



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 4
Public Hearings: Planning & Zoning Board (PZB): December 3, 2025
Board of County Commissioners (BCC) Transmittal: January 6, 2026
Board of County Commissioners (BCC) Adoption: TBD
Case No. and Project Name: PZ2024-218 O'Brien Road PUD Comprehensive Plan Map Amendment
Commissioner District: District 1 – Anthony Sabatini
Applicant: Michael Rankin, LPG Urban Regional Planners, LLC.
Owners: Vicki L. Mantione and John J. Mantione
Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 68.31 +/- acres from Rural to Planned Unit Development to facilitate the development program for O'Brien Road Planned Unit Development, a 41-unit single-family residential subdivision.
Staff Determination: Staff finds the land use amendment application consistent with the Land Development Regulations (LDR) and Comprehensive Plan.
Case Manager: Shari Holt, Planner II
PZB Recommendation:

Subject Property Information

68.31 +/- Gross Acres (64.36 +/- Net Acres)
Location: South of West Libby Road, East of South O'Brien Road, in the Groveland area of unincorporated Lake County.
Alternate Key No.: 1028574
Existing Zoning District: Agriculture (A) (Attachment "A")
Current Future Land Use: Rural (Attachment "B")
Proposed Future Land Use: Planned Unit Development (PUD) (Attachment "C")
Joint Planning Area / ISBA: The City of Groveland Interlocal Service Boundary Agreement (ISBA)
Overlay Districts: N/A
Flood Zones: "AE" and "X"
Located within BMAP: Upper Ocklawaha Basin

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural	Rural Residential (R-1), and Agriculture (A)	Residential, Agriculture, and Right-of-Way	Single-Family Residence on Agriculture Land embedded with subject parcel, and Single-Family Residences south of West Libby
South	City of Groveland	City of Groveland	Residential and Agriculture	Meadow Pointe at Estates at Cherry Lake Subdivision, and Agriculturally Exempt Tracts of Land
East	Rural and City of Groveland	Agriculture (A), and City of Groveland	Residential	Single-Family Residential, Meadow Pointe at Estates at Cherry Lake Subdivision, and Single-Family Residences on Agriculture Tracts of Land east of Wind Crest Lane
West	Rural	Agriculture (A)	Residential and Vacant Residential	Single-Family Residential, and Vacant Residential Parcels west of South O'Brien Road

Staff Analysis

The Applicant proposes to change the future land use designation on approximately 68.31 +/- gross acres. The subject parcel, identified by Alternate Key Number 1028574, is zoned Agriculture (A), and designated with a Rural Future Land Use Category (FLUC), and is located south of West Libby Road and east of South O'Brien Road, in the unincorporated Groveland area of Lake County. The subject parcel is currently vacant. There is a concurrent requested rezoning change from Agriculture (A) District to Planned Unit Development (PUD).

The requested action proposes a Large-Scale Future Land Use Amendment on a total of 68.31 +/- gross acres from Rural FLUC to Planned Unit Development FLUC to facilitate the development program for a 41-unit single-family residential development as shown on the Concept Plan (Attachment "D").

Table 1. Existing and Proposed Development Standards.

	Zoning District	FLUC	Maximum Density	Maximum ISR	Minimum Open Space	Proposed Open Space	Maximum Building Height
Existing	Agriculture (A)	Rural	1 DU/5 acre (12 DUs)	10%	35%	N/A	40 Feet
Proposed	Planned Unit Development (PUD)	PUD	0.6 DU/acre (41 DUs)	30%	25%	25%	40 Feet

If the Large-Scale Comprehensive Plan Amendment is approved by the Board of County Commissioners (the 'Board') for transmittal to the Florida Department of Commerce (DOC) the companion rezoning request of the subject property from

Agriculture (A) to Planned Unit Development (PUD) will be presented to the Board for approval at the same time as the application for the Future Land Use Amendment is presented for adoption.

The Applicant has provided a Project Narrative (Attachment "E"). Staff would like to emphasize that the Project Narrative reflects a 25-foot upland buffer from the wetland on the Concept Plan, which is consistent with LDR Section 6.01.04(B), entitled *Development Near Wetlands and Waterbodies*. Additionally, the conceptual plan depicts both the 25-foot upland buffer and 50-foot setback to the jurisdictional wetland line, consistent with LDR 6.01.04(A)(1), entitled *Development Near Wetlands and Waterbodies*, and Comprehensive Plan Policy III-2.5.13, entitled *Protection of Wetlands*.

Additionally, the Concept Plan emphasizes that 25% of the net developable acreage will be dedicated as open space, with a maximum impervious surface ratio (ISR) of 30%, and a maximum building height of 40-feet.

On July 31, 2025, the Applicant's development team hosted a community meeting to inform the public of their plans for the Future Land Use Amendment and Rezoning, as shown in the Community Meeting Notes (Attachment "F").

The subject property is located within the City of Groveland Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Groveland for review and comment on October 15, 2024. The City of Groveland provided the following comments, "*The lot sizes suggest septic tanks. Not sure if they're anticipating utilizing wells. I continue to state we have concurrency capacity concerns with water and wastewater. City should consider formally opposing this with consideration of a resolution (Resolution 2024-19) by City Council. City of Groveland is opposed to the land use amendment and to the rezoning. The capacity comments regarding water and wastewater are relevant. However, the opposition is also from a land-use perspective.*"

"*In this particular case, the property is located in a known enclave of unincorporated rural development characterized by subdivided large lots along clay roads including O'Brien Road, West Libby Road, and No. 3 Libby Road. An increase in density in this area is not warranted due to environmental impacts and due to inadequate transportation infrastructure.*" (Attachment "G").

Standards for Review (LDR Section 14.02.03)

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County's natural and cultural resources; and direct compact development to established urban areas to prevent sprawl.

The proposed request is consistent with Comprehensive Plan Policy I-7.14, entitled *Planned Unit Development (PUD) Future Land Use Series*, which states that the PUD Future Land Use Category (FLUC) designation shall be conditioned on the development proposal being reviewed as a PUD zoning district with a corresponding ordinance. A request to rezone this property to PUD is being presented under a separate cover.

The proposed request is consistent with Comprehensive Plan Policy I-7.14.2 entitled *Time Frame of Planned Unit Developments*, as the proposed PUD FLUC will allow the property to be developed in a manner consistent with adjacent development to the north and southeast of the subject parcel.

The Applicant provided additional insight into the consistency of the proposed amendment with the surrounding land uses in the Project Narrative (Attachment "E") and the Concept Plan (Attachment "D"). Density of proposed development is consistent with the current FLUC as shown in the table below.

The proposed amendment is consistent with the Future Land Use Element.

Table 2. Future Land Use Density

	<u>Land Use</u>	<u>Density</u>	<u>Net Acreage</u>	<u>Max Density</u>
<u>Existing</u>	Rural	1DU/5 AC	+/- 64.36 AC	12 Units
<u>Proposed</u>	Planned Unit Development	0.6 DU/AC	+/- 64.36 AC	41 Units

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The proposed development will not be issued a final development order by the County unless there is adequate capacity of public facilities to meet the standards for levels of service for the existing population and for proposed development. The proposed amendment is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County’s natural resources. The Concept Plan (Attachment “D”) reflects a 25-foot upland buffer from the wetland on the conceptual plan, which is consistent with LDR Section 6.01.04(B) entitled *Development Near Wetlands and Waterbodies*. Additionally, the conceptual plan depicts both the 25-foot upland buffer and 50-foot setback to the jurisdictional wetland line, consistent with LDR 6.01.04(A)(1), entitled *Development Near Wetlands and Waterbodies*, and Comprehensive Plan Policy III-2.5.13 entitled *Protection of Wetlands*.

The Applicant provided additional Conservation Element insight in the Project Narrative (Attachment “E”). The proposed amendment is consistent with the Conservation Element.

The **Economic Element** seeks to strengthen the County’s position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies.

The Economic Element is not applicable to the proposed amendment.

The **Housing Element** is intended to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County’s commitment to meet the identified needs of all its residents. The proposed rezoning and development is consistent with the Housing Element, as the development proposes to provide decent, safe, and sanitary housing for all anticipated future residents.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is located within the City of Groveland Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Groveland for review and comment on October 15, 2024. The City of Groveland opposes the request. The proposed amendment is consistent with the Intergovernmental Coordination Element to the extent Lake County has shared the application with the City of Groveland and incorporated their comments into this Staff Report.

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The Concept Plan depicts 25% of the subject property to be dedicated as open space. The proposed development will provide a minimum open space area of 8.65 +/- acres in park lands, 4.3 +/- acres in buffers and 3.3 +/- acres in stormwater. The Office of Parks & Trails reviewed this request and had no comments. The rezoning request and proposed development program are consistent with the Parks and Recreation Element.

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenities. The proposed rezoning and development is consistent with the Transportation Element as the development is not anticipated to affect the current standard Level of Service (LOS).

The request is consistent with Table TRAN 1, Transportation Element, entitled *Rural Areas Minimum Operating Level of Service Standards*, which establishes the Peak Hour Minimum Levels of Service, and the Transportation Element allows Collector Roads at a Peak Hour Minimum Operating LOS “C”. The standard LOS for the impacted roadway of Cherry Lake Road / CR 478 is LOS “C” and the impact segment is from Coralwood Lane to Wilson Lake Parkway, which is operating at a LOS “C”.

A traffic impact analysis will be required prior to Preliminary Plat approval.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities.

The City of Groveland lacks capacity to provide water and sewer to the subject property as stated in the Utility Notification form (Exhibit “J”). The Applicant states that potable water will be provided by well, and sanitary sewer will be provided by advanced Onsite Sewage Treatment Disposal System (OSTDS). The proposed amendment is consistent with the Public Facilities Element.

New development will be required to meet all criteria specified in the Comprehensive Plan.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The FLUC amendment request and proposed use are consistent with Policy I-7.8.1 entitled *Requirements for Planned Unit Developments* and the purpose of LDR Section 4.03.01, entitled *Purpose and Intent*, and all other applicable provisions of the Lake County Code. The proposed FLUC includes provisions for the protection and preservation of contiguous open space and protection of natural resources and is consistent with the existing and allowed uses on adjacent properties.

The proposed rezoning is consistent with the 2030 Lake County Comprehensive Plan, Objective 1-7.14, entitled *Planned Unit Development Future Land Use Series*, which states that, “*The Planned Unit Development (PUD) Future Land Use Series is established to provide an implementing tool to accommodate site specific development standards for unique properties and developments which do not conform to an established Future Land Use Category.*”

Proposed development shall be consistent with all applicable provisions of the Code and elements of the Comprehensive Plan.

C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The neighboring parcels are developed with residential, and agriculture uses with approvals are depicted in Table 3.

Table 3. Adjacent Property Land Use Table

<u>Direction</u>	<u>Use</u>	<u>Size</u>	<u>Comprehensive Plan Development</u>
North	Single-Family Dwelling Units	1 DU/ Net Acre	Rezoning approved from Agriculture (A) to Rural Residential (R-1) per Ordinance 1992-31. Lot split (MLS 92-151).
South	Single-Family Dwelling Units	4DU/ Net Acre	Estates at Cherry Lake PUD Development (Ordinance #1991-117) approved prior to the 2030 Comprehensive Plan.
East	Single-Family Dwelling Units	4DU/ Net Acre	Lot Approval approved prior to the 2030 Comprehensive Plan, Estates at Cherry Lake PUD Development (Ordinance #1991-117, Amended

			Ordinance 2017-12-38) approved prior to the 2030 Comprehensive Plan.
West	Single-Family Dwelling Units	1 DU/5 Net Acres	Lot splits (MLS 1995-0030, 1995-0061, and 1998-0062).

The proposed development density may be considered as transitional development between the surrounding rural area and incorporated residential subdivision as described in Table 3. The surrounding subdivisions are developed at a higher density than that which is proposed:

Table 4. Adjacent and Surrounding Subdivisions

Project Name	Gross / Net Acres	Unit Count	Gross / Net Density	Min. Lot Size	Municipality	Plat Recording Date
Meadow Pointe at Estates at Cherry Lake	74.50 acres	196 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	October 15, 2024
Hidden Ridge at Estates at Cherry Lake	77.50 acres	160 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	June 18, 2024
Waterside at Estates at Cherry Lake	51.49 acres	124 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	September 10, 2018
Crestridge at Estates at Cherry Lake	56.20 acres	143 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	May 19, 2015
Bellevue at Estates at Cherry Lake	50.68 acres	131 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	January 22, 2021
Cherryridge at Estates at Cherry Lake	75.48 acres	165 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	October 4, 2005
Parkside at Estates at Cherry Lake	25.23 acres	70 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	May 3, 2022
Southern Ridge at Estates at Cherry Lake	70.67 acres	123 Lots	4DU/1AC (Ordinance 1999-117, Amended Ordinance 2017-12-38)	100 x 50-ft	Groveland	February 22, 2006

The proposed amendment is consistent with existing and proposed nearby land uses, which similarly include residential uses, as shown above in the Adjacent Property and Land Use Table. This FLUC amendment request would amend the

Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 68.31 +/- gross acres from Rural to Planned Unit Development consistent with Policy I-7.8.1, entitled *Requirements for Planned Unit Developments*. The proposed FLUC continues existing development patterns in the area as shown in the Concept Plan (Attachment "D"). The subject property is presently vacant.

D. Whether there have been changed conditions that justify an amendment.

As per the Applicant's Project Narrative, "*The changing conditions of the area render the existing zoning and future land use no longer appropriate. The plan amendment encourages desirable redevelopment of the area by providing high quality neighborhood development.*"

E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities.

Per the Utility Notification Form dated January 29, 2025, The City of Groveland will not provide central water or sewer to the subject property (Attachment "J"). Well and septic tank systems are proposed unless municipal water and sewer is made available to the site.

As per the Applicant's Project Narrative, "*The project is not located within City limits and will utilize well and septic or equivalent system approved by Lake County (i.e. OnSyte treatment system) unless municipal water and sewer service is made available to the site. The appropriate permits will be obtained prior to construction.*"

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

As per the Applicant's Project Narrative, "*The proposed PUD will not significantly impact the natural environment. The proposed wetland buffer and on-site stormwater management facilities will provide additional protection for the wetlands.*"

The Applicant has provided an Environmental Assessment Report, prepared by Stillwater Environmental, Inc., and dated October 12, 2023 (Attachment "H").

The Environmental Assessment specifically noted:

"On September 30, 2023, the Mantione property project site was surveyed for the presence of flora and fauna 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 thirty-one (31) "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 Applicant has provided a Sand Skink Survey, prepared by Stillwater Environmental, Inc. and dated May 3, 2024 (Attachment "I").

The Sand Skink Survey specifically noted:

"*It is the opinion of Stillwater Environmental, Inc. that the taking of sand skinks or resulting from changes in the land use on the project site has no potential to occur.*"

An environmental assessment will be submitted with the preliminary plat to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required state permitting, or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.

No data is available that shows how the proposed amendment would affect property values in the area. In the Project Narrative the Applicant states that, *"There is no indication that that proposed rezoning and amendment would affect the property values in the area."*

H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed amendment would not disrupt the existing orderly and logical development pattern of the area. The Applicant states that, *"The surrounding properties are predominantly residential. The project site abuts parcels ranging from lower density (one unit or less per five acres) to higher density (up to 6 units per acre), with one acre lots abutting the property to the north. The proposed one acre lots are not only consistent with the density of the surrounding area but would effectively serve as a transition between the varying land uses."*

Future development shall be consistent with the requirements of Lake County Comprehensive Plan and Land Development Regulations, as amended.

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations specifically, Comprehensive Plan Policy I-7.8.1 entitled *Requirements for Planned Unit Developments*. The proposed Comprehensive Plan amendment is consistent with the existing and allowed uses on neighboring properties, and the Applicant has provided a Concept Plan which emphasizes that 25% of the net developable acreage will be dedicated as open space, with a maximum impervious surface ratio of 30%.

The request is in harmony with the intent and the purpose of LDR Section 4.03.01, entitled *Purpose and Intent*, and all applicable provisions of the Code and elements of the Comprehensive Plan, as amended.

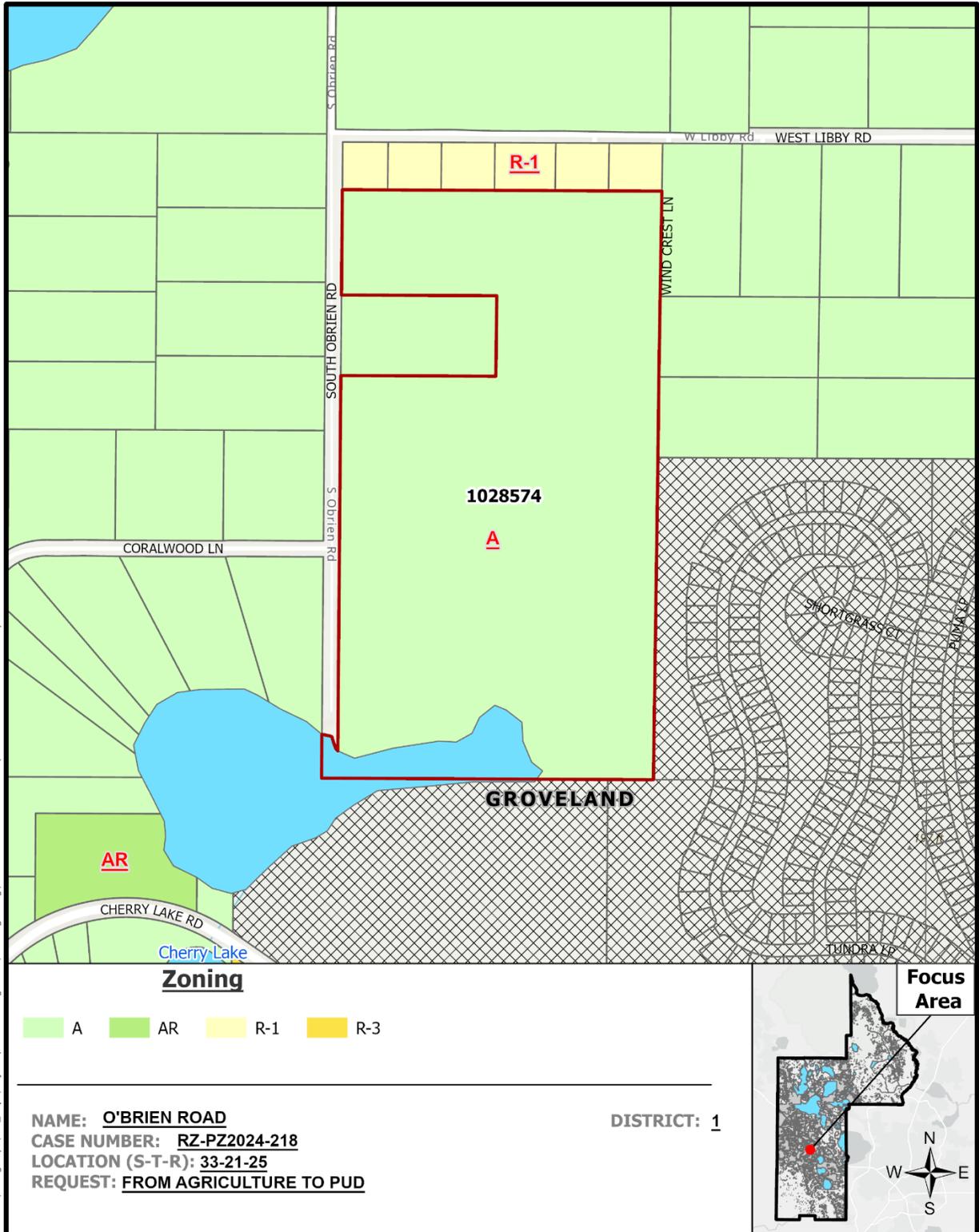
Future development shall be consistent with all applicable provisions of the Code and elements of the Comprehensive Plan.

J. Any other matters that may be deemed appropriate by the Lake County Planning and Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

The proposed Comprehensive Plan Amendment application was submitted concurrent with a site-specific proposed rezoning to Planned Unit Development being presented under a separate cover.

Attachment "A" – Current Zoning

CURRENT ZONING

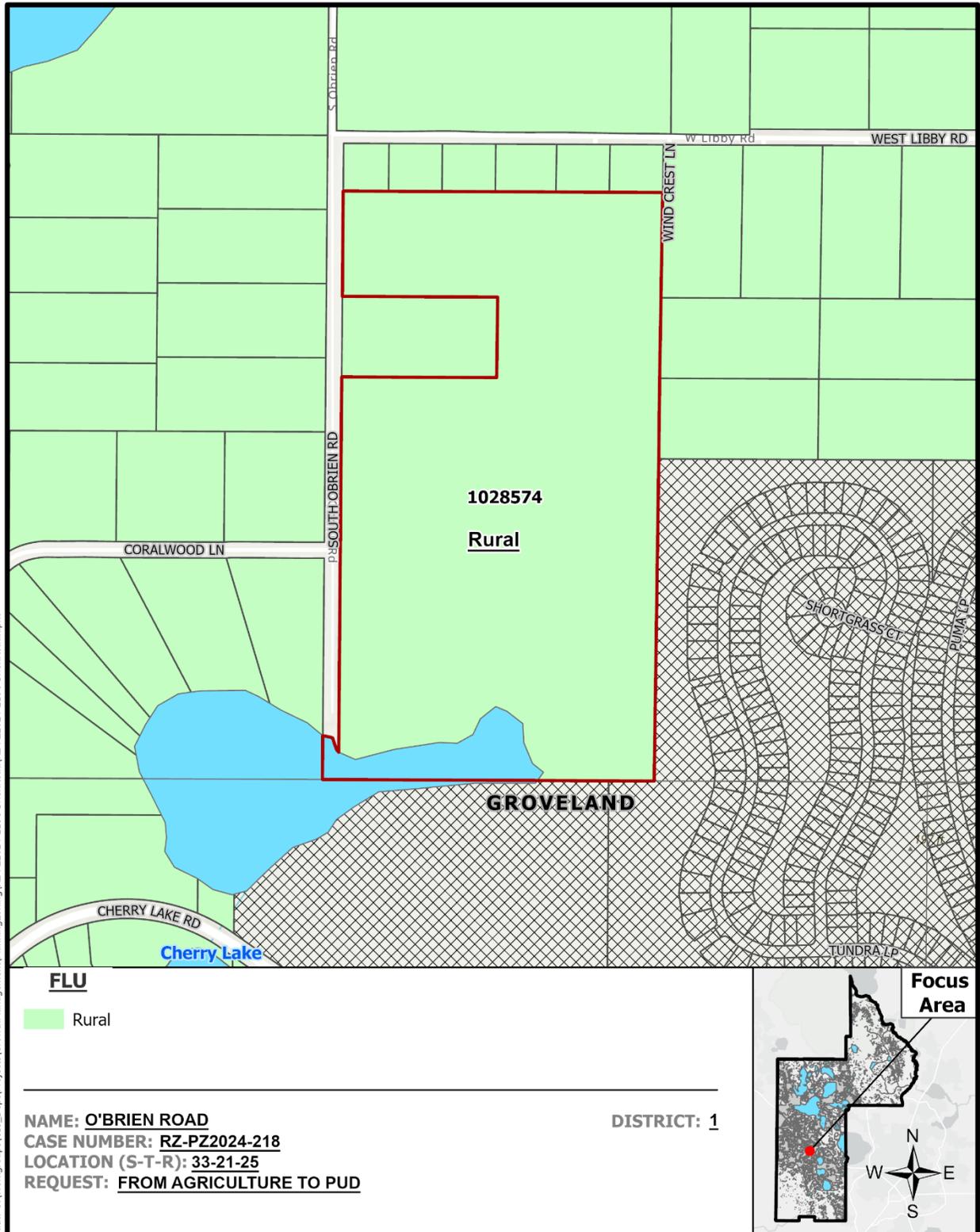


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1/16/2025

Attachment "B" – Current Future Land Use

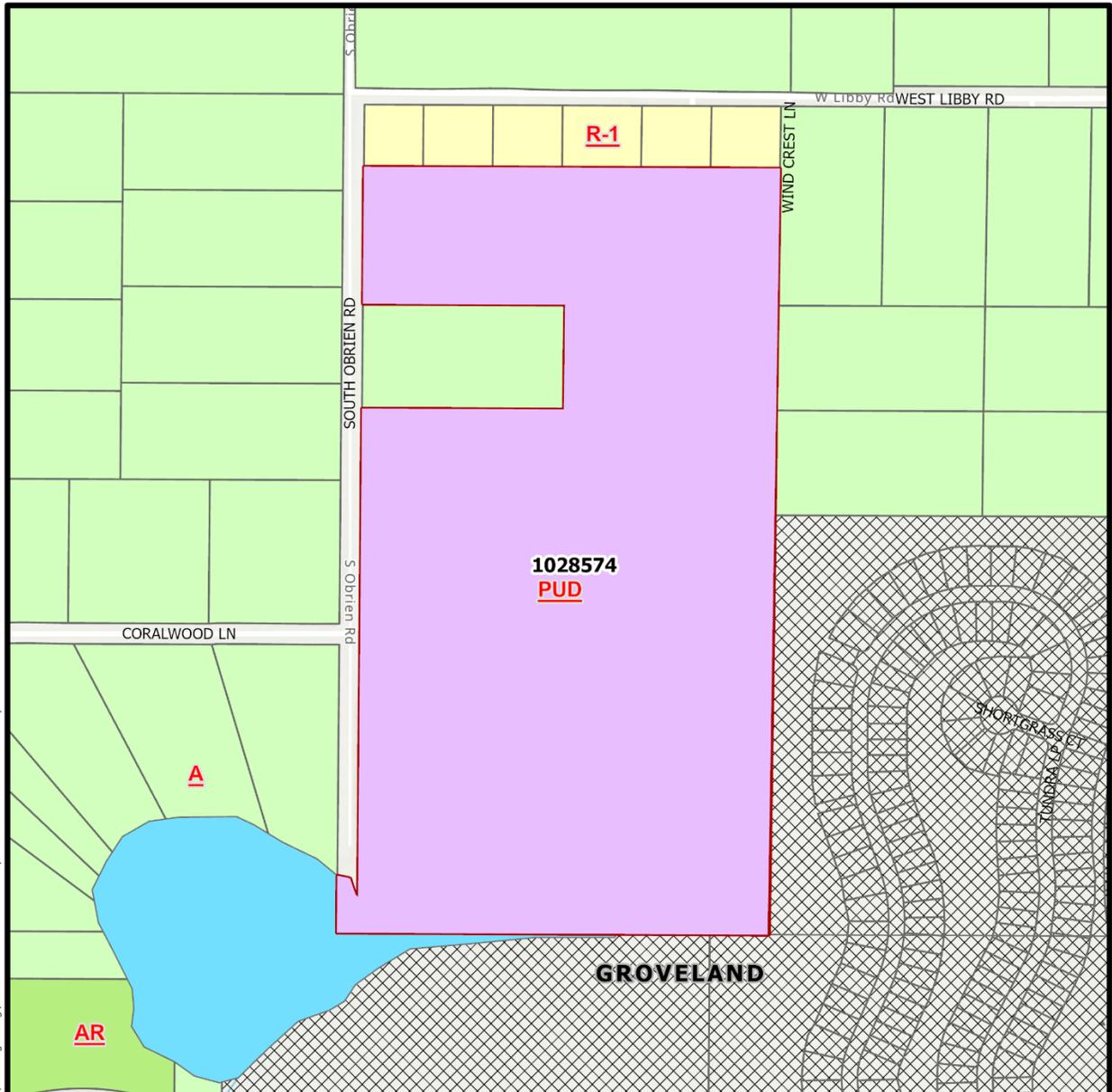
CURRENT FUTURE LAND USE



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Attachment "C" – Proposed Future Land Use

PROPOSED ZONING



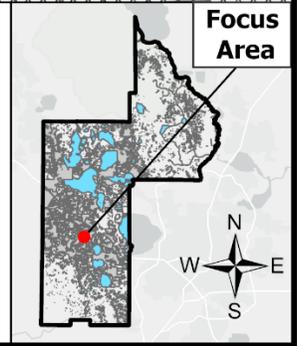
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Zoning

- A
- AR
- R-1
- PUD

NAME: O'BRIEN ROAD
CASE NUMBER: RZ-PZ2024-218
LOCATION (S-T-R): 33-21-25
REQUEST: FROM AGRICULTURE TO PUD

DISTRICT: 1



Attachment "D" – Concept Plan (1 of 2)

Owner:
Mr. John Mantione
205 Silver Maple Rd
Groveland, FL 34736

Applicant:
URP Urban and Regional
Planners, LLC
c/o Michael Rankin
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



Location

Title:
Total Gross Acreage: 98.2
(2,375,242 Square Feet)
Total Net Acreage: 80.54
(2,030,521 Square Feet)
Method of Calculation on site Average: 3.38
Total Gross Area: 306 Acres (13,248,000 Square Feet)
Community Parcel Number: 120453120400200000

Building FCLD: Rural
Building Density: Agriculture District (A)
Proposed Zoning: R-20
Proposed FCLD: R-20 PUD
Proposed Uses:
Single Family Lots
Parks

Proposed Density: 0.8 Units/Acre
Minimum Density: 1,200 Square Feet
Minimum lot size: 1/4 Acre Square Feet

Adjacent Zoning:
North: Lake County Special Land Use (SLU)
East: (Unzoned) Natural Area Development (NAD) and
Lake County Agriculture (A)
South: (Unzoned) Agriculture (A) and
Natural Area Development (NAD)
West: Lake County Agriculture (A)

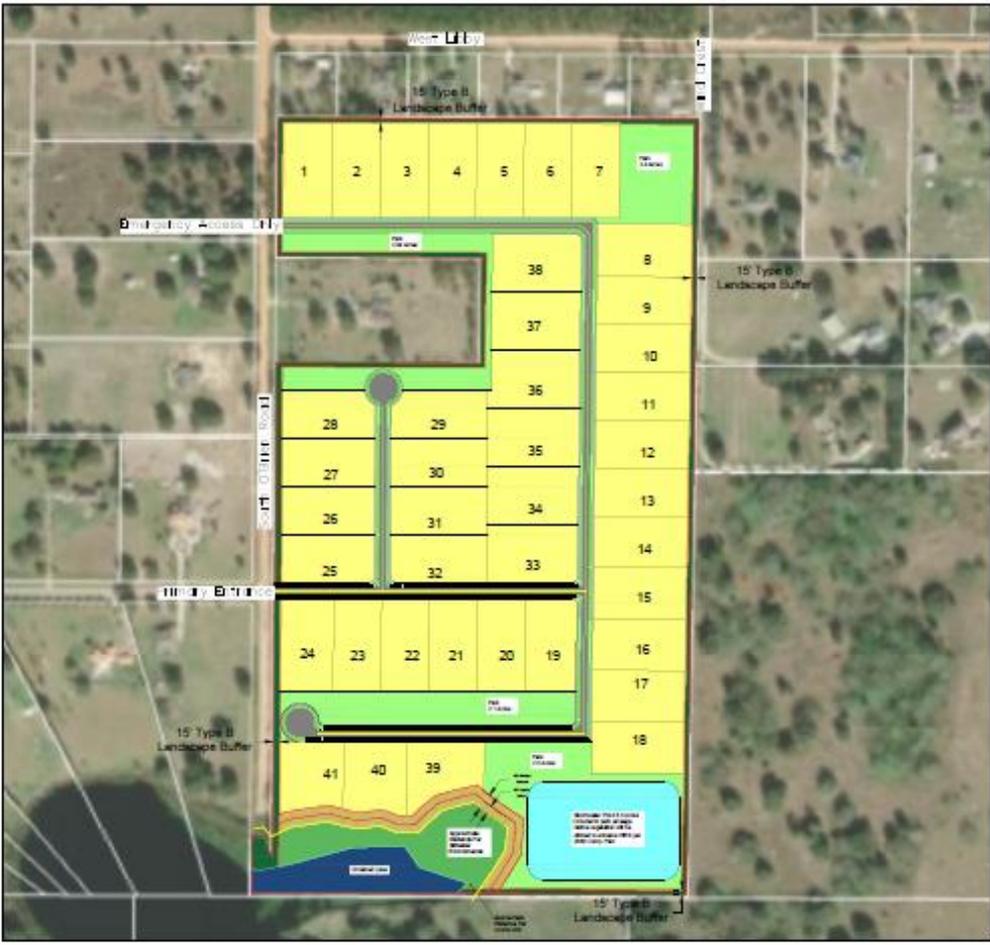
Maximum Building Height:
Minimum: 4'0"
Proposed: 4'0"

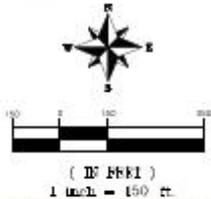
Site lighting shall comply with 2024B Guidelines

Setbacks (Type and Size):
North: 5' Lot Type B
South: 25' Lot Type B
East: 25' Lot Type B
West: 15' Lot Type B

Proposed 12' ROW:
The site will meet all applicable department rules and regulations. Existing vegetation to be retained in landscape buffers wherever possible. Light poles and fixtures shall be decorative and shall also comply with Commission area landscaping will be maintained by an HOA or similar entity and under single ownership and control. This plan is conceptual in nature and is subject to changes due to engineering and other influences.

Legal Description:
The Northeast 1/4 of the Southeast 1/4, 1/238 and 80077 the North 25.00' (lot 25) and being in Section 15, Township 22 South, Range 28 East, Lake County, Florida, 35.00' 1/238 and 80077 The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 22 South, Range 28 East, Lake County, Florida.





1 inch = 150 feet

Mantione
Conceptual Plan
Lake County, FL



Urban & Regional Planners, LLC.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 383-4624

Prepared by: JRM
Date: 10/20/24
October 17th, 2024

1 of 1

Attachment “E” – Project Narrative (1 of 25)



**O'BRIEN ROAD PUD
LSCPA AND REZONING
MAY 2024**

Prepared By:

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

Attachment “E” – Project Narrative (2 of 25)

Executive Summary

The subject site (68.2 ± acres) is located east of South O'Brien, south of West Libby Road, and north of Cherry Lake Road. (Figures 1 and 2). The subject site is located within the Lake County Agriculture (A) zoning district (Figure 3) with an existing future land use designation of Rural (R) (Figure 4).

A large-scale comprehensive plan amendment to a site-specific PUD FLUC (Figure 5), as well as rezoning to PUD (Figure 6) is proposed. The proposed preliminary development plan (Figure 7) identifies a 41-unit residential development with associated recreation, open space, landscape buffers, roadways and stormwater management.

For purposes of the comprehensive plan map amendment, a maximum development scenario (Table 3) was analyzed of the existing land use pursuant to Lake County FLU Policy I-1.4.4 which equates to 1 unit/5 acres or 14 units. The maximum development scenario under the proposed PUD FLUC depends on the accompanying PUD zoning ordinance pursuant to FLU Objective I-7.14. It is proposed to construct a maximum 41 units, which equates to 0.6 units per acre. The amendment is an increase of 27 units. The amendment will not cause a deficiency in the adopted level of services established for public facilities as outlined below.

Transportation Impact Analysis

A preliminary traffic analysis (Appendix A) was prepared by Traffic & Mobility Consultants, LLC for the proposed large scale comprehensive plan amendment. Results of the analysis indicate the proposed development will generate an increase of 279 daily trips, including 21 AM peak hour and 27 PM peak hour trips.

The proposed subdivision has two access points including the main entrance to connect to Coralwood Lane. The secondary access point is located off South O'Brien Road and will be designated for emergency access only in an effort to preserve the clay road. A small portion of S O'Brien would need to be paved to comply with the paved access requirement. Coralwood Lane is comprised of 66' of ROW, 20' of which is the paved two-lane road.

Coralwood Lane is a paved local roadway, which connects to Cherry Lake Road (CR 478), a two-lane minor collector road with an adopted Level of Service (LOS) classification of “D” according to the City of Groveland’s Comprehensive Plan (Transportation Element - Table 1). The amendment will not degrade the LOS (verify LOS).

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
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Attachment “E” – Project Narrative (3 of 25)

Single Family	41 Units	210	444	43	27	16
TOTAL GROSS TRIPS (PROPOSED)			444	43	27	16

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	14 Units	210	165	16	10	6
TOTAL GROSS TRIPS (EXISTING)			165	16	10	6

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)	279	17	10

[Potable Water/Sanitary Sewer Analysis](#)

The project is not located within City limits and will utilize well and septic or equivalent system approved by Lake County (i.e. OnSyte treatment system) unless municipal water and sewer service is made available to the site. The appropriate permits will be obtained prior to construction.

[Solid Waste Analysis](#)

The County’s adopted level of service (LOS) for solid waste is 1-1: 1 day per week garbage pickup and 1 day per week recycling pickup. The proposed development consists of single-family residential use lots, which are not expected to generate a higher demand for solid waste removal than the adopted LOS.

[School Impact Analysis](#)

A school impact analysis was conducted based on a maximum development potential and projected student generation for each school type. The analysis indicates that the amendment would result in an increase of 9 students. Sufficient capacity is available to accommodate the additional students. Application for adequate school facilities determination was submitted on December 21, 2023. Letter of No Impact #NI2023-13 (Appendix B) was issued on December 21, 2023, that indicates full school concurrency review will not be required at this time.

Table 1. Existing Student Generation

	Student Generation Rate	Proposed Units (SF)	Students Generated*
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Attachment “E” – Project Narrative (4 of 25)

Elementary	0.140	14	2
Middle	0.072	14	1
High	0.100	14	1
Grand Total	0.312		4

*When student generation rate calculations result in a fraction of a student, the student number was rounded up if greater than .5.

Table 2. Proposed Student Generation

	Student Generation Rate	Proposed Units (SF)	Students Generated*
Elementary	0.140	41	6
Middle	0.072	41	3
High	0.100	41	4
Grand Total	0.312		13

*When student generation rate calculations result in a fraction of a student, the student number was rounded up if greater than .5.

Environmental Analysis

According to the floodplain map (Figure 8), a small portion of the subject property is located within the Special Flood Hazard Area Zone AE per FIRM Panel No. 12069C0555E, effective December 18, 2012. The Base Flood Elevation (BFE) is 98.3 feet NAVD88. In accordance with FLU Policy I-7.5.4, the development will not impact the 100-year floodplain. The subject property is comprised of 68.3 acres, of which 3.84 acres consists of wetlands (Figure 9). A 25-foot wetland buffer around the identified wetland has been depicted on the conceptual development plan.

An Environmental Assessment Report (Appendix C) has been prepared by Stillwater Environmental, Inc. The subject 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. The surveys resulted in the location of thirty-one (31) “potentially occupied” gopher tortoise burrows. A 100% survey will be conducted prior to the initiation of any construction activities and the appropriate permits will be obtained. During field surveys, no listed wading birds were observed. There were no protected plant species found on the project site. Sand skink coverboard inspections were conducted between March 1, 2024, and March 29, 2024. A total of 1,300 coverboards were deployed. The sand skink survey report (Appendix D) indicates that there was no sand skink activity on the project site.

According to the U.S.G.S. 7.5 Minute Topographic Map, “Clermont West, Florida” Quadrangle, the project area elevations range from approximately 195’ msl to 100’ msl. Higher elevations are found throughout the northern portions of the site, with lower elevations found towards the south. According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey for Lake County, five soil types lie within the subject property boundary. These soil types are Apopka Sand, 0 to 5 percent slopes; Apopka sand, 5 to 12 percent slopes; Candler sand, 0 to 5 percent slopes; Candler sand, 5 to 12 percent slopes; and Ocoee mucky peat.

Attachment “E” – Project Narrative (5 of 25)

Urban Sprawl Analysis

Section 163.3177, Florida Statutes (FS), requires that any amendment to the Future Land Use Element discourage the proliferation of urban sprawl. Specifically, Section 163.3177(6)(a)9.a., FS, identifies thirteen (13) primary urban sprawl indicators and states that “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary urban sprawl indicator is provided below:

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

The proposed planned unit development covers approximately 68.2 acres of property which does not constitute a substantial area of unincorporated Lake County.

This indicator is not present.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed amendment will result in an increase of 27 residential lots for single-family development. Residential density adjacent to the project site has increased over the years, with most of the increase primarily attributed to the “Estates at Cherry Lake” planned community. The phased subdivision includes Meadow Pointe and Hidden Ridge (Villages G & H) which directly abuts the subject site and consists of 361 lots on approximately 152 acres, with an approved minimum lot size of 6,250 square feet (0.14 +/- acres). The proposed PUD rezoning is consistent with the development abutting the east side of the subject property, which is also zoned PUD (City of Groveland).

This indicator is not present.

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

The proposed development does not promote radial, strip, isolated, or ribbon pattern development. The conceptual plan depicts a typical subdivision design with a system of roads and green space that promotes neighborhood cohesivity.

This indicator is not present.

- 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.

Attachment “E” – Project Narrative (6 of 25)

The conceptual plan depicts the conservation of the existing surface waters. The wetlands will be delineated and conserved with a minimum 25-foot wetland buffer where no development will take place. An environmental survey was conducted by Stillwater Environmental, Inc., which concluded there were no protected plant species found on the project site.

This indicator is not present.

- 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 proposed development will not adversely impact adjacent agricultural activities. The proposed development will be surrounded by 15-foot landscape buffers to transition uses from adjacent properties. Stormwater runoff from the development will be captured and treated via on-site retention/detention pond(s). New lighting fixtures will be designed and located to minimize glare and reduce light trespass and overhead skyglow.

This indicator is not present.

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

The proposed amendment will utilize existing Lake County facilities and services. Analyses of existing facilities were conducted and are included in this report. Results of the analyses indicate the proposed increase of 27 single family residential lots will not adversely affect the Level of Service (LOS) of the existing facilities.

This indicator is not present.

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

The proposed amendment will utilize future facilities and services as they become available. The proposed increase of 27 single family residential lots is not expected to adversely affect future public facilities and services.

This indicator is not present.

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

The proposed use of the site will not disproportionately increase the cost of public services in the area. The development includes private stormwater management facilities and the developer will bear the cost of construction for the proposed transportation infrastructure facilities. Private well and septic services are proposed unless municipal potable water and sanitary sewer services are made available to the site. Government

Attachment “E” – Project Narrative (7 of 25)

services are already provided to the area and the proposed increase of 27 single family residential lots will not adversely affect the Level of Service (LOS) of the existing facilities.

This indicator is not present.

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

The proposed use of the site provides a clear separation between rural and urban land uses with the use of landscape buffers and preservation of open spaces.

This indicator is not present.

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

The proposed plan amendment does not discourage infill or redevelopment; rather, the plan amendment encourages desirable redevelopment of the area by providing high quality neighborhood development.

This indicator is not present.

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

The proposed development includes residential single-family lots as well as functional parks/green space. The design takes advantage of the prime waterfront area by creating recreational space for the neighborhood residents to enjoy.

This indicator is not present.

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

The conceptual plan depicts a total of two (2) external access points to the proposed development that interconnect within the development. The project's interior transportation network is functional and efficient. Residents will use the primary entrance which is connected to Coralwood Lane. Coralwood Lane ends in a T-intersection at Cherry Lake Road, which connects State Road 19 (minor arterial) and Wilson Lake Parkway (major collector).

This indicator is not present.

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

The subject property does not impact functional open space. There is no land designated as recreation or open space within the site boundary. A total of 25% of open space is proposed, which is interconnected with the interior transportation network to increase its functionality.

This indicator is not present.

Attachment “E” – Project Narrative (8 of 25)

Further, a future land use amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more criteria listed in Section 163.3177(6)(a)9.b., FS. The proposed land plan amendment meets the following four (4) listed criteria:

- 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 conceptual plan depicts the conservation of the existing surface waters. The wetlands will be delineated and conserved with a minimum 25-foot wetland buffer where no development will take place. The primary use of the buffer is to protect the natural wetland ecosystem. Furthermore, an environmental assessment was conducted, and no unmitigated adverse environmental impacts are anticipated.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The development includes private stormwater management facilities, and the developer will bear the cost of construction for the proposed interior transportation infrastructure facilities. Private well and septic services are proposed unless municipal potable water and sanitary sewer services are made available to the site. The development will also utilize existing government services and facilities provided to the area, and the appropriate contribution will be paid through impact fees.

- III. Promotes conservation of water and energy.

The project design will follow the water conservation measures and Florida Friendly (right plant in the right place) landscaping design principles found in Lake County's Comprehensive Plan. Specific examples include drought tolerant plants and smart irrigation systems with rain/moisture sensors with automatic cutoffs. Energy efficient design techniques will be implemented with residential construction. Specific examples include the installation of multi-paned windows and energy efficient appliances, which are common in new construction.

- IV. Preserves open space and natural lands and provides for public open space and recreation needs.

The conceptual plan included with the proposed plan amendment denotes 25% of open space which is interconnected with the transportation network to create opportunities for passive and active recreation. The development design is heavily oriented toward the preservation of functional open space with a special focus on recreation and amenities to improve the quality of life.

Attachment “E” – Project Narrative (9 of 25)

Land Development Regulation Compliance

The proposed master plan is compliant with Lake County Land Development Regulations (LDR) Section 4.03.00 – “PUD” Planned Unit Development District.

Comprehensive Plan Compliance

The proposed plan amendment is in furtherance of and compliant with the following policies, among others of the Lake County Comprehensive Plan.

Future Land Use Element

Policy I-1.2.2	Consistency between Future Land Use and Zoning
Policy I-7.2.8	Provision of Transitional Land Uses
Policy I-7.5.2	Open Space Protection
Policy I-7.5.4	Protection of Floodplains
Policy I-7.5.5	Protections of Wetlands
Policy I-7.5.6	Platting of Water Bodies
Policy I-7.13.5	Appropriate Transition of Land Uses
Policy I-7.14.1	Adjacent FLU Compatibility

Attachment “E” – Project Narrative (10 of 25)

Table 3 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed Land Use	Proposed Maximum Development	Net Change in Development Potential
O'Brien Rd PUD	68.2 +/-	Rural (1 unit/5 acres)	14 units	PUD FLUC PUD FLUC (0.6 units/acre)	41 units	27 units
TOTAL	68.2 +/-		14 units		41 units	+27 units

Existing FLU: Rural – Max. Density – 1 unit per 5 acres (pursuant to FLU Policy I-1.4.4)

Proposed FLU: PUD – Max. Density – 0.6 units per acre [site-specific pursuant to FLU Objective I-7.14 (to be specified in the corresponding PUD zoning ordinance)]

Attachment “E” – Project Narrative (11 of 25)



Lake County Rezoning Request Narrative and Justification O'Brien Road PUD

Existing Conditions

The subject property consists of 68.2 +/- acres and is located east of South O'Brien, south of West Libby Road, and north of Cherry Lake Road (identified by Alternate Key Number 1028574). The property contains 3.2 +/- acres of wetlands, leaving 65 +/- acres as net buildable area. The property is currently vacant and is located within the Lake County Agriculture (A) zoning district with an existing future land use designation of Rural.



Project Location Map

Project Request

The development proposal includes a large-scale comprehensive plan amendment to a site-specific PUD FLUC, as well as rezoning to PUD. The proposed conceptual plan identifies a 41-unit residential development with associated recreation, open space, landscape buffers, roadways and stormwater management. The amendment is an increase of 27 residential units.

Attachment “E” – Project Narrative (12 of 25)



Conceptual Plan

Surrounding Land Use Analysis

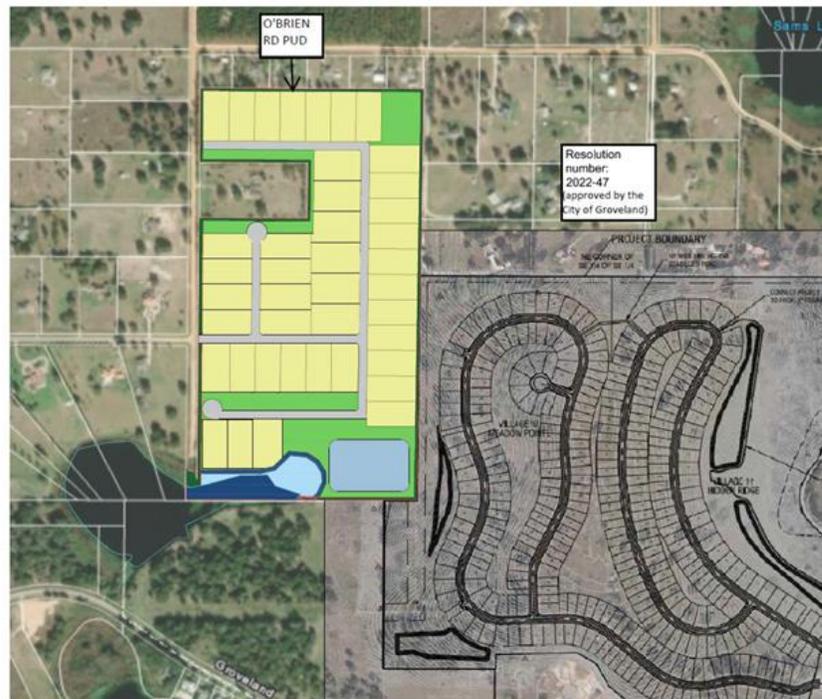
The subject property is surrounded by predominantly residential use property, though the abutting planned unit development includes residential, commercial, institutional, and recreational uses. The adjacent properties range from lower density (one unit or less per five acres) to higher density (up to 6 units per acre), with approximate one acre lots abutting the property to the north. Currently, no transitional land use is provided as a buffer between the varying densities pursuant to Lake County Comprehensive Plan Policy I-7.2.8. Residential density adjacent to the project site has increased over the years, with most of the increase primarily attributed to the “Estates at Cherry Lake” planned community. The phased subdivision includes Meadow Pointe and Hidden Ridge (Villages G & H) which directly abuts the subject site. The final plat for this phase consists of 361 lots on approximately 152 acres. The request for the PUD Future Land Use is appropriate based on Policy I-7.14.1.

Direction	Future Land Use	Zoning	Current Use	Maximum Density/ Intensity
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Attachment “E” – Project Narrative (13 of 25)

North	Lake County Rural	Lake County Rural Residential (R-1)	Single Family Residential	1 unit/5 acres (these parcels are developed at ≤ 1 unit/acre)
East	Groveland Established Neighborhood and Lake County Rural	Groveland PUD and Lake County Agriculture	Single Family Residential and PUD (residential, commercial, institutional, and recreational)	6 units/acre and 1 unit/5 acres
South	Groveland Agriculture and Established Neighborhood	Groveland Agriculture and PUD	Agricultural and PUD (residential, commercial, institutional, and recreational)	6 units/acre and 1 unit/5 acres
West	Lake County Rural	Lake County Agriculture	Single Family and Vacant Residential	1 unit/5 acres

Table 1. Adjacent Land Uses and Density



Surrounding Development Map

Attachment “E” – Project Narrative (14 of 25)

Justification for Rezoning

Due to changing conditions of the area the existing Lake County FLU designation of Rural (R) with Agriculture (A) zoning is no longer appropriate. A large-scale comprehensive plan amendment to a site-specific PUD FLUC is proposed. According to Lake County Comprehensive Plan FLU Objective I-7.14, the Planned Unit Development Future Land Use series requires concurrent PUD rezoning with a corresponding ordinance.

Compatibility with Adjacent Lands

The proposed Planned Unit Development consists of 41 lots for single family residences, with the associated recreation, open space, landscape buffers, roadways and stormwater management. The small-scale residential subdivision is compatible with the adjacent lands, which are predominantly residential. The project site abuts parcels ranging from lower density (one unit or less per five acres) to higher density (up to 6 units per acre), with one acre lots abutting the property to the north. The proposed one-acre lots are not only consistent with the density of the surrounding area, but would effectively serve as a transition between the varying land uses.

Zoning and Future Land Use Consistency

The proposed rezoning to Planned Unit Development (PUD) is consistent with the proposed Planned Unit Development Future Land Use designation. According to Lake County Comprehensive Plan Objective I-7.14, *the PUD Future Land Use Series is established to provide an implementing tool to accommodate site specific development standards for unique properties and developments which do not conform to an established Future Land Use Category. Specific land use designations within an approved PUD land use designation may be approved on a site-specific basis. Such designation shall be conditioned on the development proposal being reviewed as a PUD zoning district with a corresponding ordinance.* A corresponding PUD ordinance limiting the minimum lot size to one acre and the impervious surface ratio to thirty percent (30%) is appropriate for the project's location.

Level of Service Standards

The analyses submitted with the attached LSCPA request demonstrate that the proposed PUD rezoning will not cause a deficit in the County's Level of Service (LOS) standards.

Standards of Review

- A. *Whether the rezoning is in conflict with any applicable provisions of the Code.*
The proposed rezoning is consistent with all applicable provisions of the code. The proposed PUD is compatible in density to the surrounding land uses as demonstrated by the land use analysis above. A companion PUD future land use amendment is provided to recognize the uniqueness of this project in relation to the surrounding land use pattern.

- B. *Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.*

Attachment “E” – Project Narrative (15 of 25)

The companion PUD future land use amendment is consistent with all elements of the comprehensive plan. The request is consistent with Policy I-1.2.2 (Consistency between Future Land Use and Zoning), Policy I-7.2.8 (Provision of Transitional Land Uses), Policy I-7.5.2 (Open Space Protection), Policy I-7.5.4 (Protection of Floodplains), Policy I-7.5.5 (Protections of Wetlands), Policy I-7.5.6 (Platting of Water Bodies), Policy I-7.13.5 (Appropriate Transition of Land Uses), and Policy I-7.14.1 (Adjacent FLU Compatibility).

- C. *Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.*

The proposed PUD is consistent with the established land use pattern in the area. The proposed use is residential and the density is consistent with the surrounding area, as demonstrated above in the land use analysis.

- D. *Whether there have been changed conditions that justify a rezoning.*

Residential density adjacent to the project site has increased over the years, with most of the increase primarily attributed to the “Estates at Cherry Lake” planned community. The phased subdivision includes Meadow Pointe and Hidden Ridge (Villages G & H) which directly abuts the subject site. The final plat for this phase consists of 361 lots on approximately 152 acres. The lack of transitional land use(s) between the varying densities as required by Policy I-7.2.8 constitutes a FLU amendment and rezoning.

- E. *Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.*

The proposed increase of 27 residential units will not negatively impact public facilities. Sufficient capacity is available to serve the project, as demonstrated by the attached analyses.

- F. *Whether, and the extent to which, the rezoning would result in significant impacts on the natural environment.*

The proposed PUD will not significantly impact the natural environment. The proposed wetland buffer and on-site stormwater management facilities will provide additional protection to the associated wetlands.

- G. *Whether, and the extent to which, the proposed rezoning would affect the property values in the area.*

There is no indication that the proposed rezoning and amendment would have an adverse impact on property values.

- H. *Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.*

As described above, the proposed PUD is a logical extension of the planned development patterns in the area.

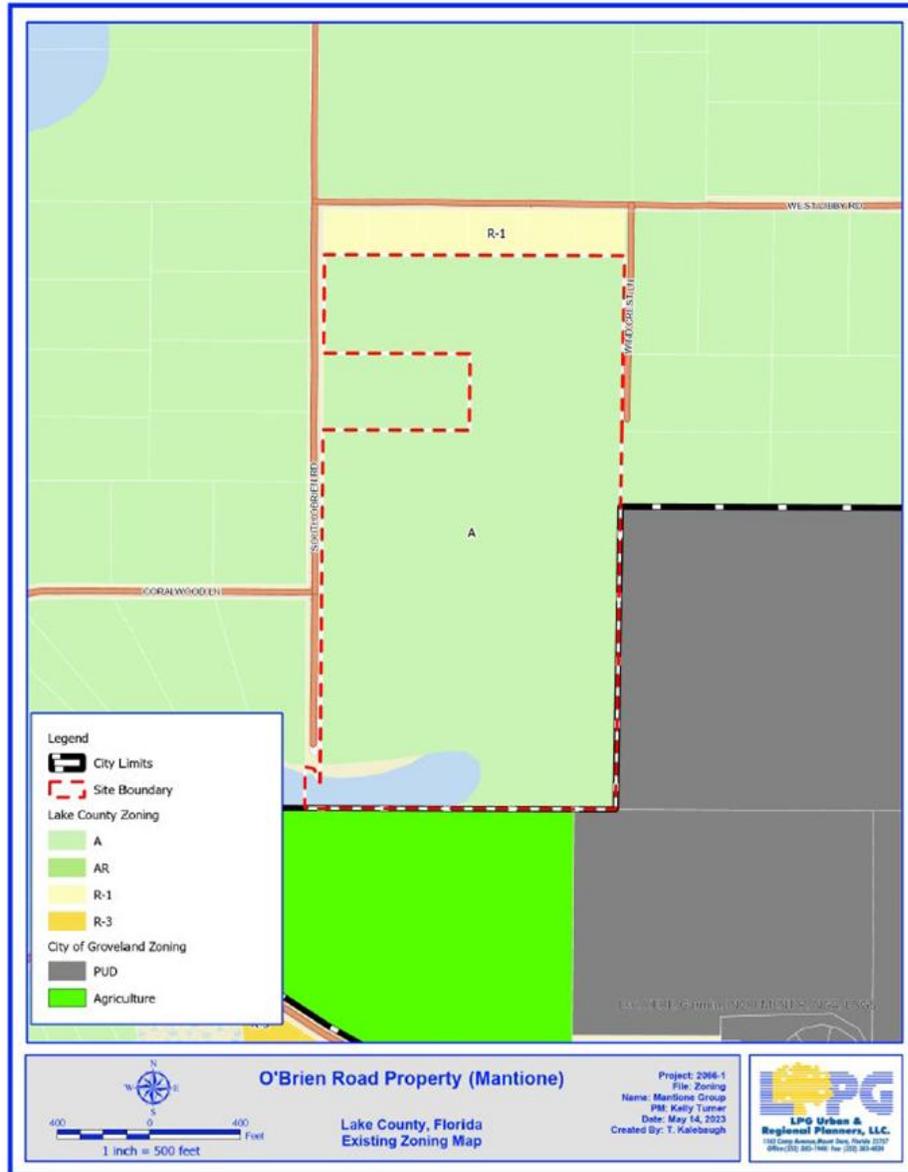
Attachment “E” – Project Narrative (16 of 25)

- I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.*

This request is in the public interest. It provides additional housing and lot size options and provides protection to the identified wetland area by providing upland buffers and the on-site stormwater management system. The use is consistent with the existing and planned development patterns and uses in the surrounding area as demonstrated by the land use analysis above.

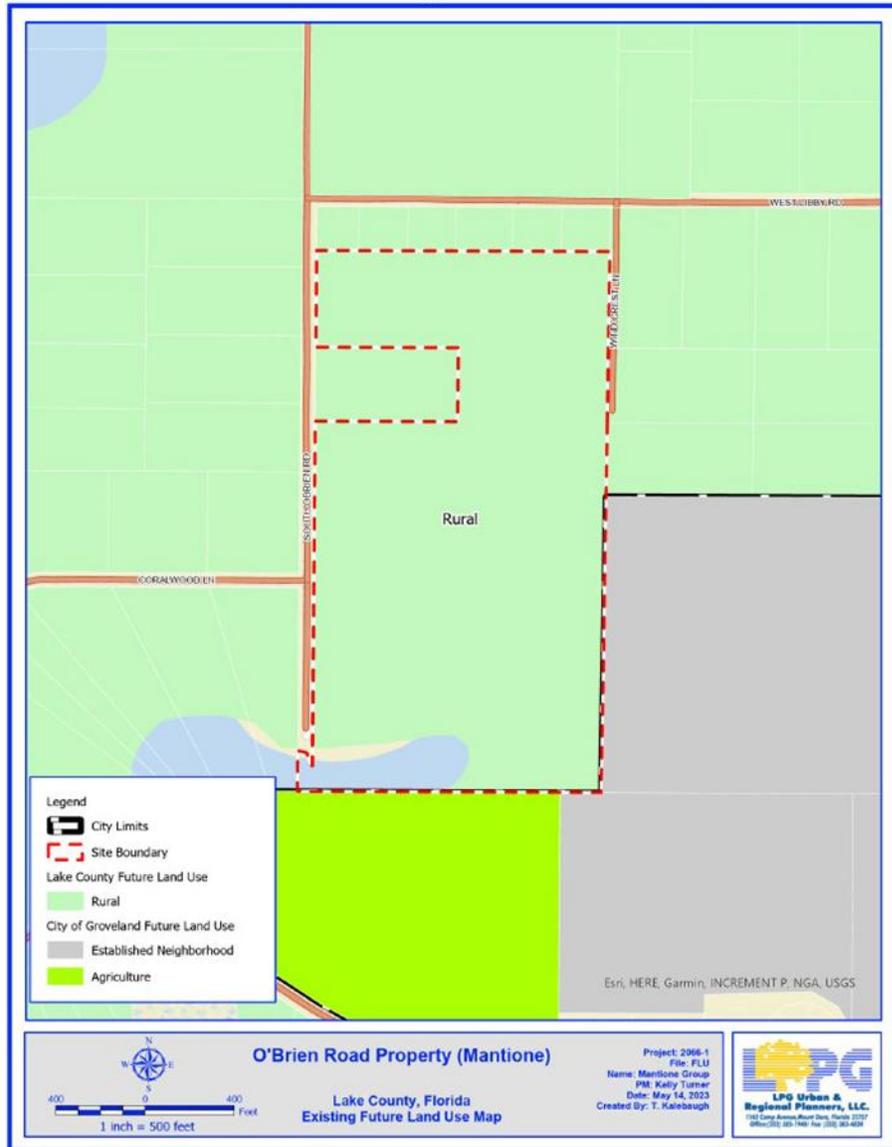
Attachment "E" – Project Narrative (19 of 25)

Figure 3



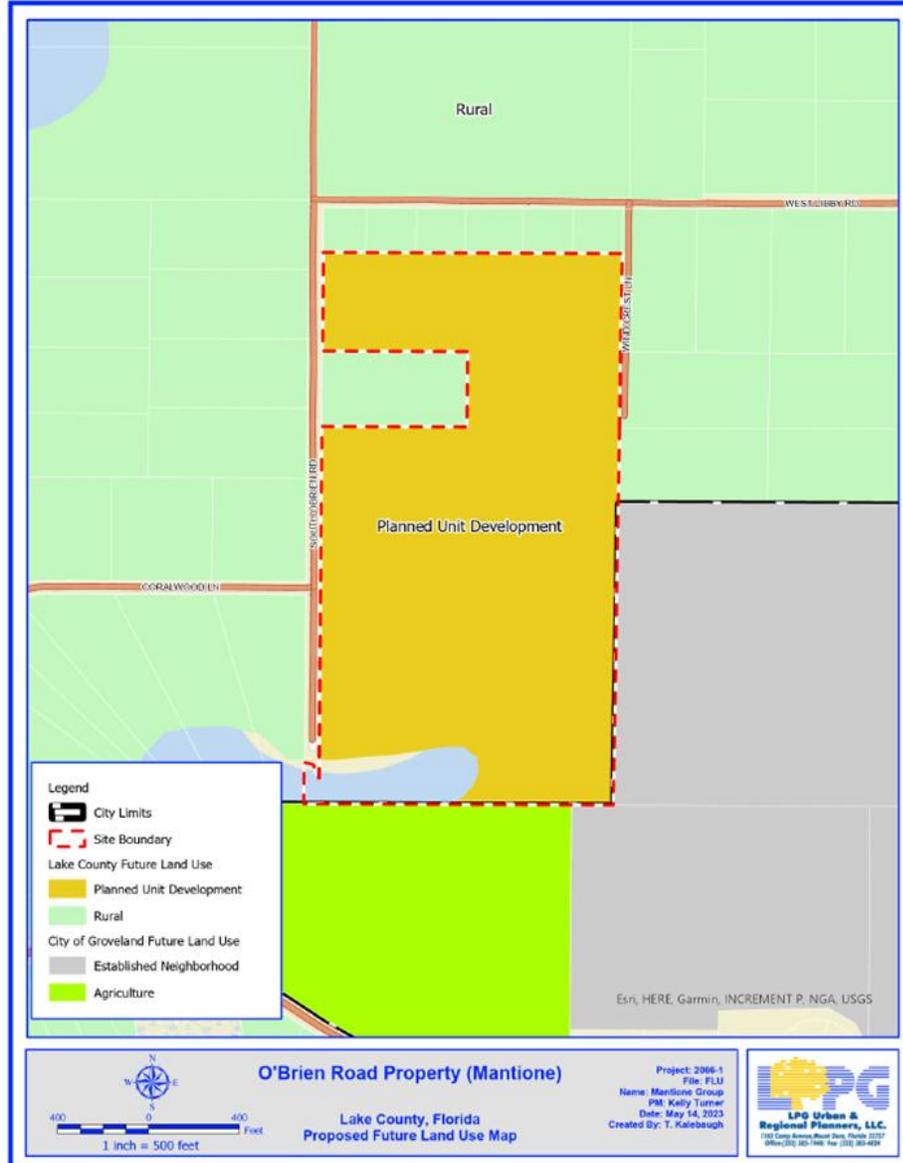
Attachment "E" – Project Narrative (20 of 25)

Figure 4



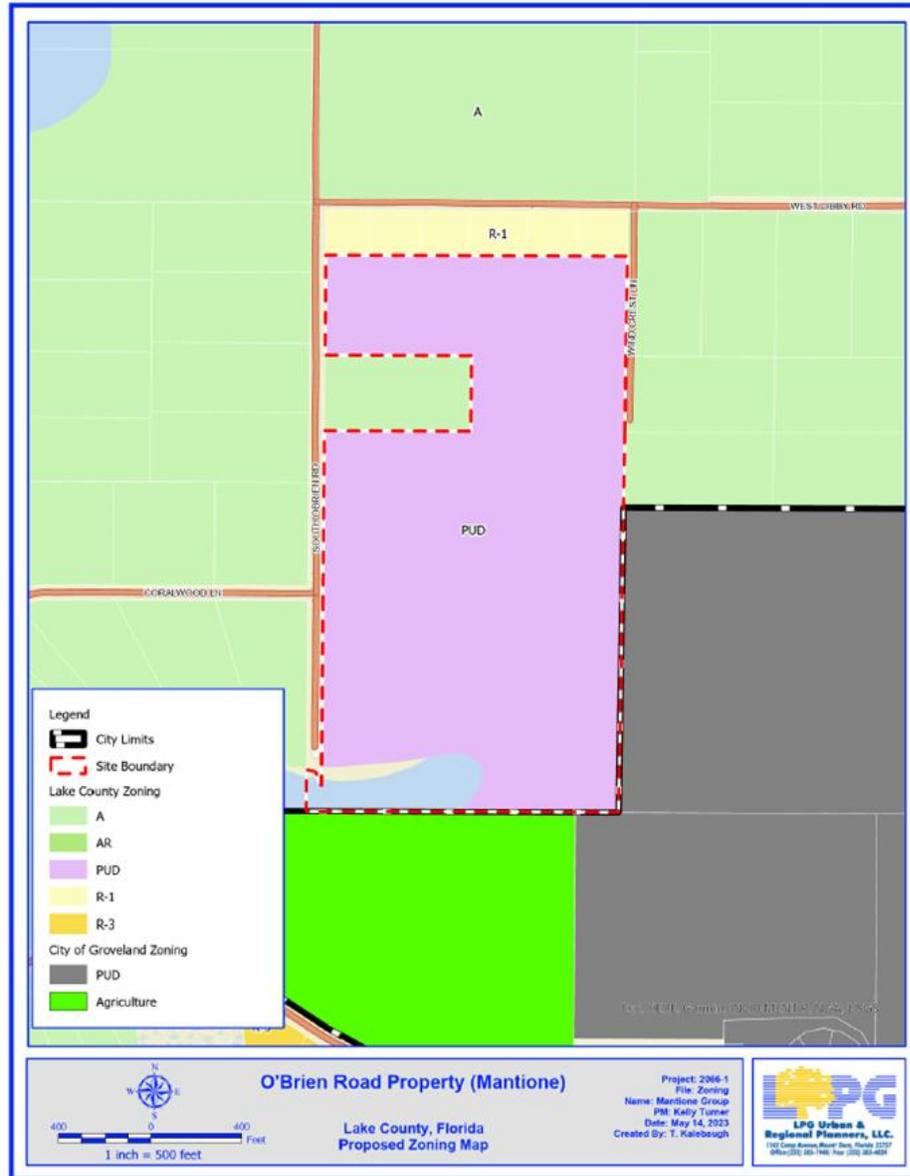
Attachment "E" – Project Narrative (21 of 25)

Figure 5



Attachment "E" – Project Narrative (22 of 25)

Figure 6



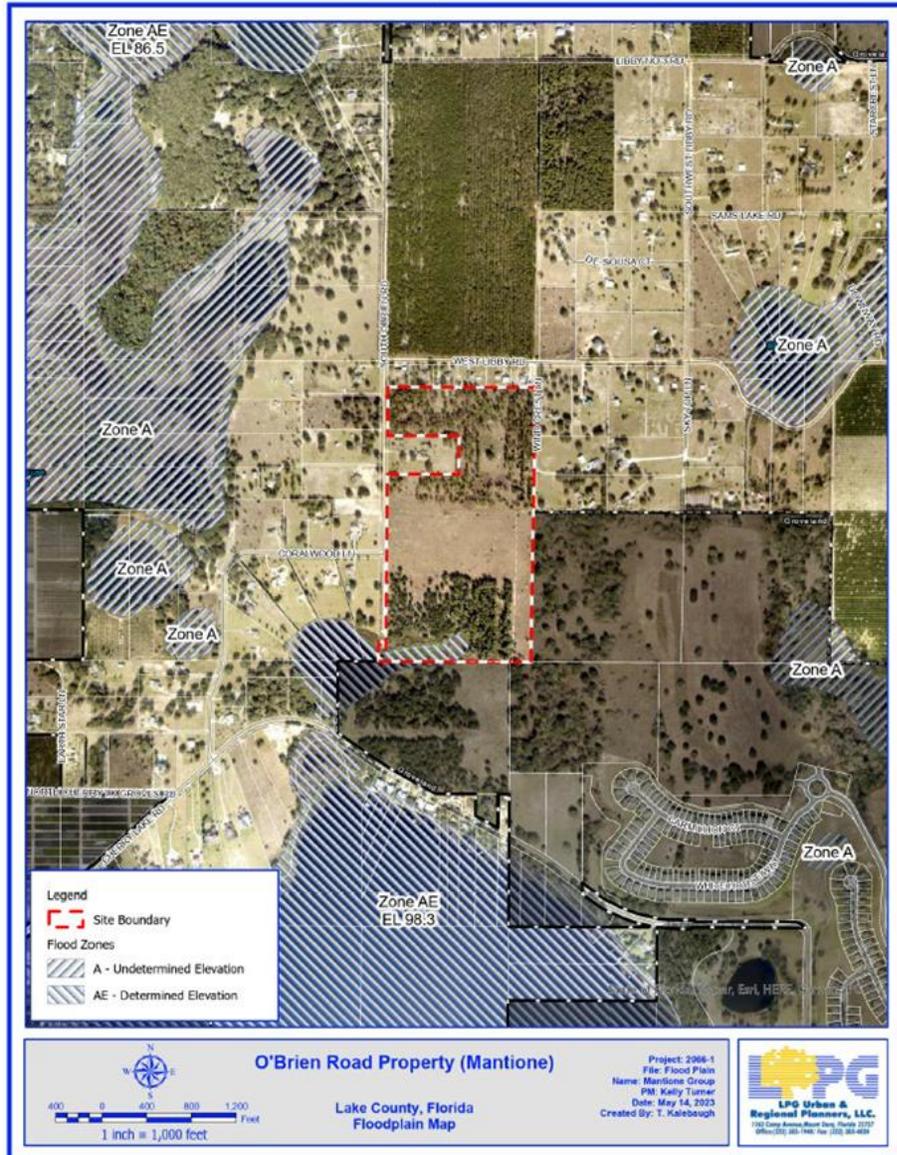
Attachment "E" – Project Narrative (23 of 25)

Figure 7



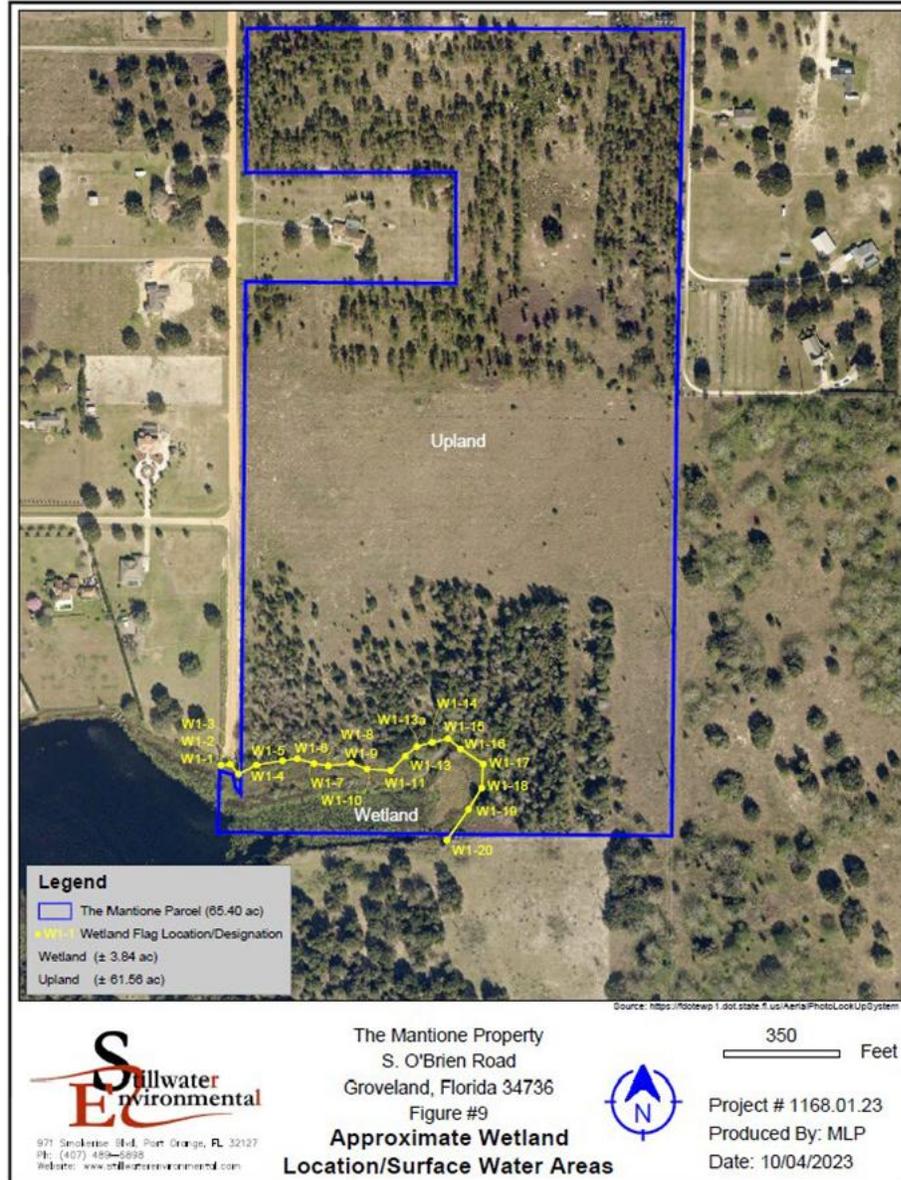
Attachment "E" – Project Narrative (24 of 25)

Figure 8



Attachment "E" – Project Narrative (25 of 25)

Figure 9



Attachment "F" – Community Meeting Notes (1 of 4)



Attachment "F" – Community Meeting Notes (2 of 4)

O'BRIEN ROAD- COMMUNITY MEETING			
PROJECT: Mantione- O'Brien Road		MEETING DATE: July 31, 2025	
TIME: 6PM -8PM		LOCATION: E.L. Puryear Building	
NAME	PHONE	EMAIL	COMMENTS
FARMER BANKS HENDERSON	(407) cell 970	BANKS HENDERSON @GMAIL.COM	
Erin Dexter ✓		edexter058 @ gmail.com	• Disruptions to wild life • roads cannot handle more traffic • live here to get away from city not have it follow us • you keep adding population but the current infrastructure cannot handle the influx • Will only approve 5 acres lots w/ wells

Attachment "F" – Community Meeting Notes (3 of 4)

O'BRIEN ROAD- COMMUNITY MEETING			
PROJECT: Mantione- O'Brien Road		MEETING DATE: July 31, 2025	
TIME: 6PM -8PM		LOCATION: E.L. Puryear Building	
NAME	PHONE	EMAIL	COMMENTS
			Sinkholes?
Demetri Sookraj	352-460-8758	sookraj@ demetri@gmail.com	sinkholes? stay agriculture 1 home per 5 acres
Stefan Sookraj	407-509-1492	stefan.Sookraj@gmail.com	Will only support 1 lot per 5-acres to preserve the area I bought into. and for true rural living
J. BAKSH	845-482-1287	FKBAKSH@gmail.com	ONE HOUSE TO FIVE ACRES CITY WATER
Elesa & Eric Berard	407-376-7115	elesa@embargmail.com	Stay acre per 5 acre per 1 resident
M. Malys	407-321-947-916 321-947-916		septic, well? another turtle survey

Attachment "F" – Community Meeting Notes (4 of 4)

O'BRIEN ROAD- COMMUNITY MEETING			
PROJECT:	Mantione- O'Brien Road	MEETING DATE:	July 31, 2025
TIME:	6PM -8PM	LOCATION:	E.L. Puryear Building

NAME	PHONE	EMAIL	COMMENTS
Dexter ✓		tdexter301k@gmail.com	Concern is we bought in an area for space of 5 acres not subdivision, must stay w/ current zoning (w/ wells)
Bob + Debbie Sieffert ✓		dsieffert@yahoo.com	concerned that owner understands that there is <u>no access</u> to subjects property from Windercrest for construction and/or residents. Also, property be limited to 5 ac lots.
Math Fromme		mathfromme83@gmail.com	-Wild life (Gopher Turtle) -Agriculture Area
Marlo Soderas ✓		MARLO.SODERAS@gmail.com	would like to see 5 acre house lots with city water and sewer. keep as much nature as possible.

Attachment "G" – City of Groveland Comments

(Page 1 of 2)

From: DeWayne Jones <DeWayne.Jones@groveland-fl.gov>
Sent: Tuesday, November 12, 2024 12:04 PM
To: Holt, Sharyn <shari.holt@lakecountyfl.gov>
Subject: RE: O'Brien Road PUD / PZ2024-218 / AR 5758

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Good morning Sharyn,

The only comment staff has is provided below from our Transportation & Public Works Director. No other comments besides that.

The lot sizes suggest septic tanks. Not sure if they're anticipating utilizing wells. I continue to state we have concurrency capacity concerns with water and wastewater. City should consider formally opposing this with consideration of a resolution by City Council.

TJ

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TJ FISH
Director of Transportation & Public Works

City of Groveland
1153 Sampey Road
Groveland FL 34736

Tel: [352-306-6520](tel:352-306-6520)
Mobile: [352-460-7725](tel:352-460-7725)
Email: tj.fish@groveland-fl.gov
Web: groveland-fl.gov

Top 5 Safest Places in Florida

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Attachment "G" – City of Groveland Comments

(Page 2 of 12)

Holt, Sharyn

From: tj fish <tj.fish@groveland-fl.gov>
Sent: Monday, November 18, 2024 12:16 PM
To: Barron, Janie; Jones, Dewayne
Cc: Holt, Sharyn; Maslow, Timothy
Subject: Re: O'Brien Road PUD / PZ2024-218 / AR 5758
Attachments: Groveland Comments O'Brien Road PUD _ PZ2024-218 _ AR 5758.pdf; Groveland Comments 2 O'Brien Road PUD _ PZ2024-218 _ AR 5758.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Janie, for reaching out on this. City of Groveland is opposed to the land use amendment and to the rezoning. The capacity comments regarding water and wastewater are relevant. However, the opposition is also from a land-use perspective.

Our joint planning efforts with Lake County are on the basis that the City is not entertaining additional residential development that is not already entitled. This includes already annexed properties within the corporate limits as well as increases in residential densities on unincorporated properties within the ISBA.

In this particular case, the property is located in a known enclave of unincorporated rural development characterized by subdivided large lots along clay roads including O'Brien Road, West Libby Road, and No. 3 Libby Road. An increase in density in this area is not warranted due to environmental impacts and due to inadequate transportation infrastructure.

Thank you for the outreach. If you could please inform us of the next steps, Groveland staff will respond accordingly.
TJ

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TJ FISH
Director of Transportation & Public Works

City of Groveland
1153 Sampey Road
Groveland FL 34736

Tel: 352-306-6520
Mobile: 352-460-7725
Email: tj.fish@groveland-fl.gov
Web: groveland-fl.gov

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Attachment "G" – City of Groveland Comments

(Page 3 of 12)

RESOLUTION 2024-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA ENCOURAGING THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, TO ADOPT THE JPA VISION MAP AND JPA PROPOSED BY THE CITY OF GROVELAND; AND TO DENY ANY APPLICATIONS TO CHANGE THE FUTURE LAND USE AND ZONING ON PROPERTIES CURRENTLY DESIGNATED AS GREEN SWAMP RIDGE AND RURAL WITH AG ZONING THAT WILL RESULT IN INCREASED RESIDENTIAL DENSITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Groveland is the fastest growing City in Lake County and with substantial levels of growth and residents' concerns are increasing; and

WHEREAS, the City has recognized it has enough land entitled for residential development to satisfy growth projections; and

WHEREAS, the City's adopted Future Land Use Element and Form Based Code fosters a Smart Growth approach; and

WHEREAS, the City Council adopted the City of Groveland Strategic Plan – June 21, 2022 (the City's Strategic Plan) further fostering a Smart Growth approach which calls for saving at least 50% of land within the City's Ch. 180 Utility Service Area (Utility Service Area) as Conservation and/or Agriculture (depicted in **Exhibit A** attached hereto and incorporated herein); and

WHEREAS, City staff has been working with Lake County toward a Joint Planning Agreement (JPA) to help achieve this goal which includes a proposed JPA Vision Map attached hereto and incorporated herein as **Exhibit B** and a JPA that will include focus areas identified in the City's Strategic Plan; and

WHEREAS, various prospective developers and/or property owners have approached the City about developing land in the City's Utility Service Area but within unincorporated Lake County; and

WHEREAS, prospective developers and/or property owners are seeking to change entitlements and increase densities which will move the City farther away from its goals of retaining at least 50% of land within the City's Utility Service Area as Conservation and/or Agriculture; and

WHEREAS, the City Council wants to encourage the Board of County Commissioners of Lake County to deny any applications seeking to change entitlements and increase densities on properties within the City's Utility Service Area, specifically, those parcels identified in **Exhibit C** attached hereto and incorporated herein; and

WHEREAS, the City Council desires to preserve the rural character and lifestyle within the Green Swamp Area of Critical State Concern and the Clay Road District; and

RESOLUTION 2024-19

Attachment "G" – City of Groveland Comments

(Page 4 of 12)

WHEREAS, the City Council desires the Board of County Commissioners of Lake County to adopt the proposed JPA Vision Map and the proposed JPA.

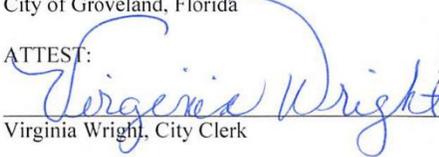
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Groveland, Florida, as follows:

1. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this resolution.
2. The City Council encourages the Board of County Commissioners to take the following actions:
 - A. Adopt the proposed JPA Vision Map attached as **Exhibit B**.
 - B. Adopt the JPA proposed by the City of Groveland.
 - C. Deny any applications seeking to change entitlements and increase densities on those properties within the City's Utility Service Area, identified in **Exhibit C** because they are inconsistent with a Smart Growth approach to save at least 50% of land within the City's Utility Service Area as Conservation and/or Agriculture.
3. Upon adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Chairman of the Lake County Board of County Commissioners, and the County Manager of Lake County.
4. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 5th day of February, 2024.



Evelyn Wilson, Mayor
City of Groveland, Florida

ATTEST:


Virginia Wright, City Clerk



Approved as to Form:



Anita Geraci-Carver
City Attorney

Attachment "G" – City of Groveland Comments

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Passed First Reading 2-5-2024
Vice Mayor Radzik
Council Member Radzik moved the passage and adoption of the above
and foregoing Resolution. Motion was seconded by Council Member
Sweatt and upon roll call on the motion the vote was as
follows:

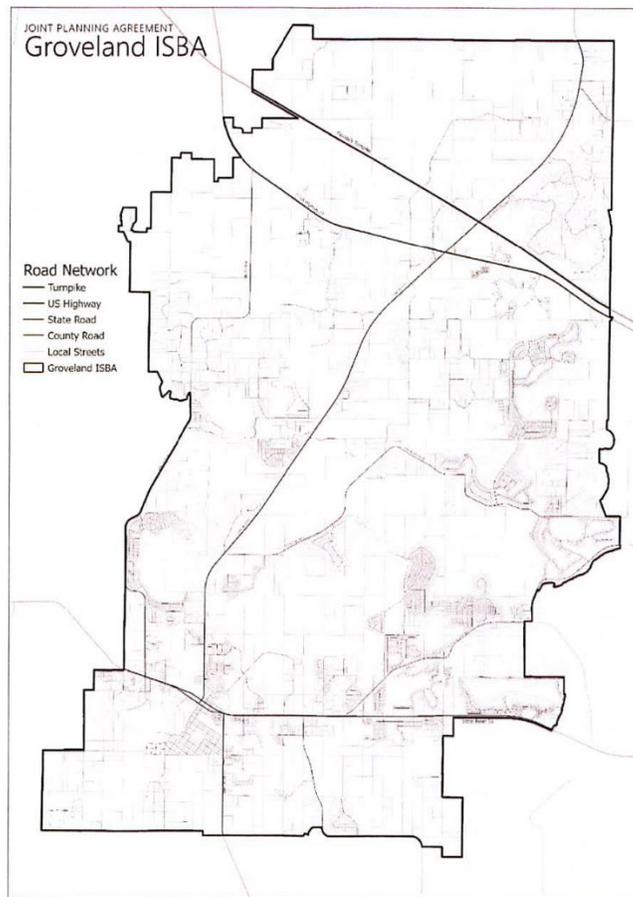
	YEA	NAY
Barbara Gaines	✓	
Mike Radzik	✓	
Richard Skyzinski	✓	
Dina Sweatt	✓	
Evelyn Wilson	✓	

Attachment "G" – City of Groveland Comments

(Page 6 of 12)

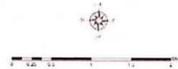
EXHIBIT A

MAP DEPICTING THE CITY OF GROVELAND'S CHAPTER 180 UTILITY AREA
(a/k/a ISBA area)



City of Groveland
Joint Planning Agreement

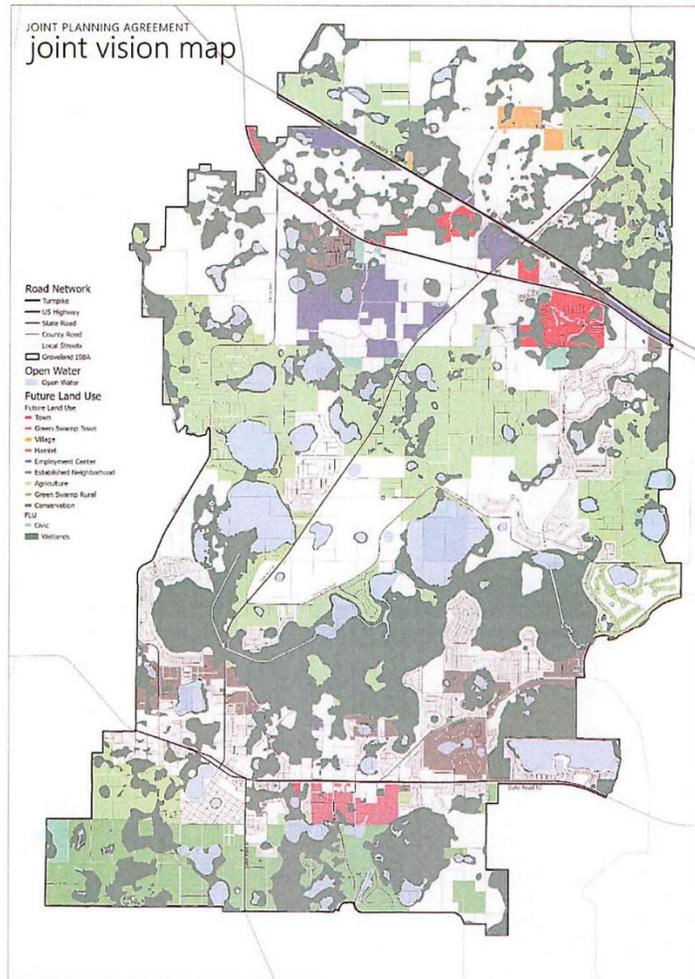
166 N. LAKE AVENUE
GROVELAND, FL 34736
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Attachment "G" – City of Groveland Comments

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EXHIBIT B – CITY OF GROVELAND VISION MAP



City of Groveland
Joint Planning Agreement

156 N. LAKE AVENUE
GROVELAND, FL 34726
WWW.GROVELAND.FL.GOV

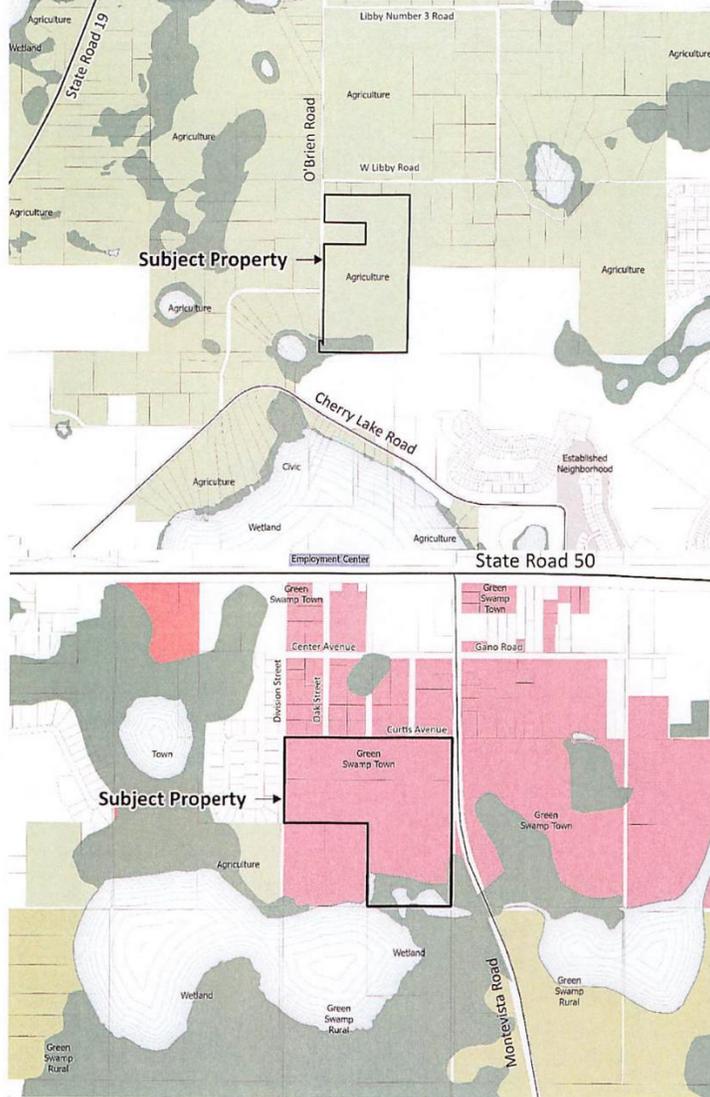


RESOLUTION 2024-19

Attachment "G" – City of Groveland Comments

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EXHIBIT C – PROPERTIES IN UNINCORPORATED LAKE COUNTY



Attachment "G" – City of Groveland Comments

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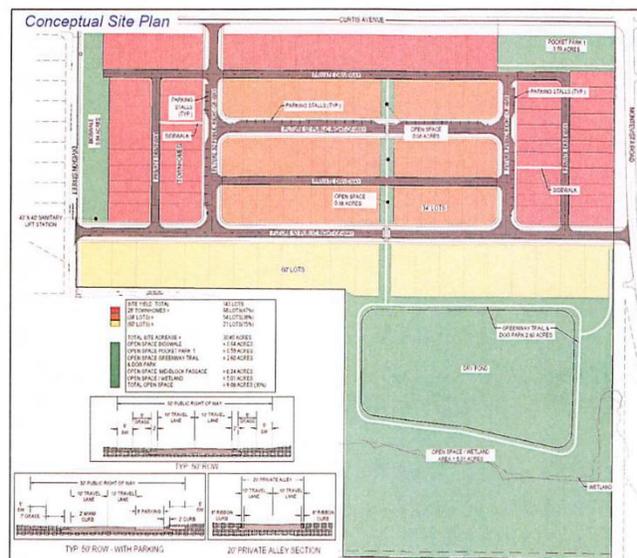


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On behalf of the Community & Economic Development Department, staff would like to formally recommend denial of the following projects currently located in unincorporated Lake County.

Montevista Residential Development (7210 Curtis Avenue & 14239 Montevista Road)

The 30 acre property is located within the Green Swamp Area of Critical State Concern, south of State Road 50, east of County Road 565A. The proposed development for 143 residential units includes single-family rear-loaded townhomes and single-family detached homes on various lot sizes. See concept plan below. While staff appreciates the applicant's commitment to quality design and consistency with our new Green Swamp Town zoning standards, we recommend denial considering the location within the Green Swamp, existing traffic issues along Montevista Road, and the fact that the City already has more than enough residential zoned properties to satisfy growth projections.



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The City's Strategic Plan calls for saving at least 50% of land within our utility service area as Conservation and/or Agriculture. Staff has been working with Lake County toward a Joint Planning Agreement (JPA) to help achieve this goal which includes a proposed JPA Vision Map. These two projects would move us farther away from our goals.

Below is the proposed JPA Vision Map showing the location of the properties in bright red. Staff recommends denial of both and encourages both City Council and Lake County Board of Commissioners to adopt the proposed JPA as soon as possible to help demonstrate a unified vision to existing property owners and potential applicants in the future.

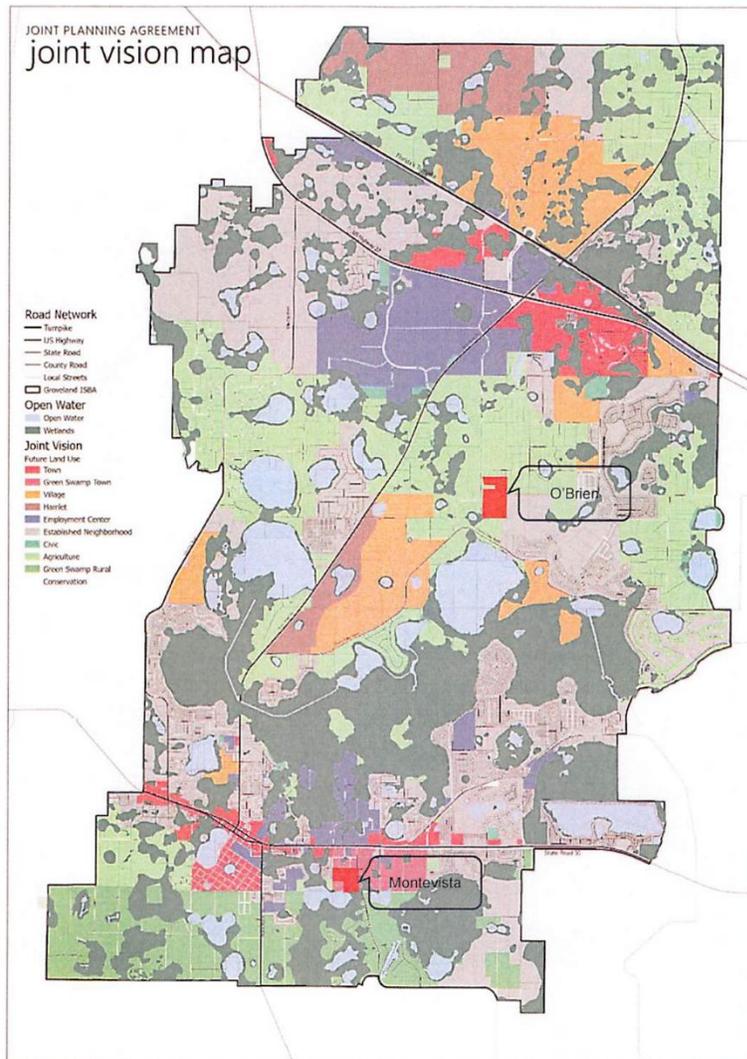
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City of Groveland
Joint Planning Agreement

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Attachment “H” – Environmental Assessment (1 of 45)

APPENDIX C

See attached Environmental Assessment prepared by Stillwater Environmental, Inc.

Attachment "H" – Environmental Assessment (2 of 45)

**THE MANTIONE PROPERTY
S. O'BRIEN ROAD, GROVELAND, FL 34736
LAKE COUNTY, FLORIDA**



ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

**Mr. John Mantione
285 Silver Maple Rd.
Groveland, FL 34762**

Prepared by:

**Stillwater Environmental, Inc.
971 Smokerise Blvd.
Port Orange, Florida 32127
SEI File No. 1168.01.23**

October 12, 2023

Attachment “H” – Environmental Assessment (3 of 45)

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- Table 1: Protected Fauna Found in Lake County, Florida, and Their Expected Occurrence on the Mantione Property Project Site**
- Table 2: Protected Flora Found in Lake County, Florida, and Their Expected Occurrence on the Mantione Property Project Site**

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- Appendix A: Lake County Property Appraiser Record Card**
- Appendix B: National Wetlands Inventory Map**
- Appendix C: Photographs of the Subject Property**

Attachment “H” – Environmental Assessment (5 of 45)

THE MANTIONE PROPERTY S. O'BRIEN ROAD, GROVELAND, FL 34736 LAKE COUNTY, FLORIDA

ENVIRONMENTAL ASSESSMENT REPORT

1.0 INTRODUCTION

The Mantione Property project site is approximately 65.40 +/- acres in size. The Lake County Property Appraiser's website lists the Parcel ID No. as 33-21-25-0004-000-01400 (Appendix A). The project is located 3.2 miles northeast of the intersection of FL-19 and Cherry Lake Road, in Section 33, Township 21 South, Range 25 East at latitude 28.611921 North and longitude -81.811698 West, Groveland, 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 undeveloped. Historic aerials were researched back to 1952 and USGS topographic maps were researched back to 1971. Early aerial photographs show the site in citrus production. By 1999 aerials, most likely due to the freezes of the 1980's, the onsite citrus has been cleared from the property as it now appears as maintained pastureland. Over the decades, it seems little change has occurred onsite except for the maturing of some hardwood and pine species scattered throughout. 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 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, "Clermont West, Florida" Quadrangle, the project area elevations range from approximately 195' msl to 100' msl (Figure 3). Higher elevations are found throughout the northern portions of the site, with lower elevations found towards the south.

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Mr. John Mantione
The Mantione Property
Environmental Site Assessment (SEI File No. 1168.01.23)
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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). Five (5) soil types lie within the subject property boundary. A brief description of these soil types is presented below.

5) Apopka sand, 0 to 5 percent slopes (1.52 ac/2.32%)

Apopka fine sand consists of very deep, well drained, moderately slowly permeable soils found on upland ridges, side slopes and knolls of the North Central Ridge and the Florida Flatwoods. The climate is humid subtropical. Large areas are cleared and used for citrus and tame pasture. Natural vegetation consists of bluejack oak (*Quercus incana*), turkey oak (*Quercus cerris*), post oak (*Quercus stellata*), live oak (*Quercus virginiana*), and longleaf pine (*Pinus palustris*). The understory vegetation consists of bluestem (*Andropogon sp.*), dogfennel (*Eupatorium capillifolium*), paspalum, pineland threeawn (*Aristida stricta*), and other native plants. This soil type is found along the eastern and western property boundary.

6) Apopka sand, 5 to 12 percent slopes (29.28 ac/44.77%)

Apopka fine sand consists of very deep, well drained, moderately slowly permeable soils found on upland ridges, side slopes and knolls of the North Central Ridge and the Florida Flatwoods. The climate is humid subtropical. Large areas are cleared and used for citrus and tame pasture. Natural vegetation consists of bluejack oak (*Quercus incana*), turkey oak (*Quercus cerris*), post oak (*Quercus stellata*), live oak (*Quercus virginiana*), and longleaf pine (*Pinus palustris*). The understory vegetation consists of bluestem (*Andropogon sp.*), dogfennel (*Eupatorium capillifolium*), paspalum, pineland threeawn (*Aristida stricta*), and other native plants. This soil type is found in the southern, central and northwestern portions of the subject property.

8) Candler Sand, 0 to 5 percent slopes (21.05 ac/32.19%)

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, sand post oak (*Quercus margaretta*), and longleaf pine (*Pinus palustris*), sand pine (*Pinus clausa*), chapman oak (*Quercus chapmanii*) and myrtle oak (*Quercus myrtifolia*), with a sparse understory of logsided Indiangrass (*Sorghastrum secundum*), gopher apple (*Liana michauxii*), pineland threeawn, hairy panicum (*Panicum virgatum*), and other forbs. This soil type is found in the western and northern portions of the site.

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9) Candler Sand, 5 to 12 percent slopes (9.45 ac/14.45%)

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, turkey oak, sand post oak, and longleaf pine, sand pine, chapman oak and myrtle oak, with a sparse understory of lopsided Indiangrass, pineland threeawn, hairy panicum, and other forbs. This soil type is found in the central and northeastern portions of the subject property.

31) Ocoee mucky peat (2.98 ac/4.56%)

The Ocoee Series consists of deep, very poorly drained soils that formed in herbaceous organic material and sandy mineral material. These soils are on floodplains, freshwater marshes, and depressions. Slopes are less than 2 percent. This soil type is found throughout much of the central and eastern portions of the property. Most areas are drained and protected from flooding and used for truck crops, sod crops, and improved pasture. Undrained areas are vegetated by sawgrass (*Cladium jamaicense*), reeds (*Phragmites australis*), Florida willow (*Salix floridana*), and other aquatic non-woody and woody plants. This soil type is found in the southern portion of the site.

99) Water (1.12 ac/1.71%)

Located in the southern portion of the site sits an unnamed lake that appears to share hydrological connection to Cherry Lake.

2.3 Vegetative Community Analysis – Habitat Characterizations

Pedestrian surveys of the subject property were conducted on September 30, 2023, 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)*. Five (5) 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. 212 – Unimproved Pastures (20.86 ac/31.90%)

This category includes cleared land with major stands of trees and brush where native grasses have been allowed to develop. Normally, this land will not be managed with brush control and/or fertilizer application. This land use classification is in the central and southern portions of the site.

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FLUCFCS No. 246 – Timber Nursery (25.52 ac./39.02%)

Areas in this category are associated with the timber industry. Tree seedlings (primarily pine) are grown for forestation of timber sites. This community is located throughout the northern portion of the subject property. Historically this area was in citrus. Vegetation includes slash pine (*Pinus elliottii*), lantana (*Lantana sp.*), passionflower (*Passiflora sp.*), bahia grass (*Ppassiflowerm*), thistle (*Imperata cylindrical*), and assorted weeds.

FLUCFCS No. 438 – Mixed Hardwoods (15.18 ac/23.21%)

This community is in the upland portions 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*). There is a sub-canopy of like-species and a groundcover of bracken fern (*Pteridium sp.*), a variety of oak runners, muscadine and green briar, with) and wire grasses.

FLUCFCS No. 523 – Lakes > 10 acres but < 100 acres (1.71 ac/2.61%)

This land use classification refers to the portion of an unnamed lake in the southwest corner of the subject property.

FLUCFCS No. 640 – Vegetated Non-Forested (2.13 ac/3.26%)

This community type includes marshes and seasonably flooded basins and meadows. These communities are usually confined to relatively level, low-lying areas. Sawgrass (*Cladium jamaicensis*) and cattail (*Typha sp.*) can be the predominant species in this community as well as maidencane (*Panicum hemitomon*), arrowhead (*Sagittaria sp.*), and buttonbush (*Cephalanthus occidentalis*). This community can be found in the southern portion of the site.

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*)
Gopher Tortoise (*Gopherus polyphemus*)
Brown anole (*Norops sagrei*)

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Birds

Red Shouldered Hawk (*Buteo lineatus*)

Mammals

Eastern Cottontail Rabbit (*Sylvilagus floridanus*)

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 September 30, 2023 (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

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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 located within the limits of the project site. During field surveys, no listed wading birds were observed in the area.

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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 located 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 leucocephalus*)). 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.

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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 155 located approximately 3.5 miles to the northeast, at latitude 28.656667 and longitude -81.776667 (Figure 7). Its first observation was in 2003 and was listed "unknown" during 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 155 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 sociabilis)

Federally Listed as "Endangered" by USFWS and FFWCC

The Everglade Snail Kite (*Rostrhamus sociabilis*) 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

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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 habitat is necessary to confirm no nesting activities are present. At the time of onsite evaluation, suitable habitat for nesting or foraging was located, though no signs or individuals were observed. It is recommended that the site be revisited prior to any construction activities to ensure this species does not occupy areas within the subject property. No further action is required pertaining to the Everglade Snail Kite at this time.

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 plancus audubonii*). 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

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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 exist 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 exist 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 does exist within the boundary of the subject property though no signs or individuals were observed during field investigations for this report. It is recommended that the site be revisited prior to any construction activities to ensure this species does not occupy areas within the subject property. Currently, no further action is required pertaining to this species.

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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 September 30, 2023, 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 numerous “potentially occupied” gopher tortoise burrows located within the project boundary. The presence of gopher tortoise burrows increases 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 thirty one (31) “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 the total density of gopher tortoise burrows that 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.

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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 additional 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 Apopka sand and Candler sand occur within the subject property along with elevations that support this species. The subject property falls inside the consultation area for the Florida sand skink and meets USFWS protocol for a coverboard survey.

A pedestrian survey is initiated first and can be done any time of year, but preferably in the spring or fall. A pedestrian survey was conducted on September 30, 2023, with negative results. Due to onsite conditions a coverboard survey is recommended in the spring of 2024 to ensure this species does not occupy areas within the project site.

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.

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4.0 REGULATORY CONSIDERATIONS

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 observed within, or immediately adjacent to, the subject property.

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

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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 may be necessary in order to verify there are Waters of the United States (WOTUS) that occur on the subject property.

5.0 WETLAND/SURFACE WATER ANALYSIS

Two (2) wetland/surface water classifications occur within the project site. In the southern portion of the site sits a lake larger than 10 acres but less than 100 acres (FLUCFCS 523) as well as a vegetated-non forested community (FLUCFCS 640). The unnamed lake appears to share hydrological connection with Cherry Lake to the south. The landward limits of the wetlands/surface waters associated with the project site have been delineated by biologists with Stillwater Environmental, Inc and will need to be approved by staff with the St. Johns River Water Management District and Florida Department of Environmental Protection. Please refer to Figure 9 for the approximate wetland/surface water locations.

Any proposed development in the future that would include impacting these wetlands will need to be accounted for in the Environmental Resource Permit (ERP) issued for this project with the St. Johns River Water Management District, including both direct and secondary impacts. Impacts to the project's wetlands and/or other surface water communities would be permissible by SJRWMD if the issues of elimination and reduction of wetland impacts have been addressed and if the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. If any impacts are proposed, the most economical form of mitigation will be the purchase of credits in a wetland mitigation bank. There are at least two (2) wetland mitigation banks that service this area and include the Emeralds Mitigation Bank and Lake Louisa/ Green Swamp Mitigation Bank. Credit prices currently range from \$120,000 - \$130,000/credit for UMAM (Unified Mitigation Assessment Method) state credits. For any remaining wetlands that are not proposed to be impacted, an upland buffer with a minimum width of 15' and an average width of 25' will be required to be established between the wetlands and the uplands. Secondary and Cumulative impacts will also need to be addressed in the ERP. Once a final site plan has been developed and the proposed wetland impacts are known, a UMAM analysis can be accurately performed to determine the amount of bank credits that will need to be purchased to offset the proposed impacts.

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6.0 SUMMARY AND RECOMMENDATIONS

The Mantione Property project site is approximately 65.40 +/- acres in size. The Lake County Property Appraiser's website lists the Parcel ID No. as 33-21-25-0004-000-01400 (Appendix A). The project is located 3.2 miles northeast of the intersection of FL-19 and Cherry Lake Road, in Section 33, Township 21 South, Range 25 East at latitude 28.611921 North and longitude -81.811698 West, Groveland, Lake County, Florida (Figure 1). An aerial image of the property is provided as Figure 2.

On September 30, 2023, the Mantione Property 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 thirty-one (31) "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 observed within, or immediately adjacent to, the subject property.

The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. Due to onsite conditions a coverboard survey is recommended in the spring of 2024 to ensure this species does not occupy areas within the project site.

The environmental limitations described in this document are based on observations and technical information on the date of the 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



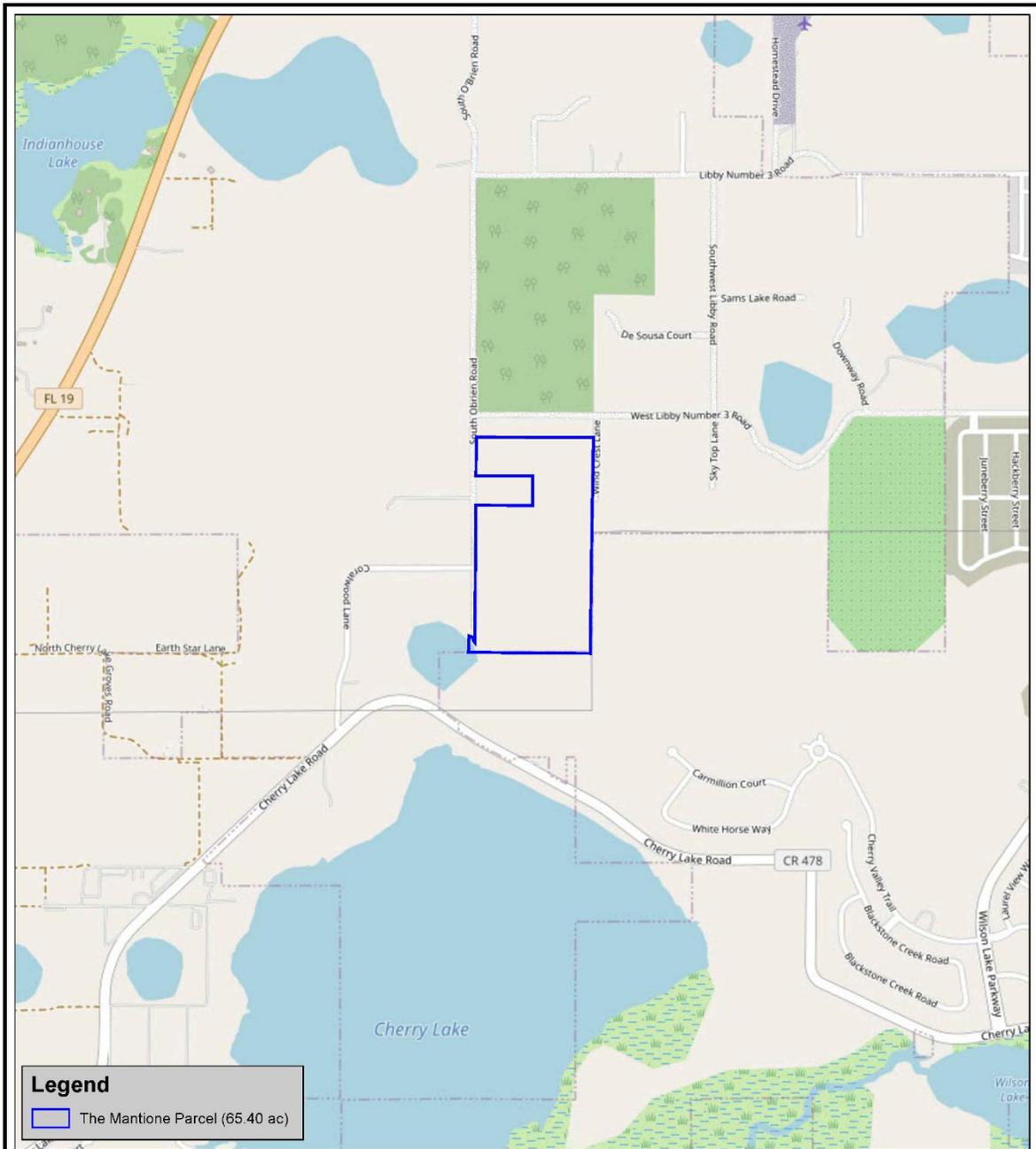
Timothy J. Talbot
President



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FIGURES

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Source: OpenStreetMap

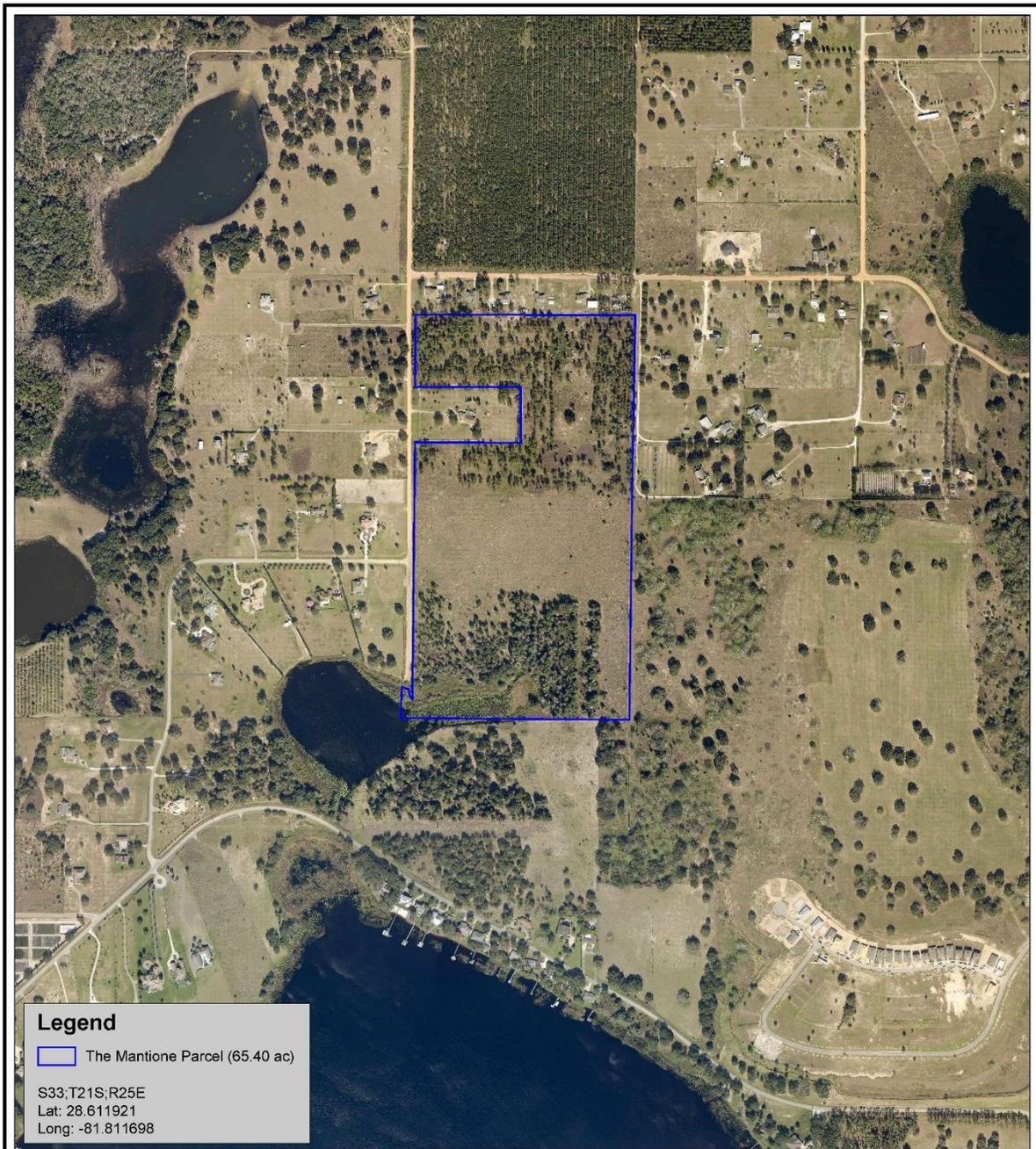
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

The Mantione Property
S. O'Brien Road
Groveland, Florida 34736
Figure #1
Location Map
Environmental Assessment

1500 Feet

Project # 1168.01.23
Produced By: MLP
Date: 09/28/2023

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Legend

 The Mantione Parcel (65.40 ac)

S33,T21S,R25E
Lat: 28.611921
Long: -81.811698

Source: <https://fdotwp1.dot.state.fl.us/AerialPhotoLookUpSystem>



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The Mantione Property
S. O'Brien Road
Groveland, Florida 34736
Figure #2

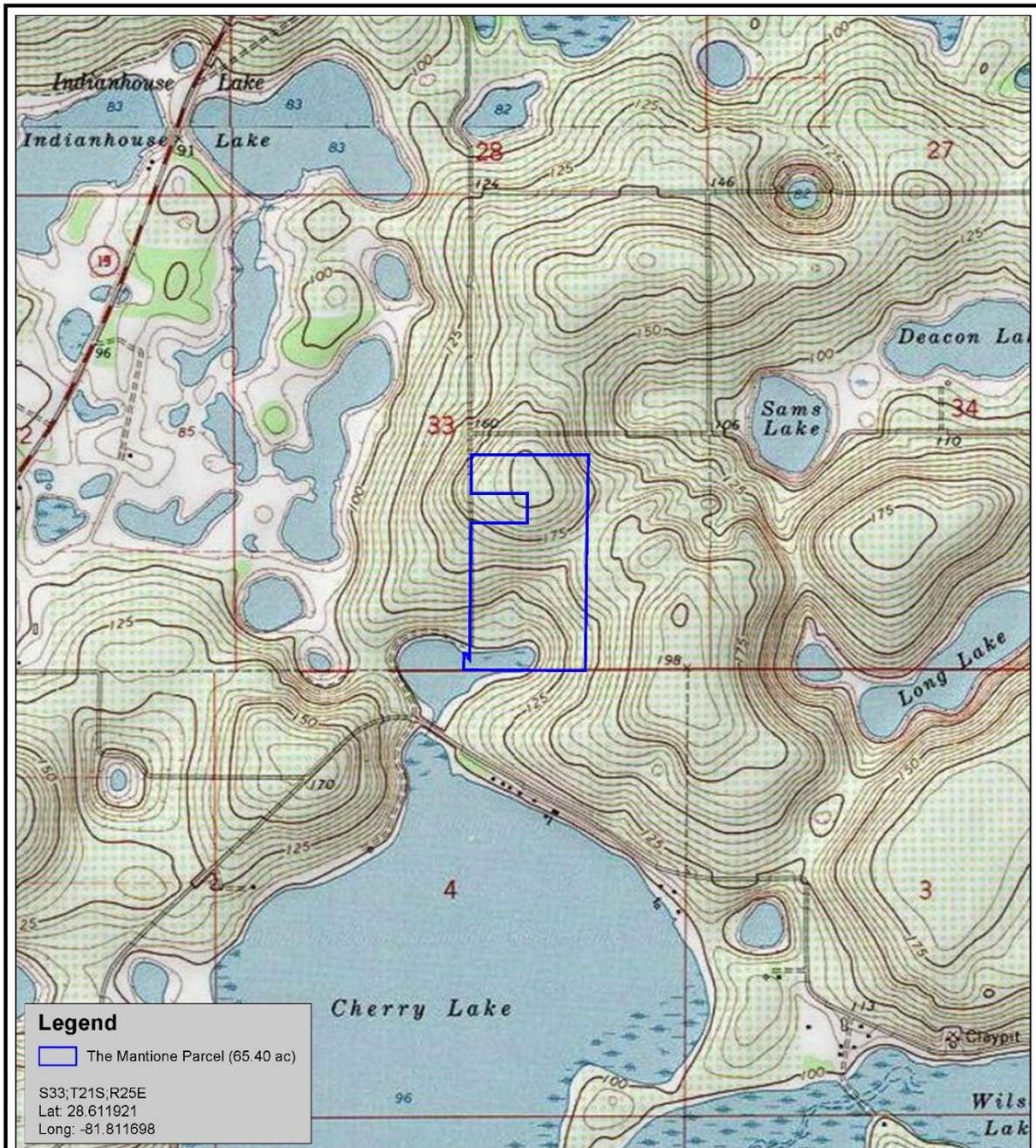
Aerial Photograph (2020)
Environmental Assessment



800 Feet

Project # 1168.01.23
Produced By: MLP
Date: 09/28/2023

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Source: Clermont West, Florida, U.S.G.S. Quadrangle Map, Topozone.com



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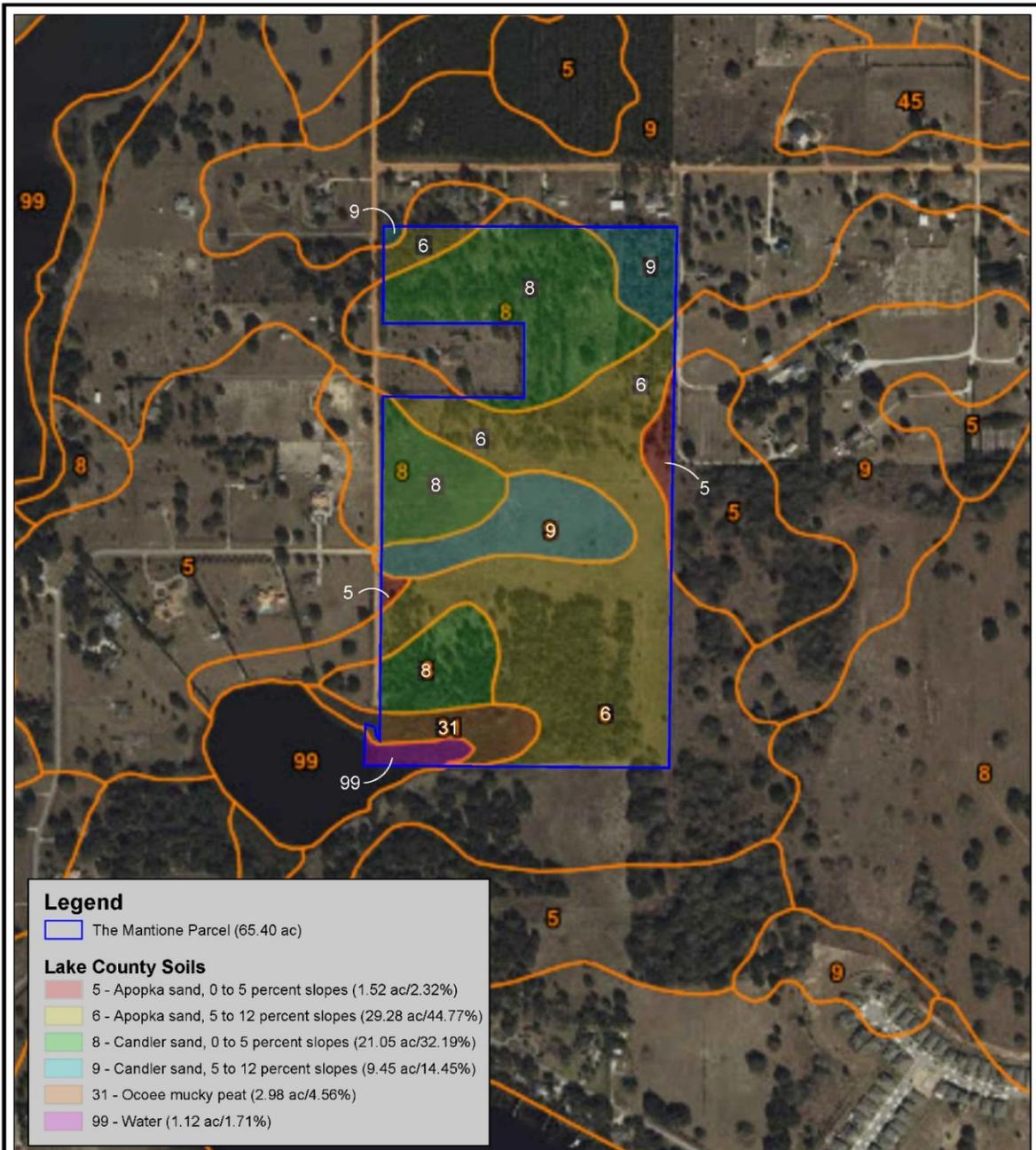
Figure #3
U.S.G.S. Topographic Map
Environmental Assessment



1500 Feet

Project # 1168.01.23
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Date: 09/28/2023

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Source: <https://websoilsurvey.sc.egov.usda.gov>



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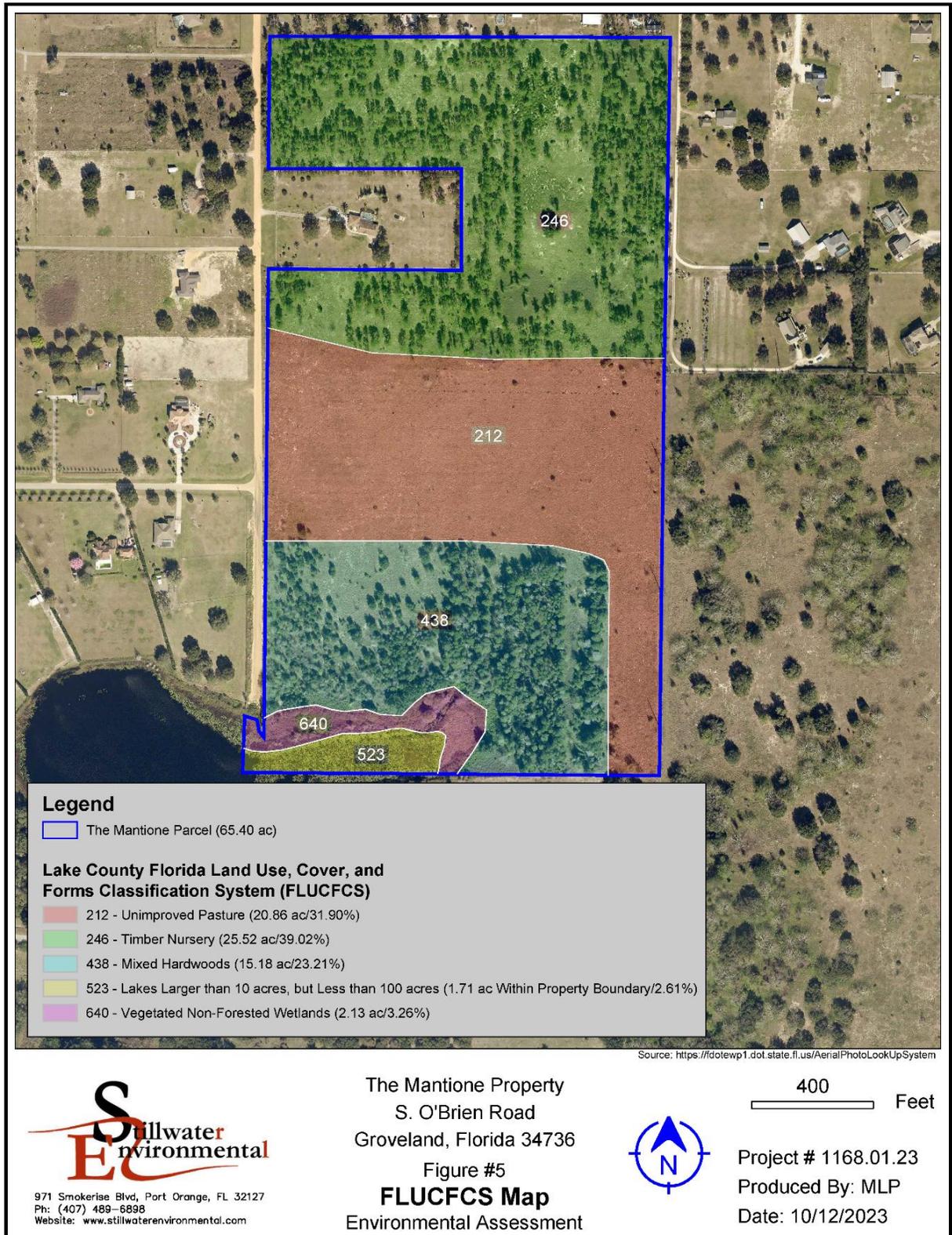
Figure #4
USDA - NRCS Soil Map
 Environmental Assessment



600 Feet

Project # 1168.01.23
 Produced By: MLP
 Date: 09/28/2023

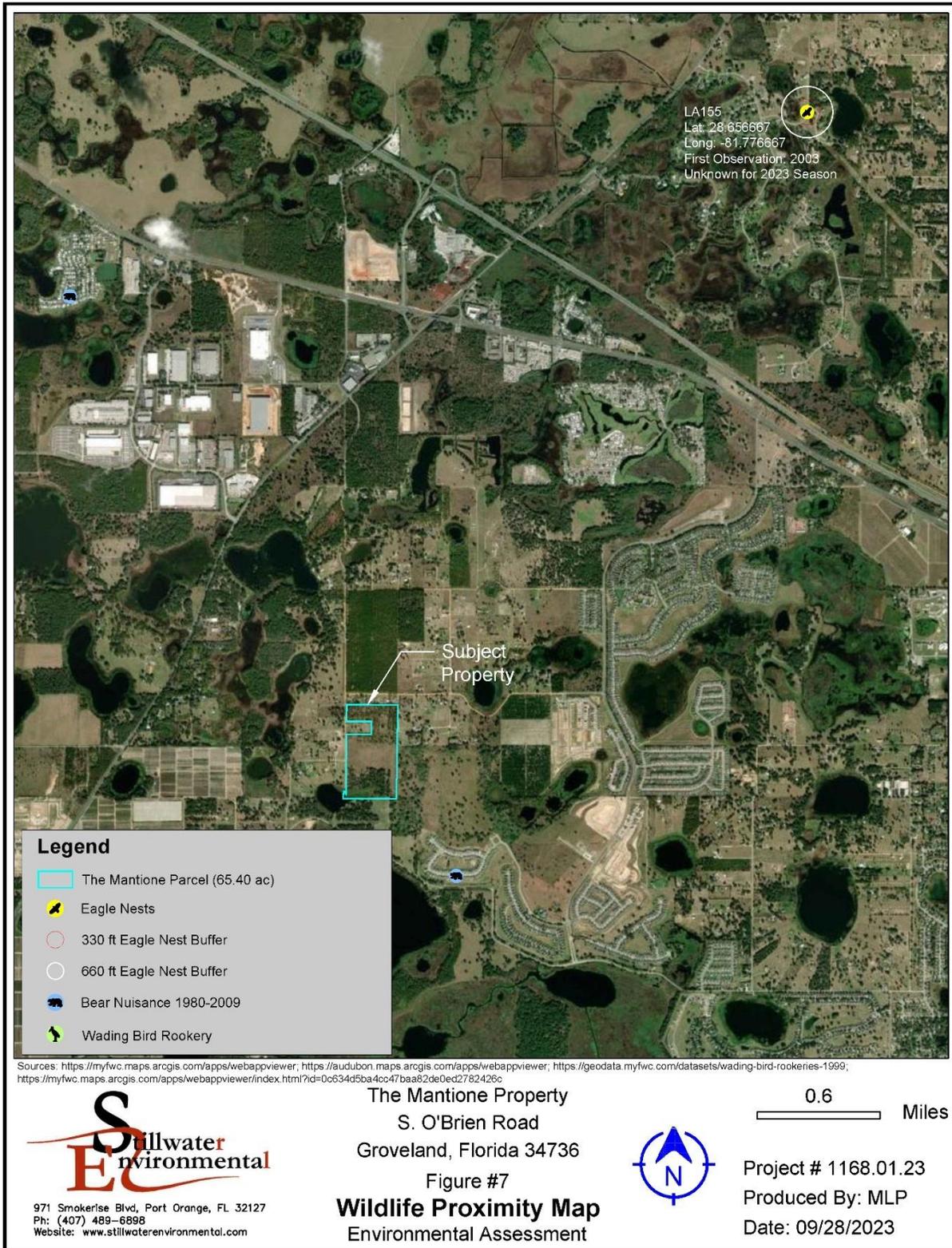
Attachment "H" – Environmental Assessment (25 of 45)



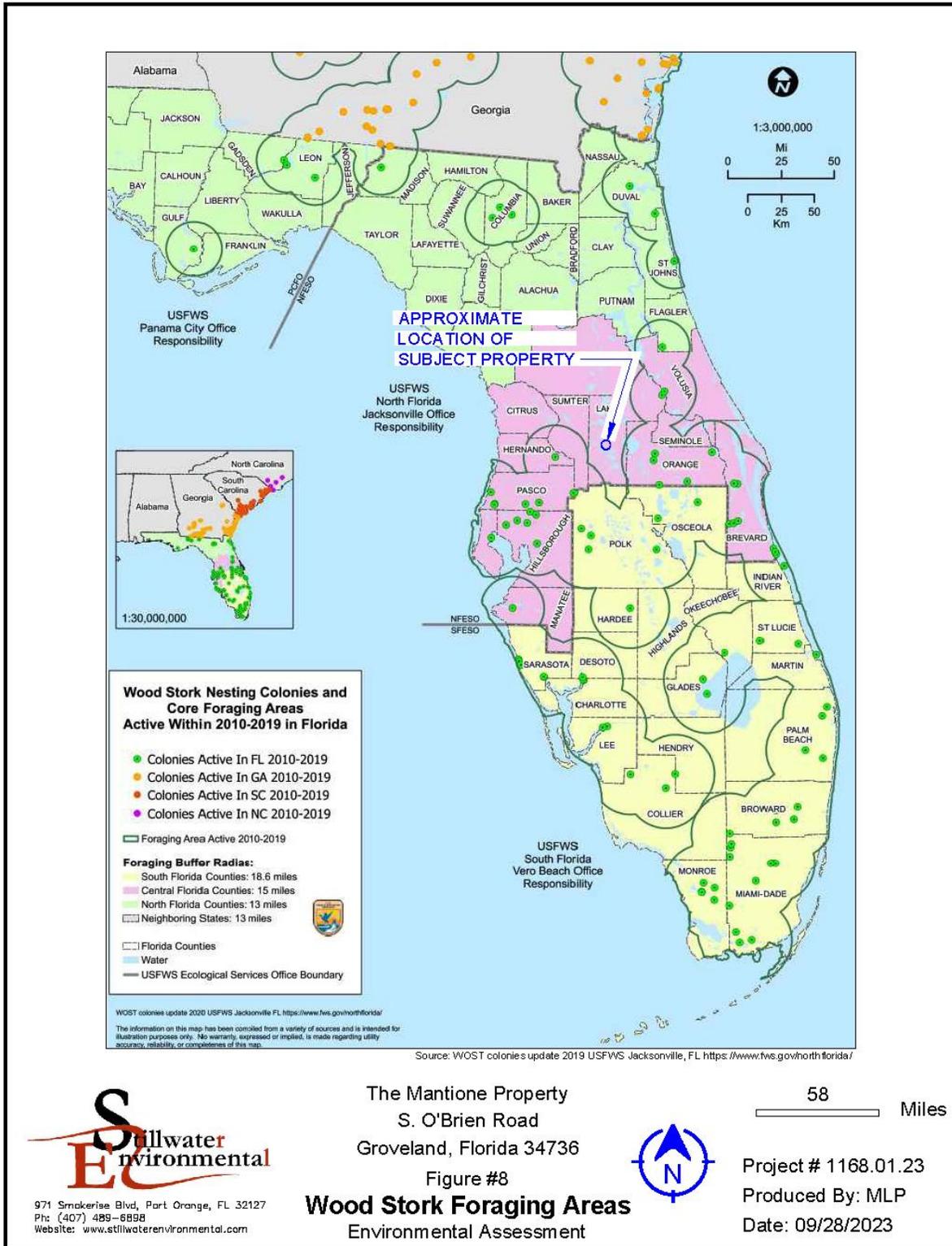
Attachment "H" – Environmental Assessment (26 of 45)



Attachment "H" – Environmental Assessment (27 of 45)



Attachment "H" – Environmental Assessment (28 of 45)



The Mantione Property
S. O'Brien Road
Groveland, Florida 34736

58 Miles

Figure #8

Wood Stork Foraging Areas Environmental Assessment

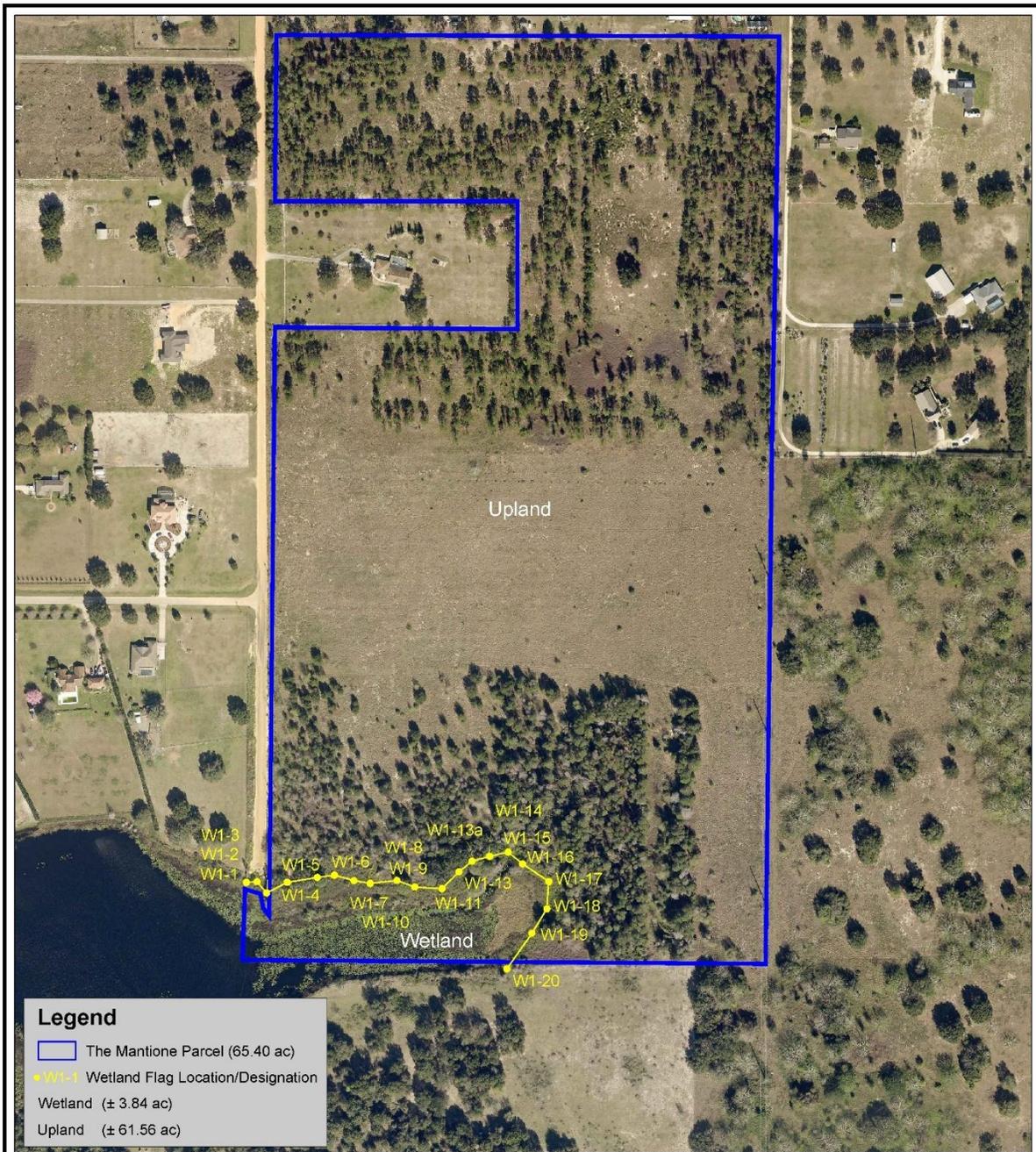


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Source: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem>



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The Mantione Property
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 Groveland, Florida 34736
 Figure #9

Approximate Wetland Location/Surface Water Areas



350 Feet

Project # 1168.01.23
 Produced By: MLP
 Date: 10/04/2023

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TABLE 1

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TABLE 1: PROTECTED FAUNA FOUND IN LAKE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE MANTIONE PROPERTY PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABILITY OF OCCURRENCE
REPTILES				
<u>Alligator mississippiensis</u> American alligator	FT(S/A)	T	Vegetated lakes and deepwater swamps	Med: Habitat available, none sighted
<u>Drymarchon corais couperi</u> Eastern indigo snake	FT	T	Dry habitats bordered by water; often occupy <i>G. polyphemus</i> burrows	Med: Habitat available, none sighted
<u>Gopherus polyphemus</u> Gopher tortoise	ST	–	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	High: Habitat available, numerous burrows located
<u>Pituophis melanoleucus muettius</u> Florida pine snake	ST	–	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Med: Habitat available, none sighted
<u>Plestiodon reynoldsi</u> Sand skink	FT	T	Xeric habitats along sandy Florida ridges. Found in Osceola, Polk, Lake, Highlands, Putnam, Orange and Marion counties.	Medium: Habitat available, no tracks or skinks observed. Coverboard survey recommended next spring
<u>Stilosoma extenuatum</u> Short-tailed snake	ST	–	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Med: Habitat available, none sighted
AMPHIBIANS				
<u>Rana caprio</u> 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				
<u>Aphelocoma coerulescens</u> Florida scrub jay	FT	T	Level, sterile, white sand with low, xeric oak scrub	Low: No xeric habitat available, none sighted
<u>Athene cunicularia floridana</u> Florida Burrowing Owl	ST	–	These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Med: Habitat available, none sighted.
<u>Egretta caerulea</u> Little blue heron	ST	–	Lake littorals; shallow ponds and marshes	Med: Habitat available, none sighted.

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TABLE 1: PROTECTED FAUNA FOUND IN LAKE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE MANTIONE PROPERTY PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABILITY OF OCCURRENCE
BIRDS (cont.)				
<u>Egretta tricolor</u>	ST	-	Lake littorus; shallow ponds and marshes	Med: Habitat available, no birds sighted
<u>Tricolored heron</u>	ST	-	Forest edges, and clearings; nests in mature pines	Med: Habitat available, none sighted
<u>Falco sparverius paulus</u>	ST	-	Marshes, wet prairies, pastures, and open herbaceous rangeland	Med: Habitat available, no birds sighted
<u>Southeastern American kestrel</u>	ST	-	Open (<60% canopy cover), mature pine forests <2 km from expansive open waters	Low: No habitat available, no nests or birds sighted
<u>Grus canadensis pratensis</u>	ST	-	Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: No habitat available, none sighted
<u>Florida sandhill crane</u>	ST	-	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: No habitat available, none sighted
<u>Haliaeetus leucocephalus *</u>	-	-	Shallow freshwater marshes; shallow grassy shorelines of lakes.	Med: Habitat available, none sighted
<u>Bald eagle</u>	-	-		
<u>Mycteria Americana</u>	FT	T		
<u>Wood stork</u>	FT	T		
<u>Picoides borealis</u>	FE	E		
<u>Red-cockaded Woodpecker</u>	FE	E		
<u>Rostrihanus sociabilis plumbeus</u>	FE	E		
<u>Everglade snail kite</u>	FE	E		
MAMMALS				
<u>Trichechus manatus</u>	FT	T	Coastal waters, rivers and springs.	Low: No habitat available
<u>West Indian manatee (Florida manatee)</u>	FT	T		

*Protected under the Bald and Golden Eagle Protection Act (BGEPA), and the Migratory Bird Treaty Act (MBTA).

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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

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TABLE 2

Attachment "H" – Environmental Assessment (35 of 45)

TABLE 2: PROTECTED FLORA FOUND IN LAKE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE MANTIONE PROPERTY PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (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 fringed 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
Rhaphidophyllum hystrix – Needle palm	CE	-	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: No habitat available, none found
Spiranthes breviflora Florida – 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 longilabris – Long-tip ladies tresses	T	-	Marshes and prairies	Low: No habitat available, none sighted

Attachment "H" – Environmental Assessment (36 of 45)

APPENDIX A

Attachment "H" – Environmental Assessment (37 of 45)

9/26/23, 3:07 PM

Property Details : Lake County Property Appraiser

PROPERTY RECORD CARD

General Information

Name:	MANTIONE JOHN J & VICKI L	Alternate Key:	1028574
Mailing Address:	285 SILVER MAPLE RD GROVELAND, FL 34736-3652 Update Mailing Address	Parcel Number:	33-21-25-0004-000-01400
		Millage Group and City:	0003 Unincorporated
		2022 Total Certified Millage Rate:	13.3123
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	S O'BRIEN RD GROVELAND FL, 34736	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	NW 1/4 OF SE 1/4--LESS N 230 FT & LESS N 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 & LESS W 33 FT FOR RD R/W--SW 1/4 OF SE 1/4--LESS W 33 FT FOR RD R/W & LESS RD R/W ON S-- ORB 907 PG 1593 ORB 1235 PG 1539		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	AG / TIMBER S I 70 (5400)	0	0	TIMBER	26.000	Acre	\$350.00	\$143,000.00
2	ACREAGE - NON AGRICULTURAL (9900)	0	0		34.810	Acre	\$0.00	\$278,480.00
3	WETLAND (9600)	0	0		4.590	Acre	\$0.00	\$207.00

[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
1235 / 1539	02/1993	Warranty Deed	Unqualified	Vacant	\$0.00
1094 / 1046	01/1991	Quit Claim Deed	Unqualified	Vacant	\$0.00
1077 / 1147	09/1990	Warranty Deed	Qualified	Vacant	\$109,500.00
1076 / 713	09/1990	Warranty Deed	Unqualified	Vacant	\$1.00
1045 / 323	01/1990	Certificate of Title	Unqualified	Vacant	\$1.00

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

Attachment "H" – Environmental Assessment (38 of 45)

9/26/23, 3:07 PM

Property Details : Lake County Property Appraiser

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$421,687	\$287,787	\$287,787	5.0364	\$1,449.41
SCHOOL BOARD STATE	\$421,687	\$287,787	\$287,787	3.2080	\$923.22
SCHOOL BOARD LOCAL	\$421,687	\$287,787	\$287,787	2.9980	\$862.79
LAKE COUNTY WATER AUTHORITY	\$421,687	\$287,787	\$287,787	0.3083	\$88.72
ST JOHNS RIVER FL WATER MGMT DIST	\$421,687	\$287,787	\$287,787	0.1974	\$56.81
LAKE COUNTY MSTU STORMWATER	\$421,687	\$287,787	\$287,787	0.4957	\$142.66
LAKE COUNTY MSTU AMBULANCE	\$421,687	\$287,787	\$287,787	0.4629	\$133.22
LAKE COUNTY VOTED DEBT SERVICE	\$421,687	\$287,787	\$287,787	0.0918	\$26.42
LAKE COUNTY MSTU FIRE	\$421,687	\$287,787	\$287,787	0.5138	\$147.86
				Total: 13.3123	Total: \$3,831.11

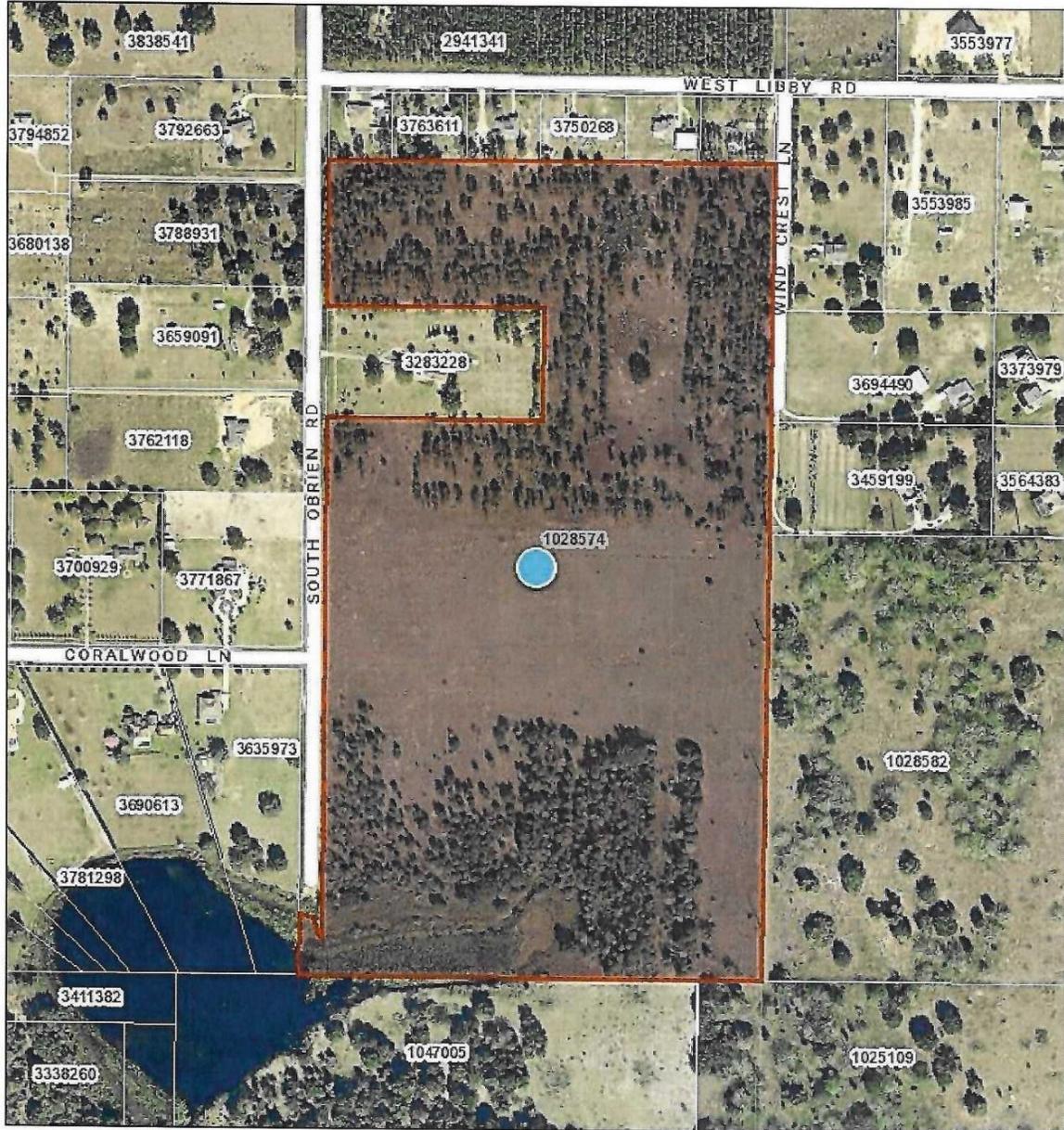
Exemptions Information

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

Attachment "H" – Environmental Assessment (39 of 45)

Mantione Property



September 26, 2023

pointLayer

● Override 1

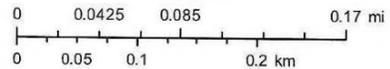
polygonLayer

■ Override 1

Street Names

- Local Streets 5K
- Tax Parcels Alternate Key
- Tax Parcels

1:5,000



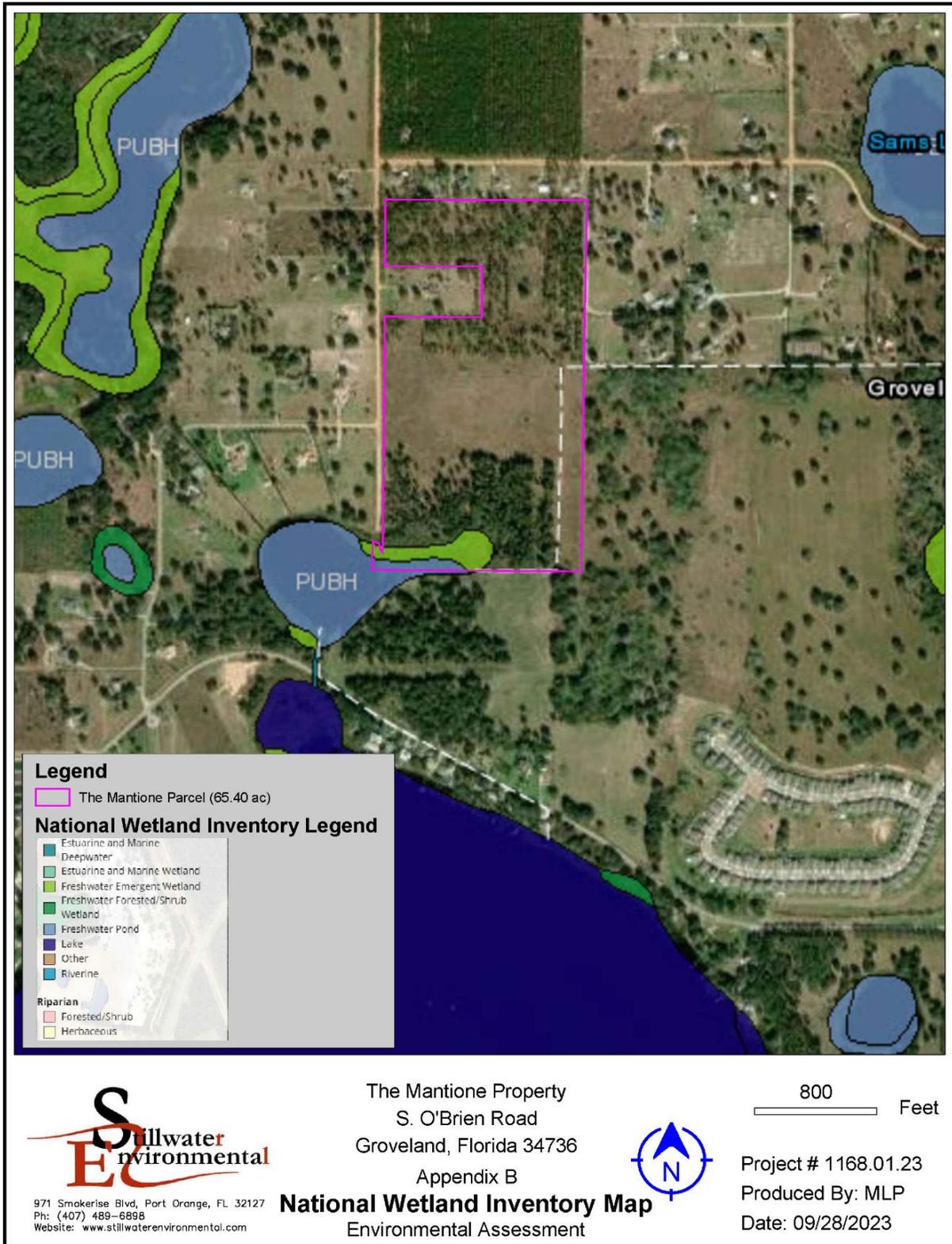
Lake County Property Appraiser
Lake BCC

Lake County Board of County Commissioners

Attachment "H" – Environmental Assessment (40 of 45)

APPENDIX B

Attachment "H" – Environmental Assessment (41 of 45)



Attachment "H" – Environmental Assessment (42 of 45)

APPENDIX C

Attachment "H" – Environmental Assessment (43 of 45)



Subject Property



Subject Property

Attachment "H" – Environmental Assessment (44 of 45)



Subject Property



Subject Property

Attachment "H" – Environmental Assessment (45 of 45)



Subject Property



Subject Property

Attachment "I" – Sand Skink Survey (1 of 42)

APPENDIX D

See attached USFWS Florida Sand Skink Survey Report prepared by Stillwater
Environmental, Inc.

Attachment "I" – Sand Skink Survey (2 of 42)

**THE MANTIONE PROPERTY
S. O'BRIEN ROAD, GROVELAND, FL 34736
LAKE COUNTY, FLORIDA**



USFWS FLORIDA SAND SKINK SURVEY REPORT

Prepared for:

**U.S. Fish & Wildlife Service
North Florida Ecological Services Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517**

Prepared by:

**Stillwater Environmental, Inc.
971 Smokerise Blvd.
Port Orange, Florida 32127
File No. 1168.02.23**

May 3, 2024

Attachment “I” – Sand Skink Survey (3 of 42)

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- FIGURE 2: Aerial Photograph
- FIGURE 3: USGS Topography Map
- FIGURE 4: USDA-NRCS Soil Map
- FIGURE 5: Florida Land Use, Cover and Forms Classification System Map
- FIGURE 6: Sand Skink Survey Area
- FIGURE 7: Pedestrian and Coverboard Survey Routes
- FIGURE 8: Sand Skink Consultation Area Map

APPENDICES

- Appendix A: Photographs
- Appendix B: Field Data Sheets
- Appendix C: GPS Coordinates Survey Routes & Coverboards

Attachment "I" – Sand Skink Survey (4 of 42)

THE MANTIONE PROPERTY S. O'BRIEN ROAD, GROVELAND, FL 34736 LAKE COUNTY, FLORIDA

FLORIDA SAND SKINK SURVEY REPORT

1.0 INTRODUCTION

The Mantione Property project site is approximately 65.40 +/- acres in size. The Lake County Property Appraiser's website lists the Parcel ID No. as 33-21-25-0004-000-01400. The project is located 3.2 miles northeast of the intersection of FL-19 and Cherry Lake Road, in Section 33, Township 21 South, Range 25 East at latitude 28.611921 North and longitude -81.811698 West, Groveland, 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 undeveloped. Historic aeriels were researched back to 1952 and USGS topographic maps were researched back to 1971. Early aerial photographs show the site in citrus production. By 1999 aeriels, most likely due to the freezes of the 1980's, the onsite citrus has been cleared from the property as it now appears as maintained pastureland. Over the decades, it seems little change has occurred onsite except for the maturing of some hardwood and pine species scattered throughout. During field surveys conducted for this report, review of historical topographic maps, and National Wetlands Inventory Map, areas classified as wetland/surface waters were observed within, or immediately adjacent to the subject property.

Sand skinks (*Neoseps reynoldsi*) are found within a specific geographic area and elevation in seven counties in central Florida with principal populations occurring on the Lake Wales Ridge, Winter Haven Ridge, and the Mount Dora Ridge. Blue-tailed mole skinks (*Eumeces egregious lividus*) are known only to occur on the Lake Wales Ridge in Polk, Osceola, and Highlands Counties. The U.S. Fish and Wildlife Service's (USFWS) Consultation Area for sand skinks includes all of Lake County. Sand skinks are found in this geographic area at elevation 80 feet above sea level or higher. All of the subject property skink study area occurs above the 80 foot elevation (Figure 3). Sand skinks are found in excessively drained, well- drained, and moderately well-drained soils. Among others, suitable soil types include Apopka, Arredondo, Archbold, Astatula, Basinger, Candler, Daytona, Duette, Florahome, Gainesville, Hague, Immokalee, Kendrick, Lake, Millhopper, Orsino,

Attachment “I” – Sand Skink Survey (5 of 42)

*U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
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Paola, Placid, Pomello, Pompano, Samsula, Satellite, Smyrna, St. Lucie, Tavares, Urban Land (when open sandy soils persist and remnant scrub remains), Zolfo and Zuber. Candler sand, 0 to 5 percent slopes, is found within the study area (Figure 4). Habitat destruction is the primary threat to the survival of the sand skink. Citrus grove, residential, commercial, and recreational developments have depleted the xeric upland habitat that these species require. Sand skinks remain underground and burrow two to four inches beneath the soil.

When the location, elevation, and soil type are suitable and the proposed action may disturb the soils on-site, then either: a skink survey is necessary to determine if the site is occupied or their presence may be assumed by the applicant and the appropriate avoidance, minimization, mitigation, or conservation measures should be implemented. A two-tiered approach is used to survey for the presence of sand skinks. A visual pedestrian survey should be conducted first. This survey can be performed at any time of the year, but tracks are most detectable in the spring (March – May) and fall (October – November). USFWS recommends a thorough pedestrian survey be completed during one of these periods prior to proceeding with a more intensive coverboard survey. Sand skinks leave a sinusoidal (“S”-shaped) track at the surface that can be readily identified through a visual pedestrian survey.

Because the Mantione Property project site is located within the known range of the sand skink, and the entirety of the subject property meets the elevation and suitable soils factors, a pedestrian survey for sand skinks was initiated, as well as a coverboard survey based on the negative outcome of the pedestrian survey. The findings and conclusions of these surveys are presented in the following sections.

2.0 NATURAL RESOURCE ANALYSIS

2.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, “Clermont West, Florida” Quadrangle, the project area elevations range from approximately 195’ msl to 100’ msl (Figure 3). Higher elevations are found throughout the northern portions of the site, with lower elevations found towards the south.

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). Five (5) soil types lie within the subject property boundary. A brief description of these soil types is presented below.

Attachment "I" – Sand Skink Survey (6 of 42)

U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
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5) Apopka sand, 0 to 5 percent slopes (1.52 ac/2.32%)

Apopka fine sand consists of very deep, well drained, moderately slowly permeable soils found on upland ridges, side slopes and knolls of the North Central Ridge and the Florida Flatwoods. The climate is humid subtropical. Large areas are cleared and used for citrus and tame pasture. Natural vegetation consists of bluejack oak (*Quercus incana*), turkey oak (*Quercus cerris*), post oak (*Quercus stellata*), live oak (*Quercus virginiana*), and longleaf pine (*Pinus palustris*). The understory vegetation consists of bluestem (*Andropogon sp.*), dogfennel (*Eupatorium capillifolium*), paspalum, pineland threeawn (*Aristida stricta*), and other native plants. This soil type is found along the eastern and western property boundary.

6) Apopka sand, 5 to 12 percent slopes (29.28 ac/44.77%)

Apopka fine sand consists of very deep, well drained, moderately slowly permeable soils found on upland ridges, side slopes and knolls of the North Central Ridge and the Florida Flatwoods. The climate is humid subtropical. Large areas are cleared and used for citrus and tame pasture. Natural vegetation consists of bluejack oak, turkey oak, post oak, live oak, and longleaf pine. The understory vegetation consists of bluestem, dogfennel, paspalum, pineland threeawn, and other native plants. This soil type is found in the southern, central and northwestern portions of the subject property.

8) Candler Sand, 0 to 5 percent slopes (21.05 ac/32.19%)

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, turkey oak, sand post oak, and longleaf pine, sand pine (*Pinus clausa*), chapman oak (*Quercus chapmanii*) and myrtle oak (*Quercus myrtifolia*), with a sparse understory of log-sided Indiangrass (*Sorghastrum secundum*), gopher apple (*Liana michauxii*), pineland threeawn, hairy panicum (*Panicum virgatum*), and other forbs. This soil type is found in the western and northern portions of the site.

9) Candler Sand, 5 to 12 percent slopes (9.45 ac/14.45%)

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, turkey oak, sand post oak, and longleaf pine, sand pine, chapman oak and myrtle oak, with a sparse understory of log-sided Indiangrass, pineland threeawn, hairy panicum, and other forbs. This soil type is found in the central and northeastern portions of the subject property.

Attachment “I” – Sand Skink Survey (7 of 42)

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31) Ocoee mucky peat (2.98 ac/4.56%)

The Ocoee Series consists of deep, very poorly drained soils that formed in herbaceous organic material and sandy mineral material. These soils are on floodplains, freshwater marshes, and depressions. Slopes are less than 2 percent. This soil type is found throughout much of the central and eastern portions of the property. Most areas are drained and protected from flooding and used for truck crops, sod crops, and improved pasture. Undrained areas are vegetated by sawgrass (*Cladium jamaicense*), reeds (*Phragmites australis*), Florida willow (*Salix floridana*), and other aquatic non-woody and woody plants. This soil type is found in the southern portion of the site.

99) Water (1.12 ac/1.71%)

Located in the southern portion of the site sits an unnamed lake that appears to share hydrological connection to Cherry Lake.

2.3 Vegetative Community Analysis – Habitat Characterizations

Pedestrian surveys of the subject property were initially conducted on September 30, 2023, 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). Five (5) 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. 212 – Unimproved Pastures (20.86 ac/31.90%)

This category includes cleared land with major stands of trees and brush where native grasses have been allowed to develop. Normally, this land will not be managed with brush control and/or fertilizer application. This land use classification is in the central and southern portions of the site.

FLUCFCS No. 246 – Timber Nursery (25.52 ac./39.02%)

Areas in this category are associated with the timber industry. Tree seedlings (primarily pine) are grown for forestation of timber sites. This community is located throughout the northern portion of the subject property. Historically this area was in citrus. Vegetation includes slash pine (*Pinus elliottii*), lantana (*Lantana* sp.), passionflower (*Passiflora* sp.), bahia grass (*Ppassiflowerm*), thistle (*Imperata cylindrical*), and assorted weeds.

FLUCFCS No. 438 – Mixed Hardwoods (15.18 ac/23.21%)

This community is in the upland portions of the subject property. Canopy vegetation includes myrtle oak (*Quercus myrtifolia*), chapman oak (*Quercus*

Attachment "I" – Sand Skink Survey (8 of 42)

U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
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chapmanii), bluejack oak (*Quercus incana*), laurel oak (*Quercus laurifolia*), and live oak (*Quercus virginiana*). There is a sub-canopy of like-species and a groundcover of bracken fern (*Pteridium sp.*), a variety of oak runners, muscadine and green briar, with) and wire grasses.

FLUCFCS No. 523 – Lakes > 10 acres but < 100 acres (1.71 ac/2.61%)

This land use classification refers to the portion of an unnamed lake in the southwest corner of the subject property.

FLUCFCS No. 640 – Vegetated Non-Forested (2.13 ac/3.26%)

This community type includes marshes and seasonably flooded basins and meadows. These communities are usually confined to relatively level, low-lying areas. Sawgrass (*Cladium jamaicensis*) and cattail (*Typha sp.*) can be the predominant species in this community as well as maidencane (*Panicum hemitomon*), arrowhead (*Sagittaria sp.*), and buttonbush (*Cephalanthus occidentalis*). This community can be found in the southern portion of the site.

3.0 USFWS METHODOLOGY

Pedestrian transects were conducted by SEI biologists on February 15, 2024. Sand skinks are most active between March 1st and May 15th; therefore, the Mantione Property project site surveys were conducted during peak activity. The surveys were conducted throughout all suitable skink habitat with special focus on all open exposed sandy areas within the skink study project boundaries. Sand skinks leave a sinusoidal ("S"-shaped) track at the surface that can be readily identified through a visual pedestrian survey. SEI biologists searched for the presence of sinusoidal tracks throughout the survey area with negative results. Surveys were not conducted in windy conditions or after a rainfall event. As the pedestrian survey proved negative for signs of sand skinks, a coverboard survey was initiated.

Coverboard surveys should be conducted from March 1st through May 15th. According to the USFWS guidelines, coverboards must be two foot by two foot (2' x 2') in dimension and must be constructed of 0.50" or greater thick plywood, masonite, rigid insulation board (without metallic sheathing), or other rigid material of the same dimensions. In the case of this survey, Oriented Strand Board (OSB) coverboards were utilized. A minimum density of 40 coverboards per acre is recommended within suitable habitat when possible. Coverboards are to be placed in areas of bare sand or sparse vegetation adjacent to leaf litter or other detritus, ensuring full contact of the coverboard with the soil surface. The coverboards, once placed, need seven (7) days to acclimate before the first sampling event. Following the acclimation period, the coverboards must be lifted and checked for tracks a minimum of once per week over four consecutive weeks. The use of gloves during sampling is highly recommended as coverboards often attract venomous insects and reptiles. The USFWS recommends lifting the coverboards from the edge farthest from the field personnel

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Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
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conducting the survey to minimize any potential threats. After checking for tracks and skinks, the soil surface is carefully smoothed with the edge of the coverboard and the coverboard is then replaced in its original position. Survey dates with starting and ending times of all surveys and the personnel conducting the surveys are recorded as well as the existing weather conditions at the time of the survey. Any signs of skinks are to be documented and photographed.

The survey protocol provided by the USFWS for the sand skink was employed during the pedestrian and coverboard surveys conducted by SEI on the Mantione Property project site. A USGS topographic map (Figure 3), a U.S. Department of Agriculture Soil Conservation Soils Map (Figure 4), and an aerial photograph (Figure 2) were utilized to assist with the identification of suitable sand skink habitat. Transects were walked north to south throughout the subject property.

3.1 Potential Habitat

Sand skinks are found in excessively drained, well-drained, and moderately well-drained soils, within appropriate geographic areas and elevations. Approximately 64.24 +/- acres of the project site meets the USFWS protocol and are within the known range for sand skinks according to the USFWS's sand skink Consultation Area Map. The entire skink study area is above the 80' msl elevation. Four (4) soil types that are found on the USFWS's list of soils that typically support sand skink habitat were identified within the skink study area. Figure 6 is an overlay on an aerial photograph of the areas that were potentially suitable for the deployment of skink coverboards.

All sand skink habitat types within the Mantione Property parcel skink study area were determined using the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Department of Transportation and consists of Open Land (FLUCFCS 190). SEI biologists carefully assessed these areas to determine those areas suitable for the coverboard survey. Areas with bare sand or sparse vegetation adjacent to leaf litter or detritus, suitable soils and elevations were targeted (Figure 7).

3.2 Project Survey Design and Methodology

Once the target habitat types had been identified, SEI calculated the acreage of individual habitat types to determine the number of coverboards necessary to achieve the recommended density of 40 coverboards per acre as much as the suitable habitat would allow. Factors influencing the location and number of coverboards included the existing tree, shrub, and ground cover vegetation, areas where grass and other weedy species had not been managed, and excessive accumulation of detritus material. Figure 7 shows the property boundary and the approximate location of the coverboard distribution areas.

Attachment "I" – Sand Skink Survey (10 of 42)

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Mantione Property - Sand Skink Survey Report
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Coverboards were deployed on February 20-22, 2024, and the seven-day acclimation period begun. A total of approximately 1300 coverboards were deployed over approximately 64.24 +/- acres of appropriate habitat within the sand skink study area. Coverboards were placed in full contact with the soil surface. In areas where the surface was uneven, the ground was raked and/or soil was placed under the coverboards to ensure full contact. Beginning on March 1, 2024, with the final survey conducted on March 29, 2024, SEI biologists checked each coverboard as follows: 1) each coverboard was lifted and checked for sinusoidal tracks; 2) the top several inches were raked with a hand-held garden trowel; 3) after inspection the soil was smoothed and the coverboard was reset with the results being recorded in the field data sheets and photographs taken of any signs of sand skinks.

4.0 RESULTS

The coverboard surveys covered approximately 64.24 +/- acres of suitable sand skink habitat within the project site. Altogether approximately 1300 coverboards were deployed in the unimproved pasture (FLUCFCS 212), timber nursery (FLUCFCS 246), and mixed hardwoods (FLUCFCS 438). The coverboards were deployed on February 20-22, 2024. The weather was fair and between 60-70 degrees with a variable breeze. The coverboards were inspected on the following dates: March 1, 2024, the weather was cloudy and 65 degrees with a 5 mph breeze from the northeast; March 8, 2024 the weather was partly cloudy, 70 degrees with no breeze; March 15, 2024, the weather was fair and 74 degrees with a 3 mph breeze from the south; March 22, 2024 the weather was cloudy, 70 degrees with a 8 mph breeze from the southeast; and March 29, 2023 the weather was fair, 66 degrees with a 5 mph breeze from the north. There was no precipitation recorded on the days of survey. During the weekly inspections there were no sinusoidal tracks or individual sand skinks observed. Photographs of the areas surveyed and coverboards can be found in Appendix A. Field data sheets can be found in Appendix B and the GPS coordinates of the survey routes and the coverboard locations can be found in Appendix C.

5.0 SUMMARY

In summary, no sinusoidal tracks or sand skink individuals were observed on the Mantione Property project site during the pedestrian surveys that occurred on February 15, 2024. Subsequently, coverboards were deployed on February 20-22, 2024. Each coverboard was checked at least once per week beginning on March 1, 2024, with the last inspection on March 29, 2024. The results were negative for sinusoidal tracks or individual sand skinks in the vicinity or beneath the coverboards. It is the opinion of Stillwater Environmental, Inc. that the taking of sand skinks or resulting from changes in the land use on the project site has no potential to occur.

Attachment "I" – Sand Skink Survey (11 of 42)

*U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
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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

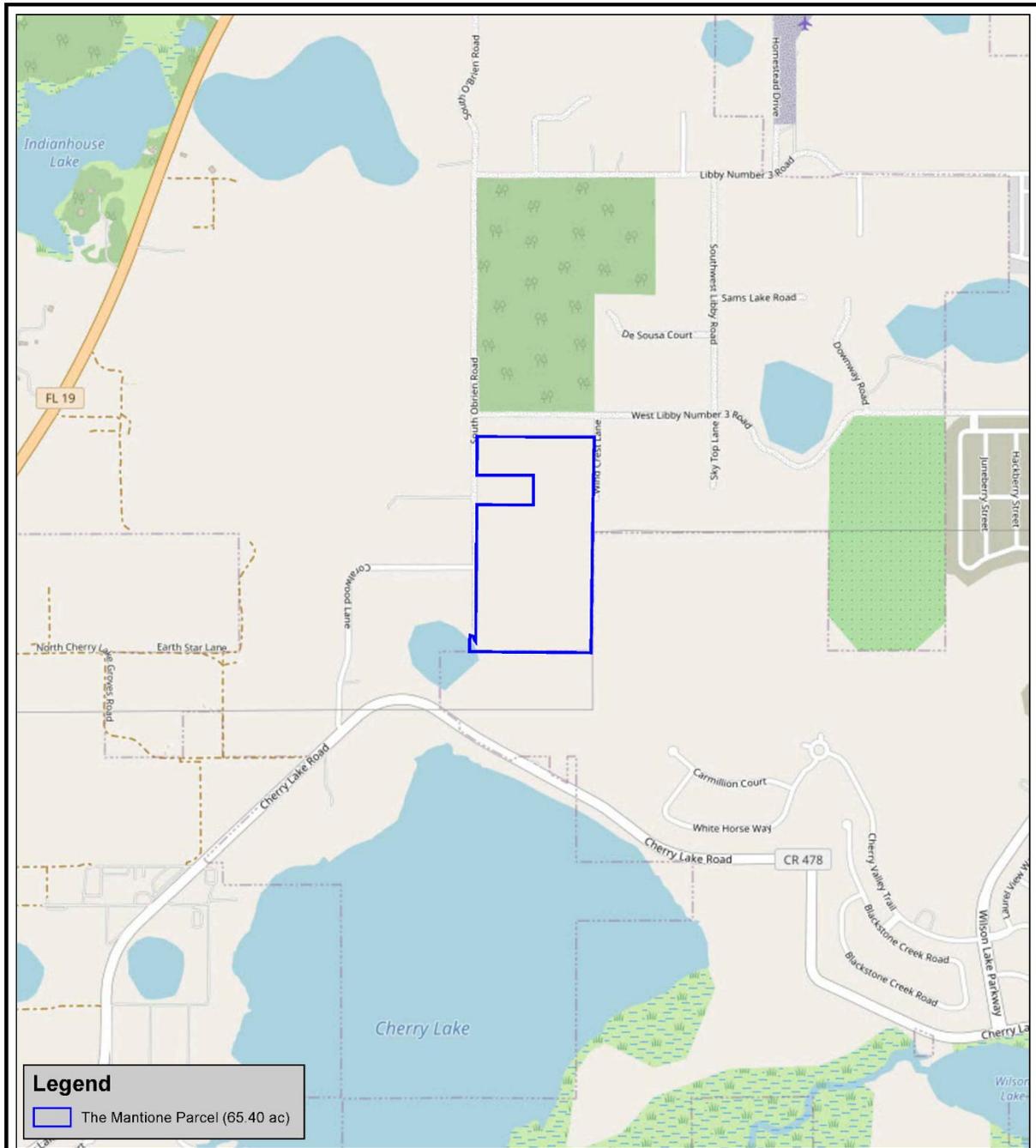


Timothy J. Talbot
President

Attachment “I” – Sand Skink Survey (12 of 42)

FIGURES

Attachment "I" – Sand Skink Survey (13 of 42)



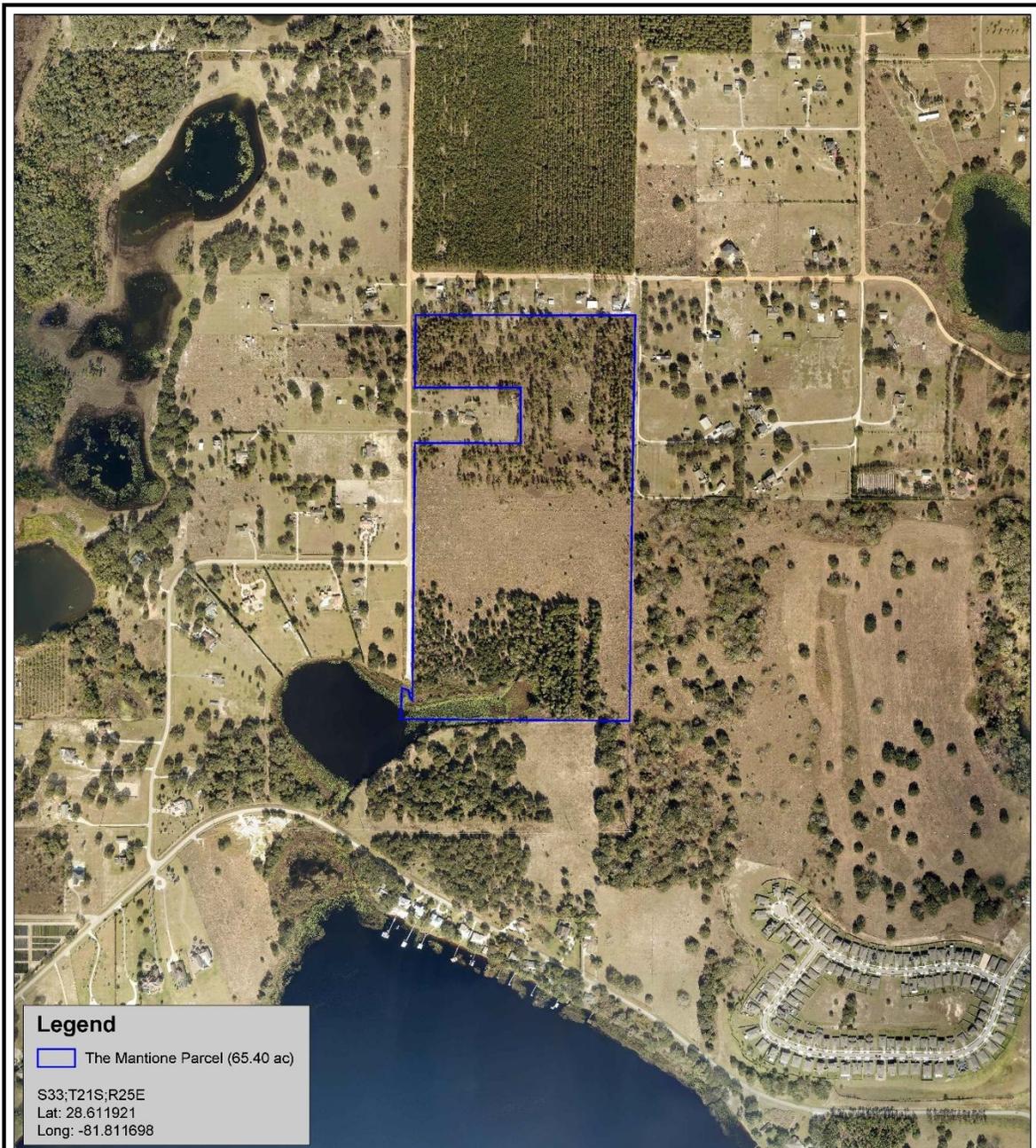
The Mantione Property
S. O'Brien Road
Groveland, Florida 34736
Figure #1
Location Map
Skink Survey



1500 Feet

Project # 1168.02.23
Produced By: MLP
Date: 01/15/2024

Attachment "I" – Sand Skink Survey (14 of 42)



Source: <https://dotewp1.dot.state.fl.us/AerialPhotoLookUpSystem>

Legend

 The Mantione Parcel (65.40 ac)

S33:T21S;R25E
Lat: 28.611921
Long: -81.811698



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Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

The Mantione Property
S. O'Brien Road
Groveland, Florida 34736

Figure #2
Aerial Photograph (2023)
Skink Survey

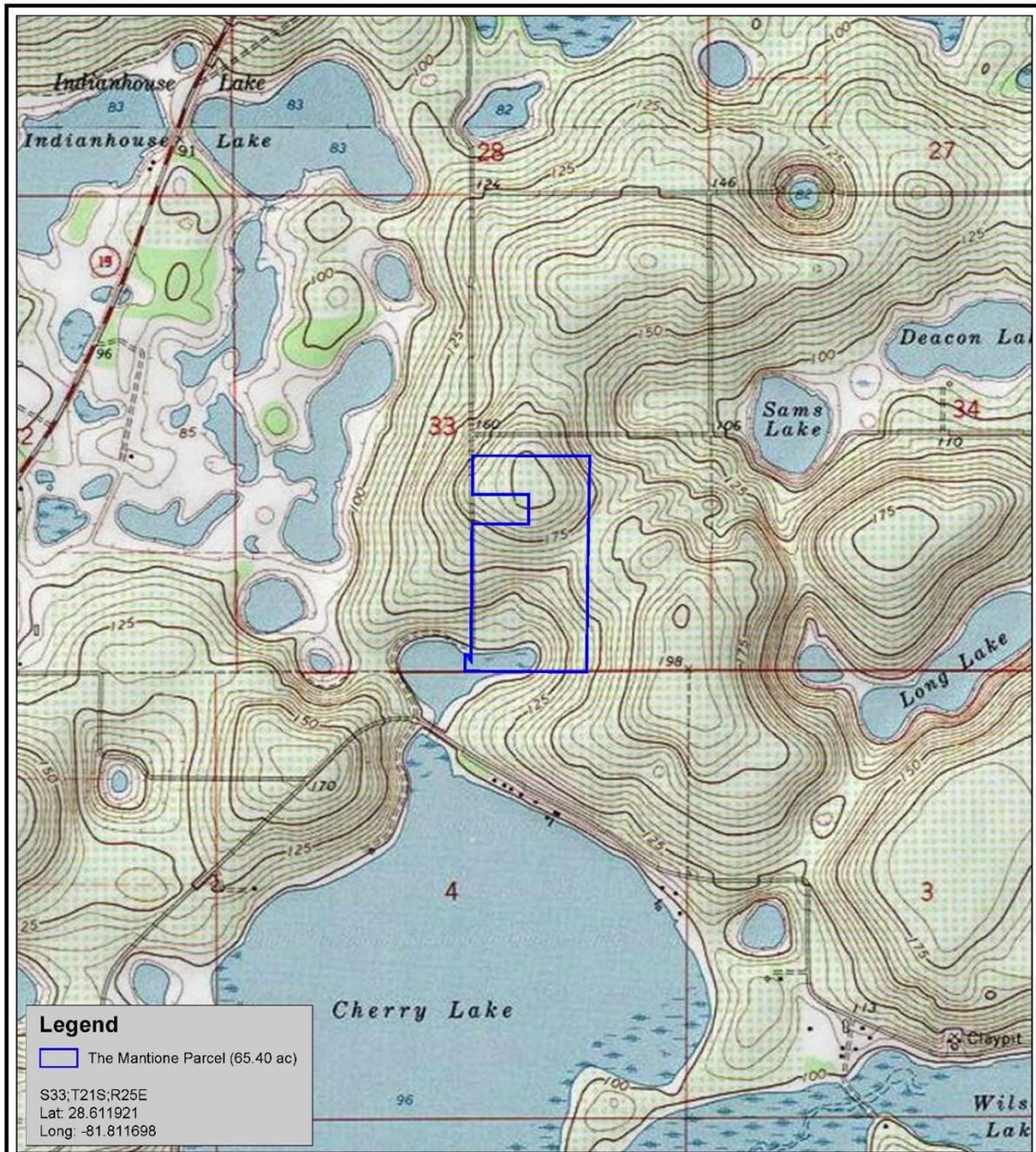


800 Feet



Project # 1168.02.23
Produced By: MLP
Date: 01/15/2024

Attachment "I" – Sand Skink Survey (15 of 42)



Source: Clermont West, Florida, U.S.G.S. Quadrangle Map, Topozone.com



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Figure #3

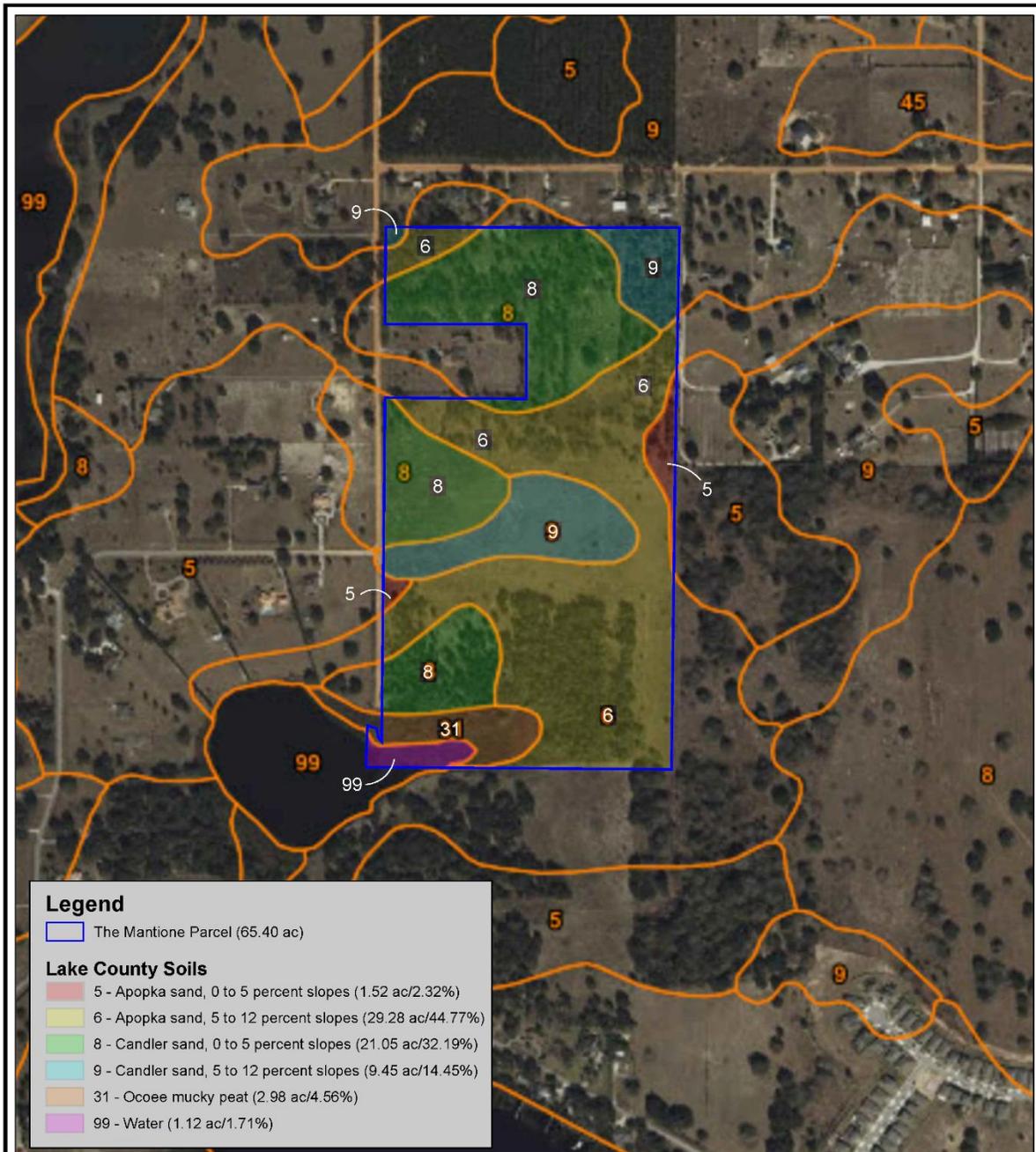
U.S.G.S. Topographic Map
Skink Survey



1500 Feet

Project # 1168.02.23
Produced By: MLP
Date: 01/15/2024

Attachment "I" – Sand Skink Survey (16 of 42)



Source: <https://websoilsurvey.sc.egov.usda.gov>



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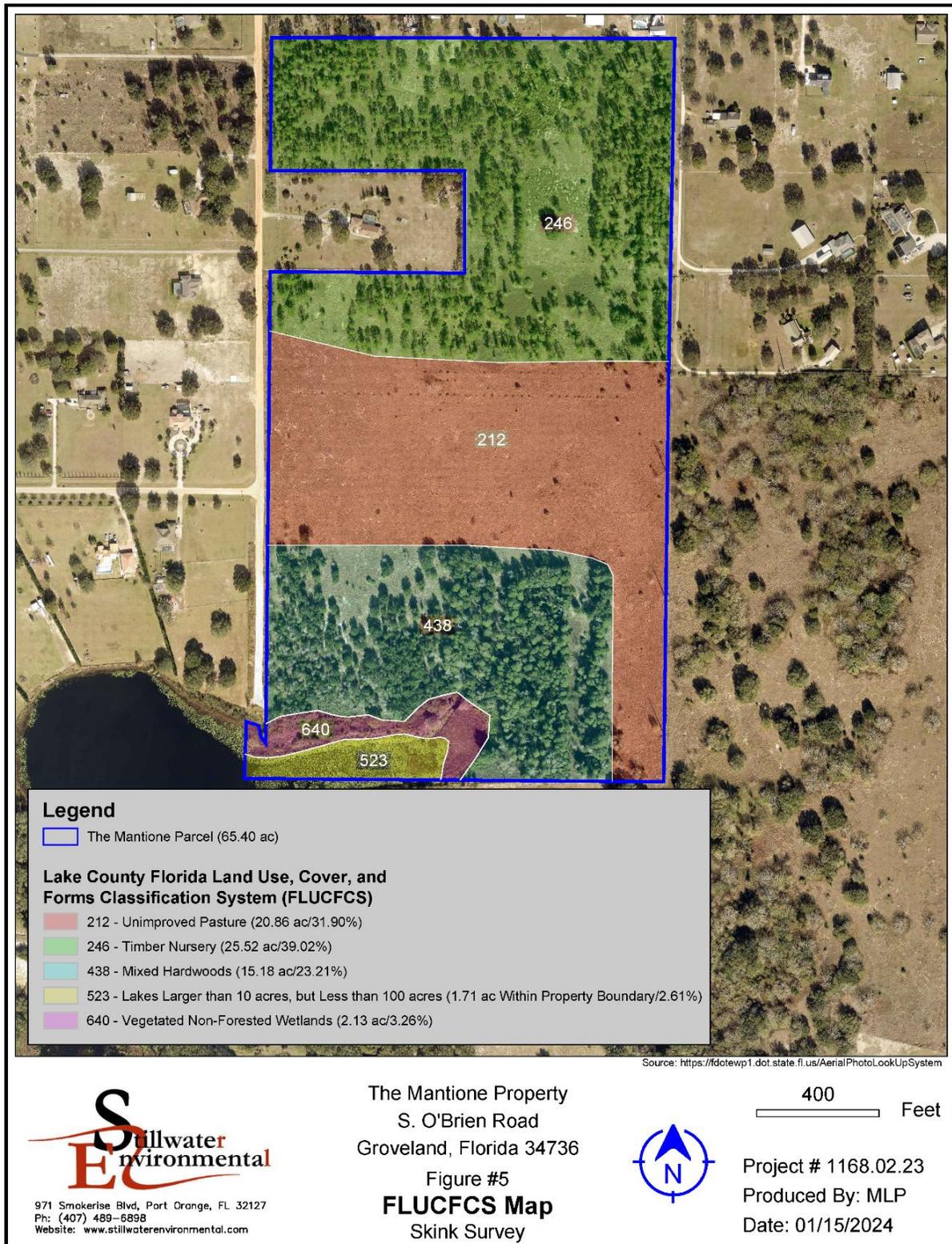
Figure #4
USDA - NRCS Soil Map
 Skink Survey



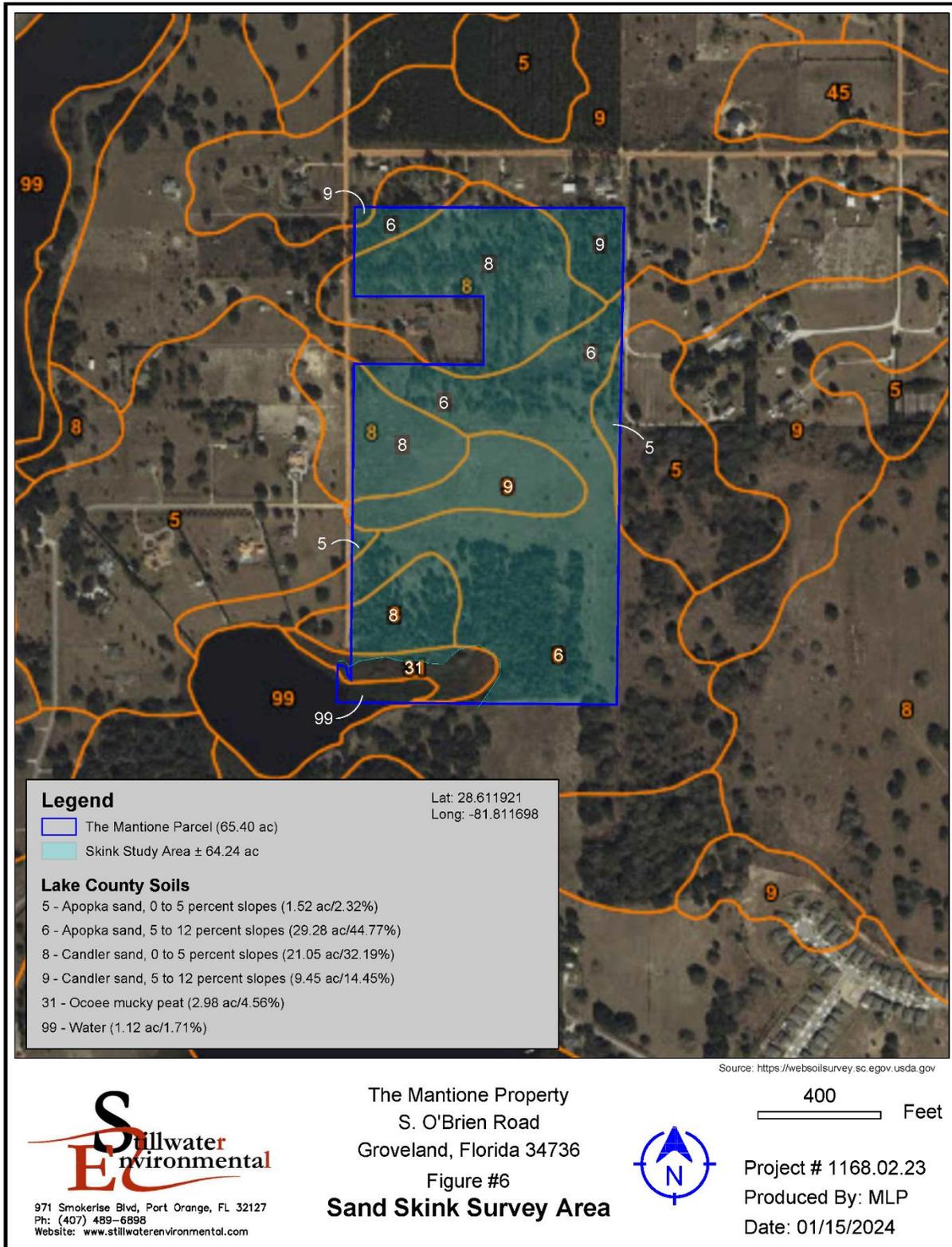
600 Feet

Project # 1168.02.23
 Produced By: MLP
 Date: 01/15/2024

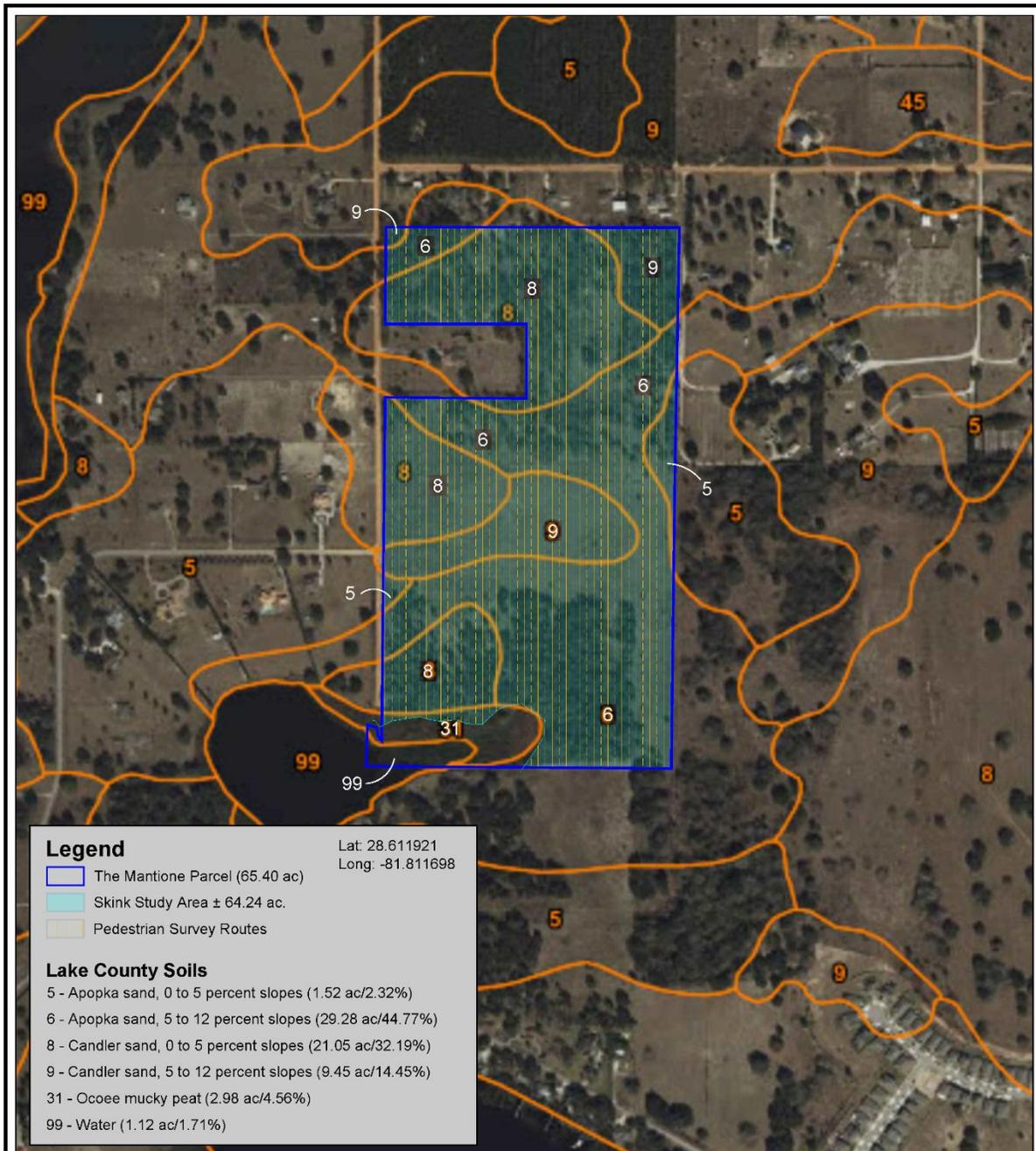
Attachment "I" – Sand Skink Survey (17 of 42)



Attachment "I" – Sand Skink Survey (18 of 42)



Attachment "I" – Sand Skink Survey (19 of 42)



Source: <https://websoilsurvey.sc.egov.usda.gov>



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The Mantione Property
S. O'Brien Road
Groveland, Florida 34736

Figure #7

Pedestrian and Coverboard Survey Routes
Skink Survey



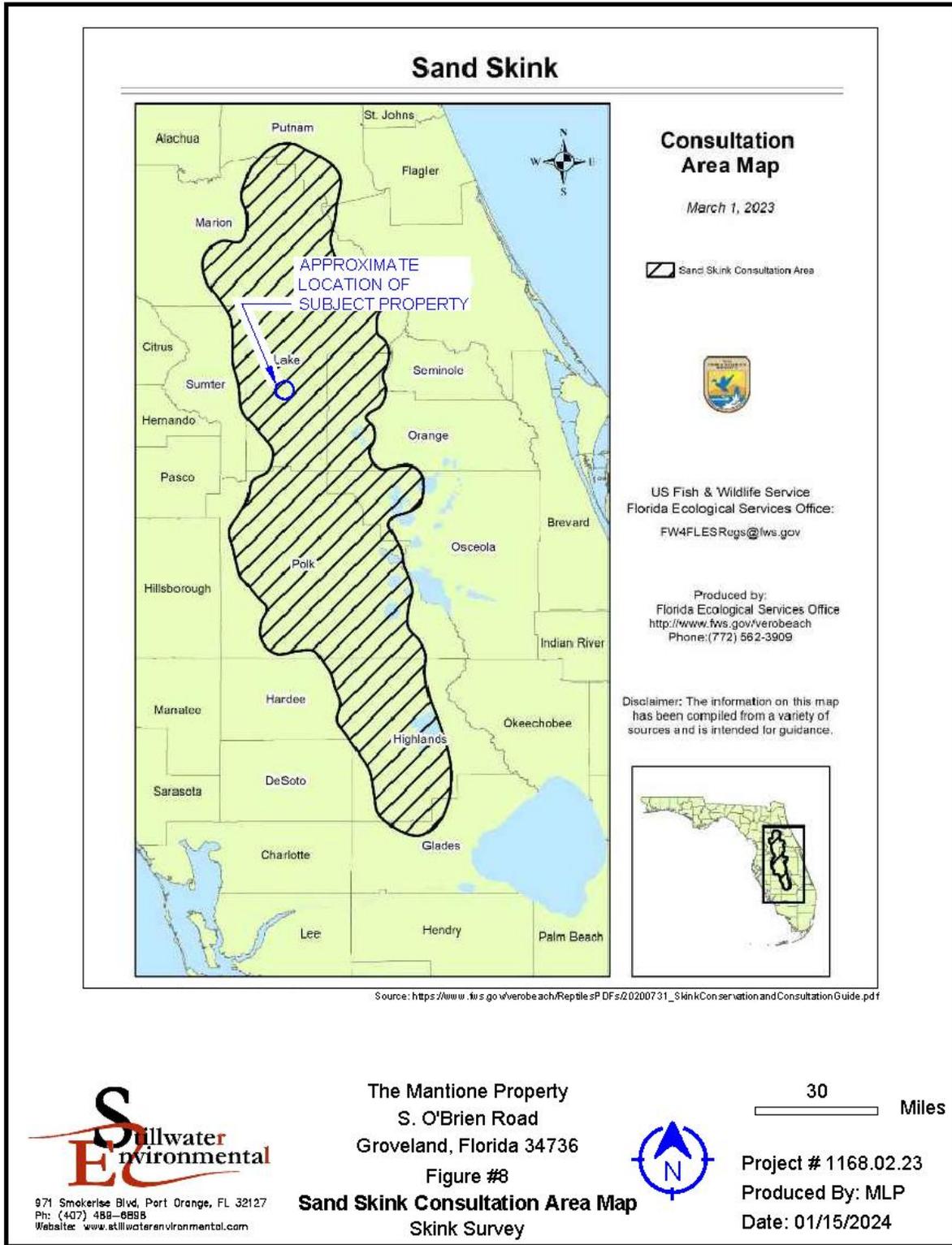
Feet

Project # 1168.02.23

Produced By: MLP

Date: 01/15/2024

Attachment "I" – Sand Skink Survey (20 of 42)



Attachment “I” – Sand Skink Survey (21 of 42)

APPENDIX A

Attachment "I" – Sand Skink Survey (22 of 42)



Subject Property – Coverboard (Typical)



Subject Property – Coverboard Cluster (Typical)

Attachment "I" – Sand Skink Survey (23 of 42)



Subject Property – Coverboard (typical)



Subject Property – Coverboard Cluster (typical)

Attachment “I” – Sand Skink Survey (24 of 42)

APPENDIX B

Attachment "I" – Sand Skink Survey (25 of 42)

**THE MANTIONE PROPERTY
S. O'BRIEN ROAD, GROVELAND, FL 34736
LAKE COUNTY, FLORIDA**

SEI No. 1168.02.23

Pedestrian Survey Conducted on: 2/15/2023

Personnel: Junior Rodriguez Daniel Coggin
 Alfredo Gonzalez Jessica Azpurua
 Raul Cantu
 Gabriel Santiago

Deployed coverboards on: 02/20/2024 – 02/22/2024

Approx. 1300 boards

Deployed Weather: Fair
 60-70 ° 3-7mph variable breeze
 0.0" Precipitation

Date: 03/01/2024

Time: 9:00am

CHECKED ALL BOARDS

Weather: Cloudy
 65° Winds 5mph from SE
 0.0" Precipitation

NO SKINK TRACKS OR INDIVIDUALS OBSERVED

Attachment "I" – Sand Skink Survey (26 of 42)

**THE MANTIONE PROPERTY
S. O'BRIEN ROAD, GROVELAND, FL 34736
LAKE COUNTY, FLORIDA**

SEI No. 1168.02.23

Pedestrian Survey Conducted on: 2/15/2023

Personnel: Junior Rodriguez Daniel Coggin
 Alfredo Gonzalez Jessica Azpurua
 Raul Cantu
 Gabriel Santiago

Deployed coverboards on: 02/20/2024 – 02/22/2024

Approx. 1300 boards

Deployed Weather: Fair

60-70 ° 3-7mph variable breeze
0.0" Precipitation

Date: 03/08/2024

Time: 8:30am

CHECKED ALL BOARDS

Weather: Partly Cloudy

70° Calm
0.0" Precipitation

NO SKINK TRACKS OR INDIVIDUALS OBSERVED

Attachment "I" – Sand Skink Survey (27 of 42)

**THE MANTIONE PROPERTY
S. O'BRIEN ROAD, GROVELAND, FL 34736
LAKE COUNTY, FLORIDA**

SEI No. 1168.02.23

Pedestrian Survey Conducted on: 2/15/2023

Personnel: Junior Rodriguez Daniel Coggin
 Alfredo Gonzalez Jessica Azpurua
 Raul Cantu
 Gabriel Santiago

Deployed coverboards on: 02/20/2024 – 02/22/2024

Approx. 1300 boards

Deployed Weather: Fair

60-70 ° 3-7mph variable breeze

0.0" Precipitation

Date: 03/15/2024

Time: 8:50am

CHECKED ALL BOARDS

Weather: Fair

74° Winds 3 mph from S

0.0" Precipitation

NO SKINK TRACKS OR INDIVIDUALS OBSERVED

Attachment "I" – Sand Skink Survey (28 of 42)

THE MANTIONE PROPERTY S. O'BRIEN ROAD, GROVELAND, FL 34736 LAKE COUNTY, FLORIDA

SEI No. 1168.02.23

Pedestrian Survey Conducted on: 2/15/2023

Personnel: Junior Rodriguez Daniel Coggin
 Alfredo Gonzalez Jessica Azpurua
 Raul Cantu
 Gabriel Santiago

Deployed coverboards on: 02/20/2024 – 02/22/2024

Approx. 1300 boards

Deployed Weather: Fair

60-70 ° 3-7mph variable breeze
0.0" Precipitation

Date: 03/22/2024

Time: 9:20am

CHECKED ALL BOARDS

Weather: Cloudy

70° Winds from 8mph SE
0.0" Precipitation

NO SKINK TRACKS OR INDIVIDUALS OBSERVED

Attachment "I" – Sand Skink Survey (29 of 42)

**THE MANTIONE PROPERTY
S. O'BRIEN ROAD, GROVELAND, FL 34736
LAKE COUNTY, FLORIDA**

SEI No. 1168.02.23

Pedestrian Survey Conducted on: 2/15/2023

Personnel: Junior Rodriguez Daniel Coggin
 Alfredo Gonzalez Jessica Azpurua
 Raul Cantu
 Gabriel Santiago

Deployed coverboards on: 02/20/2024 – 02/22/2024

Approx. 1300 boards

Deployed Weather: Fair
 60-70 ° 3-7mph variable breeze
 0.0" Precipitation

Date: 03/29/2024

Time: 10:00am

CHECKED ALL BOARDS

Weather: Fair
 66° Winds 5mph from N
 0.0" Precipitation

NO SKINK TRACKS OR INDIVIDUALS OBSERVED

Attachment “I” – Sand Skink Survey (30 of 42)

APPENDIX C

Attachment "I" – Sand Skink Survey (31 of 42)

1168.02.23 Mantione Property - Sand Skink Board Coordinates

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
1	28.6111660	-81.8136075	42	28.6105517	-81.8112022
2	28.6111404	-81.8136744	43	28.6105725	-81.8110915
3	28.6111216	-81.8137551	44	28.6104975	-81.8110189
4	28.6110398	-81.8137703	45	28.6104633	-81.8109094
5	28.6109740	-81.8137704	46	28.6104576	-81.8108027
6	28.6109677	-81.8136274	47	28.6104178	-81.8106767
7	28.6108977	-81.8136744	48	28.6103926	-81.8105595
8	28.6108422	-81.8137384	49	28.6104150	-81.8104432
9	28.6107606	-81.8137008	50	28.6104236	-81.8103494
10	28.6108003	-81.8136086	51	28.6103914	-81.8102824
11	28.6107562	-81.8135323	52	28.6102943	-81.8102650
12	28.6107194	-81.8134416	53	28.6102246	-81.8103074
13	28.6107382	-81.8133279	54	28.6101596	-81.8102550
14	28.6107175	-81.8132766	55	28.6100737	-81.8102879
15	28.6106684	-81.8132715	56	28.6100374	-81.8102240
16	28.6106130	-81.8132530	57	28.6099550	-81.8102190
17	28.6106632	-81.8131454	58	28.6098910	-81.8102463
18	28.6107212	-81.8130872	59	28.6098335	-81.8102908
19	28.6107851	-81.8130635	60	28.6097894	-81.8102613
20	28.6106852	-81.8130335	61	28.6097267	-81.8103196
21	28.6106184	-81.8130121	62	28.6096435	-81.8103201
22	28.6105542	-81.8130063	63	28.6095497	-81.8103322
23	28.6105219	-81.8129009	64	28.6094454	-81.8103120
24	28.6105834	-81.8128232	65	28.6093771	-81.8102965
25	28.6106094	-81.8126923	66	28.6092917	-81.8103365
26	28.6105648	-81.8125610	67	28.6092102	-81.8103808
27	28.6106078	-81.8124584	68	28.6091277	-81.8103394
28	28.6106339	-81.8123917	69	28.6090579	-81.8103044
29	28.6105992	-81.8123055	70	28.6089704	-81.8102954
30	28.6105638	-81.8122076	71	28.6088649	-81.8102955
31	28.6106125	-81.8121343	72	28.6089670	-81.8101458
32	28.6106720	-81.8120621	73	28.6088738	-81.8101139
33	28.6106223	-81.8119904	74	28.6087656	-81.8101452
34	28.6105927	-81.8118881	75	28.6086427	-81.8101521
35	28.6106095	-81.8118204	76	28.6085665	-81.8101607
36	28.6105931	-81.8117834	77	28.6084946	-81.8100570
37	28.6106155	-81.8116761	78	28.6084988	-81.8099649
38	28.6105525	-81.8115827	79	28.6085480	-81.8098998
39	28.6105455	-81.8115224	80	28.6085257	-81.8098306
40	28.6105295	-81.8114130	81	28.6085248	-81.8097906
41	28.6105662	-81.8113257	82	28.6086259	-81.8097801

Attachment "I" – Sand Skink Survey (32 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
83	28.6087426	-81.8098041	126	28.6088866	-81.8100404
84	28.6088166	-81.8098108	127	28.6087952	-81.8100359
85	28.6089425	-81.8097785	128	28.6087314	-81.8100255
86	28.6090481	-81.8097837	129	28.6086749	-81.8100158
87	28.6091750	-81.8097832	130	28.6086491	-81.8099398
88	28.6092866	-81.8097774	131	28.6086304	-81.8099210
89	28.6093794	-81.8097659	132	28.6086525	-81.8098281
90	28.6095209	-81.8097727	133	28.6087326	-81.8098915
91	28.6096323	-81.8097936	134	28.6088272	-81.8099065
92	28.6097068	-81.8097700	135	28.6089158	-81.8099071
93	28.6097838	-81.8097703	136	28.6090015	-81.8099097
94	28.6098640	-81.8097765	137	28.6090743	-81.8099172
95	28.6099735	-81.8097548	138	28.6092154	-81.8098715
96	28.6100062	-81.8097861	139	28.6092856	-81.8099024
97	28.6101014	-81.8097778	140	28.6093650	-81.8098687
98	28.6102194	-81.8097719	141	28.6094474	-81.8099112
99	28.6103238	-81.8097728	142	28.6095556	-81.8099026
100	28.6103987	-81.8097546	143	28.6096516	-81.8098614
101	28.6104656	-81.8097555	144	28.6097561	-81.8098543
102	28.6104677	-81.8098486	145	28.6098495	-81.8098518
103	28.6104674	-81.8099510	146	28.6099544	-81.8098655
104	28.6104653	-81.8100367	147	28.6100526	-81.8098725
105	28.6104850	-81.8101188	148	28.6101800	-81.8098886
106	28.6104818	-81.8101390	149	28.6102038	-81.8099454
107	28.6104366	-81.8102251	150	28.6100989	-81.8099436
108	28.6103579	-81.8102196	151	28.6100336	-81.8099606
109	28.6102346	-81.8102404	152	28.6099743	-81.8099314
110	28.6101334	-81.8102057	153	28.6099167	-81.8099858
111	28.6100468	-81.8101908	154	28.6098139	-81.8099318
112	28.6099480	-81.8101282	155	28.6097357	-81.8099577
113	28.6098952	-81.8101553	156	28.6096482	-81.8099455
114	28.6098301	-81.8101930	157	28.6095758	-81.8099882
115	28.6097353	-81.8101948	158	28.6094672	-81.8100089
116	28.6096662	-81.8102247	159	28.6093353	-81.8099745
117	28.6095729	-81.8102408	160	28.6092611	-81.8100081
118	28.6094853	-81.8102163	161	28.6091622	-81.8100111
119	28.6093911	-81.8101893	162	28.6090679	-81.8100280
120	28.6093492	-81.8101634	163	28.6089918	-81.8100121
121	28.6092588	-81.8101735	164	28.6088206	-81.8099719
122	28.6092087	-81.8101569	165	28.6087532	-81.8099776
123	28.6090840	-81.8101417	166	28.6092159	-81.8100710
124	28.6090055	-81.8100917	167	28.6093368	-81.8100684
125	28.6089397	-81.8100614	168	28.6095126	-81.8100816

Attachment "I" – Sand Skink Survey (33 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
169	28.6096297	-81.8101089	212	28.6090537	-81.8107785
170	28.6097033	-81.8100476	213	28.6091735	-81.8109960
171	28.6098274	-81.8100685	214	28.6093824	-81.8112298
172	28.6099052	-81.8100847	215	28.6096694	-81.8111358
173	28.6100319	-81.8100501	216	28.6097921	-81.8109575
174	28.6101228	-81.8100445	217	28.6099474	-81.8108144
175	28.6102114	-81.8100501	218	28.6101537	-81.8106816
176	28.6101862	-81.8101224	219	28.6102730	-81.8107208
177	28.6102742	-81.8101168	220	28.6103572	-81.8106401
178	28.6103528	-81.8101442	221	28.6102556	-81.8106244
179	28.6104092	-81.8100723	222	28.6103224	-81.8110456
180	28.6103618	-81.8100034	223	28.6102638	-81.8111871
181	28.6102690	-81.8098988	224	28.6101259	-81.8113941
182	28.6103721	-81.8098695	225	28.6099891	-81.8114546
183	28.6103007	-81.8104327	226	28.6100570	-81.8115861
184	28.6102365	-81.8104901	227	28.6098526	-81.8116762
185	28.6101076	-81.8104903	228	28.6097809	-81.8117909
186	28.6100054	-81.8105054	229	28.6096191	-81.8119582
187	28.6098782	-81.8105011	230	28.6095601	-81.8120364
188	28.6098011	-81.8105630	231	28.6094706	-81.8121826
189	28.6096952	-81.8105720	232	28.6093602	-81.8123165
190	28.6095797	-81.8105693	233	28.6092554	-81.8124977
191	28.6095876	-81.8106339	234	28.6092089	-81.8126371
192	28.6097010	-81.8106275	235	28.6093400	-81.8127391
193	28.6097824	-81.8106486	236	28.6095113	-81.8127697
194	28.6098675	-81.8106337	237	28.6094717	-81.8128859
195	28.6099811	-81.8106136	238	28.6094443	-81.8130721
196	28.6100847	-81.8106180	239	28.6093435	-81.8133544
197	28.6100370	-81.8106938	240	28.6093671	-81.8134587
198	28.6099549	-81.8106977	241	28.6094601	-81.8136014
199	28.6097586	-81.8107089	242	28.6095606	-81.8137109
200	28.6095814	-81.8107014	243	28.6096684	-81.8137197
201	28.6094623	-81.8106400	244	28.6097948	-81.8137404
202	28.6093497	-81.8105832	245	28.6099248	-81.8137033
203	28.6092377	-81.8105798	246	28.6100794	-81.8136588
204	28.6090578	-81.8105780	247	28.6101961	-81.8136854
205	28.6089639	-81.8106579	248	28.6103649	-81.8136835
206	28.6088884	-81.8106137	249	28.6104525	-81.8137496
207	28.6089363	-81.8104641	250	28.6105919	-81.8137355
208	28.6087494	-81.8105819	251	28.6107016	-81.8137070
209	28.6086245	-81.8106844	252	28.6106259	-81.8136671
210	28.6087616	-81.8108118	253	28.6105355	-81.8136303
211	28.6089144	-81.8108177	254	28.6104474	-81.8135810

Attachment "I" – Sand Skink Survey (34 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
255	28.6103539	-81.8135838	298	28.6098421	-81.8132056
256	28.6102187	-81.8135247	299	28.6098943	-81.8130563
257	28.6101055	-81.8135297	300	28.6099158	-81.8129223
258	28.6100021	-81.8135173	301	28.6099674	-81.8128028
259	28.6098964	-81.8134583	302	28.6100667	-81.8127786
260	28.6097819	-81.8134212	303	28.6101727	-81.8126676
261	28.6096189	-81.8133859	304	28.6101488	-81.8125328
262	28.6096213	-81.8132749	305	28.6102131	-81.8124379
263	28.6096565	-81.8132140	306	28.6102747	-81.8123276
264	28.6095931	-81.8131195	307	28.6101642	-81.8122425
265	28.6096356	-81.8129766	308	28.6102481	-81.8121338
266	28.6096926	-81.8129644	309	28.6105029	-81.8123242
267	28.6096277	-81.8126898	310	28.6104080	-81.8124233
268	28.6097356	-81.8125606	311	28.6103141	-81.8125029
269	28.6097989	-81.8125426	312	28.6103146	-81.8126593
270	28.6098715	-81.8123588	313	28.6103271	-81.8128418
271	28.6099063	-81.8122495	314	28.6103018	-81.8130461
272	28.6099927	-81.8122321	315	28.6101834	-81.8129846
273	28.6100594	-81.8120901	316	28.6101249	-81.8129257
274	28.6100049	-81.8120112	317	28.6100432	-81.8129644
275	28.6101573	-81.8119347	318	28.6101428	-81.8130224
276	28.6102655	-81.8119234	319	28.6102077	-81.8131054
277	28.6103682	-81.8116309	320	28.6112109	-81.8137549
278	28.6102051	-81.8116108	321	28.6112722	-81.8136835
279	28.6102297	-81.8115633	322	28.6112959	-81.8136295
280	28.6102966	-81.8114117	323	28.6113551	-81.8136622
281	28.6103868	-81.8113329	324	28.6112488	-81.8138304
282	28.6104192	-81.8112933	325	28.6115645	-81.8137543
283	28.6104624	-81.8112239	326	28.6116202	-81.8136750
284	28.6103911	-81.8120498	327	28.6116565	-81.8136841
285	28.6104422	-81.8122744	328	28.6116460	-81.8135673
286	28.6104942	-81.8124160	329	28.6116242	-81.8134993
287	28.6104872	-81.8125582	330	28.6116331	-81.8133536
288	28.6104396	-81.8126907	331	28.6115983	-81.8132678
289	28.6104228	-81.8128255	332	28.6116013	-81.8131762
290	28.6104150	-81.8129222	333	28.6116164	-81.8130577
291	28.6104422	-81.8130392	334	28.6115876	-81.8130134
292	28.6105860	-81.8131981	335	28.6116183	-81.8128487
293	28.6104428	-81.8131981	336	28.6115893	-81.8127704
294	28.6103366	-81.8132380	337	28.6115723	-81.8126475
295	28.6102255	-81.8132035	338	28.6115567	-81.8125681
296	28.6101058	-81.8132335	339	28.6115439	-81.8124387
297	28.6099982	-81.8132001	340	28.6114949	-81.8123253

Attachment "I" – Sand Skink Survey (35 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
341	28.6114995	-81.8121993	384	28.6112440	-81.8116193
342	28.6114695	-81.8120517	385	28.6112817	-81.8117056
343	28.6115014	-81.8120029	386	28.6113215	-81.8118437
344	28.6114496	-81.8118923	387	28.6113452	-81.8119693
345	28.6114055	-81.8117358	388	28.6113171	-81.8120618
346	28.6113849	-81.8116287	389	28.6113938	-81.8121200
347	28.6113251	-81.8115309	390	28.6114575	-81.8122174
348	28.6113109	-81.8114539	391	28.6114374	-81.8122693
349	28.6112761	-81.8113214	392	28.6114241	-81.8124003
350	28.6112182	-81.8112232	393	28.6114882	-81.8124747
351	28.6112367	-81.8111107	394	28.6113718	-81.8125581
352	28.6112096	-81.8110372	395	28.6113978	-81.8126649
353	28.6111778	-81.8109807	396	28.6114870	-81.8127318
354	28.6111365	-81.8108463	397	28.6115027	-81.8128359
355	28.6110910	-81.8107454	398	28.6115373	-81.8129444
356	28.6111087	-81.8106073	399	28.6114932	-81.8130476
357	28.6110802	-81.8104787	400	28.6114799	-81.8131533
358	28.6110488	-81.8104445	401	28.6115398	-81.8132226
359	28.6110215	-81.8103473	402	28.6114870	-81.8133059
360	28.6110274	-81.8102495	403	28.6115214	-81.8134047
361	28.6110131	-81.8101675	404	28.6114913	-81.8135520
362	28.6109726	-81.8100655	405	28.6114665	-81.8136125
363	28.6109816	-81.8099732	406	28.6114332	-81.8136732
364	28.6109345	-81.8099056	407	28.6114074	-81.8137433
365	28.6109115	-81.8098258	408	28.6113506	-81.8137246
366	28.6108798	-81.8097820	409	28.6114050	-81.8135731
367	28.6108250	-81.8098284	410	28.6114108	-81.8134574
368	28.6108356	-81.8099367	411	28.6114013	-81.8133740
369	28.6108213	-81.8100229	412	28.6113964	-81.8132790
370	28.6108172	-81.8100946	413	28.6114069	-81.8131950
371	28.6108197	-81.8101786	414	28.6113735	-81.8130641
372	28.6108776	-81.8102095	415	28.6113900	-81.8129736
373	28.6108883	-81.8103042	416	28.6113927	-81.8128926
374	28.6109228	-81.8103991	417	28.6113412	-81.8126880
375	28.6109711	-81.8104457	418	28.6112783	-81.8125685
376	28.6109952	-81.8105770	419	28.6113096	-81.8124473
377	28.6109910	-81.8106897	420	28.6112873	-81.8123231
378	28.6110143	-81.8108097	421	28.6112735	-81.8122086
379	28.6110565	-81.8109407	422	28.6112273	-81.8120741
380	28.6111262	-81.8110505	423	28.6112261	-81.8119424
381	28.6111333	-81.8111849	424	28.6112322	-81.8118523
382	28.6111577	-81.8113491	425	28.6111617	-81.8117796
383	28.6112058	-81.8114943	426	28.6111339	-81.8116735

Attachment "I" – Sand Skink Survey (36 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
427	28.6110974	-81.8115478	470	28.6112306	-81.8127899
428	28.6110415	-81.8114032	471	28.6112387	-81.8129038
429	28.6109969	-81.8112795	472	28.6112697	-81.8130026
430	28.6109660	-81.8111654	473	28.6112384	-81.8131064
431	28.6109637	-81.8110226	474	28.6112973	-81.8132075
432	28.6109178	-81.8109170	475	28.6113208	-81.8132605
433	28.6108787	-81.8107998	476	28.6112481	-81.8134439
434	28.6108751	-81.8106958	477	28.6112432	-81.8135314
435	28.6108552	-81.8105784	478	28.6111545	-81.8134613
436	28.6108143	-81.8104824	479	28.6111036	-81.8133890
437	28.6108168	-81.8103582	480	28.6111701	-81.8132055
438	28.6107866	-81.8102528	481	28.6111348	-81.8130469
439	28.6107439	-81.8101533	482	28.6111038	-81.8128776
440	28.6107124	-81.8100716	483	28.6110754	-81.8127414
441	28.6107244	-81.8099190	484	28.6110535	-81.8125980
442	28.6106995	-81.8098319	485	28.6110199	-81.8124055
443	28.6106125	-81.8098068	486	28.6109723	-81.8122224
444	28.6105998	-81.8099268	487	28.6110242	-81.8121112
445	28.6106171	-81.8100037	488	28.6109218	-81.8119700
446	28.6105971	-81.8101011	489	28.6109125	-81.8118811
447	28.6106282	-81.8102283	490	28.6108697	-81.8117988
448	28.6106575	-81.8103529	491	28.6107945	-81.8117367
449	28.6107070	-81.8104851	492	28.6107594	-81.8116274
450	28.6107053	-81.8106052	493	28.6108011	-81.8115197
451	28.6107417	-81.8107849	494	28.6107470	-81.8113964
452	28.6107939	-81.8108809	495	28.6106697	-81.8112152
453	28.6108269	-81.8109806	496	28.6107473	-81.8111544
454	28.6108601	-81.8111072	497	28.6106688	-81.8109333
455	28.6108954	-81.8112525	498	28.6105891	-81.8107608
456	28.6108837	-81.8113612	499	28.6105774	-81.8105841
457	28.6109867	-81.8113427	500	28.6105566	-81.8102902
458	28.6109644	-81.8115172	501	28.6106643	-81.8114835
459	28.6109708	-81.8115906	502	28.6107074	-81.8116855
460	28.6110285	-81.8116892	503	28.6107220	-81.8118502
461	28.6110641	-81.8117546	504	28.6107624	-81.8120292
462	28.6110537	-81.8119099	505	28.6108363	-81.8123517
463	28.6110818	-81.8120027	506	28.6108153	-81.8125129
464	28.6111260	-81.8122179	507	28.6107640	-81.8126208
465	28.6110617	-81.8122943	508	28.6108157	-81.8126569
466	28.6110666	-81.8123717	509	28.6108421	-81.8127746
467	28.6111460	-81.8124908	510	28.6108303	-81.8128621
468	28.6111405	-81.8125924	511	28.6108066	-81.8129718
469	28.6112005	-81.8126863	512	28.6109170	-81.8129879

Attachment "I" – Sand Skink Survey (37 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
513	28.6109713	-81.8130821	556	28.6119860	-81.8106193
514	28.6109642	-81.8131556	557	28.6119882	-81.8107270
515	28.6109151	-81.8132457	558	28.6120067	-81.8108607
516	28.6109714	-81.8133175	559	28.6120137	-81.8109901
517	28.6109831	-81.8134697	560	28.6120380	-81.8111124
518	28.6108819	-81.8135342	561	28.6120587	-81.8112397
519	28.6118282	-81.8138283	562	28.6120530	-81.8114319
520	28.6119640	-81.8138130	563	28.6120374	-81.8115846
521	28.6120991	-81.8138365	564	28.6120098	-81.8117094
522	28.6122342	-81.8138142	565	28.6120916	-81.8118007
523	28.6123398	-81.8138099	566	28.6121202	-81.8119268
524	28.6124512	-81.8138148	567	28.6121500	-81.8120837
525	28.6125505	-81.8137999	568	28.6122098	-81.8122460
526	28.6125505	-81.8137999	569	28.6122260	-81.8123441
527	28.6126353	-81.8136661	570	28.6122483	-81.8124897
528	28.6126158	-81.8135508	571	28.6122447	-81.8125761
529	28.6125749	-81.8133466	572	28.6122464	-81.8127241
530	28.6125214	-81.8131897	573	28.6122857	-81.8129202
531	28.6124932	-81.8130373	574	28.6122895	-81.8130529
532	28.6124806	-81.8128321	575	28.6123586	-81.8131842
533	28.6124041	-81.8126417	576	28.6123738	-81.8132864
534	28.6123359	-81.8124266	577	28.6124014	-81.8134366
535	28.6123716	-81.8122224	578	28.6124629	-81.8135381
536	28.6123221	-81.8120832	579	28.6124676	-81.8136391
537	28.6122755	-81.8118974	580	28.6124113	-81.8137296
538	28.6121732	-81.8117473	581	28.6123778	-81.8136653
539	28.6121261	-81.8115975	582	28.6123652	-81.8135675
540	28.6121532	-81.8114077	583	28.6123427	-81.8134631
541	28.6122588	-81.8113252	584	28.6122928	-81.8133508
542	28.6122333	-81.8111815	585	28.6122754	-81.8132714
543	28.6121423	-81.8109406	586	28.6122495	-81.8131360
544	28.6121064	-81.8107746	587	28.6122332	-81.8130229
545	28.6120927	-81.8105878	588	28.6121976	-81.8127986
546	28.6120511	-81.8104018	589	28.6121582	-81.8126958
547	28.6119916	-81.8101972	590	28.6121314	-81.8125083
548	28.6119226	-81.8100335	591	28.6121323	-81.8123234
549	28.6118420	-81.8098731	592	28.6120830	-81.8121249
550	28.6117153	-81.8098295	593	28.6120240	-81.8119405
551	28.6116909	-81.8099240	594	28.6119801	-81.8118029
552	28.6117799	-81.8100397	595	28.6119157	-81.8116776
553	28.6118422	-81.8102026	596	28.6119097	-81.8115480
554	28.6118901	-81.8103466	597	28.6118971	-81.8114080
555	28.6119164	-81.8104658	598	28.6119125	-81.8112915

Attachment "I" – Sand Skink Survey (38 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
599	28.6118995	-81.8111690	642	28.6121123	-81.8135534
600	28.6118877	-81.8110386	643	28.6121044	-81.8134290
601	28.6118314	-81.8108730	644	28.6121052	-81.8133172
602	28.6118173	-81.8107376	645	28.6120434	-81.8131457
603	28.6118097	-81.8105836	646	28.6119682	-81.8129847
604	28.6117717	-81.8104277	647	28.6119098	-81.8128258
605	28.6117146	-81.8102629	648	28.6119185	-81.8127110
606	28.6116473	-81.8100886	649	28.6118966	-81.8125851
607	28.6116046	-81.8099779	650	28.6118549	-81.8124299
608	28.6115344	-81.8098442	651	28.6118464	-81.8122796
609	28.6114565	-81.8098228	652	28.6117981	-81.8121467
610	28.6114111	-81.8099051	653	28.6117335	-81.8120046
611	28.6114726	-81.8100337	654	28.6116903	-81.8118695
612	28.6115196	-81.8101766	655	28.6116461	-81.8117418
613	28.6115554	-81.8103127	656	28.6116534	-81.8116552
614	28.6116155	-81.8105368	657	28.6116397	-81.8115319
615	28.6116302	-81.8107039	658	28.6116420	-81.8113808
616	28.6116585	-81.8108183	659	28.6116112	-81.8111878
617	28.6116695	-81.8109675	660	28.6115894	-81.8110908
618	28.6116884	-81.8110451	661	28.6115327	-81.8109538
619	28.6116893	-81.8112119	662	28.6115015	-81.8107778
620	28.6117389	-81.8113347	663	28.6114905	-81.8106388
621	28.6117816	-81.8114467	664	28.6114666	-81.8104788
622	28.6117898	-81.8116121	665	28.6114325	-81.8103651
623	28.6118032	-81.8117928	666	28.6114270	-81.8102862
624	28.6118557	-81.8119313	667	28.6113800	-81.8101188
625	28.6119031	-81.8120459	668	28.6113203	-81.8099827
626	28.6119216	-81.8121512	669	28.6112447	-81.8098011
627	28.6120200	-81.8122437	670	28.6111423	-81.8098799
628	28.6120313	-81.8123528	671	28.6111647	-81.8100272
629	28.6120320	-81.8124649	672	28.6111812	-81.8101943
630	28.6120355	-81.8126227	673	28.6112342	-81.8103536
631	28.6120606	-81.8127594	674	28.6112756	-81.8105151
632	28.6120268	-81.8128562	675	28.6113221	-81.8106786
633	28.6121008	-81.8129439	676	28.6113597	-81.8107924
634	28.6121082	-81.8130688	677	28.6113965	-81.8109479
635	28.6121589	-81.8131659	678	28.6114414	-81.8111137
636	28.6121374	-81.8133044	679	28.6114469	-81.8112573
637	28.6121728	-81.8133928	680	28.6114331	-81.8114220
638	28.6122159	-81.8135369	681	28.6114696	-81.8115276
639	28.6122656	-81.8136583	682	28.6114868	-81.8116450
640	28.6121974	-81.8137239	683	28.6115058	-81.8117664
641	28.6121501	-81.8136533	684	28.6115598	-81.8118801

Attachment "I" – Sand Skink Survey (39 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
685	28.6116039	-81.8119970	728	28.6130435	-81.8117556
686	28.6116141	-81.8121347	729	28.6132257	-81.8117144
687	28.6116492	-81.8123419	730	28.6133585	-81.8117171
688	28.6116691	-81.8124736	731	28.6134378	-81.8117202
689	28.6117168	-81.8126304	732	28.6135842	-81.8117087
690	28.6117497	-81.8127742	733	28.6135995	-81.8117081
691	28.6117438	-81.8129167	734	28.6137106	-81.8116942
692	28.6117623	-81.8130016	735	28.6138947	-81.8117171
693	28.6117254	-81.8131033	736	28.6139515	-81.8117544
694	28.6117381	-81.8132298	737	28.6139826	-81.8118317
695	28.6117414	-81.8133878	738	28.6139962	-81.8119829
696	28.6117598	-81.8135169	739	28.6140112	-81.8122320
697	28.6117816	-81.8136190	740	28.6140130	-81.8123569
698	28.6118324	-81.8136742	741	28.6140311	-81.8124813
699	28.6119095	-81.8136168	742	28.6140281	-81.8126534
700	28.6119242	-81.8134792	743	28.6140424	-81.8127981
701	28.6119196	-81.8133296	744	28.6140418	-81.8129873
702	28.6118916	-81.8131583	745	28.6140352	-81.8131221
703	28.6118627	-81.8129920	746	28.6140512	-81.8134263
704	28.6118181	-81.8128668	747	28.6140580	-81.8135885
705	28.6118518	-81.8127812	748	28.6140488	-81.8137471
706	28.6125239	-81.8126597	749	28.6141544	-81.8137396
707	28.6125597	-81.8128376	750	28.6143682	-81.8137238
708	28.6126174	-81.8129372	751	28.6145235	-81.8136206
709	28.6126515	-81.8130778	752	28.6146279	-81.8133837
710	28.6126419	-81.8132097	753	28.6146558	-81.8132584
711	28.6126621	-81.8133693	754	28.6146575	-81.8131808
712	28.6127404	-81.8134741	755	28.6147092	-81.8131071
713	28.6128041	-81.8136277	756	28.6147189	-81.8130814
714	28.6129237	-81.8137302	757	28.6147946	-81.8129041
715	28.6129254	-81.8136063	758	28.6148510	-81.8127858
716	28.6130247	-81.8134323	759	28.6148917	-81.8126916
717	28.6130329	-81.8132416	760	28.6149576	-81.8125573
718	28.6129963	-81.8131167	761	28.6150340	-81.8126698
719	28.6129902	-81.8129465	762	28.6150908	-81.8125619
720	28.6129839	-81.8127975	763	28.6151016	-81.8124187
721	28.6129495	-81.8126372	764	28.6150951	-81.8122029
722	28.6129967	-81.8124479	765	28.6150979	-81.8120694
723	28.6129509	-81.8122916	766	28.6150487	-81.8119516
724	28.6130260	-81.8121967	767	28.6150980	-81.8118536
725	28.6130279	-81.8120953	768	28.6150941	-81.8117199
726	28.6129340	-81.8119364	769	28.6150414	-81.8115653
727	28.6129724	-81.8117882	770	28.6150712	-81.8114153

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LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
771	28.6150816	-81.8112453	814	28.6134477	-81.8102094
772	28.6151189	-81.8111335	815	28.6135623	-81.8101956
773	28.6150976	-81.8109720	816	28.6137236	-81.8101774
774	28.6150773	-81.8108677	817	28.6138568	-81.8101920
775	28.6151296	-81.8107538	818	28.6140287	-81.8101691
776	28.6150887	-81.8106394	819	28.6141026	-81.8102590
777	28.6150999	-81.8105025	820	28.6142544	-81.8102891
778	28.6150285	-81.8102401	821	28.6143413	-81.8101301
779	28.6149459	-81.8100255	822	28.6145122	-81.8101172
780	28.6149426	-81.8099230	823	28.6147071	-81.8100551
781	28.6147658	-81.8098045	824	28.6146682	-81.8102452
782	28.6146385	-81.8098143	825	28.6147645	-81.8103893
783	28.6145383	-81.8098296	826	28.6147628	-81.8105019
784	28.6144413	-81.8098603	827	28.6148273	-81.8106878
785	28.6143199	-81.8098680	828	28.6148907	-81.8107646
786	28.6141600	-81.8099055	829	28.6149272	-81.8109202
787	28.6140512	-81.8097732	830	28.6149309	-81.8111614
788	28.6137960	-81.8098078	831	28.6149424	-81.8112524
789	28.6136455	-81.8099299	832	28.6149305	-81.8114125
790	28.6135497	-81.8099329	833	28.6148440	-81.8115852
791	28.6133797	-81.8098565	834	28.6148677	-81.8117612
792	28.6132106	-81.8098076	835	28.6149970	-81.8119640
793	28.6130597	-81.8098104	836	28.6149815	-81.8121369
794	28.6129353	-81.8099154	837	28.6149840	-81.8123289
795	28.6128553	-81.8099069	838	28.6149717	-81.8124833
796	28.6127884	-81.8098378	839	28.6148188	-81.8125268
797	28.6126265	-81.8098758	840	28.6147611	-81.8126552
798	28.6124776	-81.8098945	841	28.6146982	-81.8128306
799	28.6123580	-81.8098503	842	28.6146842	-81.8130098
800	28.6122101	-81.8098082	843	28.6145653	-81.8130992
801	28.6120245	-81.8097762	844	28.6144752	-81.8132485
802	28.6121036	-81.8099223	845	28.6144340	-81.8133818
803	28.6122033	-81.8100089	846	28.6142803	-81.8135108
804	28.6123340	-81.8100183	847	28.6143541	-81.8132857
805	28.6123732	-81.8101117	848	28.6144026	-81.8131566
806	28.6124517	-81.8101153	849	28.6144639	-81.8129593
807	28.6125659	-81.8100147	850	28.6145131	-81.8128408
808	28.6127168	-81.8100659	851	28.6145535	-81.8126924
809	28.6128379	-81.8100805	852	28.6145911	-81.8125446
810	28.6130045	-81.8100634	853	28.6146383	-81.8124038
811	28.6131232	-81.8100894	854	28.6147595	-81.8122504
812	28.6131901	-81.8102149	855	28.6147986	-81.8120828
813	28.6133641	-81.8102099	856	28.6147796	-81.8119298

Attachment "I" – Sand Skink Survey (41 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
857	28.6147410	-81.8117759	900	28.6145807	-81.8108851
858	28.6146753	-81.8116241	901	28.6145172	-81.8107346
859	28.6146060	-81.8116883	902	28.6145226	-81.8105639
860	28.6146068	-81.8118090	903	28.6145876	-81.8104585
861	28.6146601	-81.8119808	904	28.6146604	-81.8107822
862	28.6146666	-81.8121131	905	28.6147393	-81.8108940
863	28.6146424	-81.8122454	906	28.6147838	-81.8109544
864	28.6145415	-81.8124624	907	28.6147593	-81.8111648
865	28.6144774	-81.8126326	908	28.6145802	-81.8112617
866	28.6143798	-81.8127902	909	28.6143492	-81.8114496
867	28.6143360	-81.8129917	910	28.6142382	-81.8115052
868	28.6142823	-81.8130929	911	28.6139607	-81.8116116
869	28.6142529	-81.8128948	912	28.6138244	-81.8116095
870	28.6142632	-81.8127699	913	28.6136311	-81.8115729
871	28.6142765	-81.8126097	914	28.6135601	-81.8115162
872	28.6143102	-81.8125211	915	28.6134053	-81.8115128
873	28.6143567	-81.8123139	916	28.6133393	-81.8115308
874	28.6143271	-81.8121931	917	28.6132333	-81.8116189
875	28.6141888	-81.8119394	918	28.6130150	-81.8116217
876	28.6141265	-81.8117352	919	28.6128574	-81.8116342
877	28.6141229	-81.8116441	920	28.6127336	-81.8116272
878	28.6140988	-81.8114833	921	28.6126888	-81.8115771
879	28.6140221	-81.8113468	922	28.6125809	-81.8114210
880	28.6140784	-81.8111857	923	28.6124768	-81.8112872
881	28.6140810	-81.8110641	924	28.6124422	-81.8109510
882	28.6139975	-81.8109237	925	28.6125375	-81.8107894
883	28.6139367	-81.8107760	926	28.6126440	-81.8107695
884	28.6138438	-81.8106538	927	28.6131406	-81.8106868
885	28.6137795	-81.8105264	928	28.6132795	-81.8106894
886	28.6138915	-81.8105238	929	28.6133968	-81.8106605
887	28.6139461	-81.8106257	930	28.6135452	-81.8105669
888	28.6140343	-81.8108052	931	28.6136009	-81.8105934
889	28.6141385	-81.8109403	932	28.6137283	-81.8105775
890	28.6142351	-81.8110826	933	28.6137416	-81.8106880
891	28.6143049	-81.8112380	934	28.6136478	-81.8107003
892	28.6144080	-81.8112374	935	28.6135282	-81.8107083
893	28.6144282	-81.8113189	936	28.6133569	-81.8108154
894	28.6144669	-81.8114845	937	28.6132413	-81.8109158
895	28.6145699	-81.8115697	938	28.6131148	-81.8108490
896	28.6146735	-81.8115002	939	28.6131884	-81.8109831
897	28.6146983	-81.8113795	940	28.6133149	-81.8109525
898	28.6146471	-81.8111006	941	28.6137091	-81.8107924
899	28.6146476	-81.8109981	942	28.6137940	-81.8107795

Attachment "I" – Sand Skink Survey (42 of 42)

LABEL	LATITUDE	LONGITUDE	LABEL	LATITUDE	LONGITUDE
943	28.6138778	-81.8108868	957	28.6139166	-81.8113855
944	28.6136455	-81.8109678	958	28.6137163	-81.8113901
945	28.6134173	-81.8110503	959	28.6136334	-81.8113457
946	28.6132903	-81.8110901	960	28.6134764	-81.8113466
947	28.6131454	-81.8111898	961	28.6133629	-81.8114507
948	28.6131233	-81.8114284	962	28.6132231	-81.8114374
949	28.6131991	-81.8113364	963	28.6131454	-81.8115341
950	28.6133192	-81.8112578	964	28.6126495	-81.8118471
951	28.6134631	-81.8111551	965	28.6125988	-81.8122541
952	28.6135658	-81.8111615	966	28.6127544	-81.8123114
953	28.6137421	-81.8110960	967	28.6127628	-81.8124696
954	28.6138383	-81.8110704	968	28.6128058	-81.8129379
955	28.6139605	-81.8110650	969	28.6128840	-81.8131273
956	28.6140004	-81.8111940	970	28.6127686	-81.8132701

Attachment "J" – Utility Notification



Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Split _____ Commercial Project _____ Rezoning X (PUD)

Legal description: Section 33 Township 21 Range 25 Alt Key # 1028574

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage _____ within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water _____ within 300 feet of the above described property.
(is or is not)

The City of Groveland, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No X Central Water: Yes _____ No X
Will the connection to the central sewage system be via a _____ gravity line or a _____ force main/pump?

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not X within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

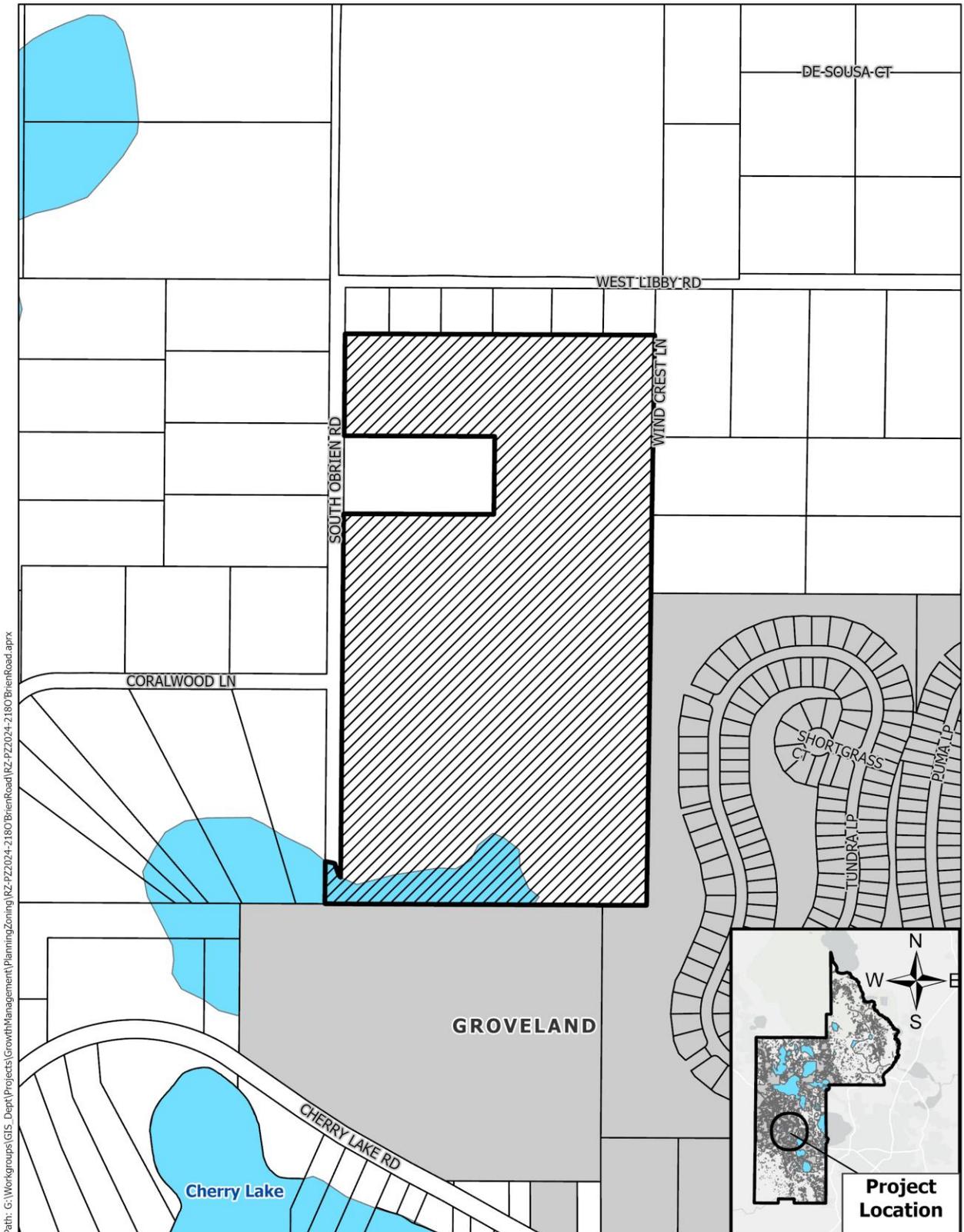
City Official or Private Provider Signature TJ Fish Digitally signed by TJ Fish
Date: 2025.01.29 15:05:56 -05'00'

Print Name, Title and Entity: Director Transportation & Public Works Date 01/29/2025

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff: Staff Name: <u>Shari Holt, Planner II</u>
Date Received: <u>01/29/2025</u> Address #: <u>46863</u> Project Name: <u>O'Brien Road PUD</u>

Map of Subject Property

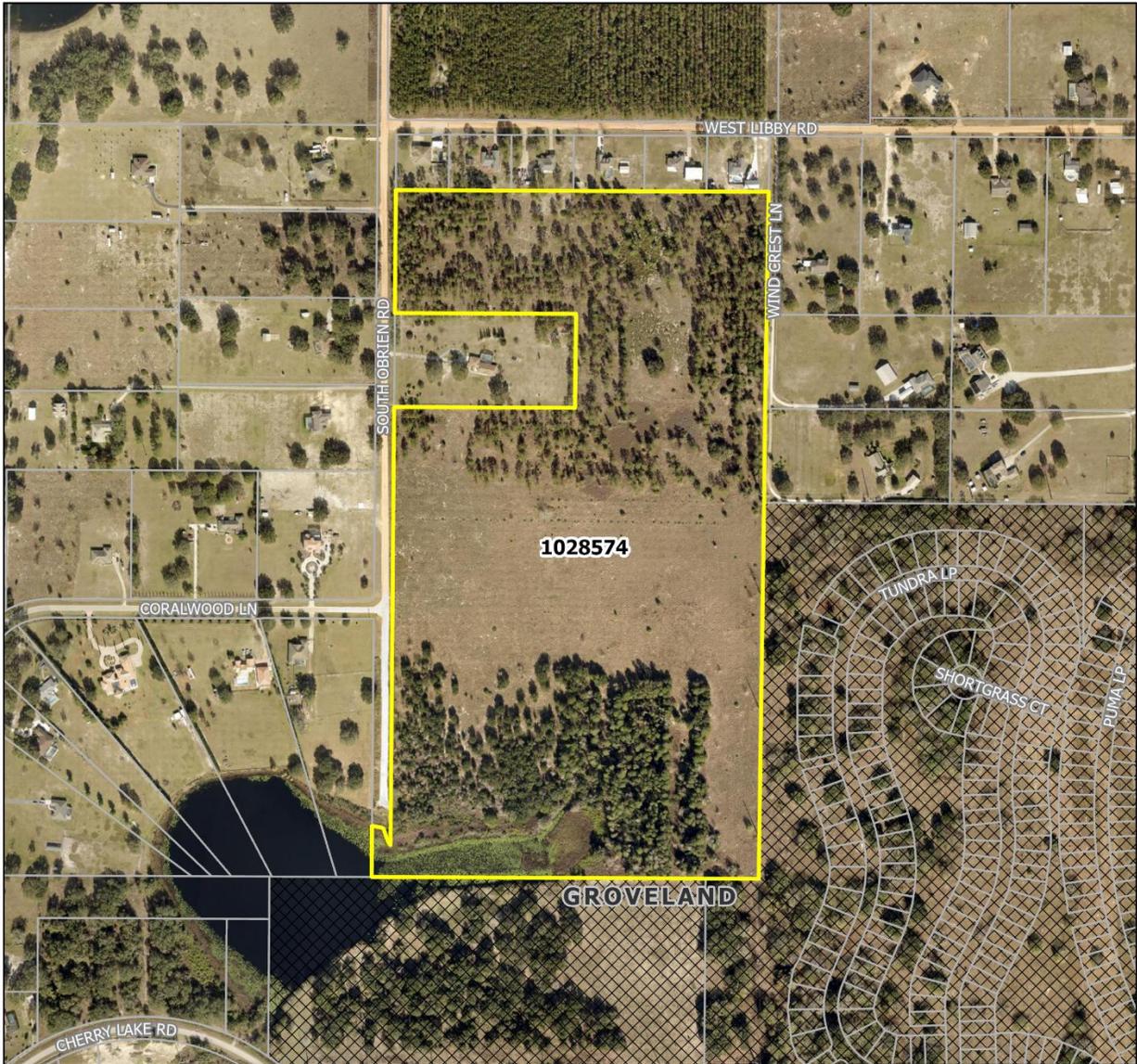


Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\Z-PZ2024-218\O'BrienRoad\Z-PZ2024-218\O'BrienRoad.aprx

1/16/2025

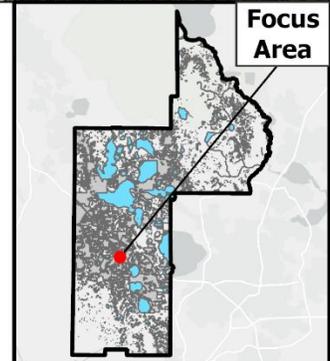
Aerial

RZ-PZ2024-218 O'Brien Road



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2024-218\O'BrienRoad\1028574\1028574.aprx

From Agriculture to PUD



1/16/2025

2 **FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING**
3 **THE FUTURE LAND USE MAP FROM RURAL TO PLANNED UNIT DEVELOPMENT**
4 **FUTURE LAND USE CATEGORY FOR 68.31 ACRES LOCATED IN THE GROVELAND**
5 **AREA OF UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY**
6 **NUMBER 1028574, AND LEGALLY DESCRIBED IN SECTION 1 BELOW; PROVIDING**
7 **FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES;**
8 **PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

9 **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal
10 planning, and land development regulation in the State of Florida; and

11 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
12 Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the
13 county”; and

14 **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the
15 Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030
16 Comprehensive Plan; and

17 **WHEREAS**, on the 23rd day of July 2010, the State of Florida Department of Community Affairs,
18 now known as the Department of Commerce, published a Notice of Intent finding the Lake County 2030
19 Comprehensive Plan Amendment “In Compliance” with Chapter 163, Florida Statutes; and

20 **WHEREAS**, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan
21 became effective and designated the property as part of the Rural Transition Future Land Use Category; and

22 **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of
23 Comprehensive Plan Amendments; and

24 **WHEREAS**, on the 3rd day of December 2025, this Ordinance was heard at a public hearing before
25 the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency and transmitted to
26 the State; and

27 **WHEREAS**, on the 6th day of January 2026, this Ordinance was heard at a public hearing before
28 the Lake County Board of County Commissioners for approval to transmit to the state planning agency and
29 other reviewing agencies; and

30 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt
31 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

32 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
33 Florida, that:

34 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
35 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject
36 property, described in Exhibit “A” attached and incorporated in this Ordinance, from Rural Future
37 Land Use Category to Planned Unit Development Future Land Use Category.

1 **Policy I-7.14.4 Planned Unit Development Land Use Category.**

2 The following land use table details the development program, including the maximum densities and
 3 intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020-65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 Temporary RV spaces, 112 mobile home sites and associated facilities	2021-38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwelling units and accessory uses	2021-40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32
FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreational facilities], Commercial [150,000-square feet], and 25% open space.	2022-56
FLU-22-01-4	Atlantic Housing	Urban High	Residential [175 dwelling units and 20% open space]	2023-01
FLU-22-14-4	Haines Creek RV Village	Rural Transition	RV Park [159 mobile home, park model and RV lots, associated facilities], Commercial [15,000 square feet, and 25% open space.	2023-26
FLU-23-35-4	Lake Norris/CR 44A Properties	Wekiva River Protection Area A-1-20 Receiving Area	Residential [Two (2) single family dwelling units] and Commercial [one story free standing commercial building]	2023-56

FLU-23-29-1	Golden Eagle Mixed-Use	Urban Low Density	138,520 square feet of self-storage	2023-72
PZ2023-253	Hillcrest PUD	Mt. Plymouth Sorrento Main Street and Mt. Plymouth Sorrento Neighborhood	Residential [1,725 dwelling units], commercial [350,000 square feet] and 35% open space	2024-24
FLU-23-18-4	Sorrento Pines Expansion PUD	Public Facilities and Infrastructure	Residential [328 dwelling units], and 50% open space]	2024-26
PZ2023-290	Mount Dora North PUD	Regional Office and Rural Transition	Low Density Residential: 87 Single-Family Dwelling Units, Moderate Density Residential: 2,549 Dwelling Units, Mixed-Use /Employment: 606 Dwelling Units and 2,199,780 square feet and 35% open space.	2025-11
PZ2023-291	Mount Dora South PUD	Regional Office and Mt. Plymouth Sorrento Neighborhood	Low Density Residential: 314 Single-Family Dwelling Units, Moderate Density Residential: 190 Dwelling Units, Industrial / Employment: 10,393,416 square feet, 35% open space for residential and 20% open space for industrial.	2025-13
PZ2024-329	Oswalt Clermont	Rural Transition	Residential [21 dwelling units], and 25% open space	2025-30
PZ2024-074	Lakeshore Preserve	Rural	Residential [149 residential dwelling units, and 40% open space]	2025-XX
PZ2024-218	O'Brien Road PUD	Rural	Residential [41 single family units, and 25% open space]	2026-XX

1 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,
 2 Florida Statutes.

3 **Section 3. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any reason
 4 held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
 5 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners'
 6 intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and
 7 the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held

1 to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions
2 thereof shall be held inapplicable to any person, groups of persons, property, kind of property,
3 circumstances or set of circumstances, such holding shall not affect the applicability thereof to any
4 other person, property or circumstances.

5 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
6 challenged, shall be 31 days after the state land planning agency notifies the local government that
7 the plan amendment package is complete. If timely challenged, this amendment shall become
8 effective on the date the state land planning agency or the Administration Commission enters a final
9 order determining this adopted amendment to be in compliance. No development orders,
10 development permits, or land uses dependent on this amendment may be issued or commence
11 before it has become effective. If a final order of noncompliance is issued by the Administration
12 Commission, this amendment may nevertheless be made effective by adoption of a resolution
13 affirming its effective status, a copy of which resolution shall be sent to the state land planning
14 agency.

15 **Section 4. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of estoppel
16 against the County if the property identified herein cannot be developed due to the inability to meet
17 other requirements under the applicable Land Development Regulations. The Owner is solely
18 responsible for performing any necessary due diligence to ensure the property will appropriately
19 support future development.

20
21 **ENACTED** this ____ day of _____, 2026.

22
23 **FILED** with the Secretary of State _____, 2026.

24
25 **BOARD OF COUNTY COMMISSIONERS**
26 **LAKE COUNTY, FLORIDA**

27
28
29
30 _____
31 **LESLIE CAMPIONE, CHAIRMAN**

32 **ATTEST:**

33
34 _____
35 **GARY J. COONEY, CLERK**
36 **Board of County Commissioners of**
37 **Lake County, Florida**

38
39
40 **Approved as to form and legality:**

41
42
43 _____
44 **MELANIE MARSH, COUNTY ATTORNEY**

EXHIBIT "A" – LEGAL DESCRIPTION

1

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) less and except the North Two Hundred Thirty and 00/100 (230.00) feet thereof, and also excepting therefrom the North One-half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), all lying and being in Section Thirty-three (33), Township Twenty-one (21) South, Range Twenty-five (25) East, Lake County, Florida.

2