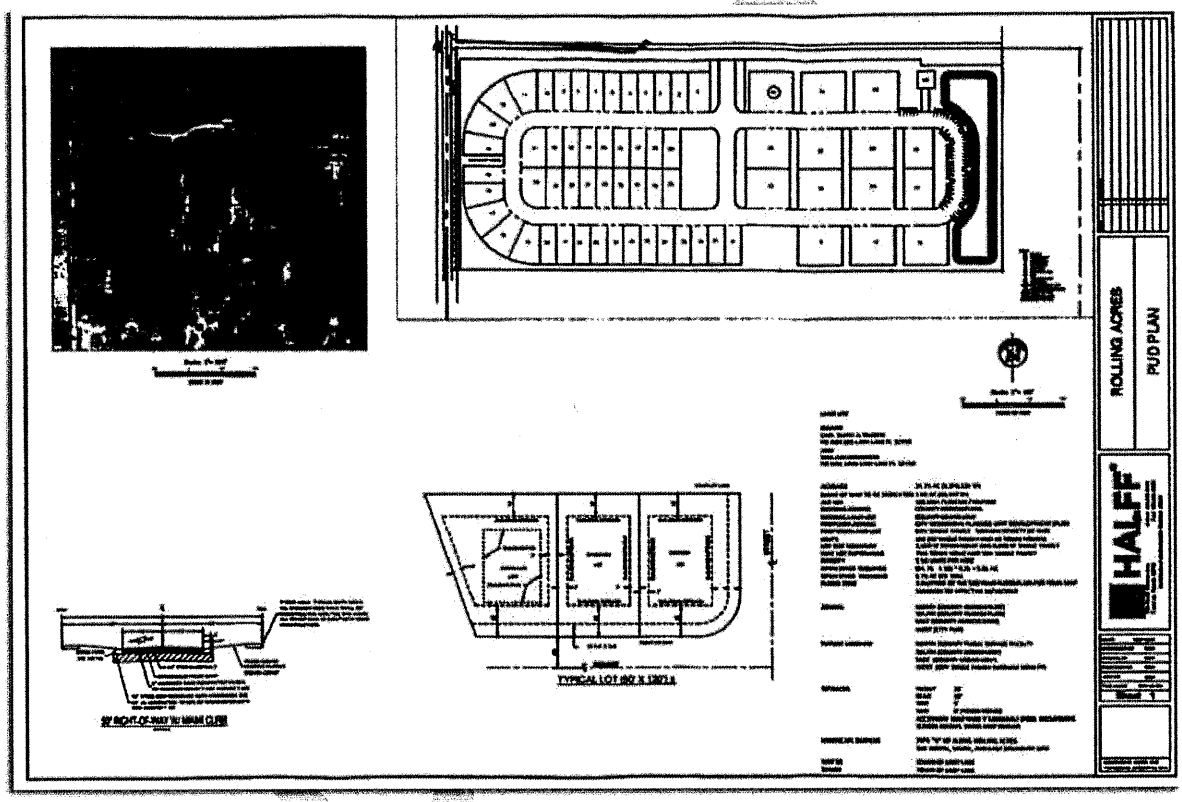


Figure 2: Rolling Acres PUD Plan, adopted by the Town of Lady Lake, Ordinance 22-04

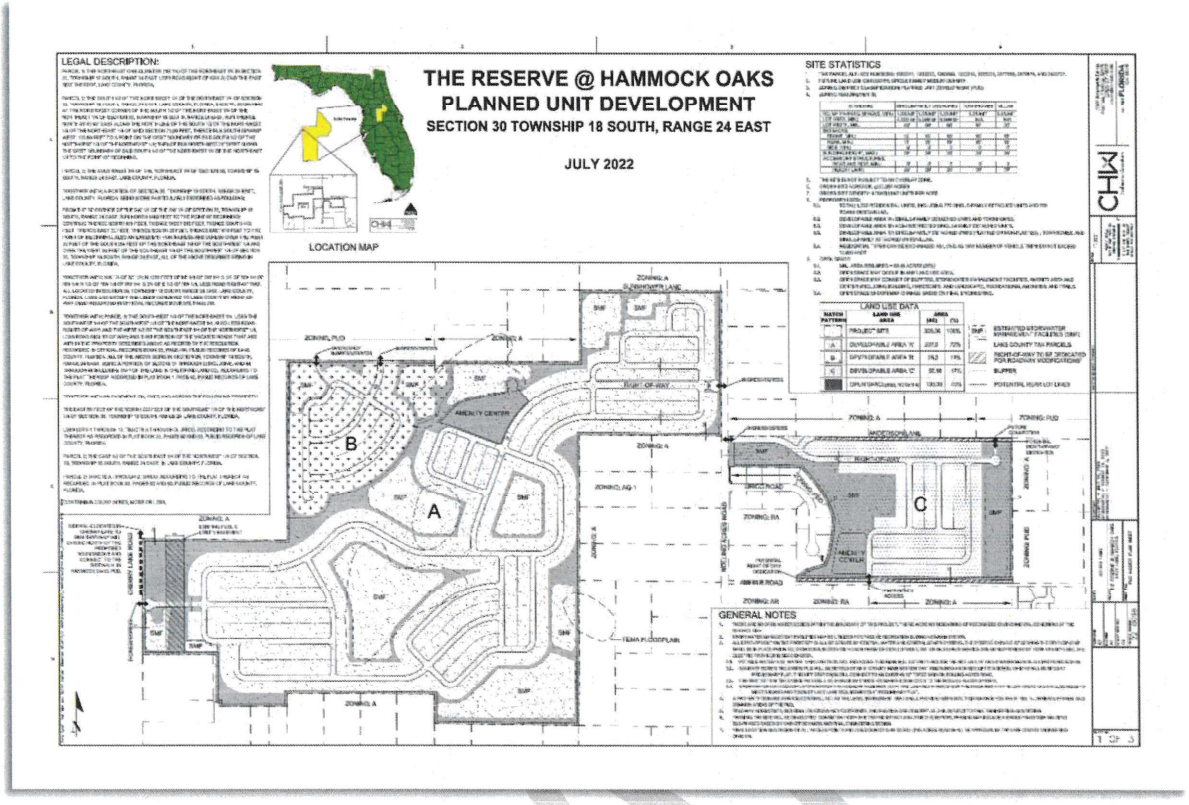


Figure 3: Approved Reserve at Hammock Oaks PUD Plan

This Justification Report and supporting materials demonstrate the proposed PUD Rezoning is consistent with the Town of Lady Lake's Comprehensive Plan and Land Development Regulations (LDRs), and the proposed residential development is compatible with surrounding uses. Adjacent FLU and Zoning are identified in **Table 1**, with existing and proposed FLU illustrated in **Figures 4** and **5**. Existing and proposed Zoning are illustrated in **Figures 6** and **7**.

Table 1: Adjacent Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning Designation
North	Single Family Low Density (Town) Urban Low (County) Public Service Facility & Infrastructure (County)	Single Family Medium Density Residential (RS-6) (Town) Agriculture (A) (County) Community Facility (CF) (Town)
East	Single Family Medium Density (Town) Urban Medium (County)	Single Family Low Density Residential (RS-3) (Town) Agriculture (A) (County)
South	Urban Low (County)	Agriculture (A) (County) Ranchette District (RA) (County)
West	Single Family Medium Density (Town) Urban Low (County)	Planned Unit Development (PUD) (Town) Planned Unit Development (PUD) (County) Agriculture (A) (County)

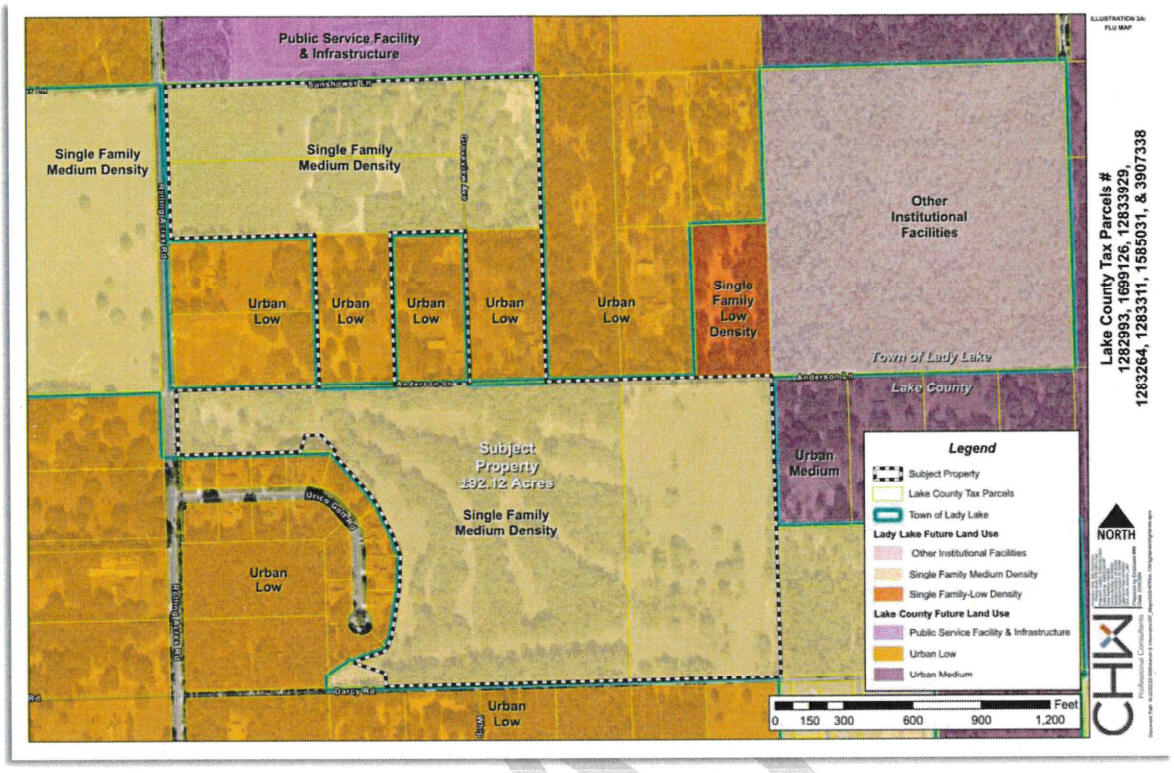


Figure 4: Existing Future Land Use Map

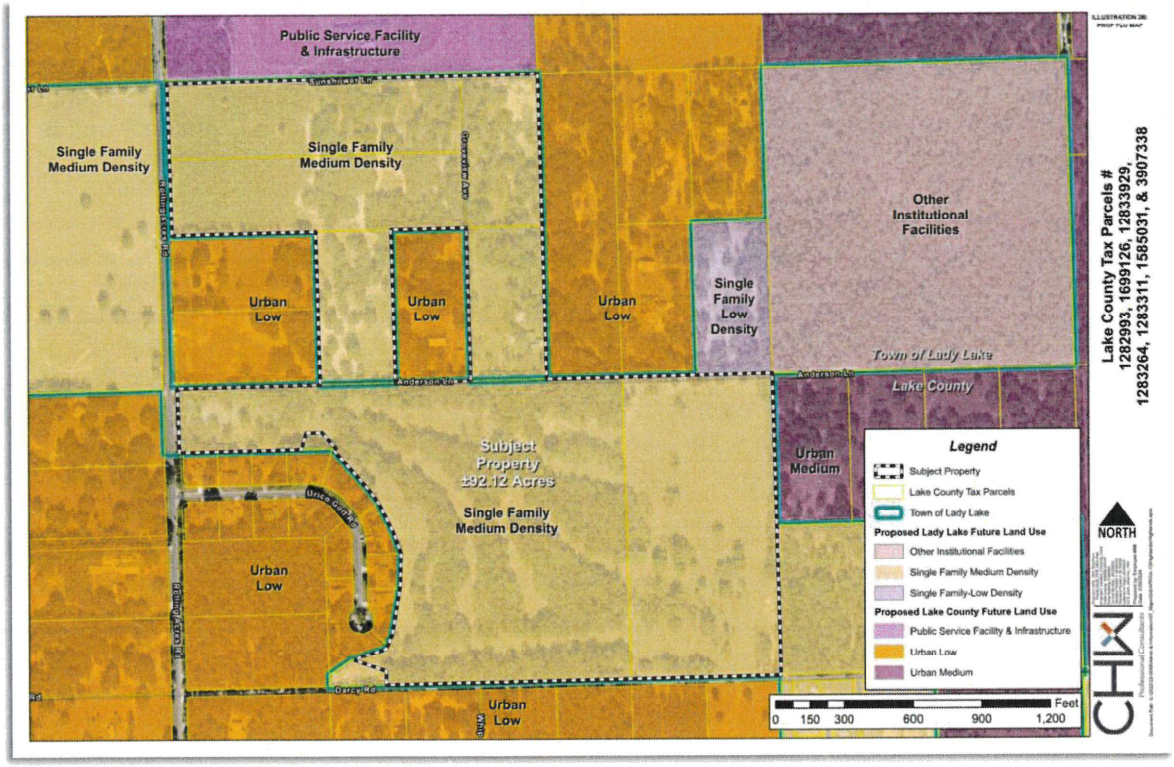


Figure 5: Proposed Future Land Use Map

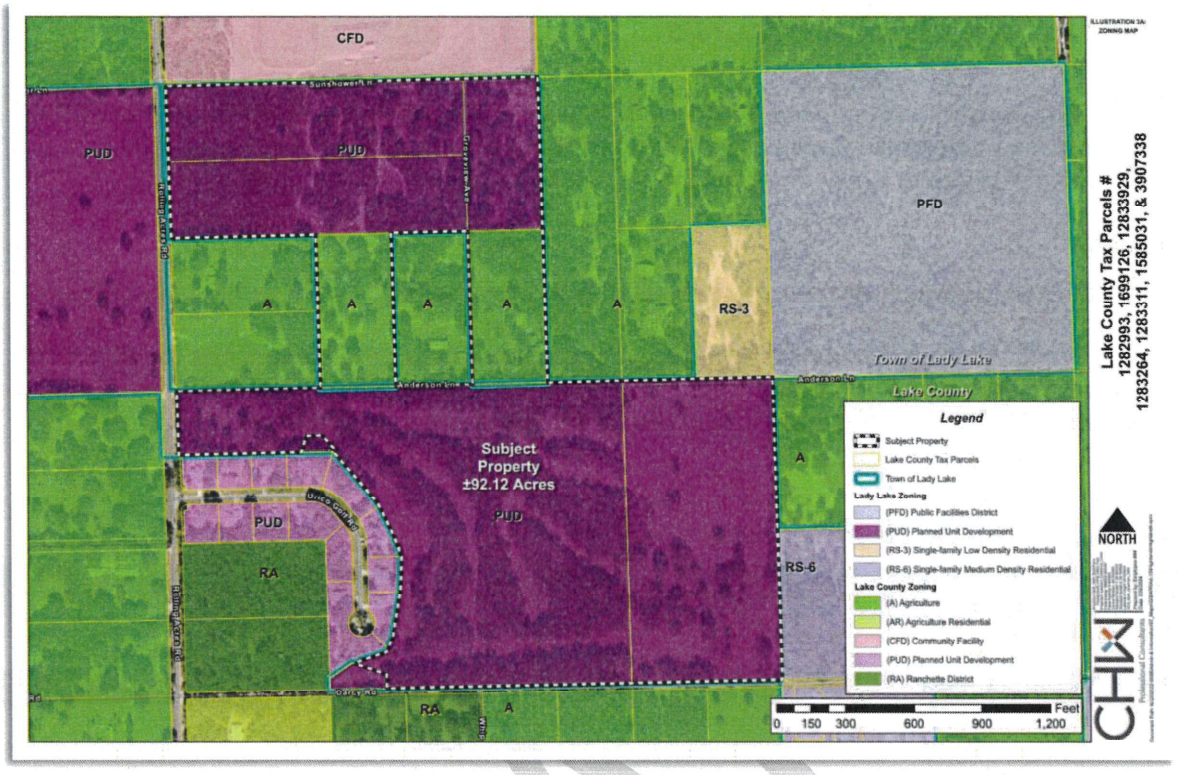


Figure 6: Existing Zoning Map

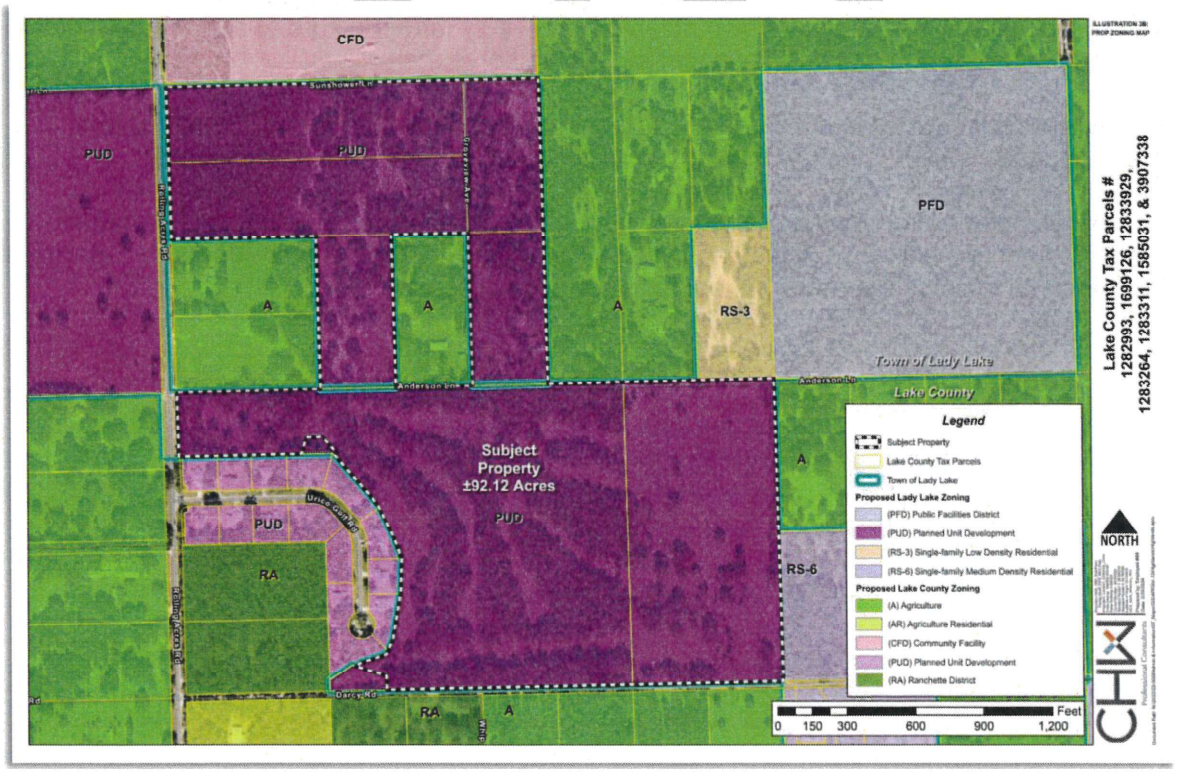


Figure 7: Proposed Zoning Map

3. Public Facilities Impact Analysis

This section approximates maximum impacts on public facilities based on this PUD Rezoning, which requests an increase of 29 single-family detached units on ±92.12 acres (ac). The requested entitlements total 450 dwelling units, or approximately ±4.89 dwelling units per acre.

Transportation

A Traffic Impact Analysis was prepared and submitted with this application as a separate document.

Conclusion: A Traffic Analysis is submitted with this application. The analysis examines the potential maximum development scenario of the revised PUD. The analysis identifies the necessary improvements required to maintain the adopted Levels of Service on impacted roadways.

Potable Water

Table 2. Projected Potable Water Demand

Land Use	Maximum Units[1]	Generation Rate[2]	Estimated Demand (GPD)
Proposed			
Residential	29	250	7,250
Net Demand		-	**7,250**

1. *Units: Residential: Dwelling Unit based on net maximum density allowed in the proposed PUD.*
2. *Generation Rate source: Town of Lady Lake Land Development Regulations, Chapter 14, Appendix A, Unit Designations 1 and 8.*

Conclusion: The revised PUD will generate an estimated increase in demand of 7,250 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	29	250	7,250
Net Demand		-	**7,250**

1. *Units: Residential: Dwelling Unit based on net maximum density allowed in the proposed PUD.*
2. *Generation Rate source: Town of Lady Lake Land Development Regulations, Chapter 14, Appendix A, Unit Designations 1 and 8.*

Conclusion: The revised PUD will generate an estimated increase in demand of 7,250 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 pervious conversations with Town of Lady Lake Public Works staff, the Town's current sanitary sewer 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
Proposed			
Residential	29	4 pounds / resident / day	223.88
Net Demand		-	**223.88**

1. *Units: Residential: Dwelling Unit based on net maximum density allowed in the proposed PUD.*
2. *Generation Rate source: 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: The revised PUD will generate an estimated increase in demand of 223.88 pounds per day on the Town's solid waste infrastructure.

DRAFT

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	29	0.157	**5**	0.079	**2**	0.114	**3**
Net Demand:		-	**5**	-	**2**	-	**3**

1. *Number of dwelling units are based on net maximum density in the proposed PUD.*
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	767	105%	**106.0%**
Carver Middle	1,129	834	836	74%	**74.1%**
Leesburg High	1,982	1,646	1649	83%	**83.2%**

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 an increase of 5 new elementary-age students; 2 new middle school-age students; and 3 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.

DRAFT

Recreation

Table 6. Projected Recreation Impact

Land Use	Maximum Units[1]	Generation Rate[2,3]	Estimated Demand (Acres)
Proposed			
Residential	29	4 acres / 1,000 residents	0.22
Net Demand:		-	**0.22**

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 0.22 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.

In accordance with the Town's Land Development Regulations (LDRs) for residential PUDs, the proposed residential development will include a minimum of 25%, or ±23 acres, of open space and recreational opportunities for residents. This provision of recreational opportunities will help address Level of Service demands on recreation facilities introduced by development of the properties.

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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.

The proposed Highlands Planned Unit Development (PUD) will positively contribute to achieving sustainable growth in the Town of Lady Lake by permitting a residential development that will be master planned to reflect an appropriate balance of public and private interests. By increasing the availability of residential dwelling units within the Town's municipal limits, this PUD supports the provision of adequate housing for residents while alleviating development pressures on established neighborhoods. The master planned approach supports flexible land use and innovative design principles intended to develop unique neighborhoods, offering a mix of housing at a range of price points, and to conserve natural resources through the preservation of open space and recreational areas.

This PUD is intended solely for residential use providing market-rate single-family detached units; townhome and villa units; supportive amenities; and a minimum of 25%, or ±23 acres, of open space intended to serve residents within the community. The proposed residential dwelling units will also help create favorable economic conditions by increasing property tax revenue for the Town.

Furthermore, the project area is adjacent to and overlaps with previously approved Hammock Oaks development. Public utilities will be extended to and distributed throughout the development at the developers' or Community Development District's (CDD's) expense. This coordinated development allows for efficient use of existing public utility infrastructure.

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 Highlands 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 Rezoning is companion to an Annexation application and Small-scale Comprehensive Plan Amendment (Ss-CPA) that requests Single Family Medium Density Future Land Use (FLU) classification. The proposed PUD permits 4.89 dwelling units per acre, which does not exceed the six (6) units per acre maximum set by the underlying Single Family Medium-Density FLU. Development to follow approval of these applications will include market-rate single-family detached units; townhome and villa units; supportive amenities; and a minimum of 25%, or ±23 acres, of open space intended to serve residents within the community. No multi-family, industrial, or commercial uses are proposed for the Highlands PUD.

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 Rezoning application requests a residential PUD and future proposed uses include market-rate single-family detached units; townhome and villa units; supportive amenities; and a minimum of 25%, or ±23 acres, of open space intended to serve residents within the community. This intent is consistent with the Town's Comprehensive Plan, Policy FLU 1-10.2.

A mix of single-family detached dwelling units, villas, andtownhouses 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.

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 4.89 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 mix of market-rate single-family homes, market-rate townhomes, and villa-style residential dwellings. Supportive amenities will be provided to serve residents' needs as well as open space areas.

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. The Hammock Oaks community has been identified as suitable for mixed use, higher density development, and the proposed Highlands PUD supports this policy by offering residents:

- **The potential for a reduction in trip lengths by locating a residential community proximal to commercial and retail uses in the area where residents can have their daily needs met;**

- **A diverse mix of housing types, including market-rate single-family detached dwellings, townhomes, and villa-style dwellings, intended to meet a variety of budgets and price-points;**
- **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, master planned neighborhood area.**

Future Land Use Element Data Inventory and Analysis Item III.C.1—Projected Residential Land Use Needs, p. I20/29

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 application of the Town's Single Family Medium Density FLU classification on two (2) parcels that are being voluntarily annexed. The requested FLU classification allows single-family detached and townhome dwelling units, pursuant to Policy FLU 1-10.1. This helps support future Town population through the provision of more residential land in close proximity to existing development within the Town's municipal limits.

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 Traffic Impact Analysis submitted with this application identifies the necessary improvements to maintain the adopted Levels of Service for impacted roadways. 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 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. Future development will include access onto Rolling Acres Road and internal design will include a street network that directs residential traffic onto Rolling Acres Road to minimize traffic impacts on residential local roads. The developers or CDD will also pay significant proportionate share fees for improvements to existing ROW and modify adjacent roadways to serve the residential 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 to meet a growing demand for future residents and to 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 Rezoning and companion Ss-CPA application will expand available land within the Town intended solely for residential use, helping the Town accommodate future housing needs.

The proposed Highlands PUD will allow a mixture of market rate single-family detached homes, single-family attached townhomes. The FLU requested in the companion Ss-CPA, Single Family Medium Density, is the appropriate FLU classification to accommodate a diversity of housing, when implemented by the Town's PUD Zoning designation.

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 requests a residential PUD on the ±92.12 acre subject property. A variety of housing types, including single-family detached and townhome units, as well as villa-style dwellings, 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 Highlands at Hammock Oaks PUD.

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) 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 4.89 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 dwellings, townhomes, and villa-style dwellings.

6) *Minimum parcel size.* The minimum size of any parcel shall be five (5) acres.

The subject property is ±92.12 acres and will be developed as one PUD intended solely for residential use.

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 will be brought under common ownership for unified development across the site. 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
Front:	**15'**	**15'**
Rear:	**15'**	**15'**
Side:	**5'**	**0'**

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 the Town's LDRs, Chapter 10, the largest required buffer for the development 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.

This PUD is intended solely for residential use, and proposed land use types include residential areas for single-family detached dwellings, townhomes, and villa-style dwellings. 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 4.89 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 450 residential dwellings, with 210 single-family residential units and 240 townhomes and villa-style dwellings within the Highlands PUD.

9. Floor area for commercial or industrial.

No commercial or industrial uses are proposed in this application.

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 ±23 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 ±23 acres of open space and amenities for the residents of The Highlands 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 Highlands @ 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, pursuant to LDRs Section 7-4.

23. Preliminary environmental assessment per the "Environmental Regulations" chapter of this Code.

An environmental assessment for the subject property is 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 ±23 acres, is dedicated to open space. Consistent with the 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 x 3 per 100 feet = 3.75 = 4 Canopy Trees; SHRUBS: 125'/100 = 1.25 x 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.

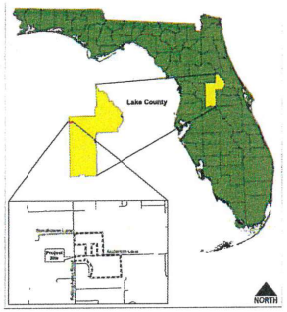
Buffers around the entire project site are a minimum 20'-wide, as illustrated on the PUD Master Plan Sheet and Conceptual Development Plan Sheet. Based on the landscape buffer

requirements in the Town's LDRs, Chapter 10, the largest required buffer for the development is a Type A buffer, which is only 10'-wide.

DRAFT

THE HIGHLANDS @ HAMMOCK OAKS
PLANNED UNIT DEVELOPMENT
SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST

MARCH 2024



LOCATION MAP

LEGAL DESCRIPTION:

PARCEL 1A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 89°40'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD(RIGHT OF WAY WIDTH VARIES) AND TO THE PONT OF BEGINNING; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°40'04" EAST, ALONG SAID NORTH LINE OF SECTION 29, A DISTANCEOF 1624.99 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4590, PAGE 1103, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°14'11" WEST, ALONG THE WESTLINE OF SAID LANDS; A DISTANCE OF 1328.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS SAIDCORNER LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2958, PAGE 892, OF AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTH 89°35'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 977.15 FEET TO THE NORTHEAST CORNER OF SAIC LANDS; THENCE SOUTH 00°14'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1314.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°31'09" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH RIGHT OF WAY OF ABEBLE ROAD(30 FOOT RIGHT OF WAY), A DISTANCE OF 1720.35 FEET TO THE SOUTHEAST CORNER OF URICO, AS SHOWN IN PLAT BOOK "33", PAGE 82 OF AFOREMENTIONED PUBLIC RECORDS; THENCE THE FOLLOWING SIXTEEN (16) COURSES ALONG THE EASTERLY AND NORTHERLY LINE OF SAID URICO; (1) NORTH 00°29'03" EAST, A DISTANCE OF 59.92 FEET; (2) NORTH 69°53'59" WEST, A DISTANCE OF 142.82 FEET; (3) NORTH 57°45'19" EAST, A DISTANCE OF 28.62 FEET; (4) NORTH 74°19'07" EAST, A DISTANCE OF 117.27 FEET; (5) NORTH 25°28'10" EAST, A DISTANCE OF 72.27 FEET; (6) NORTH 11°11'15" EAST, A DISTANCE OF 211.84 FEET; (7) NORTH 03°21'32" EAST, A DISTANCE OF 140.21 FEET; (8) NORTH 18°26'52" WEST, A DISTANCE OF 98.57 FEET; (9) NORTH 25°00'14" WEST, A DISTANCE OF 140.77 FEET; (10) NORTH 34°36'05" WEST, A DISTANCE OF 74.37 FEET; (11) NORTH 39°57'30" WEST, A DISTANCE OF 223.51 FEET; (12) NORTH 17°22'36" EAST, A DISTANCE OF 14.86 FEET; (13) NORTH 39°57'27" WEST, A DISTANCE OF 88.12 FEET; (14) NORTH 89°33'14" WEST, A DISTANCE OF 70.00 FEET; (15) SOUTH 17°46'07" WEST, A DISTANCE OF 73.33 FEET; 16) NORTH 89°33'14" WEST, A DISTANCE OF 530.37 FEET TO THE NORTHWEST CORNER OF SAI

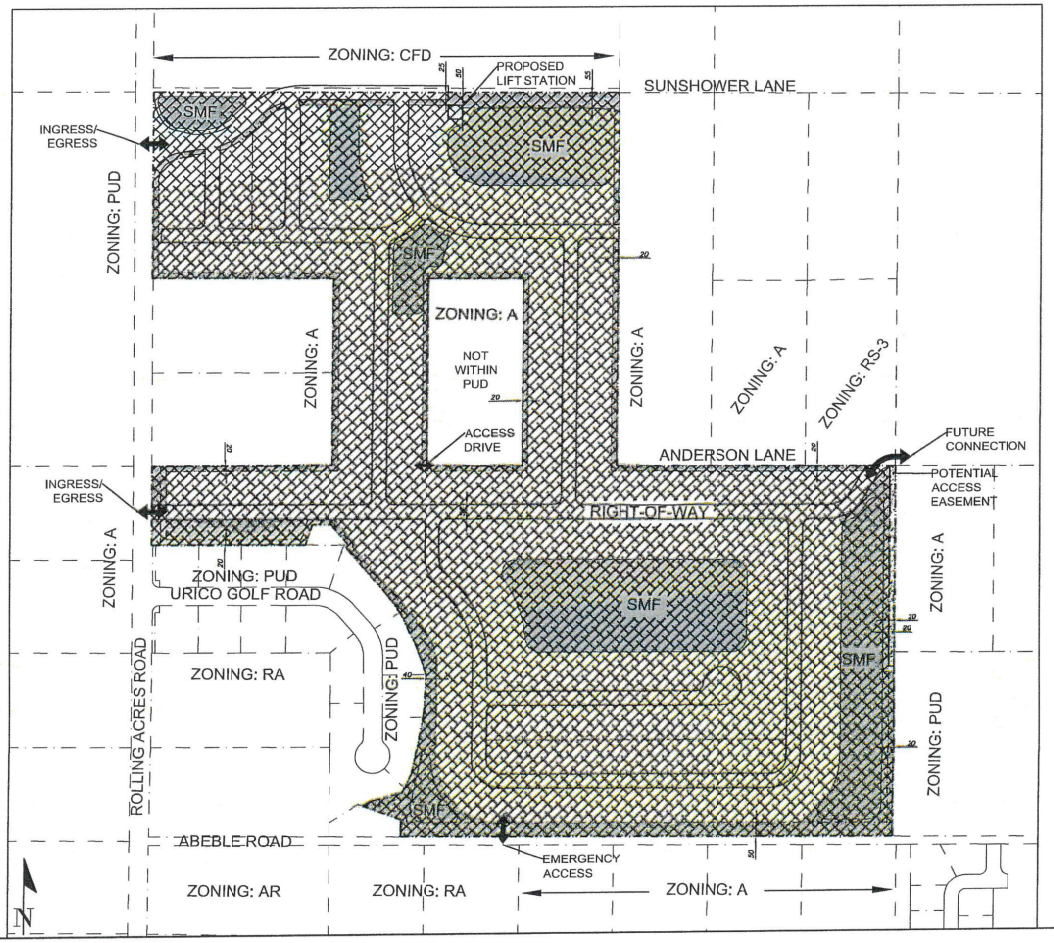
URICO, SAID CORNER LYING ON AFOREMENTIONED EAST RIGHT OF WAY OF ROLLING ACRES ROAD; THENCE NORTH 00°13'31" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 279.07 FEET TO THE AFOREMENTIONED NORTH LINE OF LANDS DESCRIBED IN 2958, PAGE 892 AND TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 OF AFOREMENTIONED PUBLIC RECORDS; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°35'21"EAST, ALONG SAID NORTH LINE AND SAID SOUTH LINE, A DISTANCE OF 611.85 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479; THENCE, DEPARTING SAID NORTH LINE, NORTH 00°13'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 597, PAGE 1409, OF AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 662.50 FEET TO THE NORTHEAST CORNER OF LANDLANDS; THENCE NORTH 89°37'47" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 631.93FEET TO AFOREMENTIONED EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE NORTH 00°13'22" EAST, ALONG SAID EAST RIGHT OF WAY LNE, A DISTANCE OF 662.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5480, PAGE 1844, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF (E 1/2) OFTHE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

SAID TRACT CONTAINING 92.12ACRES, MORE OR LESS.



SITE STATISTICS

1. TAX PARCEL ALT. KEY NUMBERS: 1282993, 1283264, 1283311, 1283329, 1585031, 1699126, AND 3907338.
2. FUTURE LAND USE CATEGORY: SINGLE FAMILY MEDIUM DENSITY
3. ZONING DISTRICT CLASSIFICATION: PLANNED UNIT DEVELOPMENT (PUD)
4. ZONING REQUIREMENTS:

STANDARD	SINGLE-FAMILY DETACHED			TOWNHOMES	VILLAS
NO. OF PARKING SPACES, MIN.:	1.5/UNIT	1.5/UNIT	1.5/UNIT	1.5/UNIT	1.5/UNIT
LOT AREA, MIN.:	4,000 SF	5,000 SF	6,000SF	N/A	N/A
LOT WIDTH, MIN.:	40'	50'	60	16'	36'
SETBACKS:					
FRONT, MIN.:	15'	15'	15'	15'	15'
REAR, MIN.:	15'	15'	15'	15'	15'
SIDE, MIN.:	5'	5'	5	0'	0'
BUILDING HEIGHT, MAX.:	35'	35'	35	35'	35'
ACCESSORY STRUCTURES:					
REAR AND SIDE, MIN.:	5'	5'	5	5'	5'
HEIGHT LIMIT:	20'	20'	20	20'	20'

5. THE SITE IS NOT SUBJECT TO AN OVERLAY ZONE.
6. GROSS SITE ACREAGE: ±92.12 ACRES
7. GROSS SITE DENSITY: ±4.81 DWELLING UNITS PER ACRE
8. PROPOSED USES: 450 RESIDENTIAL UNITS, TOTAL
   - 8.1. 215 SINGLE-FAMILY DETACHED UNITS (PLATTED OR NON-PLATTED)
   - 8.2. 235 TOWNHOMES AND VILLAS UNITS
   - 8.3. RESIDENTIAL TYPES CAN BE EXCHANGED AS LONG AS THE MAXIMUM NUMBER OF VEHICLE TRIPS DONOT EXCEED 3,630 AADT.
9. OPEN SPACE:
   - 9.1. MIN. AREA REQUIRED = 23.0 ACRES (25%)
   - 9.2. OPEN SPACE MAY OCCUR IN ANY LAND USE AREA.
   - 9.3. OPEN SPACE MAY CONSIST OF BUFFERS, STORMWATER MANAGEMENT FACILITIES, AMENITY AREA AND CENTER (INCLUDING BUILDING, HARDSCAPE, AND LANDSCAPE), RECREATIONAL AMENITIES, AND TRAILS.
   - 9.4. OPEN SPACE SHOWN MAY CHANGE BASED ON FINAL ENGINEERING.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	(%)
	PROJECT SITE	92.1	100%
	DEVELOPABLE AREA 'A'	68.1	100%
	OPEN SPACE SHOWN (SEE SITE STATISTIC 9.4)	26.2	±28%

SMF — ESTIMATED STORMWATER MANAGEMENT FACILITIES (SMF)

LAKE COUNTY TAX PARCELS

RIGHT-OF-WAY TO BE DEDICATED FOR ROADWAY MODIFICATIONS

BUFFER

POTENTIAL REARLOT LINES

GENERAL NOTES

1. THERE ARE NO OPEN WATER BODIES WITHIN THE BOUNDARY OF THIS PROJECT. THERE WERE NO INDICATIONS OF RECOGNIZED ENVIRONMENTAL CONDITIONS AT THE SUBJECT SITE.
2. STORMWATER MANAGEMENT FACILITIES MAY BE UTILIZED FOR PASSIVE RECREATION DURING NONRAIN EVENTS.
3. ALL DEVELOPMENT ON THE PROPERTY SHALL BE SERVEDBY CENTRAL WATER AND CENTRAL SEWER SYSTEMS. THE SYSTEMS CAPABLE OF SERVING THE DEVELOPMENT SHALL BE IN PLACE PRIOR TO, OR IN CONJUNCTION WITH EACH PHASE OF DEVELOPMENT, WATER AND SEWER SERVICE ARE BEING PROVIDED BY TOWN OF LADY LAKE. THE ELECTRIC PROVIDER IS SECO ENERGY.
   - 3.1. POTABLE WATER: A 12" WATER MAIN EXISTS ON ROLLING ACRES. THIS MAIN WILL EXTEND THROUGH THE SITE AS A 12" AND 8" WATER MAIN ON ALL PROPOSED ROADS.
   - 3.2. SANITARY SEWER: THE ENTIRE PUD WILL BE SERVED BY AN 8" GRAVITY MAIN SYSTEM THAT FEEDS INTO AN ONSITE LIFT STATION(S), WHICHSHALL BE SITED AT PRELIMINARY PLAT. THIS LIFT STATION(S)WILL CONNECT TO AN EXISTING 16" FORCE MAIN ON ROLLING ACRES ROAD.
   - 3.3. FIRE PROTECTION: THE ENTIRE PUD SHALL BE SERVEDBY ONSITE HYDRANTS CONNECTED TO THE POTABLE WATERSYSTEM.
   - 3.4. STORMWATER MANAGEMENT: STORMWATER MANAGEMENT FACILITIES (SMF) ARELOCATED THROUGHOUT THE SUBDIVISION IN THE LOW AREAS AND SHALL BE SIZED TO MEET SJRWMD AND TOWN OF LADY LAKE REQUIREMENTS AT PRELIMINARY PLAT.
4. A PROPERTY OWNERS' ASSOCIATION SHALL ACT AS THE LEGAL INSTRUMENT THAT SHALL PROVIDE PERPETUAL MAINTENANCE FOR ANY PRIVATE STREETS, DRAINAGE SYSTEM, AND COMMON AREAS OF THE PUD.
5. ROADWAY ALIGNMENTS, BUILDING LOCATIONS AND FOOTPRINTS, AND PHASING ARE CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING AND DESIGN.
6. PHASING: THE SITE WILL BE DEVELOPED CONSISTENT WITH THE TRAFFIC IMPACT ANALYSIS (TIA) REPORT, PHASING MAY INCLUDE A SINGLE PHASE WITH MULTIPLE SUB-PHASES BASED ON MARKET DEMANDS AND FINAL ENGINEERING DESIGN.
7. FINAL LOCATION AND DESIGN OF ALL ACCESS POINTS AND / OR CONNECTIONS TO ROLLING ACRES ROAD SHALL BE APPROVED BY THE LAKE COUNTY ENGINEERING DIVISION.

1180 Research Drive
Altamonte Springs, FL 32701
(352) 331-1976
www.chw-inc.com
est. 1980 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=200'

SUBMITTALS
CONSTRUCTION PLAN REVISIONS
SUBMITTAL — MARCH 18, 2024

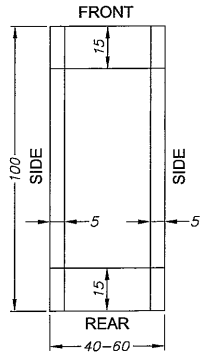
CLIENT: KOLTER LAND
PROJECT: THE HIGHLANDS @ HAMMOCK OAKS LADY LAKE, FLORIDA
SHEET TITLE: PUD MASTER PLAN SHEET

DESIGNED: BT
DRAWN: BT
QA/QC: CHW
PM: KCB
PROJECT NUMBER: 22-0098

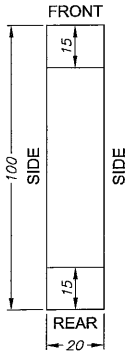
SHEET NO: 1 OF 3

TYPICAL LOT SIZE WITH SETBACKS

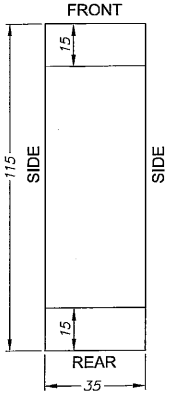
SINGLE-FAMILY DETACHED
(40 ft, 50 ft, and 60 ft lots)

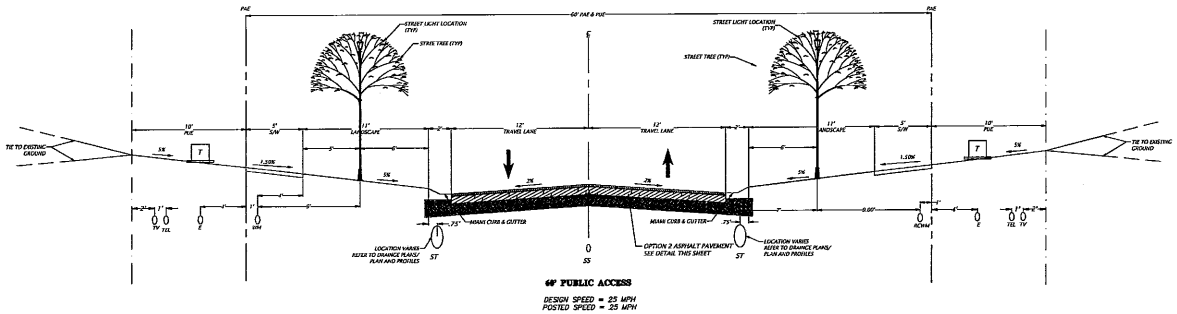


TOWNHOME



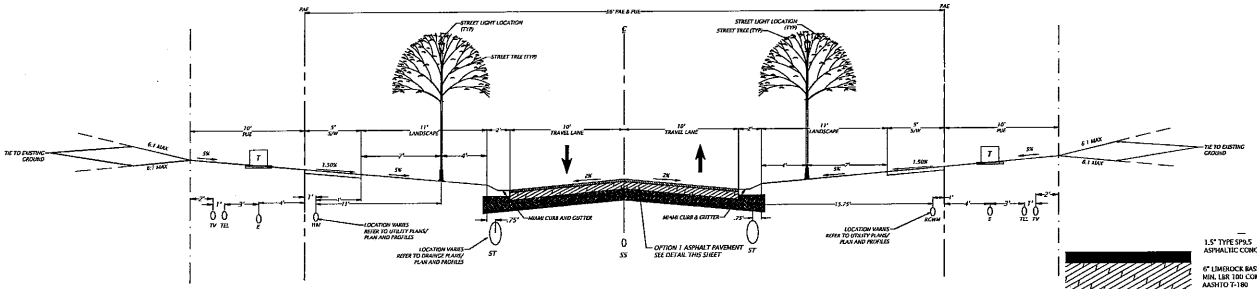
VILLAS





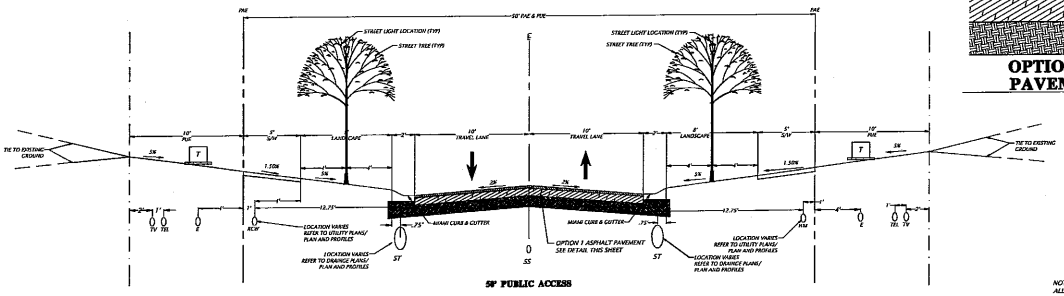
60' PUBLIC ACCESS

DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH



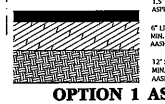
50' PUBLIC ACCESS

DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH



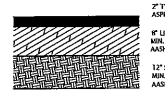
50' PUBLIC ACCESS

DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH



OPTION 1 ASPHALT PAVEMENT DETAIL

NTS



OPTION 2 ASPHALT PAVEMENT DETAIL

NTS

LEGEND
E = ELECTRIC
FO = FIBER OPTIC
FM = FORCEMAIN
G = GAS
SS = SANITARY SEWER
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER

NOTE:
ALL ROADS ARE PRIVATE AND WILL BE OWNED AND OPERATED BY THE HAMMOCK OAK CDD. AN ACCESS FOR THE PUBLIC WILL BE PROVIDED FOR MUNICIPAL AND EMERGENCY SERVICES FOR THE GATED PORTION AND A GENERAL ACCESS EASEMENT TO ALL THE NON-GATED PORTIONS OF THE PLAT.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chwinc.com
est. 1998 FLORIDA CA-30176
CHW
Professional Consultants

SCALE: NTS

IF PRINT ARE NOT 24x36 THESE SCALES ARE INCORRECT. ADJUST SCALES ACCORDINGLY.

CONSTRUCTION PLAN SUBMITTAL – MARCH 18, 2024

DESIGNED: RET
DRAWN: RET
CHECKED: ST
QA/QC CONTROL: ST

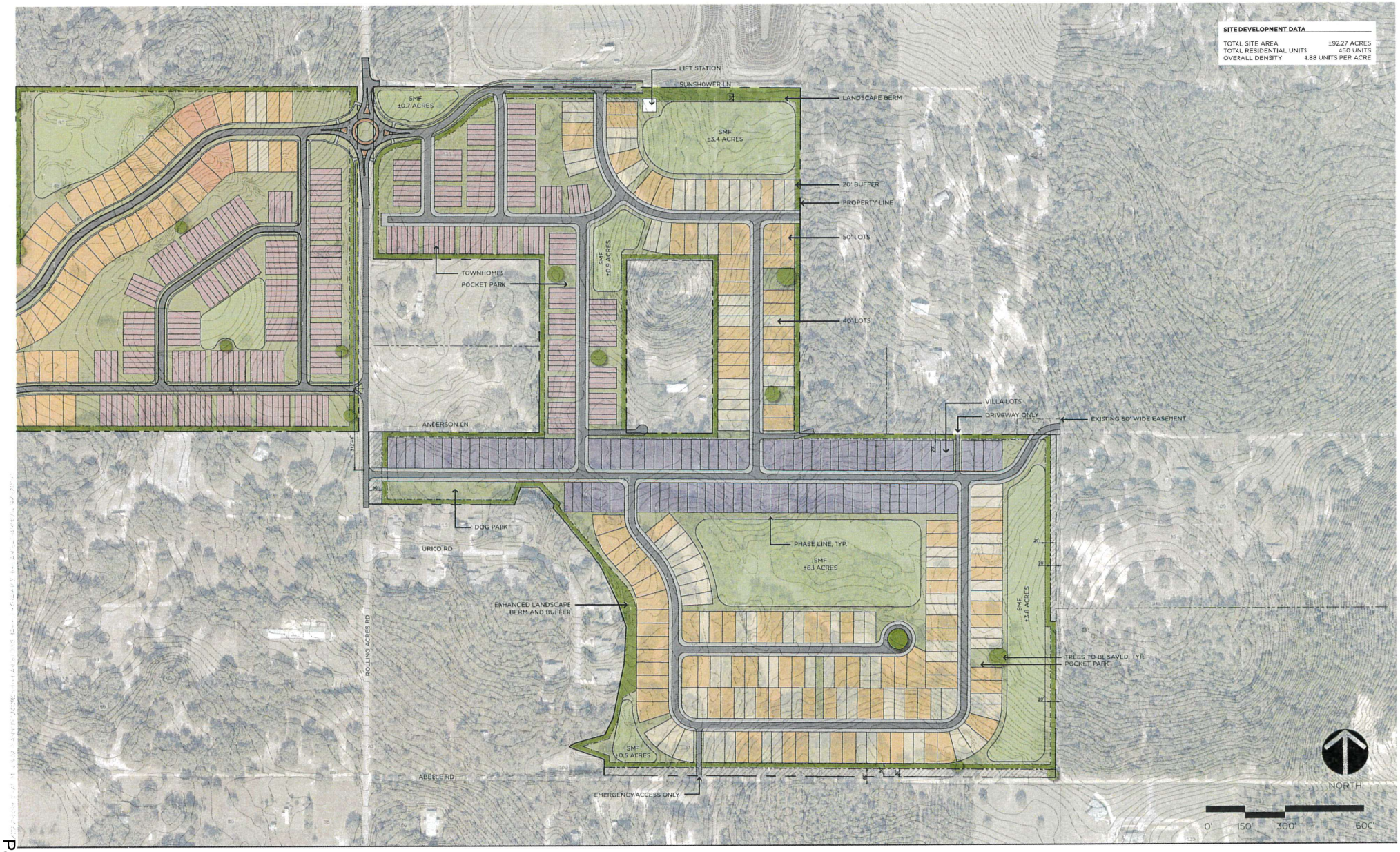
CLIENT: VOLTER LAND

PROJECT: THE HIGHLANDS @ HAMMOCK OAK
LADY LAKE, FLORIDA

SHEET TITLE: TYPICAL LOT & ROAD SECTIONS

PROJECT NUMBER: 22-0098

SHEET NO: 2 OF 3



CHW Professional Consultants

HIGHLANDS AT HAMMOCK OAKS | CONCEPT PLAN | 3-13-2024

INSTRUMENT #2022106195
OR BK 6003 PG 2095 - 2105 (11 PGS)
DATE: 8/4/2022 1:07:56 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $95.00

RETURN

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE FL 32159

ORDINANCE 2022-06
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE ESTABLISHING ZONING DESIGNATION FOR CERTAIN PROPERTY BEING APPROXIMATELY 24.75 ACRES OWNED BY WILLIAM MASON ANDERSON AND ALFREIDA ANDERSON AND CARL A. SMITH TRUSTEE OF THE CARL A. SMITH FAMILY TRUST; REFERENCED BY ALTERNATE KEY NUMBERS 3907338, 1283264, AND 1283329, WITHIN THE TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY AGRICULTURE TO LADY LAKE "RESIDENTIAL PLANNED UNIT DEVELOPMENT" (PUD); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part H, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Residential Planned Unit Development" (PUD), entitled to the uses set forth in the Memorandum of Agreement attached as Exhibit "B" to be developed in substantial accordance with the Conceptual Plan, attached hereto as 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 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 18th day of **July, 2022.**

TOWN OF LADY LAKE

Ruth Kussard, Mayor Pro Tem

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A — Legal Description

Parcel ID 29-18-24-0002-000-06600; Section 29, Township 18 South, Range 24 East. ALTERNATE KEY 3907338 ORB 4963, PG 1975:

The North ½ of the West ¼ of the Northeast ¼ of the Northwest ¼ of Section 29, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel ID 29-18-24-0002-000-01502; Section 29, Township 18 South, Range 24 East. ALTERNATE KEY 1283264 ORB 4747, PG 1994-1995:

The North ¼ of the Northwest ¼ of the Northwest 1/4, Section 29, Township 18 South, Range 24 East, Lake County, Florida, Less County Road Right of Way.

Parcel ID 29-18-24-0002-000-01501; Section 29, Township 18 South, Range 24 East. ALTERNATE KEY 1283329 ORB 4747, PG 1994-1995:

The South ½ of the North ½ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 18 South, Range 24 East, Lake County Florida, Less County Road Right of Way.

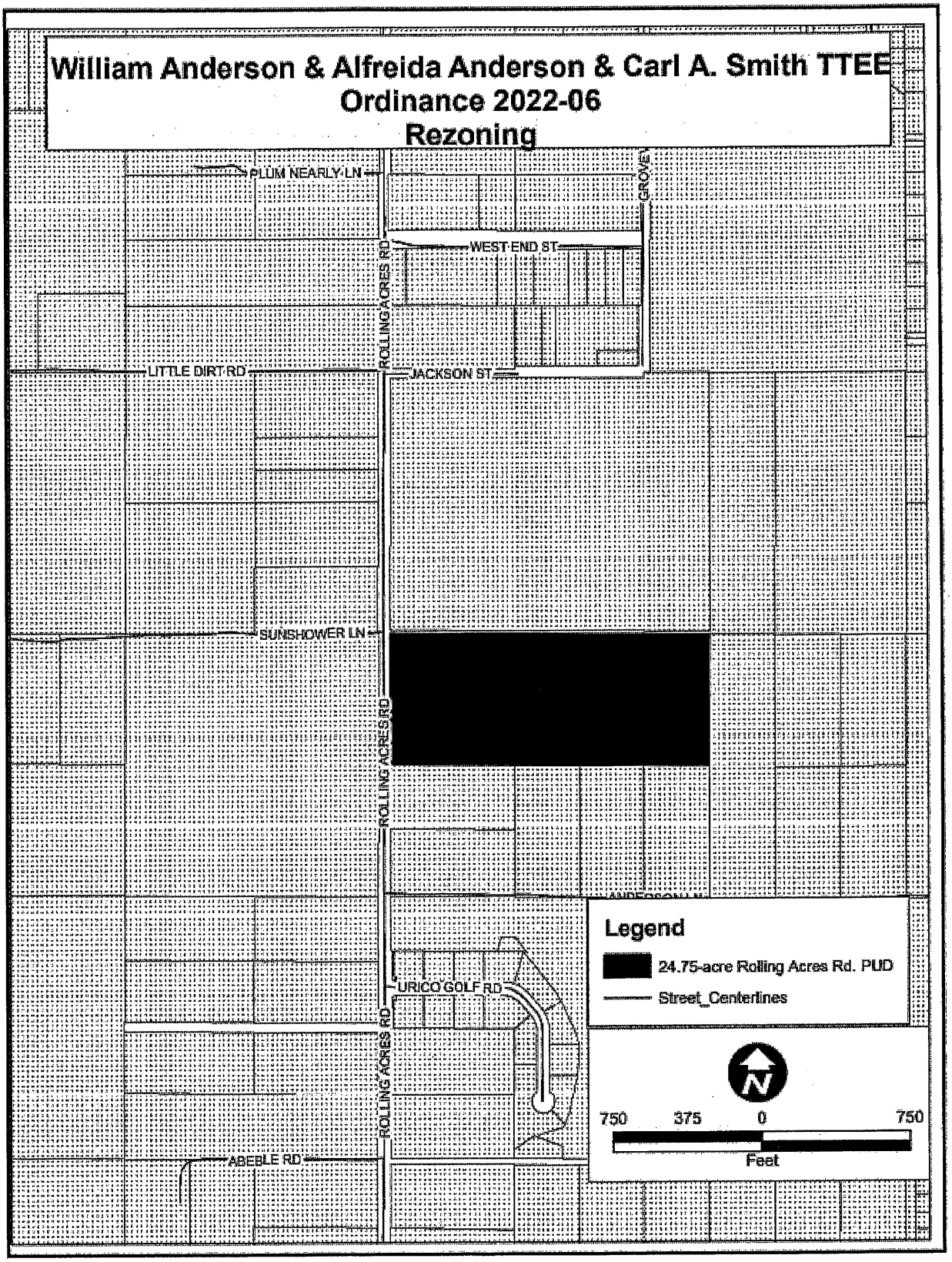

William Anderson & Alfreida Anderson & Carl A. Smith TTEE
Ordinance 2022-06
Rezoning
PLUM NEARLY LN
WEST END ST
GROVE
ROLLING ACRES RD
LITTLE DIRT RD
JACKSON ST
SUNSHOWER LN
URICO GOLF RD
ABEBLE RD
Legend
24.75-acre Rolling Acres Rd. PUD
Street_Centerlines
N
750
375
0
750
Feet

EXHIBIT B — Memorandum of Agreement

This **Memorandum of Agreement** dated this **20th** of **July 2022**, is between the Town of Lady Lake, Florida, a Florida municipal corporation (the "Town"), whose mailing address is 409 Fennell Boulevard, Lady Lake, FL 32159, and **Burgland Investments LLC** ("Property Owner"/"Developer"), whose mailing address: **1810 W. Kennedy Blvd Suite 232**
Tampa, FL 33606

RECITALS

Property Owner is the fee simple owner of certain real property in the Town of Lady Lake, Florida described in the legal description attached as Exhibit "A."

Property Owner desires to establish the zoning designation for the property as "Residential Planned Unit Development" (PUD).

Property Owner desires to appoint Charles Hiott with BESH HALFF as the Agent in processing the concurrent Rezoning petition.

At this time, the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of the Town Land Development Regulations.

NOW, THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the Residential Land Use category for that property depicted in the attached legal description Exhibit "A".

1. Permitted Uses: The subject property, containing approximately 24.75 acres (referred to herein as the "Project") shall only be used for the following uses:
   - Single Family Detached Dwelling Units
   - Single Family Attached Dwelling Units/Townhomes
2. Design, Development, and Setback Standards:
   a) The minimum Open Space area for the entire development is 25 percent. The maximum impervious surface ratio for each lot is 55 percent for single family detached dwelling units and 75 percent for single family attached dwelling units/townhomes.
   b) Minimum Lot Size Required
      1) Single Family Detached Dwelling Units: 6,000 square feet
      2) Single Family Attached Dwelling Units: 2,400 square feet
   c) 50-foot minimum lot width is required for Single Family Detached Units.
   d) Setback requirements as follows:
      1) Single Family Detached Units:

- Front Yard Setback 25 feet minimum
- Primary Rear Yard Setback: 10 feet minimum
- Accessory Rear Yard Setback: 5 feet minimum (pool enclosures, screen rooms, sheds, and similar)
- Side Yard Setback: 5 feet minimum

2) Single Family Attached Dwelling Units:

- Front Yard Setback 25 feet minimum
- Primary Rear Yard Setback: 10 feet minimum
- Accessory Rear Yard Setback: 5 feet minimum (pool enclosures, screen rooms, sheds, and similar)
- Side Yard Setback: 0 feet minimum

3. Parking: Parking requirements shall be as required pursuant to Chapter 7 of the Town's Land Development Regulations for the specific use. All regular parking spaces shall be ten by 20 feet in size. Florida Accessible parking spaces should be 12 by 20 feet in size with a five-foot-wide minimum van accessible access aisle.

4. Landscaping: A Type "A" Buffer shall be provided along Rolling Acres Road and along the north, south, and east boundaries.

5. Signage: Signage shall be allowed pursuant to the provisions of Chapter 17 of the Town's Land Development Regulations.

6. Water Retention Areas: The drainage and storm water retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These private retention areas shall be properly maintained by the developer.

7. 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.

8. Utilities: The property described in Exhibit "A'" shall connect to the Town of Lady Lake's potable water, central sewer, and reclaim/reuse systems at time of commencement. All costs associated with design, permitting, engineering, materials, construction, and inspections shall be the sole cost of the developer or have a Pioneer agreement for impact credits approved by the Town Commission.

9. Concurrency Management: 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.

10. Development Review and Approval: Prior to the issuance of any permits, the developer shall be required to submit site development plans for review and approval by the Town (i.e., site plans, final plat), and said development plans must meet all codes and ordinances of the Town of Lady Lake. All applicable rules and regulations for development within the Town shall be met; including but not limited to, final site plan approval, landscaping, drainage, parking, sign regulations, and yard setbacks.

11. Transportation: The developer shall comply with all Lady Lake access management requirements. Road connectivity along Sunshower Lane and Rolling Acres Road will require right-of-way dedication and road improvement(s) to required Code standards.

12. Additional Conditions: In addition to the specific conditions contained herein, the Property Owner shall comply with all local, state, and Federal regulations pertaining to the proposed development of the Property.

13. Enforcement: The Memorandum of Agreement shall be enforced 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.

14. Entire Agreement: This Agreement embodies and constitutes the entire understanding of the parties with respect to the subject matters addressed herein, and all prior negotiations, correspondence, conversations, agreements, understandings, representations, and statements, oral or written, are incorporated, and merged into this Agreement.

15. Amendments to Agreement: 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 Town Commission.

16. Miscellaneous:

a) General Provisions: No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof. Wherever, under the terms and provisions of this agreement, the time for performance shall fall upon a Saturday, Sunday or Federal banking holiday, such time for performance shall be extended to the next day that is not a Saturday, Sunday or federal banking holiday. The headings inserted at the beginning of each paragraph or subparagraph is for convenience only, and do not add to or subtract from the meaning of the contents of such paragraph or subparagraph. This Agreement shall be interpreted under the laws of the State of Florida. Venue for any action between the parties with respect to the matters addressed by this Agreement shall

be Lake County, Florida.

b) Severability: If any section, sentence, clause, phrase or word of this Agreement is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this ordinance; and it shall be construed to have been the Town Commission's intent to enter into this Agreement without such unconstitutional, invalid or inoperative part therein; and the remainder of this Agreement, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Agreement or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

17. Binding Effect: The terms and condition as set for this Memorandum of Agreement shall inure 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.

18. Recording: This Memorandum shall be recorded in the public record of Lake County, Florida.

19. Assignment: This Agreement may not be assigned without the express written consent of the Town of Lady Lake.

20. Attorney's fees: In any action concerning this Agreement or enforcement of this Agreement, the prevailing party shall be awarded all attorney's fees and costs.

COMMENCEMENT. Notwithstanding the provisions herein, development shall commence within twelve months following the issuance of a Development Order from the Town of Lady Lake unless an extension has been granted by the Town Manager. The Town Manager may grant one or more extensions not to exceed two years.

TOWN OF LADY LAKE

Ruth Kussard

Ruth Kussard, Mayor Pro Tem

Attest:

Nancy Wilson

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

PROPERTY OWNER

~~Burgland Investments LLC, 1810~~
~~W. Kennedy Blvd #232, Tampa, FL 33606~~, Property Owner/Authorized Signer

STATE OF FLORIDA

COUNTY OF ~~LAKE~~ HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 20th day of July, 2022 by FRANK BOMBEECK, as Owner/Authorized Signer of the Property, who is personally known to me or has produced _____ as identification.

My Commission Expires: 8/23/2025

Donald L Scalf Jr

Notary Public Signature

DONALD L SCALF JR

Notary Public State of Florida
Donald L Scalf Jr
My Commission
HH 168441
Exp. 8/23/2025

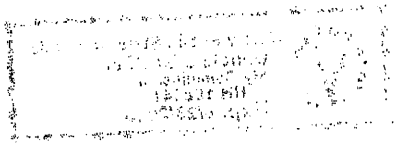
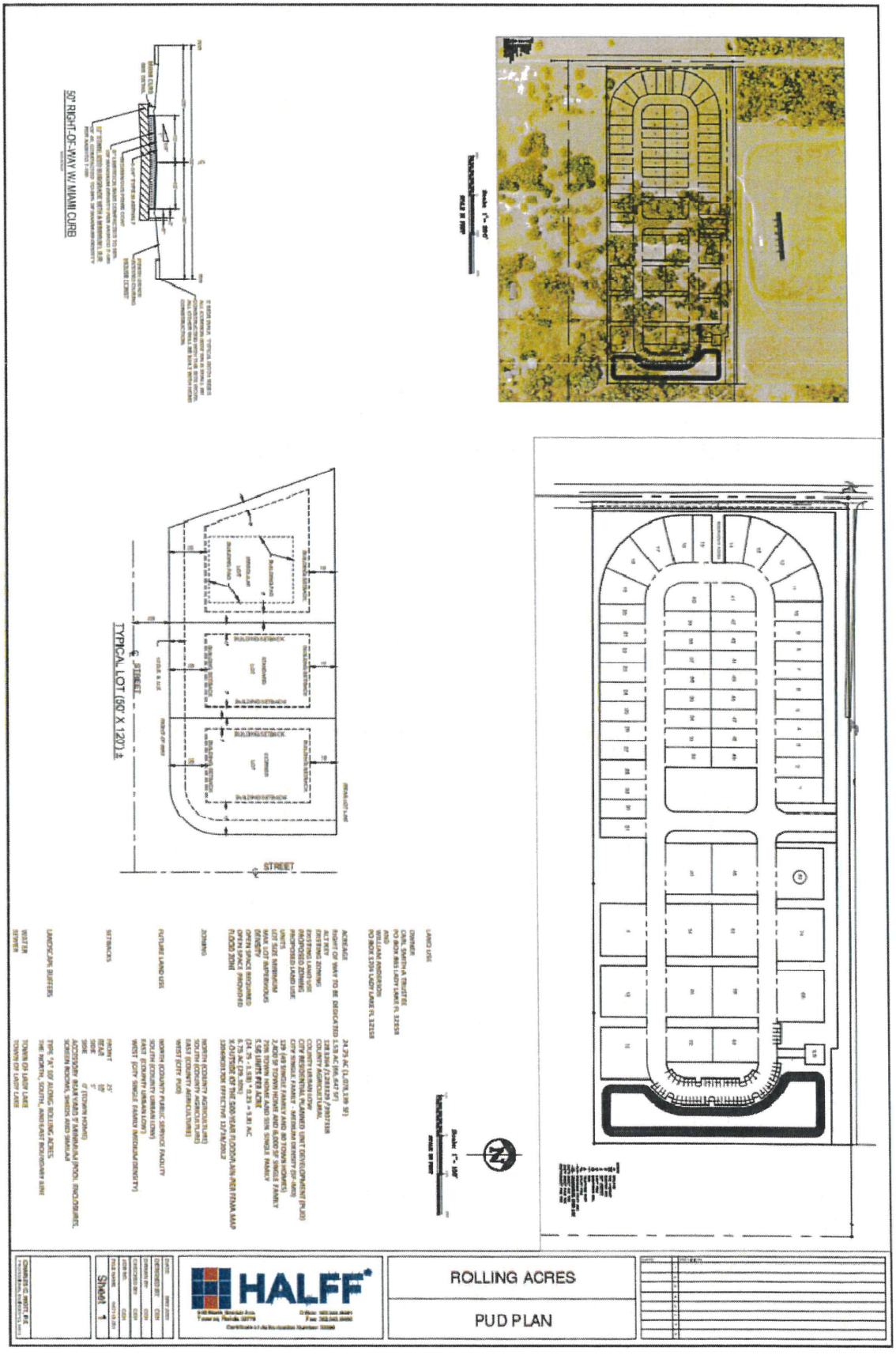


EXHIBIT C — Conceptual Plan







INSTRUMENT #2022159225
OR BK 6065 PG 327 - 344 (18 PGS)
DATE: 12/13/2022 10:11:22 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $154.50

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE FL 32159

RETURN

ORDINANCE 2022-13
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING APPROXIMATELY 330.397 ACRES OWNED BY LUGANO DEVELOPMENT, LLC, JOSEPH O'DELL AND DIANA AND JULIEN MALKIEWICZ; REFERENCED BY ALTERNATE KEY NUMBERS 1283311, 1283523, 1283582, 1585031, 2877685, 2879874, 1283612, AND 3493737; 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 AND TOWN OF LADY LAKE PLANNED UNIT DEVELOPMENT (PUD) TO TOWN OF LADY LAKE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

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 located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned to "Planned Unit Development", 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 rezoned to "Planned Unit Development".

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 21st day of November, **2022** 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

Jim Rietz, Mayor

Attest:

Nancy Wilson, Town Clerk

Approved as to form:

Derek Schroth, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION AND MAP:

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.

TOGETHER WITH:

A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; BEING MORE PARTICULARLY 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.

TOGETHER WITH:

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. LESS AND EXCEPT THE LANDS CONVEYED TO LAKE COUNTY BY RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 518, PAGE 766.

TOGETHER WITH:

PARCEL 1:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTHWEST 1/4 OF THE

SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO LESS ROAD RIGHTS OF WAY; AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS ROAD RIGHTS OF WAY; AND THAT PORTION OF THE VACATED ROADS THAT ARE WITHIN THE PROPERTY DESCRIBED ABOVE AS RECITED BY THE RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 494, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL OF THE ABOVE BEING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, BEING A PORTION OF BLOCKS 31 THROUGH 33 INCLUSIVE, AND 44 THROUGH 46 INCLUSIVE, MAP OF THE LAND IN CHETWYND LAND CO., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT ON, OVER AND ACROSS THE FOLLOWING PROPERTY:

THE EAST 50 FEET OF THE NORTH 200 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24, LAKE COUNTY, FLORIDA.

LESS LOTS 1 THROUGH 15, TRACTS A THROUGH D, URICO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 82 AND 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA.

PARCEL 3:

TRACTS A THROUGH D, URICO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 82 AND 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING 330.397 ACRES, MORE OR LESS.

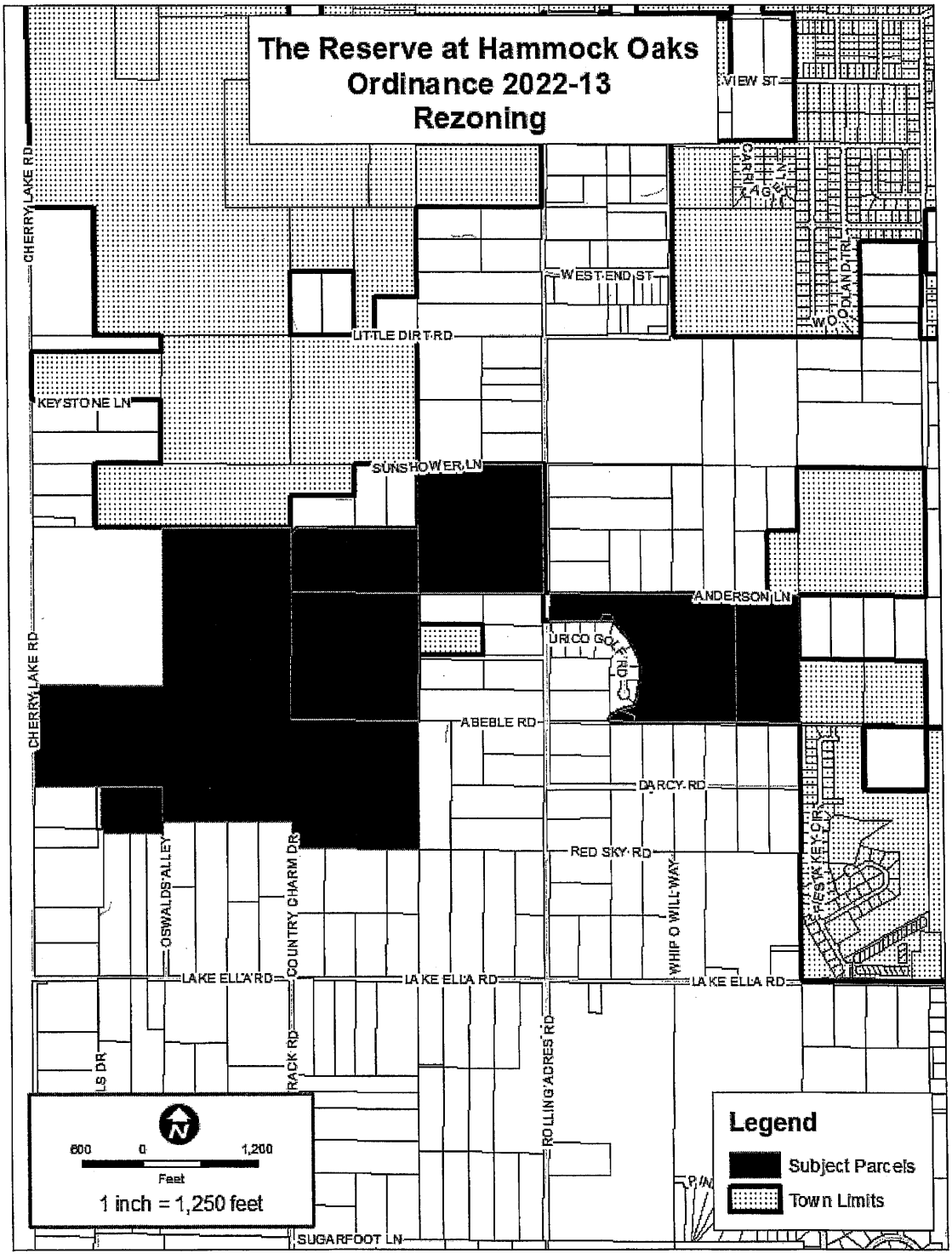

The Reserve at Hammock Oaks
Ordinance 2022-13
Rezoning
VIEW ST
CHERRY LAKE RD
WEST END ST
LITTLE DIRT RD
KEYSTONE LN
SUNSHOWER LN
ANDERSON LN
URICO GOLF RD
ABEBLE RD
DARCY RD
RED SKY RD
OSWALDS ALLEY
COUNTRY CHARM DR
WHIP O WILL WAY
LAKE ELLA RD
ROLLING ACRES RD
SUGARFOOT LN
600 0 1,200
Feet
1 inch = 1,250 feet
Legend
Subject Parcels
Town Limits

EXHIBIT "B" — MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated the 21st day of November, 2022 between the Town of Lady Lake, Florida (hereinafter the "Town") and Joseph O'Dell, Diana and Julien Malkiewicz, and Lugano Development, LLC.

RECITALS

1. Joseph O'Dell, Diana and Julien Malkiewicz, and Lugano Development, 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 Joseph O'Dell and Diana and Julien Malkiewicz 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 Lugano Development, 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:

1. 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 10,835 AADT. Open Space uses permitted throughout the Property may consist of buffers, stormwater management facilities, amenity area and center

(including buildings, hardscape, and landscape) recreational amenities, and trails.

2. 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)

   <u>40 ft. Lots</u>

   Minimum Lot Area: 4,000 sq. ft.

   Minimum Lot Width: 40 ft.

   Minimum Front Setback: 15 ft.

   Minimum Rear Setback: 15 ft.

   Minimum Side Setback: 5 ft.

   Maximum Building Height: 35 ft.

   <u>50 ft. Lots</u>

   Minimum Lot Area: 5,000 sq. ft.

   Minimum Lot Width: 50 ft.

   Minimum Front Setback: 15 ft.

   Minimum Rear Setback: 15 ft.

   Minimum Side Setback: 5 ft.

   Maximum Building Height: 35 ft.

   <u>60 ft. Lots</u>

   Minimum Lot Area: 6,000 sq. ft.

   Minimum Lot Width: 60 ft.

   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.

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.

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.

A. AMENITY BUILDINGS: The portions of the Property designated for Amenity uses may be developed according to the following standards:

1) 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.

2) 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.

3) 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.

4) 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.

B. TRANSPORTATION/PEDESTRIAN IMPROVEMENTS

1) The applicants may dedicate up to 50 ft. of Right-of-Way (ROW) along Anderson Lane (east of Rolling Acres Road) for the entire width of the Property to the Town of Lady Lake if necessary for future roadway improvements.

2) The applicants may dedicate up to 30 ft. of Right-of-Way (ROW) along Abeble Road (east of Rolling Acres Road) for the entire width of the Property to the Town of Lady Lake if necessary for future roadway improvements.

3) 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.

4) If primary access to the Property east of Rolling Acres Road occurs along Abeble Road, the applicants shall construct the portion of Abeble Road from Rolling Acres Road to the Property's point of access consistent with Town of Lady Lake standards. Turn lanes shall be constructed within the Rolling Acres Road right-of-way in accordance with Lake County requirements.

5) 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.

6) At the time a roadway connection is proposed to Cherry Lake Road, a five-foot sidewalk shall be provided along the east side of Cherry Lake Road if existing right-of-way is wide enough to allow for the improvement. If constructed, the sidewalk shall extend the distance from the newly constructed roundabout described in paragraph 3) above to the southern terminus of the proposed sidewalk along Cherry Lake Road in the Hammock Oaks PUD. The dollar amount of the improvement applicable to transportation impact fees shall be approved by the Lake County Engineering Division.

C. OPEN SPACE/RECREATION

1) 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 parties affected.

Town of Lady Lake, Florida

Jim Rietz, Mayor

Attest:

Nancy Wilson, Town Clerk



Approved as to form:

Derek Schroth, Town Attorney

PROPERTY OWNER

Joseph O'Dell

Joseph O'Dell

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 18 day of November, 2022 by _____, as Owner/Authorized Signer of the Property, who is personally known to me or has produced Driver License as identification.

Cassie Cribb

Notary Public Signature

Notary Public State of Florida
Cassie Cribb
My Commission
HH 225513
Exp. 2/7/2026

My Commission Expires:

Notary Public State of Florida
Cassie Cribb
My Commission
HH 225513
Exp. 2/7/2026

Notary Public State of Florida
Cassie Cribb
My Commission
HH 225513
Exp. 2/7/2026

PROPERTY OWNER

Diana Malkiewicz

Diana Malkiewicz

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 17 day of November, 2022 by Diana Malkiewicz, as Owner/Authorized Signer of the Property, who is personally known to me or has produced FL/DL as identification.

Karen Bednarik

Notary Public Signature

KAREN BEDNARIK
MY COMMISSION # HH 056575
EXPIRES: December 14, 2024
Bonded Thru Notary Public Underwriters

My Commission Expires: 12/14/2024

PROPERTY OWNER

Julian Malkiewicz

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 17 day of November, 2022 by Julian Malkiewicz, as Owner/Authorized Signer of the Property, who is personally known to me or has produced FL/DL as identification.

Notary Public Signature

KAREN BEDNARIK
MY COMMISSION # HH 056575
EXPIRES: December 14, 2024
Bonded Thru Notary Public Underwriters

My Commission Expires: 12/14/2024

PROPERTY OWNER

Lugano Development, LLC

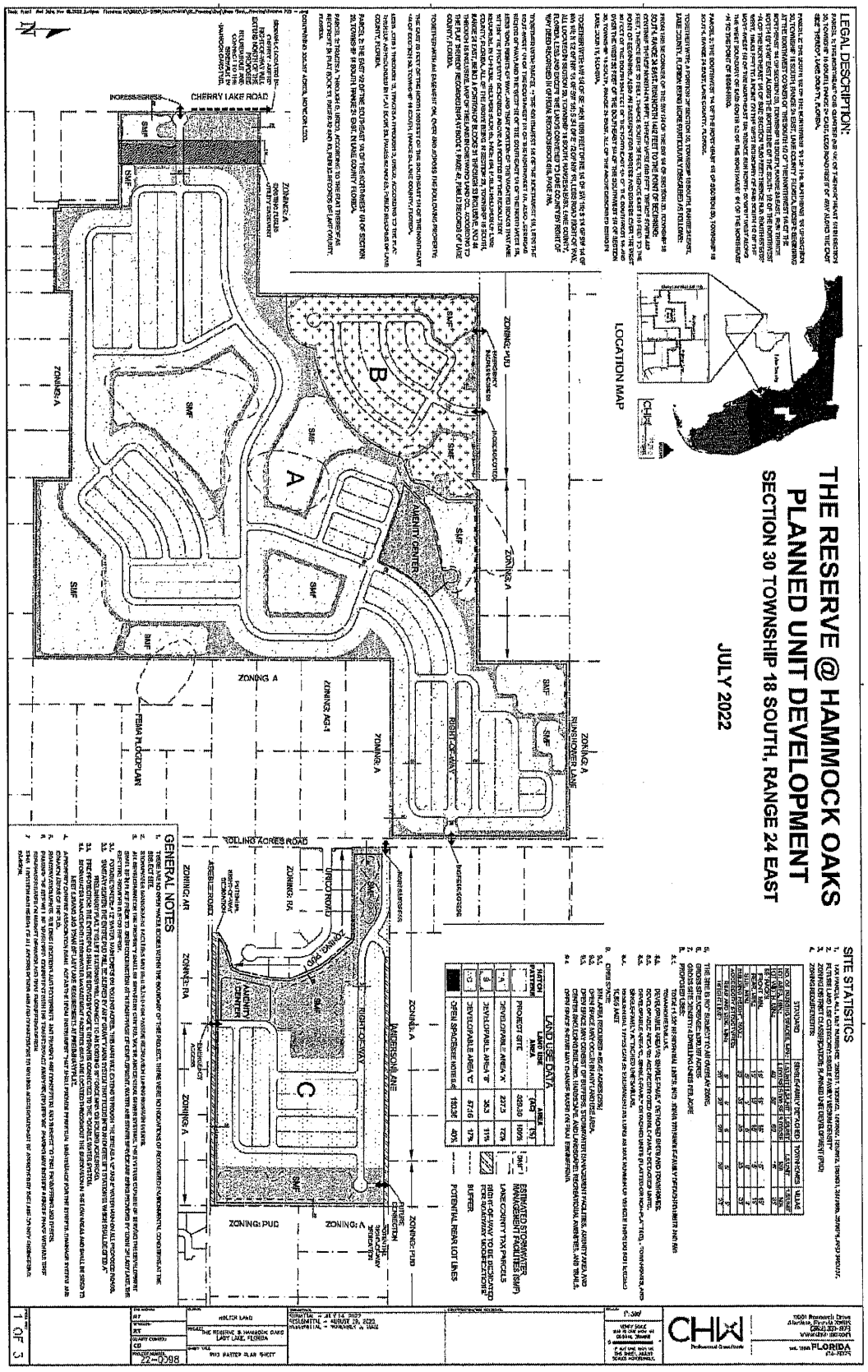
STATE OF FLORIDA
COUNTY OF LAKE

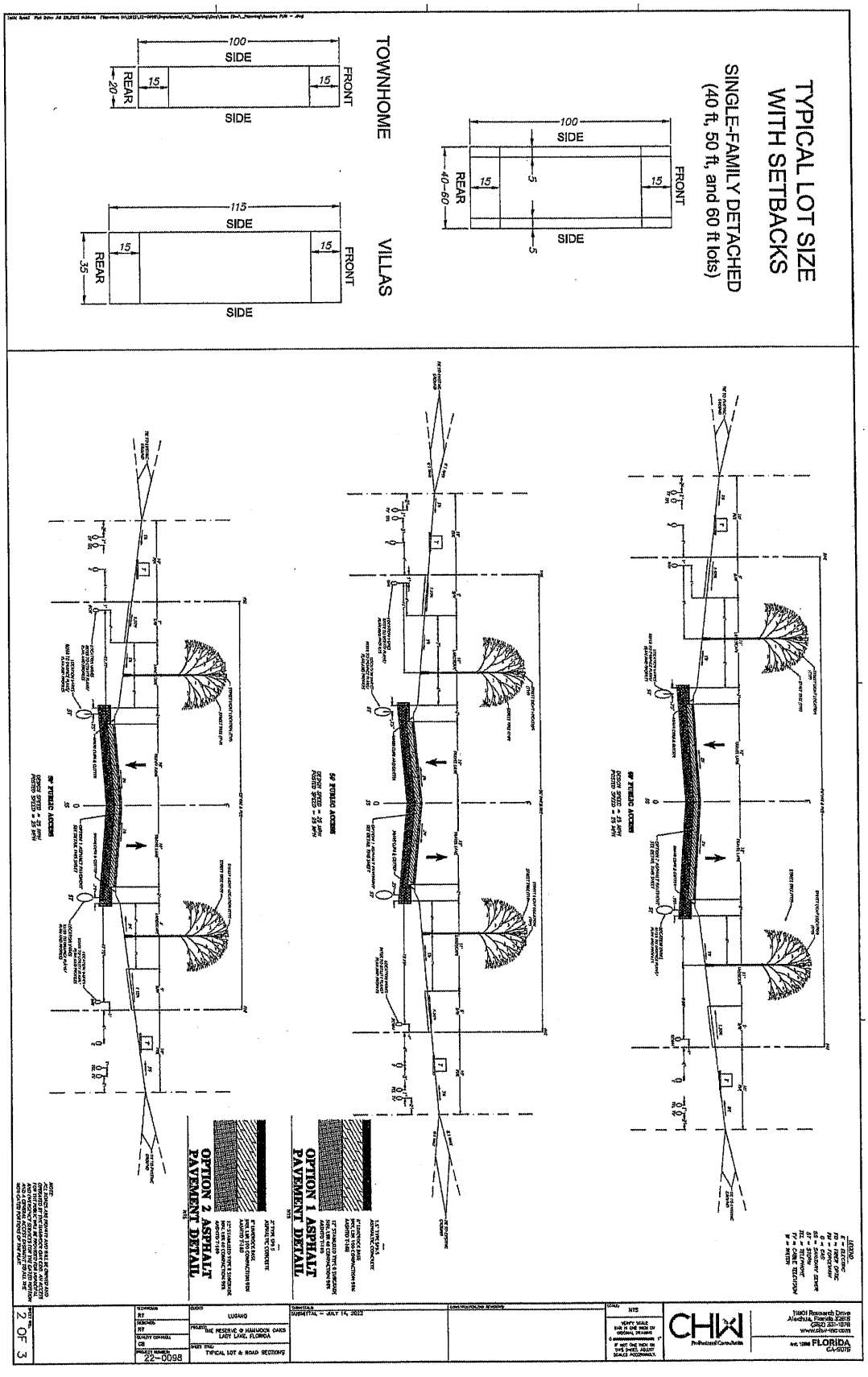
The foregoing instrument was acknowledged before me by means of \ physical presence or _____ online notarization, this 18th day of November 2022 by Orianna Snook, as Owner/Authorized Signer of the Property, who is personally known to me or has produced _____ as identification.

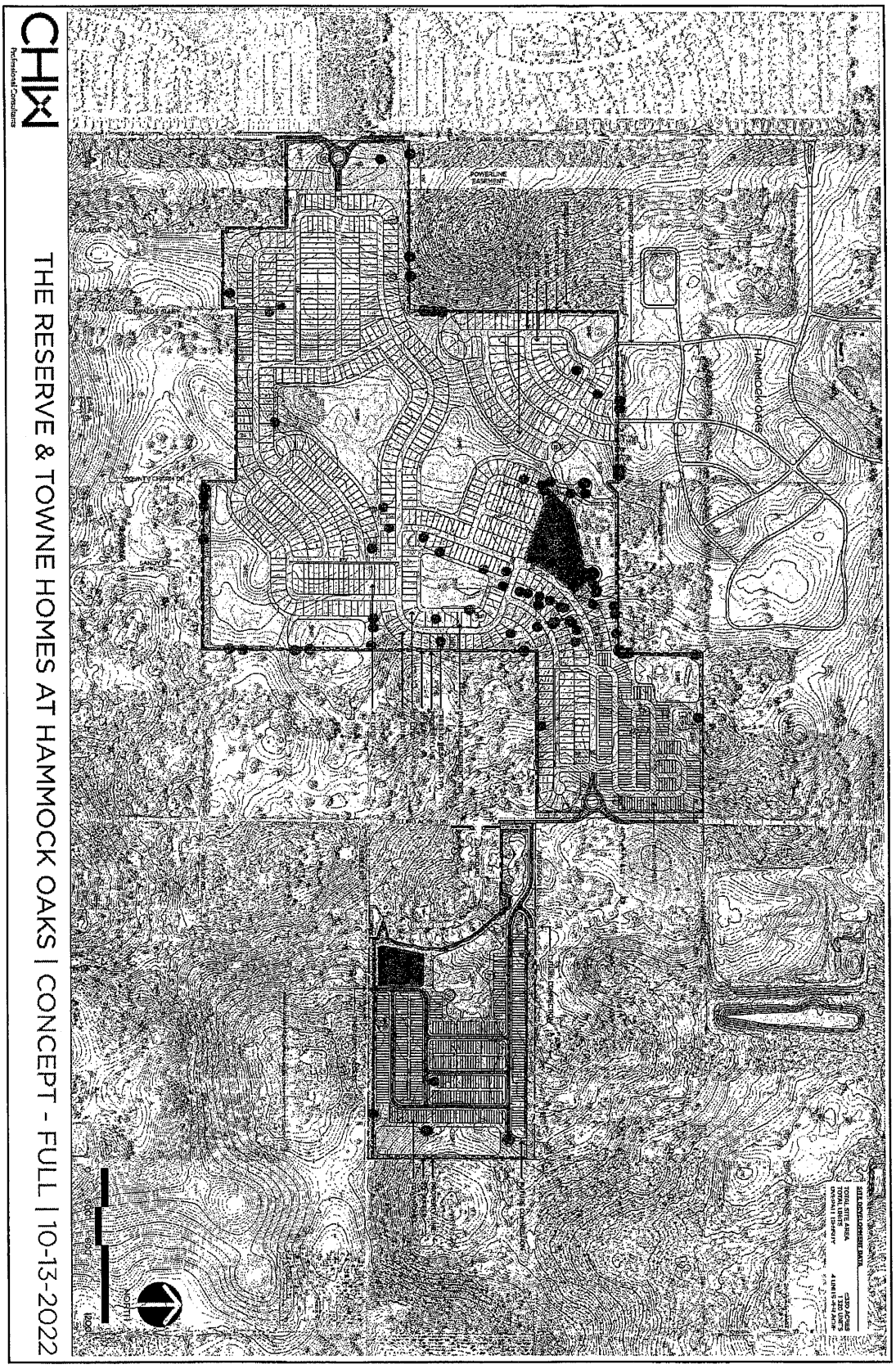
Notary Public Signature

My Commission Expires:

Notary Public State of Florida
Nissa Iborra
My Commission GG 950262
Expires 04/28/2024


THE RESERVE @ HAMMOCK OAKS
PLANNED UNIT DEVELOPMENT
SECTION 30 TOWNSHIP 18 SOUTH, RANGE 24 EAST
JULY 2022
LEGAL DESCRIPTION:
SITE STATISTICS
LOCATION MAP
CHERRY LAKE ROAD
ROLLING ACRES ROAD
HAMMOCK OAKS BOULEVARD
RUNNYMEDE LANE
PERSONS LANE
AMENITY CENTER
RIGHT-OF-WAY
FEMA FLOODPLAIN
ZONING: PUD
ZONING: A
ZONING: RA
ZONING: AR
ZONING: AG-1
GENERAL NOTES
LAND USE DATA
ESTIMATED STORMWATER MANAGEMENT FACILITIES (SMF)
LAKE/COUNTY TAX PARCELS
RIGHT-OF-WAY TO BE DEDICATED FOR ROADWAY MAINTENANCE
BUFFER
POTENTIAL REAR LOT LINES
EXHIBIT
"C" — Conceptual Plan


TYPICAL LOT SIZE WITH SETBACKS
SINGLE-FAMILY DETACHED (40 ft, 50 ft, and 60 ft lots)
100
SIDE
REAR
40–60
15
5
FRONT
SIDE
TOWNHOME VILLAS
100
SIDE
REAR
20
15
FRONT
SIDE
115
SIDE
REAR
35
15
FRONT
SIDE
OPTION 1 ASPHALT PAVEMENT DETAIL
OPTION 2 ASPHALT PAVEMENT DETAIL
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
FLORIDA
22-0098
TYPICAL LOT & ROAD SECTIONS
2 OF 3


CHW
Professional Consultants
THE RESERVE & TOWNE HOMES AT HAMMOCK OAKS | CONCEPT - FULL | 10-13-2022
HAMMOCK OAKS
POWERLINE EASEMENT
NORTH
100'
0'
200'

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylakefl.gov

April 29, 2024

RE: **Notification Letter**
Annexation Ordinance 2024-06, Small Scale Comprehensive Plan Amendment Ordinance 2024-07, and Rezoning Ordinance 2024-08

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 Jesse Anderson, William Anderson, and Devin and Angela Long, to annex, rezone, and amend the future land use designation of two properties located at 1147 Anderson Lane and 1245 Anderson Lane. The annexation application involves incorporating 10.08 acres of property from unincorporated Lake County into the Town Limits of Lady Lake. The proposed small-scale comprehensive plan amendment proposes to change the future land use designation from Lake County Urban Low 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 rezone property owned by Burland Investment, LLC and Lugano Development, LLC to include the aforementioned 10.08 acres of property, bringing the total acreage with the PUD boundary to 92.12 acres.

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

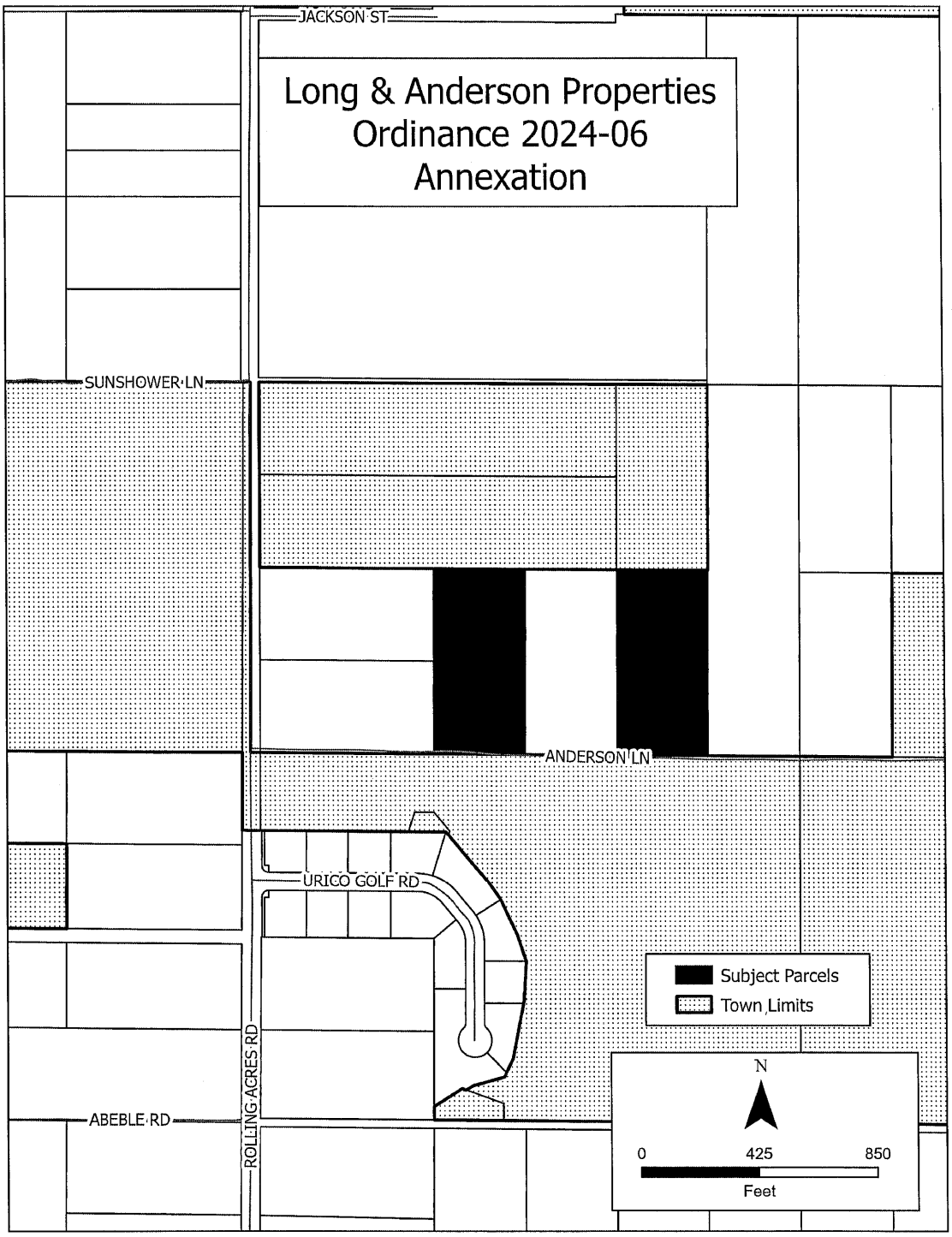
PLANNING AND ZONING BOARD -	Monday, May 13, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY –	Monday, June 3, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, June 3, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, June 17, 2024 at 6:00 p.m.

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.

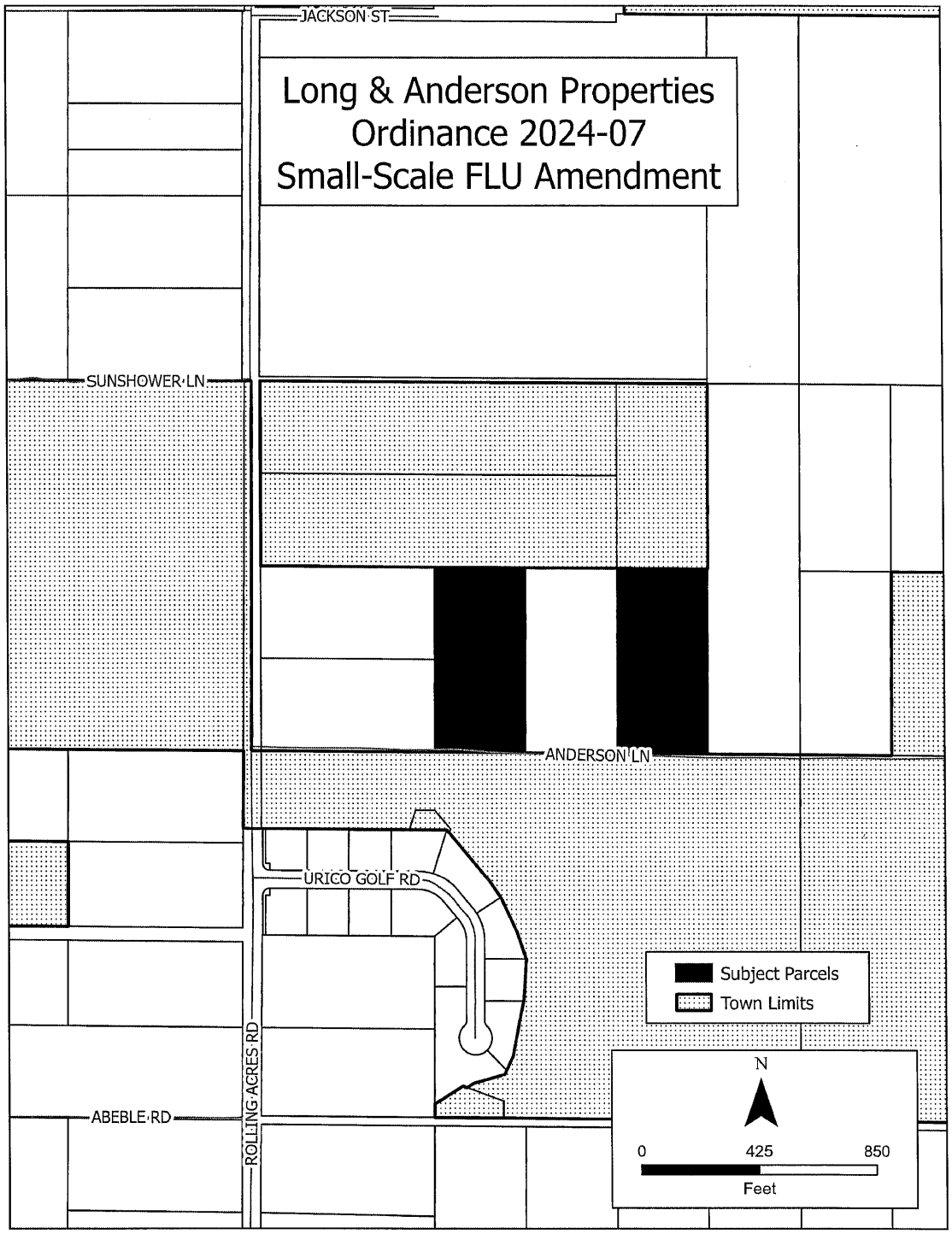
Sincerely,

Rebecca Schneider
Senior Town Planner

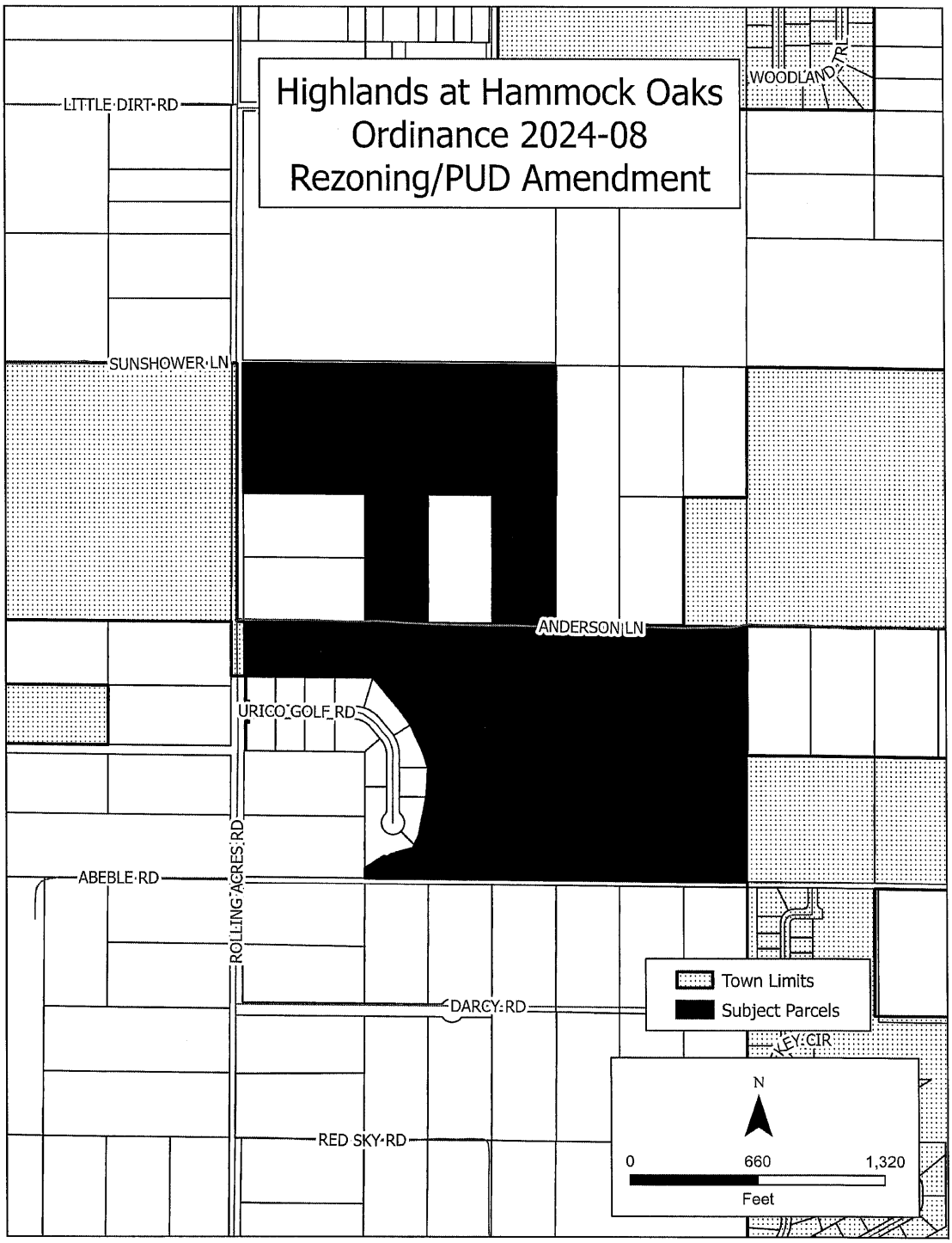
LOCATION MAPS



LOCATION MAPS



LOCATION MAPS



2024-06,07,08

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
2669268	3047-1 LLC ET AL	16819 W 65TH CIR	ARVADA	CO	80007
1282993	ANDERSON WILLIAM M AND JESSE D ANDERSON	3817 EAGLES NEST RD	FRUITLAND PARK	FL	34731
3493869	ARMBRISTER EUGENE & LINDA	1011 URICO GOLF RD	LADY LAKE	FL	32159
1585015	BILLIE-MARKS ANGEL N	1211 ANDERSON LN	LADY LAKE	FL	32159
3907338	BURGLAND INVESTMENTS LLC	1810 W KENNEDY BLVD # 232	TAMPA	FL	33606
1676665	BUSH CURTIS R & VICKI S	1131 DARCY RD	LADY LAKE	FL	32159
1279976	CAROL S STEPHENS FAMILY TRUST	PO BOX 734	MOUNT DORA	FL	32756-0734
3493745	CLIFTON PAULA	1002 URICO GOLF RD	LADY LAKE	FL	32159
3493826	CURRIE BRIAN K & JONELLA M	1027 URICO GOLF RD	LADY LAKE	FL	32159
3493851	DESKE STEVEN A & JAMIE	1015 URICO GOLF RD	LADY LAKE	FL	32159
3887425	DOLAN LINDA B	1032 SUGAR LOAF KEY LOOP	LADY LAKE	FL	32159
1676673	FORTIER ANDRE N & LUCETTE E TRUSTEES	1576 BELLA CRUZ DR # 342	LADY LAKE	FL	32159
1771447	FREEMAN WELLINGTON B & LOIS ANN	PO BOX 708	LADY LAKE	FL	32158-0708
3493796	GOLD SHARON & COREY	1030 URICO GOLF RD	LADY LAKE	FL	32159
3887451	GREEN KEY VILLAGE OWNERS ASSN INC	2180 W STATE ROAD 434 STE 5000	LONGWOOD	FL	32779
3778989	GUERRERO ARMEL	2230 STILLWOOD WAY	SAINT CLOUD	FL	34771
1699134	HORINE DALE A	37442 ROLLING ACRES RD	LADY LAKE	FL	32159
3493834	JOYCE SIDNEY T & DEBRA D	1023 URICO GOLF RD	LADY LAKE	FL	32159
3493753	JULIAN RENAINE SR	1006 URICO GOLF RD	LADY LAKE	FL	32159
1279968	LAKE COUNTY/SOLID WASTE	315 W MAIN ST OMB OFFICE	TAVARES	FL	32778
1699126	LONG DEVIN R & ANGELA D	1147 ANDERSON LN	LADY LAKE	FL	32159
1283612	LUGANO DEVELOPMENT LLC	2801 SW ARCHER RD	GAINESVILLE	FL	32608
1771455	MAGISTRO JAMES M & GAY ANN	PO BOX 582	LADY LAKE	FL	32158-0582
1283167	MC CURDY ANGELA M	1401 DARCY RD	LADY LAKE	FL	32159
3784977	MINYARD MICHAEL W & SHARON	1435 DARCY RD	LADY LAKE	FL	32159
3699700	NAVARRO HECTOR J & JOHANNA K	37701 ROLLING ACRES RD	LADY LAKE	FL	32159
1283256	PENNY CONNIE B &	1207 PINE RIDGE DAIRY RD	FRUITLAND PARK	FL	34731
3860056	PONDS CHRISTOPHER M & KERRY A	PO BOX 2200	LADY LAKE	FL	32158-2200
3493885	RTE 1 LLC	300 S ORANGE AVE STE 1000	ORLANDO	FL	32801
2717084	SATTERFIELD NANETTE	38017 ROLLING ACRES RD	LADY LAKE	FL	32159
1283078	SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778

3785246	SHARON GREGORY A TRUSTEE	1237 DARCY RD	LADY LAKE	FL	32159
1283264	SMITH CARL A TRUSTEE	PO BOX 865	LADY LAKE	FL	32158-0865
3493818	SMITH KELLY W & MARY A	1031 URICO GOLF RD	LADY LAKE	FL	32159
1699151	SPIELER MICKEY C & KATHLEEN A	1719 LATTA CT	THE VILLAGES	FL	32162
3778987	TAYLOR GEORGE W & SHEILA J LIFE ESTATE	37600 ROLLING ACRES RD	LADY LAKE	FL	32159
3493842	TEAL WILLIAM N & VIRGINIA M	1019 URICO GOLF RD	LADY LAKE	FL	32159
3870236	TYLA JAMES W TRUSTEE	PO BOX 1718	LADY LAKE	FL	32158-1718
3833233	TYLA PAM	PO BOX 1300	LADY LAKE	FL	32158-1300
3808679	WALKER MICHAELLA AND JOSHUA BLACKBURN	920 WEEPING WILLOW AVE	LADY LAKE	FL	32159
3493877	WRIGHT MARK G & DARRA J	1007 URICO GOLF RD	LADY LAKE	FL	32159

1147 Anderson Lane



1245 Anderson Lane





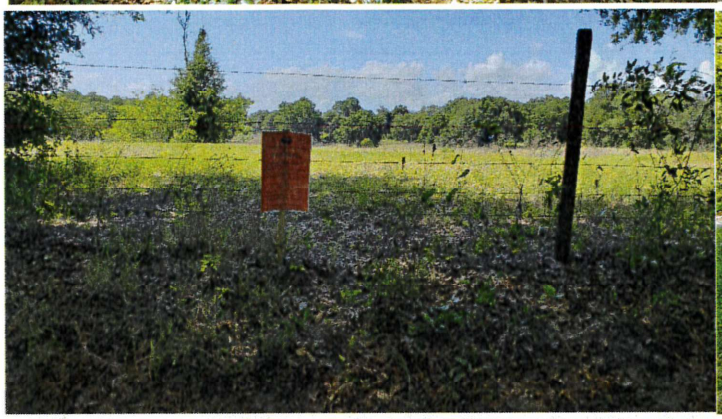








REZONING



REZONING

REZONING

REZONING

REZONING



REZONING

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-09 — Annexation — WGB Leasing, LLC — An ordinance voluntarily annexing property being 1.8 acres, owned by WGB Leasing, LLC, on the West Side of Teague Trail, North of Smitty Road, addressed as 41015 County Road 25, within Lake County Florida.

AGENDA ITEM ID

2024075

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-09 to the Town Commission with the recommendation of approval.

2. Motion to forward Ordinance 2024-09 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-09.

On Thursday, April 4, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban & Regional Planners, LLC, on behalf of property owner, WGB Leasing, LLC, to annex one property located west of Teague Trail and north of Smitty Road, addressed as 41015 County Road 25. The application involves annexing approximately 1.8 acres from unincorporated Lake County into the Town of Lady Lake.

The subject property lies in Section 05, 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 a recommendation by the Planning and Zoning Board.

Notices to inform the surrounding ten property owners within 150 feet of the properties were mailed on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-09 was ready for consideration of a recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS
The first reading of Ordinance 2024-09 before the Town Commission is scheduled for Monday, June 17, 2024, at 6 p.m. The second and final reading is scheduled for Monday, July 1, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. Ord. No. 2024-09 - Annexation WGB Leasing - Updated
2. Supporting - WGB Annexation

DRAFT ORDINANCE 2024-09
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING ONE PROPERTY BEING APPROXIMATELY 1.8 ACRES OWNED BY WGB LEASING, LLC; LOCATED ON THE WEST SIDE OF TEAGUE TRAIL, NORTH OF SMITTY ROAD; ADDRESSED AS 41015 COUNTY ROAD 25; WITHIN LAKE COUNY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

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

SECTION 1

Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida, and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being approximately 1.8 acres in the unincorporated area of Lake County, Florida; existing as contiguous parcels to the Town, more particularly described in Exhibit “A”.

SECTION 2

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

SECTION 3

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

SECTION 4

That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, 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 **1st** day of **July 2024**.

Town of Lady Lake, Florida

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

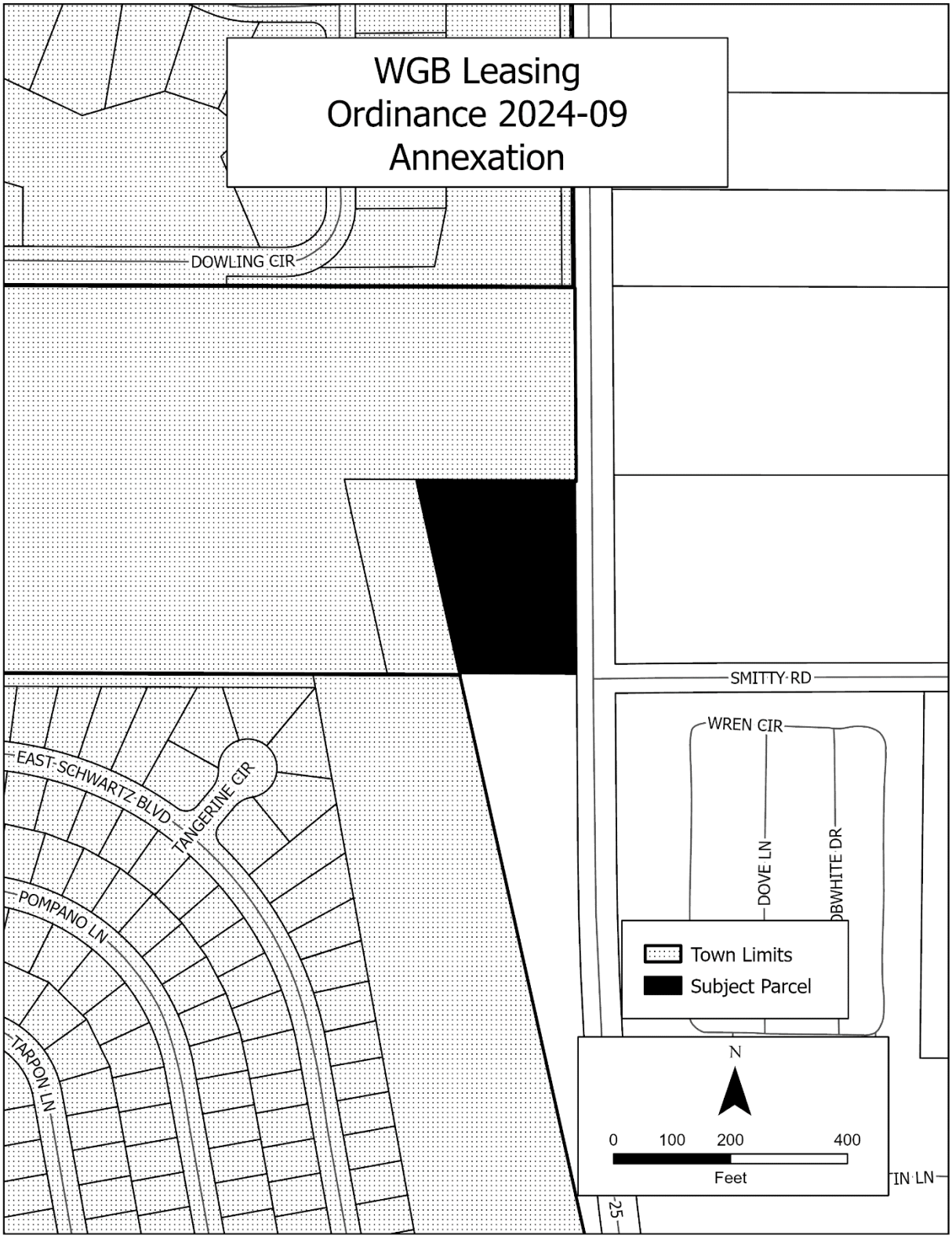
Approved as to form:

_____

Derek Schroth, Town Attorney

EXHIBIT A: Legal Description and Map

Alternate Key: 1237696; S 330 FT OF GOV LOT 6 LYING BETWEEN HWY & RR ORB 6258 PG 1999



TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
ANNEXATION APPLICATION

OWNER'S INFORMATION

Owner's Name: WGB Leasing, LLC, George Barlow, Manager

Mailing Address: 36930 Shadowhill Drive, Fruitland Park, FL 34731

Telephone Number: 352-552-2625 Email Address: GBarlow711@gmail.com

APPLICANT'S INFORMATION

Applicant's Name: LPG Urban and Regional Planners, LLC, Michael Rankin, Manager

Mailing Address: 1162 Camp Ave., Mount Dora, FL 32757

Telephone Number: 352-385-1940 Email Address: MichaelR@lpgurp.com

Applicant is: ____Owner X Agent ____Purchaser ____Lessee ____Other

PROPERTY INFORMATION

Property Address/Location: 41015 County Road 25

Alternate Key: 1237696 ,3951184

Legal Description:
See Attached

The property is located in the vicinity of the following streets:
West side of CR 25 and north of Smitty Road

Area of the Property: 121,968 Square Feet 2.8 Acres

Utilities: _____Central Water _____Central Sewer X Well X Septic Tank

Existing County Zoning of Property: Agriculture (A)

Requested Town Zoning of Property: Planned Commercial (CP)

Number, Square Footage and Present Use of the Existing Structures on the Property:
Manufacture home - 728 SF

Proposed Use of Property: 8,000 SF Restaurant with full service bar

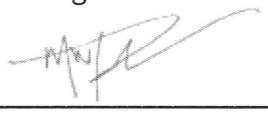
Have any land use applications been filed within the last year in connection with this property? ____Yes _x__No. If yes, briefly describe the nature of the request:

_____

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: 4/4/24 Received by: B Schneider

Annexation and Rezoning Fees Paid: $2500.00 (SSFLUM)

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

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared George Barlow, 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 CP zoning classification to allow Restaurant with full service bar.
3. That he has appointed Michael Rankin 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.

George Barlow

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 03 day of April, 2024, by George Barlow, who is personally known to me or who has produced D.L as identification and who did (did not) take an oath.

Dorothy Purvis

Notary Public

Notary Public State of Florida
Dorothy Purvis
My Commission
HH 253786
Exp. 8/12/2026

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.

APPLICANT'S AFFIDAVIT- ANNEXATION

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Michael Rankin, 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 CP zoning classification to allow: Restaurant with full service bar.
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 1 day of April, 2024, by Michael Rankin, who is personally known to me or who has produced Person Known as identification and who did (did not) take an oath.

Notary Public

CATHERINE A. REEL
Commission # HH 471301
Expires December 29, 2027

CATHERINE A. REEL
NOTARY PUBLIC
MY COMMISSION
EXPIRES 12-29-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 471301

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
WGB LEASING, LLC

Filing Information

Document Number	L23000526392
FEI/EIN Number	93-4648968
Date Filed	11/28/2023
State	FL
Status	ACTIVE

Principal Address

36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Mailing Address

36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Registered Agent Name & Address

HUNT, ASHLEY S
601 S. 9TH STREET
LEESBURG, FL 34748

Authorized Person(s) Detail

Name & Address

Title MGR

BARLOW, GEORGE
36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Annual Reports

Report Year	Filed Date
2024	01/17/2024

Document Images

01/17/2024 -- ANNUAL REPORT View image in PDF format

Florida Department of State, Division of Corporations

PROPERTY RECORD CARD

General Information

Name:	WGB LEASING LLC	**Alternate Key:**	1237696
Mailing Address:	36930 SHADOW HILL DR FRUITLAND PARK, FL 34731 *Update Mailing Address*	**Parcel Number:**	05-18-24-0003-000-02400
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	41015 COUNTY ROAD 25 WEIRSDALE FL, 32195	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	S 330 FT OF GOV LOT 6 LYING BETWEEN HWY & RR ORB 6258 PG 1999		

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	MANUFACTURED HOME (0230)	0	0		2.000	Acre	$67,500.00	$67,500.00

Click here for Zoning Info Map FEMA Flood

Residential Building(s)

Building 1

Residential	Building Value: $18,380.00

Summary

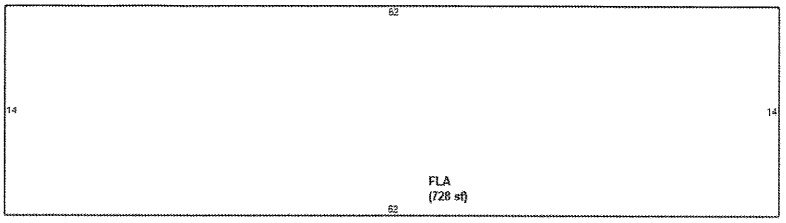
Year Built: 1984	Total Living Area: 728	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	728

View Larger / Print / Save



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
6258 / 1999	12/2023	Warranty Deed	Qualified	Improved	$169,000.00
1149 / 787	02/1992	Quit Claim Deed	Unqualified	Improved	$0.00
989 / 690	11/1988	Warranty Deed	Qualified	Vacant	$12,000.00

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	$85,880	$85,880	$85,880	5.0364	$432.53
SCHOOL BOARD STATE	$85,880	$85,880	$85,880	3.2080	$275.50
SCHOOL BOARD LOCAL	$85,880	$85,880	$85,880	2.9980	$257.47
LAKE COUNTY WATER AUTHORITY	$85,880	$85,880	$85,880	0.2940	$25.25
NORTH LAKE HOSPITAL DIST	$85,880	$85,880	$85,880	0.1500	$12.88

ST JOHNS RIVER FL WATER MGMT DIST	$85,880	$85,880	$85,880	0.1793	$15.40
LAKE COUNTY MSTU STORMWATER	$85,880	$85,880	$85,880	0.4957	$42.57
LAKE COUNTY MSTU AMBULANCE	$85,880	$85,880	$85,880	0.4629	$39.75
LAKE COUNTY VOTED DEBT SERVICE	$85,880	$85,880	$85,880	0.0918	$7.88
LAKE COUNTY MSTU FIRE	$85,880	$85,880	$85,880	0.5138	$44.13
				Total: 13.4299	**Total:** $1,153.36

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.

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	PREVEDEL JOSEPH E JR	**Alternate Key:**	3951184
Mailing Address:	PO BOX 496 LADY LAKE, FL 32158-0496 *Update Mailing Address*	**Parcel Number:**	05-18-24-0003-000-06400
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	0 UNASSIGNED LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	THAT PORTION OF ABANDONED SCL RAILROAD RIGHT OF WAY BEING 120 FEET WIDE LYING IN SOUTH 330 FEET OF THE GOVERNMENT LOT 6 ALSO DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6 ORB 3789 PG 138 140		

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 COMMERCIAL (1000)	0	0		0.940	Acre	$39,809.00	$39,809.00

Click here for Zoning Info Map FEMA Flood

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
3789 / 138	07/2007	Quit Claim Deed	Unqualified	Vacant	$100.00
3789 / 140	07/2007	Quit Claim Deed	Unqualified	Vacant	$100.00

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	$39,809	$39,809	$39,809	5.0364	$200.49
SCHOOL BOARD STATE	$39,809	$39,809	$39,809	3.2080	$127.71
SCHOOL BOARD LOCAL	$39,809	$39,809	$39,809	2.9980	$119.35
LAKE COUNTY WATER AUTHORITY	$39,809	$39,809	$39,809	0.2940	$11.70
NORTH LAKE HOSPITAL DIST	$39,809	$39,809	$39,809	0.1500	$5.97
ST JOHNS RIVER FL WATER MGMT DIST	$39,809	$39,809	$39,809	0.1793	$7.14
TOWN OF LADY LAKE	$39,809	$39,809	$39,809	3.3962	$135.20
LAKE COUNTY MSTU AMBULANCE	$39,809	$39,809	$39,809	0.4629	$18.43
LAKE COUNTY VOTED DEBT SERVICE	$39,809	$39,809	$39,809	0.0918	$3.65
LAKE COUNTY MSTU FIRE	$39,809	$39,809	$39,809	0.5138	$20.45
				Total: 16.3304	**Total:** $650.09

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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

INSTRUMENT#: 2023153219 OR BK 6258 PG 1999 PAGES: 2 12/18/2023 2:28:22 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$1183.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Jenny McKinney, an employee of
First International Title
426 Teague Trail
Lady Lake, FL 32159

File No.: 237741-81

WARRANTY DEED

This indenture made on **December 18, 2023** by **Danny T. Arnold, a single man,** whose address is: 41330 Ponds Lane, Weirsdale, FL 32195 hereinafter called the "grantor", to **WGB Leasing, LLC, a Florida Limited Liability Company,** whose address is: 36930 Shadow Hill Dr, Fruitland Park, FL 34731, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, **Florida,** to-wit:

The South 330 Feet of Government Lot 6, Lying West of U. S. Hwy 27-441 and Easterly of The Railroad Right of Way, in Section 5, Township 18 South, Range 24 East, Lake County, Florida.

Subject To The South 15 Feet Reserved For Road Right of Way.
Parcel Identification Number: **05-18-24-0003-000-02400**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Danny T. Arnold

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Jeremy Lloyd

Address: First International Title
426 Teague Trail
Lady Lake, FL 32159

2nd Witness Signature

Print Name: J.McKinney

Address: First International Title
426 Teague Trail
Lady Lake, FL 32159

State of Florida

County of LAKE

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on 12-18-2023, by **Danny T. Arnold**, who ( ) is/are personally known to me or who (✓) produced a valid DL as identification.

Notary Public Signature

Printed Name: Jeremy Lloyd

My Commission Expires:

(NOTARY SEAL)

Notary Public State of Florida
Jeremy Lloyd
My Commission HH 381575
Expires 4/2/2027

FIRST
INTERNATIONAL TITLE

Prepared by and Return to:
Jenny McKinney, an employee of
First International Title
426 Teague Trail
Lady Lake, FL 32159

File No.: 241305-81

WARRANTY DEED

This indenture made on **April 02, 2024** by **Joseph Ernest Prevedel, Jr., a married man,** whose address is: 271 County Road 420, Athens, TN 37303 hereinafter called the "grantor", to **WGB Leasing, LLC, a Florida Limited Liability Company,** whose address is: 36930 Shadow Hill Dr, Fruitland Park, FL 34731, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, **Florida,** to-wit:

The Land referred to herein below is situated in the County of LAKE, State of Florida, and is described as follows:

All that part of the abandoned railroad right of way lying within the following parcel:

The South 330 feet of Government Lot 6, lying West of the Easterly right of way of railroad, in Section 5, Township 28 South, Range 24 East, Lake County, Florida; also described as the South 1/2 of the South 1/4 of Government Lot 6, lying West of the Easterly right of way railroad; also described as the South 1/4 of the Southeast 1/4 of the Southwest 1/4 lying West of the Easterly right of way of railroad.
Parcel Identification Number: 05-18-24-0003-000-06400

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

~~Joseph Ernest~~ **Prevedel, Jr.**
Ernest

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Ateena Porter

Address: 1306 decatur pike

Athens, TN 37303

2nd Witness Signature

Print Name: Alexandria Culberson

Address: 1306 Decatur Pike

Athens TN. 37303

State of Tennessee

County of McMinn

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on 1 Apr 2024, by ~~Joseph Ernest~~ **Prevedel, Jr.**, who ( ) is/are personally known to me or who (X) produced a valid TN Drivers License as identification.

*Ernest

Notary Public Signature
Printed Name: Christine P. Gephart
My Commission Expires: 29 July 2025

(NOTARY SEAL) CHRISTINE P. GEPHART STATE OF TENNESSEE NOTARY PUBLIC

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylakefl.gov

April 29, 2024

RE: **Notification Letter**
Annexation Ordinance 2024-09, Small Scale Comprehensive Plan Amendment Ordinance 2024-10, and Rezoning Ordinance 2024-11

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of WGB Leasing, LLC and Joseph Prevedel, Jr, to annex, rezone, and amend the future land use designation of two properties located at 41015 County Road 25. The annexation application involves incorporating 2.8 acres of property from unincorporated Lake County into the Town Limits of Lady Lake. The proposed small-scale comprehensive plan amendment proposes to change the future land use designation from Lake County Urban Medium Density to Lady Lake Commercial General – Retail Sales and Services (RET) and rezone from Lake County Agricultural (A) to Lady Lake Planned Commercial (CP).

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

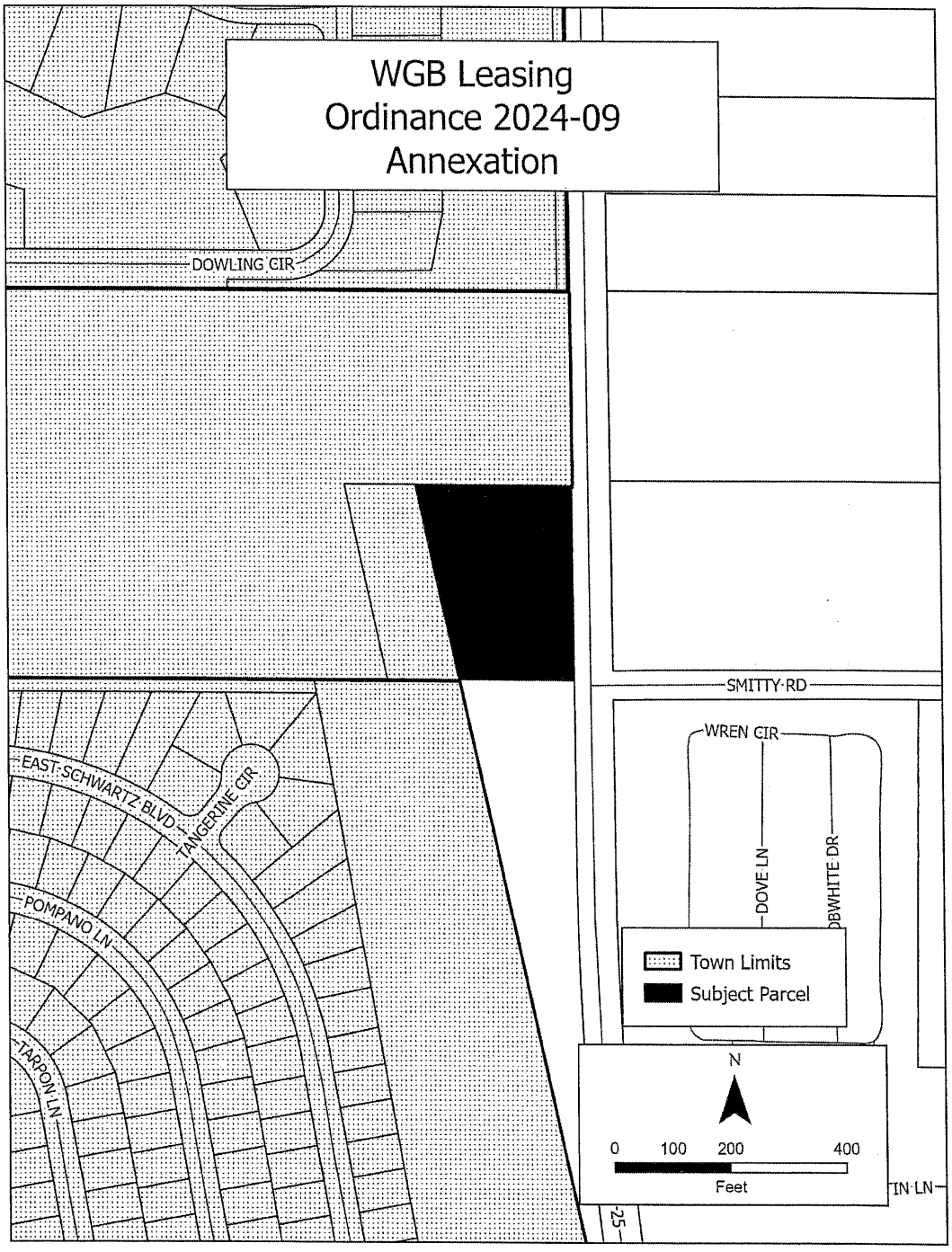
PLANNING AND ZONING BOARD -	Monday, May 13, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY –	Monday, June 3, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, June 3, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, June 17, 2024 at 6:00 p.m.

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.

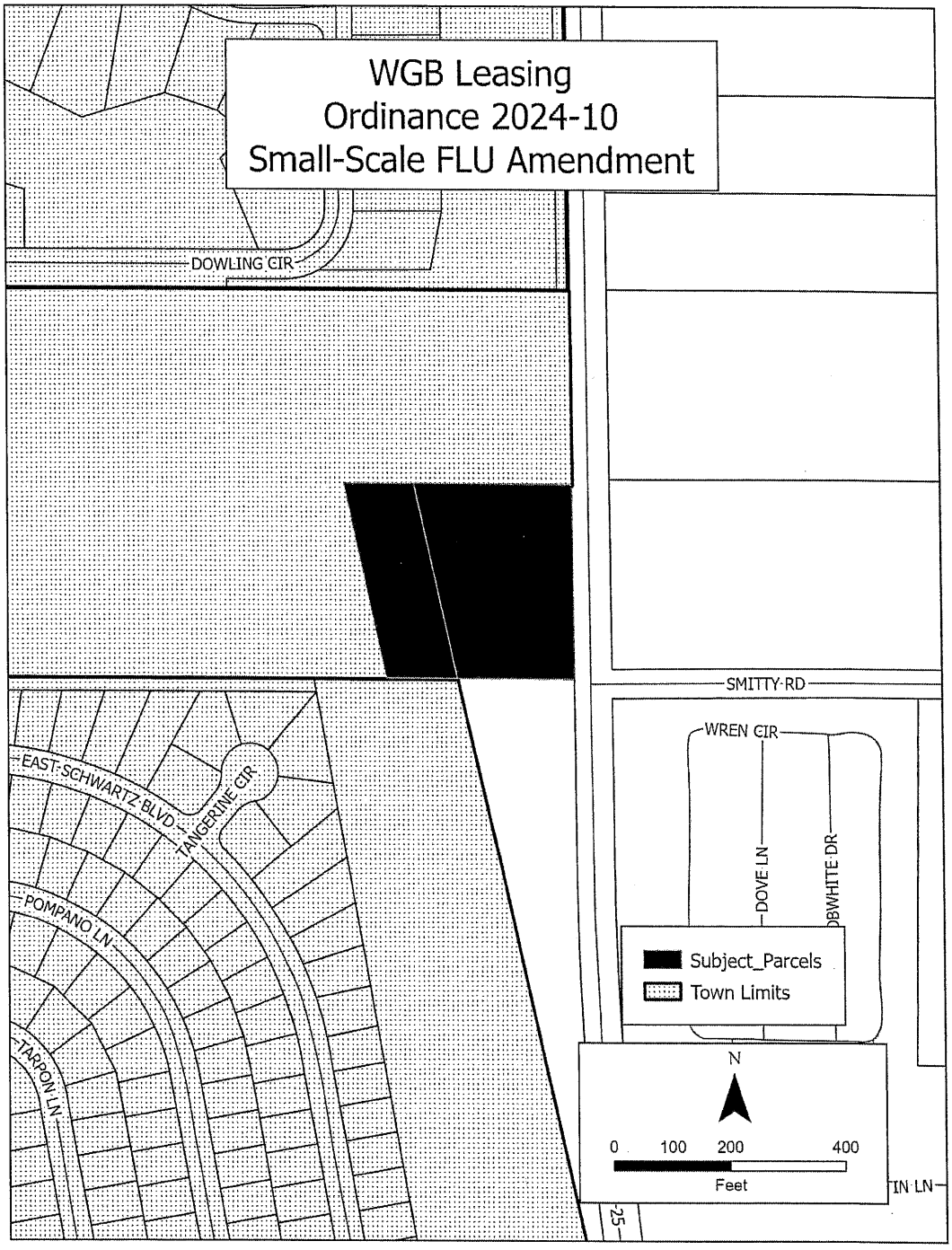
Sincerely,

Rebecca Schneider
Senior Town Planner

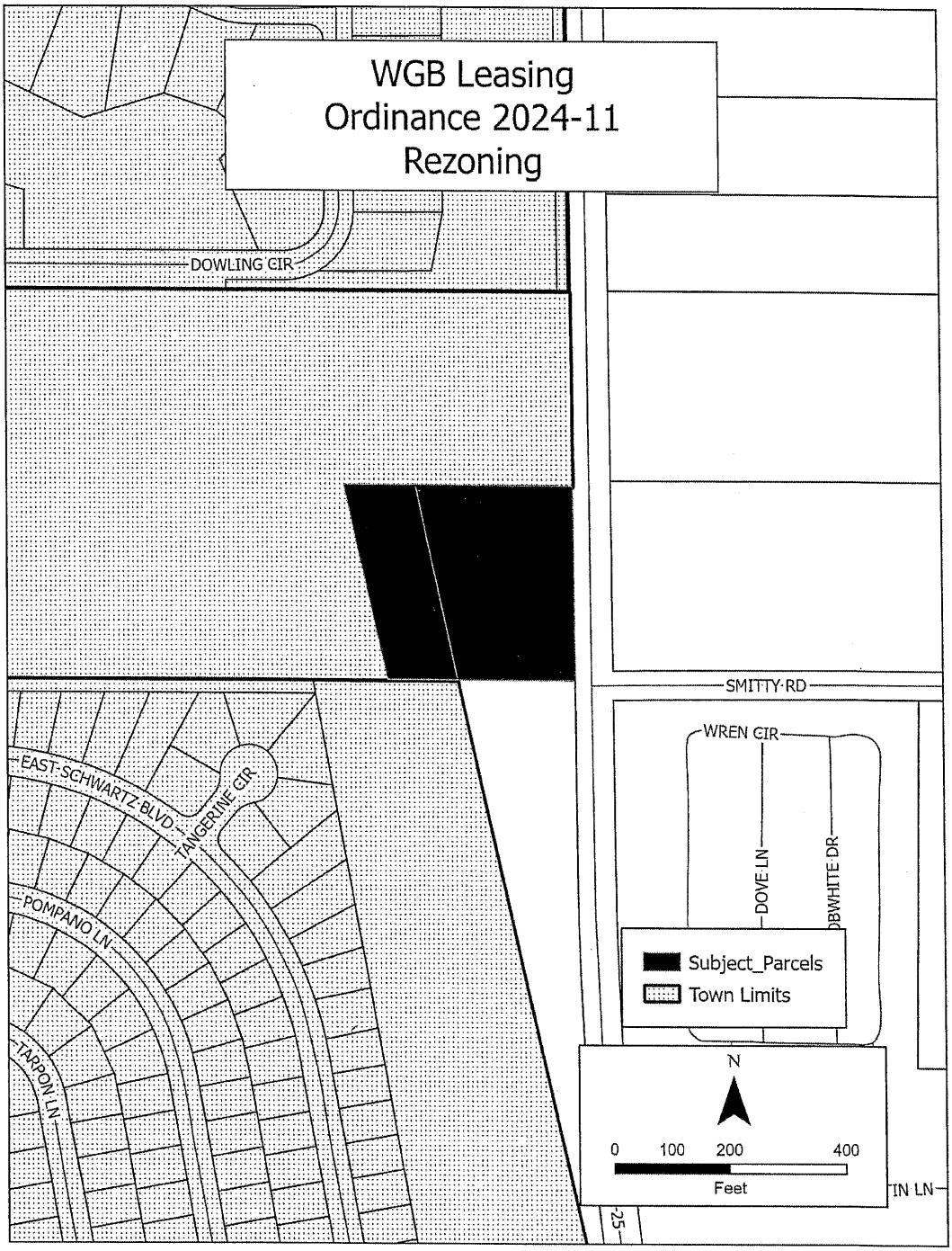
LOCATION MAPS



LOCATION MAPS



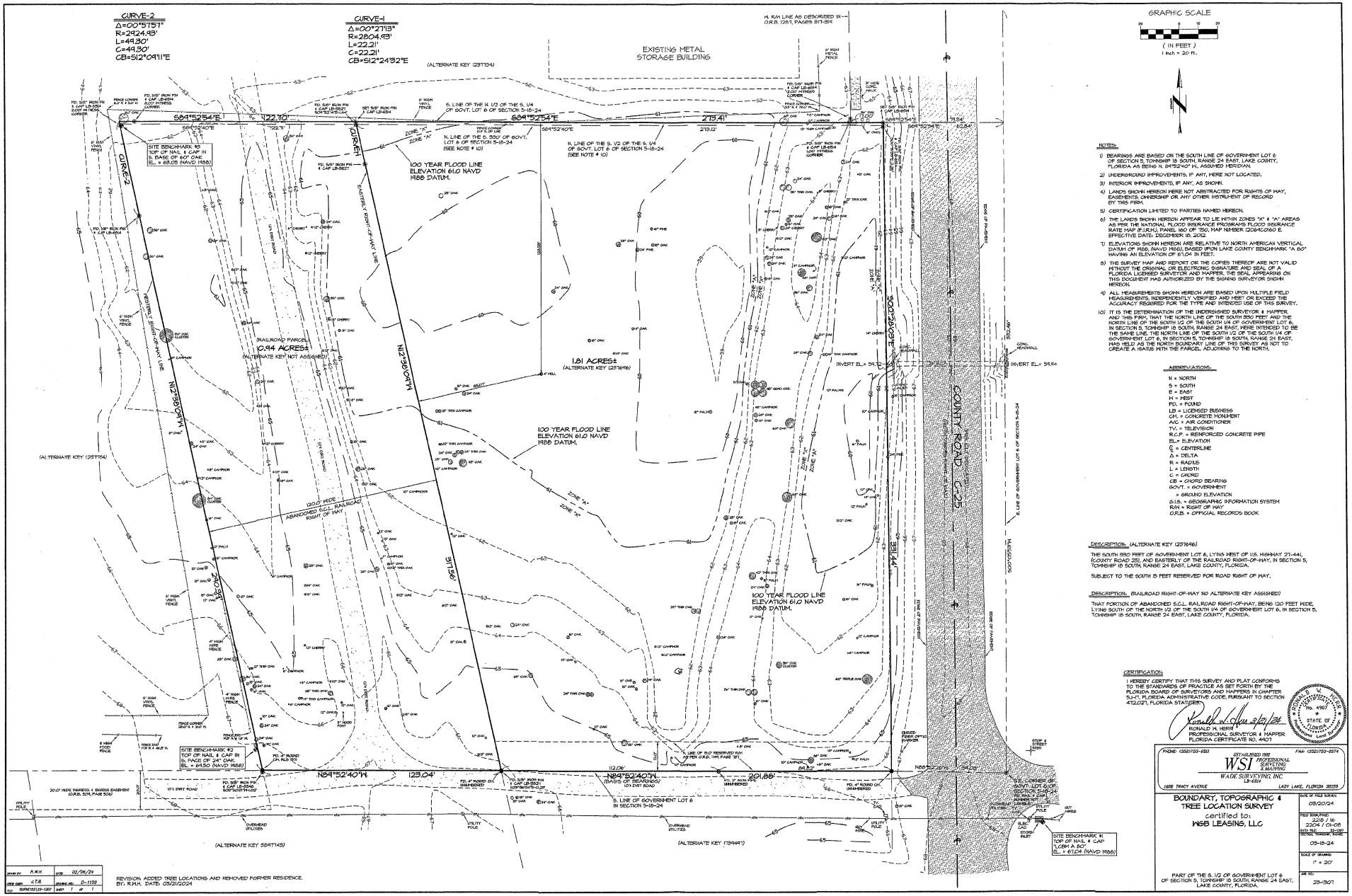
LOCATION MAPS



2024-09,10,11

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
3283783	CHEATHAM DARRELL & SHARON	12107 PLEASURE LN	LOUISVILLE	KY	40272
1237734	CR25A PARTNERS LLC	797 BLANDING BLVD	ORANGE PARK	FL	32065
1739497	LJ HOLDINGS GROUP LLC	4308 SW 63RD ST	OCALA	FL	34474
3951184	PREVEDEL JOSEPH E JR	PO BOX 496	LADY LAKE	FL	32158-0496
3869048	SMITH WILFRED JR	41108 COUNTY ROAD 25	WEIRSDALE	FL	32195-5142
1237777	TEDDER JEFFREY & ELIZABETH A	1535 SMITTY RD	WEIRSDALE	FL	32195-5130
3749871	VILLAGE CENTER CDD	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162-7116
1237696	WGB LEASING LLC	36930 SHADOW HILL DR	FRUITLAND PARK	FL	34731
1698359	WILDER CORPORATION OF DELAWARE	513 N BELCHER RD	CLEARWATER	FL	33765
3279310	WOLFE JEFF & RHONDA	38560 MORNINGSTAR ST	LIVONIA	MI	48152


ANNEXATION
SMALL-SCALE FUTURE LAND USE AMENDMENT
REZONING



NOTES:

1) BEARINGS ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 6 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AS BEING N. 84°52'40" W., ASSUMED MERIDIAN.
2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN ZONES "X" & "A" AREAS AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL 180 OF 750, MAP NUMBER 12069C0160 E. EFFECTIVE DATE: DECEMBER 18, 2012.
7) ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 1988), BASED UPON LAKE COUNTY BENCHMARK "A 80" HAVING AN ELEVATION OF 61.24 IN FEET.
8) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
9) ALL MEASUREMENTS SHOWN HEREON ARE BASED UPON MULTIPLE FIELD MEASUREMENTS, INDEPENDENTLY VERIFIED AND MEET OR EXCEED THE ACCURACY REQUIRED FOR THE TYPE AND INTENDED USE OF THIS SURVEY.
10) IT IS THE DETERMINATION OF THE UNDERSIGNED SURVEYOR & MAPPER, AND THIS FIRM, THAT THE NORTH LINE OF THE SOUTH 330 FEET AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, WERE INTENDED TO BE THE SAME LINE. THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, WAS HELD AS THE NORTH BOUNDARY LINE OF THIS SURVEY AS NOT TO CREATE A HIATUS WITH THE PARCEL ADJOINING TO THE NORTH.

ABBREVIATIONS:

N = NORTH
S = SOUTH
E = EAST
W = WEST
FD. = FOUND
LB = LICENSED BUSINESS
CM. = CONCRETE MONUMENT
A/C = AIR CONDITIONER
TV. = TELEVISION
R.C.P. = REINFORCED CONCRETE PIPE
EL.= ELEVATION
℄ = CENTERLINE
Δ = DELTA
R = RADIUS
L = LENGTH
C = CHORD
CB = CHORD BEARING
GOVT. = GOVERNMENT
= GROUND ELEVATION
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK

DESCRIPTION: (ALTERNATE KEY 1237696)

THE SOUTH 330 FEET OF GOVERNMENT LOT 6, LYING WEST OF U.S. HIGHWAY 27-441, (COUNTY ROAD 25), AND EASTERLY OF THE RAILROAD RIGHT-OF-WAY, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

SUBJECT TO THE SOUTH 15 FEET RESERVED FOR ROAD RIGHT OF WAY.

DESCRIPTION: (RAILROAD RIGHT-OF-WAY NO ALTERNATE KEY ASSIGNED)

THAT PORTION OF ABANDONED S.C.L. RAILROAD RIGHT-OF-WAY, BEING 120 FEET WIDE, LYING SOUTH OF THE NORTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Ronald W. Hess 5/21/24
RONALD M. HESS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4907

STATE OF FLORIDA
RONALD M. HESS
No. 4907
PROFESSIONAL SURVEYOR & MAPPER

PHONE: (352)753-6511 ESTABLISHED 1982 FAX: (352)753-6574
WSI PROFESSIONAL SURVEYING & MAPPING
WADE SURVEYING, INC
LB 4814
1668 TRACY AVENUE LADY LAKE, FLORIDA 32159

BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY
certified to:
W&B LEASING, LLC

PART OF THE S. 1/2 OF GOVERNMENT LOT 6 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

DATE OF FIELD SURVEY	05/20/24
FIELD BOOK/PAGE	220 / 16 2204 / 01-08
DATA FILE	24-087
SECTION, TOWNSHIP, RANGE	05-18-24
SCALE OF DRAWING	1" = 20'
JOB NO.	23-307

DRAWN BY	R.M.H.	DATE	02/06/24
WORK ORDER	J.T.R.	DRAWING NO.	D-1159
FILE	SURVEY\23-307	SHEET	1 OF 1

REVISION: ADDED TREE LOCATIONS AND REMOVED FORMER RESIDENCE.
BY: R.M.H. DATE: 05/21/2024

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-10 — Small Scale Future Land Use Comprehensive Plan Amendment — WGB Leasing, LLC, — Change the future land use designation from Lake County Urban Medium Density and Lady Lake Commercial Wholesale (CW) to Lady Lake Commercial - General Retail Sales and Services (RET) for property being 2.8 acres, owned by WGB Leasing, LLC, addressed as 41015 County Road 25, within Lake County and the Town Limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2024076

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-10 to the Town Commission with the recommendation of approval.

2. Motion to forward Ordinance 2024-10 to the Town Commission with the recommendation of denial.

Staff recommends approval of Ordinance 2024-10.

FLU AMENDMENT PLANNING ANALYSIS

Applicant	Michael Rankin, LPG Urban and Regional Planners,
Property Owner(s)	WGB Leasing, LLC
Address	41015 Teague Trail
Parcel Number	05-18-24-0003-000-02400 and 05-18-24-0003-000-06400

On Thursday, April 4, 2024, an application was filed with the Town of Lady Lake by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owner WGB Leasing, LLC to amend the Future Land Use designation of 2.8 acres, of which 1.8 acres presently has a designation in accordance with the Lake County Comprehensive Plan. The other approximately one acre has a future land use of Lady Lake Commercial Wholesale (CW). This portion was previously included in the land use applications in 2018 as part of the Lighthouse Storage project. The request is to change

the property from Lake County Urban Medium Density and Lady Lake Commercial Wholesale to Lady Lake Commercial General - Retail Sales and Services. The subject parcel consists of two lots located on the west side of Teague Trail, north of Smitty Road, identified by Alternate Key Numbers 3951184 and 1237696.

The subject property is located in Section 05, 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.

Lake County Urban Medium Density - allows a maximum density of seven dwelling units per acre and the conversion of existing residential units into residential professional office uses.

Lady Lake Commercial Wholesale – limited to establishments engaged in the storage, wholesale and distribution of manufactured products, supplies, and equipment, and incidental retail sales, exclusive of bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

PROPOSED FLU.

Lady Lake Commercial General – Retail Sales and Services – limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry cleaning, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services, and sporting goods.

ADJACENT PROPERTY CHARACTERISTICS

	Future Land Use Designations of Adjacent Properties
North	Lady Lake Commercial Wholesale (CW)
East	Lake County Rural Transition
South	Lady Lake Commercial General -Retail Sales and Services and Lake County Urban Medium Density
West	Lady Lake Commercial Wholesale (CW)

ENVIRONMENTAL

At the present time, the properties are unoccupied. An Environmental Ecological Site Assessment was prepared on January 30, 2024 for 2.0 acres of the site. A preliminary field and wildlife survey was conducted on January 20, 2024, for the occurrence of protected flora and fauna and wetland habitats. No occupied gopher tortoise burrows were located. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities to determine the total population. Any potentially occupied burrows within 25’ of areas to be impacted by development will require review for adequacy of protective measures or relocation permitting with FWC. No suitable habitat for other endangered species were found within the site. The closest bald eagle nest is located approximately 3.2 miles southeast of the surveyed property.

According to the Soil Survey, the site is entirely comprised of Cander Sand. Candler sand consists of very deep, excessively drained, very rapid to rapidly permeable soils found on uplands of the south-central Florida ridge.

ADJACENT PROPERTIES

The property abutting the northern and western boundaries is the Lighthouse Storage project. To the east is County Road 25 right of way and Blue Parrot RV Resort. To the south, the abutting properties are vacant and zoned Lady Lake Planned Commercial (CP) and Lake County Community Commercial District (C-2).

IMPACT ON TOWN SERVICES

Potable Water: The projected demand on the Water System for the proposed project will be determined at the time of site plan review.

Sewer: The projected demand on the Water System for the proposed project will be determined at the time of site plan review.

Transportation: The proposed entire development at project buildout is projected to generate 2, 134 new daily trips; of which 258 trips occur during the PM peak hour.

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 12/18/12.

Staff mailed notices to inform the surrounding ten property owners within 150 feet of the property proposed by the Small-Scale Future Land Use Comprehensive Plan Amendment request on Monday, April 29, 2024. The property was also posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-10 was ready for consideration of a recommendation by the Planning and Zoning Board.

PUBLIC HEARINGS

The Local Planning Agency is scheduled to consider Ordinance 2024-10 on Monday, June 17, 2024, at 5:30 p.m.
The first reading of Ordinance 2024-10 before the Town Commission is scheduled for Monday, June 17, 2024, at 6 p.m. The second and final reading is scheduled for Monday, July 1, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. Ord. No. 2024-10 - SSFLUM WGB Leasing Updated
2. Supporting - WGB SSFLUM

DRAFT ORDINANCE 2024-10
TOWN OF LADY LAKE, FLORIDA

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; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: Legislative Finding, Purpose, and Intent.

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

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

C. .The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on June 17, 2024 and recommended to the Town Commission that said amendment be adopted by the Town Commission.

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

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

SECTION 2: Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 — 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: WGB Leasing, LLC

General Location: 41015 County Road 25 — Property located on Teague Trail, north of Smitty Road

Acres: 1.8 Acres

Future Land Use: Change from Lake County Urban Medium Density to Town of Lady Lake Commercial General – Retail Sales and Services (RET).

General Location: — Property located behind 41015 County Road 25 on Teague Trail, north of Smitty Road

Acres: 0.936 Acres

Future Land Use: Change from Town of Lady Lake Commercial Wholesale (CW) to Town of Lady Lake Commercial General – Retail Sales and Services (RET).

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 **1st day** of **July 2024**.

Town of Lady Lake, Florida

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

Approved as to form:

_____

Derek Schroth, Town Attorney

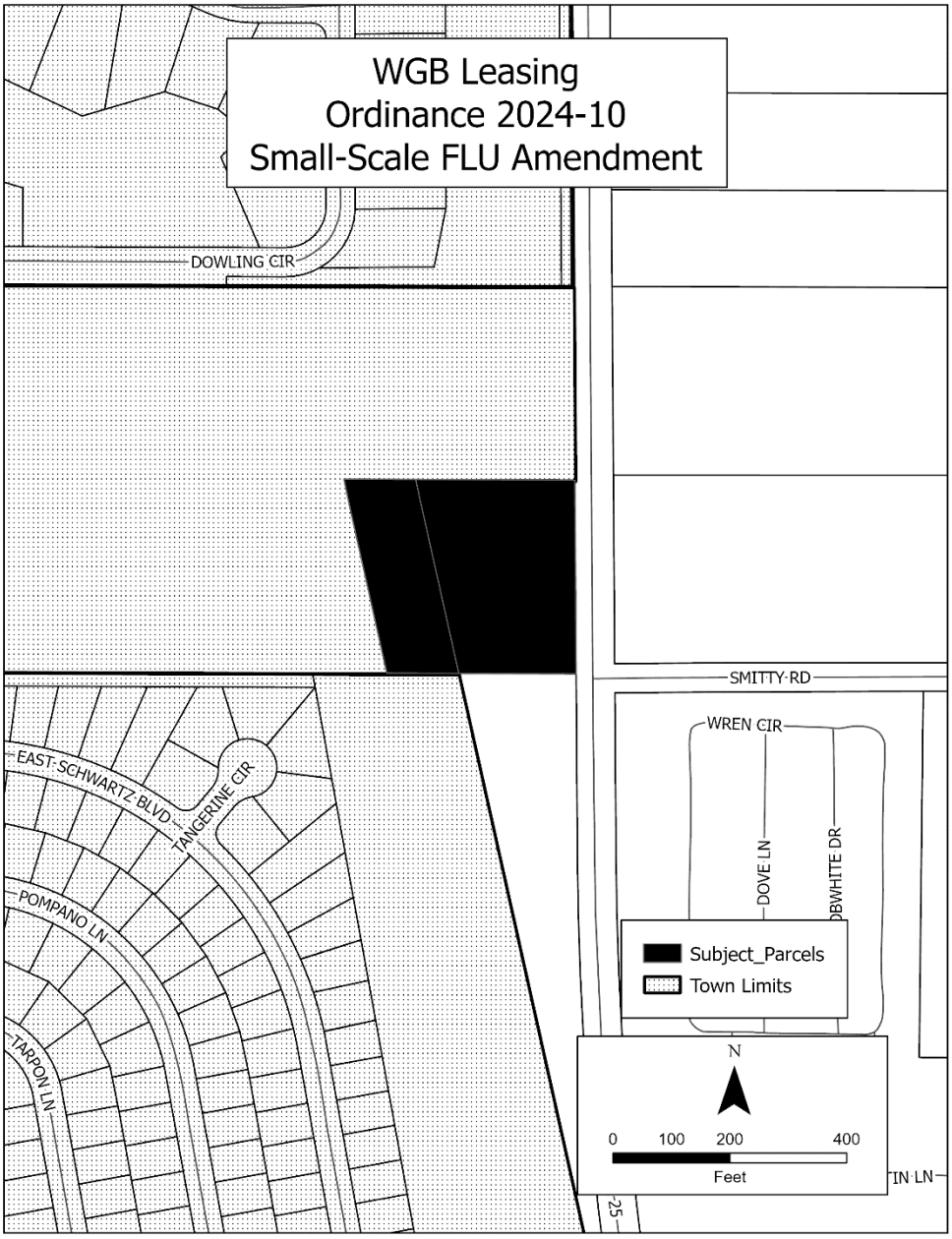
EXHIBIT A — Legal Description and Map

Parcel One

Alternate Key: 1237696; S 330 FT OF GOV LOT 6 LYING BETWEEN HWY & RR ORB 6258 PG 1999

Parcel Two

Alternate Key: 3951184; THAT PORTION OF ABANDONED SCL RAILROAD RIGHT OF WAY BEING 120 FEET WIDE LYING IN SOUTH 330 FEET OF THE GOVERNMENT LOT 6 ALSO DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6 ORB 3789 PG 138 140



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: WGB Leasing, LLC, George Barlow, Manager

Mailing Address: 36930 Shadow Hill Drive, Fruitland Park, FL 34731

Telephone Number: 352-552-2625 Email Address: GBarlow711@gmail.com

Applicant's Information

Applicant's Name: LPG Urban and Regional Planners, LLC, Michael Rankin, Manager

Mailing Address: 1162 Camp Ave., Mount Dora, FL 32757

Telephone Number: 352-385-1940 Email Address: MichaelR@lpgurp.com

Applicant is: ____Owner X Agent ____Purchaser ____Lessee ____Other

Property Information

Property Address/Location: 41015 CR 25

Alternate Key: 1237696, 3951184

Legal Description:
See Attached

Existing Use of Subject Property:
Residential - Manufactured Home

Proposed Use of Property:
Restaurant with full service bar

Existing Future Land Use of Property: Urban Medium Density

Requested Future Land Use of Property: Commercial

Existing Zoning of Property: Agriculture

Requested Zoning of Property: Planned Commercial (CP)

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:

2.8 Acres

Developable Area to be Amended: 2.8 Acres

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

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:

_____

Is this a Certified Lady Lake Affordable Housing Project? __Yes (attach certification) X No

Has an application for rezoning or other development permit been submitted to the Town?

X Yes _____ No If yes, indicate the type and date was submitted?

Annexation and rezoning filed simultaneously

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

_____ Yes X No If yes, indicate the type and date submitted? _____

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: 4/4/24 Received by: BSchneider

Fees Paid: $2500.00

APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS TO THE COMPREHENSIVE PLAN

AGENT AUTHORIZATION FORM

I, (please print property owner's name)
George Barlow, as the property owner of the property described below, hereby give my permission for (print agent name)
Michael Rankin 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

George Barlow 4-3-24

Signature of the Property Owner Date

George Barlow

Printed Name

STATE OF Fl

COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 03 day of April, 2024, by George Barlow, as an individual/officer/agent, on behalf of himself/herself Himself, a corporation/partnership. He/she is personally known to me or has produced DL as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 03 day of April, 2024.

(SEAL)

Notary Public

Dorothy Purvis

Printed Name Dorothy Purvis

Notary Public State of Florida
Dorothy Purvis
My Commission
HH 253786
Exp. 8/12/2026

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

Michael W. Rankin

Printed Name

STATE OF Florida

COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of April, 2024, by Michael Rankin, as an individual/officer/agent, on behalf of himself/herself LPG URP LLC, a corporation/partnership. He/she is personally known to me or has produced Known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of April, 2024.

Catherine A Reel

Notary Public

CATHERINE A REEL

Printed Name

CATHERINE A. REEL
Commission # HH 471301
Expires December 29, 2027

CATHERINE A. REEL NOTARY PUBLIC (SEAL) MY COMMISSION EXPIRES 12-29-2027 STATE OF FLORIDA COMMISSION NUMBER HH 471301

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT
APPLICATION FOR CONCURRENCY DETERMINATION

Purpose for Concurrency Determination

X Comprehensive Plan Land Use Amendment

___ Preliminary/Final Subdivision Approval

X Rezoning

___ Site Plan Approval

___ Other

Owner's Information

Owner's Name: WGB Leasing, LLC, George Barlow, Manager

Mailing Address: 36930 Shadowhill Drive, Fruitlnad Park, FL 34731

Telephone Number: 352-552-2625 Email Address: GBarlow711@gmail.com

Applicant's Information

Applicant's Name: LPG Urban and Regional Planner, LLC, Michael Rankin, Owner

Mailing Address: 1162 Camp Avenue, Mount Dora, FL 32757

Telephone Number: 352-385-1940 Email Address: MichaelR@lpgrup.com

Project Information

Alternate Key: 1237696, 3951184

Area of the Property: 121,968 Square Feet 2.8 Acres

Existing Zoning of Property: Agriculture

Proposed Zoning of Property:
Planned Commercial (CP)

Existing Future Land Use of Property: Urban Medium Density

Proposed Future Land Use of Property: Commercial

Residential Lots/Units: N/A

Non-Residential, Gross Square Footage: 8,000 SF Restaurant

ERU Determination

Method of Wastewater Treatment: Septic Tank: _____ Central Sewer X Other ____

Wastewater Flow Rates: *

ERU Determination Per Chapter 14, Appendix A-A: 8 ERUS x 250 = 2,000 GPD

Water Usage: *

ERU Determination Per Chapter 14, Appendix A-A: 8 ERUS x 250 = 2,000 GPD

Solid Waste:

(3.39 pounds per capita, per day): 27 Pounds

Traffic Analysis

Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):

CR 25, Collector, 2022 Traffic Count - 10,000 AADT

Population (residential only) 1.86 persons per household: N/A Persons

Recreation (residential only) 4 acres per 1,000 residents: N/A Acres

Signature of Engineer: _____ Date: _____

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
WGB LEASING, LLC

Filing Information

Document Number	L23000526392
FEI/EIN Number	93-4648968
Date Filed	11/28/2023
State	FL
Status	ACTIVE

Principal Address

36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Mailing Address

36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Registered Agent Name & Address

HUNT, ASHLEY S
601 S. 9TH STREET
LEESBURG, FL 34748

Authorized Person(s) Detail

Name & Address

Title MGR

BARLOW, GEORGE
36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Annual Reports

Report Year	Filed Date
2024	01/17/2024

Document Images

01/17/2024 -- ANNUAL REPORT View image in PDF format

Florida Department of State, Division of Corporations

PROPERTY RECORD CARD

General Information

Name:	WGB LEASING LLC	**Alternate Key:**	1237696
Mailing Address:	36930 SHADOW HILL DR FRUITLAND PARK, FL 34731 *Update Mailing Address*	**Parcel Number:**	05-18-24-0003-000-02400
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	41015 COUNTY ROAD 25 WEIRSDALE FL, 32195	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	S 330 FT OF GOV LOT 6 LYING BETWEEN HWY & RR ORB 6258 PG 1999		

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	MANUFACTURED HOME (0230)	0	0		2.000	Acre	$67,500.00	$67,500.00

Click here for Zoning Info Map FEMA Flood

Residential Building(s)

Building 1

Residential	Building Value: $18,380.00

Summary

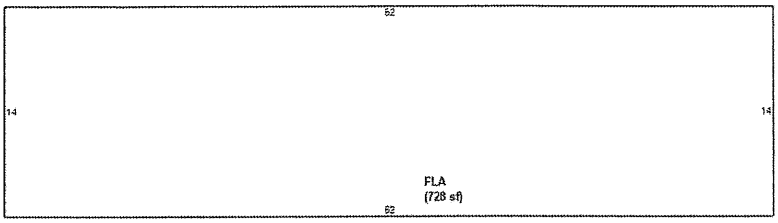
Year Built: 1984	Total Living Area: 728	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	728

View Larger / Print / Save



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
6258 / 1999	12/2023	Warranty Deed	Qualified	Improved	$169,000.00
1149 / 787	02/1992	Quit Claim Deed	Unqualified	Improved	$0.00
989 / 690	11/1988	Warranty Deed	Qualified	Vacant	$12,000.00

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	$85,880	$85,880	$85,880	5.0364	$432.53
SCHOOL BOARD STATE	$85,880	$85,880	$85,880	3.2080	$275.50
SCHOOL BOARD LOCAL	$85,880	$85,880	$85,880	2.9980	$257.47
LAKE COUNTY WATER AUTHORITY	$85,880	$85,880	$85,880	0.2940	$25.25
NORTH LAKE HOSPITAL DIST	$85,880	$85,880	$85,880	0.1500	$12.88

ST JOHNS RIVER FL WATER MGMT DIST	$85,880	$85,880	$85,880	0.1793	$15.40
LAKE COUNTY MSTU STORMWATER	$85,880	$85,880	$85,880	0.4957	$42.57
LAKE COUNTY MSTU AMBULANCE	$85,880	$85,880	$85,880	0.4629	$39.75
LAKE COUNTY VOTED DEBT SERVICE	$85,880	$85,880	$85,880	0.0918	$7.88
LAKE COUNTY MSTU FIRE	$85,880	$85,880	$85,880	0.5138	$44.13
				Total: 13.4299	**Total:** $1,153.36

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.

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	PREVEDEL JOSEPH E JR	**Alternate Key:**	3951184
Mailing Address:	PO BOX 496 LADY LAKE, FL 32158-0496 *Update Mailing Address*	**Parcel Number:**	05-18-24-0003-000-06400
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	0 UNASSIGNED LADY LAKE FL, 32159	**Property Name:**	--- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	THAT PORTION OF ABANDONED SCL RAILROAD RIGHT OF WAY BEING 120 FEET WIDE LYING IN SOUTH 330 FEET OF THE GOVERNMENT LOT 6 ALSO DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6 ORB 3789 PG 138 140		

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 COMMERCIAL (1000)	0	0		0.940	Acre	$39,809.00	$39,809.00

Click here for Zoning Info Map FEMA Flood

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
3789 / 138	07/2007	Quit Claim Deed	Unqualified	Vacant	$100.00
3789 / 140	07/2007	Quit Claim Deed	Unqualified	Vacant	$100.00

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	$39,809	$39,809	$39,809	5.0364	$200.49
SCHOOL BOARD STATE	$39,809	$39,809	$39,809	3.2080	$127.71
SCHOOL BOARD LOCAL	$39,809	$39,809	$39,809	2.9980	$119.35
LAKE COUNTY WATER AUTHORITY	$39,809	$39,809	$39,809	0.2940	$11.70
NORTH LAKE HOSPITAL DIST	$39,809	$39,809	$39,809	0.1500	$5.97
ST JOHNS RIVER FL WATER MGMT DIST	$39,809	$39,809	$39,809	0.1793	$7.14
TOWN OF LADY LAKE	$39,809	$39,809	$39,809	3.3962	$135.20
LAKE COUNTY MSTU AMBULANCE	$39,809	$39,809	$39,809	0.4629	$18.43
LAKE COUNTY VOTED DEBT SERVICE	$39,809	$39,809	$39,809	0.0918	$3.65
LAKE COUNTY MSTU FIRE	$39,809	$39,809	$39,809	0.5138	$20.45
				Total: 16.3304	**Total:** $650.09

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
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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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Property data updated nightly.
Site Notice

INSTRUMENT#: 2024039461 OR BK 6311 PG 1226 PAGES: 2 4/5/2024 2:40:44 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$87.50

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Jenny McKinney, an employee of
First International Title
426 Teague Trail
Lady Lake, FL 32159

File No.: 241305-81

WARRANTY DEED

This indenture made on **April 02, 2024** by **Joseph Ernest Prevedel, Jr., a married man,** whose address is: 271 County Road 420, Athens, TN 37303 hereinafter called the "grantor", to **WGB Leasing, LLC, a Florida Limited Liability Company,** whose address is: 36930 Shadow Hill Dr, Fruitland Park, FL 34731, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, **Florida,** to-wit:

The Land referred to herein below is situated in the County of LAKE, State of Florida, and is described as follows:

All that part of the abandoned railroad right of way lying within the following parcel:

The South 330 feet of Government Lot 6, lying West of the Easterly right of way of railroad, in Section 5, Township 28 South, Range 24 East, Lake County, Florida; also described as the South 1/2 of the South 1/4 of Government Lot 6, lying West of the Easterly right of way railroad; also described as the South 1/4 of the Southeast 1/4 of the Southwest 1/4 lying West of the Easterly right of way of railroad.
Parcel Identification Number: 05-18-24-0003-000-06400

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Joseph ~~Earnest~~ Prevedel, Jr.
Ernest

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Ariana Porter

Address: 1306 decatore pike

Athens, TN 37303

2nd Witness Signature

Print Name: Alexandria Culberson

Address: 1306 Decatur Pike

Athens TN. 37303

State of Tennessee

County of McMinn

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on 1 April 2024, by **Joseph ~~Earnest~~ Prevedel, Jr.**, who ( ) is/are personally known to me or who (X) produced a valid TN Drivers License as identification.

*Ernest

Notary Public Signature
Printed Name: Christine P. Gephart
My Commission Expires: 29 July 2025

(NOTARY SEAL)

CHRISTINE P. GEPHART
STATE OF TENNESSEE
NOTARY PUBLIC
MCMINN COUNTY

INSTRUMENT#: 2023153219 OR BK 6258 PG 1999 PAGES: 2 12/18/2023 2:28:22 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$1183.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Jenny McKinney, an employee of
First International Title
426 Teague Trail
Lady Lake, FL 32159

File No.: 237741-81

WARRANTY DEED

This indenture made on **December 18, 2023** by **Danny T. Arnold, a single man,** whose address is: 41330 Ponds Lane, Weirsdale, FL 32195 hereinafter called the "grantor", to **WGB Leasing, LLC, a Florida Limited Liability Company,** whose address is: 36930 Shadow Hill Dr, Fruitland Park, FL 34731, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, **Florida,** to-wit:

The South 330 Feet of Government Lot 6, Lying West of U. S. Hwy 27-441 and Easterly of The Railroad Right of Way, in Section 5, Township 18 South, Range 24 East, Lake County, Florida.

Subject To The South 15 Feet Reserved For Road Right of Way.
Parcel Identification Number: **05-18-24-0003-000-02400**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Danny T. Arnold

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Jeremy Lloyd

Address: First International Title
426 Teague Trail
Lady Lake, FL 32159

2nd Witness Signature

Print Name: J.McKinney

Address: First International Title
426 Teague Trail
Lady Lake, FL 32159

State of Florida

County of LAKE

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on 12-18-2023, by **Danny T. Arnold**, who ( ) is/are personally known to me or who (✓) produced a valid DL as identification.

Notary Public Signature
Printed Name: Jeremy Lloyd
My Commission Expires:

(NOTARY SEAL)

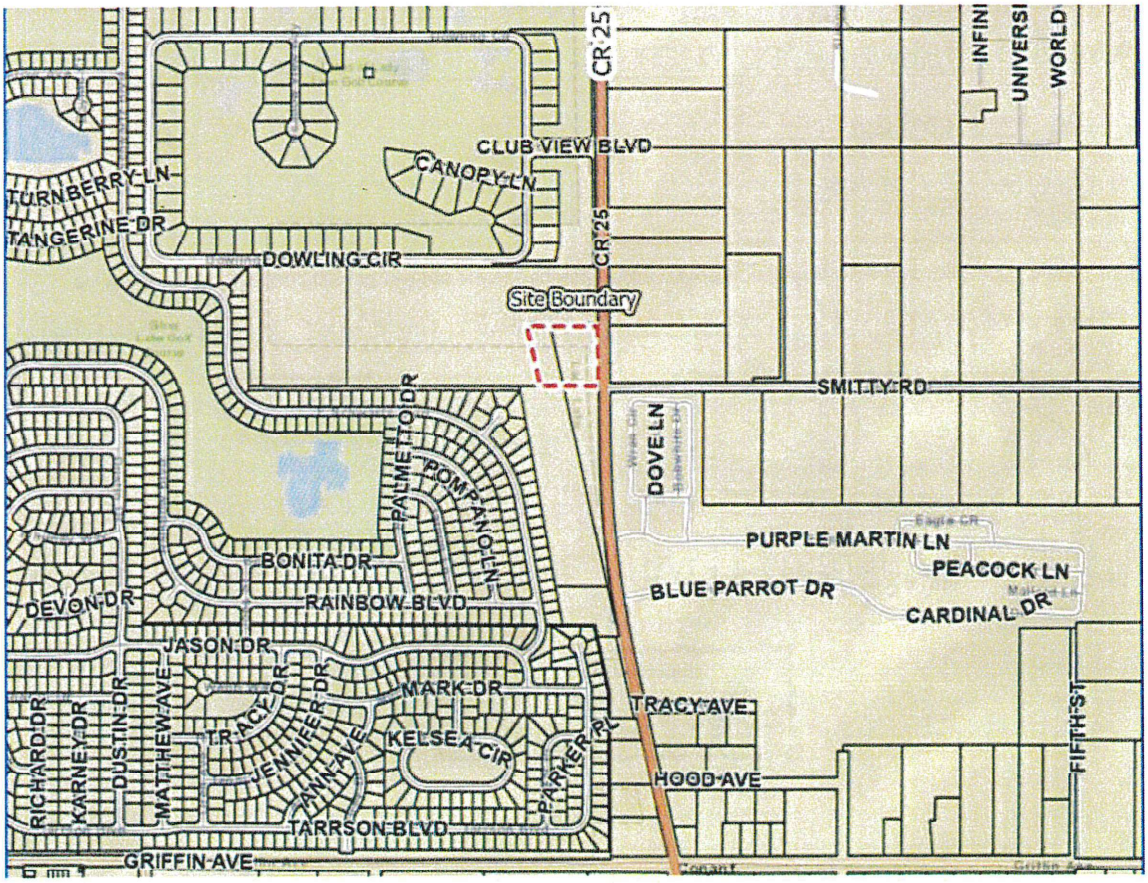
Notary Public State of Florida
Jeremy Lloyd
My Commission HH 361575
Expires 4/2/2027

LPG Urban & Regional Planners, LLC.

WGB Leasing, LLC
Rezoning and SSCPA Request
Project Narrative

The subject property is located on the west side of County Road 25 referenced by alternate key(s) 1237696 and 1237734 and consisting of approximately 2.80 ± net acres (Figure 1). The subject property is adjacent to the Town of Lady Lake municipal limits on the northern and western property boundary; therefore, a companion annexation and small scale comprehensive plan amendment have also been requested. The site is located within the Town's Utility Service Area. The subject site is currently improved with one manufactured home. The surrounding area is a mix of commercial, RV park, and residential.

Figure 1. Project Location



1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Project Request

The request is to amend the future land use map designation from Lake County Urban Medium Density to Town of Lady Lake General Commercial. The comprehensive plan analysis was based on the maximum development potential. A companion rezoning request is included amending the zoning from Lake County Agriculture (Figure 3) to Town of Lady Lake Planned Commercial (CP) to allow the development of an 8,000 ± square foot restaurant with full-service sport's bar (Figure 4). Proposed development will be served by central water and sewer from the Town of Lady Lake.

The surrounding properties are zoned Planned Unit Development for self-storage facilities, Highway Commercial (C-2), Planned Commercial (CP), and Neighborhood Commercial (C-1)(Table 1).

Future Land Use

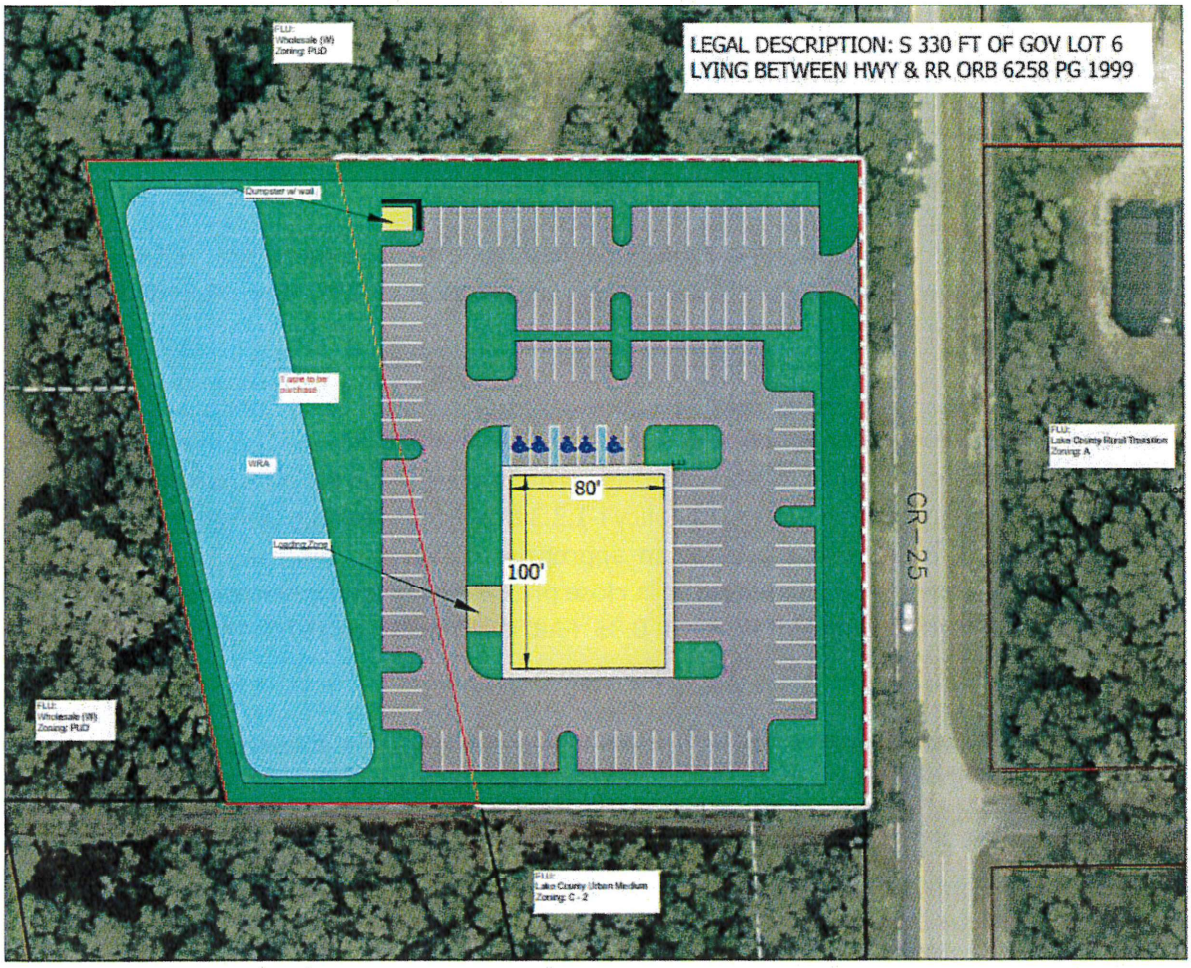
The future land use is Urban Medium Density as demonstrated in Figure 5, which permits up to 7 units/net acre. As indicated in Policy I-1.3.3 the Urban Medium Density FLU allows civic, commercial, and office uses at an appropriate scale and intensity to serve this category. This category is located on or in close proximity to major collectors and arterial roadways. The maximum intensity is 0.35 FAR and an ISR of 0.70. The maximum development scenario is 19 dwelling units.

The major roadway network in the immediate area is CR 25, a collector, US Highway 27/441, a major arterial is approximately ¾ mile from the subject site. The subject site is in close proximity to residential development that would support commercial development. The surrounding uses are predominately commercial and residential as demonstrated in Table 1.

Direction	Future Land Use	Zoning	Current Use
North	Wholesale Commercial	PUD	Self-Storage Facilities
South	Urban Medium Density	C-2	Undeveloped
East	Rural Transition & Urban Low Density	A & C-1	Residential and RV Park
West	Wholesale Commercial	PUD	Self-Storage Facilities

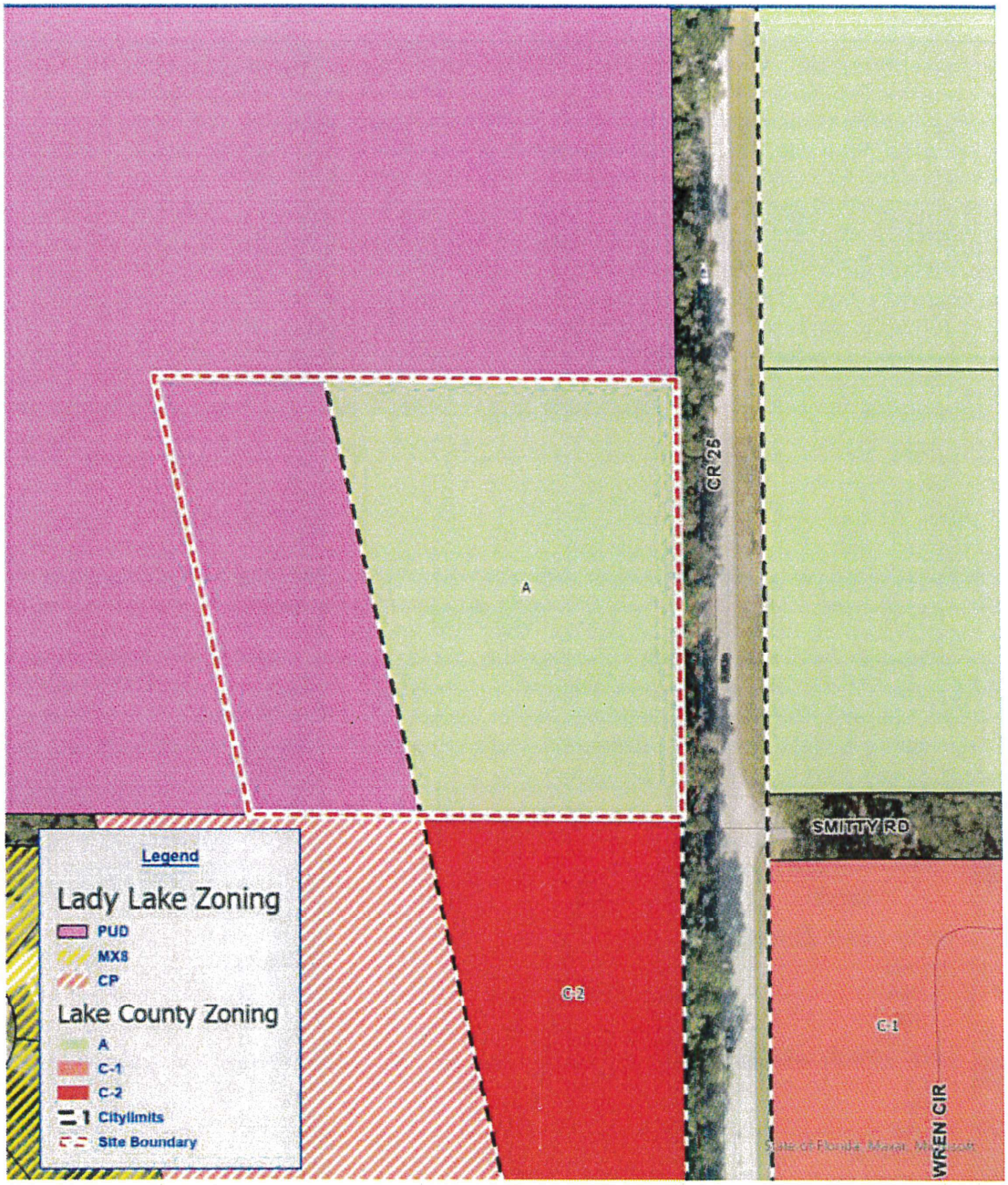
Table 1. Surrounding Land Uses

Figure 2. Concept Plan



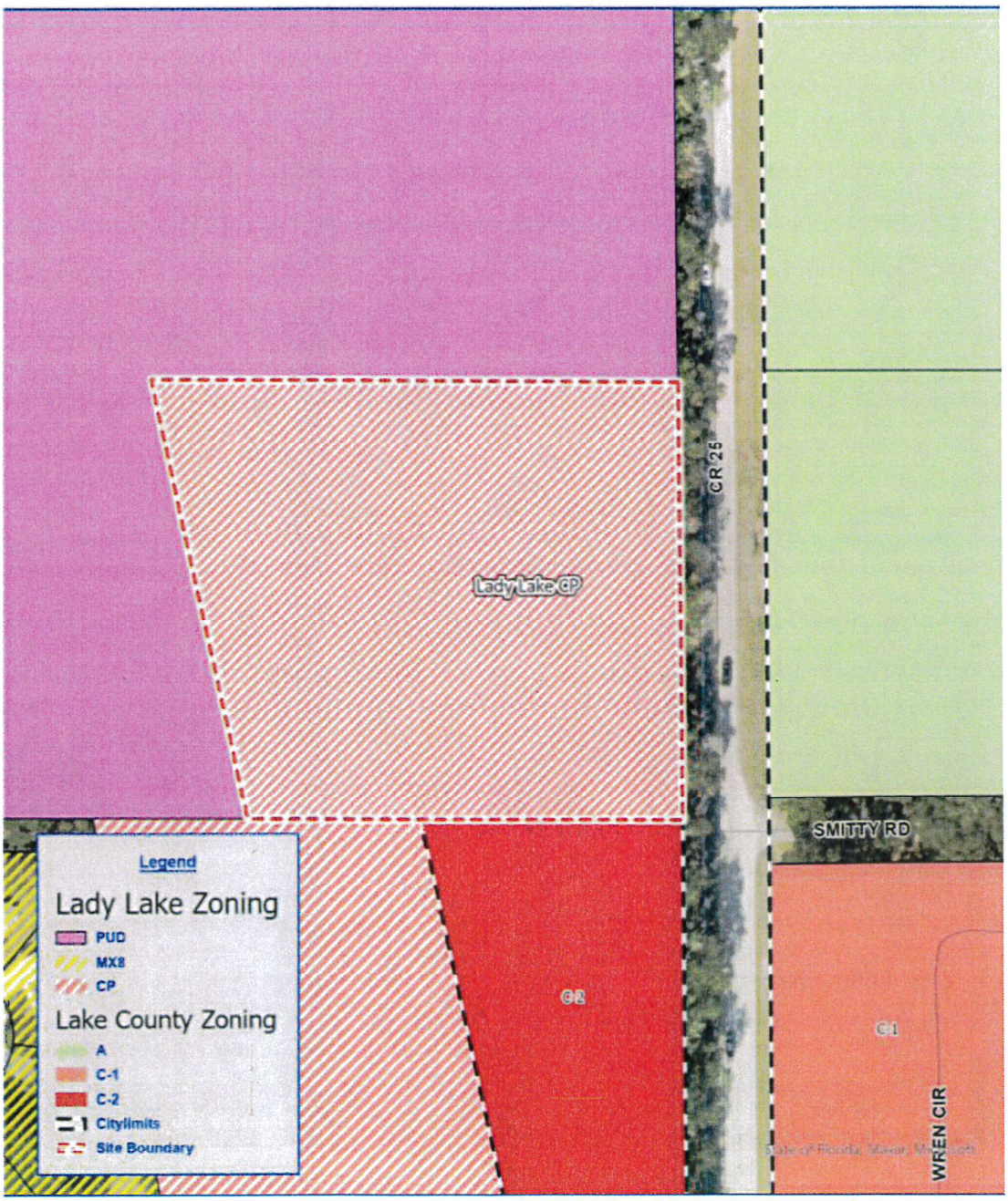
LPG Urban & Regional Planners, LLC.

Figure 3. Existing Zoning



LPG Urban & Regional Planners, LLC.

Figure 4. Proposed Zoning

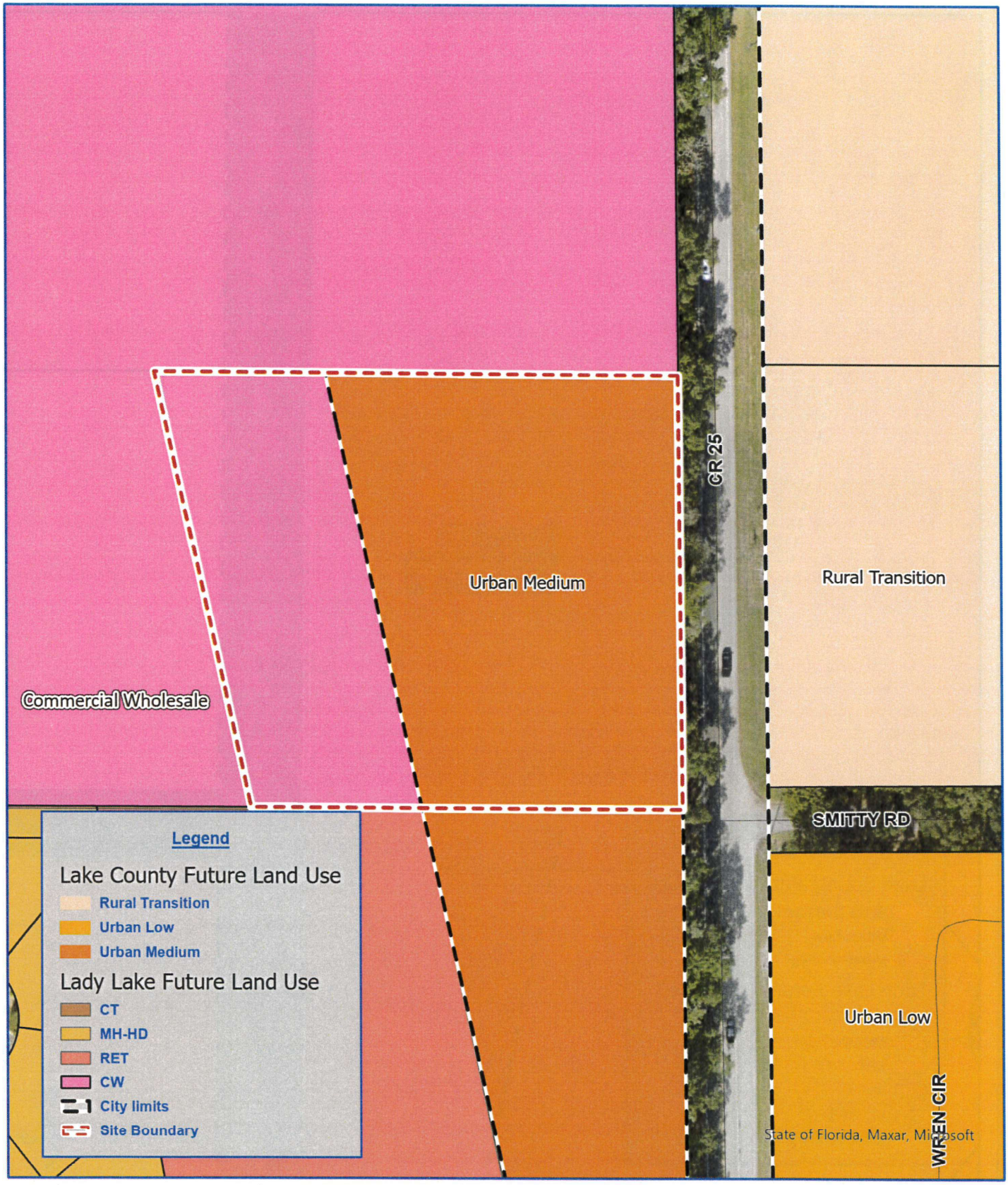


The proposed land use is Commercial General (RET) which provides for retail sales and services and professional offices per FLU Policy 1-10.1 (H)(1) (Figure 6). The intensity

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standard for this land use category is limited to a maximum of 80% ISR and a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) is limited to a maximum of 0.50.

Under this category the maximum development scenario results in 39,204 SF of commercial development. The amendment would result in an increase of 39,204 SF of commercial and a decrease of residential by 19 units. It should be noted that maximum densities and intensities will not be achieved in all cases. Compatibility standards and other LDR regulations including those regulating the interaction between land use districts, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities.



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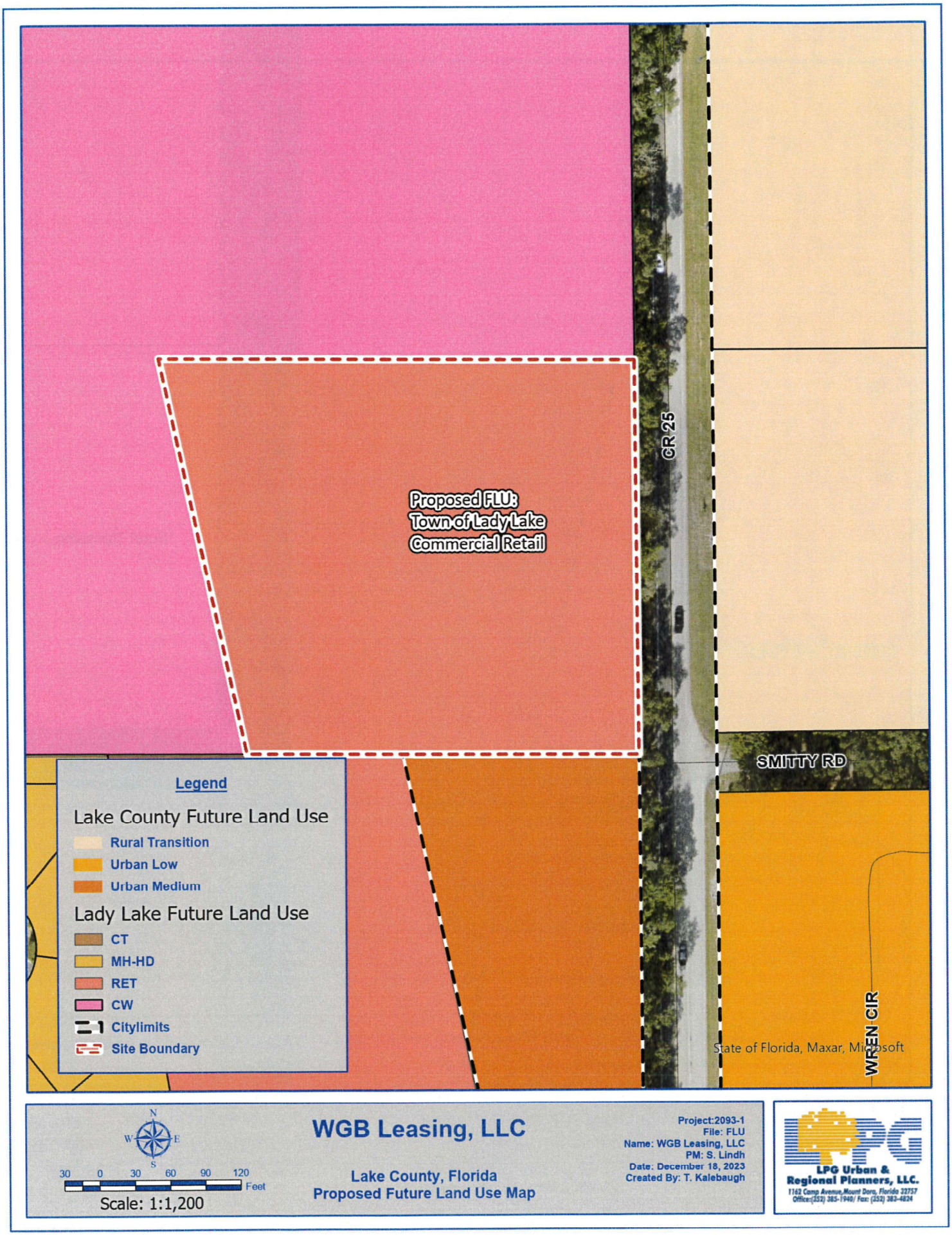
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WGB Leasing, LLC

Lake County, Florida
Existing Future Land Use Map

Project:2093-1
File: FLU
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

LPG Urban & Regional Planners, LLC.
1163 Camp Avenue,Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824


Proposed FLU:
Town of Lady Lake
Commercial Retail
CR 25
SMITTY RD
WREN CIR
State of Florida, Maxar, Microsoft
Legend
Lake County Future Land Use
Rural Transition
Urban Low
Urban Medium
Lady Lake Future Land Use
CT
MH-HD
RET
CW
Citylimits
Site Boundary
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Scale: 1:1,200
WGB Leasing, LLC
Lake County, Florida
Proposed Future Land Use Map
Project:2093-1
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1163 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4834

Transportation Impact Analysis

As demonstrated in the Table 3a, 3b, 3c, the proposed land use amendment will increase the PM peak hour trips by 246.

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Retail Plaza (<40k)	39.2 KSF	822	2,134	258	129	129
TOTAL GROSS TRIPS (PROPOSED)			2,134	258	129	129

Table 3a. Proposed Trip Generation

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	13 units	210	180	18	10	7
TOTAL GROSS TRIPS (EXISTING)			180	18	10	7

Table 3b. Existing Trip Generation

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	240	119	122

Table 3c. Net Trip Generation

Environmental Impact Analysis

An environmental assessment prepared by Stillwater Environmental and is attached as Appendix B. The environmental assessment did not indicate the presence of any protected species or wetlands.

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Comprehensive Plan Consistency
The amendment is consistent with the following policies, among others:

FLU Policy 1-4.1(2): Criteria for Identifying Marketable Commercial Sites. 2) Access to County Roads 466 and 25; ease of access to collector throughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system.

FLU Policy 1-4.3: Access to Commercial Land Uses: The Town has included provisions within the Land Development Regulations that control/manage access to commercial sites. Such standards include but are not limited to frontage roads, shared driveways and cross-access easements for adjacent properties. Access management permits shall be required from FDOT for US 27/441. Access management permits shall be required from Lake County for County Roads 466 and 25.

FLU Policy 1-4.5: Availability of Facilities to Support Commercial Development. The density and intensity of commercial uses, as specified in Chapter I, Data, Inventory and Analysis (Table 1-12) of the Future Land Use Element, shall be compatible with the ability of public facilities to provide adequate service according to adopted levels of service standards. The Town of Lady Lake will not approve additional commercial land uses than those which can support adopted minimum level of service standards.

FLU Policy 1-9.1: Land Use Allocation. The Town shall designate land uses on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document. 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.

FLU Policy 1-9.2: Promote Orderly Growth. Land use patterns on the Future Land Use Map shall promote orderly growth. The Town shall encourage growth and development in existing developed areas and infill areas within the Town where public facilities and services are presently in place or scheduled to be provided to avoid the potential for urban sprawl outside the Town limits. Commercial land use areas as shown on the Future Land Use Map shall be regulated to control access to the sites and protect the traffic flow on adjacent roadways.

FLU Policy 1-10.1 (H)(1): Application of Land Use Designations. (H)(1) Commercial General (Retail Sales & Services) (RET). This land use category is limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses,

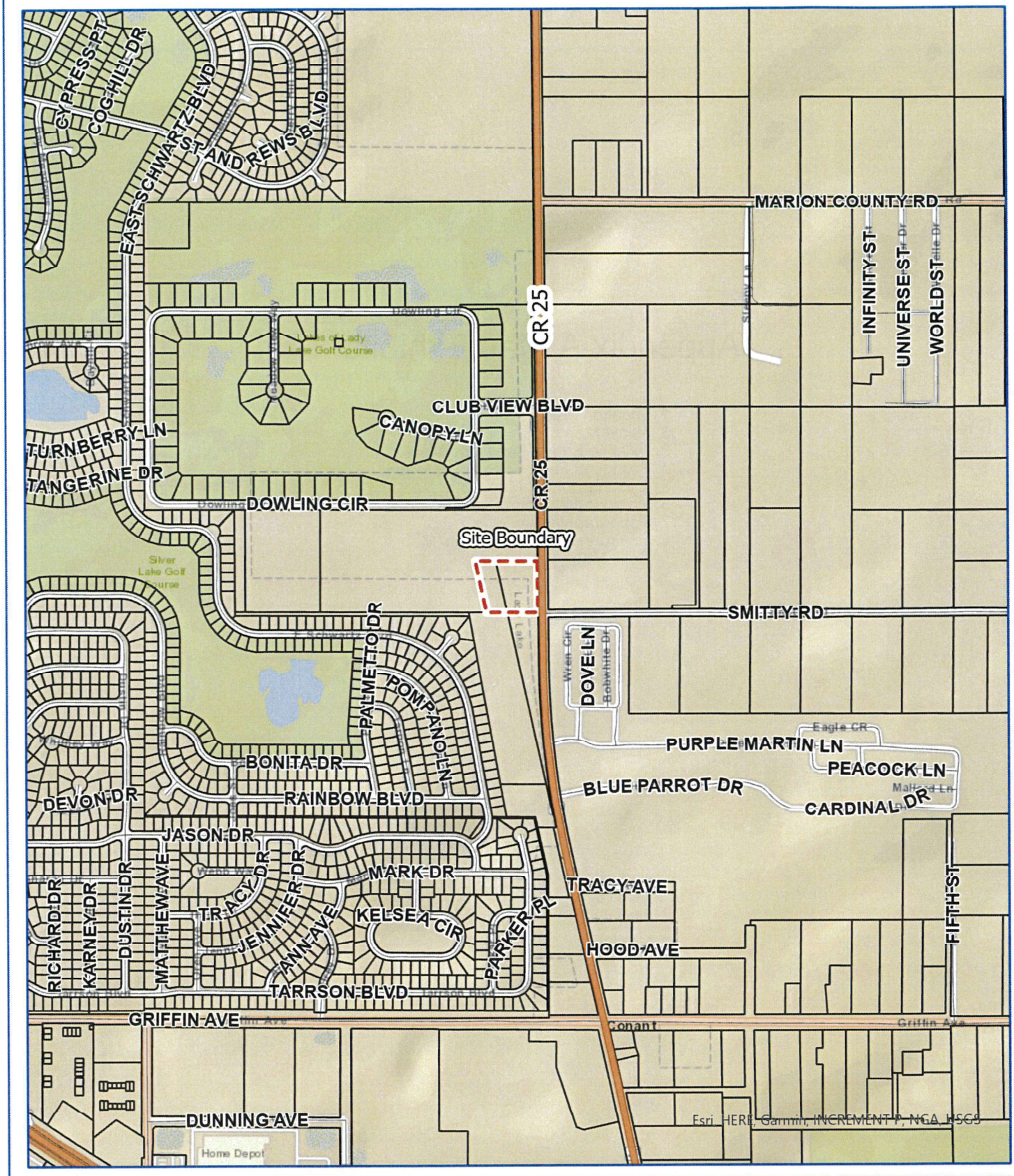
professional services and sporting goods. The intensity standard for this land use category is limited to a maximum of 80% ISR and a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Commercial General category.

FLU Policy 2-4.3: Interpretation of Non-Residential Intensities. Intensity of non-residential development shall be evaluated according to a combination of imperious surface area ratio, Floor Area Ratio, plus maximum building height as specified in Policy FLU 1-10.1 and 1-10.2 of this Comprehensive Plan.

FLU Policy 3-1.2: Amendments to the Comprehensive Plan. The Town shall require all applicants pursuing an amendment to the Future Land Use Map to demonstrate that all facilities or service capacities are currently available, or shall be available after the implementation of scheduled capital improvements, to meet general needs of the proposed land use. An amendment to the Future Land Use Map shall not constitute the reservation of capacity of any public facility. Reservation of capacities shall only be granted to development orders or permits which demonstrate specific impacts which a development will be place on public capacities.

Appendix A Map Exhibits

1. Location Map
2. Aerial Map
3. Existing Future Land Use Map
4. Proposed Future Land Use Map
5. Existing Zoning Map
6. Proposed Zoning Map
7. Topography Map
8. Environmental Constraints Map
9. Soils Map



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Scale: 1:10,000

WGB Leasing, LLC

Lake County, Florida
Location Map

Project:2093-1
File: Location
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824



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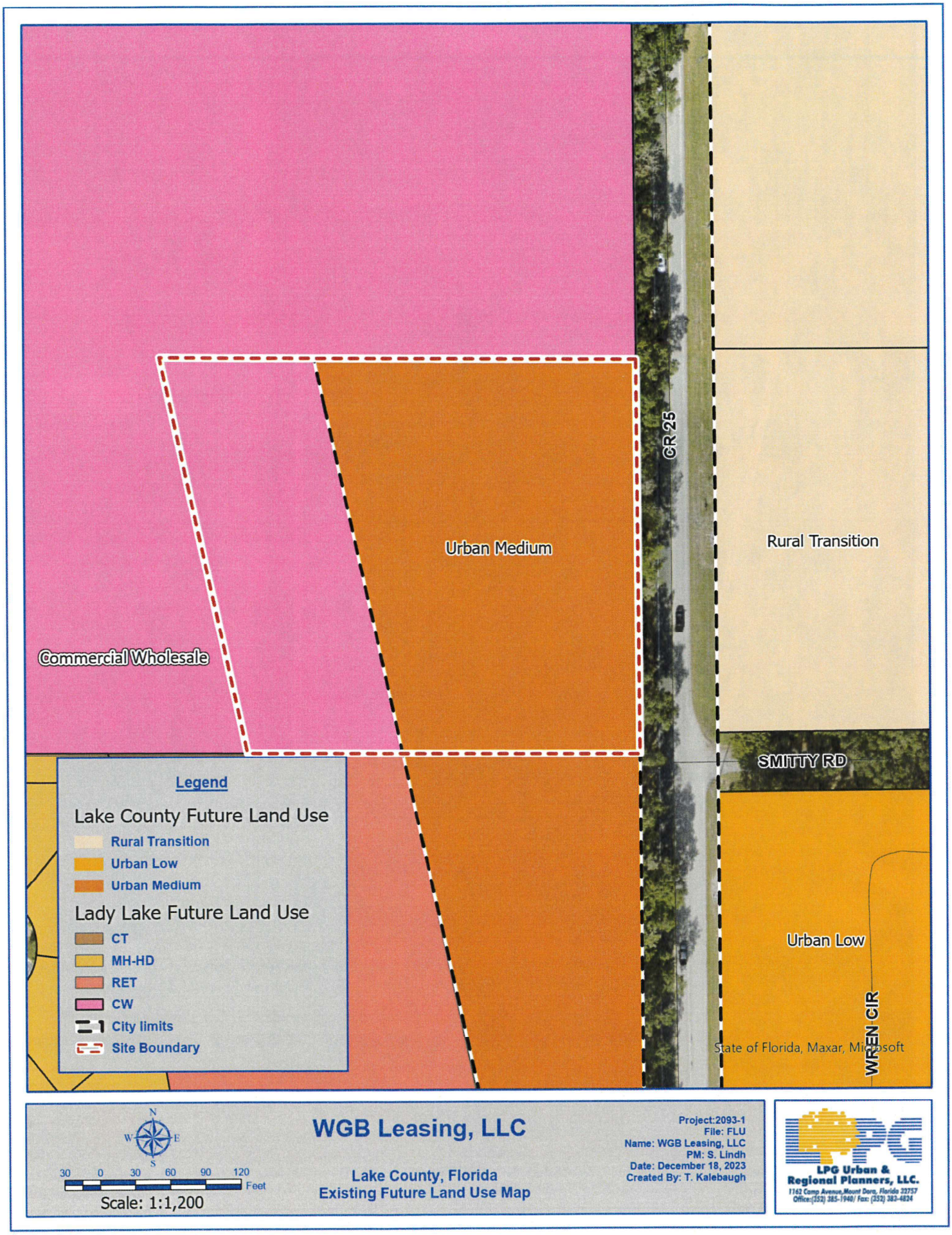
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WGB Leasing, LLC

Lake County, Florida
Aerial Map

Project:2093-1
File: Aerial
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
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Urban Medium
Rural Transition
CR 25
Commercial Wholesale
SMITTY RD
Urban Low
WREN CIR
State of Florida, Maxar, Microsoft
Legend
Lake County Future Land Use
Rural Transition
Urban Low
Urban Medium
Lady Lake Future Land Use
CT
MH-HD
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City limits
Site Boundary
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Scale: 1:1,200
WGB Leasing, LLC
Lake County, Florida
Existing Future Land Use Map
Project:2093-1
File: FLU
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh
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1162 Camp Avenue, Mount Dora, Florida 32757
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WGB Leasing, LLC

Lake County, Florida
Proposed Future Land Use Map

Project:2093-1
File: FLU
Name: WGB Leasing, LLC
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LPG Urban & Regional Planners, LLC.
1163 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4834


CR 25
SMITTY RD
WREN CIR
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C-2
C-1
Legend
Lady Lake Zoning
PUD
MX8
CP
Lake County Zoning
A
C-1
C-2
Citylimits
Site Boundary
State of Florida, Maxar, Microsoft
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Scale: 1:1,200
WGB Leasing, LLC
Lake County, Florida
Existing Zoning Map
Project:2093-1
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Name: WGB Leasing, LLC
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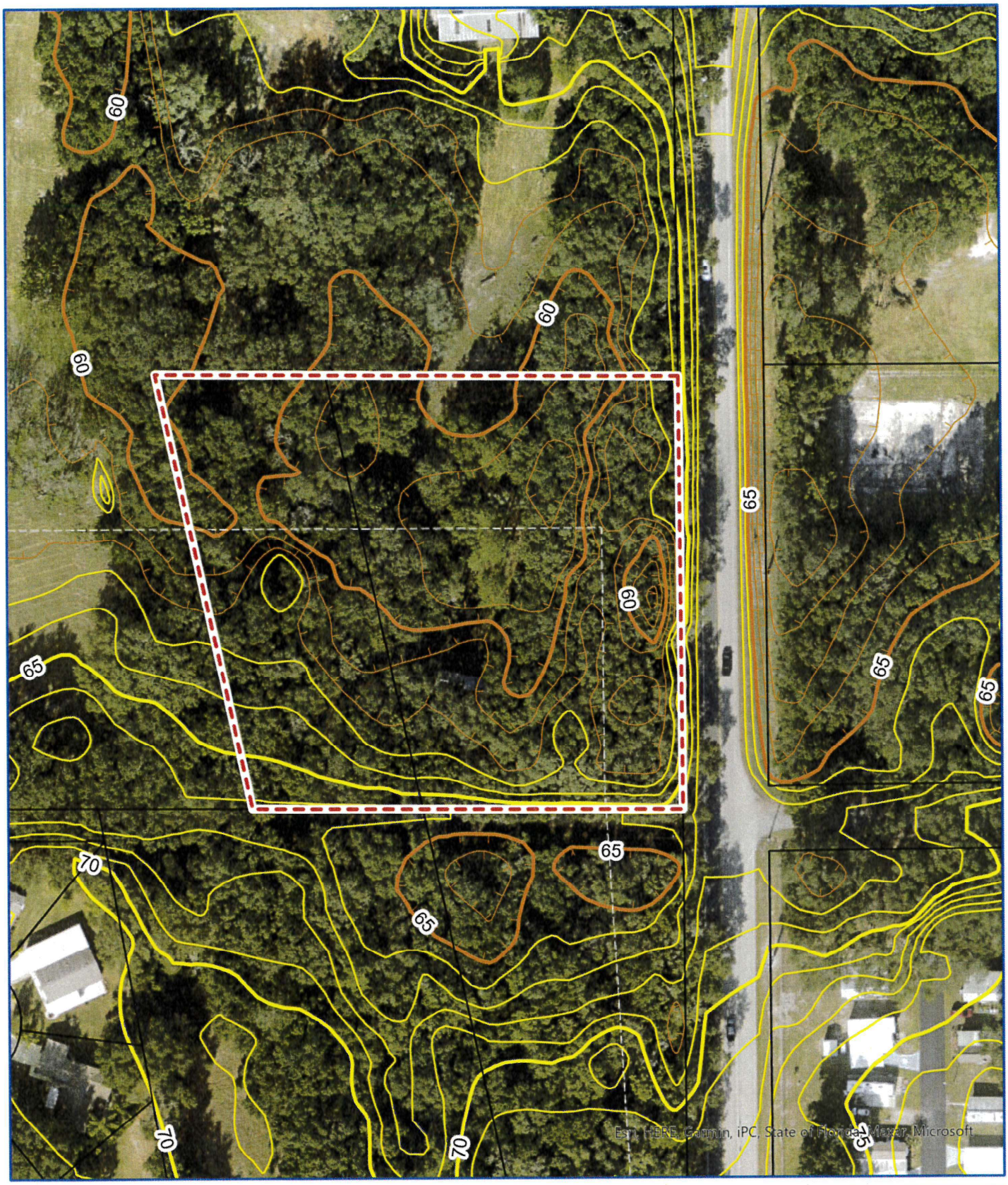
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WGB Leasing, LLC

Lake County, Florida
Proposed Zoning Map

Project:2093-1
File: Prop Zoning
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

LPG Urban & Regional Planners, LLC.
1163 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4834



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Scale: 1:1,200

WGB Leasing, LLC

Lake County, Florida
Topography Map

Project:2093-1
File: Topo
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

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1162 Camp Avenue,Mount Dora, Florida 32757
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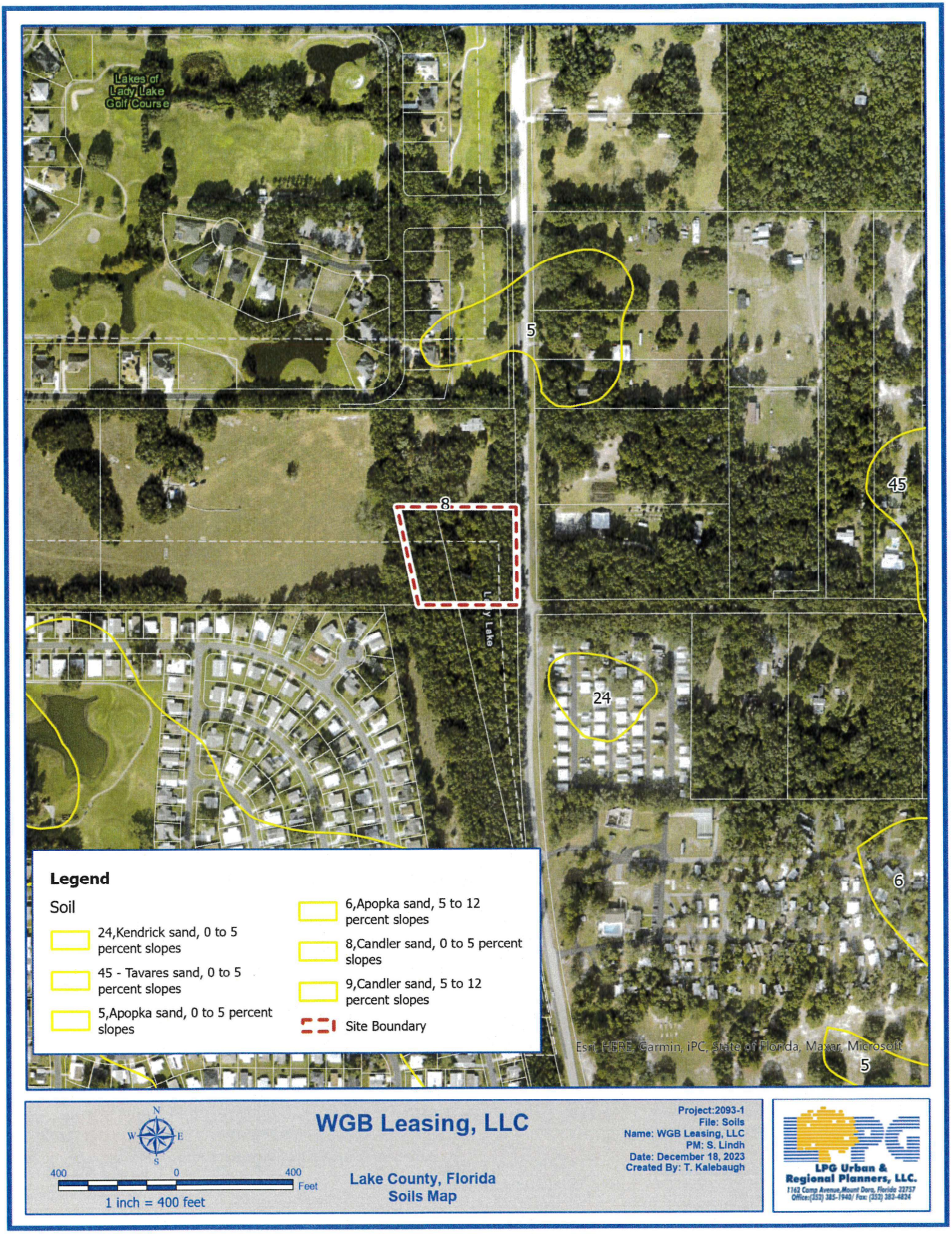
1 inch = 100 feet

WGB Leasing, LLC

Lake County, Florida
Environmental Map

Project:2093-1
File: Environmental
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

LPG Urban & Regional Planners, LLC.
1163 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824


Lakes of Lady Lake Golf Course
5
8
45
24
6
5
Lady Lake
Esri, HERE, Garmin, iPC, State of Florida, Maxar, Microsoft
Legend
Soil
24,Kendrick sand, 0 to 5 percent slopes
45 - Tavares sand, 0 to 5 percent slopes
5,Apopka sand, 0 to 5 percent slopes
6,Apopka sand, 5 to 12 percent slopes
8,Candler sand, 0 to 5 percent slopes
9,Candler sand, 5 to 12 percent slopes
Site Boundary
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Feet
1 inch = 400 feet
WGB Leasing, LLC
Lake County, Florida
Soils Map
Project:2093-1
File: Soils
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4834

WGB LEASING, LLC PROPERTY

41015 CR 25, WEIRSDALE, FL 32195

LAKE COUNTY, FLORIDA



ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

Mr. George Barlow
WGB Leasing, LLC
36930 Shadowhill Drive
Fruitland Park, FL 34731

Prepared by:

Stillwater Environmental, Inc.
971 Smokerise Blvd.
Port Orange, Florida 32127
SEI File No. 1186.01.23

January 30, 2024

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2.0	NATURAL RESOURCE ANALYSIS	4
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FIGURE 5: Florida Land Use, Cover and Forms Classification System Map
FIGURE 6: Listed Species Survey Routes
FIGURE 7: Wildlife Proximity Map
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Table 1: Protected Fauna Found in Lake County, Florida, and Their Expected Occurrence on WGB Leasing, LLC Project Site

Table 2: Protected Flora Found in Lake County, Florida, and Their Expected Occurrence on WGB Leasing, LLC Project Site

APPENDICES

Appendix A: Lake County Property Appraiser Record Card

Appendix B: National Wetlands Inventory Map

Appendix C: Photographs of the Subject Property

WGB LEASING, LLC PROPERTY
41015 CR 25, WEIRSDALE, FL 32195
LAKE COUNTY, FLORIDA

ENVIRONMENTAL ASSESSMENT REPORT

1.0 INTRODUCTION

The WGB Leasing, LLC project site is approximately 2.00 +/- acres in size. Lake County's Property Appraiser's website lists the Parcel ID No. as 05-18-24-0003-000-02400 (Appendix A). The project is located 1.4 miles north of the intersection of US 441 and CR 25, in Section 5, Township 18 South, Range 24 East at latitude 28.945454 North and longitude -81.932089 West, Weirsdale, Lake County, Florida (Figure 1). An aerial image of the property is provided as Figure 2.

Review of historical and current aerial photography, the Natural Resources Conservation Service/National Cooperative Soil Report for Lake County, National Wetlands Inventory Map, and examination of existing site conditions revealed that the subject property historically has remained the site of a single-family residence. Historic aerials were researched back to 1957 and USGS topographic maps were researched back to 1967. Early aerial photographs show the site as undeveloped maintained pastureland with what appear to be scattered conifers and hardwoods. By 1984, a two-bedroom manufactured home has been built in the western portion of the site. Over the decades, it appears little change has occurred onsite apart from the once scattered hardwood and conifers transitioning into a much denser forested habitat. Today the subject site sits vacant with the manufactured home in a state of disrepair. During field surveys conducted for this report, review of historical topographic maps, and National Wetlands Inventory Map (Appendix B), areas classified as wetland/surface waters were not observed within, or immediately adjacent to the subject property.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary.

2.0 NATURAL RESOURCE ANALYSIS

2.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, "Lady Lake, Florida" Quadrangle, the project area elevations were found to be approximately 65' msl (Figure 3). Elevations are consistent throughout the subject site.

2.2 Soils

Soil composition information for the subject property was obtained from the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey for Lake County (Figure 4). One (1) soil type lies within the subject property boundary. A brief description of this soil type is presented below.

8) Candler sand, 0 to 5 percent slopes (2.00 ac/100%)

Candler sand consists of very deep, excessively drained, very rapid to rapidly permeable soils found on uplands on the south-central Florida ridge. The water table is at depths greater than 80 inches. Many areas are used for citrus crops and tame pasture. Native vegetation consists of bluejack oak *(Quercus incana)*, turkey oak (*Quercus laevis*), sand post oak (*Quercus margaretta*), and longleaf pine, sand pine (*Pinus clausa*), chapman oak (*Quercus chapmanii*) and myrtle oak (*Quercus myrtifolia*), with a sparse understory of logsided Indiangrass (*Sorghastrum secundum*), gopher apple (*Liania michauxii*), pineland threeawn, hairy panicum (*Panicum effusum*), and other forbs. This soil type is found throughout the subject property.

2.3 Vegetative Community Analysis – Habitat Characterizations

Pedestrian surveys of the subject property were conducted on January 20, 2024, 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). Two (2) land-use types were determined for the subject property (Figure 5). A brief description of these FLUCFCS communities follows. Photographs are provided in Appendix C:

FLUCFCS No. 118 – Residential Rural - One Unit on Two or More Acres (0.18 ac/9.00%)

Residential land uses range from high-density urban housing developments to low-density rural areas characterized by a relatively small number of homes per acre. This land use classification is in the western portion of the property where a manufactured home was built in 1984. Today the single-family residence sits vacant, in a state of disrepair.

FLUCFCS No. 434 – Upland Mixed – Coniferous/Hardwood (1.82 ac/91.00%)

This class is reserved for those forested areas in which neither upland conifers nor hardwoods achieve a 66 percent crown canopy dominance. This community is found throughout much of the subject property. Canopy vegetation includes myrtle oak (*Quercus myrtifolia*), chapman oak (*Quercus chapmanii*), bluejack oak (*Quercus incana*), laurel oak (*Quercus laurifolia*), and live oak (*Quercus virginiana*), with long-leaf pine (*Pinus palustris*) and slash pine (*Pinus elliottii).*

3.0 THREATENED AND ENDANGERED SPECIES

Preliminary ecological investigations included review of published and unpublished literature concerning the subject property and surrounding areas, solicitation of databases on protected species, field investigations to generally delineate and characterize the habitats, and a preliminary field survey for the occurrence of protected flora and fauna.

The following is a list of all wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
Eastern black racer (*Coluber constrictor*)
Brown anole (*Norops sagrei)*

Birds
Red shouldered hawk (*Buteo lineatus*)
Northern cardinal (*Cardinalis cardinalis*)

Mammals
Eastern gray squirrel (*Sciurus carolinensis*)

Using methodologies outlined in the *Florida's Fragile Wildlife (Wood,2001)*; *Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 – revised January 2017)*; an assessment for "listed" floral and faunal species was most recently conducted on the subject property on January 20, 2024 (Figure 6). This assessment included direct observations and indirect evidence, such as tracks, burrows, tree markings, and birdcalls. The assessment focused on species that are "listed" by the *FFWCC's Official Lists - Florida's Endangered Species, Threatened Species, and Species of Special Concern (May 2017)* that have the potential to occur in Lake County (Table 1).

Pedestrian transects were established throughout the site to assess the occurrence, or potential for occurrence of flora and fauna listed as a species of special concern (SSC), threatened, or endangered by the Florida Fish and Wildlife Conservation Commission (FFWCC), the United State Fish and Wildlife Service (USFWS) and the Florida Department of Agriculture (FDA) (Figure 6). The results of these surveys are presented in the following sections.

Table No. 1 and Table No. 2 list those species that were surveyed based on their probability of occurrence in Lake County.

3.1 Regulatory Review

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has the responsibility for terrestrial and freshwater species. The Department of Commerce, National Marine Fisheries Service has the responsibility for marine and estuarine species. In Florida, approximately 60 species of animals and 65 species of plants are federally listed by the USFWS as threatened or endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the FFWCC to "exercise the regulatory and executive powers in the state with regard to wild animal life and freshwater aquatic life." In addition, the FFWCC regulates the taking of species listed as endangered, threatened, or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code. The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife, and their habitat. The FFWCC's direct regulatory role is currently restricted to protecting animals, not their habitats. However, current FFWCC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FFWCC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, The Department of Environmental Protection, the U.S. Army Corps of Engineers, the state of Florida Water Management Districts, regional planning councils and local governments.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F.S. the Florida Legislature delegated to the Florida Department of Agriculture and Consumer Service (FDACS) authority to designate and regulate plants listed as "endangered," "commercially exploited", and "threatened". FDACS protection of listed plant species centers around preventing the illegal collection, transport, and sale of "listed species". FDACS only issues a permit for collection purposes and neither regulates nor prohibits the destruction of state-listed flora species as a result of development activities. With respect to the USFWS, an endangered/threatened plant on private property belongs to the landowner so long as it continues to grow on his land. The only exception is if the landowner uses federal funds to develop the land. Then the federal agency participation in the action must ensure that federal funds are not being used to destroy a federally listed plant. If private money is

being utilized, there is no such requirement. Otherwise, the endangered species law means little unless/until the plant is moved from the land to be sold or traded. At that point the plant is no longer part of the land and may be protected by the endangered species law. Additionally, it is illegal to collect or maliciously harm listed plants on Federal land.

3.2 Avian Species

A survey to indicate the presence of listed wading birds such as little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tricolored heron (*Egretta tricolor*), and the Florida sandhill crane (*Grus Canadensis pratensis*) was performed on the project site. Foraging and/or nesting habitat was not identified within the limits of the project site. During field surveys, no listed wading birds were observed in the area.

Red-cockaded Woodpecker (Leuconotopicus borealis)
Federally listed as "Endangered" by the USFWS

No suitable habitat for red-cockaded woodpeckers (*Picoides borealis*) (RCW's) was identified on the project site during field surveys. The property is considered to be unsuitable for RCW's because of the lack of old growth pine trees necessary for nest cavity construction. The general onsite conditions preclude the establishment of RCW's. No further action is required pertaining to the red-cockaded woodpecker.

Sandhill Crane (Grus Canadensis pratensis)
State Listed as "Threatened" by the FFWCC

FFWCC developed the *Imperiled Species Management Plan* to address the needs of state listed species that did not already have a management plan or specific program in place. These species also have Commission approved Species *Conservation Measures and Permitting Guidelines* that have been developed to clarify what is needed for conservation and permitting of these species. Cranes typically nest from February through April. Suitable nesting habitat was not identified on the project site. When habitat is available, a survey of these areas is recommended and would need to be initiated in February and continued through April including pedestrian transects and aerial reconnaissance conducted by drone if construction activities are to occur during the nesting season. The survey methodology prescribed by the FFWCC would be employed. No signs or Individuals were observed during field investigations conducted for this report.

Bald Eagle (Haliaeetus leucocephalus)
Protected Under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*). In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

The Southeastern American kestrel (*Falco sparverius paulus*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), or other listed birds of prey were not observed on the project site. Two sources were used to identify any bald eagle nests in the vicinity of the project site. They included the FFWCC Historical Bald Eagle Nesting Areas, which has information for the years of the first observation and last, and the Audubon Florida Eagle Watch Nest App which includes the nesting number and the Latitude and Longitude information. The closest nest located to the subject property that has been located by these sources is nest No: LA 168 located approximately 3.2 miles to the southeast, at latitude 28.921167 and longitude -81.881000 (Figure 7). Its first observation was in 2004 and was listed occupied for the 2023 nesting season. Current USFWS Bald Eagle Management Guidelines state that if there is sufficient natural or man-made landscape buffers between the proposed construction site and the nest preventing a visual connection between the two and the clearing and external construction that is to occur is more than 660 feet from the location of the nest, then there are no restrictions during breeding season (October 1 through March 15). Nest No. LA 168 is more than 1.0 miles from the proposed project, in addition to the natural vegetative buffer that exists. It is not necessary to submit a Bald Eagle Management Plan for this nest.

Wood Stork (Mycteria Americana)
Federally Listed as "Threatened" by USFWS and the FFWCC

Wood Storks are listed as Threatened by FFWCC and USFWS. According to the *FWC Wood Stork Introduction*, due to loss of wetlands, which the storks rely on for foraging, a decline in range and numbers was evident in the early to mid 1990's. Based on statewide surveys conducted by FFWCC personnel, stork colonies increased from 32 colonies during 1976-78 to 52 colonies during 1986-87 but decreased to 34 colonies in 1999. The most recent survey indicated about 7,216 nesting pairs in Florida during 2005. According to the *Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2009-2018 in Florida* (Figure 8), the subject property is located outside a core foraging area for this species as well as the USFWS consultation area. No wood storks were observed foraging onsite and there is no nesting habitat available. No further action pertaining to the wood stork is required.

Everglade Snail Kite (Rostrhamus socialbilis)
Federally Listed as "Endangered" by USFWS and FFWCC

The Everglade Snail Kite (*Rostrhamus socialbilis*) is listed as Endangered by the USFWS and the FFWCC. The subject property falls inside the USFWS Consultation Area for the Everglade Snail Kite. Everglade Snail Kites are similar in size to Red-Shouldered Hawks. They have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown. The females always have white on their chin. Kites vocalize mainly during courtship and nesting. Snail kites' nest year-round in shallow marshes and along grassy shorelines of lakes. They typically nest over water to reduce opportunities for predators to sneak up on them. A survey of any suitable habit is necessary to confirm no nesting activities are present. At the time of onsite evaluations, suitable habitat for nesting or foraging was not identified, and no signs or individuals were observed. No further action is required pertaining to the Everglade Snail Kite.

Florida Scrub-Jay (Aphelocoma coerulescens)
Federally Listed as "Threatened" by USFWS and FFWCC

Currently the Florida scrub-jay (*Aphelocoma c. coerulescens*) is listed as "threatened" at state and federal levels. Florida scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They typically avoid wetlands and forests, including canopied sand pine stands. Optimal scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than

15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy over (Fitzpatrick et al. 1991).

Habitat suitable for scrub jay nesting and foraging activities is not available on the subject site. The subject property falls inside the known consultation area for scrub-jays in Lake County as mapped by the USFWS. Per the guidelines outlined in the *Ecology and Development – Related Habitat Requirements of the Florida Scrub Jay, Nongame Wildlife Program, Technical Report No. 8* surveys will not be required by USFWS. At the time of onsite evaluations, no signs or individuals were observed.

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

The project site falls outside the USFWS Consultation Areas for the species Audubon's Crested Caracara (*Polyborus planeus auduconii*). Currently Audubon's Crested Caracara is listed as threatened by the USFWS and the FFWCC primarily due to habitat loss. Audubon's Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palm, lightly wooded areas with saw palmetto, scrub-oaks, and cypress. Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct a new nest each nesting season, often in the same tree as the previous year. Suitable foraging habitat for this species does not occur within the project boundary. No further action is required pertaining to this species.

Florida Grasshopper Sparrow (Ammodramus savannarum floridanus)
Federally Listed as "Endangered" by USFWS and FFWCC

The subject property falls outside the USFWS Consultation Areas for the Florida grasshopper sparrow *(Ammodramus savannarum floridanus)*. This species is currently listed endangered by the USFWS and FFWCC. The Florida grasshopper sparrow is a small bird that can reach a length of five inches (13 centimeters) with a wingspan of eight inches (20 centimeters) *(Smithsonian National Zoological Park, n.d.)*. This species is drab colored with a pale median stripe on top of its flattened head, and a light brown breast. Florida grasshopper sparrows inhabit dry open prairies that contain bunch grasses, low shrubs, and saw palmetto. Adults are sedentary, using the same territory during successive years. Nests are made of grass, dome shaped and are usually located in a slight depression in the ground, well-concealed by clumps of dwarf live oak, wire grass, or saw palmetto. Grasshopper sparrows are bimodal breeders – they breed throughout the year *(Vickery 1996)*. They can be found in south-central Florida in the counties of Polk, Osceola, Highlands, and Okeechobee *(Florida Natural Areas Inventory 2001)*. Suitable foraging and nesting habitat for this species does not

occur within the project boundaries. No further action is required pertaining to this species.

Eastern Black Rail (Laterallus jamaicensis jamaicensis)
Federally Listed as "Threatened" by USFWS and FFWCC

The subject property falls inside the consultation area as mapped by USFWS for the Eastern black rail. The Eastern black rail is a wetland dependent bird found in a variety of salt, brackish, and freshwater wetland habitats and is currently listed threatened by the USFWS and FFWCC. An adult eastern black rail is gray black in coloration, with white speckled upperparts, and has a grayish crown, a chestnut-colored nape, and a short tail, as described by Cornell University in 2019. These secretive birds have red eyes, black bills and dusty pink or wine-colored legs. This species requires dense overhead cover and soils that are moist to saturated (occasionally dry) and interspersed with or adjacent to very shallow water to support its resource needs. Suitable nesting habitat was not identified on the subject property. No further action is required pertaining to this species.

3.3 Amphibians, Reptiles, and Mammals

About thirty (30) species of Florida's amphibians and reptiles are protected. Only a few could occur on this site. A survey was conducted for the presence of these species throughout the habitat of their known distribution (Figure 6). On January 20, 2024, SEI biologists surveyed linear transects throughout portions of the upland habitats in the project area. The project site was surveyed in accordance with the guidelines set forth by the FFWCC and the USFWS. Mr. Timothy Talbot, of Stillwater Environmental, Inc., FWC Authorized Gopher tortoise Agent Permit No. GTA-14-00053D, and Ms. Jessica Azpurua, FWC Authorized Gopher Tortoise Permit No. GTA-22-00073, participated in all the surveys including the gopher tortoise surveys. There were no (0) "potentially occupied" gopher tortoise burrows located within the project boundary. The lack of gopher tortoise burrows decreases the potential for the commensal species, the Florida mouse (*Podomys floridanus*), the gopher frog (*Rana areolata*), and the Eastern indigo snake (*Drymarchon corais couperi*), federally listed as "Threatened," to occur on the property.

3.3.1 Gopher Tortoises

Gopher Tortoise (Gopherus polyphemus)
State Listed as "Threatened" by the FFWCC

Gopher tortoises are listed as threatened by the FFWCC and are protected by state law Chapter 68A-27 and Chapter 39-27.002(4) Florida Administrative Code. The gopher tortoise is found throughout Florida and is generally associated with longleaf pine and xeric oak sand hills but is also found in scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands, and dunes. If the gopher tortoise

is observed, or signs of the tortoise such as burrows are observed, their presence must be addressed prior to onsite construction activities. The FFWCC is the state agency responsible for overseeing the management of this species.

At the time of the partial survey conducted for this report there were no (0) "potentially occupied" burrows located onsite (Figure 6). It is recommended that a 100% survey be performed before the initiation of any construction activities to determine if any gopher tortoise burrows occur within the subject property.

Currently there are four (4) options to conduct activities that may adversely impact tortoises and they are as follows:

1. Avoid developing the areas occupied by the tortoises.
2. Avoid individual burrow entrances to ensure the protection of the burrow. A radius of 25' surrounding each burrow is required.
3. Capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site.
4. If ten (10) or fewer burrows are affected and some habitat will exist on the site following construction, tortoises may be captured and released back onto the site.

Based on future plans for the subject property, option no. 3 is the most viable option. If any burrows are located prior to the initiation of any development activities, an application for a relocation permit will need to be prepared and submitted to the FFWCC. Once the permit has been issued and received, relocation efforts will be scheduled. The tortoises would then be excavated and relocated to a FFWCC Long Term Protected Recipient Site.

3.3.2 Florida Sand Skink

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

The sand skink was listed as "Threatened" under the Endangered Species Act (ESA) in 1987. Lake County falls within the USFWS Consultation Area Map for the Florida sand skink. The extant range of sand skinks includes a large portion of Lake County primarily along the Florida central ridges. The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. Skinks are found typically at elevations of 80 feet or more above sea level in excessively drained, well-drained, and moderately well-drained sandy soils. Suitable soil types such as Candler sand occur within the subject property, however elevations that support this species do not occur on the subject property.

A pedestrian survey was conducted on January 20, 2024, with negative results. Due to onsite conditions, a more thorough coverboard survey will not be required.

3.3.3 Eastern Indigo Snake

Eastern indigo snake (*Drymarchon couperi*)
Federally Listed as "Threatened" by USFWS & FFWCC
The Eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. The Eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they prefer uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles (USFWS Florida Ecological Services Field Office Species Survey Guidelines - Eastern Indigo Snake).

The U.S. Fish and Wildlife Service's Standard Protection Measures for the Eastern Indigo Snake state that 30 days prior to any clearing/land alteration activities, the appropriate USFWS Field Office will require notification that an eastern indigo snake protection/education plan will be implemented during the development process. The Plan materials should consist of 1) a combination of posters and pamphlets; and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated. On the date of onsite evaluation, no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.4 Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the USFWS mentioned in this report for the survey of protected plant species. None of the agencies require relocation or mitigation for protected plant species. Please see Table 2 for a list of plant species that are "listed" for Lake County.

4.0 REGULATORY CONSIDERATIONS

4.1 St. Johns River Water Management District

The St. Johns River Water Management District (SJRWMD) regulates wetlands that are isolated and those considered within or connected to "Waters of the State" pursuant to Chapter 403 of the Florida Statutes, Rules 62-302 and 62-330 of the Florida Administrative Code (F.A.C.). Development activities altering wetlands and/or drainage will require an Environmental Resource Permit (ERP) from the St. Johns River Water Management District. Different ERP Permits for various activities, General Permits, and exemptions can be found in the State of Florida Environmental Resource Permit Applicant's Handbook, Volume I. Specific design standards, basin specific criteria and procedures can be found in the State of Florida Environmental Resource Permit Applicant's Handbook, Volume II. The U.S Environmental Protection Agency (EPA) requires coverage under the National Pollutant Discharge Elimination System (NPDES) generic permit for discharge from large and small construction activities for any project that results in the clearing of one or more acres, pursuant to 40 CFR parts 122 and 124. The EPA has delegated responsibility to the SJRWMD to administer the NPDES permits for the State of Florida. The primary functions of the NPDES requirements are to ensure that sediment and erosion during construction of the project is controlled. The NPDES usually requires the use of Best Management Practices to ensure compliance with water quality standards. In addition, coverage under the generic permit for discharge of produced ground water from a non-contaminated site activity must be secured for any construction-related dewatering activity pursuant to Rule 62-621.302.

4.2 Florida Department of Environmental Protection/ACOE

The ACOE regulates wetlands connected to "Water of the United States" and "Adjacent Waters" pursuant to Section 404 of the Clean Water Act. Based on the U.S. Supreme Court decision Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers, No. 99-1178 (January 9, 2001) (SWANCC) isolated wetlands are considered non-jurisdictional for the ACOE. Based on the U.S. Supreme Court decision consolidated cases Rapanos v. United States and Carabell v. United States, 126 S. Ct. 2208 (2006) (RAPNOS) the ACOE is required to establish a physical, biological, or chemical nexus of connection to traditional navigable water (TNW) of the United States to claim jurisdiction. After a preliminary review of the subject property, areas meeting the jurisdictional definition of "Waters of the United States" and "Adjacent Waters" pursuant to Section 404 of the Clean Water Act appear to exist within the subject property. In addition, on December 17, 2020, the Environmental Protection Agency (EPA) approved the State of Florida's request to assume administration of a portion of the Clean Water Act Section 404 program. State Assumption became effective as

of December 22, 2020. Therefore, the U.S. Army Corps of Engineers transferred all their pending Section 404 permit applications and requests for jurisdictional determination proposing discharges into State 'assumed' waters to the Florida Department of Environmental Protection (FDEP) for processing. Consultation with the FDEP will not be necessary to verify there are Waters of the United States (WOTUS) that occur on the subject property.

5.0 WETLAND/SURFACE WATER ANALYSIS

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Manual (section 62-340.300, F.A.C.), areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

6.0 SUMMARY AND RECOMMENDATIONS

The WGB Leasing, LLC project site is approximately 2.00 +/- acres in size. The Lake County Property Appraiser's website lists the Parcel ID No. as 05-18-24-0003-000-02400 (Appendix A). The project is located 1.4 miles north of the intersection of US 441 and CR 25, in Section 5, Township 18 South, Range 24 East at latitude 28.945454 North and longitude -81.932089 West, Weirsdale, Lake County, Florida (Figure 1). An aerial image of the property is provided as Figure 2.

On January 20, 2024, the WGB Leasing, LLC project site was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise and commensal species, as well as the avian species discussed in Sections 3.2. The surveys resulted in the location of zero (0) "potentially occupied" gopher tortoise burrows. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities to determine the total population. The survey is good for 90 days but can be revisited any time after the 90-day period. None of the above-mentioned avian species were observed during onsite investigations. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

The environmental limitations described in this document are based on observations and technical information on the date of onsite evaluations. Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in Lake County. Should you

have any questions or require any additional information, please do not hesitate to contact us at (407) 489-6898. Thank you.

Regards,

Alexander Talbot
Environmental Specialist

Timothy J. Talbot
President

FIGURES



Source: OpenStreetMap

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WGB Leasing, LLC Property
41015 CR 25
Weirsdale, Florida 32195

Figure #1
Location Map
Environmental Assessment

1500 Feet

Project # 1186.01.23
Produced By: MLP
Date: 12/21/2023



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Figure #2

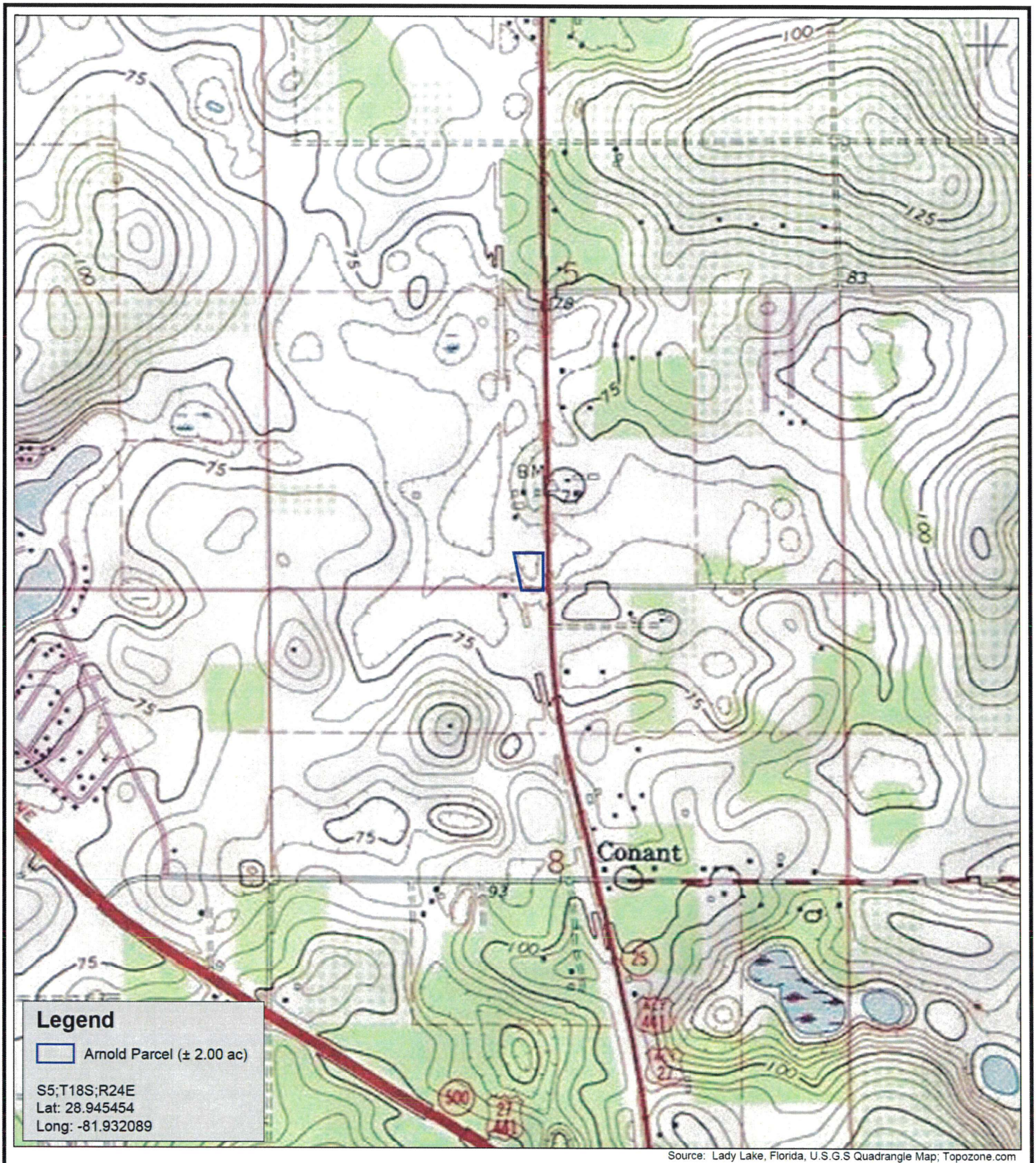
Aerial Photograph (2020)

Environmental Assessment

400 Feet

N

Project # 1186.01.23
Produced By: MLP
Date: 12/21/2023



Source: Lady Lake, Florida, U.S.G.S Quadrangle Map; Topozone.com

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Figure #3

U.S.G.S. Topographic Map

Environmental Assessment

1200 Feet

Project # 1186.01.23
Produced By: MLP
Date: 12/21/2023



Source: https://websoilsurvey.sc.egov.usda.gov

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Figure #4

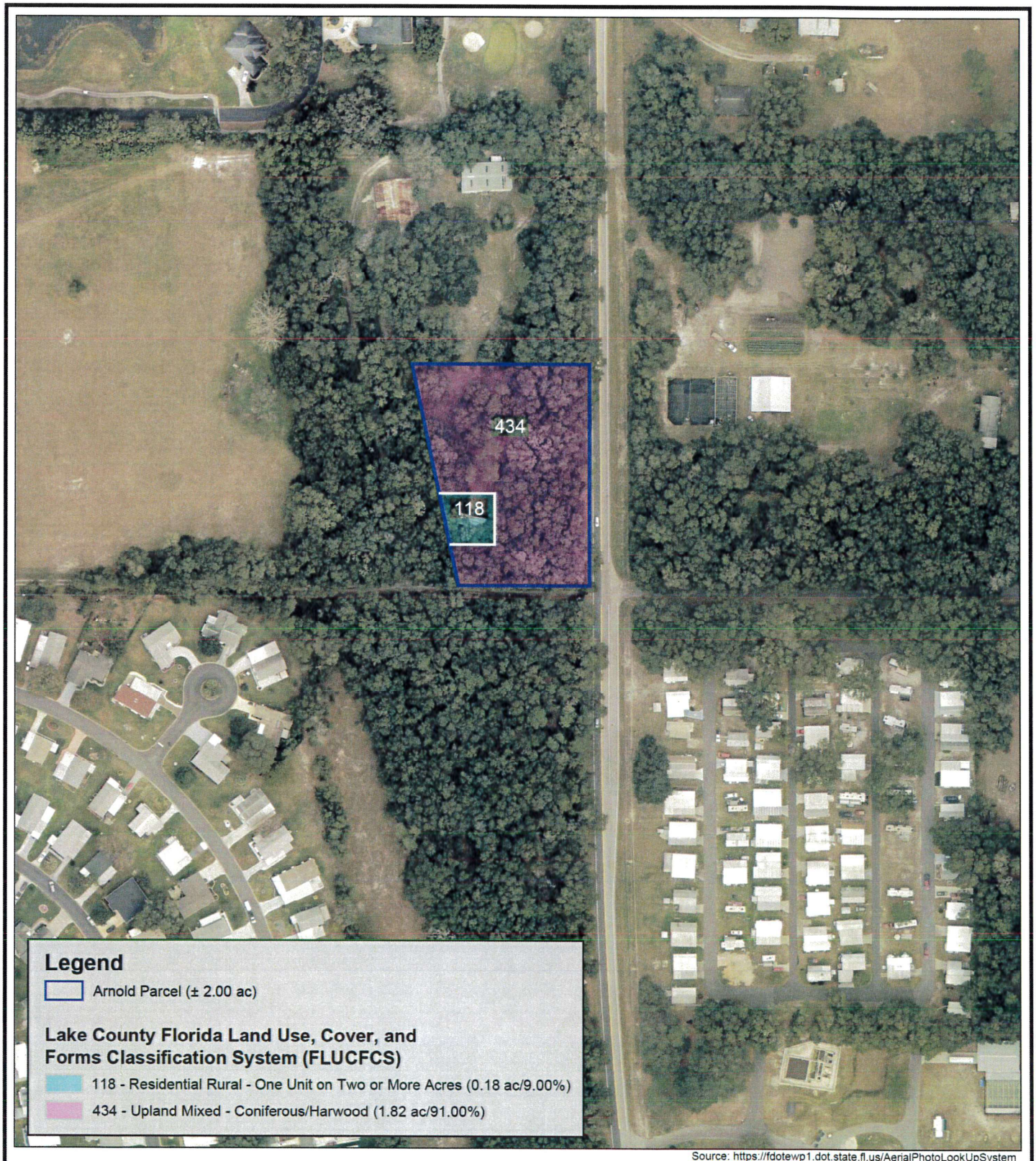
USDA - NRCS Soil Map

Environmental Assessment

250 Feet

N

Project # 1186.01.23
Produced By: MLP
Date: 12/21/2023



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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WGB Leasing, LLC Property
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Weirsdale, Florida 32195

Figure #5
FLUCFCS Map
Environmental Assessment

200 Feet

N

Project # 1186.01.23
Produced By: MLP
Date: 01/28/2024



Legend

- Arnold Parcel (± 2.00 ac)
- Listed Species Survey Routes (Survey Date: 01/20/2024)
- Gopher Tortoise Burrow (0)

Lake County Florida Land Use, Cover, and Forms Classification System (FLUCFCS)

118 - Residential Rural - One Unit on Two or More Acres (0.18 ac/9.00%)

434 - Upland Mixed - Coniferous/Harwood (1.82 ac/91.00%)

Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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WGB Leasing, LLC Property
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Figure #6

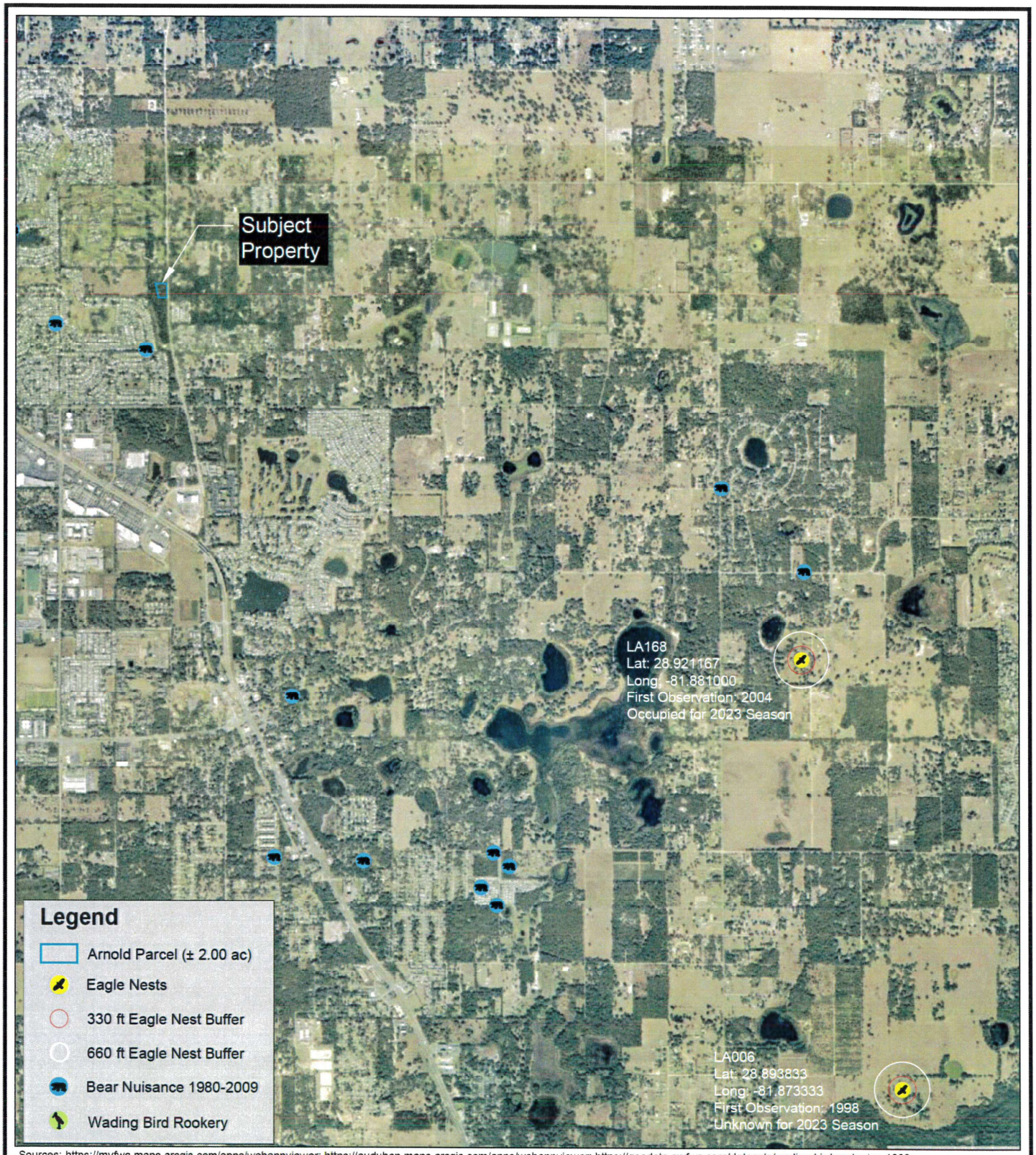
Listed Species Survey Routes

Environmental Assessment

N

200 Feet

Project # 1186.01.23
Produced By: MLP
Date: 01/28/2024



Sources: https://myfwc.maps.arcgis.com/apps/webappviewer; https://audubon.maps.arcgis.com/apps/webappviewer; https://geodata.myfwc.com/datasets/wading-bird-rookeries-1999; https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=0c634d5ba4cc47baa82de0ed2782426c

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Figure #7

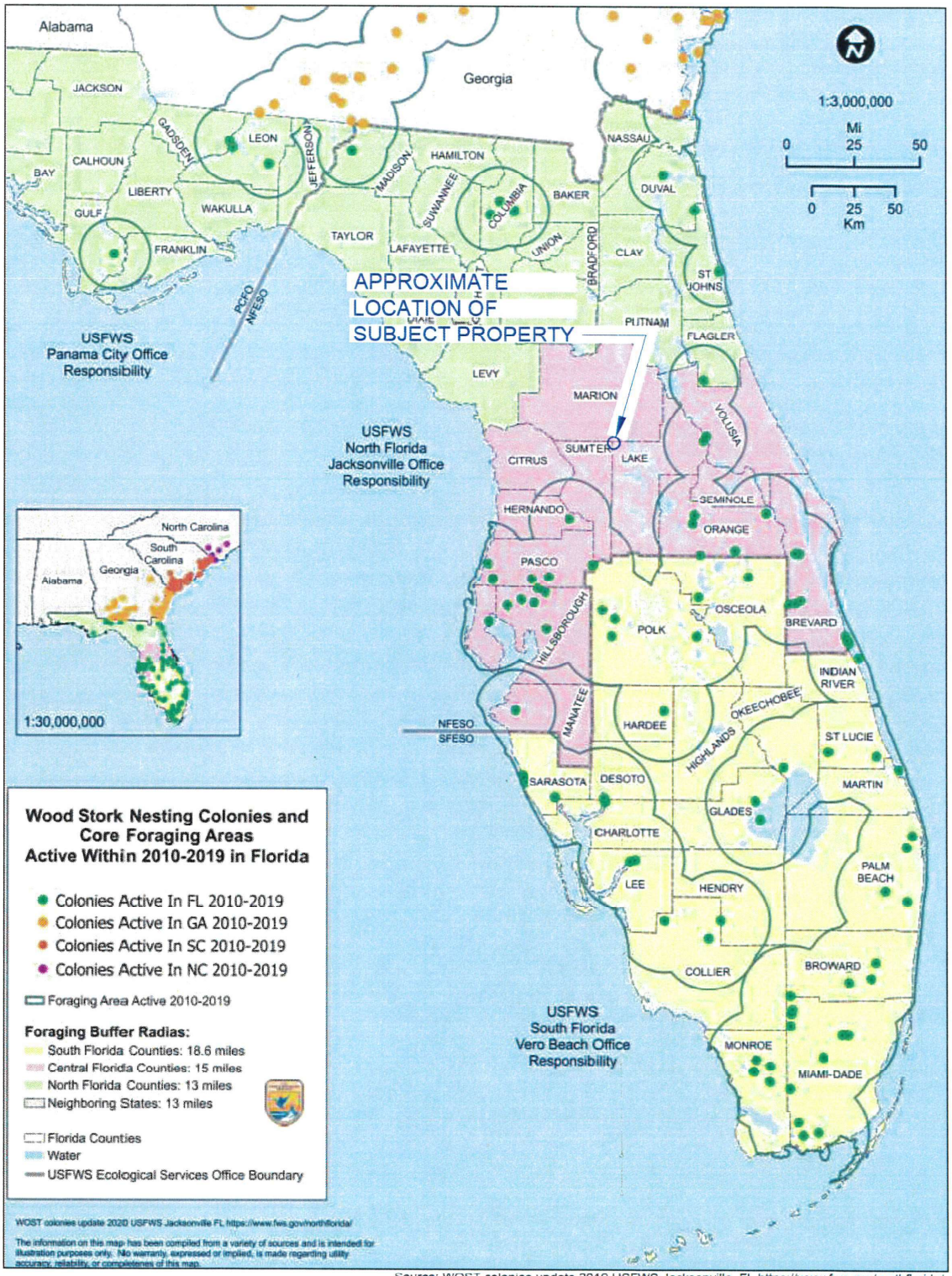
Wildlife Proximity Map

Environmental Assessment

0.6 Miles

N

Project # 1186.01.23
Produced By: MLP
Date: 12/21/2023



Source: WOST colonies update 2019 USFWS Jacksonville, FL https://www.fws.gov/northflorida/

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WGB Leasing, LLC Property
41015 CR 25
Weirsdale, Florida 32195

Figure #8

Wood Stork Foraging Areas

Environmental Assessment

58 Miles

Project # 1186.01.23
Produced By: MLP
Date: 12/21/2023

TABLES

TABLE 1

TABLE 1: PROTECTED FAUNA FOUND IN LAKE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE WGB LEASING, LLC PROPERTY PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
REPTILES				
Alligator mississippiensis American alligator	FT(S/A)	T	Vegetated lakes and deepwater swamps	Low: No habitat available, none sighted
Drymarchon corais couperi Eastern indigo snake	FT	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: No habitat available, none sighted
Gopherus polyphemus Gopher tortoise	ST	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	Low: Habitat available, zero (0) burrows located
Pituophis melanoleucus mugitus Florida pine snake	ST	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: Minimal habitat available, none sighted
Plestiodon reynoldsi Sand skink	FT	T	Xeric habitats along sandy Florida ridges. Found in Osceola, Polk, Lake, Highlands, Putnam, Orange and Marion counties.	Low: Suitable habitat not available, no tracks or skinks observed.
Stilosoma extenuatum Short-tailed snake	ST	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Med: Minimal habitat available, none sighted
AMPHIBIANS				
Rana capito Florida gopher frog	SSC	_	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: No habitat available, no gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	FT	T	Level, sterile, white sand with low, xeric oak scrub	Low: No xeric habitat available, none sighted
Athene cunicularia floridana Florida Burrowing Owl	ST	_	These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low: No habitat available, none sighted.
Egretta caerulea Little blue heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, none sighted.

TABLE 1: PROTECTED FAUNA FOUND IN LAKE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE WGB LEASING, LLC PROPERTY PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
BIRDS (cont.)				
Egretta tricolor Tricolored heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, no birds sighted
Falco sparverius paulus Southeastern American kestrel	ST	_	Forest edges, and clearings; nests in mature pines	Low: No habitat available, none sighted
Grus canadensis pratensis Florida sandhill crane	ST	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: No habitat available, no birds sighted
Haliaeetus leucocephalus * Bald eagle	_	_	Open (<60% canopy cover), mature pine forests <2 km from expansive open waters	Low: No habitat available, no nests or birds sighted
Mycteria Americana Wood stork	FT	T	Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: No habitat available, none sighted
Picoides borealis Red-cockaded Woodpecker	FE	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: No habitat available, none sighted
Rostrhamus sociabilis plumbeus Everglade snail kite	FE	E	Shallow freshwater marshes; shallow grassy shorelines of lakes.	Low: No habitat available, none sighted
MAMMALS				
Trichechus manatus West Indian manatee (Florida manatee)	FT	T	Coastal waters, rivers and springs.	Low: No habitat available

*Protected under the Bald and Golden Eagle Protection Act (BGEPA), and the Migratory Bird Treaty Act (MBTA).

KEY TO ABBREVIATIONS

FWC Florida Fish and Wildlife Conservation Commission

- FE Federally-designated Endangered
- FT Federally-designated Threatened
- FXN Federally-designated Threatened Nonessential Experimental Population
- FT(S/A) Federally-designated Threatened species due to similarity of appearance
- ST State-designated Threatened
- SSC State Species of Special Concern

TABLE 2

TABLE 2: PROTECTED FLORA FOUND IN LAKE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE WGB LEASING, LLC PROPERTY PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Calopogon barbatus – Bearded grass pink	T	-	Damp pinelands	Low: No habitat available, none found
Calopogon multiflorus – Many flowered grass pink	E	-	Open, damp, occasionally recently burned pinelands and meadows	Low: No habitat available, none found
Deerinfothamnus rugelii – Rugel's pawpaw	E	E	Mesic flatwoods	Low: No habitat available, none found
Dennstaedtia bipinnata – Hayscented Fern	E	-	Rare on mucky soil in shaded forests in Seminole, Dunal, and Palm Beach counties	Low: Not found in the area; none found
Encyclia tampensis – Butterfly orchid	CE	-	Cypress swamps, hardwood swamps and hammocks	Low: No habitat available, none found
Epidendrum conopseum – Greenfly orcid	CE	_	Cypress swamps, hardwood swamps, and hammocks	Low: No habitat available, none found
Hartwrightia floridiana – Florida Hartwrightia	T	-	Wet, open areas, moist grasslands, and sphagnum bogs	Low: No habitat available, none found
Lilium catesbael – Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: No habitat available on site, none found
Listera australis – southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: No habitat available, none found
Nemastylis floridana	E	_	Marshes, grassy openings of wet hammocks moist flatwoods	Low: No habitat available, none found

TABLE 2: PROTECTED FLORA FOUND IN LAKE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE WGB LEASING, LLC PROPERTY PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Platanthera blephariglottis – Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: No habitat available, none found
Platanthera cristata – Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: No habitat available, none found
Platanthera flava – Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick black mud	Low: No habitat available, none found
Platanthera integra – Southern yellow fringeless orchid	E	_	Marshes and wet pine flatwoods	Low: No habitat available, none found
Platanthera nivea – Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: No habitat available, none found
Pogonia ophioglossoides – Rose pogonia	T	-	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: No habitat available, none found
Polygala lewtonii – Scrub (Lewtons's) milkwort	E	E	Dry oak woodlands and scrub	Low: No habitat available
Rhapidophyluum hystrix – Needle palm	CE	-	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: No habitat available, none found
Spiranthes breyilabris floridana – Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: No habitat available, none found
Spiranthes laciniata – Lace-tip ladies tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: No habitat available, none found
Spiranthes longilabirs – Long-tip ladies tresses	T	_	Marshes and prairies	Low: No habitat available, none sighted

APPENDICES

APPENDIX A

PROPERTY RECORD CARD

General Information

Name:	ARNOLD DANNY T	**Alternate Key:**	1237696
Mailing Address:	41015 COUNTY ROAD 25 WEIRSDALE, FL 32195-5141 *Update Mailing Address*	**Parcel Number:**	05-18-24-0003-000-02400
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	41015 COUNTY ROAD 25 WEIRSDALE FL, 32195	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	S 330 FT OF GOV LOT 6 LYING BETWEEN HWY & RR ORB 1149 PG 0787		

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	MANUFACTURED HOME (0230)	0	0		2.000	Acre	$67,500.00	$67,500.00

Click here for Zoning Info Map **FEMA Flood**

Residential Building(s)

Building 1

Residential — Building Value: $17,788.00

Summary

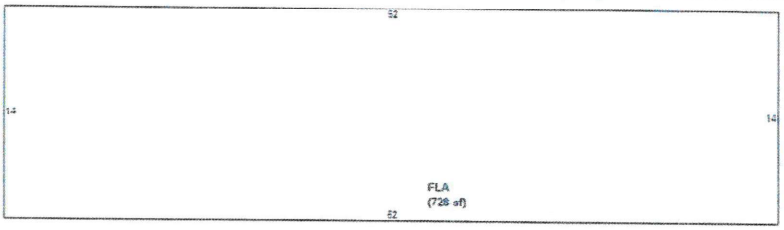
Year Built: 1984	Total Living Area: 728	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	728

View Larger / Print / Save



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
1149 / 787	02/1992	Quit Claim Deed	Unqualified	Improved	$0.00
989 / 690	11/1988	Warranty Deed	Qualified	Vacant	$12,000.00

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	$85,288	$39,520	$14,520	5.0364	$73.13
SCHOOL BOARD STATE	$85,288	$39,520	$14,520	3.2080	$46.58
SCHOOL BOARD LOCAL	$85,288	$39,520	$14,520	2.9980	$43.53
LAKE COUNTY WATER AUTHORITY	$85,288	$39,520	$14,520	0.2940	$4.27
NORTH LAKE HOSPITAL DIST	$85,288	$39,520	$14,520	0.1500	$2.18
ST JOHNS RIVER FL WATER	$85,288	$39,520	$14,520	0.1793	$2.60

MGMT DIST					
LAKE COUNTY MSTU STORMWATER	$85,288	$39,520	$14,520	0.4957	$7.20
LAKE COUNTY MSTU AMBULANCE	$85,288	$39,520	$14,520	0.4629	$6.72
LAKE COUNTY VOTED DEBT SERVICE	$85,288	$39,520	$14,520	0.0918	$1.33
LAKE COUNTY MSTU FIRE	$85,288	$39,520	$14,520	0.5138	$7.46
				Total: 13.4299	**Total:** $195.00

Exemptions Information

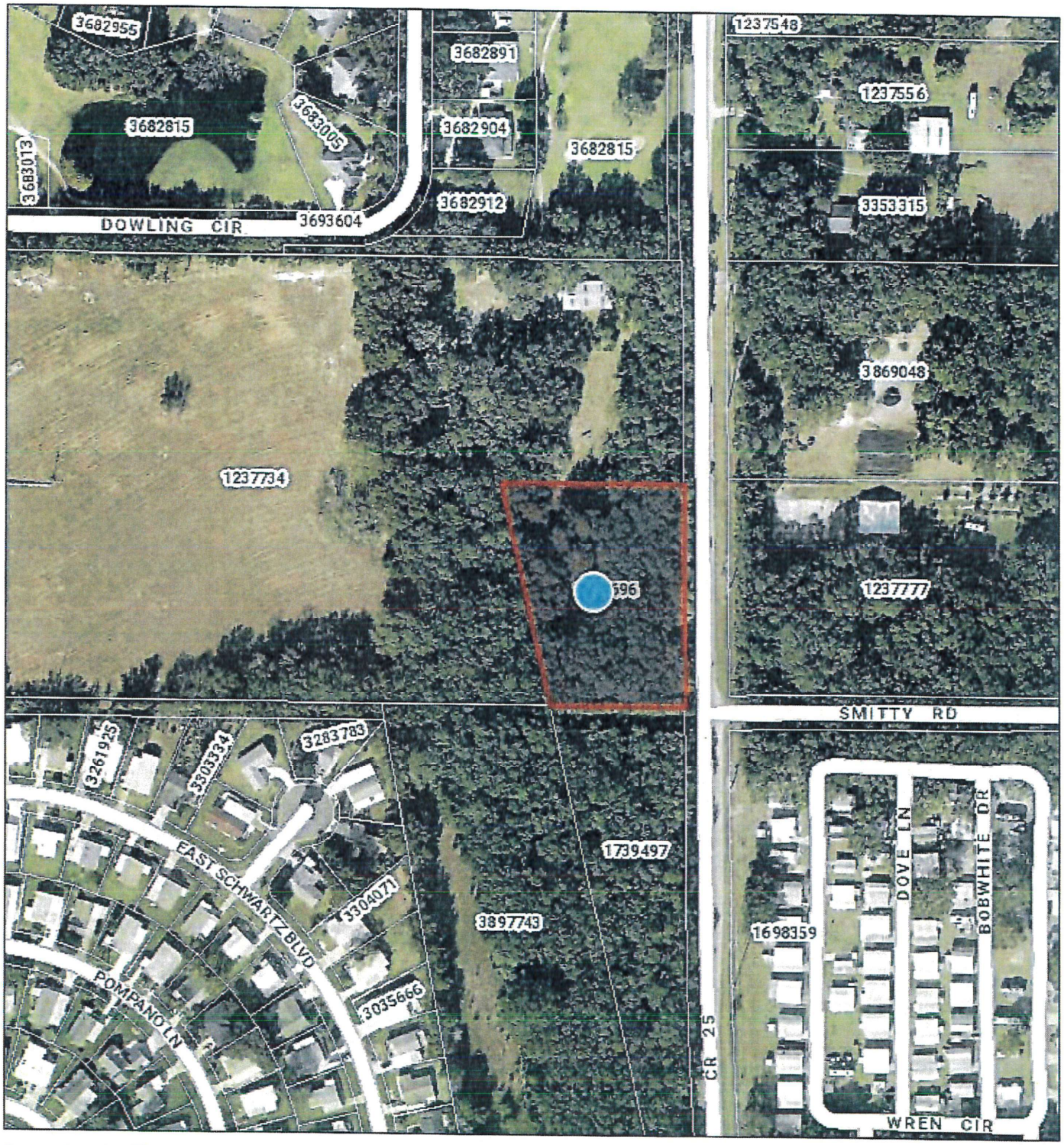
This property is benefitting from the following exemptions with a checkmark ✓

✓	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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

Arnold Property



December 20, 2023

1:2,500

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

pointLayer

Override 1

polygonLayer

Override 1

Street Names

Local Streets 5K

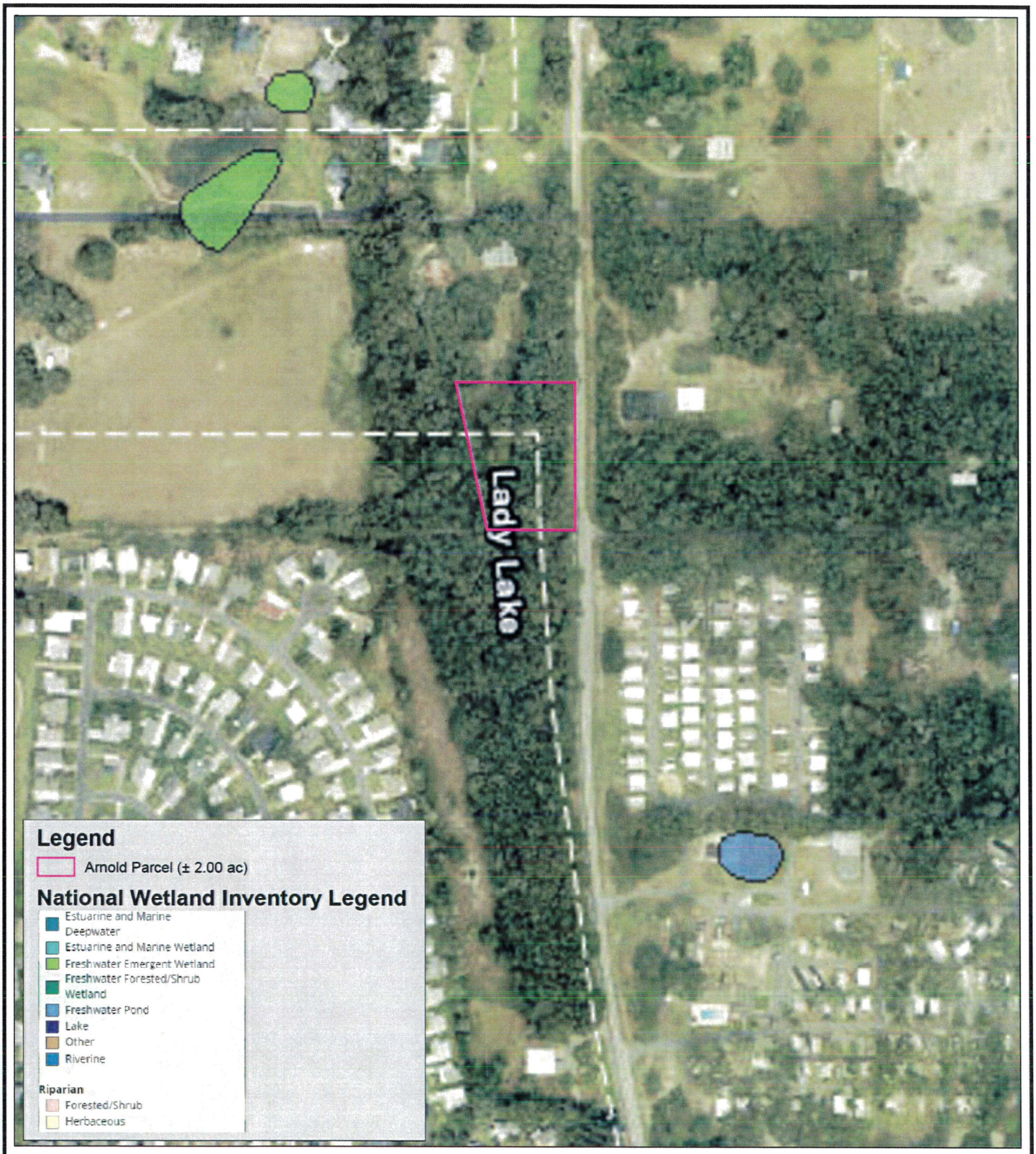
Tax Parcels Alternate Key

Tax Parcels

Lake BCC

Lake County Board of County Commissioners

APPENDIX B



Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

The Arnold Property
41015 CR 25
Weirsdale, Florida 32195

Appendix B

National Wetland Inventory Map

Environmental Assessment

300 Feet

N

Project # 1186.01.23
Produced By: MLP
Date: 12/21/2023

APPENDIX C



Subject Property



Subject Property



Subject Property



Subject Property

ORDINANCE NO. 2018-07

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA, AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-8-(83) WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A LARGE SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

INSTRUMENT #2018067495
OR BK 5123 PG 706 - 708 (3 PGS)
DATE: 6/11/2018 11:38:38 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $27.00

BE IT ORDAINED BY THE TOWN OF LADY LAKE TOWN COMMISSION:

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted Lady Lake Comprehensive Plan by Ordinance No. 81-8(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on March 5, 2018, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

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

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

f. The applicant has filed the application as a Policy Specific Amendment, limiting the maximum Floor Area Ratio (FAR) to 0.55, limiting the maximum building square footage to 622,908 square feet, and prohibiting the use of Distribution Warehouse.

Section 2. Authority.

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

Section 3. Large 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 large scale amendment as indicated below:

(A)	Amendment Number: 18-L-01
Applicant/Owner:	Lighthouse Storage, LLC
General Location:	Along County Road 25, just south of the Lakes of Lady Lake Subdivision, 41101 and 41109 County Road 25, Lady Lake, 32159
Acres:	26.01+/-
Future Land Use	
Change From:	Lake County Urban Medium Density
To:	Lady Lake Commercial Wholesale (CW)

Graphic representation of this Large 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 effect 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 this 4th day of **June, 2018**, 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

Jim Richards, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

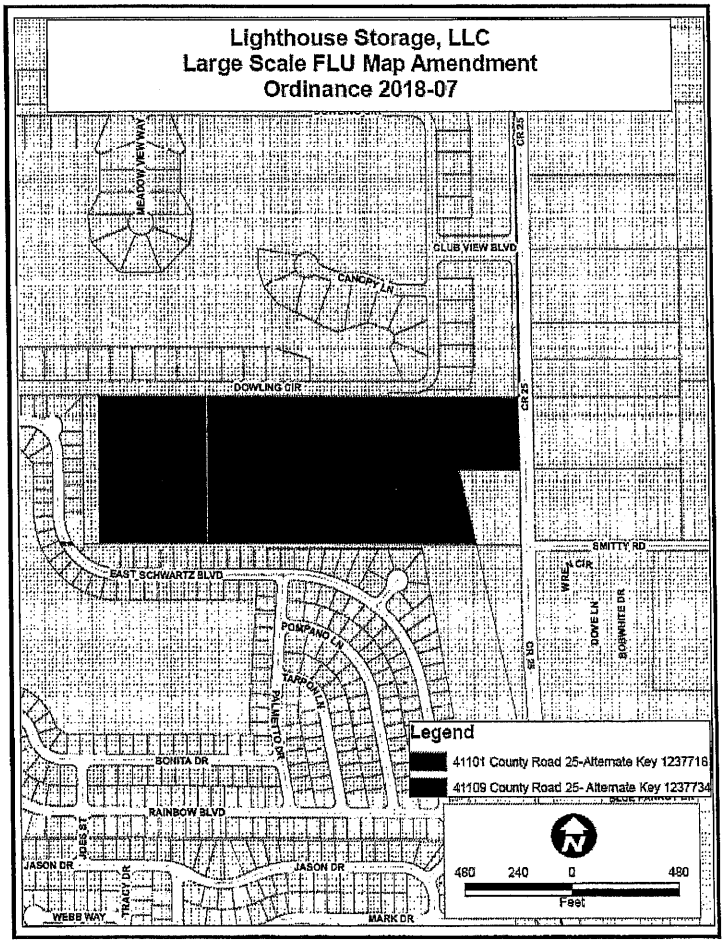
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Descriptions & Map

PARCEL 1: The north ½ of the south ¼ of government lot 6, west of highway, and the southeast ¼ of the south ½ of government lot 5; in Section 5, Township 18 South, Range 24 East, Lake County, Florida, less and except the following described property:

All that the tract or parcel of land laying in a portion of the north ½ of the south ¼ of government lot 6, section 5, township 18 south, range 24 east, Lake County, Florida; being a portion of that property described in O.R. Book 1050, Page 734, of the public records of Lake County, Florida, and being more particularly described as follows: Commencing at a concrete monument located at the intersection of the south line of said section 5 with the existing westerly right-of-way line of State Road 25 – Alternate U.S. 441 & 27A, having a right-of-way width of 66.0 feet; thence n. 00°30'47" w. along said existing westerly right-of-way line a distance of 331.53 feet to the south line of the north ½ of the south ¼ of said government lot 6 and the point of beginning; thence n. 89°54'32" w. along the south line of the north 1/2 of the south ¼ of said government lot 6 a distance of 17.00 feet to the required westerly right-of-way line of said state road 25, thence n. 00°30'47" w. along said required right-of-way a distance of 331.52 feet to the north line of the north ½ of the south ¼ of said government lot 6; thence s. 89°56'24" e. along said north line a distance of 17.00 feet to said existing westerly right-of-way line; thence s. 00°30'47" e. along said existing westerly right-of-way line a distance of 331.53 feet to the point of beginning.

PARCEL 2: The south ½ of the south ¼ of government lot 6, west of easterly right-of-way of railroad, in Section 5, Township 18 South, Range 24 East, Lake County, Florida.



Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylakefl.gov

April 29, 2024

RE: **Notification Letter**
Annexation Ordinance 2024-09, Small Scale Comprehensive Plan Amendment Ordinance 2024-10, and Rezoning Ordinance 2024-11

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of WGB Leasing, LLC and Joseph Prevedel, Jr, to annex, rezone, and amend the future land use designation of two properties located at 41015 County Road 25. The annexation application involves incorporating 2.8 acres of property from unincorporated Lake County into the Town Limits of Lady Lake. The proposed small-scale comprehensive plan amendment proposes to change the future land use designation from Lake County Urban Medium Density to Lady Lake Commercial General – Retail Sales and Services (RET) and rezone from Lake County Agricultural (A) to Lady Lake Planned Commercial (CP).

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

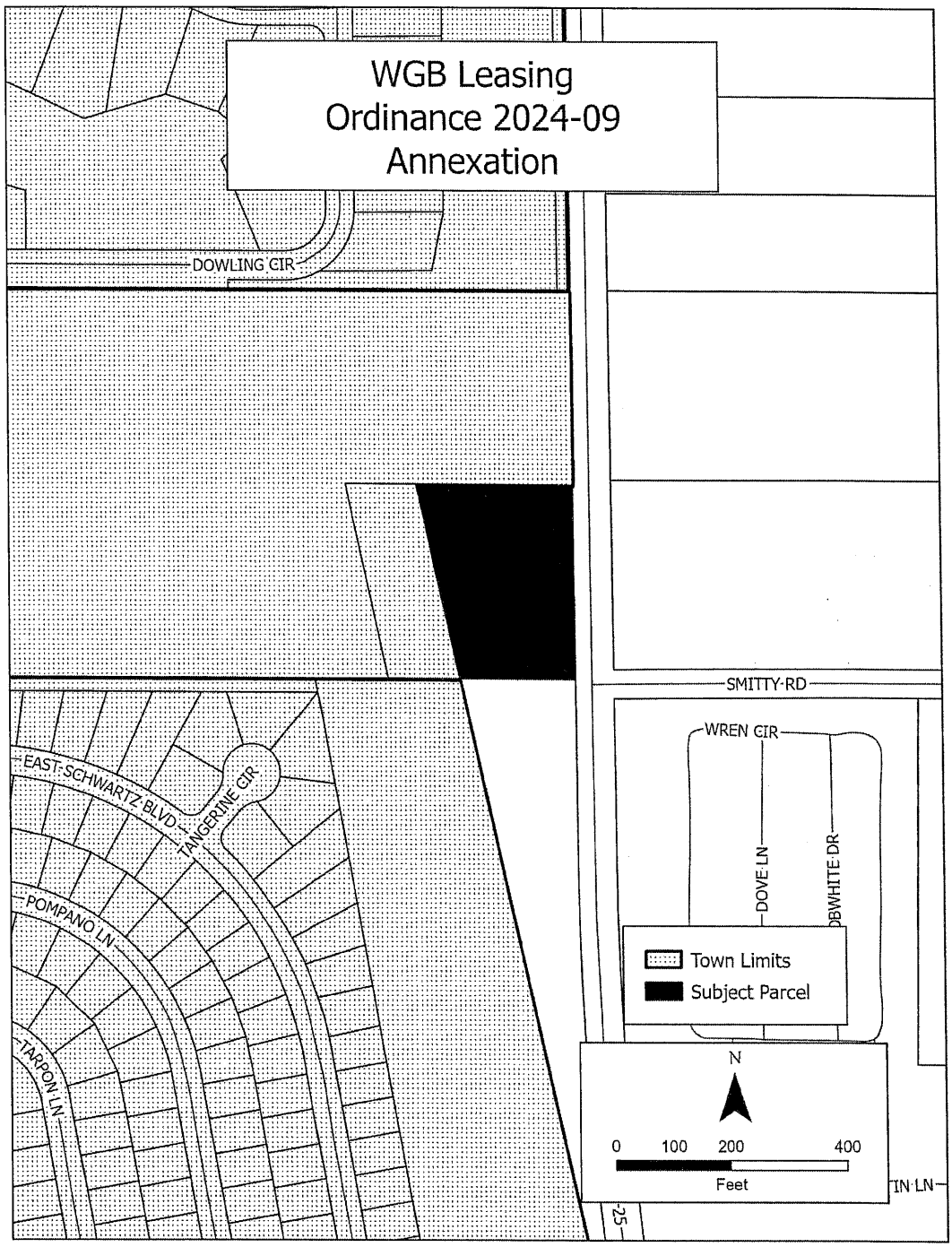
PLANNING AND ZONING BOARD -	Monday, May 13, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY –	Monday, June 3, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, June 3, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, June 17, 2024 at 6:00 p.m.

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.

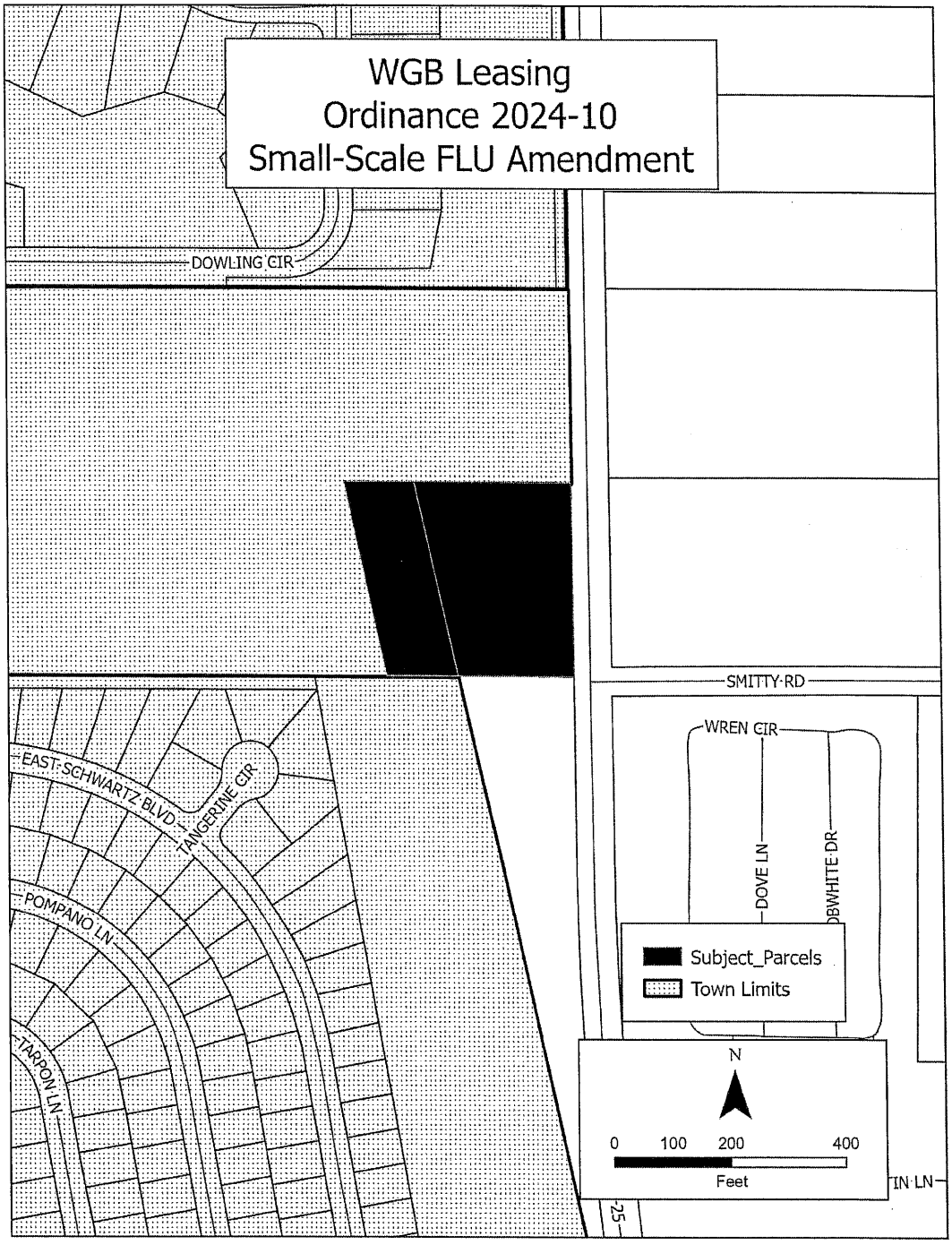
Sincerely,

Rebecca Schneider
Senior Town Planner

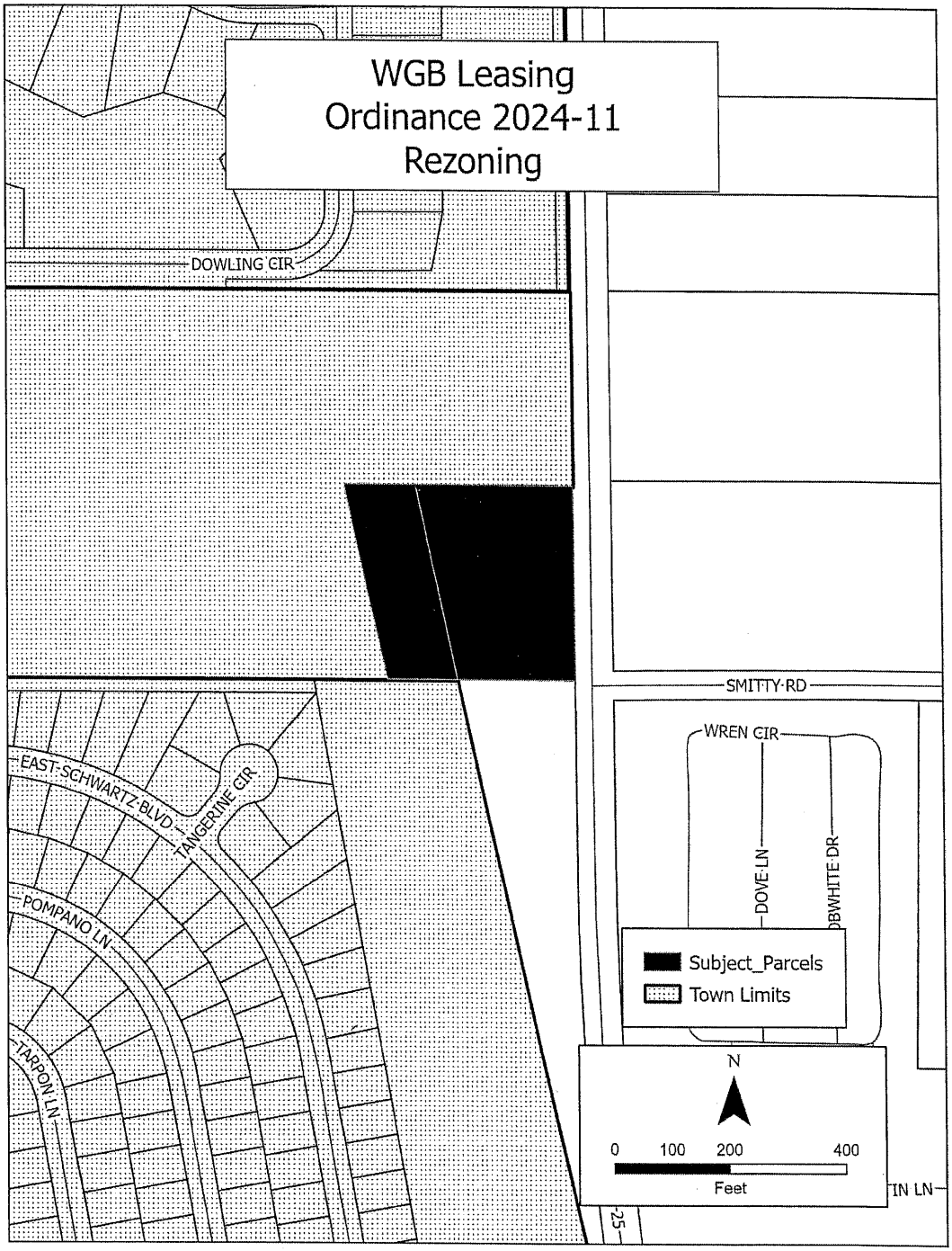
LOCATION MAPS



LOCATION MAPS



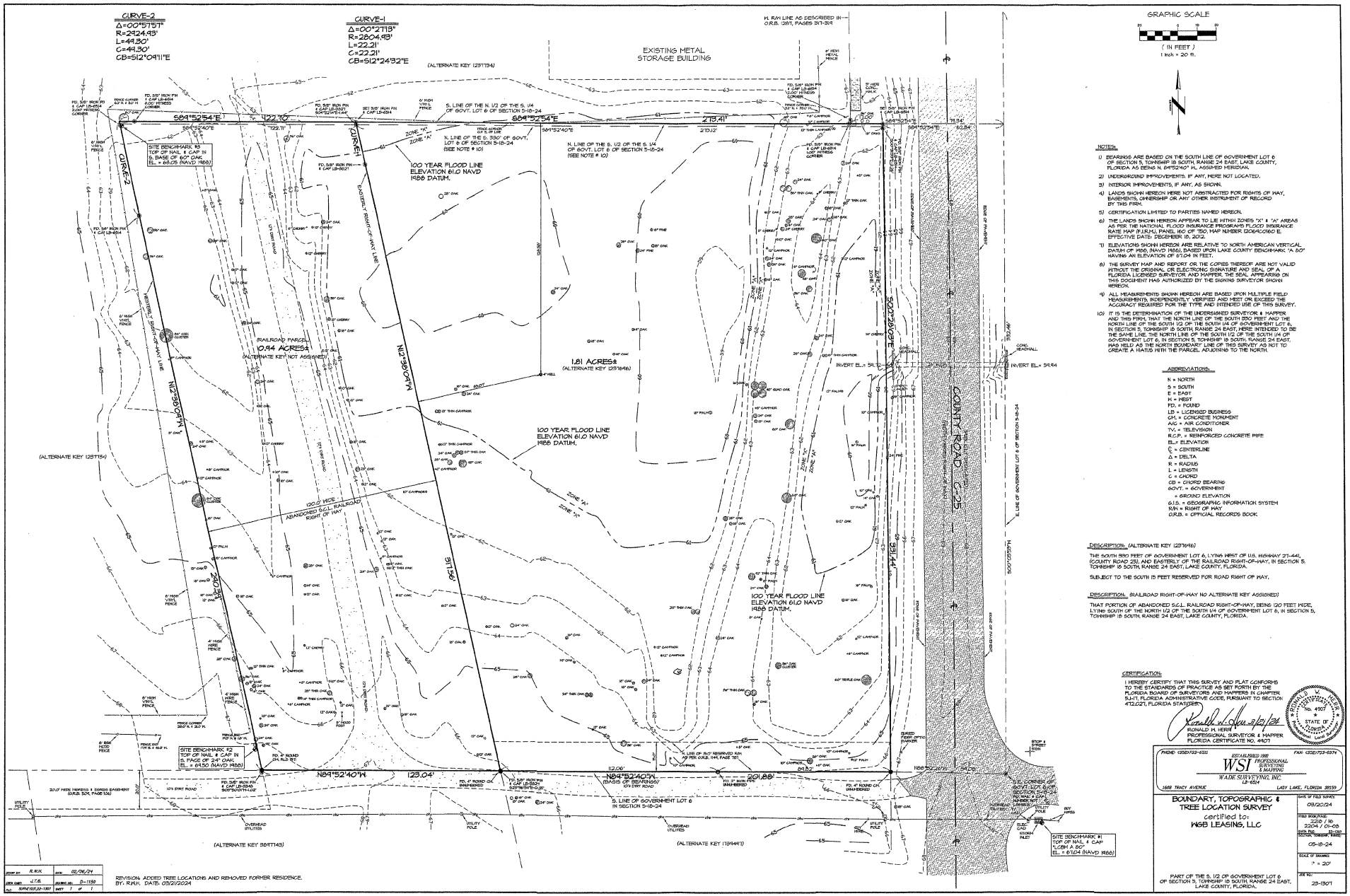
LOCATION MAPS



2024-09,10,11

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
3283783	CHEATHAM DARRELL & SHARON	12107 PLEASURE LN	LOUISVILLE	KY	40272
1237734	CR25A PARTNERS LLC	797 BLANDING BLVD	ORANGE PARK	FL	32065
1739497	LJ HOLDINGS GROUP LLC	4308 SW 63RD ST	OCALA	FL	34474
3951184	PREVEDEL JOSEPH E JR	PO BOX 496	LADY LAKE	FL	32158-0496
3869048	SMITH WILFRED JR	41108 COUNTY ROAD 25	WEIRSDALE	FL	32195-5142
1237777	TEDDER JEFFREY & ELIZABETH A	1535 SMITTY RD	WEIRSDALE	FL	32195-5130
3749871	VILLAGE CENTER CDD	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162-7116
1237696	WGB LEASING LLC	36930 SHADOW HILL DR	FRUITLAND PARK	FL	34731
1698359	WILDER CORPORATION OF DELAWARE	513 N BELCHER RD	CLEARWATER	FL	33765
3279310	WOLFE JEFF & RHONDA	38560 MORNINGSTAR ST	LIVONIA	MI	48152


ANNEXATION
SMALL- SCALE FUTURE LAND USE AMENDMENT
REZONING



NOTES:

1) BEARINGS ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 6 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AS BEING N. 84°52'40" W., ASSUMED MERIDIAN.
2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN ZONES "X" & "A" AREAS AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL 160 OF 750, MAP NUMBER 12069C0160 E, EFFECTIVE DATE: DECEMBER 18, 2012.
7) ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 1988), BASED UPON LAKE COUNTY BENCHMARK "A 80" HAVING AN ELEVATION OF 67.04 IN FEET.
8) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
9) ALL MEASUREMENTS SHOWN HEREON ARE BASED UPON MULTIPLE FIELD MEASUREMENTS, INDEPENDENTLY VERIFIED AND MEET OR EXCEED THE ACCURACY REQUIRED FOR THE TYPE AND INTENDED USE OF THIS SURVEY.
10) IT IS THE DETERMINATION OF THE UNDERSIGNED SURVEYOR & MAPPER AND THIS FIRM, THAT THE NORTH LINE OF THE SOUTH 330 FEET AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, WERE INTENDED TO BE THE SAME LINE. THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, WAS HELD AS THE NORTH BOUNDARY LINE OF THIS SURVEY AS NOT TO CREATE A HIATUS WITH THE PARCEL ADJOINING TO THE NORTH.

ABBREVIATIONS:

N = NORTH
S = SOUTH
E = EAST
W = WEST
FD. = FOUND
LB = LICENSED BUSINESS
CM. = CONCRETE MONUMENT
A/C = AIR CONDITIONER
TV. = TELEVISION
R.C.P. = REINFORCED CONCRETE PIPE
EL.= ELEVATION
℄ = CENTERLINE
Δ = DELTA
R = RADIUS
L = LENGTH
C = CHORD
CB = CHORD BEARING
GOVT. = GOVERNMENT
± GROUND ELEVATION
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK

DESCRIPTION: (ALTERNATE KEY 1257646)

THE SOUTH 990 FEET OF GOVERNMENT LOT 6, LYING WEST OF U.S. HIGHWAY 27-441, (COUNTY ROAD 25), AND EASTERLY OF THE RAILROAD RIGHT-OF-WAY, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

SUBJECT TO THE SOUTH 15 FEET RESERVED FOR ROAD RIGHT OF WAY.

DESCRIPTION: (RAILROAD RIGHT-OF-WAY NO ALTERNATE KEY ASSIGNED)

THAT PORTION OF ABANDONED S.C.L. RAILROAD RIGHT-OF-WAY, BEING 120 FEET WIDE, LYING SOUTH OF THE NORTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RONALD H. HERR
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4407

STATE OF FLORIDA — No. 4407 — RONALD H. HERR — LICENSED PROFESSIONAL SURVEYOR & MAPPER

PHONE: (352)753-6311 FAX: (352)753-6374
ESTABLISHED 1988
WSI PROFESSIONAL SURVEYING & MAPPING
WADE SURVEYING, INC.
LB 4904
1668 TRACY AVENUE LADY LAKE, FLORIDA 32159

BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY
certified to:
WGB LEASING, LLC

PART OF THE S. 1/2 OF GOVERNMENT LOT 6 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

DATE OF FIELD SURVEY:	03/20/24
FIELD BOOK/PAGE:	2219 / 16 2204 / 01-05
DATA FILE:	25-1307
CONTROL NUMBER:	
DRAWN:	R.H.H.
CHECKED:	05-8-24
SCALE OF DRAWING:	1" = 20'
JOB NO.:	25-1307

REVISION: ADDED TREE LOCATIONS AND REMOVED FORMER RESIDENCE. BY: R.H.H. DATE: 05/21/2024

DRAWN BY:	R.H.H.	DATE:	02/06/24
DATA DISK:	4.7 B	BOUNDARY NO.:	D-1150
JOB NO.:	SURVEY\2025-1307	SHEET:	1 OF 1

PLANNING & ZONING BOARD MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Ordinance 2024-11 — Rezoning — WGB Leasing, LLC — An Ordinance Changing the Zoning Designation for Certain Properties Being Approximately 2.8 Acres Owned by WGB Leasing, LLC Located West of Teague Trail and North of Smitty Road from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Commercial (CP) with in Lake County and the Town Limits of the Town of Lady Lake, Florida.

AGENDA ITEM ID

2024077

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward Ordinance 2024-11 to the Town Commission with the recommendation of approval.

2. Motion to forward Ordinance 2024-11 to the Town Commission with the recommendation of deni

Staff recommends approval of Ordinance 2024-11.

On Thursday, April 4, 2024, applications were filed with the Town of Lady Lake by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of property owners WGB Leasing, LLC to amend the zoning classification for 2.8 acres. The application was filed requesting to rezone the subject properties from Lake County Agricultural (A) and Lady Lake Planned Unit Development (PUD) to Lady Lake Planned Commercial (CP).

The proposed memorandum of agreement is included with Ordinance 2024-11.

The Project shall be served by the Town's central water and sewer systems, and the Property Owners shall be responsible for the cost of all off-site and on-site installation of water and sewer, as well as 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 subject property is located in Section 05, 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	Lady Lake Planned Unit Development (PUD)
East	Teague Trail ROW/ Lake County Agriculture (A)
South	Lake County Community Commercial (C-2)/ Lady Lake Planned Commercial
West	Lady Lake Planned Unit Development (PUD)

The existing zoning designation is Lake County Agriculture (A) and Lady Lake Planned Unit Development (PUD). The proposed zoning designation is Lady Lake Planned Commercial. The CP designation is consistent with adjacent properties.

PROPOSAL

The proposed project consists of approximately one acre of land currently zoned commercial Planned Unit Development. The rezoning of this portion of the project was approved by the Town Commission on June 4, 2018 as part of the land use applications for the Lighthouse Storage facility. The remaining 1.8 acres is currently zoned Lady Lake Agricultural.

As part of the memorandum of agreement, the owner proposed the following:

1. Permitted Uses:

    1. Restaurant
    2. Bar
    3. Retail Sales & Services
    4. Water Retention

1. Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.
2. Design Standards.

1. A. The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).
2. B. The maximum floor area ratio shall be limited to .5.
3. C. Maximum building height is forty-five feet (45').
4. D. Setback requirements shall be:

    1) Front Yard Setback: Roadway - twenty (20) feet minimum

    2) Rear Yard Setback: fifteen (10) feet minimum

    3) Side Yard Setback When Adjoining:

1. Another lot - fifteen (10) feet minimum
2. Local roadway - twenty (20) feet minimum

1. 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 regular parking spaces shall be ten by twenty (10 x 20) feet in size. Florida Accessible parking spaces shall be twelve by twenty (12x20) feet in size with 8 feet wide minimum Van Accessible access aisle.
2. Landscaping. Landscaping requirements shall be Landscape Buffers Class A and B around the perimeter of the subject property line as delineated in Chapter 10, Landscaping section of the Land Development Regulations. A landscape Class A buffer will be provided on the North, West, and South property lines. A landscape Class B buffer will be provided on the East property line. The owner shall maintain all landscaping in good order pursuant to all Town codes and shall maintain all fences in good order as determined by the Town. Maintaining all fences in good order includes, but is not limited to, keeping fences clean with no mildew, repairing or replacing any breaks and ensuring fences are not stained, rusted or otherwise unsightly.

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 Planning and Zoning Board.

Staff mailed notices to inform the surrounding ten property owners within 150 feet of the property on Monday, April 29, 2024. The properties were posted on Monday, April 29, 2024.

FISCAL IMPACT

Not applicable.

SOURCE OF FUNDING

Not applicable.

FUNDING ACCOUNT

Not applicable.

PAST ACTIONS

The Technical Review Committee found that Ordinance 2024-11 was ready for transmittal to the Planning and Zoning Board.

PUBLIC HEARINGS

The first reading of Ordinance 2024-11 before the Town Commission is scheduled for Monday, June 17, 2024, at 6 p.m. The second and final reading is scheduled for Monday, July 1, 2024, at 6 p.m.

Backup material for this agenda item includes:

1. Ord. No. 2024-11 - Rezoning
2. Supporting - WGB Rezoning

DRAFT ORDINANCE 2024-11
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES BEING APPROXIMATELY 2.8 ACRES OWNED BY WGB LEASING, LOCATED ON THE WEST SIDE OF TEAGUE TRAIL, NORTH OF SMITTY ROAD; ADDRESSED AS 41015 COUNTY ROAD 25 IN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND TOWN OF LADY ALKE PLANNED UNIT DEVELOPMENT (PUD) TO TOWN OF LADY LAKE PLANNED COMMERCIAL (CP); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance 91-21) pursuant to the requirements of Chapter 163, Part H, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part 2, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations (LDRs) of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

SECTION 1: Petition

Based upon the petition of certain landowners of property, which is located in Lady Lake, Florida, and described in Exhibit “A” hereto, a request has been made that the property be zoned “Planned Commercial” (CP), entitled to the uses set forth in the Memorandum of Agreement attached as Exhibit “B” to be developed in substantial accordance with the Conceptual Plan, attached hereto as 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 zoned "Planned Commercial" (CP).

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 1st day of July 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:

Parcel One

Alternate Key: 1237696; S 330 FT OF GOV LOT 6 LYING BETWEEN HWY & RR ORB 6258 PG 1999

Parcel Two

Alternate Key: 3951184; THAT PORTION OF ABANDONED SCL RAILROAD RIGHT OF WAY BEING 120 FEET WIDE LYING IN SOUTH 330 FEET OF THE GOVERNMENT LOT 6 ALSO DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6 ORB 3789 PG 138 140

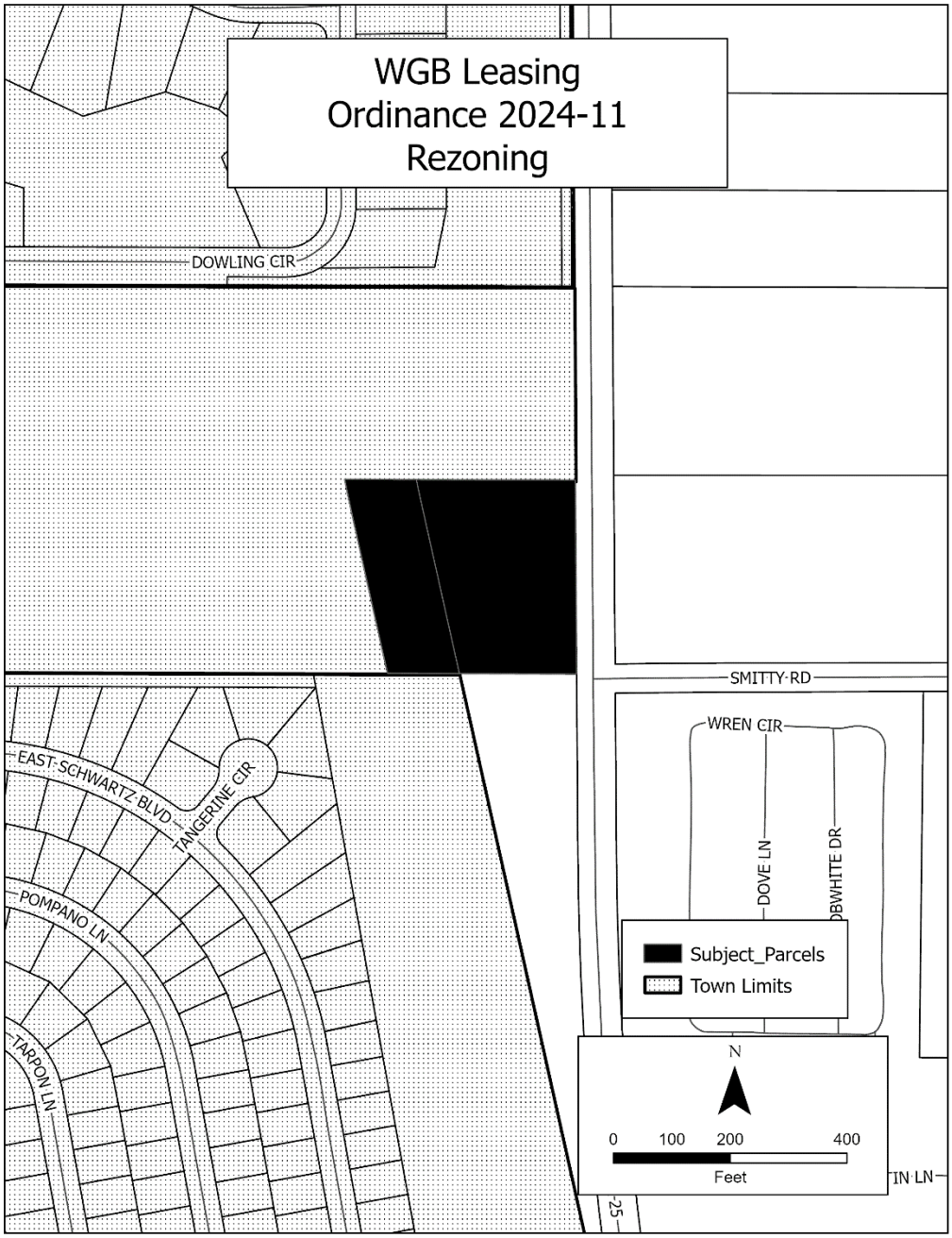


EXHIBIT B

MEMORANDUM OF AGREEMENT

This **MEMORANDUM OF AGREEMENT** is dated this ___ day of _____, 2024 between the Town of Lady Lake, Florida (the "Town") and WBG Leasing, LLC ("Property Owners").

RECITALS

The Property Owners are the fee simple owners of certain real property in Lady Lake, Florida, as described in the legal description attached as Exhibit "A".

The real property described in the legal description has Future Land Use Map designations of Lake County Urban Medium and Town of Lady Lake Commercial Wholesale (CW). The current zoning is Lake County Agriculture (A) and Town of Lady Lake Planned Unit Development (PUD).

The applicant wishes to change the Future Land Use Map Designation of the property in Exhibit "A" to Town of Lady Lake Commercial General Retail Sales and Services (RET) and the zoning to Planned Commercial (CP), consistent with Lady Lake Comprehensive Plan and Land Development Code. This change is compatible with adjacent uses.

The Town currently has potable water and sanitary sewer capacity available for the proposed facilities.

At this time, the owners wish to enter into a 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 Planned Commercial (CP) zoning for that property described in the attached legal description, Exhibit "A".

1) Permitted Uses:
    a) Restaurant
    b) Bar
    c) Retail Sales & Services
    d) Water Retention
2) Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.
3) Design Standards.
    a) The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%). The maximum floor area ratio shall be limited to .5.
    b) The maximum building height is forty-five feet (45').

c) Setback requirements shall be:

1) Front Yard Setback: Roadway - twenty (20) feet minimum

2) Rear Yard Setback: fifteen (10) feet minimum

3) Side Yard Setback When Adjoining:

a) Another lot - fifteen (10) feet minimum

b) Local roadway - twenty (20) feet minimum

4) 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 regular parking spaces shall be ten by twenty (10 x 20) feet in size. Florida Accessible parking spaces shall be twelve by twenty (12x20) feet in size with 8 feet wide minimum Van Accessible access aisle.

5) Landscaping. Landscaping requirements shall be Landscape Buffers Class A and B around the perimeter of the subject property line as delineated in Chapter 10, Landscaping section of the Land Development Regulations. A landscape Class A buffer will be provided on the North, West, and South property lines. A landscape Class B buffer will be provided on the East property line. The owner shall maintain all landscaping in good order pursuant to all Town codes and shall maintain all fences in good order as determined by the Town. Maintaining all fences in good order includes, but is not limited to, keeping fences clean with no mildew, repairing or replacing any breaks and ensuring fences are not stained, rusted or otherwise unsightly.

6) Heirs and Successors. The terms and conditions as set forth in this Memorandum of Agreement shall insure 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.

7) The property shall be developed in substantial accordance with an approved site plan incorporating all conditions of this Memorandum of Agreement. Said plans shall be submitted for review and approval of the Technical Review Committee and Town Commission prior to authorization and issuance of a development order.

8) 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.

9) 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.

10) Infrastructure. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by impacts of the project (i.e. Concurrency Management).

11) Signage. Owner will display wall signs to meet design standards with the Town's approval. The final design and layout shall be submitted for proper approval.

12) Potable Water & Sanitary Sewer. The property described in Exhibit "A'" shall connect to the Town of Lady Lake's potable water, central sewer, and reclaim/reuse systems at the time of commencement. All costs associated with design permitting, engineering, materials, construction, and inspections shall be the sale cost of the developer.

13) Compliance with All Requirements. No person, firm, corporation, or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the subject property without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and Town Code of Ordinances. 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.

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

15) Enforcement. In addition to any other remedies available under Florida Law, the Town Commission may enforce this Memorandum of Agreement through litigation or through the Code Enforcement proceedings. The Town shall be entitled to recover all attorney's fees and costs incurred in seeking enforcement of this Memorandum of Agreement. The Town is also entitled to rescission of this Agreement, if it desires, and any and all rights conferred under this Agreement in the event Owner violates this Agreement. 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 written.

TOWN OF LADY LAKE

_____

Ed Freeman, Mayor

Attest:

_____

Nancy Wilson, Town Clerk

Approved as to form:

_____

Derek Schroth, Town Attorney

PROPERTY OWNER

_____
Property Owner

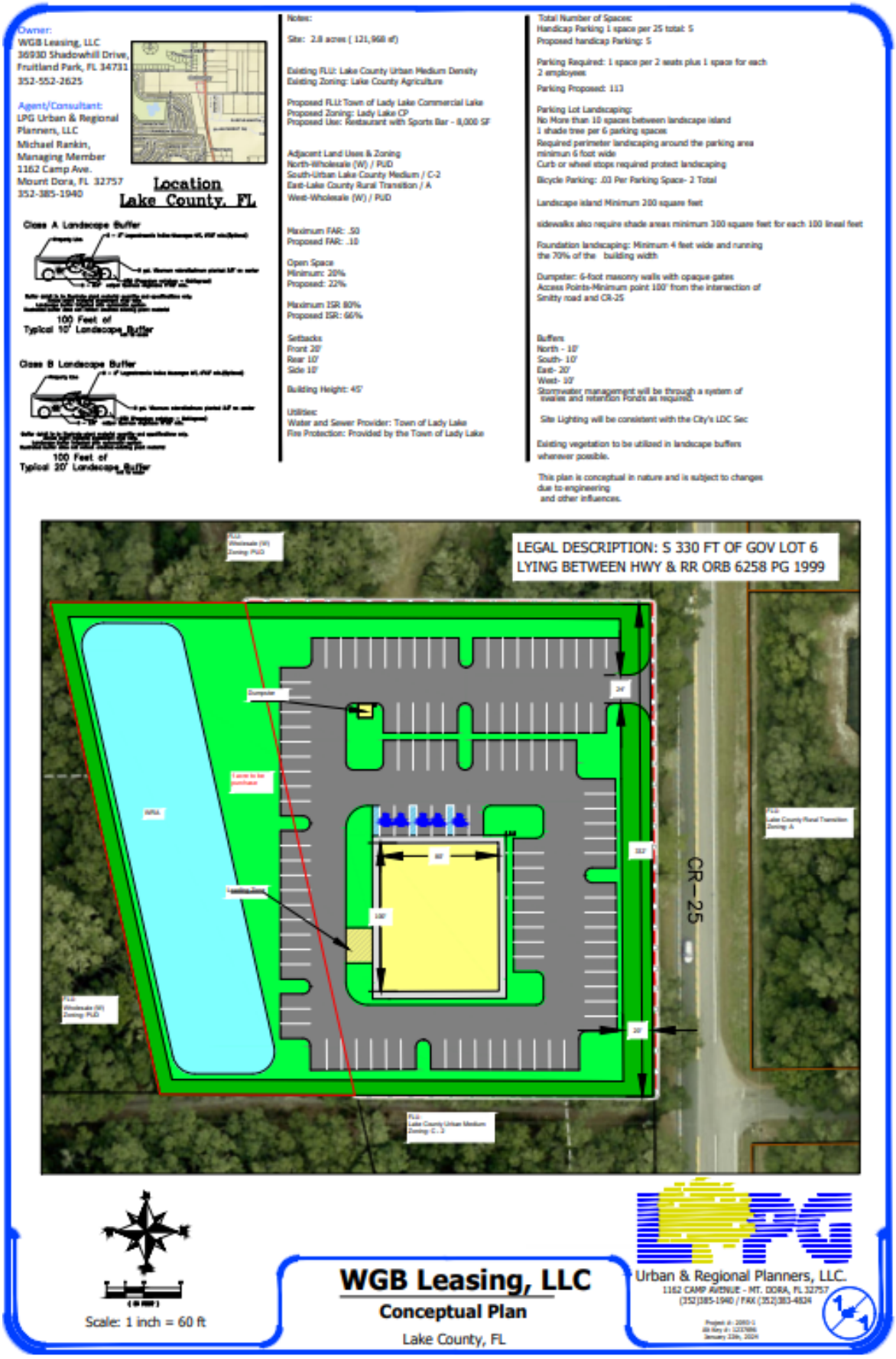
STATE OF FLORIDA
COUNTY OF LAKE

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.

My Commission Expires:

_____
Notary Public Signature

EXHIBIT C — CONCEPTUAL PLAN



TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT

REZONING APPLICATION

Owner's Information

Owner's Name: WGB Leasing, LLC, George Barlow, Manager

Mailing Address: 36930 Shadow Hill Drive, Fruitland Park, FL 34731

Telephone Number: 352-552-2625 Email Address: GBarlow711@gmail.com

Applicant's Information

Applicant's Name: LPG Urban and Regional Planners, LLC, Michael Rankin, Manager

Mailing Address: 1162 Camp Ave., Mount Dora, FL 32757

Telephone Number: 352-385-1940 Email Address: MichaelR@lpgurp.com

Applicant is: ____Owner __X__Agent ____Purchaser ____Lessee ____Other

Property Information

Property Address/Location: 41015 County Road 25

Alternate Key: 1237696, 3951184

Legal Description:
See Attached

The property is located in the vicinity of the following streets:
West side of CR 25 and north of Smitty Road

Area of the Property: 121,968 Square Feet 2.8 Acres

Utilities: __X__Central Water __X__Central Sewer _____Well _____Septic Tank

Existing Zoning of Property: Agriculture

Requested Zoning of Property: Planned Commercial (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:
1 - manufactured home of 782 SF

Proposed Use of Property: Restaurant with full service bar

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:
Annexation and SSCPA have been filed simultaneously

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: 4/4/24 Received by: BSchneider

Rezoning Fees Paid: $2500.00

REZONING
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared George Barlow, 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: Restaurant with full service bar
3. That he has appointed Michael Rankin 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.

George Barlow

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 03 day of April, 2024, by George Barlow, who is personally known to me or who has produced DL. as identification and who did (did not) take an oath.

Dorothy Purvis

Notary Public

Notary Public State of Florida
Dorothy Purvis
My Commission
HH 253786
Exp. 8/12/2026

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

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority personally appeared Michael Rankin, 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: Restaurant with full service bar

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 1 day of April, 20 24 by Michael Rankin, who is personally known to me or who has produced Personally Known as identification and who did (did not) take an oath.

Notary Public

CATHERINE A. REEL
Commission # HH 471301
Expires December 29, 2027

CATHERINE A. REEL
NOTARY PUBLIC
MY COMMISSION
EXPIRES 12-29-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 471301

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
WGB LEASING, LLC

Filing Information

Document Number	L23000526392
FEI/EIN Number	93-4648968
Date Filed	11/28/2023
State	FL
Status	ACTIVE

Principal Address

36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Mailing Address

36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Registered Agent Name & Address

HUNT, ASHLEY S
601 S. 9TH STREET
LEESBURG, FL 34748

Authorized Person(s) Detail

Name & Address

Title MGR

BARLOW, GEORGE
36930 SHADOW HILL DRIVE
FRUITLAND PARK, FL 34731

Annual Reports

Report Year	Filed Date
2024	01/17/2024

Document Images

01/17/2024 -- ANNUAL REPORT View image in PDF format

Florida Department of State, Division of Corporations

PROPERTY RECORD CARD

General Information

Name:	WGB LEASING LLC	**Alternate Key:**	1237696
Mailing Address:	36930 SHADOW HILL DR FRUITLAND PARK, FL 34731 *Update Mailing Address*	**Parcel Number:**	05-18-24-0003-000-02400
		Millage Group and City:	0001 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	41015 COUNTY ROAD 25 WEIRSDALE FL, 32195	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	S 330 FT OF GOV LOT 6 LYING BETWEEN HWY & RR ORB 6258 PG 1999		

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	MANUFACTURED HOME (0230)	0	0		2.000	Acre	$67,500.00	$67,500.00

Click here for Zoning Info Map FEMA Flood

Residential Building(s)

Building 1

Residential	Building Value: $18,380.00

Summary

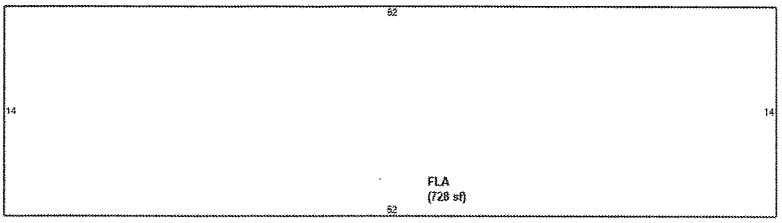
Year Built: 1984	Total Living Area: 728	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	728

View Larger / Print / Save



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
6258 / 1999	12/2023	Warranty Deed	Qualified	Improved	$169,000.00
1149 / 787	02/1992	Quit Claim Deed	Unqualified	Improved	$0.00
989 / 690	11/1988	Warranty Deed	Qualified	Vacant	$12,000.00

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	$85,880	$85,880	$85,880	5.0364	$432.53
SCHOOL BOARD STATE	$85,880	$85,880	$85,880	3.2080	$275.50
SCHOOL BOARD LOCAL	$85,880	$85,880	$85,880	2.9980	$257.47
LAKE COUNTY WATER AUTHORITY	$85,880	$85,880	$85,880	0.2940	$25.25
NORTH LAKE HOSPITAL DIST	$85,880	$85,880	$85,880	0.1500	$12.88

ST JOHNS RIVER FL WATER MGMT DIST	$85,880	$85,880	$85,880	0.1793	$15.40
LAKE COUNTY MSTU STORMWATER	$85,880	$85,880	$85,880	0.4957	$42.57
LAKE COUNTY MSTU AMBULANCE	$85,880	$85,880	$85,880	0.4629	$39.75
LAKE COUNTY VOTED DEBT SERVICE	$85,880	$85,880	$85,880	0.0918	$7.88
LAKE COUNTY MSTU FIRE	$85,880	$85,880	$85,880	0.5138	$44.13
				Total: 13.4299	**Total:** $1,153.36

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.

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	PREVEDEL JOSEPH E JR	**Alternate Key:**	3951184
Mailing Address:	PO BOX 496 LADY LAKE, FL 32158-0496 *Update Mailing Address*	**Parcel Number:**	05-18-24-0003-000-06400
		Millage Group and City:	00LL Lady Lake
		2023 Total Certified Millage Rate:	16.3304
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	0 UNASSIGNED LADY LAKE FL, 32159	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	THAT PORTION OF ABANDONED SCL RAILROAD RIGHT OF WAY BEING 120 FEET WIDE LYING IN SOUTH 330 FEET OF THE GOVERNMENT LOT 6 ALSO DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6 ORB 3789 PG 138 140		

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 COMMERCIAL (1000)	0	0		0.940	Acre	$39,809.00	$39,809.00

Click here for Zoning Info Map FEMA Flood

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
3789 / 138	07/2007	Quit Claim Deed	Unqualified	Vacant	$100.00
3789 / 140	07/2007	Quit Claim Deed	Unqualified	Vacant	$100.00

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	$39,809	$39,809	$39,809	5.0364	$200.49
SCHOOL BOARD STATE	$39,809	$39,809	$39,809	3.2080	$127.71
SCHOOL BOARD LOCAL	$39,809	$39,809	$39,809	2.9980	$119.35
LAKE COUNTY WATER AUTHORITY	$39,809	$39,809	$39,809	0.2940	$11.70
NORTH LAKE HOSPITAL DIST	$39,809	$39,809	$39,809	0.1500	$5.97
ST JOHNS RIVER FL WATER MGMT DIST	$39,809	$39,809	$39,809	0.1793	$7.14
TOWN OF LADY LAKE	$39,809	$39,809	$39,809	3.3962	$135.20
LAKE COUNTY MSTU AMBULANCE	$39,809	$39,809	$39,809	0.4629	$18.43
LAKE COUNTY VOTED DEBT SERVICE	$39,809	$39,809	$39,809	0.0918	$3.65
LAKE COUNTY MSTU FIRE	$39,809	$39,809	$39,809	0.5138	$20.45
				Total: 16.3304	**Total:** $650.09

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.

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Property data updated nightly.
Site Notice

INSTRUMENT#: 2023153219 OR BK 6258 PG 1999 PAGES: 2 12/18/2023 2:28:22 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$1183.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Jenny McKinney, an employee of
First International Title
426 Teague Trail
Lady Lake, FL 32159

File No.: 237741-81

WARRANTY DEED

This indenture made on **December 18, 2023** by **Danny T. Arnold, a single man,** whose address is: 41330 Ponds Lane, Weirsdale, FL 32195 hereinafter called the "grantor", to **WGB Leasing, LLC, a Florida Limited Liability Company,** whose address is: 36930 Shadow Hill Dr, Fruitland Park, FL 34731, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, **Florida,** to-wit:

The South 330 Feet of Government Lot 6, Lying West of U. S. Hwy 27-441 and Easterly of The Railroad Right of Way, in Section 5, Township 18 South, Range 24 East, Lake County, Florida.

Subject To The South 15 Feet Reserved For Road Right of Way.
Parcel Identification Number: **05-18-24-0003-000-02400**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Danny T. Arnold

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Jeremy Lloyd

Address: First International Title
426 Teague Trail
Lady Lake, FL 32159

2nd Witness Signature

Print Name: J.McKinney

Address: First International Title
426 Teague Trail
Lady Lake, FL 32159

State of Florida

County of LAKE

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on 12-18-2023, by **Danny T. Arnold**, who ( ) is/are personally known to me or who (✓) produced a valid DL as identification.

Notary Public Signature

Printed Name: Jeremy Lloyd

My Commission Expires:

(NOTARY SEAL)

Notary Public State of Florida
Jeremy Lloyd
My Commission HH 381575
Expires 4/2/2027

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Jenny McKinney, an employee of
First International Title
426 Teague Trail
Lady Lake, FL 32159

File No.: 241305-81

WARRANTY DEED

This indenture made on **April 02, 2024** by **Joseph Ernest Prevedel, Jr., a married man,** whose address is: 271 County Road 420, Athens, TN 37303 hereinafter called the "grantor", to **WGB Leasing, LLC, a Florida Limited Liability Company,** whose address is: 36930 Shadow Hill Dr, Fruitland Park, FL 34731, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, **Florida,** to-wit:

The Land referred to herein below is situated in the County of LAKE, State of Florida, and is described as follows:

All that part of the abandoned railroad right of way lying within the following parcel:

The South 330 feet of Government Lot 6, lying West of the Easterly right of way of railroad, in Section 5, Township 28 South, Range 24 East, Lake County, Florida; also described as the South 1/2 of the South 1/4 of Government Lot 6, lying West of the Easterly right of way railroad; also described as the South 1/4 of the Southeast 1/4 of the Southwest 1/4 lying West of the Easterly right of way of railroad.
Parcel Identification Number: 05-18-24-0003-000-06400

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Joseph ~~Earnest~~ Prevedel, Jr.
Ernest

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Ayana Porter

Address: 1306 decatore Pike
Athens, TN 37303

2nd Witness Signature

Print Name: Alexandria Culberson

Address: 1306 Decatur Pike
Athens TN. 37303

State of Tennessee

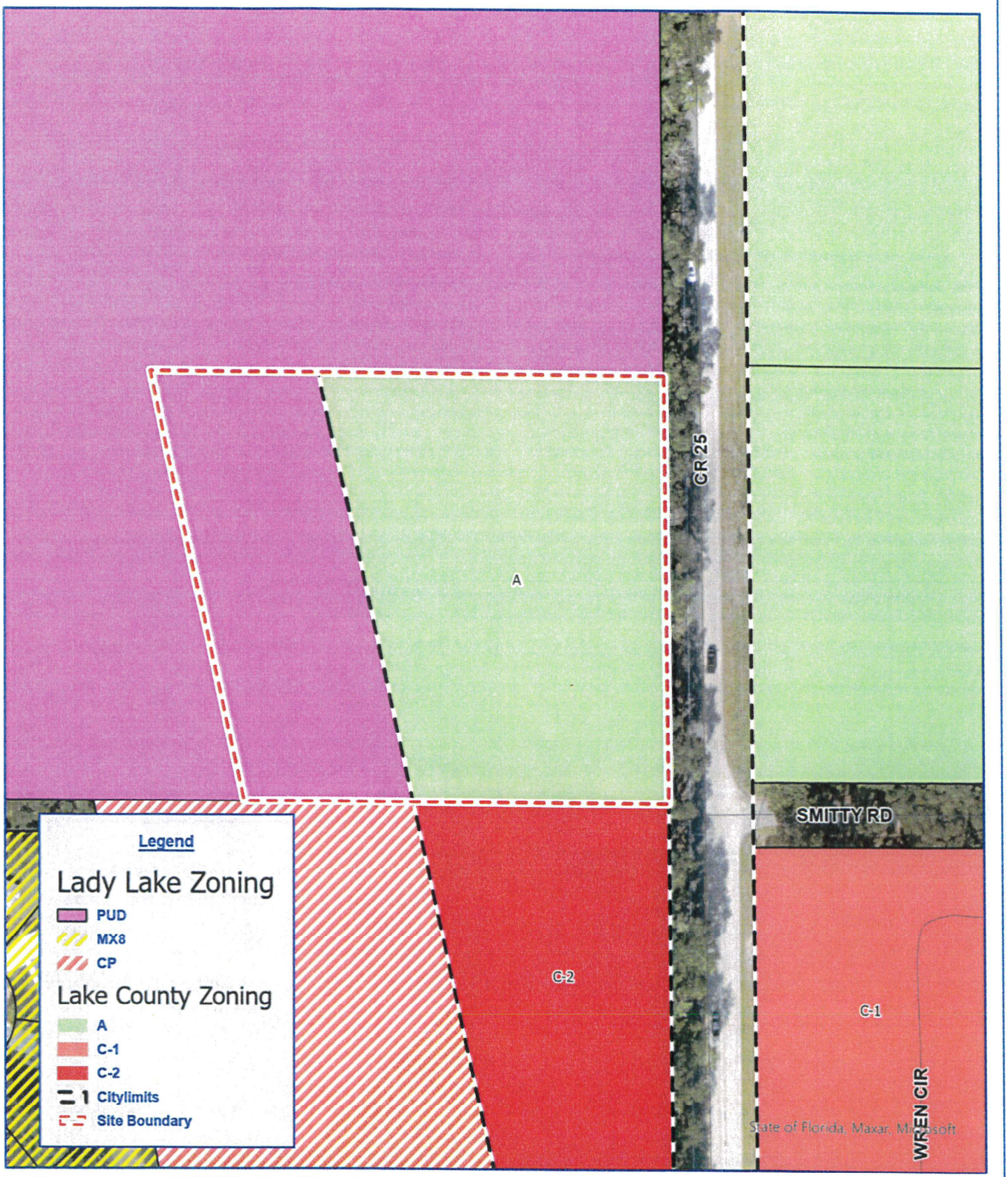
County of McMinn

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on 1 April 2024, by **Joseph ~~Earnest~~ Prevedel, Jr.**, who ( ) is/are personally known to me or who (X) produced a valid TN Drivers License as identification.

*~~Earnest~~

Notary Public Signature
Printed Name: Christine P. Gephart
My Commission Expires: 29 July 2025

(NOTARY SEAL) CHRISTINE P. GEPHART STATE OF TENNESSEE NOTARY PUBLIC



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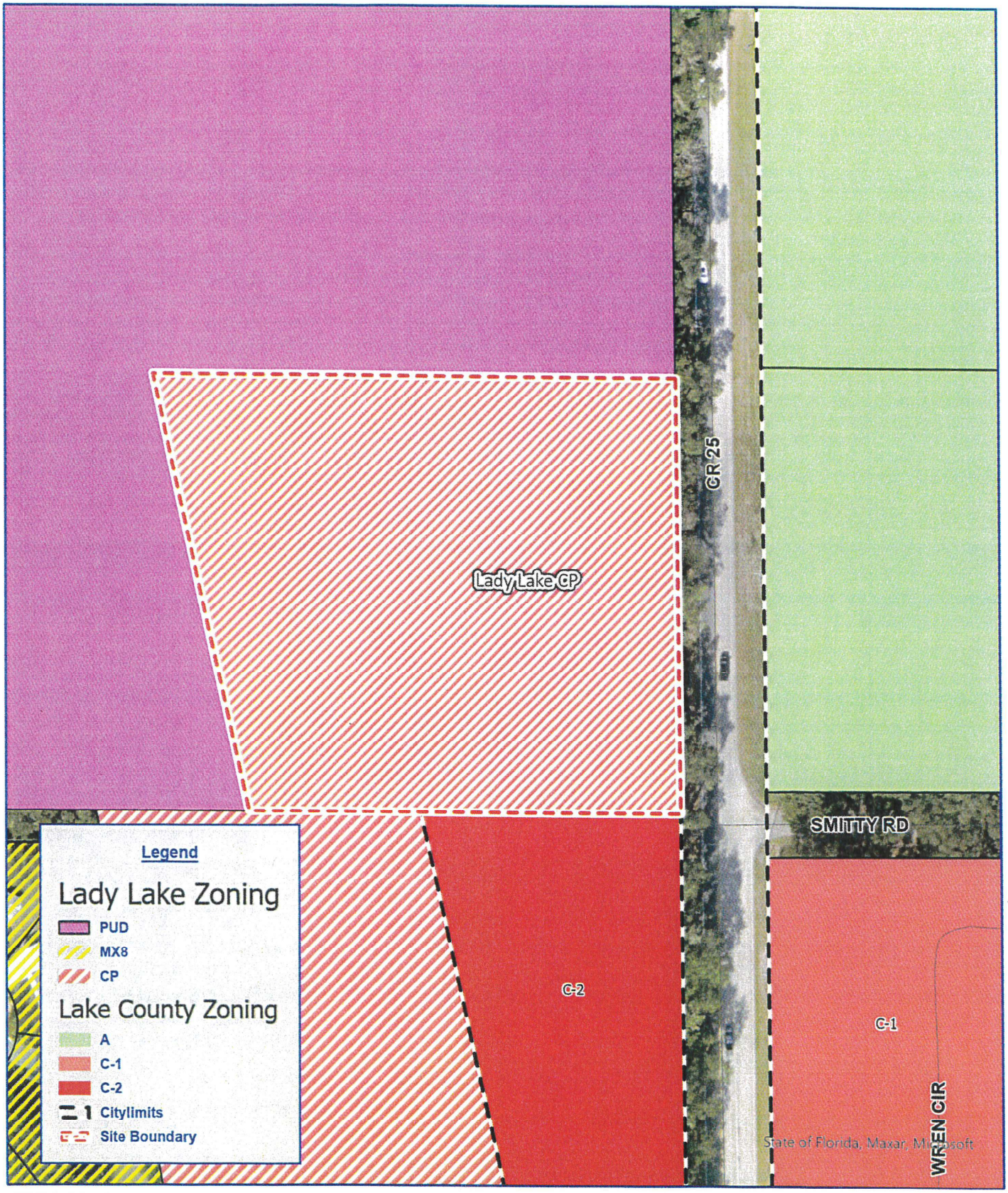
Scale: 1:1,200

WGB Leasing, LLC

Lake County, Florida
Existing Zoning Map

Project:2093-1
File: FLU
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824



N
W E
S

30 0 30 60 90 120 Feet

Scale: 1:1,200

WGB Leasing, LLC

Lake County, Florida
Proposed Zoning Map

Project:2093-1
File: Prop Zoning
Name: WGB Leasing, LLC
PM: S. Lindh
Date: December 18, 2023
Created By: T. Kalebaugh

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-6824

ORDINANCE NO. 2018-08

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY OWNED BY LIGHTHOUSE STORAGE, LLC, CONSISTING OF TWO (2) LOTS BEING APPROXIMATELY 26.01+/- ACRES, REFERENCED BY ALTERNATE KEY NUMBERS 1237718 AND 1237734, ADDRESSED AS 41101 AND 41109 COUNTY ROAD 25 WITHIN LAKE COUNTY, FLORIDA, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY AGRICULTURE (AG) AND LAKE COUNTY COMMUNITY FACILITIES DISTRICT (CFD) TO LADY LAKE COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

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

Section 1. Based upon the petition of certain landowner of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned to Commercial "Planned Unit Development" (PUD), as described in the Memorandum of Agreement "Exhibit B", and shown on the Bubble 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 rezoned to Commercial "Planned Unit Development" (PUD).

INSTRUMENT #2018067496
OR BK 5123 PG 709 - 716 (8 PGS)
DATE: 6/11/2018 11:38:38 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $69.50

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 effect 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 by the Town Commission of the Town of Lady Lake, Florida, this **4th** day of **June, 2018**.

TOWN OF LADY LAKE, FLORIDA

Jim Richards, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

Passed on First Reading 3/5/2018
Passed on Second and Final Reading 6/4/2018

EXHIBIT "A" - Legal Description & Map

PARCEL 1: The north ½ of the south ¼ of government lot 6, west of highway, and the southeast ¼ of the south ½ of government lot 5; in Section 5, Township 18 South, Range 24 East, Lake County, Florida, less and except the following described property:
All that the tract or parcel of land laying in a portion of the north ½ of the south ¼ of government lot 6, section 5, township 18 south, range 24 east, Lake County, Florida; being a portion of that property described in O.R. Book 1050, Page 734, of the public records of Lake County, Florida, and being more particularly described as follows: Commencing at a concrete monument located at the intersection of the south line of said section 5 with the existing westerly right-of-way line of State Road 25 – Alternate U.S. 441 & 27A, having a right-of-way width of 66.0 feet; thence n. 00°30'47" w. along said existing westerly right-of-way line a distance of 331.53 feet to the south line of the north ½ of the south ¼ of said government lot 6 and the point of beginning; thence n. 89°54'32" w. along the south line of the north 1/2 of the south ¼ of said government lot 6 a distance of 17.00 feet to the required westerly right-of-way line of said state road 25, thence n. 00°30'47" w. along said required right-of-way a distance of 331.52 feet to the north line of the north ½ of the south ¼ of said government lot 6; thence s. 89°56'24" e. along said north line a distance of 17.00 feet to said existing westerly right-of-way line; thence s. 00°30'47" e. along said existing westerly right-of-way line a distance of 331.53 feet to the point of beginning.

PARCEL 2: The south ½ of the south ¼ of government lot 6, west of easterly right-of-way of railroad, in Section 5, Township 18 South, Range 24 East, Lake County, Florida.

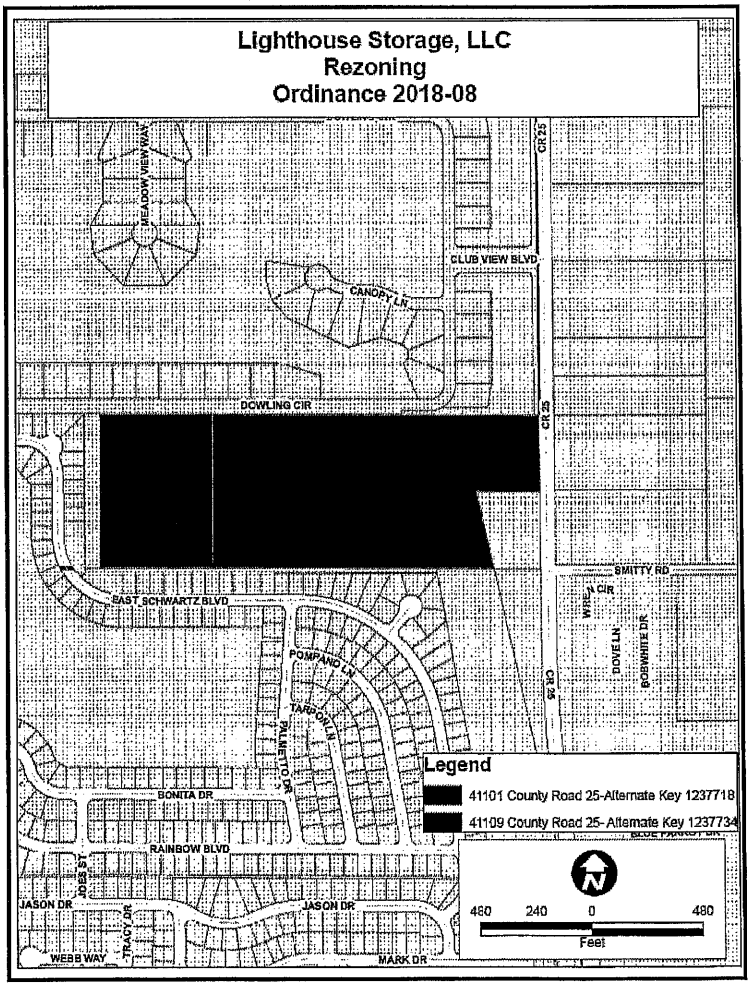


EXHIBIT "B"
MEMORANDUM OF AGREEMENT

This Memorandum of Agreement dated the 4th of June, 2018, between the Town of Lady Lake, Florida, a Florida municipal corporation (the "Town"), whose mailing address is 409 Fennell Blvd., Lady Lake, Florida 32159, and Ward A. Cheek, Manager of Lighthouse Storage, LLC, whose mailing address is P.O. Box 255, Mount Dora, FL 32756.

RECITALS

1. Property owners are fee simple owners of certain real property in the Town of Lady Lake, Florida, described in the legal description attached as Exhibit "A".

2. The real property described in the legal description has a Future Land Use Map designation of Lake County Urban Medium (LCUM). The current zoning is Lake County Agriculture (A) and Lake County Community Facilities District (CFD).

3. The applicant wishes to annex into the Town of Lady Lake and change the future land use and zoning of property in Exhibit "A" to the Town of Lady Lake Commercial Wholesale (CW).

4. Town future land use and zoning of Commercial Wholesale (CW) and Commercial Planned Unit Development (PUD), respectively, are consistent with Lady Lake Comprehensive Plan and Land Development Regulations. This change is compatible with adjacent parcels in Exhibit "A" currently zoned Planned Commercial, Multi-Family 12 units/acre and Agriculture Residential.

5. The applicant has proposed that the site be developed as mini warehouse storage facility with associated RV and boat storage, caretaker's residence, office/commercial, and cell tower. These uses will be conducted within the proposed PUD zoning district as allowed in the Lady Lake Land Development Regulations. The proposed uses are consistent with and will further the objectives of the Lady Lake Comprehensive Plan by providing storage facilities and communication tower.

6. An individual well will be utilized for the provision of water and fire protection and septic tank for the provision of sewer. The property owner will pay impact fees for both water and sewer.

7. At this time, the owners wish to enter into a 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 proposed CP zoning for that property depicted in the attached legal description Exhibit "A".

1. Permitted Uses: Permitted uses shall be limited to the following: Cell tower, mini storage warehouse with 1500 units, RV and boat storage of 300 spaces, 5,200 square feet of office/commercial, outside storage for boats and trailers, and one (1) existing manufactured home utilized as a caretaker's residence. Mini storage warehouse units may be exchanged for outside storage for boats and trailers as market demands based on a ratio of approximately 3

– 10 x 10 warehouse units equals approximately 2 - 12' x 30' covered boat and RV storage. These ratios also apply both ways so warehouse may increase and boat/RV storage decreases. Accessory retail uses to the office/commercial will be the sale of storage related items such as, but not limited to, boxes, locks, and tape. Accessory uses to the storage facility are the sale of items to members only such as, but not limited to, ice, air, gas, and diesel. A dumping station and a pressure washing area may also be located on site. Distribution Warehouse Center is strictly prohibited.

Design Standards:

a. The maximum impervious surface ratio for the PUD property (which includes building coverage) shall be limited to eighty percent (80%).
b. The maximum floor area ratio for the PUD property shall be limited to fifty-five percent (55%).
c. Maximum building height shall be limited to thirty-five feet (35') for the mini-warehouse storage facilities, office/commercial structure and caretaker's residence; however, if adequate fire protection measures are provided the height limitation may be exceeded.
d. Maximum building height shall be limited to two hundred feet (200' +/-) for the cell tower.
e. Maximum building square footage shall be limited to 622,908 square feet over the entire 26+/- acres.
f. Setback requirements shall be:
    i. Front Yard Setback from CR 25: twenty feet (20')
    ii. Rear Yard Setback: twenty feet (20')
    iii. Side Yard Setback: twenty feet (20')
    iv. Accessories Setback: All new accessory structures shall be located no closer to the property line than above listed setbacks.
g. Parking: The Applicant will be required to meet the parking requirements of the Lady Lake Land Development Code for the proposed uses.
h. A six foot (6') modular wall or solid vinyl fence shall be placed along the southern, western, and northern property boundaries abutting the residential neighborhoods.
i. Landscaping: A Class "C" material and 20' buffer width shall be installed along the perimeter property boundaries.
j. Signage: The applicant will be required to meet the sign requirements of the Lady Lake Land Development Regulations for any proposed signs.

2. 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 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.
3. The property shall be developed in a substantial accordance with the approved Conceptual Development Plan (Exhibit "B"); however, may be changed due to future design study and market changes as long as the design standards are adhered to and all conditions of this Memorandum of Agreement.
4. The drainage and storm water retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town. These areas shall be maintained by the property owners.

5. All applicable rules and regulations for development within the Town shall be met; including, but not limited to Major Site Plan approval, landscaping, drainage, parking, signage, and yard setbacks.
6. All lighting for the proposed facilities shall be installed such that light and/or glare shall be directed upon the subject property only.
7. 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 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 Town Commission and shall be legally binding upon any heirs, assigns, and successors in title or interest.
8. The owners shall be responsible for and shall comply with all county, state, and federal rules and regulations related to the proposed development of the property.
9. This agreement shall be governed by the State of Florida
10. This Memorandum shall be recorded in the public record of Lake County, Florida

COMMENCEMENT. Notwithstanding the provisions herein, development shall commence within (12) months following the approval of Major Site Plan from the Town of Lady Lake.

In Witness Whereof, the parties hereto have executed this Agreement on the date first above written.

TOWN OF LADY LAKE, FLORIDA

Jim Richards, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

OWNER

By:_____
Ward A. Cheek, Manager
Lighthouse Storage, LLC

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30TH day of MAY, 2018 by WARD A. CHEEK, Owner of the Property who is personally known to me to have produced FL. DR. LICENSE as identification.

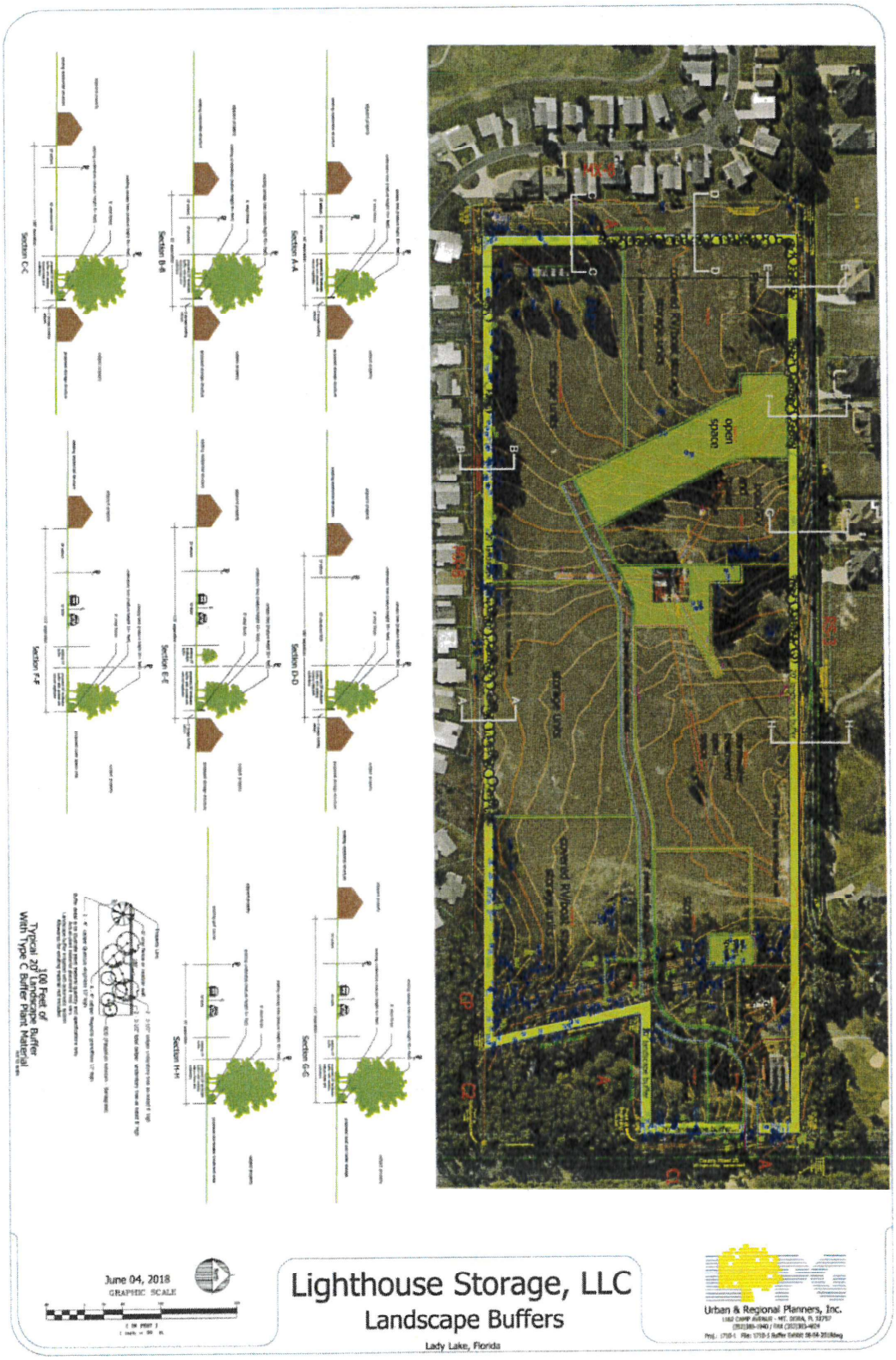
_____
NOTARY PUBLIC, State of Florida

My Commission Expires:

NANCY V. SLATON
MY COMMISSION # FF 238136
EXPIRES: June 8, 2019
Bonded Thru Budget Notary Services

1
2
3
4

EXHIBIT "C"
BUBBLE PLAN



5

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylakefl.gov

April 29, 2024

RE: **Notification Letter**
Annexation Ordinance 2024-09, Small Scale Comprehensive Plan Amendment Ordinance 2024-10, and Rezoning Ordinance 2024-11

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Michael Rankin of LPG Urban and Regional Planners, LLC, on behalf of WGB Leasing, LLC and Joseph Prevedel, Jr, to annex, rezone, and amend the future land use designation of two properties located at 41015 County Road 25. The annexation application involves incorporating 2.8 acres of property from unincorporated Lake County into the Town Limits of Lady Lake. The proposed small-scale comprehensive plan amendment proposes to change the future land use designation from Lake County Urban Medium Density to Lady Lake Commercial General – Retail Sales and Services (RET) and rezone from Lake County Agricultural (A) to Lady Lake Planned Commercial (CP).

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

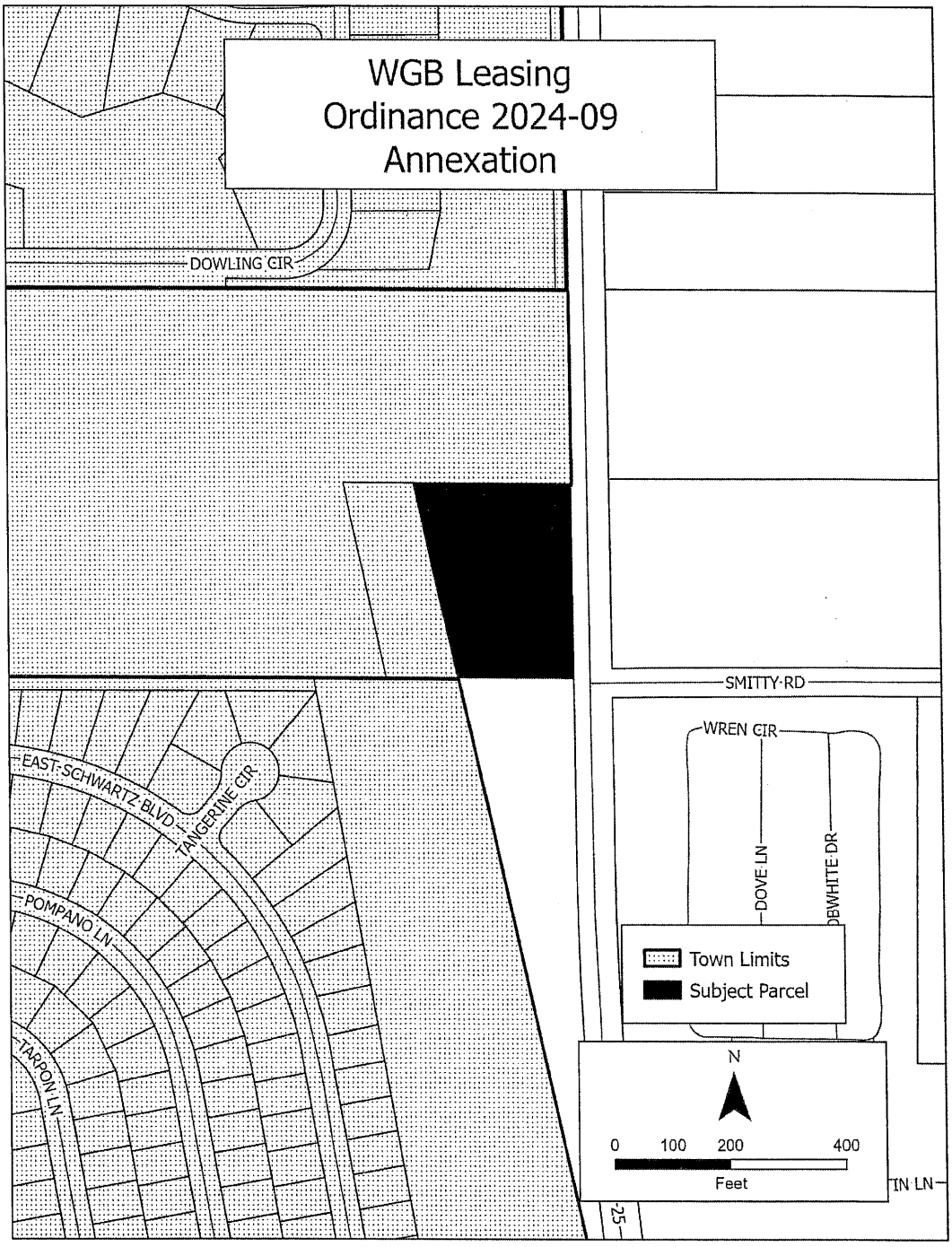
PLANNING AND ZONING BOARD -	Monday, May 13, 2024 at 5:30 p.m.
LOCAL PLANNING AGENCY –	Monday, June 3, 2024 at 5:30 p.m.
TOWN COMMISSION MEETING -	Monday, June 3, 2024 at 6:00 p.m.
TOWN COMMISSION MEETING-	Monday, June 17, 2024 at 6:00 p.m.

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.

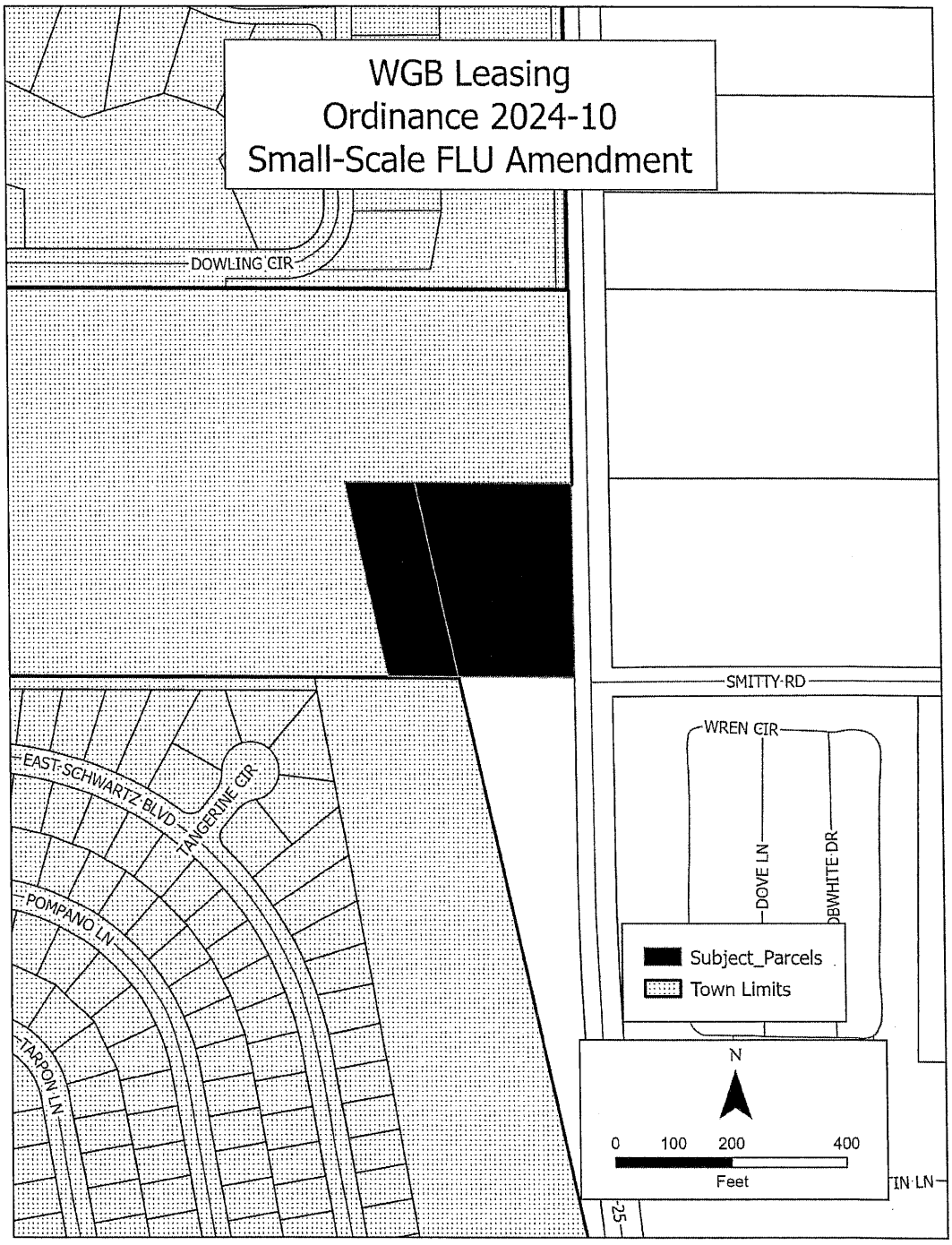
Sincerely,

Rebecca Schneider
Senior Town Planner

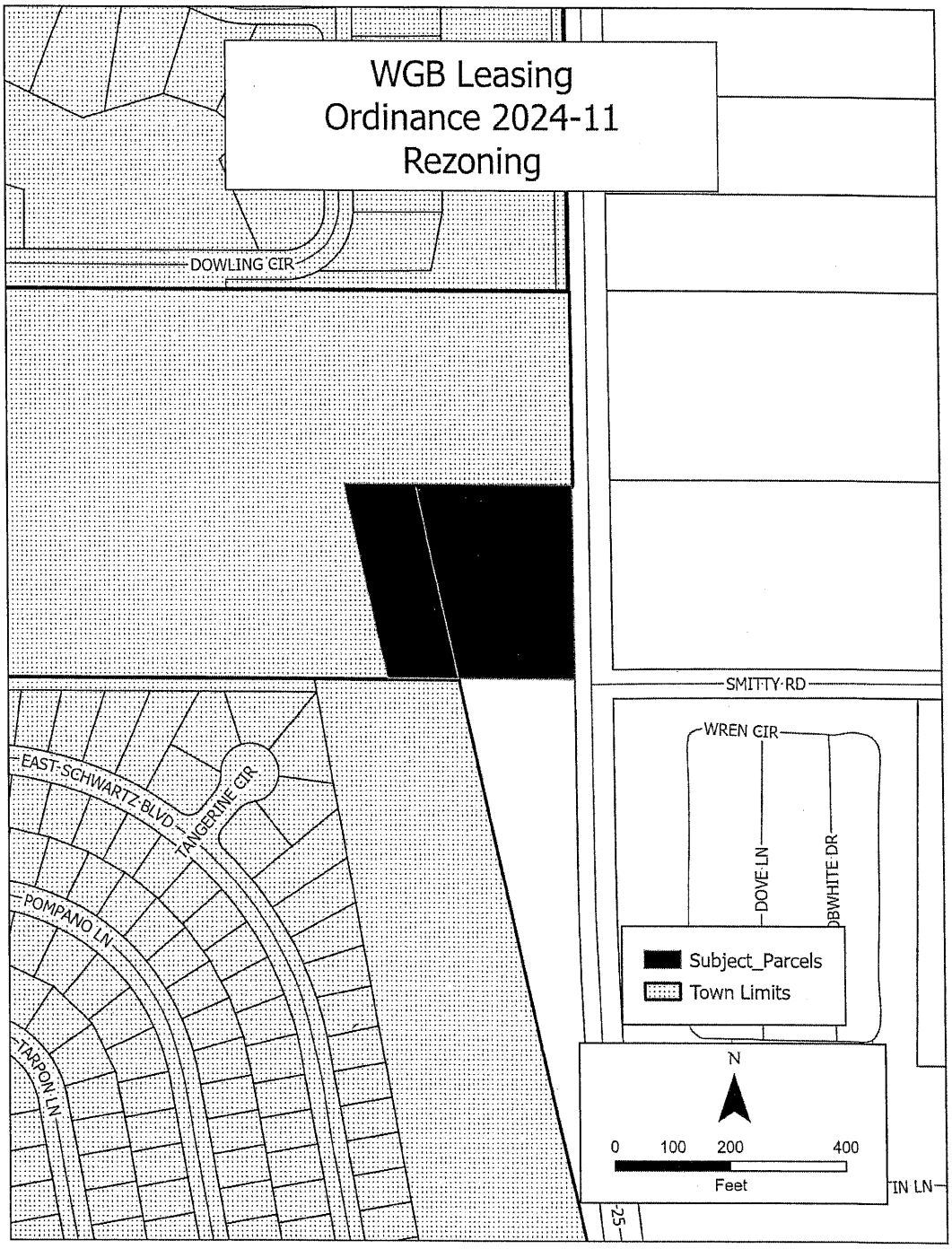
LOCATION MAPS



LOCATION MAPS



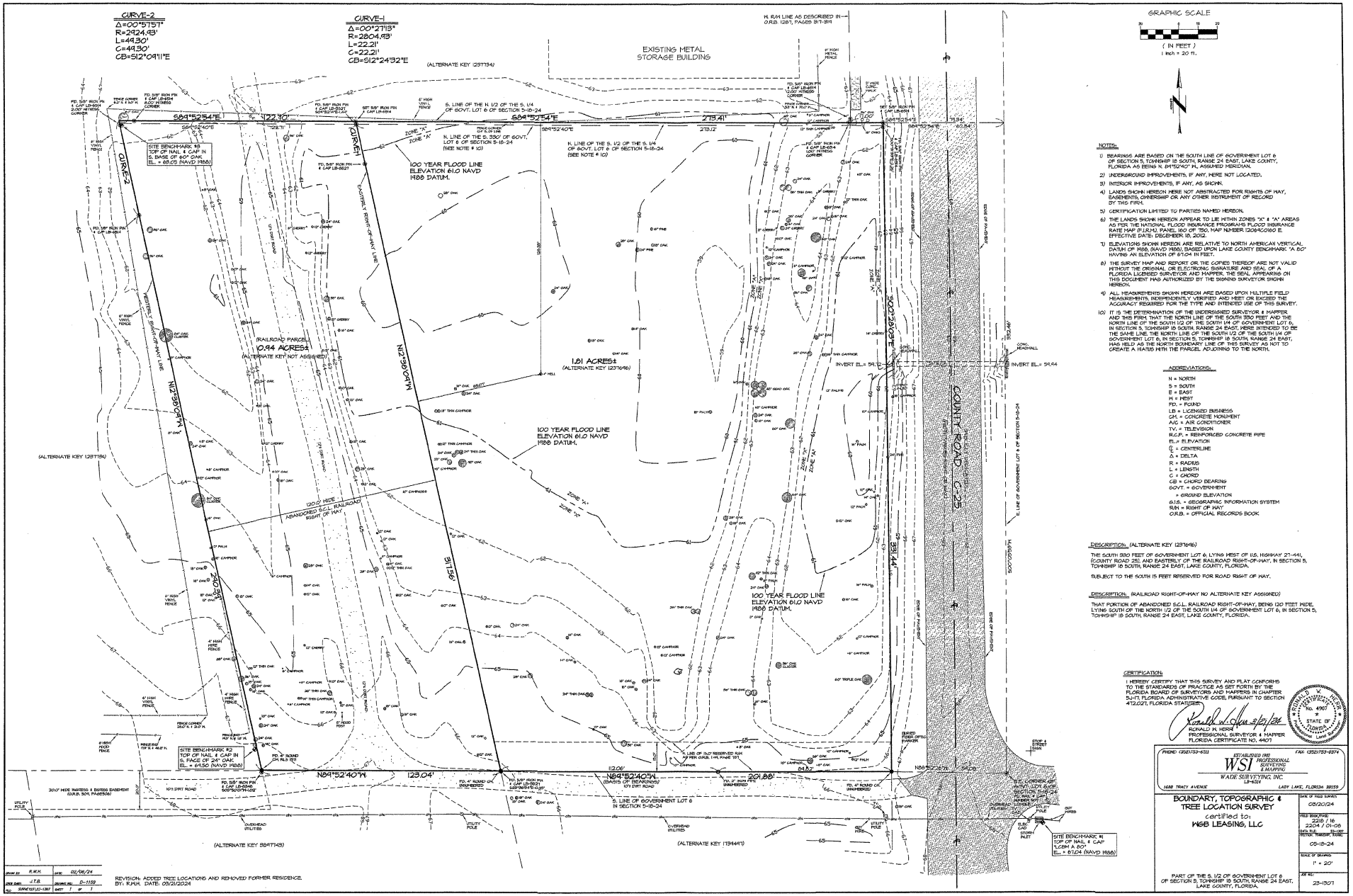
LOCATION MAPS



2024-09,10,11

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
3283783	CHEATHAM DARRELL & SHARON	12107 PLEASURE LN	LOUISVILLE	KY	40272
1237734	CR25A PARTNERS LLC	797 BLANDING BLVD	ORANGE PARK	FL	32065
1739497	LJ HOLDINGS GROUP LLC	4308 SW 63RD ST	OCALA	FL	34474
3951184	PREVEDEL JOSEPH E JR	PO BOX 496	LADY LAKE	FL	32158-0496
3869048	SMITH WILFRED JR	41108 COUNTY ROAD 25	WEIRSDALE	FL	32195-5142
1237777	TEDDER JEFFREY & ELIZABETH A	1535 SMITTY RD	WEIRSDALE	FL	32195-5130
3749871	VILLAGE CENTER CDD	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162-7116
1237696	WGB LEASING LLC	36930 SHADOW HILL DR	FRUITLAND PARK	FL	34731
1698359	WILDER CORPORATION OF DELAWARE	513 N BELCHER RD	CLEARWATER	FL	33765
3279310	WOLFE JEFF & RHONDA	38560 MORNINGSTAR ST	LIVONIA	MI	48152


ANNEXATION
SMALL-SCALE FUTURE LAND USE AMENDMENT
REZONING


CURVE-2
Δ=00°57'57"
R=2424.93'
L=44.30'
C=44.30'
CB=S12°09'11"E
CURVE-1
Δ=00°27'13"
R=2804.93'
L=22.21'
C=22.21'
CB=S12°24'32"E
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
EXISTING METAL STORAGE BUILDING
N. R/W LINE AS DESCRIBED IN O.R.B. 1287, PAGES 317-319
S. LINE OF THE N. 1/2 OF THE S. 1/4 OF GOVT. LOT 6 OF SECTION 5-18-24
N. LINE OF THE S. 330' OF GOVT. LOT 6 OF SECTION 5-18-24 (SEE NOTE # 10)
N. LINE OF THE S. 1/2 OF THE S. 1/4 OF GOVT. LOT 6 OF SECTION 5-18-24 (SEE NOTE # 10)
S84°52'54"E 122.70'
S84°52'54"E 213.41'
S84°52'40"E 213.12'
S84°52'54"E 62.54'
S84°52'40"E 228.71'
SITE BENCHMARK #3 TOP OF NAIL & CAP IN S. BASE OF 60" OAK EL. = 68.05 (NAVD 1988)
100 YEAR FLOOD LINE ELEVATION 61.0 NAVD 1988 DATUM.
EASTERLY RIGHT-OF-WAY LINE
CURVE-2
CURVE-1
N12°56'04"W 240.44'
N12°56'04"W 311.56'
(RAILROAD PARCEL) 10.94 ACRES± (ALTERNATE KEY NOT ASSIGNED)
1.01 ACRES± (ALTERNATE KEY 1237696)
(ALTERNATE KEY 1237734)
(ALTERNATE KEY 1237736)
100 YEAR FLOOD LINE ELEVATION 61.0 NAVD 1988 DATUM.
120.0' WIDE ABANDONED S.C.L. RAILROAD RIGHT-OF-WAY
100 YEAR FLOOD LINE ELEVATION 61.0 NAVD 1988 DATUM.
COUNTY ROAD C-25
S00°26'09"E 592.48'
E. LINE OF GOVERNMENT LOT 6 OF SECTION 5-18-24
S00°26'09"E 331.44'
INVERT EL.= 59.12
INVERT EL.= 59.64
CONC. HEADWALL
CONC. HEADWALL
SITE BENCHMARK #2 TOP OF NAIL & CAP IN S. FACE OF 24" OAK EL. = 64.50 (NAVD 1988)
FD. 2" ROUND CM. FLUSH
N89°52'40"W 123.04'
N89°52'40"W 201.86'
(BASIS OF BEARINGS)
112.06'
84.82'
S. LINE OF GOVERNMENT LOT 6 IN SECTION 5-18-24
S. LINE OF THE S. 1/2 RESERVED FOR ROAD RIGHT OF WAY PER O.R.B. 1141, PAGE 101
30.0' WIDE INGRESS & EGRESS EASEMENT O.R.B. 504, PAGE 508
101 DIRT ROAD
(ALTERNATE KEY 3847743)
(ALTERNATE KEY 1394491)
SITE BENCHMARK #1 TOP OF NAIL & CAP "LCBM A 80" EL. = 67.04 (NAVD 1988)
EDGE OF PAVEMENT
EDGE OF PAVEMENT
BURIED FIBER OPTIC MARKER
STOP & STREET SIGNS
UTILITY POLE
OVERHEAD UTILITIES
UTILITY POLE
OVERHEAD UTILITIES
UTILITY POLE
SOUTH STORM INLET
SOUTH STORM INLET
SOUTH STORM INLET