



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): December 3, 2025
Board of County Commissioners (BCC): TBD

Case No. and Project Name: PZ2024-218, O'Brien Road PUD

Commissioner District: District 1 – Anthony Sabatini

Applicant(s): Michael Rankin, LPG Urban Regional Planners, LLC.

Owner(s): Vicki L. Mantione and John J. Mantione

Requested Action: Rezone approximately 68.31 +/- acres from Agriculture (A) 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 rezoning request consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Shari Holt, Planner II

PZB Recommendation:

Subject Property Information

Size: 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

Future Land Use: Rural (Attachment "A")
(A request to amend the Comprehensive Plan Future Land Use Map to Planned Unit Development is being presented under a separate cover)

Current Zoning District: Agriculture (A) (Attachment "B")

Proposed Zoning District: Planned Unit Development (PUD) (Attachment "C")

JPA/ISBA: City of Groveland Interlocal Service Boundary Agreement (ISBA)

Overlay/Rural Protection Area: N/A

Flood Zone: "AE" and "X"

Located within BMAP: Upper Ocklawaha Basin

Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|-----------|-----------------------------|--|--|--|
| 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 Road |
| 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 |

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1028574, is located south of West Libby Road and east of South O'Brien Road, in the unincorporated Groveland area of Lake County, and contains approximately 68.31 +/- gross acres. The subject parcel is zoned as Agriculture (A) and designated with a Rural Future Land Use Designation by the 2030 Comprehensive Plan. The subject parcel is currently vacant.

The Applicant is proposing a 41-unit single-family residential subdivision, with associated recreation, open space, landscape buffers, roadways, and stormwater management as depicted in the Concept Plan (Attachment "D"). 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%, a 25-foot wetland buffer, and a 50-foot setback to the jurisdictional wetland line.

Table 1. Existing and Proposed Development Standards.

| | Zoning District | Allowable Development Program | Proposed Development Program | Maximum Impervious Surface Ratio | Minimum Open Space | Building Height |
|----------|--------------------------------|-------------------------------|------------------------------|----------------------------------|--------------------|-----------------|
| Existing | Agriculture (A) | 1 DU/5 net acres (12 DUs) | N/A | 10% | 35% | 40 Feet |
| Proposed | Planned Unit Development (PUD) | N/A | 0.6 DU/net acre (41 DUs) | 30% | 25% | 40 feet |

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 (Attachment "E"), "*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."

On July 31, 2025, the Applicant 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 Applicant provided a Project Narrative for the rezoning request as shown on Attachment "G".

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).

The rezoning request is consistent with the intent and purpose of the PUD zoning district allowed by LDR Section 4.03.00, entitled "*PUD*" *Planned Unit Development District*. The LDR specifies that PUDs are allowed in all land use classifications, and that PUD zoning is intended to allow greater ingenuity and imagination in the planning and development of tracts of land under unified control than generally is possible under these regulations; provide a means for land to be used more effectively, and for utilization of smaller networks of utilities and roads; detail the natural amenities of land encouraging scenic and functional open space within the PUD; provide for the reasonable protection of designated species of plants and animals; and provide reasonable assurance of approval of a PUD application before a developer expends complete design monies, while providing the County with assurances that the PUD will be developed according to approved specifications.

The rezoning request is consistent with LDR Section 4.03.03 entitled *General Site Development Standards*, which states that site development standards are established for PUDs to promote the compatibility of residential uses, promote safe and efficient circulation of pedestrian and vehicular traffic, and promote the adequate protection of natural resources, health, safety, and welfare of the public. The Applicant provided an Environmental Report and Sand Skink Survey; the report characterized that sand skinks and protected avian species do not occupy areas within the project site. However, there are potentially occupied gopher tortoise burrows that will require a 100% survey be conducted prior to the initiation of construction activities. The Applicant provided a Traffic Study that states the proposed rezoning would result in a net increase of 279 daily trips, including twenty-one (21) AM peak hour trips, and twenty-seven (27) PM peak hour trips. A Traffic Impact Analysis will be conducted prior to site development. In addition, the ordinance contains the following conditions:

1. The subdivision design shall be in accordance with the Transportation Systems for subdivision road design and layout from the Land Development Regulation, as amended.
2. The development shall design, permit, and construct the paved road improvements for South O'Brien Road for the limits of the development frontage to the closest paved public road. This shall be no less than the development frontage for the paved road improvements.
3. The development shall provide onsite stormwater drainage retention for South O'Brien Road improvements.
4. Traffic calming will need to be included in the subdivision design utilizing the Florida Greenbook Traffic Calming Treatments and acceptable measures by Lake County.

5. Sidewalks will be required per Land Development Regulations, as amended.
6. Internal roads within the development shall be designed to meet Florida Greenbook and Lake County Road Standards.

The rezoning request and Concept Plan are consistent with LDR Section 4.03.04(A) entitled *Residential Development Standards, Density*, which states the residential gross density shall not exceed two (2) dwelling units per base site area unless central water is provided. The O'Brien PUD proposes a density of 0.60 dwelling unit per net acre and will utilize a well and septic or equivalent system approved by Lake County.

The rezoning request and Concept Plan are consistent with LDR Section 4.03.04(B) entitled *Residential Development Standards, Maximum Height*, which states the residential structure maximum height shall be 40-feet. The O'Brien PUD proposes residential structures with a 40-foot maximum height.

The rezoning request and Concept Plan are consistent with LDR Section 4.03.04(C) entitled *Residential Development Standards, Open Space*, which states that a minimum of twenty-five percent of the base site area of land of the PUD shall be used for open space, and no such parcel of land dedicated for open space shall be less than one (1) contiguous acre. The O'Brien PUD proposes that 25% of the net developable acreage will be dedicated as open space, with no open space parcel less than two (2) contiguous acres.

The rezoning request and Concept Plan are consistent with LDR Section 4.03.04(D) entitled *Residential Development Standards, Impervious Surface and Floor Area Ratios*, which states that a maximum ISR shall be determined at the time of the PUD plan approval and in no case shall the ISR exceed the maximum permitted for the RM district, as set forth in Table 3.02.06. The O'Brien Road Planned Unit Development proposes a 30% maximum ISR, and the RM district allows a 65% maximum ISR.

In addition, the ordinance contains the following conditions:

1. A 10-foot-wide front yard utility easement shall be along all lots and common area and tracts fronting the internal roads.
2. A minimum 5-foot side and rear drainage easement shall be on each lot within the development.

New development will be required to meet all criteria specified in the LDR, as amended.

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

The proposed amendment is consistent with Policy I-1.2.2, entitled *Consistency between Future Land Use and Zoning, Table FLUE 2 – Future Land Use Categories Table*, which states in Note 12 that, “Development standards for the Planned Unit Development Future Land Use Category shall be established within each respective development order, pursuant to Objective I-7.14, Planned Unit Development Future Land Use Series, and supporting policies.”

The proposed rezoning is consistent with the 2030 Lake County Comprehensive Plan, Policy 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.”

| Table 3. 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 (County Ordinance 1999-117, City Council 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 (County Ordinance 1999-117, City Council 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 (County Ordinance 1999-117, City Council 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 (County Ordinance 1999-117, City Council 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 (County Ordinance 1999-117, City Council 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 (County Ordinance 1999-117, City Council 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 (County Ordinance 1999-117, City Council 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 (County Ordinance 1999-117, City Council Amended Ordinance 2017-12-38) | 100 x 50-ft | Groveland | February 22, 2006 |

The request is consistent with Table TRAN 1, Transportation Element, entitled *Rural Areas Minimum Operating Level of Service Standards*. 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 impacted segment is from

Coralwood Lane to Wilson Lake Parkway, which is operating at a LOS "C". 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). A traffic impact analysis will be required prior to Preliminary Plat approval.

The City of Groveland has indicated that municipal sewer services are not currently available to serve the proposed development (Attachment "H"). 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).

Pursuant to Comprehensive Plan Policy I-7.8.2, entitled *Time frame of Planned Unit Developments*, physical construction of infrastructure must begin within three (3) years of the effective date of the PUD ordinance. During this time frame the PUD shall be considered active.

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

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

The proposed rezoning is consistent with existing neighboring land uses, as most of the neighboring parcels are developed with a single-family residence. The proposed development program continues existing development patterns in the area.

The development program density proposal is consistent with the existing neighboring subdivision densities; the proposed density is lower than the densities created through the subdivision approval process by the City of Groveland as reflected in Table 3. The adjoining subdivisions were approved at a density of 4 dwelling units per acre, and the density proposal is 0.6 dwelling units per net acre.

The Applicant has proposed a change to the Future Land Use Category as well to ensure consistency with the proposed development and both the Future Land Use Category and the Zoning District. The Planned Unit Development will limit the site to a density of 0.60 dwelling units per acre.

The Applicant provided the statement below to demonstrate consistency with the 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."* (Attachment "G").

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

The Applicant desires to rezone the property to facilitate the development program for O'Brien Road Planned Unit Development, a 41-unit single-family residential subdivision.

The Applicant desires to provide a transition of land uses between residential uses of varying densities pursuant to Comprehensive Plan Policy I-7.2.8, entitled *Provision of Transitional Land Uses*.

As stated above, the proposed rezoning request, development program and density proposal are consistent with the neighboring land uses, development patterns and existing subdivision densities.

The Applicant provided the statement below providing justification for the 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."* (Attachment "G").

The request is in harmony with the intent of the Comprehensive Plan and LDR as stated in Sections A through C above.

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.

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.

Water and Sewage

The City of Groveland provided a Utility Notification Form dated January 29, 2025, which states that the City will not provide central water or sewer to the subject property (Attachment "H"). Well and septic tank systems are proposed unless municipal water and sewer is made available to the site. Potable water and wastewater services shall be provided by individual well, consistent with Lake County and St. Johns River Water Management District.

The Applicant provided the following statement, *"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."*

Schools

The application was provided to the Lake County Schools for review and comment on October 15, 2024, and Lake County Schools provided the following statement:

"This project is subject to school concurrency review. Proportionate share mitigation may be required at the time of submittal" (Attachment "I").

Parks

The proposed rezoning is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

Lake County Fire Station #91 is located less than five (5) miles from the subject property at 746 Albrook Street, Mascotte. Fire protection water supply and emergency access will be addressed during the site plan review process, should the proposed rezoning be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of Cherry Lake Road / CR 478 is "C" with a two-way capacity of 1179 impacting the segment Coralwood Lane to Wilson Lake Parkway. This segment is operating at a v/c twenty percent (20%). This project will be generating approximately twenty-seven (27) pm peak hour trips, in which seventeen (17) trips will impact the peak hour direction, with a v/c ration of twenty-six percent (26%) and LOS of "C".

A Traffic Impact Memorandum was received and approved. A traffic impact analysis will be required prior to preliminary plat.

The Applicant has provided a Traffic Impact Analysis, dated January 9, 2024 (Attachment "J").

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

An Environmental Assessment (EA) prepared by Stillwater Environmental, Inc., and dated October 12, 2023, was submitted by the Applicant (Attachment "K").

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.”

A Sand Skink Survey prepared by Stillwater Environmental, Inc., and dated May 3, 2024, was submitted by the Applicant (Attachment “L”).

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 rezoning would affect the property values in the area.

In the Project Narrative (Attachment “G”), the Applicant states that, *“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.

The proposed rezoning is consistent with existing residential land uses. The development program density proposal is consistent with the existing neighboring subdivision densities. Additionally, the proposed density is lower than the densities created through the subdivision approval process by the City of Groveland as reflected in Table 3. The adjoining subdivisions were approved at a density of 4 dwelling units per acre, and the density proposal is 0.6 dwelling units per net acre.

The Applicant stated in the Project Narrative (Attachment “G”) 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.”*

Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

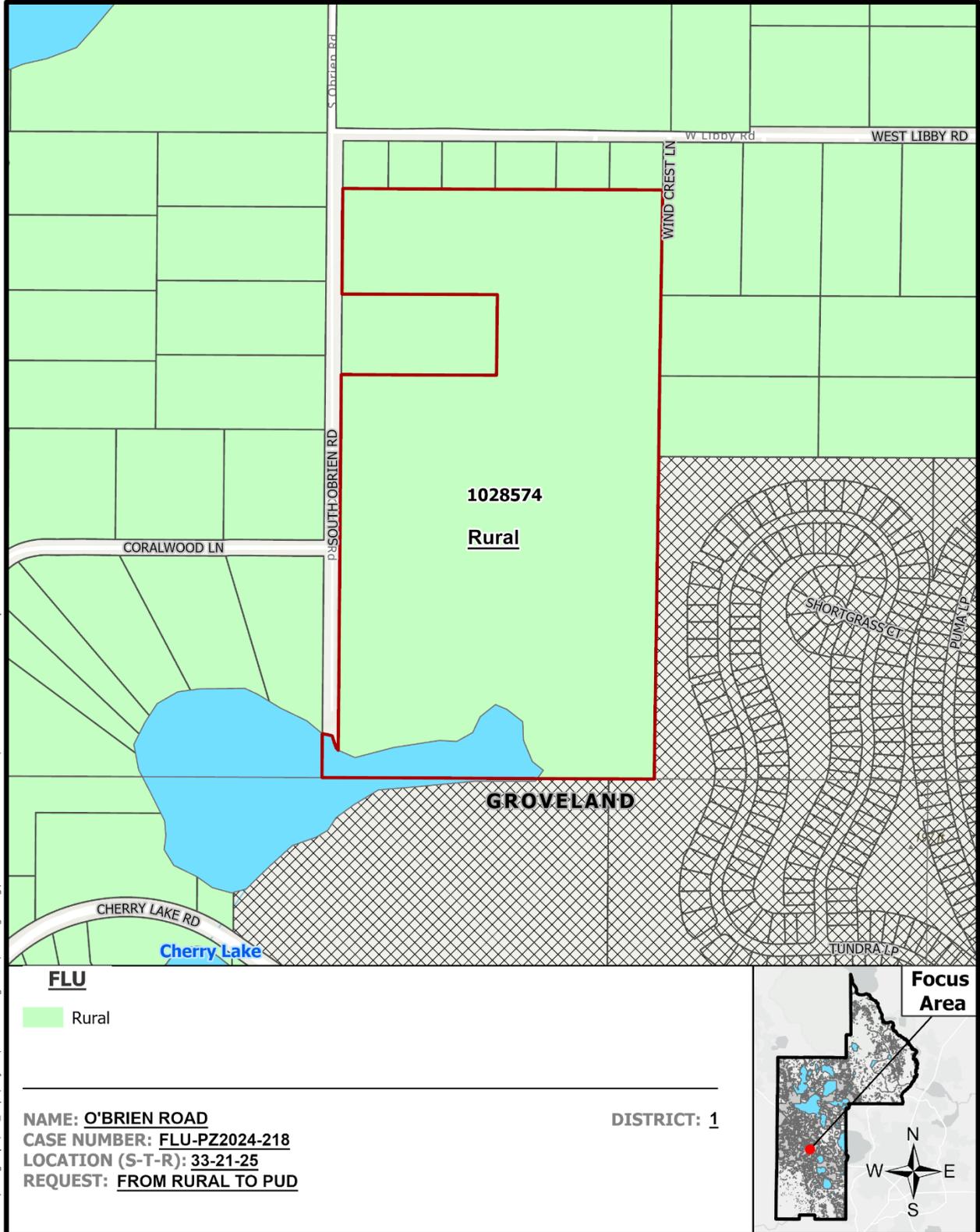
The Applicant stated in the Project Narrative (Attachment “G”) that, *“This request is in the public interest. It provides additional housing and lot size options and provides protection to the identified wetland area by providing upland buffers and the on-site stormwater management system. The use is consistent with the existing and planned development patterns and uses in the surrounding area as demonstrated by the land use analysis above.”*

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

The proposed Rezoning was submitted concurrent with a Future Land Use Amendment to Planned Unit Development being presented under a separate cover.

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE

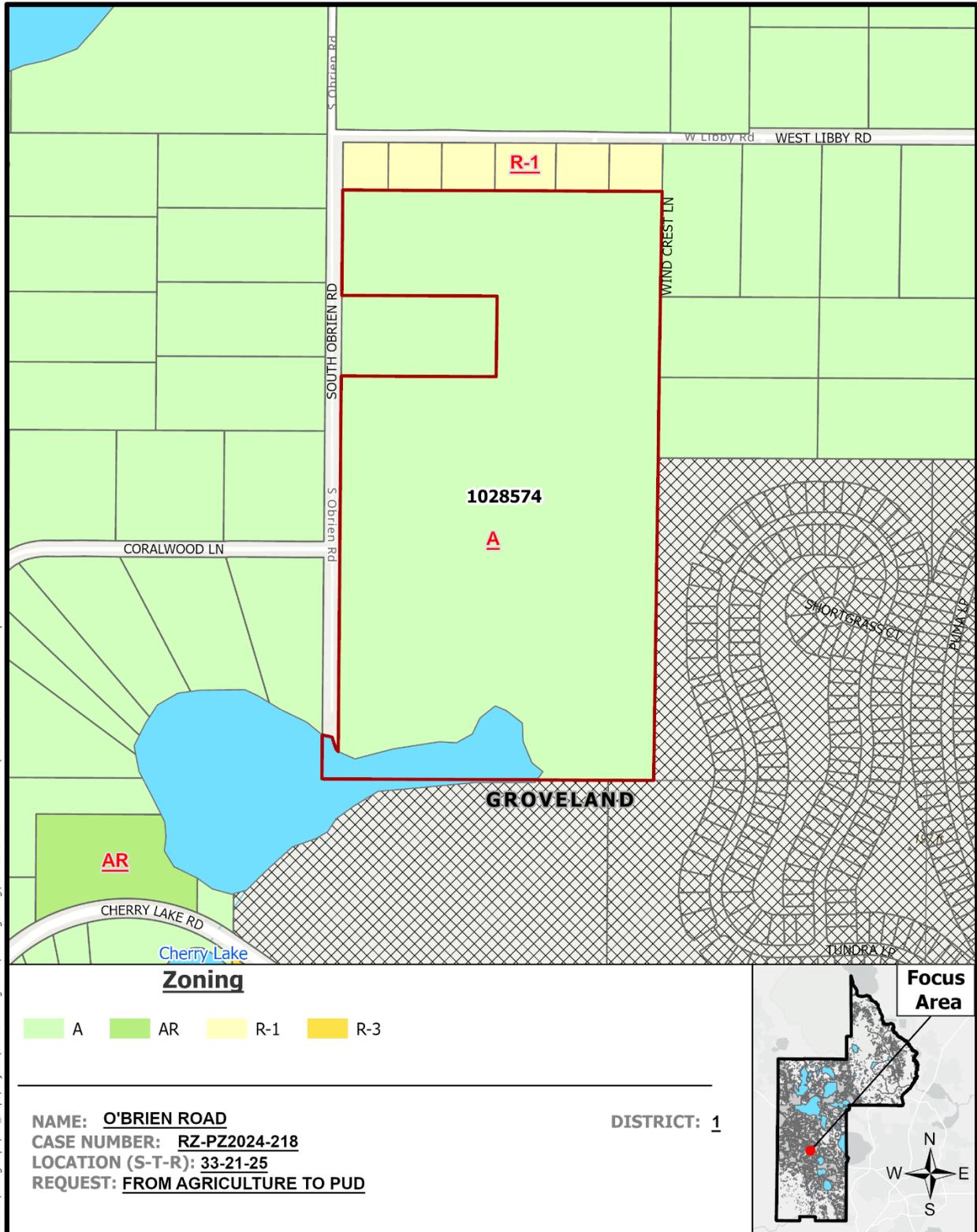


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1/16/2025

Attachment "B" – Current Zoning District Map

CURRENT ZONING

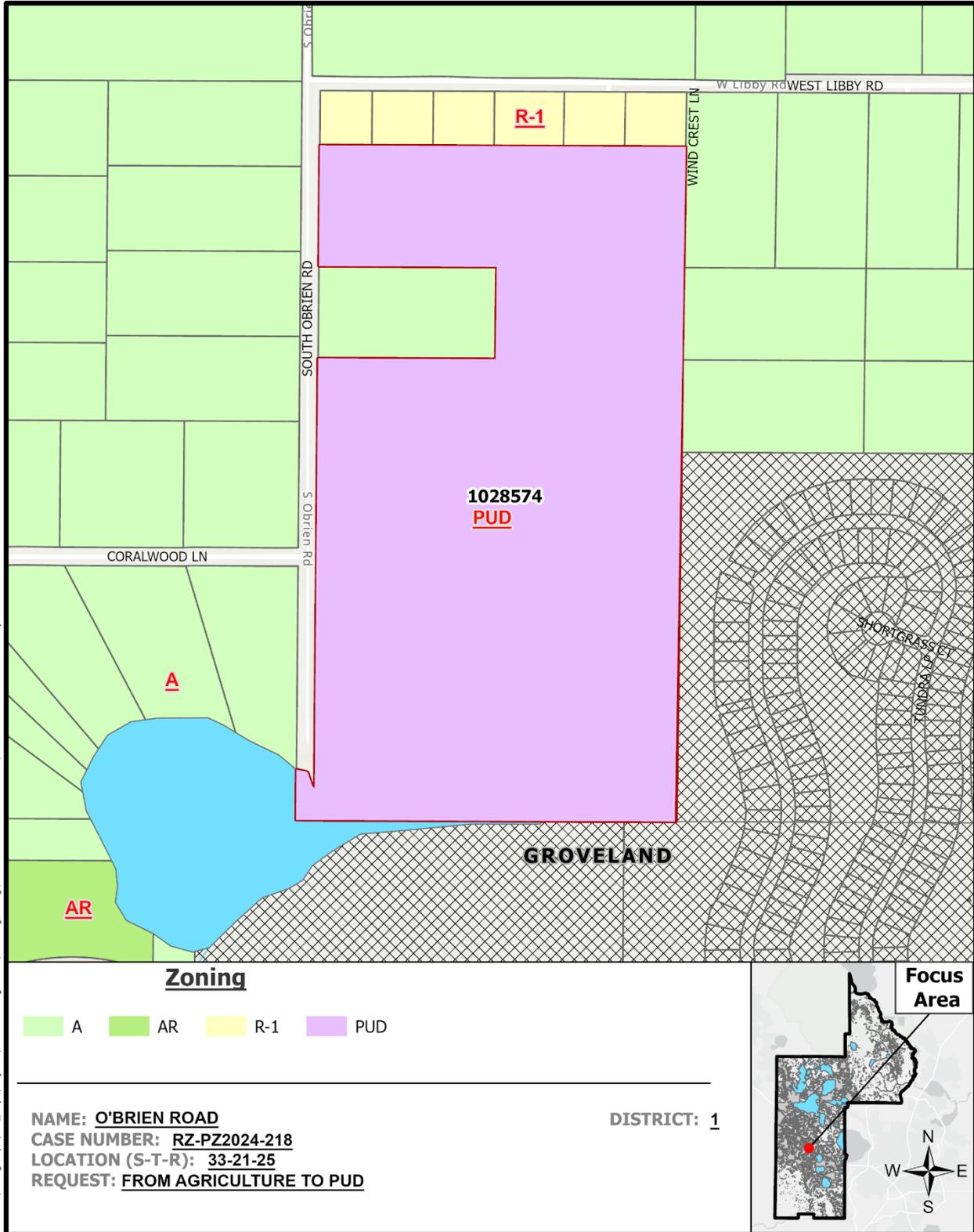


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1/16/2025

Attachment "C" – Proposed Zoning District Map

PROPOSED ZONING



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



Attachment "E" – City of Groveland Comments and Resolution 2024-19 (1 of 12)

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

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Attachment "E" – City of Groveland Comments and Resolution 2024-19 (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

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

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Attachment "E" – City of Groveland Comments and Resolution 2024-19 (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 "E" – City of Groveland Comments and Resolution 2024-19 (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.

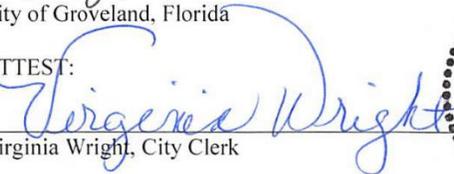
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Groveland, Florida, as follows:

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 "E" – City of Groveland Comments and Resolution 2024-19 (5 of 12)

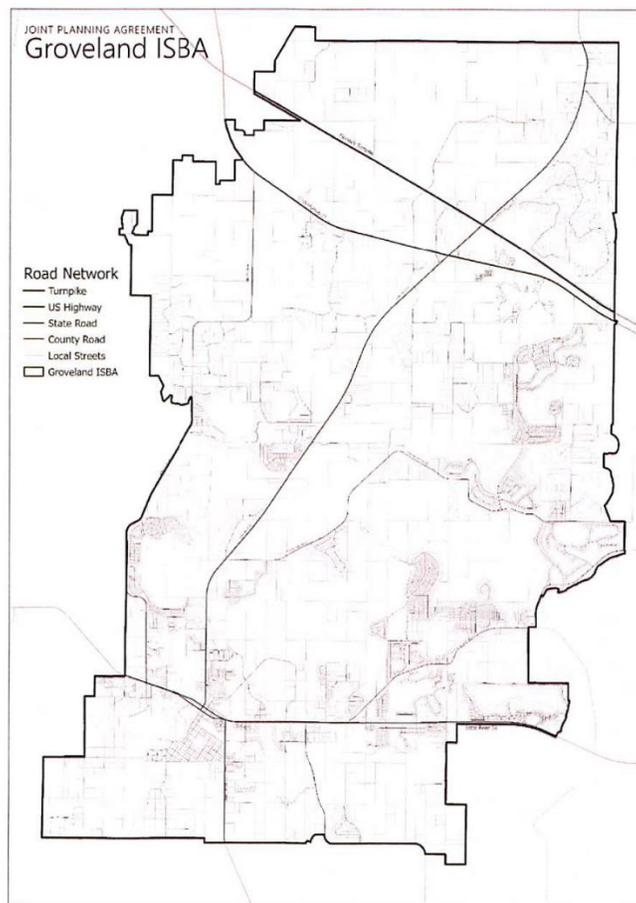
Passed First Reading 2-5-2024
Vice Mayor Radzik
Council Member Radzik moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Council Member Sweatt and upon roll call on the motion the vote was as follows:

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

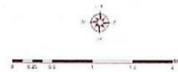
Attachment "E" – City of Groveland Comments and Resolution 2024-19 (6 of 12)

EXHIBIT A

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

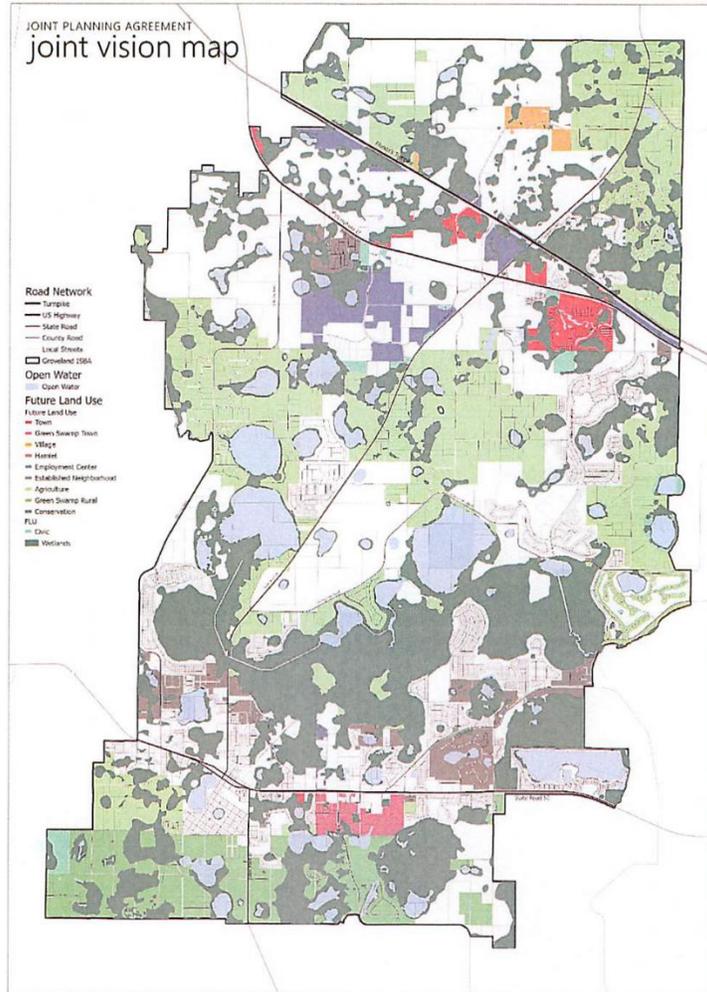


City of Groveland
Joint Planning Agreement
DUS, LANE & ENR
GROVELAND, FL 34736
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Attachment "E" – City of Groveland Comments and Resolution 2024-19 (7 of 12)

EXHIBIT B – CITY OF GROVELAND VISION MAP



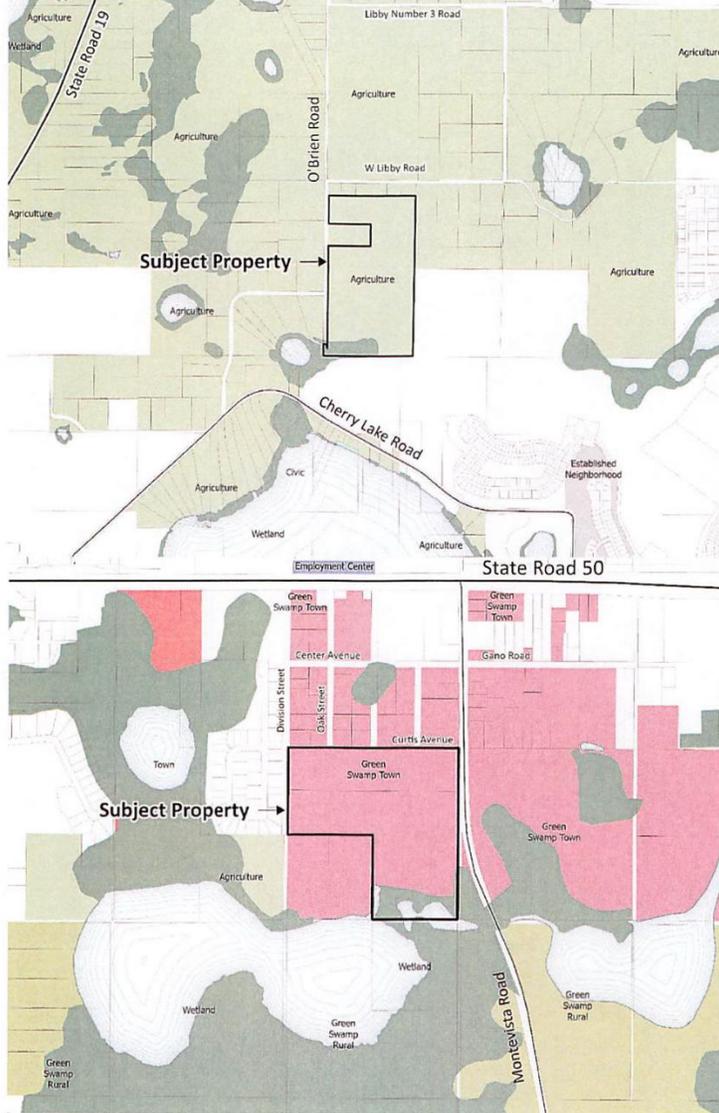
City of Groveland
Joint Planning Agreement

156 N. LAKE AVENUE
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Attachment "E" – City of Groveland Comments and Resolution 2024-19 (8 of 12)

EXHIBIT C – PROPERTIES IN UNINCORPORATED LAKE COUNTY



Attachment "E" – City of Groveland Comments and Resolution 2024-19 (9 of 12)

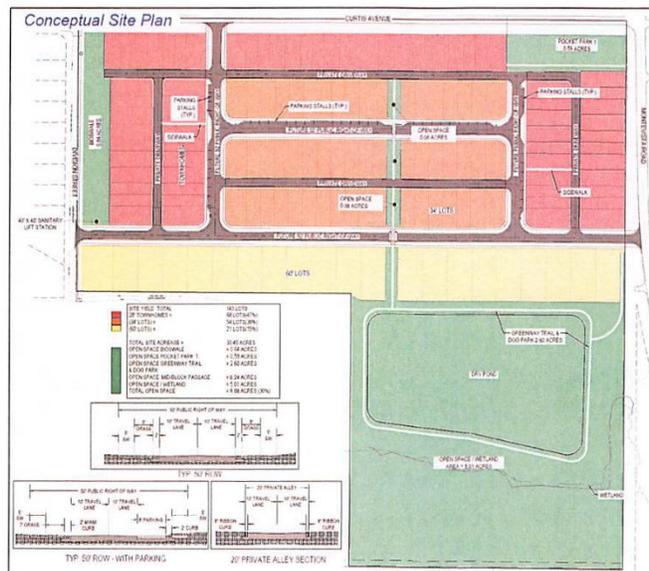


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On behalf of the Community & Economic Development Department, staff would like to formally recommend denial of the following projects currently located in unincorporated Lake County.

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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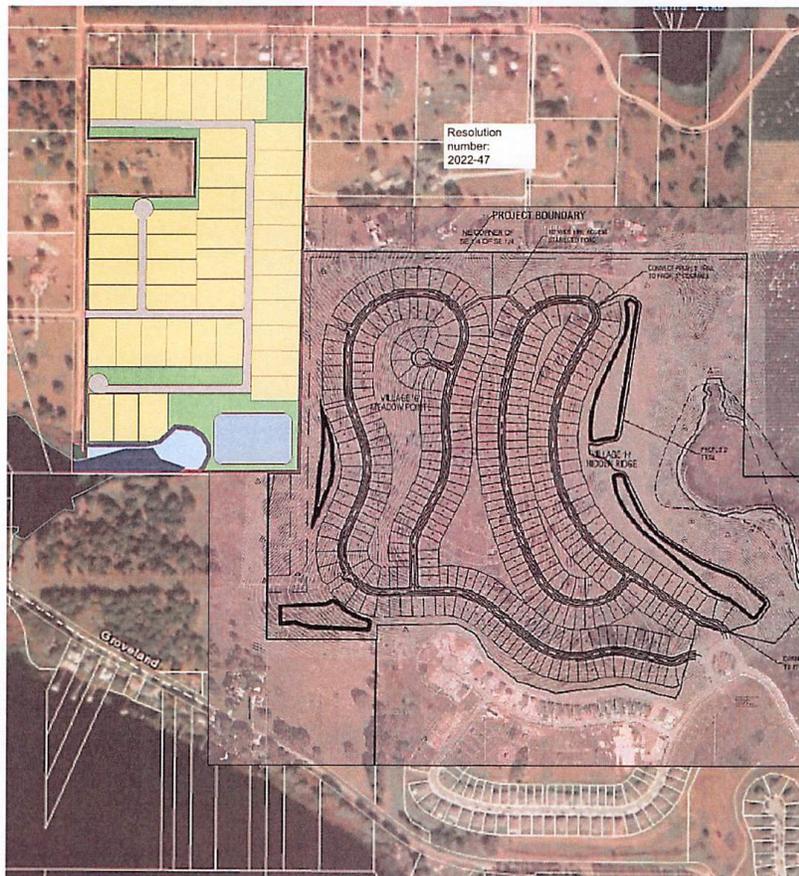
Attachment "E" – City of Groveland Comments and Resolution 2024-19 (10 of 12)



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O'Brien Road PUD (Alternate key # 1028574)

The 68 acre parcel is located in the Clay Road District, on the north side of Cherry Lake Road and west of Estates at Cherry Lake Residential Community. The proposed concept plan includes 41 single family residential lots.



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Attachment "E" – City of Groveland Comments and Resolution 2024-19 (11 of 12)



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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.

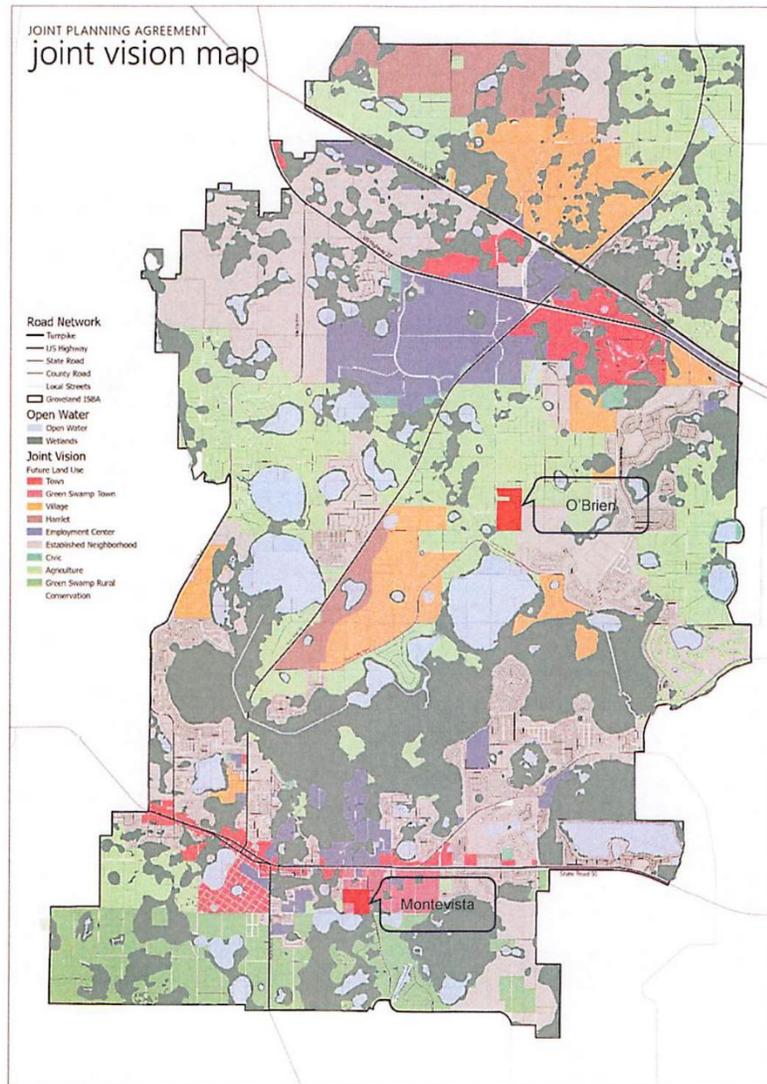
Below is the proposed JPA Vision Map showing the location of the properties in bright red. Staff recommends denial of both and encourages both City Council and Lake County Board of Commissioners to adopt the proposed JPA as soon as possible to help demonstrate a unified vision to existing property owners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

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Attachment "E" – City of Groveland Comments and Resolution 2024-19 (12 of 12)



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Joint Planning Agreement

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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 HERFORD 970 | (907) celle - 970 | BANKSHERFORD@GMAIL.COM | |
| Erin ✓ Dexter | | edexter058 @ gmail.com | <ul style="list-style-type: none"> • 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 |
| | | | |
| | | | |
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| | | | |
| | | | |

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 |
| Demetri Sookraj | 352-460-8758 | sookraj@demetri@gmail.com | Sinkholes? 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 |
| F. BAKSH | 845-489-2687 | FKBAKSH@mail.com | ONE HOUSE TO FIVE ACRES city water |
| Elesa & Eric Berard | 407-376-7115 | elesa@embargmail.com | Stay 1 acre per 5 acre per 1 resident |
| M. MALY | 407-321-947-976 321-947-976 | | 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 ✓ | | tdexter2015@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 Windcrest for construction and/or residents. Also property be limited to 5 ac lots. |
| Math Brumme | | mathbrumme83@gmail.com | -Wild life (Common 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” – 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 “G” – 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 |
|----------|-----------|----------|-------------|--------------------|----------------|---------------|
|----------|-----------|----------|-------------|--------------------|----------------|---------------|

Attachment “G” – 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* |
|--|-------------------------|---------------------|---------------------|
|--|-------------------------|---------------------|---------------------|

O'Brien Road PUD
Large Scale Comprehensive Plan Map Amendment and Rezoning
2

Attachment “G” – 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 “G” – 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 “G” – 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 “G” – 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 “G” – 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 “G” – 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 “G” – 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 "G" – 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 “G” – Project Narrative (12 of 25)



Conceptual Plan

Surrounding Land Use Analysis

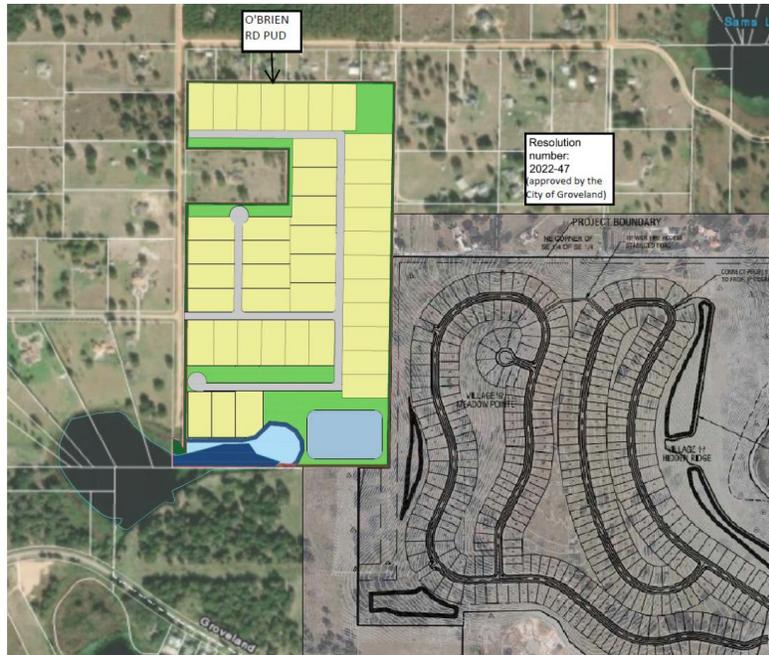
The subject property is surrounded by predominantly residential use property, though the abutting planned unit development includes residential, commercial, institutional, and recreational uses. The adjacent properties range from lower density (one unit or less per five acres) to higher density (up to 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 |
|-----------|-----------------|--------|-------------|---------------------------|
|-----------|-----------------|--------|-------------|---------------------------|

Attachment "G" – 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 “G” – 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 “G” – 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.

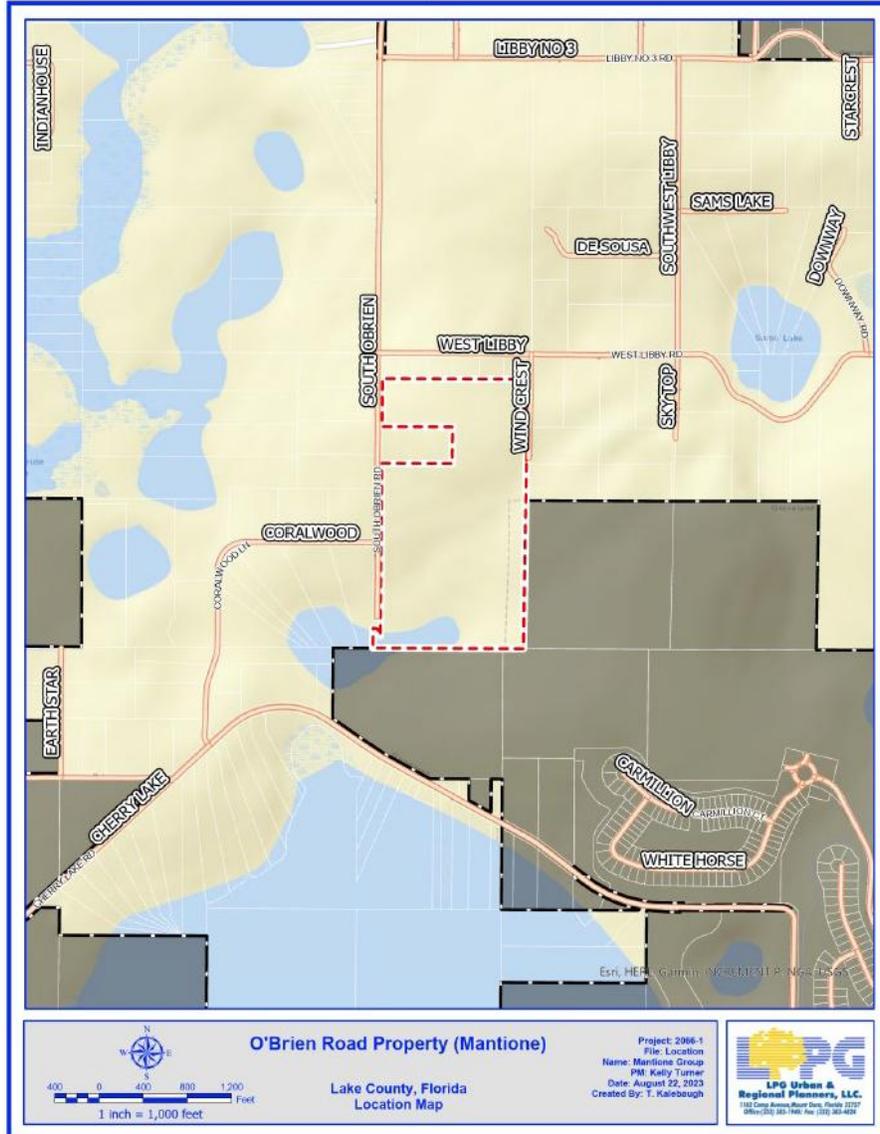
Attachment “G” – Project Narrative (16 of 25)

- 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 "G" – Project Narrative (17 of 25)

Figure 1



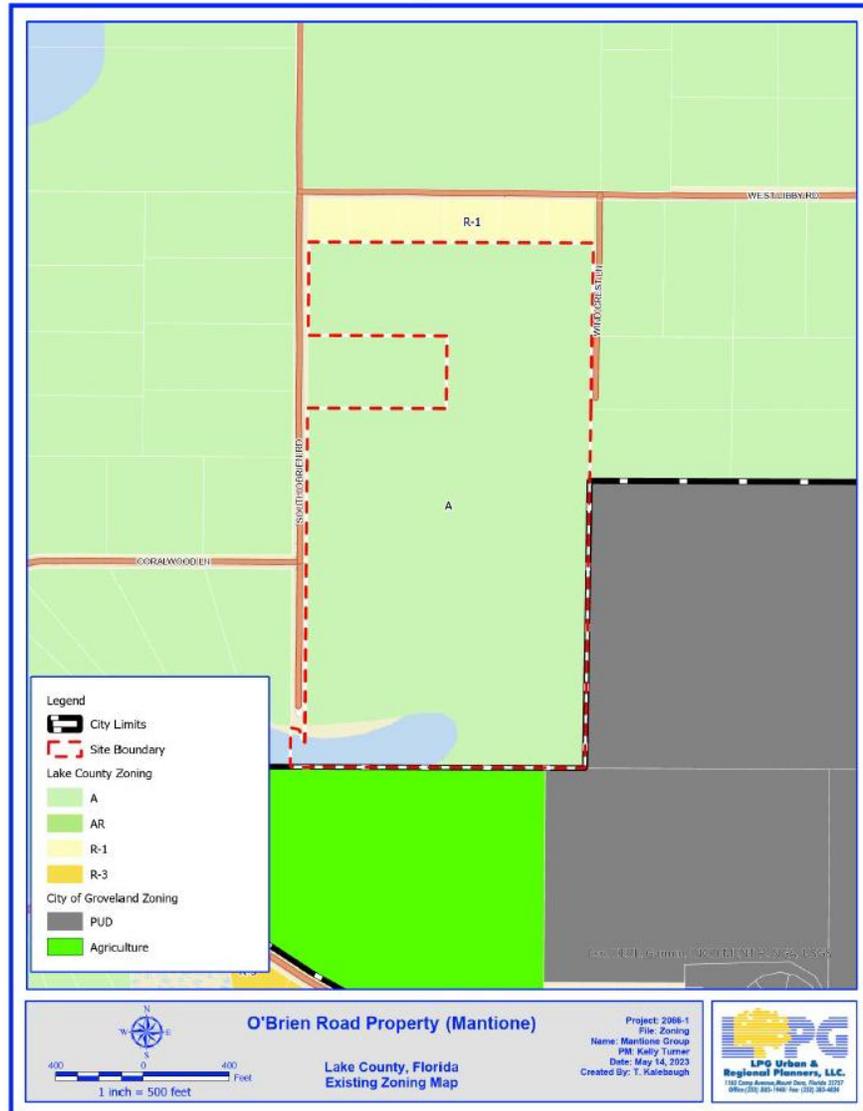
Attachment "G" – Project Narrative (18 of 25)

Figure 2



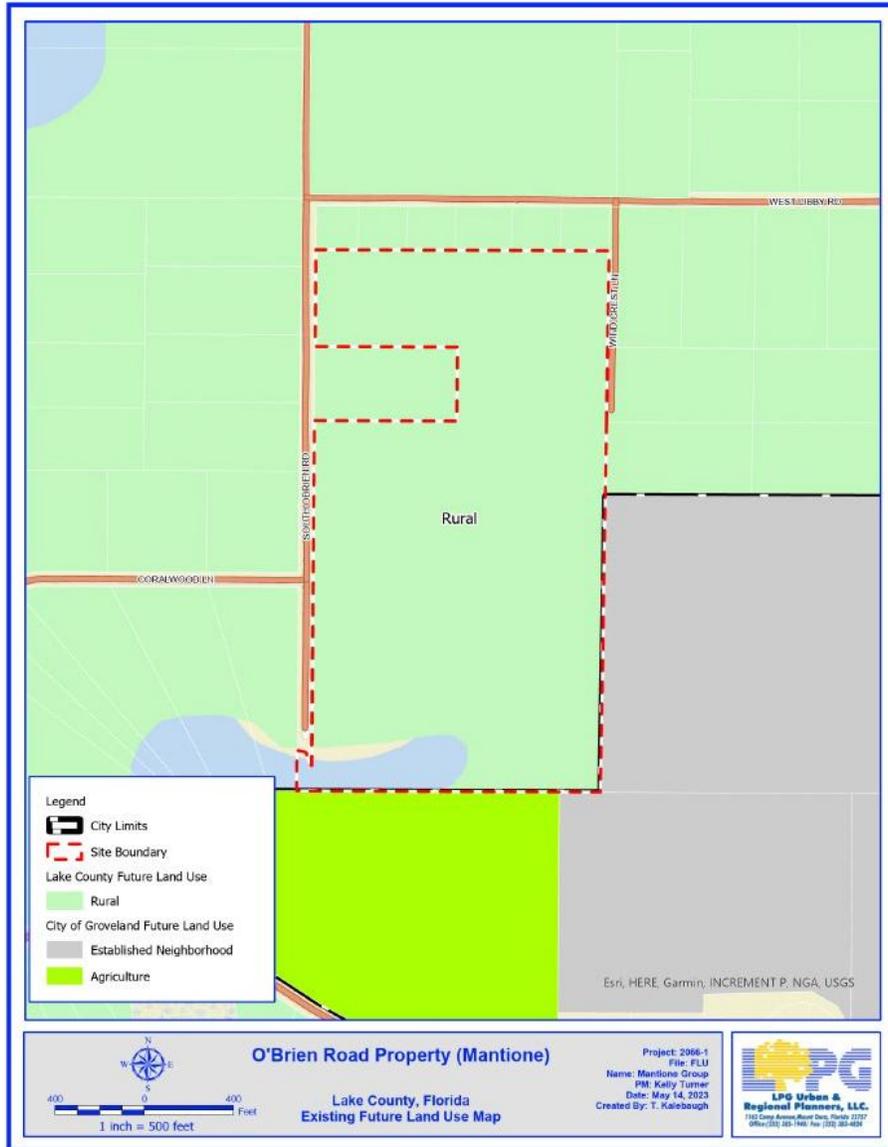
Attachment "G" – Project Narrative (19 of 25)

Figure 3



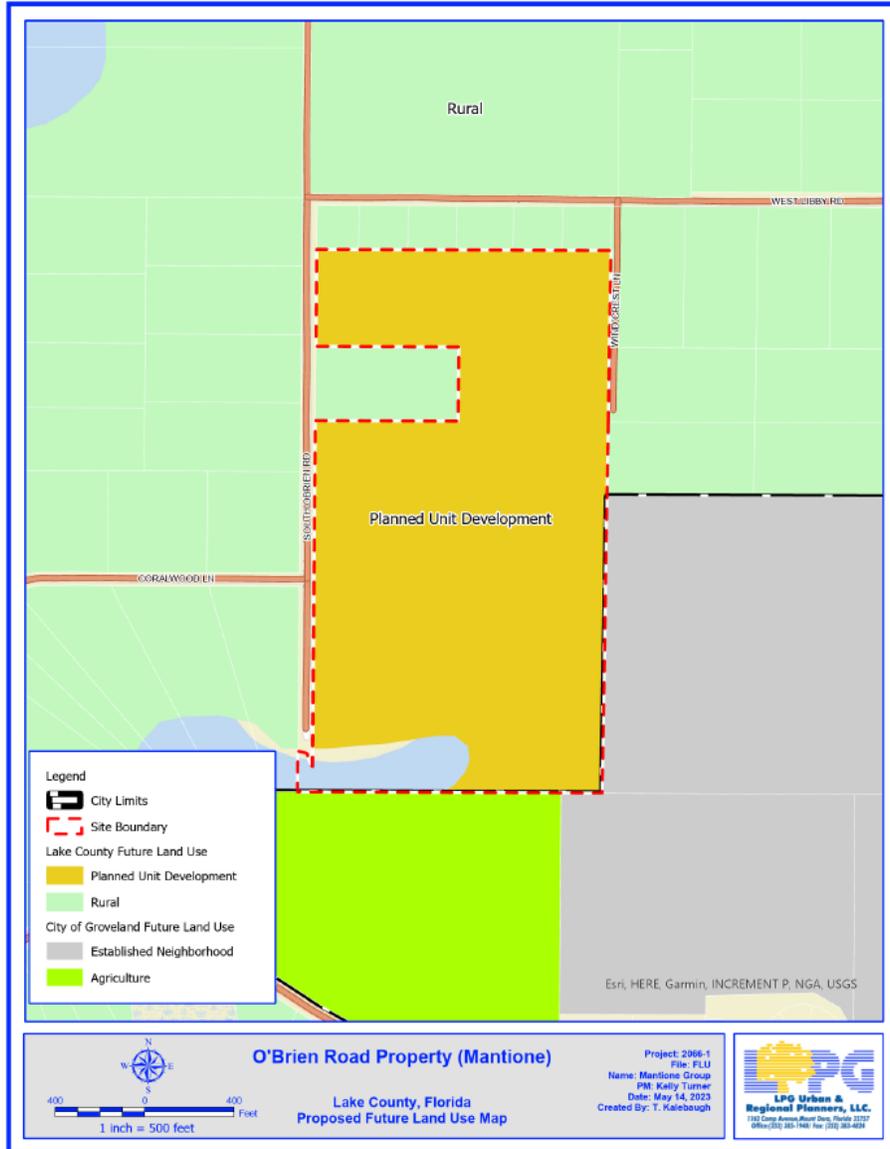
Attachment "G" – Project Narrative (20 of 25)

Figure 4



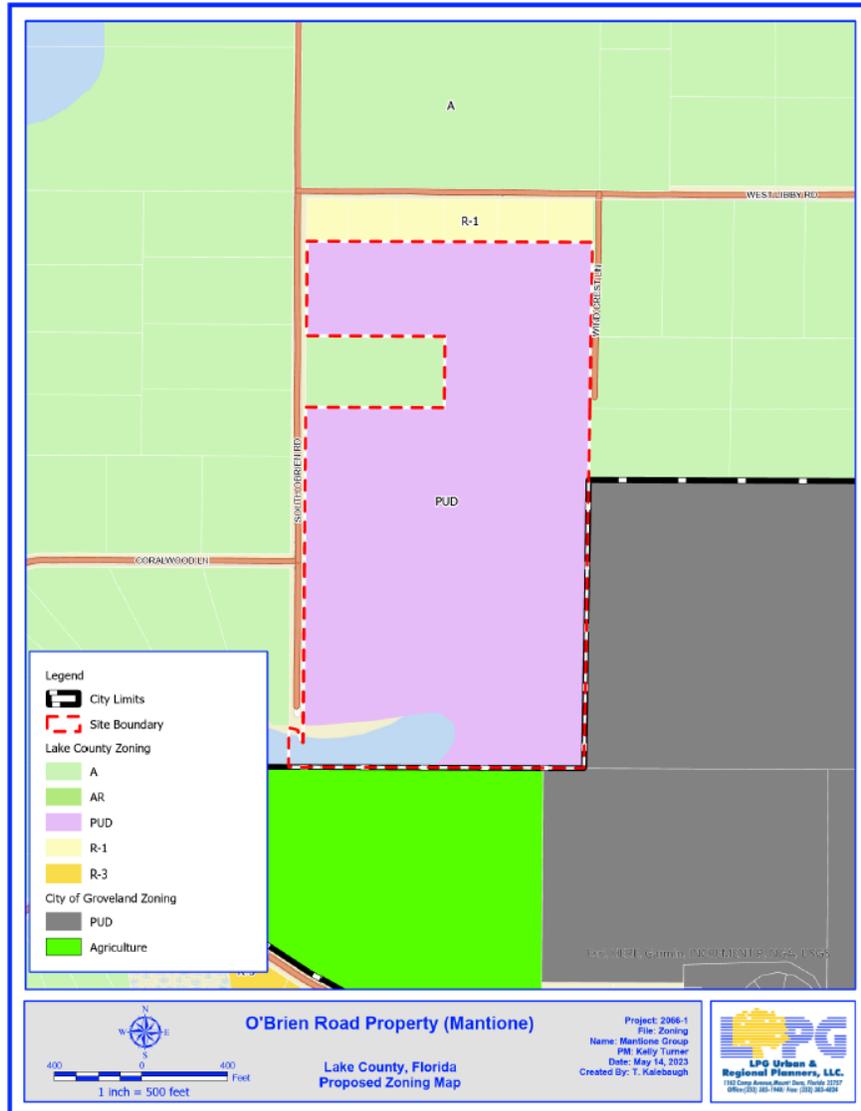
Attachment "G" – Project Narrative (21 of 25)

Figure 5



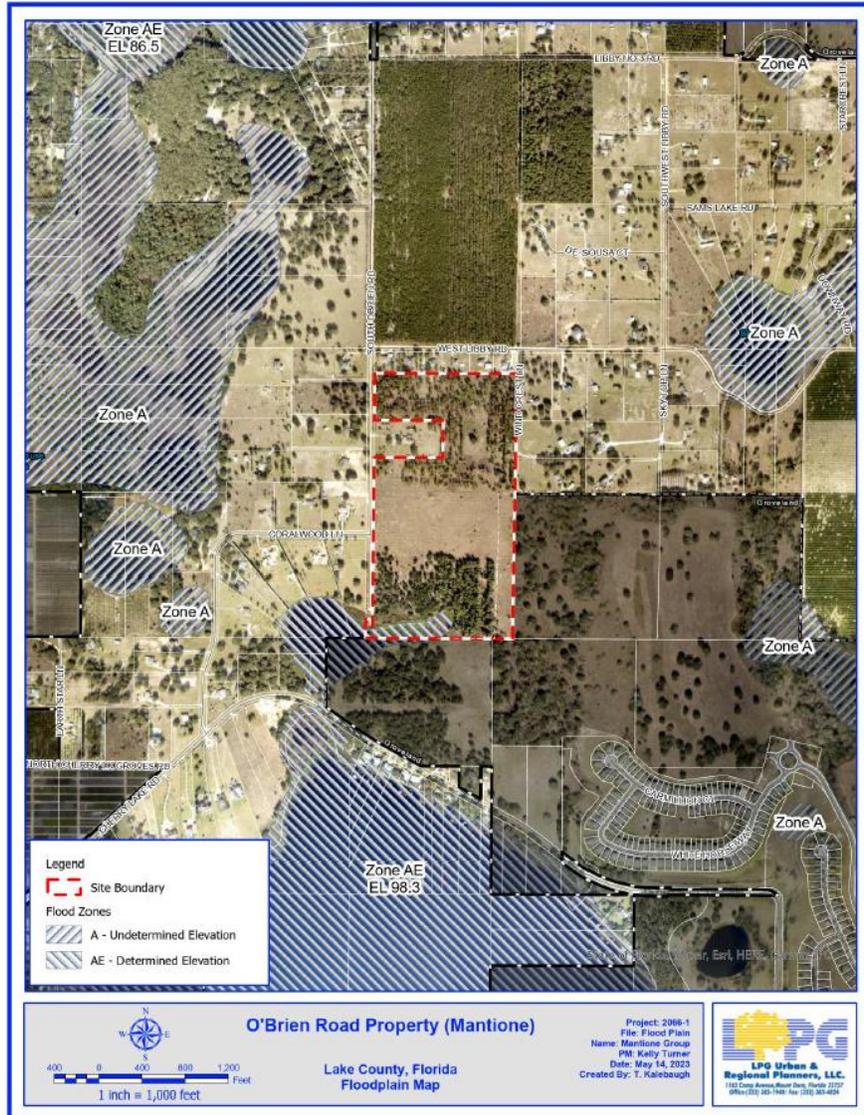
Attachment "G" – Project Narrative (22 of 25)

Figure 6



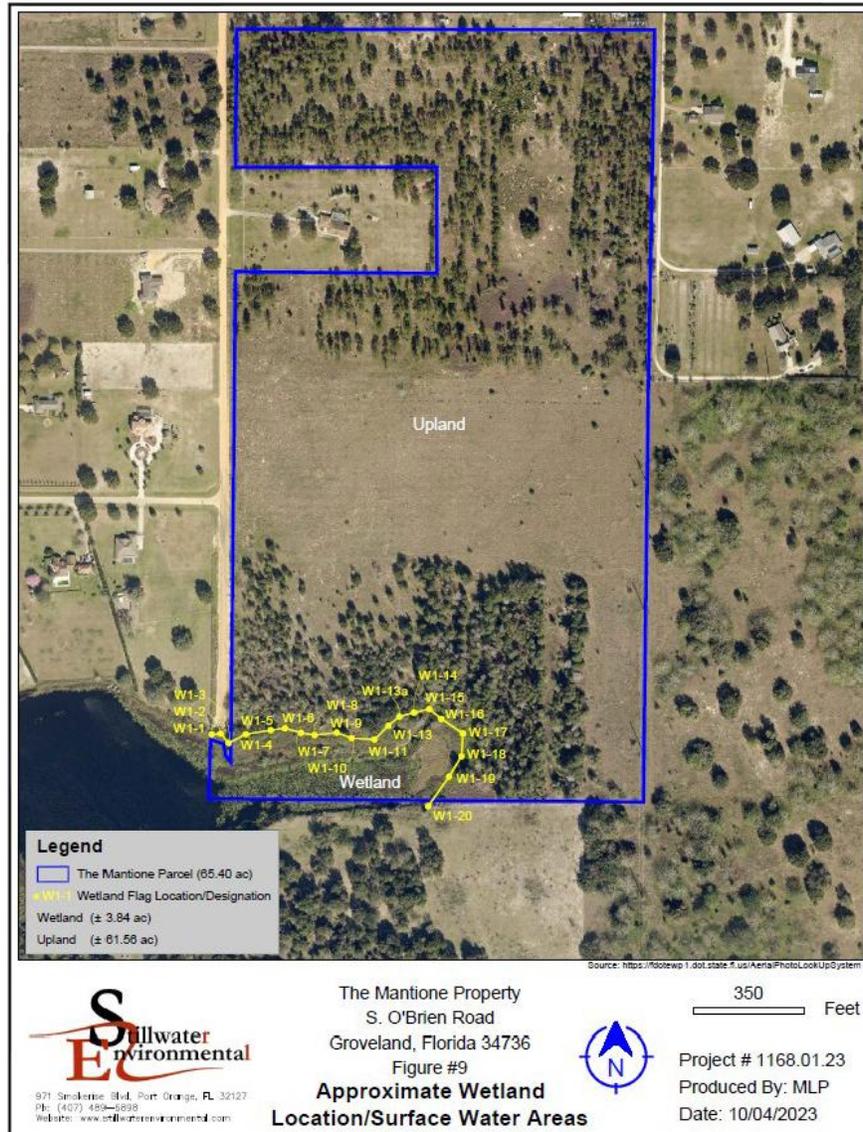
Attachment "G" – Project Narrative (24 of 25)

Figure 8



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

Figure 9



Attachment "H" – 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> |

Attachment "I" – Lake County School Comments

From: [Croney, Heather N.](#)
To: [Holt, Sharyn](#)
Cc: [Barron, Janie](#); [LaValley, Helen](#)
Subject: RE: O'Brien Road PUD / PZ2024-218 / AR 5758
Date: Tuesday, October 15, 2024 9:20:52 AM
Attachments: [image001.png](#)

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.

Good morning,

This project is subject to school concurrency review.
Proportionate share mitigation may be required at the time of submittal.
Please refer the applicant to the school district (myself or Helen LaValley) for more information on the process.

Heather Croney
Senior Planner
Growth Planning
201 West Burleigh Boulevard
Tavares, FL 32778
Phone: 352-253-6696
croneyh@lake.k12.fl.us
www.lake.k12.fl.us
www.facebook.com/LakeSchools



Attachment “J” – Traffic Impact Analysis (1 of 14)

APPENDIX A

See attached Traffic Impact Analysis prepared by Traffic & Mobility Consultants

Attachment “J” – Traffic Impact Analysis (2 of 14)



MEMORANDUM

January 9, 2024

Re: Mantione - Groveland
Comprehensive Plan Amendment
Lake County, Florida
Project № 23132

This analysis was conducted to support the application to amend the current Comprehensive Plan (CP) Future Land Use (FLU) for the Mantione - Groveland property, located east of South O'Brien Road and south of West Libby Road, Lake County, Florida. **Figure 1** depicts the site location.

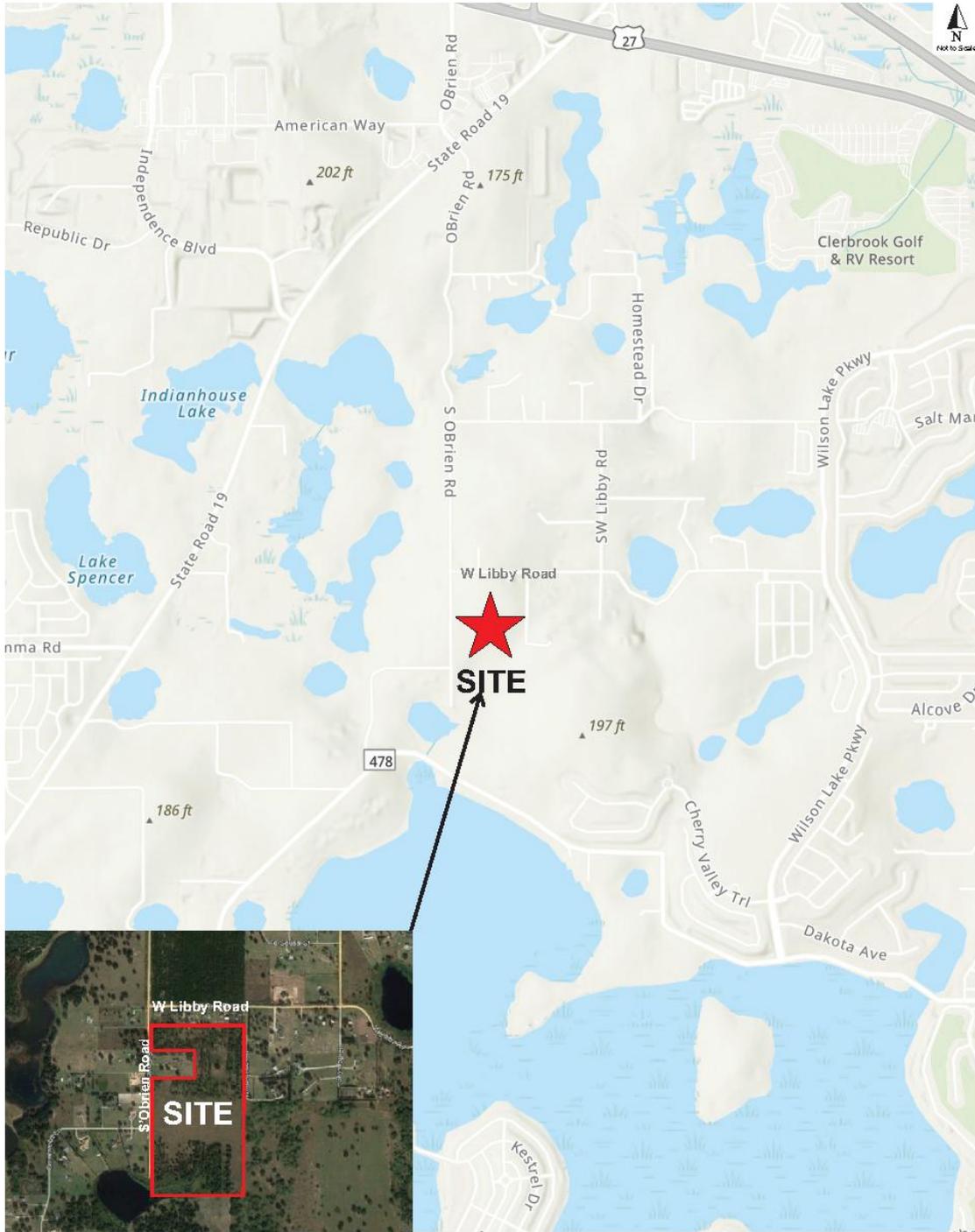
Proposed Amendment

The subject property is comprised of one (1) parcel (33-21-25-0004-000-01400) with an area of ±68.20 acres. Copies of the site plan and property record card are included in the **Attachments**.

The current Future Land Use (FLU) designation for the property is Lake County - Rural, which permits a residential development density of 1 dwelling unit (DU) / 5 acres, or 0.2 DU per acre. Hence, the current FLU of the site allows for a maximum of 14 dwelling units.

The proposed FLU designation for the property is Lake County - Planned Unit Development (PUD), which allows for 41 single family dwelling units, equating to a maximum of 0.6 DU per acre or 1 DU per 1.66 acres. Therefore, the proposed amendment would allow for an increase of 27 dwelling units.

Attachment "J" – Traffic Impact Analysis (3 of 14)



Site Location Map
Mantione - Groveland
23132

Figure
1

Attachment “J” – Traffic Impact Analysis (4 of 14)

Mantione - Groveland
 Comprehensive Plan Amendment
 Project № 23132
 January 9, 2023
 Page 3 of 4

Table 1 summarizes the land uses and allowable development yields for the site as currently adopted and with the requested CP amendment.

**Table 1
 Future Land Use Designations**

| Land Use Designation | Area | Density / FAR | Maximum Development Allowed |
|--|----------|---------------|-----------------------------|
| Current FLU (Rural) | | | |
| Single Family Residential | 68.20 Ac | 0.2 DU / Ac | 14 DU |
| Proposed FLU (Planned Unit Development) | | | |
| Single Family Residential | 68.20 Ac | 0.6 DU / Ac | 41 DU |

A trip generation analysis was conducted for the existing and proposed development to determine the difference in traffic resulting from the CP amendment. The trip generation for the current and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. The results of the trip generation analysis for the FLU amendment are summarized in **Table 2**, which shows the daily, AM, and PM peak hour trips for the comparison of existing and proposed land uses. The ITE trip generation information is included in the **Attachments**.

**Table 2
 Trip Generation Calculation**

| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | PM Peak Hour | | | | |
|---|---------------------------|-------|-------|------------|--------------|-----------|----------|--------------|------|-----------|-----------|-----------|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| Current FLU | | | | | | | | | | | | |
| 210 | Single Family Residential | 14 DU | 11.81 | 165 | 0.89 | 12 | 3 | 9 | 1.12 | 16 | 10 | 6 |
| Proposed FLU | | | | | | | | | | | | |
| 210 | Single Family Residential | 41 DU | 10.84 | 444 | 0.81 | 33 | 8 | 25 | 1.05 | 43 | 27 | 16 |
| Net Change in Trips w/Proposed Amendment | | | | 279 | | 21 | 5 | 16 | | 27 | 17 | 10 |

Trip Generation analysis based on ITE Trip Generation Manual, 11th Edition.

Table 2 shows that the existing FLU generates 165 daily trips, of which 12 trips occur during the AM peak hour and 16 trips occur during the PM peak hour. The proposed FLU would generate 444 daily trips, of which 33 trips would occur during the AM peak hour and 43 trips occur during

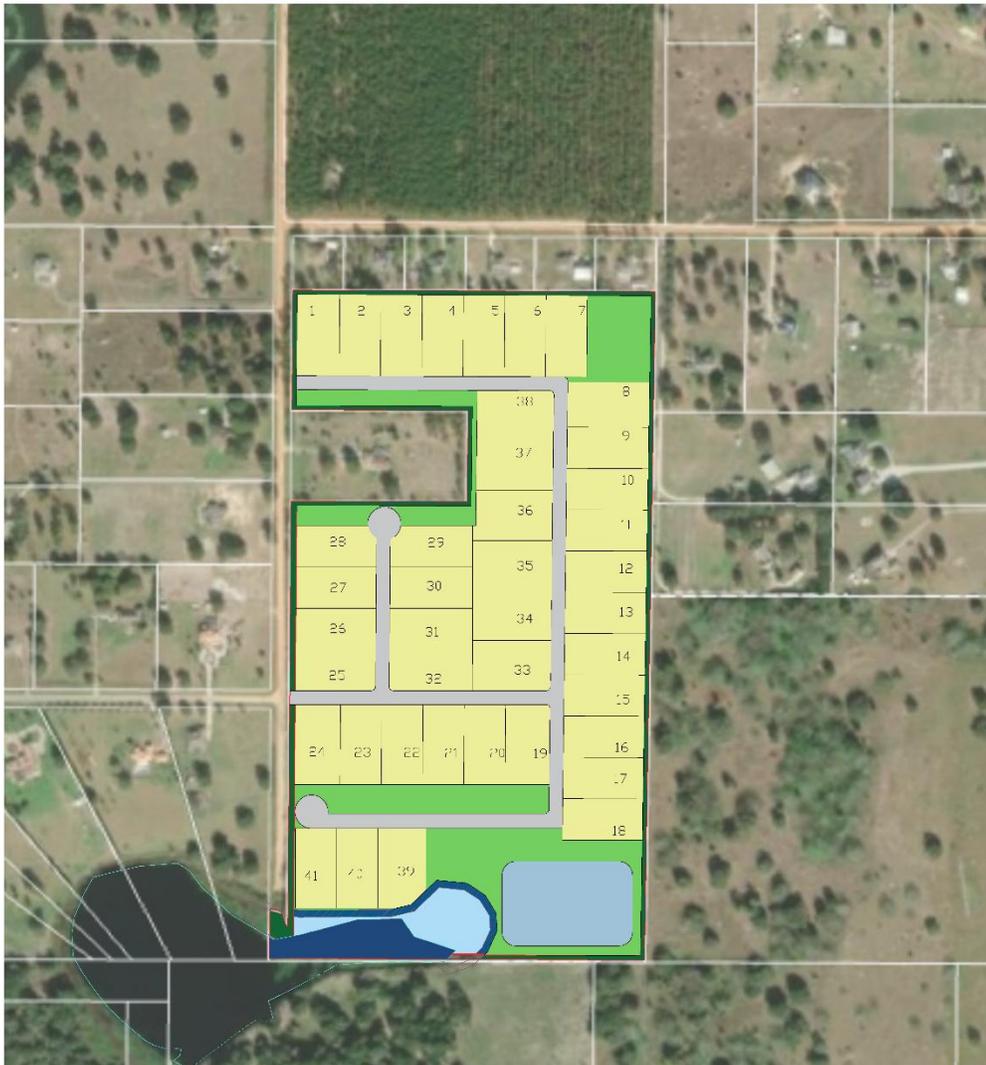
Attachment “J” – Traffic Impact Analysis (5 of 14)

Mantione - Groveland
Comprehensive Plan Amendment
Project No 23132
January 9, 2023
Page 4 of 4

the PM peak hour. Therefore, the proposed FLU amendment would result in a net increase of 279 daily trips, including 21 AM peak hour trips, and 27 PM peak hour trips. A full Traffic Impact Analysis may be performed later in the development process which will detail the impact of this change on the surrounding roadways and intersections.

Attachment "J" – Traffic Impact Analysis (6 of 14)

| | | | |
|---|---|--|--------------------------------------|
| <p>Owner: Mr. John Mantione 285 Silver Maple Rd Groveland, FL 34736</p> |  | <p>Notes: total units = 1 Total Acreage: 66.24 Acres (±) Zoning of Parcel: AG Proposed Zoning: PUD FLU of Street: Rure Proposed FLU: AG Open Space Required: 25% (±) Open Space Provided: 25% (±) Maximum DR: 32% (±) Provided DR: No (±)</p> | <p>Setbacks: 2x variances</p> |
| <p>Applicant: LPG Urban and Regional Planners, LLC. c/o Michael Rankin 1162 Camp Avenue Mount Dora, Florida 32757 (352)-385-1940</p> | <p><u>Location</u></p> | <p>Setbacks: North - 15' Landscaped Buffer South - 10' Landscaped Buffer East - 15' Landscaped Buffer West - 15' Landscaped Buffer</p> | |



| | | | | |
|---|---------------------|--|--|---|
|  | <p>Scale: 1:150</p> | <p>Mantione Concept Map Groveland, FL</p> |  <p>LPG Urban & Regional Planners, LLC. 1162 Camp Avenue, Mount Dora, Florida 32757 Office: (352) 385-1940 Fax: (352) 385-4824 PUD 24-218-01 Aug. 28, 2023</p> |  |
|---|---------------------|--|--|---|

Attachment "J" – Traffic Impact Analysis (7 of 14)

9/26/23, 10:27 AM

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 "J" – Traffic Impact Analysis (8 of 14)

9/26/23, 10:27 AM

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 "J" – Traffic Impact Analysis (9 of 14)

Single-Family Detached Housing (210)

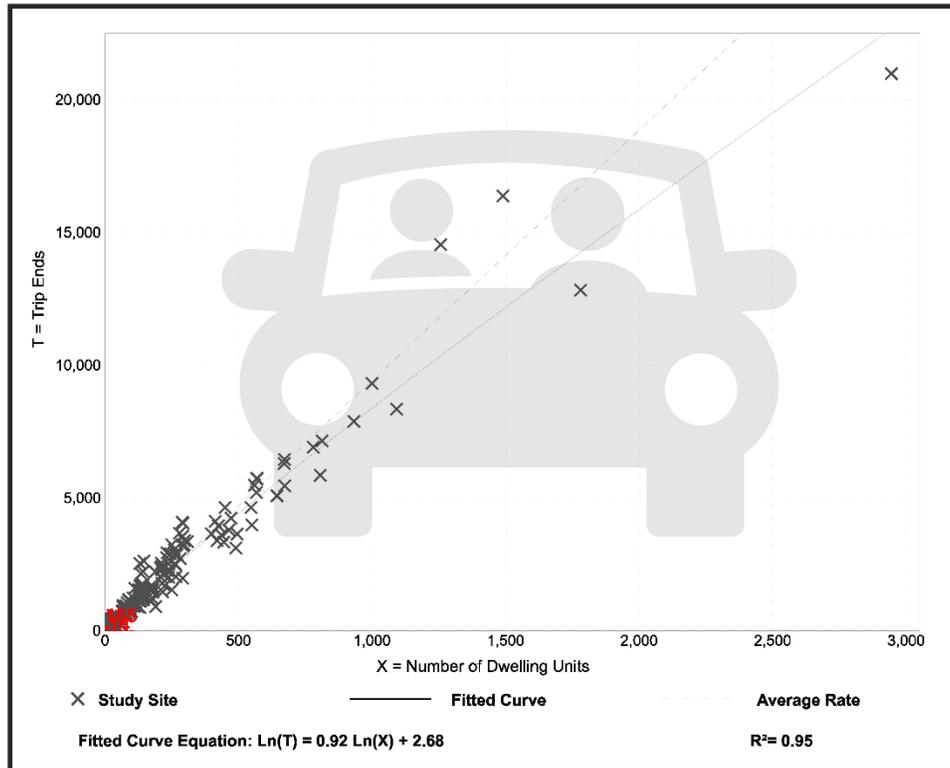
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.43 | 4.45 - 22.61 | 2.13 |

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

Attachment "J" – Traffic Impact Analysis (10 of 14)

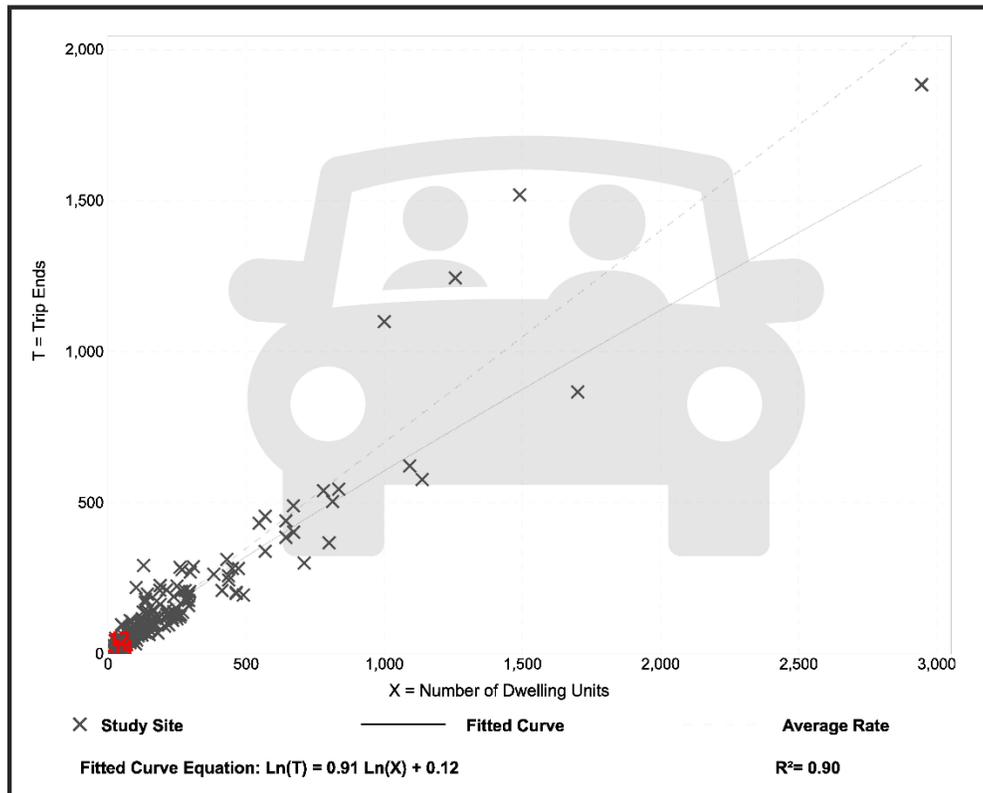
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 192
 Avg. Num. of Dwelling Units: 226
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.70 | 0.27 - 2.27 | 0.24 |

Data Plot and Equation



Trip Gen Manual, 11th Edition

Institute of Transportation Engineers

Attachment "J" – Traffic Impact Analysis (11 of 14)

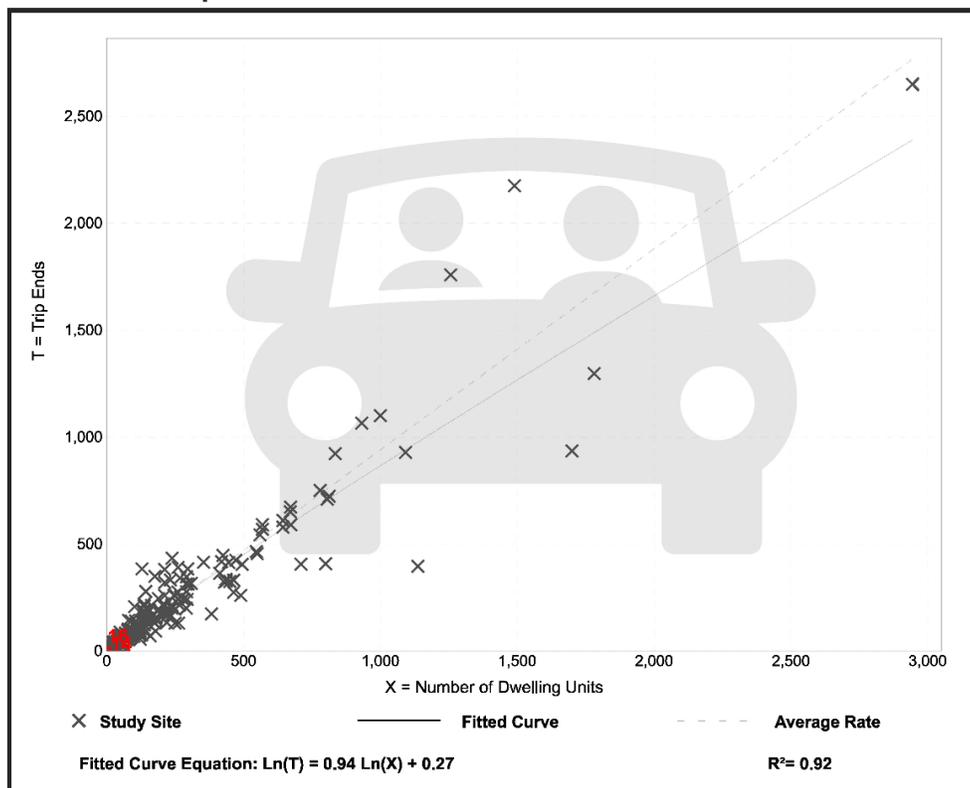
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 208
 Avg. Num. of Dwelling Units: 248
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.94 | 0.35 - 2.98 | 0.31 |

Data Plot and Equation



Trip Gen Manual, 11th Edition

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Attachment “J” – Traffic Impact Analysis (12 of 14)

Single-Family Detached Housing (210)

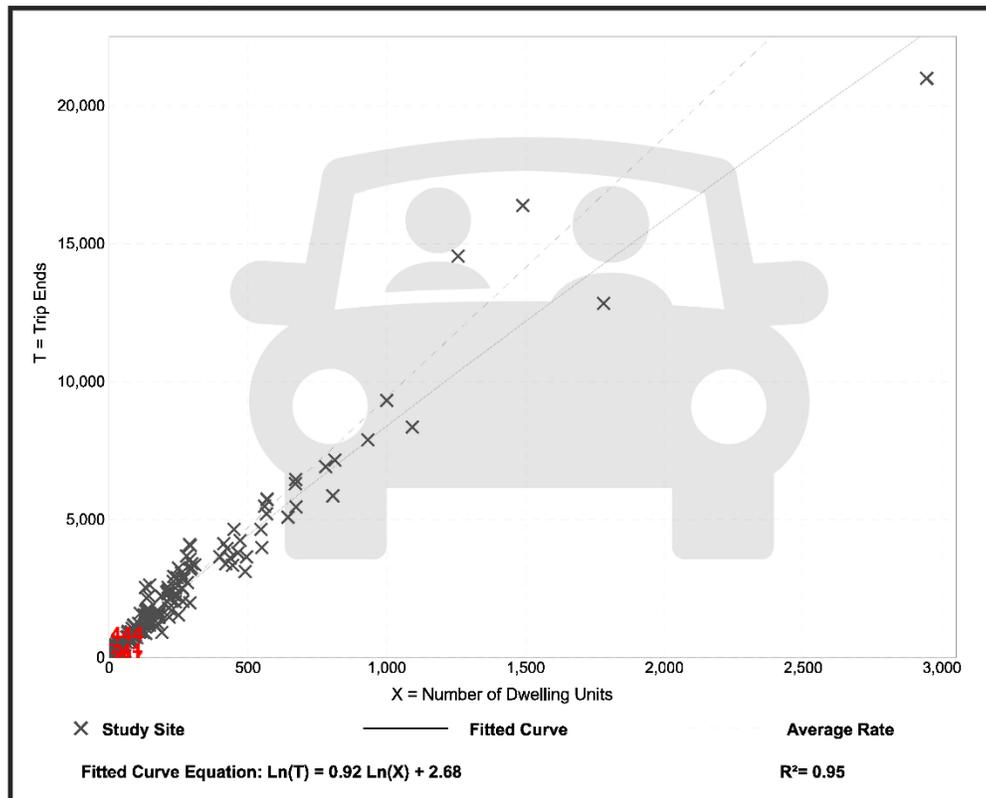
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.43 | 4.45 - 22.61 | 2.13 |

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Attachment "J" – Traffic Impact Analysis (13 of 14)

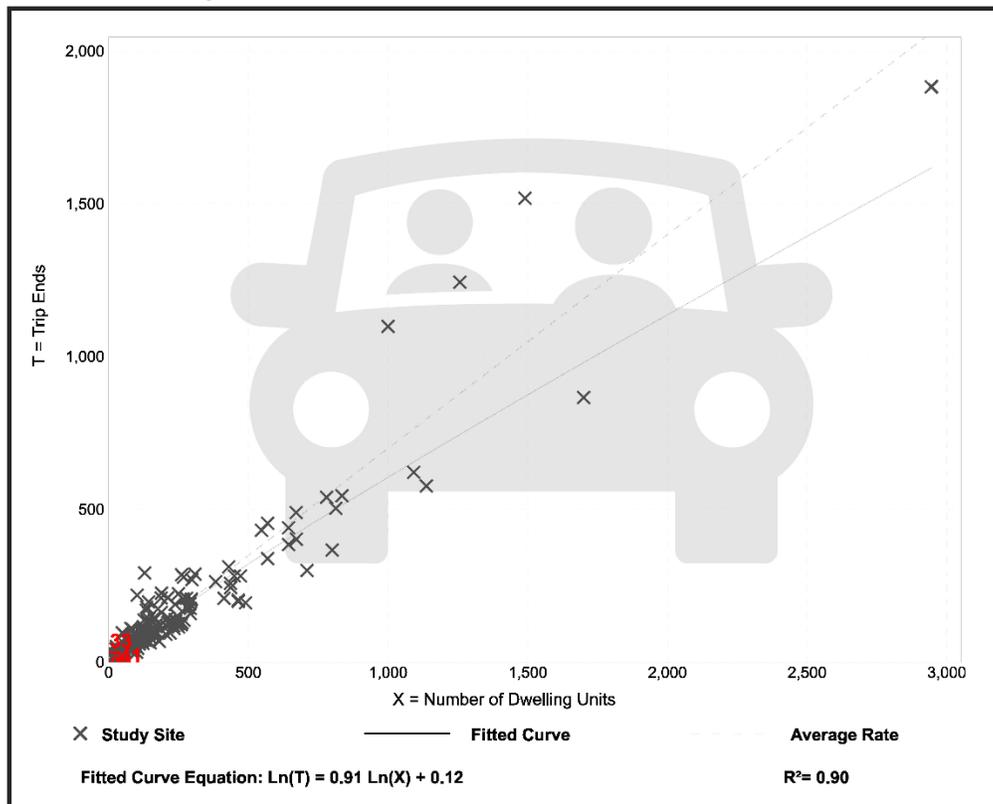
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 192
 Avg. Num. of Dwelling Units: 226
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.70 | 0.27 - 2.27 | 0.24 |

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Attachment "J" – Traffic Impact Analysis (14 of 14)

Single-Family Detached Housing (210)

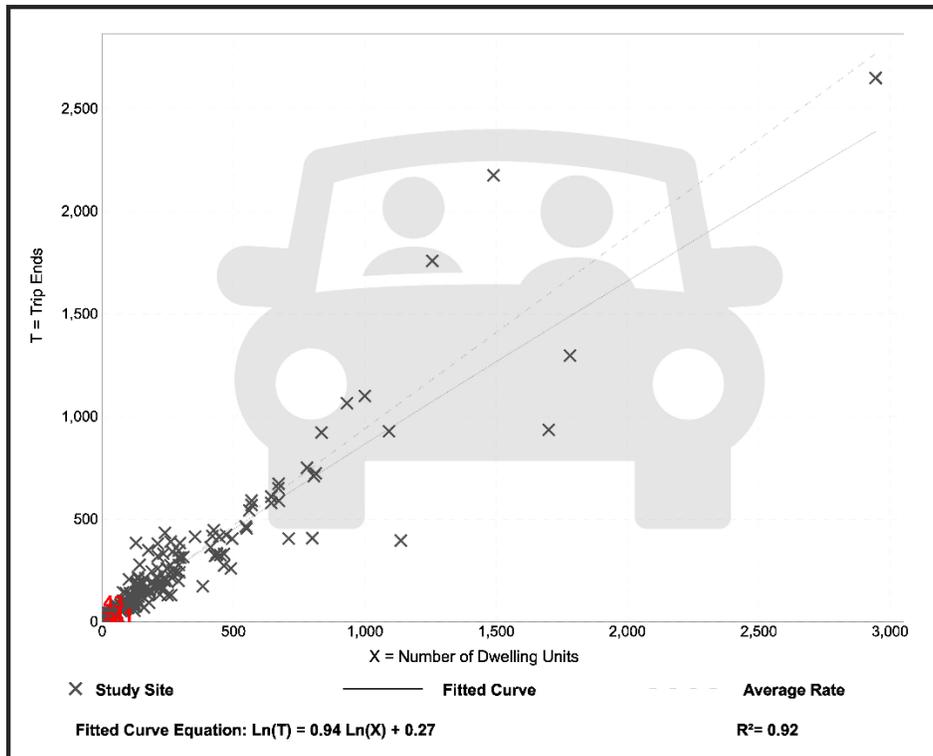
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 208
 Avg. Num. of Dwelling Units: 248
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.94 | 0.35 - 2.98 | 0.31 |

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

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

APPENDIX C

See attached Environmental Assessment prepared by Stillwater Environmental, Inc.

Attachment "K" – 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

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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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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 logsided 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 (*Ppassionflowerm*), 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.C. 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 habit 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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Mr. John Mantione
The Mantione Property
Environmental Site Assessment (SEI File No. 1168.01.23)
Page 15 of 16

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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*Mr. John Mantione
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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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The Mantione Property
Environmental Site Assessment (SEI File No. 1168.01.23)
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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.

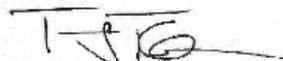
The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. Due to onsite conditions a coverboard survey is recommended in the spring of 2024 to ensure this species does not occupy areas within the project site.

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



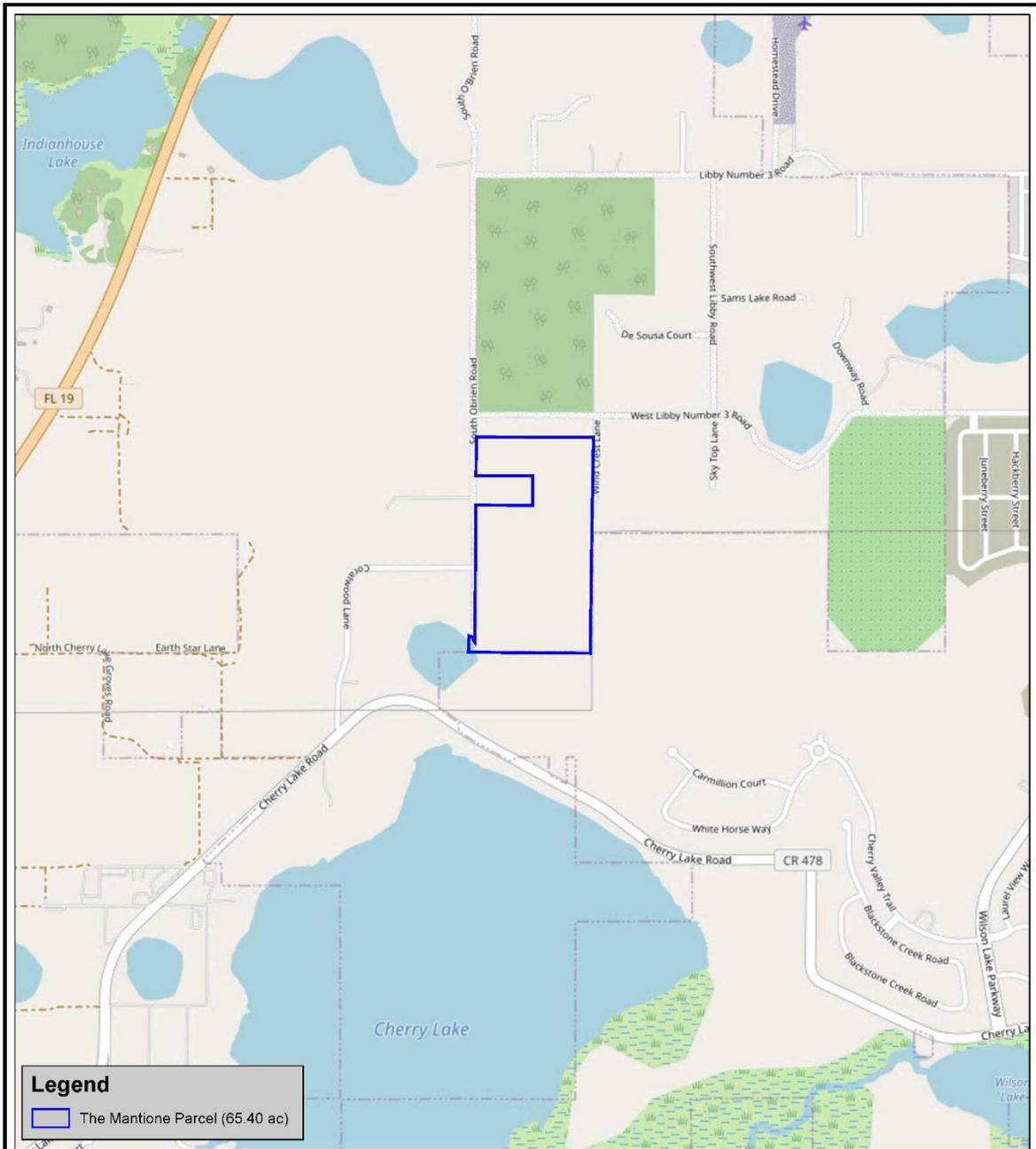
Timothy J. Talbot
President



Attachment "K" – Environmental Assessment (20 of 45)

FIGURES

Attachment "K" – Environmental Assessment (21 of 45)



Legend
The Mantione Parcel (65.40 ac)

Source: OpenStreetMap

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

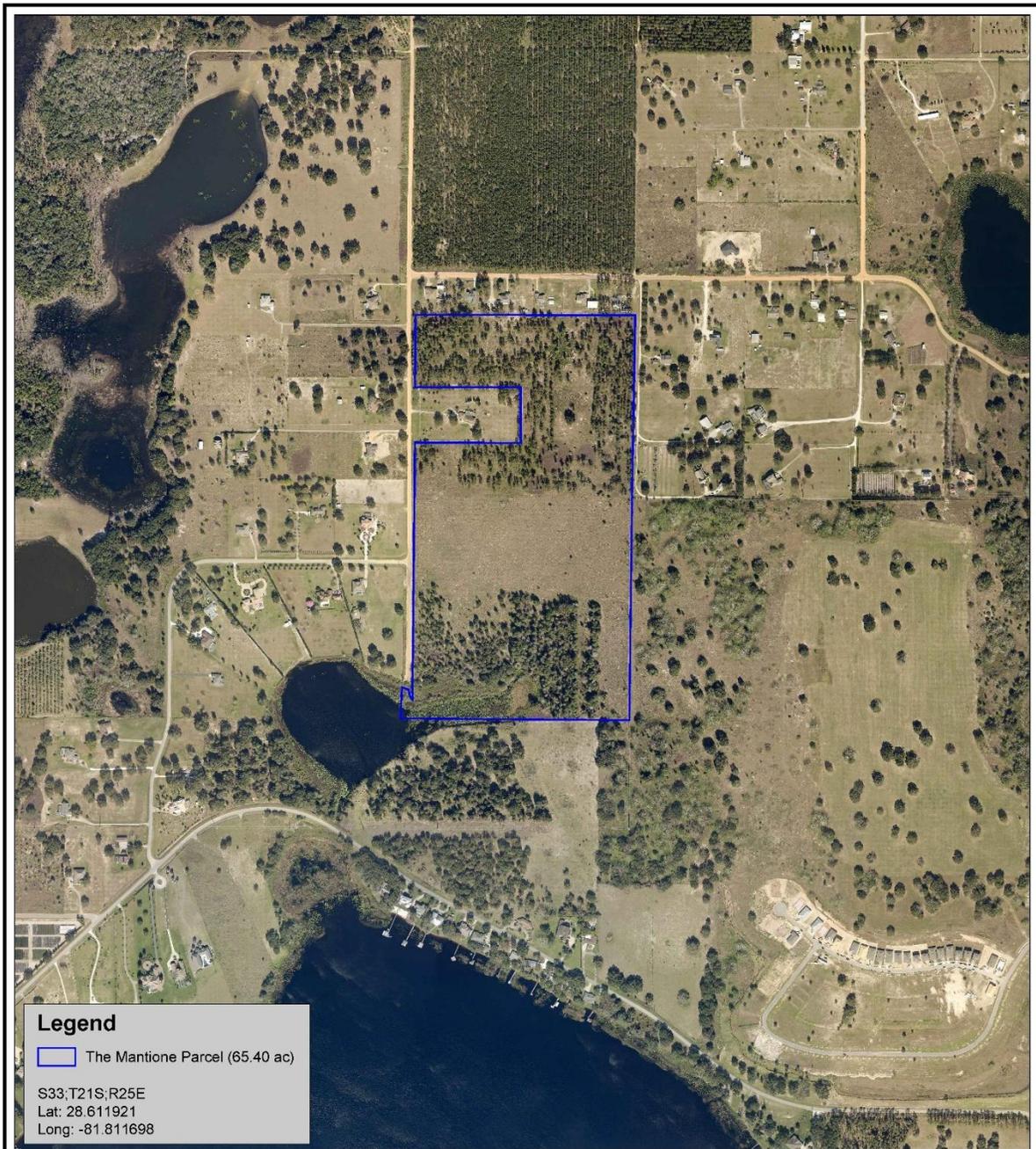
The Mantione Property
S. O'Brien Road
Groveland, Florida 34736
Figure #1
Location Map
Environmental Assessment



1500 Feet

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

Attachment "K" – Environmental Assessment (22 of 45)



Legend
[Blue outline] The Mantione Parcel (65.40 ac)
S33;T21S;R25E
Lat: 28.611921
Long: -81.811698

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



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 #2

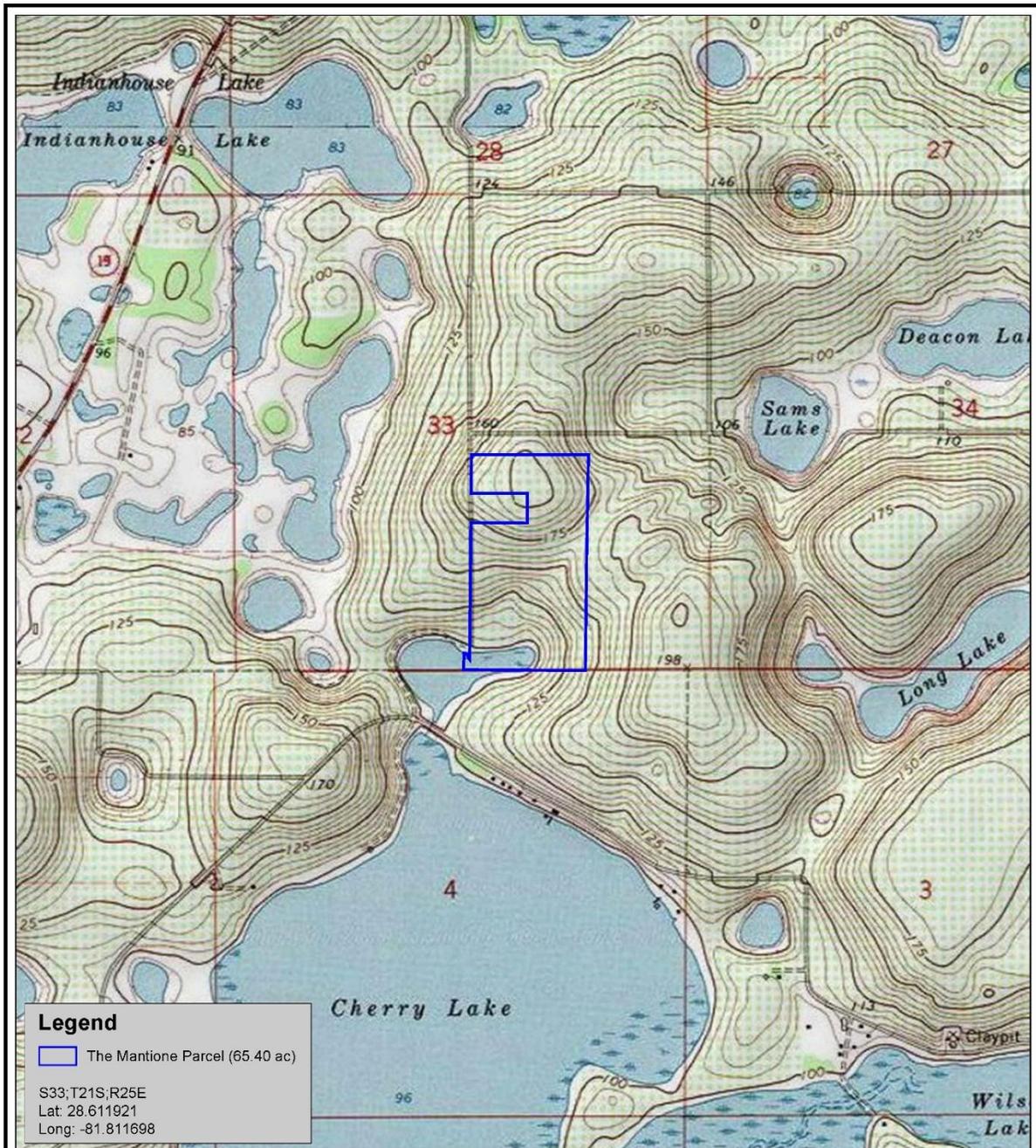
Aerial Photograph (2020)
Environmental Assessment



800 Feet

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

Attachment "K" – Environmental Assessment (23 of 45)



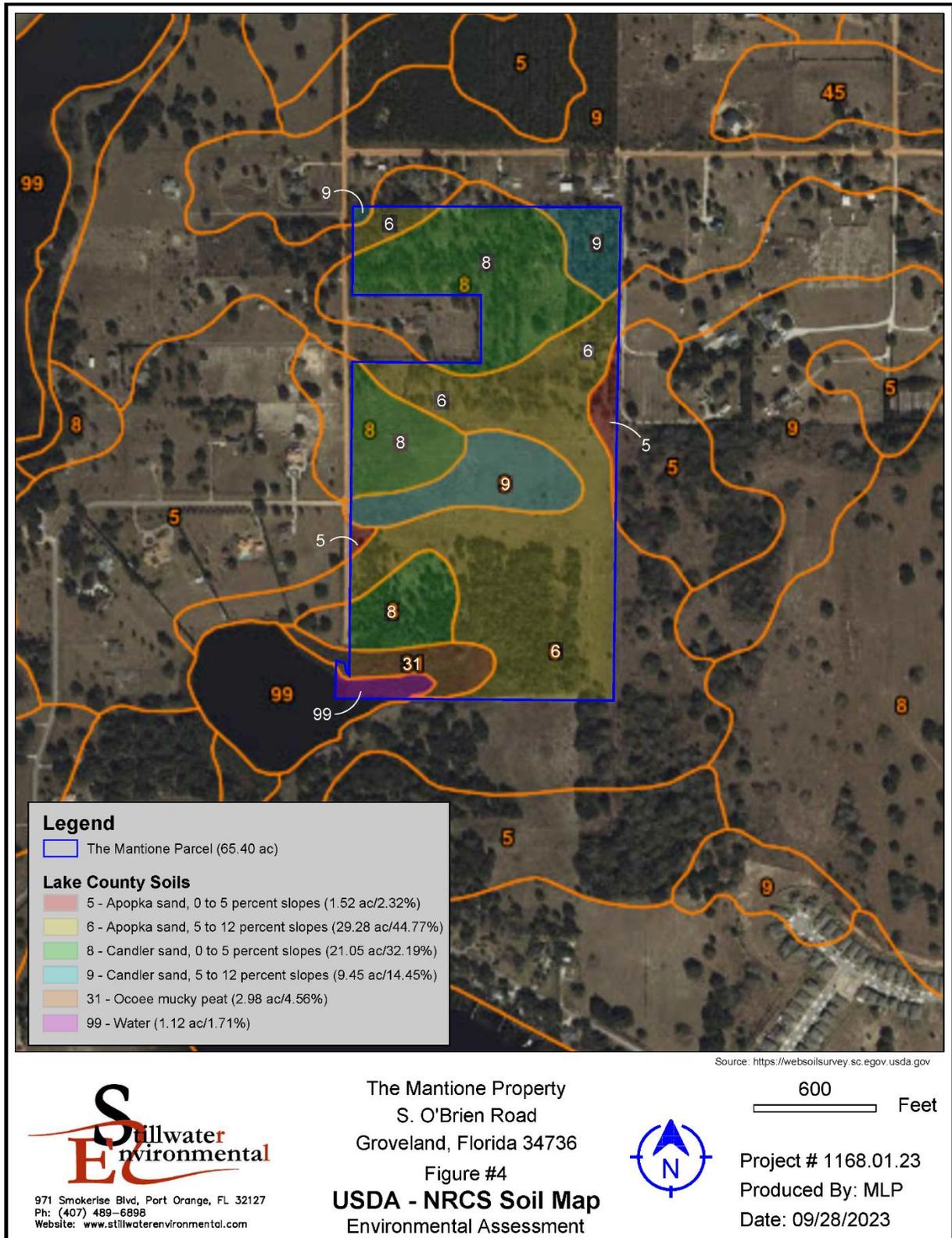
The Mantione Property
S. O'Brien Road
Groveland, Florida 34736
Figure #3
U.S.G.S. Topographic Map
Environmental Assessment



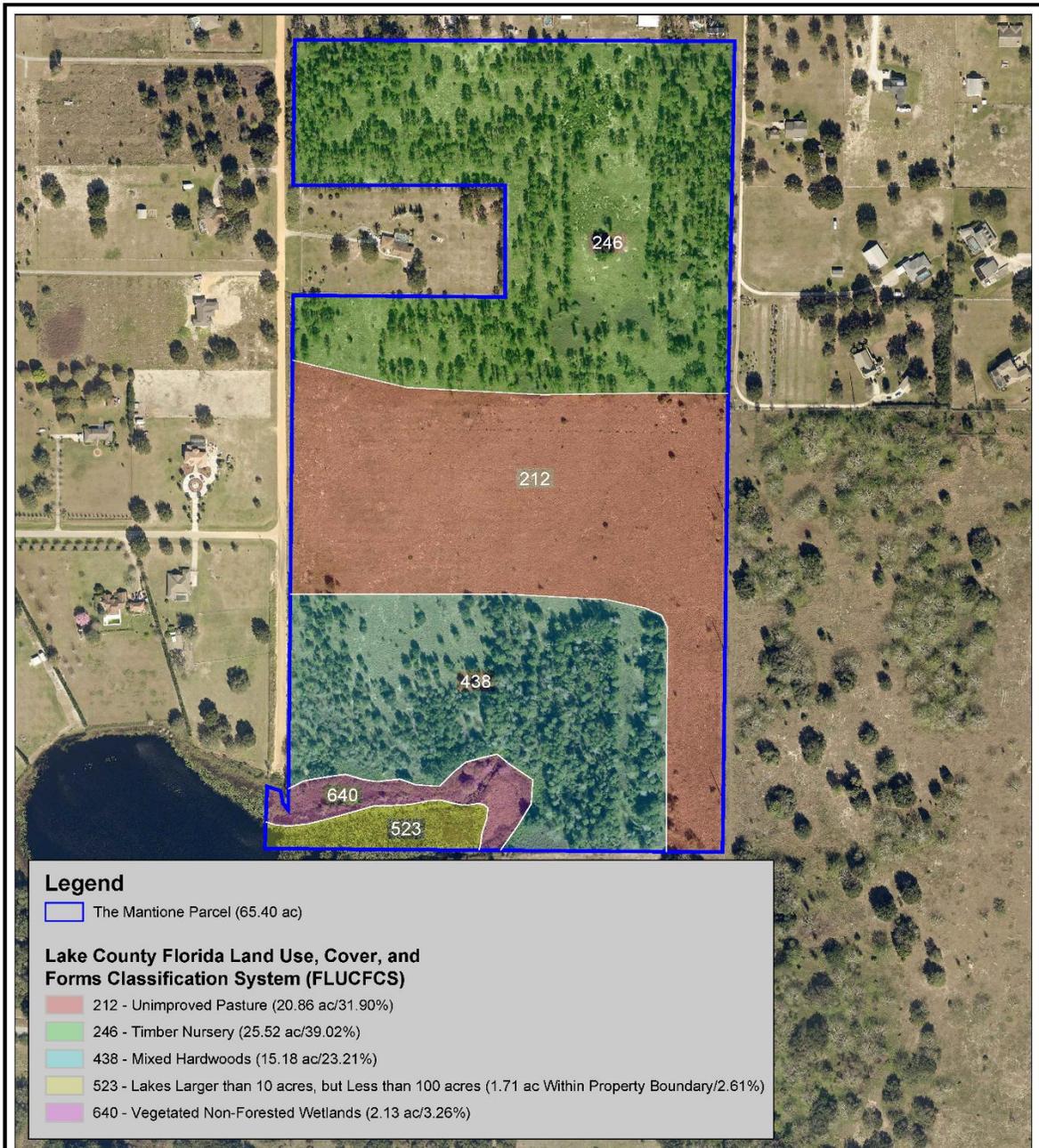
1500 Feet

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

Attachment "K" – Environmental Assessment (24 of 45)



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



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



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Website: www.stillwaterenvironmental.com

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

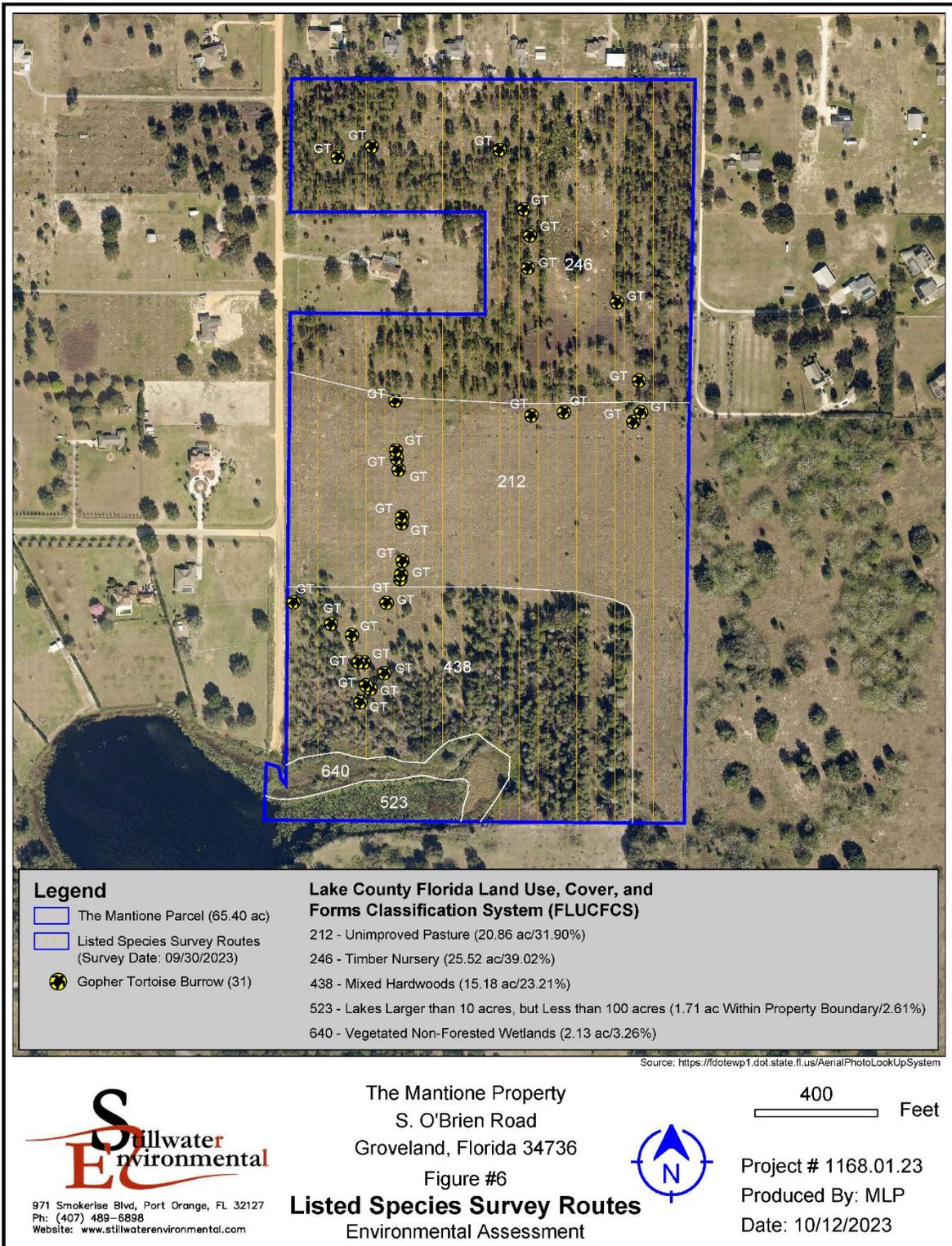
Figure #5
FLUCFCS Map
Environmental Assessment



400 Feet

Project # 1168.01.23
Produced By: MLP
Date: 10/12/2023

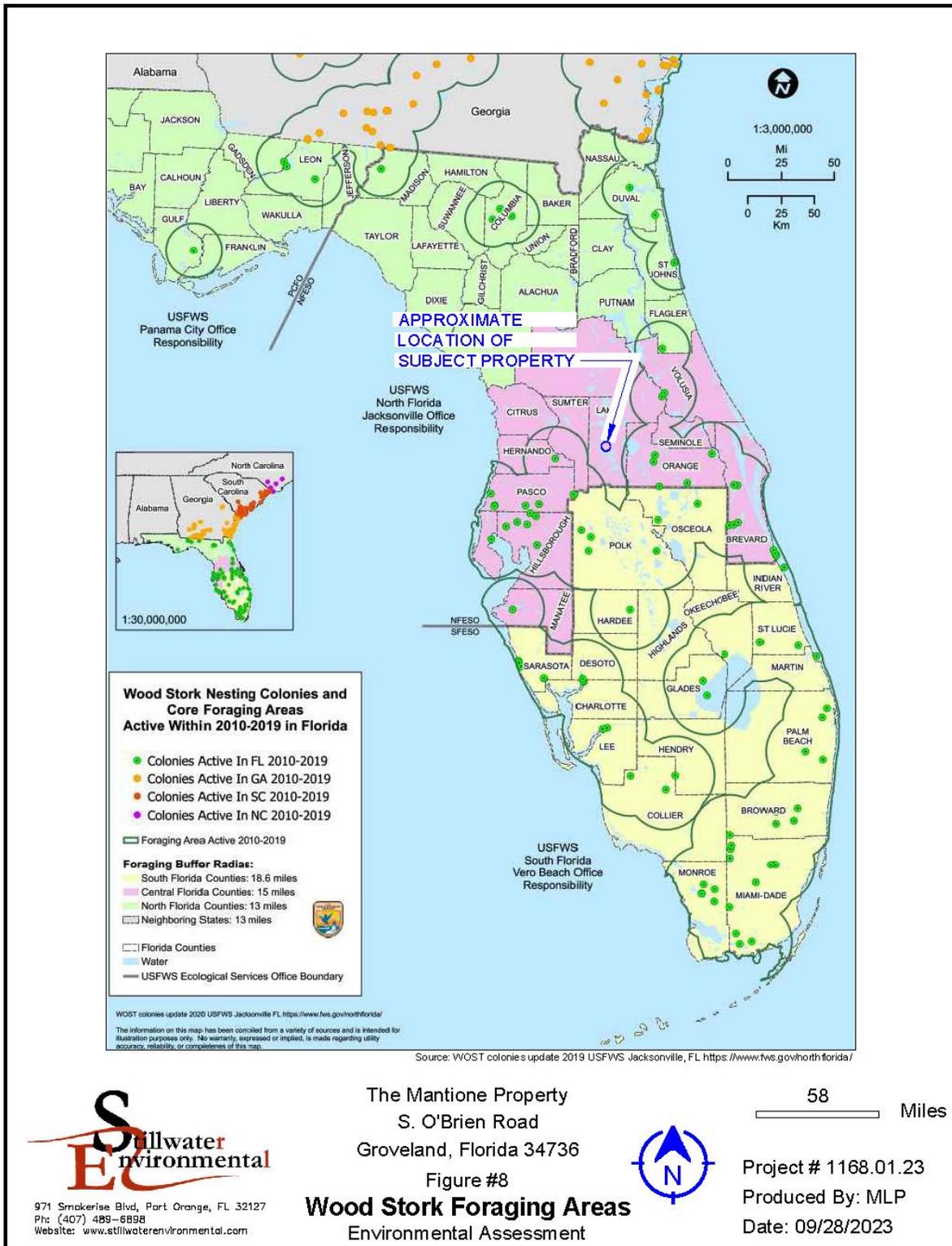
Attachment "K" – Environmental Assessment (26 of 45)



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



Attachment "K" – 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

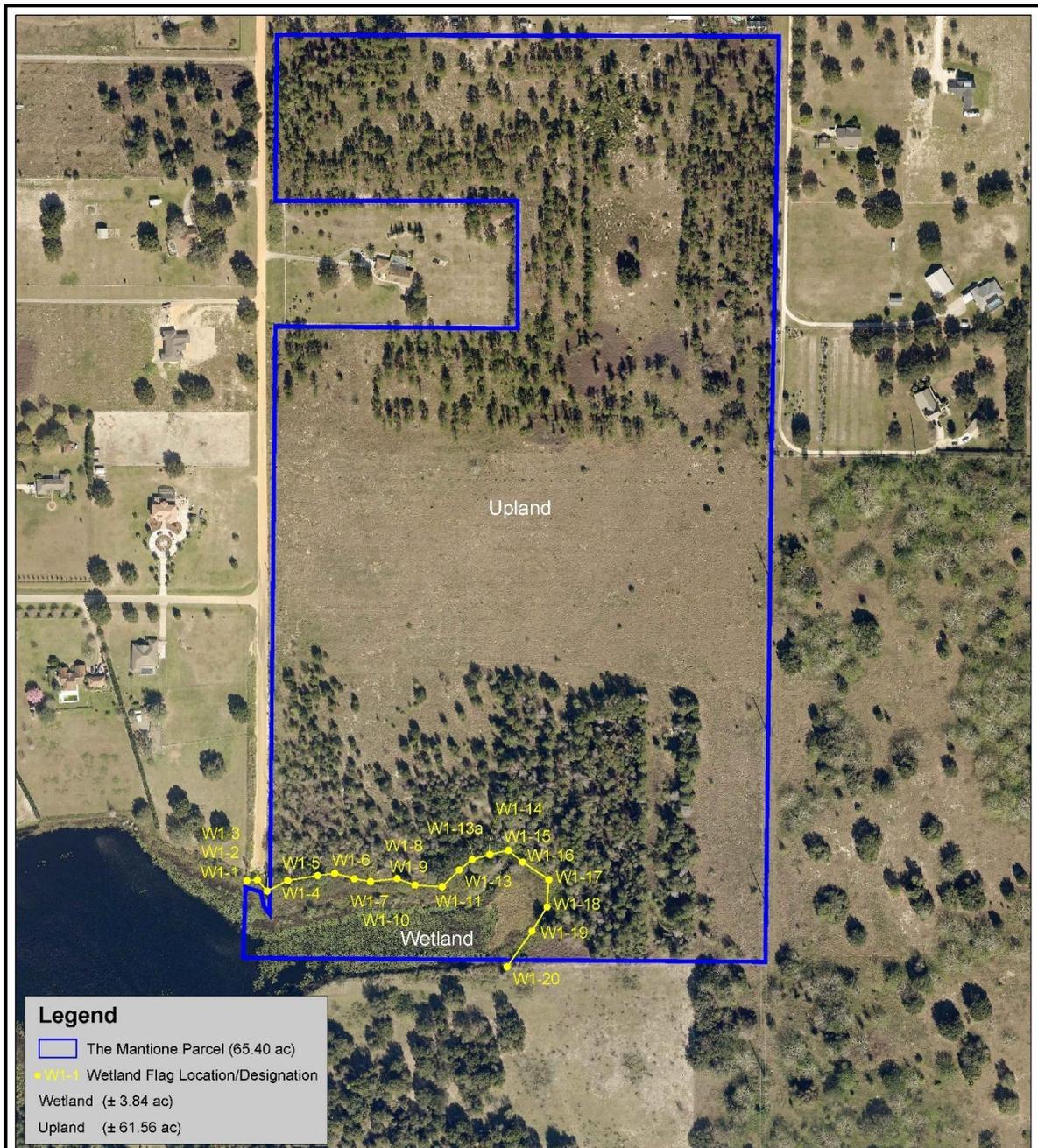


Project # 1168.01.23
Produced By: MLP
Date: 09/28/2023



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Website: www.stillwaterenvironmental.com

Attachment "K" – Environmental Assessment (29 of 45)



The Mantione Property
S. O'Brien Road
Groveland, Florida 34736
Figure #9
**Approximate Wetland
Location/Surface Water Areas**



350 Feet

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

Attachment "K" – Environmental Assessment (30 of 45)

TABLE 1

Attachment "K" – Environmental Assessment (31 of 45)

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 | | | | |
| <i>Alligator mississippiensis</i> American alligator | FT(S/A) | T | Vegetated lakes and deepwater swamps | Med: Habitat available, none sighted |
| <i>Drymarchon corais couperi</i> Eastern indigo snake | FT | T | Dry habitats bordered by water; often occupy <i>G. polyphemus</i> burrows | Med: Habitat available, none sighted |
| <i>Gopherus polyphemus</i> Gopher tortoise | ST | - | Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods | High: Habitat available, numerous burrows located |
| <i>Pituophis melanoleucus mugetus</i> Florida pine snake | ST | - | Dry, sandy barrens in xeric oak and pine-wooded sandhills | Med: Habitat available, none sighted |
| <i>Platiodon reynoldsi</i> 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 |
| <i>Stilosoma extenuatum</i> Short-tailed snake | ST | - | Sandy upland ridges; xeric oak pine woods; xeric oak hammocks | Med: Habitat available, none sighted |
| AMPHIBIANS | | | | |
| <i>Rana capito</i> 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 | | | | |
| <i>Aphelocoma coerulescens</i> Florida scrub jay | FT | T | Level, sterile, white sand with low, xeric oak scrub | Low: No xeric habitat available, none sighted |
| <i>Athene cunicularia floridana</i> Florida Burrowing Owl | ST | - | These areas include golf courses, airports, pastures, agriculture fields, and vacant lots. | Med: Habitat available, none sighted. |
| <i>Egretta caerulea</i> Little blue heron | ST | - | Lake littorus; shallow ponds and marshes | Med: Habitat available, none sighted. |

Attachment "K" – Environmental Assessment (32 of 45)

TABLE 1: PROTECTED FAUNA FOUND IN LAKE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE MANTTONE 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>Southwestern 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>Florida sandhill crane</u> | ST | - | Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits | Low: No habitat available, none sighted |
| <u>Haliaeetus leucocephalus *</u> | - | - | Old-growth pine flatwoods with regular fire occurrence are required for nesting | Low: No habitat available, none sighted |
| <u>Bald eagle</u> | FT | T | Shallow freshwater marshes; shallow grassy shorelines of lakes. | Med: Habitat available; none sighted |
| <u>Mycateria Americana</u> | FE | E | | |
| <u>Wood stork</u> | FE | E | | |
| <u>Picoides borealis</u> | FE | E | | |
| <u>Red-cockaded Woodpecker</u> | FE | E | | |
| <u>Rostrhamus 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).

Attachment “K” – Environmental Assessment (33 of 45)

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

Attachment "K" – Environmental Assessment (34 of 45)

TABLE 2

Attachment "K" – 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 |
| Polypala lewtonii – Scrub (Lewtons's) milkwort | E | E | Dry oak woodlands and scrub | Low: No habitat available |
| Rhapidophyllum 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 “K” – Environmental Assessment (36 of 45)

APPENDIX A

Attachment "K" – 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 "K" – 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 |

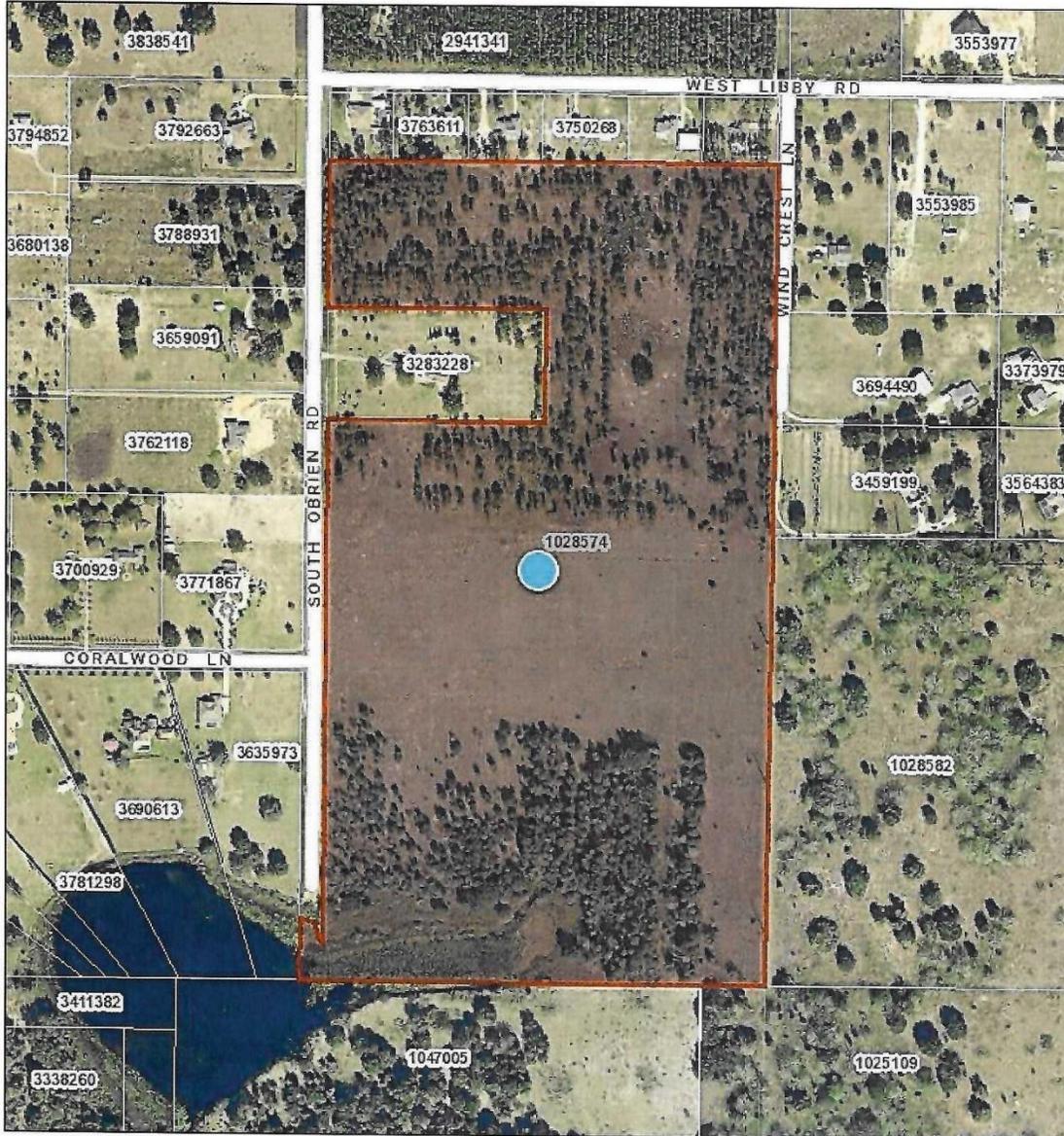
Exemptions Information

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 "K" – Environmental Assessment (39 of 45)

Mantione Property



September 26, 2023

pointLayer

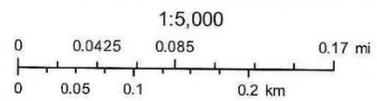
● Override 1

polygonLayer

■ Override 1

Street Names

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



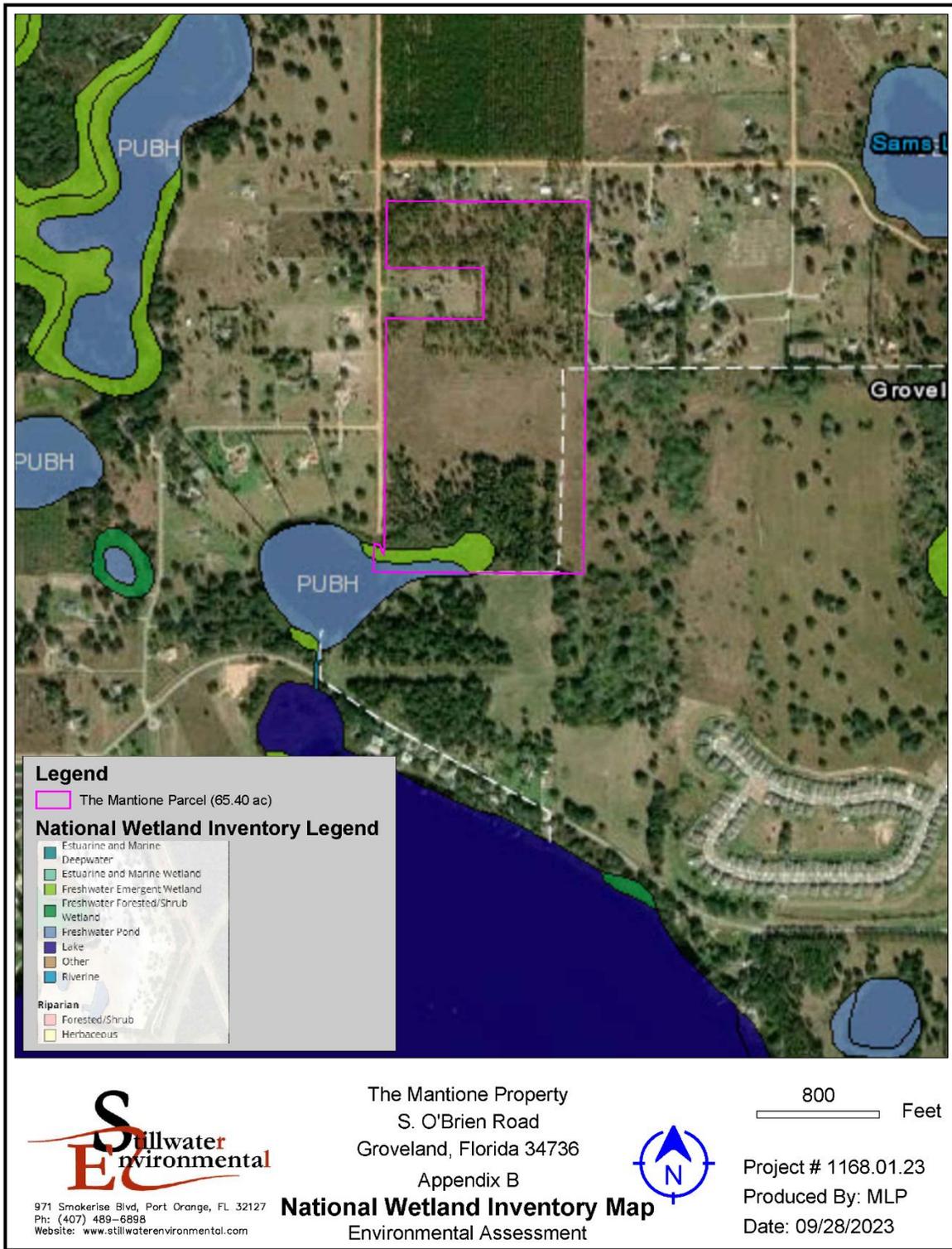
Lake County Property Appraiser
Lake BCC

Lake County Board of County Commissioners

Attachment “K” – Environmental Assessment (40 of 45)

APPENDIX B

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



Attachment “K” – Environmental Assessment (42 of 45)

APPENDIX C

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



Subject Property



Subject Property

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



Subject Property



Subject Property

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



Subject Property



Subject Property

Attachment “L” – Sand Skink Survey (1 of 42)

APPENDIX D

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

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

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| 2.3 | Vegetative Community Analysis | 6 |
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- FIGURE 4: USDA-NRCS Soil Map**
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- FIGURE 6: Sand Skink Survey Area**
- FIGURE 7: Pedestrian and Coverboard Survey Routes**
- FIGURE 8: Sand Skink Consultation Area Map**

APPENDICES

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

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

*U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
Page 4 of 10*

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 "L" – Sand Skink Survey (6 of 42)

U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
Page 5 of 10

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 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.

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 logsided Indiangrass, pineland threeawn, hairy panicum, and other forbs. This soil type is found in the central and northeastern portions of the subject property.

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

U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
Page 6 of 10

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 “L” – Sand Skink Survey (8 of 42)

U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
Page 7 of 10

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

Attachment “L” – Sand Skink Survey (9 of 42)

*U.S. Fish and Wildlife Service
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 “L” – Sand Skink Survey (10 of 42)

*U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
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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 "L" – Sand Skink Survey (11 of 42)

*U.S. Fish and Wildlife Service
Mantione Property - Sand Skink Survey Report
(SEI File No. 1168.02.23)
Page 10 of 10*

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

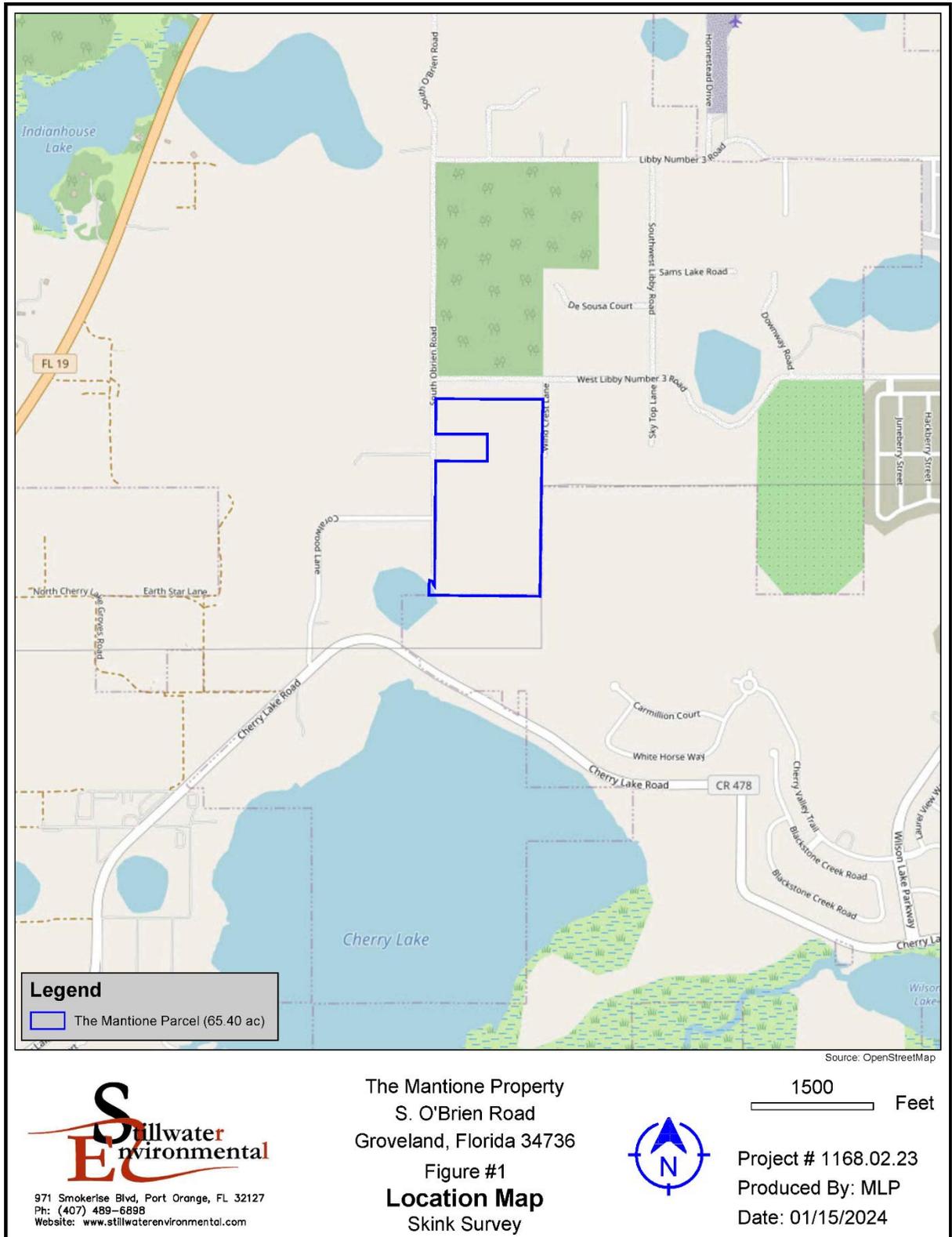


Timothy J. Talbot
President

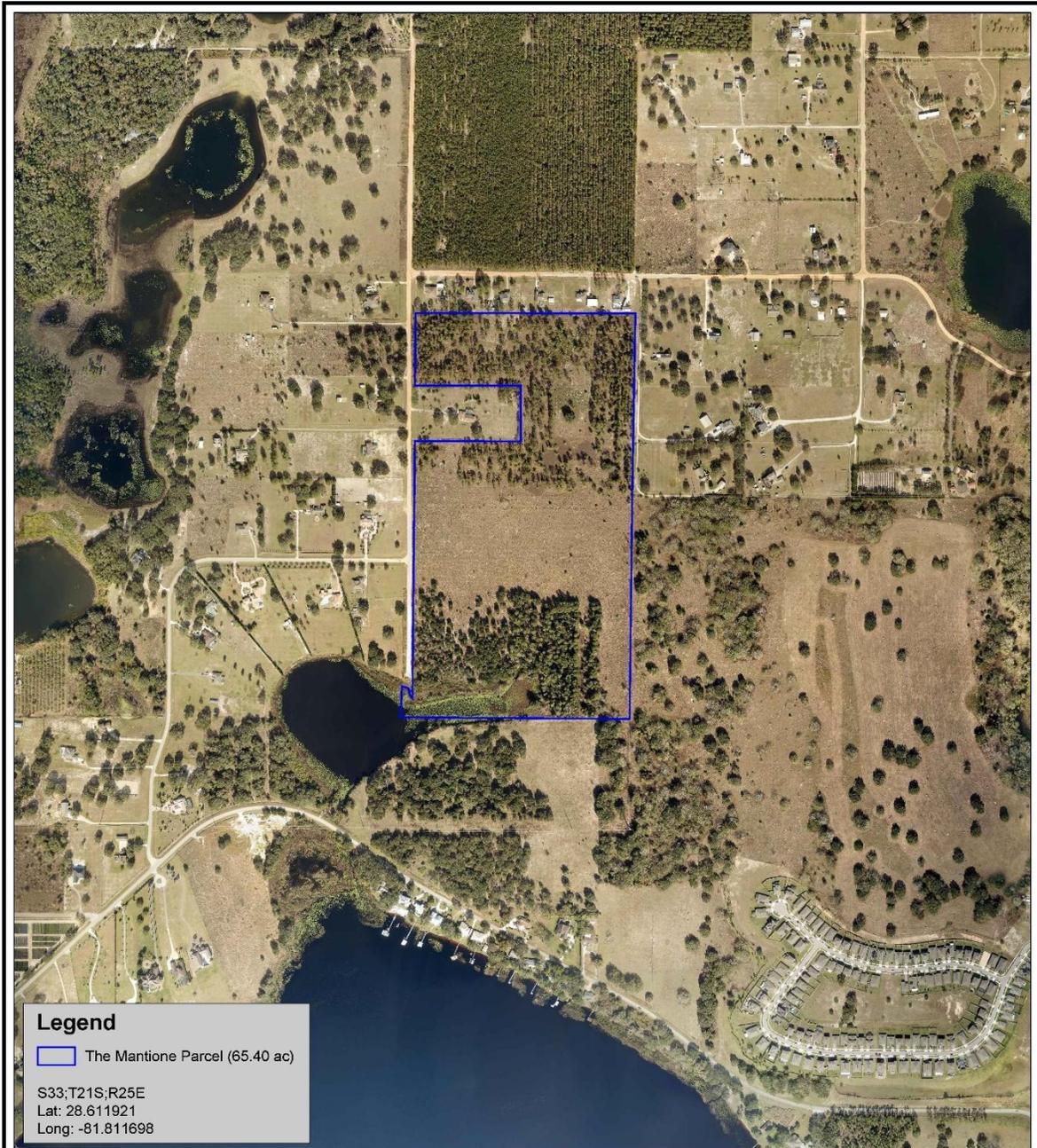
Attachment "L" – Sand Skink Survey (12 of 42)

FIGURES

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



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



Legend
[Blue Outline] The Mantione Parcel (65.40 ac)
S33:T21S;R25E
Lat: 28.611921
Long: -81.811698

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

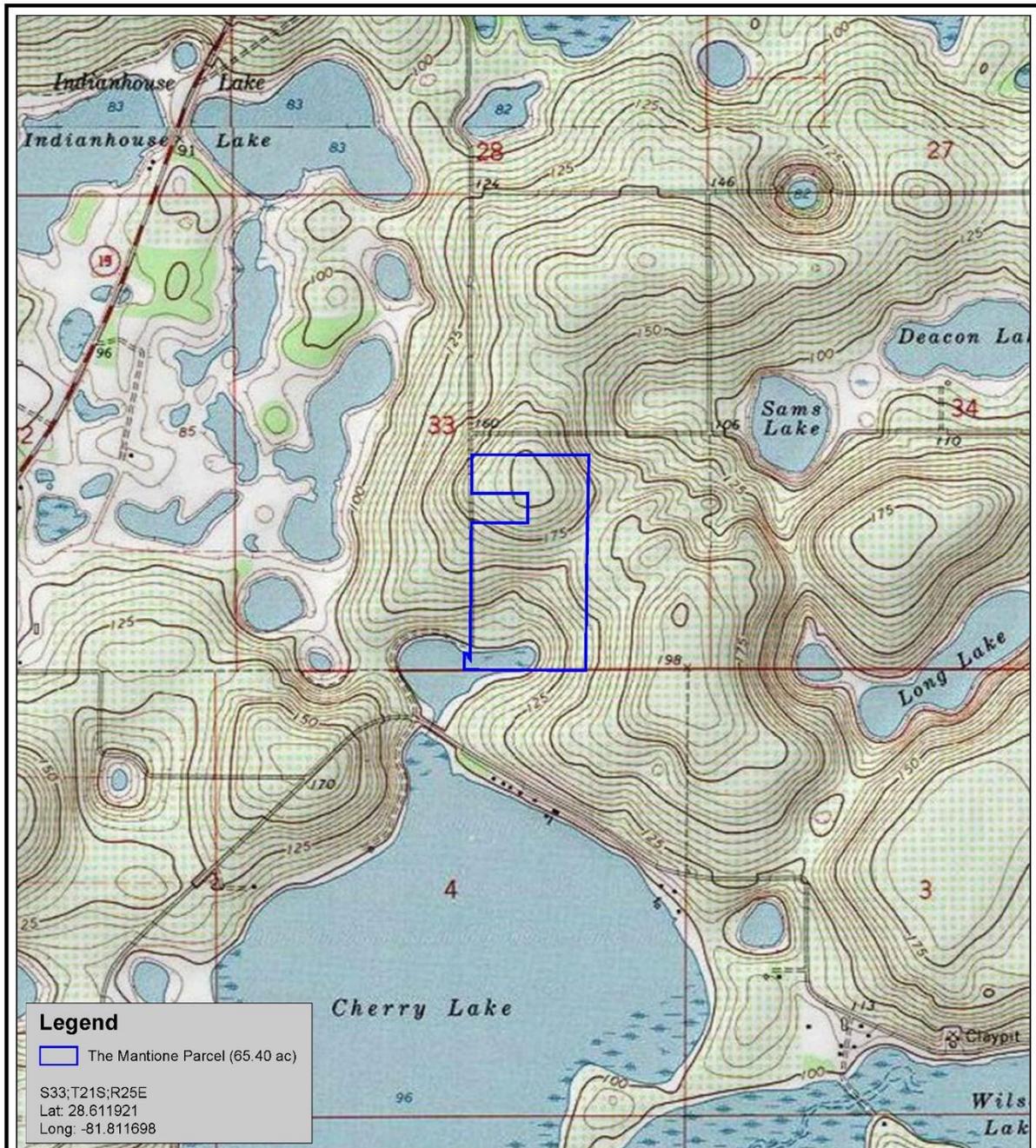


The Mantione Property
S. O'Brien Road
Groveland, Florida 34736
Figure #2
Aerial Photograph (2023)
Skink Survey

800 Feet

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

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



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



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

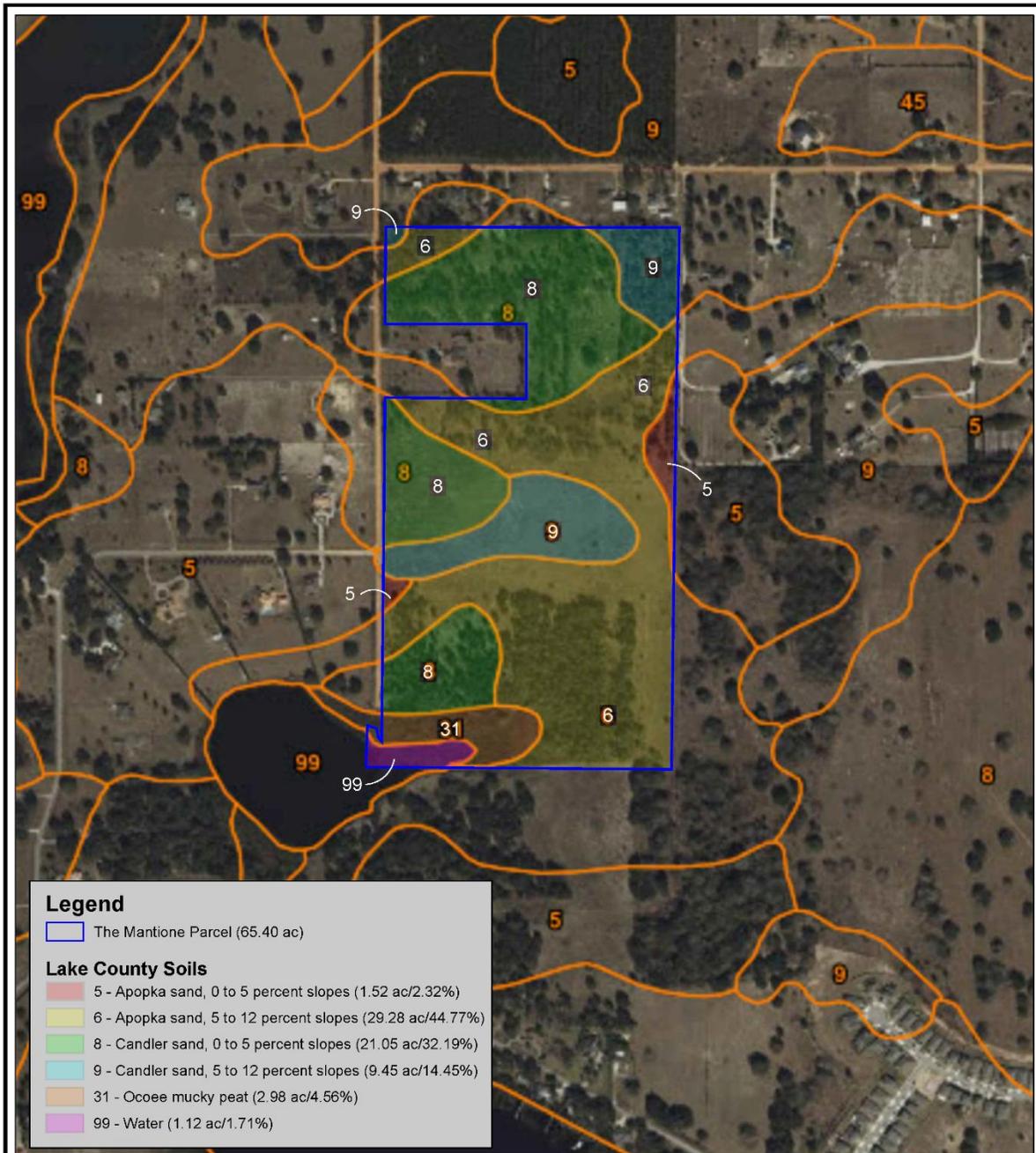
Figure #3
U.S.G.S. Topographic Map
Skink Survey



1500 Feet

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

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



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



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

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

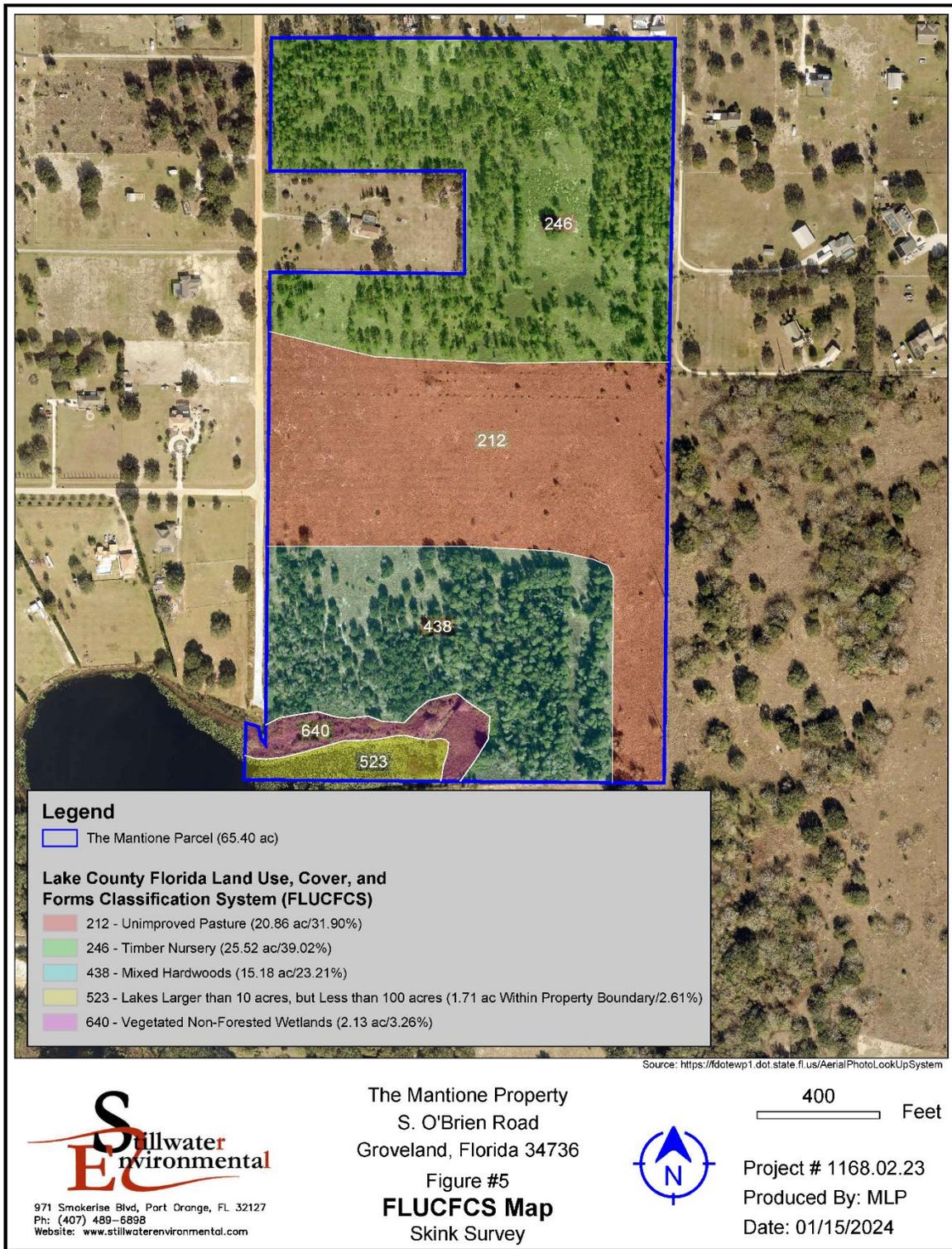
Figure #4
USDA - NRCS Soil Map
Skink Survey



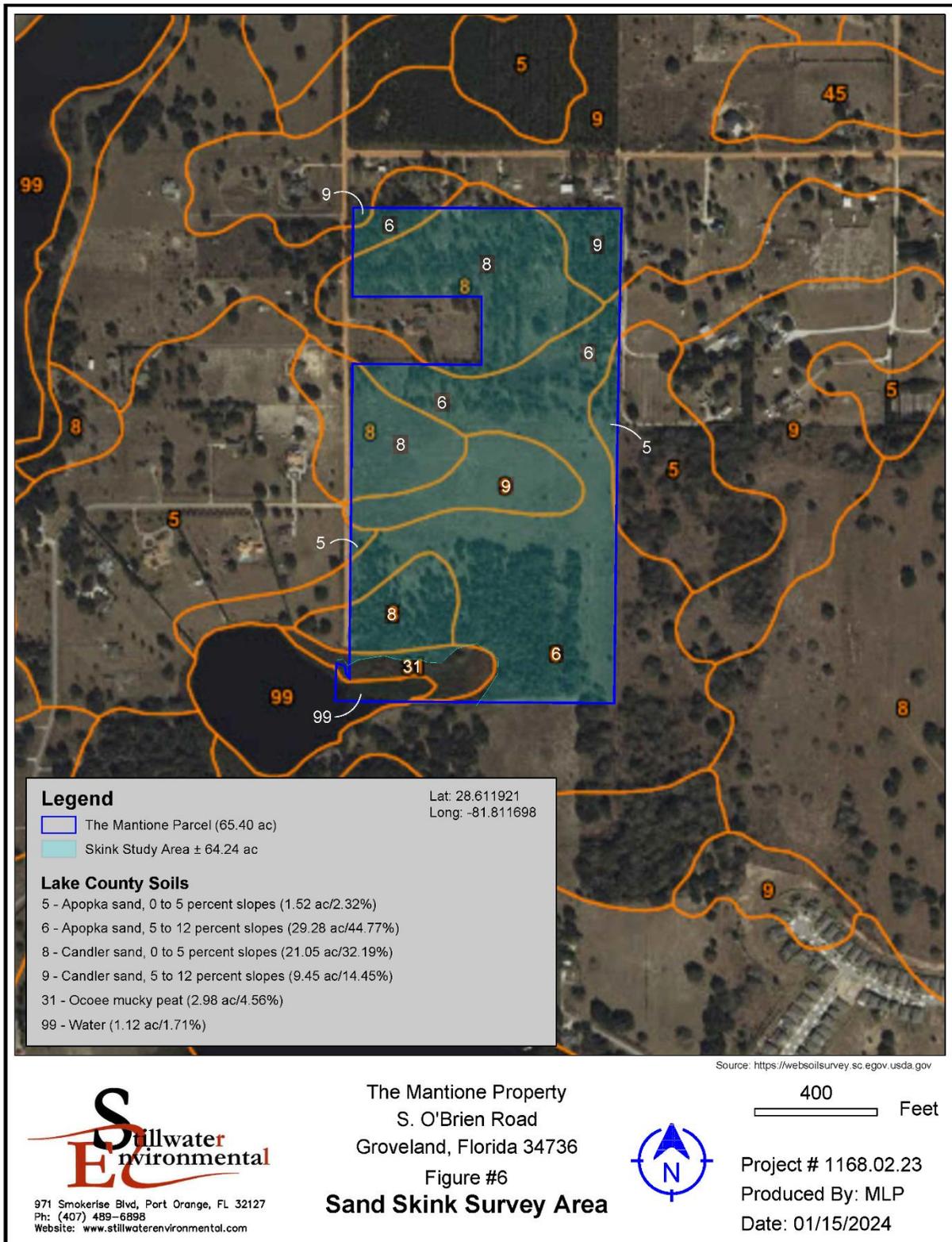
600 Feet

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

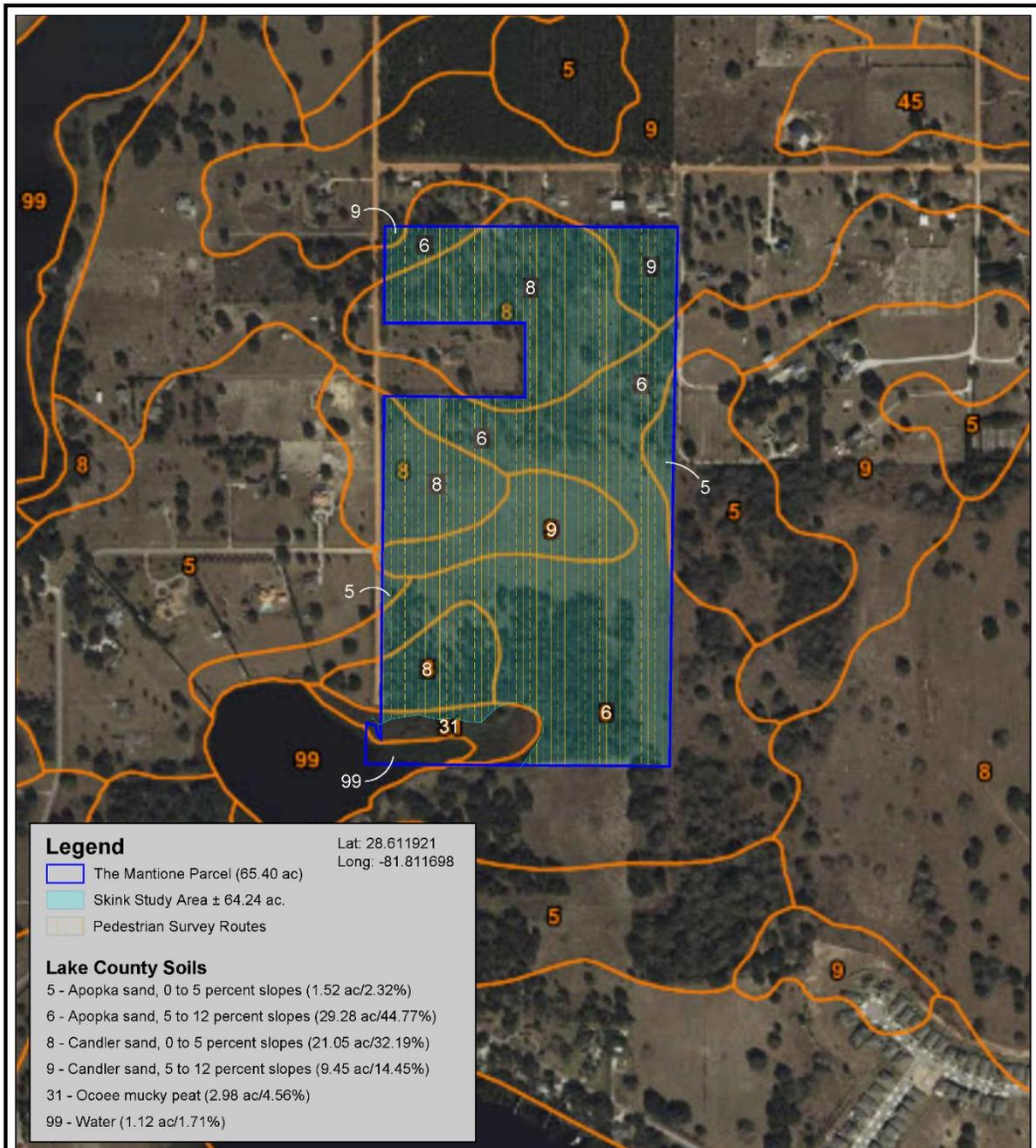
Attachment "L" – Sand Skink Survey (17 of 42)



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



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



Legend

The Mantione Parcel (65.40 ac)
 Skink Study Area ± 64.24 ac.
 Pedestrian Survey Routes

Lat: 28.611921
 Long: -81.811698

Lake County Soils

- 5 - Apopka sand, 0 to 5 percent slopes (1.52 ac/2.32%)
- 6 - Apopka sand, 5 to 12 percent slopes (29.28 ac/44.77%)
- 8 - Candler sand, 0 to 5 percent slopes (21.05 ac/32.19%)
- 9 - Candler sand, 5 to 12 percent slopes (9.45 ac/14.45%)
- 31 - Ocoee mucky peat (2.98 ac/4.56%)
- 99 - Water (1.12 ac/1.71%)

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

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 Website: www.stillwaterenvironmental.com

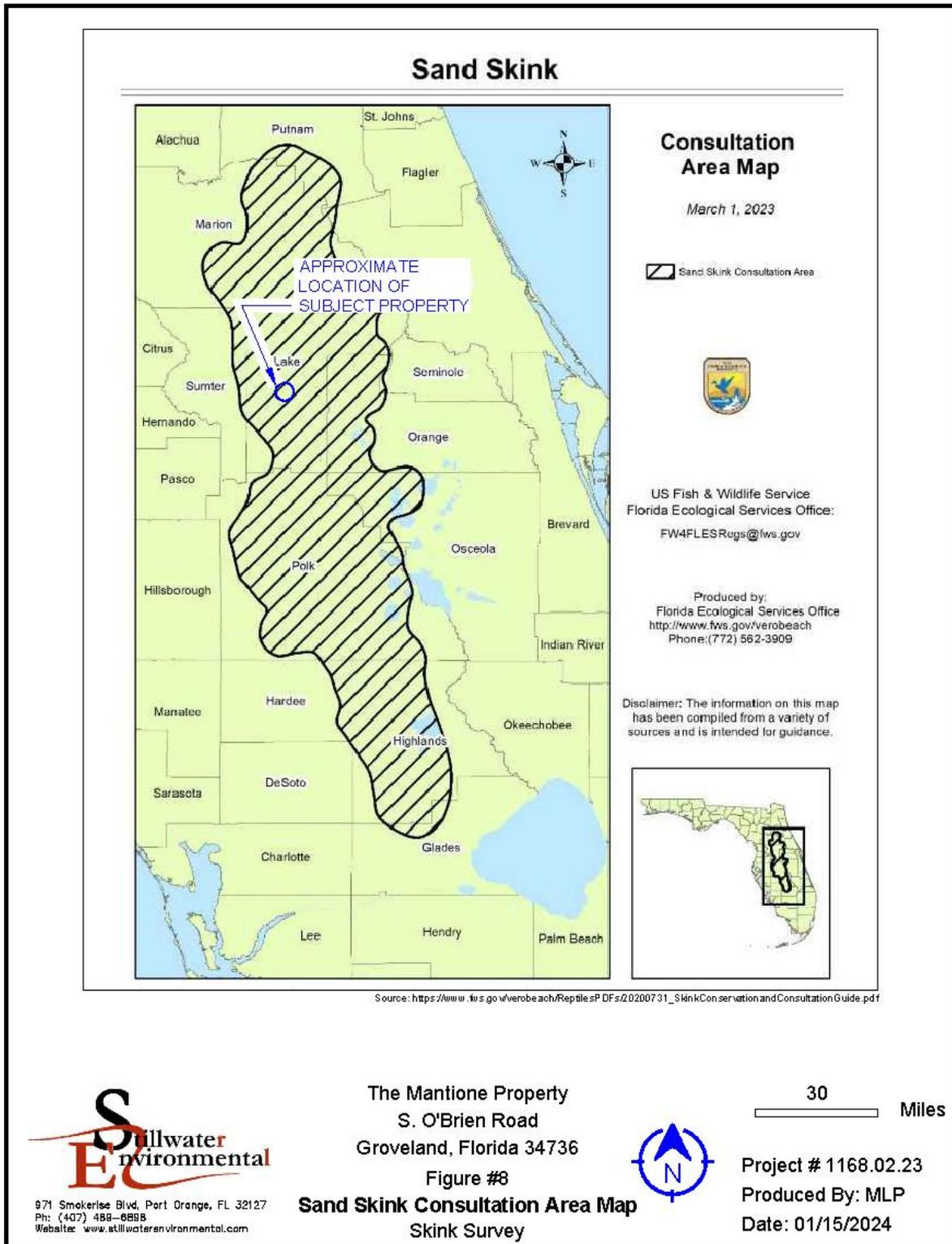
The Mantione Property
 S. O'Brien Road
 Groveland, Florida 34736
 Figure #7
Pedestrian and Coverboard Survey Routes
 Skink Survey



— Feet

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

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



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

APPENDIX A

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



Subject Property – Coverboard (Typical)



Subject Property – Coverboard Cluster (Typical)

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



Subject Property – Coverboard (typical)



Subject Property – Coverboard Cluster (typical)

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

APPENDIX B

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

APPENDIX C

Attachment "L" – 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 "L" – 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 "L" – 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 "L" – 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 "L" – 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 "L" – 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 "L" – 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 "L" – 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 "L" – 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 |

Attachment "L" – Sand Skink Survey (40 of 42)

| 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 |

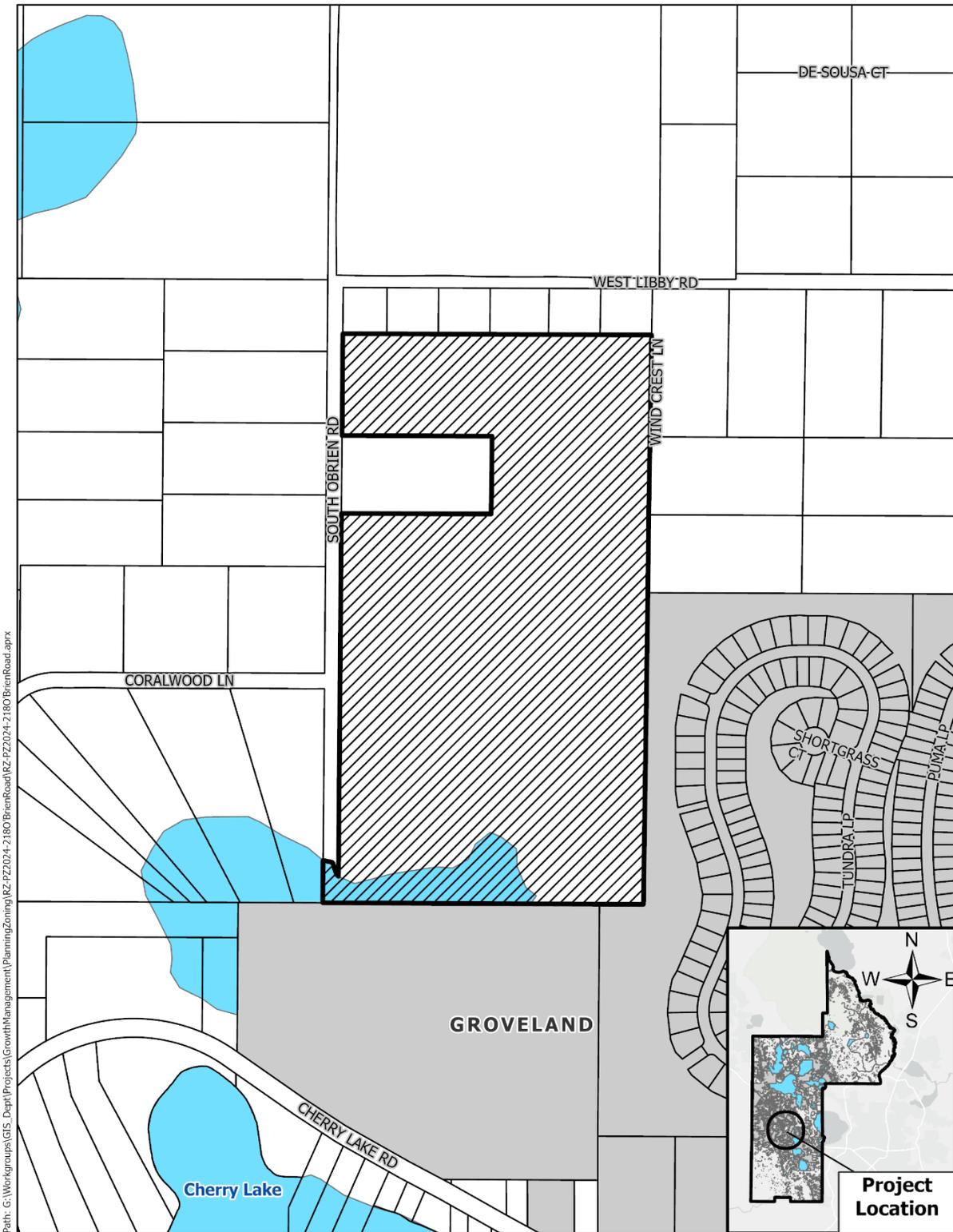
Attachment "L" – Sand Skink Survey (41 of 42)

| 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 “L” – 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 |
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| 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 |

Map of Subject Property

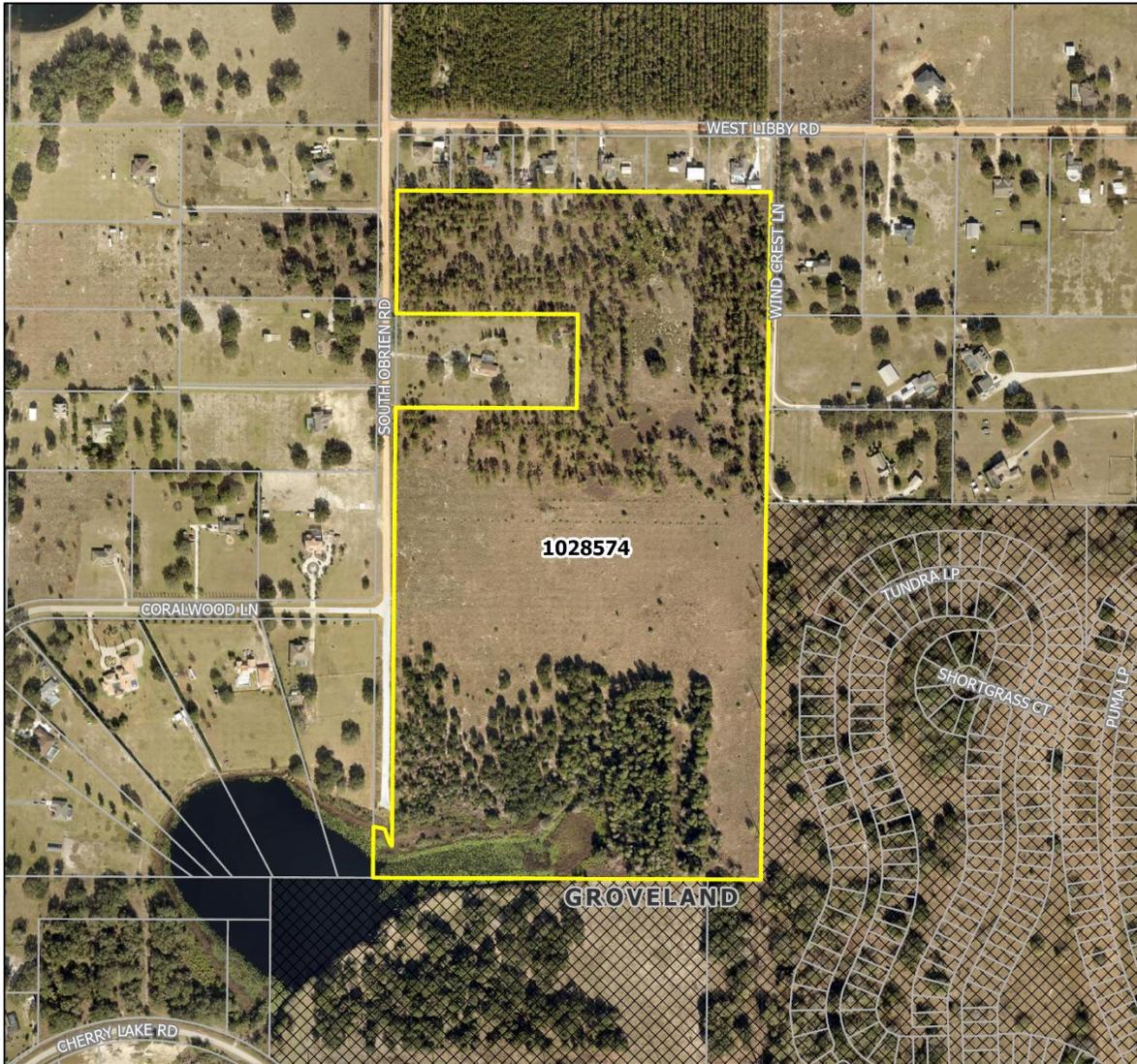


Path: C:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\ZPZ2024-218\BrentRoad\ZPZ2024-218\BrentRoad.aprx

1/16/2025

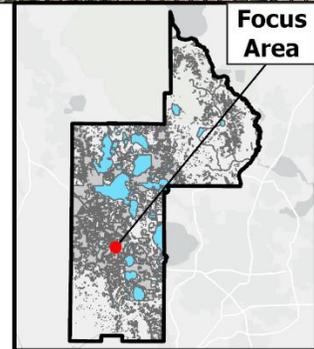
Aerial Map of Subject Property

RZ-PZ2024-218
O'Brien Road



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From Agriculture to PUD



1/16/2025

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AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING FROM AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD); FOR THE PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBER 1028574, LOCATED IN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 25 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Michael Rankin (the “Applicant”) submitted a rezoning application on behalf of John J. Mantione and Vicki L. Mantione, husband and wife (the “Owner”), to rezone the subject property from Agriculture (A) to Planned Unit Development (PUD); and

WHEREAS, the subject property consists of approximately 68.31 +/- acres located South of West Libby Road, East of South O’Brien Road, and North of Cherry Lake Road in the unincorporated Groveland area in Section 33, Township 21 South, Range 25 East, known as Alternate Key Number 1028574, and more particularly described in Exhibit “A”; and

WHEREAS, the property is located within the Planned Unit Development Future Land Use Category; and

WHEREAS, the Lake County Planning and Zoning Board did on the 3rd day of December 2025, review Petition PZ2024-218 after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the XX day of XXXXXX 2026; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit Development (PUD) for the property described in Exhibit “A”. The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance will take precedence.

A. Permitted Land Uses.

1. A maximum of forty-one (41) single-family residences may be developed on the subject property, at a maximum density of 0.60 dwelling units per net acre. A mandatory homeowner’s association (HOA) must be established.
2. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
3. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, Floor Area Ratio and Building Height.

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1. A minimum of twenty five percent (25%) of the subject property acreage must be dedicated in perpetuity for preservation as common open space using a conservation or open space easement, or plat restrictions. The HOA shall be responsible for maintaining the open space.
2. The maximum Impervious Surface Ratio (ISR) for the entire subdivision is thirty percent (30%) consistent with the Comprehensive Plan, as amended. Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed 30%.
3. The maximum building height will be forty (40) feet.
4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Setbacks. The minimum setback for residential development will be as follows:

| Development Type | Front | Secondary Front | Side | Rear |
|-------------------------|---------|-----------------|---------|---------|
| Single-Family Residence | 25-feet | 20-feet | 25-feet | 25-feet |
| Accessory Structures | 25-feet | 25-feet | 10-feet | 10-feet |

1. All setbacks must be measured from the property line.
2. The minimum wetland setback is 50 feet from jurisdictional wetland line.
3. A 10-foot-wide front yard utility easement shall be along all lots and common areas / tracts fronting the internal roads.
4. Minimum 5-foot side and rear drainage easements shall be on each lot within the development.
5. Any setback not specified must be in accordance with the LDR, as amended.

D. Residential Driveways and Street Parking.

1. All single-family residential units shall have at a minimum a paved 2-car wide driveway access from the garage to the street (concrete or pavers). Only one (1) driveway access per lot. Double road frontage driveway access is prohibited. Driveway widths within the right-of-way shall not exceed 24-feet, measured at the throat of the driveway.
2. If the internal subdivision roads are dedicated to the public, street parking shall be prohibited unless internal roads are constructed at 32-feet in width to accommodate street parking on one side or 40-feet in width to accommodate street parking on both sides, while maintaining the appropriate width for emergency vehicles to pass unobstructed. If internal subdivision roads are not constructed to accommodate street parking, one or more of the following shall be provided:
 - a. Individual driveways shall be constructed to accommodate a minimum of four (4) vehicles without impeding the sidewalk. This may be accomplished through longer

- 1 driveways or wider driveways at Developer's option.
- 2 b. Overflow parking lots shall be constructed throughout the community to
- 3 accommodate vehicles that cannot be parked within residential driveways without
- 4 blocking sidewalks.
- 5 c. Additionally, if the internal subdivision roads are not constructed to accommodate
- 6 street parking, Developer shall be required to install the appropriate "no parking"
- 7 signs every 60-feet along the internal roads to allow the prohibition to be enforced
- 8 by law enforcement. The HOA shall be responsible for replacing signage as
- 9 needed.

10 **E. Landscaping, Buffering, and Screening.** Landscaping, buffering and screening shall be
11 in accordance with the Comprehensive Plan and LDR, as amended.

- 12 1. Drought-tolerant, Florida native trees, and drought-tolerant, Florida native vegetation
- 13 shall be utilized for all trees, landscape buffers, and stormwater retention/detention
- 14 areas. Trees between the sidewalk and road shall be prohibited.
- 15 2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing
- 16 100% site appropriate Florida native plant materials from the Institute of Food and
- 17 Agricultural Sciences (IFAS) list. Exotic/invasive species shall be removed. Existing
- 18 vegetation located along the perimeter of the PUD may be used to count towards the
- 19 minimum perimeter landscaping requirement.
- 20 3. All front yard trees shall be canopy trees, at an average spacing of fifty (50) feet on
- 21 center spacing on both sides of roads. The canopy trees required for residential lots
- 22 may count towards this requirement if within a minimum of ten (10) feet and a maximum
- 23 of twenty (20) feet of the right-of-way line. Canopy trees shall be planted a minimum of
- 24 eight (8) feet from public sidewalks and curb.
- 25 4. Trees may not be planted in the right-of-way (R.O.W.)
- 26 5. Best Management Practices for Florida native landscaping and "right plant-right place"
- 27 landscaping techniques shall be utilized in the design and installation of invasive exotic
- 28 plant species in all landscape plantings is prohibited.
- 29 6. The HOA shall manage buffer areas in accordance with a management plan that
- 30 protects Florida native habitats and limits the proliferation of nuisance/exotic vegetative
- 31 species. A copy of the management plan will be provided to the County.
- 32 7. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation
- 33 and shall incorporate soil moisture and rain sensors into the irrigation design.
- 34 8. All homes constructed shall be Florida Water Star SM Program certified.
- 35 9. All other LDR provisions regarding landscaping and screening not addressed herein
- 36 shall apply.

37 **F. Environmental Requirements.**

- 38 1. Open space shall be in accordance with the Comprehensive Plan, as amended.
- 39 2. An environmental assessment dated within six (6) months of the date the preliminary
- 40 plat is submitted will be required to demonstrate the presence of vegetation, soils,

- 1 threatened and endangered species that may exist on the site.
- 2 **G. Noise.** Compliance must be in accordance with the LDR, as amended.
- 3 **H. Transportation.** All access management shall be in accordance with the Comprehensive
4 Plan and LDR, as amended.
- 5 1. The subdivision design shall be in accordance with the Transportation Systems for
6 Subdivision Road D and Layout from the LDR, as amended, including any appendices.
- 7 2. The development shall design, permit, and construct the paved road improvements for
8 South O'Brien Road for the limits of the development frontage to the closest paved
9 public road. This shall be no less than the development frontage for the paved road
10 improvements.
- 11 3. The development shall provide onsite stormwater drainage retention for South O'Brien
12 Road improvements.
- 13 4. Traffic calming will need to be included in the subdivision design utilizing the Florida
14 Greenbook Traffic Calming Treatments and acceptable measures by Lake County.
- 15 5. Sidewalks will be required per LDR, as amended.
- 16 6. Internal roads within the development shall be designed to meet Florida Greenbook
17 and Lake County Road Standards.
- 18 7. All access management shall be in accordance with the Comprehensive Plan and
19 Land Development Regulations, as amended.
- 20 **I. Future Road Maintenance For Internal Subdivision Roads.** Future road maintenance
21 will be funded using a municipal service taxing unit (MSTU), or municipal service benefit
22 unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or
23 concurrent with any final plat or site plan approval, the Owner shall provide any
24 documentation required by the County to impose an MSTU or MSBU, at the County's
25 discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the
26 MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform
27 method of collection set forth under Section 197.3632, Florida Statutes.
- 28 **J. Stormwater Management.**
- 29 1. The stormwater management system shall be designed in accordance with all
30 applicable Lake County and St. Johns River Water Management District (SJRWMD)
31 requirements, as amended.
- 32 2. The developer shall be responsible for any flood studies required for developing the
33 site and shall comply with FEMA regulations and guidelines, as well as the Lake County
34 Comprehensive Plan and LDR, as amended. Any development within the floodplain as
35 identified on the FEMA maps will require compensating storage.
- 36 **K. Mass Grading.** All grading for the site development shall be in accordance with the
37 Comprehensive Plan and LDR, as amended.
- 38 **L. Utilities.**
- 39 1. The development will be serviced by well.

- 1 2. The development will be serviced by Enhanced Nutrient-Reducing Onsite Sewage
2 Treatment and Disposal Systems (ENR_OSTDS) or Distributed Wastewater Treatment
3 Units or Systems (DWTU-DWTS), in accordance with the Comprehensive Plan and
4 LDR, as amended. These systems shall be permitted through the Florida Department
5 of Health (DOH) and/or Florida Department of Environmental Protection (DEP), as
6 appropriate.
- 7 **M. Annexation.** Owner agrees not to enter into any covenant with a municipality to annex
8 which alters the prerequisites of a voluntary annexation under Section 171.044, Florida
9 Statutes.
- 10 **N. Lighting.** All development will adhere to the dark-sky principles set forth in Section 3.09.00,
11 Land Development Regulations, as amended. These same provisions shall apply to
12 individual lot owners as well as to the common areas.
- 13 **O. Signage.** All signage must be in accordance with the LDR, as amended.
- 14 **P. Schools.** School Concurrency shall be met before final plat approval in accordance with
15 the Comprehensive Plan and LDR, as amended.
- 16 **Q. Concurrency Management Requirements.** Any development must comply with the Lake
17 County Concurrency Management System, as amended.
- 18 **R. Development Review and Approval.** Prior to the issuance of any permits, the Owner shall
19 submit a preliminary plat, construction plans, and final plat generally consistent with the
20 Conceptual Plan attached as Exhibit "B" for review and approval in accordance with the
21 Comprehensive Plan and LDR, as amended.
- 22
- 23 **S. PUD Expiration.** Physical development shall commence within three (3) years from the
24 date of this Ordinance approval. Failure to commence construction within three (3) years of
25 approval shall cause the revocation of this ordinance, in accordance with the
26 Comprehensive Plan or superseding documents, as amended. Prior to expiration of the
27 three-year time frame, the Board of County Commissioners may grant, via a Public Hearing,
28 one (1) extension of the time frame for a maximum of two (2) years upon a showing that
29 reasonable efforts have been made towards securing the required approvals and
30 commencement of work. Notwithstanding the foregoing, if at any time the Owner or
31 successor is granted an extension of time pursuant to Section 252.363, Florida Statutes, or
32 Section 7-5, Lake County Code, entitled *Development order extensions*, to the preliminary
33 plat, construction plans, or final plat, commencement of physical development shall be
34 equally extended so long as the development is proceeding in good faith and does not allow
35 the originally extended development order to expire.
- 36 **T. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
37 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
38 County Comprehensive Plan, and Lake County LDR shall include any future amendments
39 to the Statutes, Code, Plans, and/or Regulations.
- 40 **U. No Estoppel:** Approval of this Ordinance cannot be relied upon to assert a claim of
41 estoppel against the County if the property identified herein cannot be developed due to the
42 inability to meet other requirements under the applicable Land Development Regulations.
43 The Owner is solely responsible for performing any necessary due diligence to ensure the
44 property will appropriately support future development.

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Section 2. Conditions.

- A. After establishment of the facilities as provided in this Ordinance, the property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C. This Ordinance will inure to the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor and will be subject to each condition in this Ordinance.
- D. The transfer of ownership or lease of any or all the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.
- E. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 3. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. Effective Date. This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

ENACTED this _____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

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**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

**GARY COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

APPROVED AS TO FORM AND LEGALITY

MELANIE MARSH, COUNTY ATTORNEY

Exhibit "A" – Legal Description

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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.

Exhibit "B" – Conceptual Plan

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

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



Location

Notes:

Total Gross Acreage: 66.2
 (2,270,793 Square Feet)
 Total Net Acreage: 64.35
 (2,262,324 Square Feet)
 Wetlands/Other/Buffer on-site Acreage: 3.84
 (167,270 Square Feet)
 Flood zone: Zone AE (Seismic 98.5)
 Community Parcel Number: 1204211-200690550E

Existing FLJ: Rural
 Planning Zoning: Agriculture District (R)
 Proposed zoning: PUD
 Proposed PUD: PUD H/LUC

Proposed Uses:
 Single Family Lots
 Parks

Proposed Density: 0.8 U Units/Acre
 Min. lot size: 1,200 Sq. Yards
 Min. lot area: 42,533 Square Feet

Adjacent Zoning:
 North - Lake County Rural Residential (R-1)
 East - Reserve and Planned Unit Development (R-UD) and
 Lake County Agriculture (L)
 South - Groveland Agriculture (A) and
 Forest Land Development (FLD)
 West - Lake County Agriculture (A)

Maximum BIR 30% (804,467 Square Feet)
Proposed BIR: Not to exceed 30% (804,407 Square Feet)

Open Space Required: 22% of Net Acreage
 (141,99 Acres/280,380 Square Feet)
 Open Space Proposed: 25% of Net Acreage
 (16.09 Acres/321,950 Square Feet)
 Parks: 8.65 Acres (337,704 Square Feet)
 Buffers: 4.3 Acres (167,388 Square Feet)
 Storm water: 3.3 Acres (143,718 Square Feet)

Total Lot Acreage:
 43 Acres (1,877,958 Square Feet)

Total Common Open Space provided: 11.95 Acres (71% of total)
 Common open space to be maintained by a Homeowners Association

Utilities:
 The Site is within the City of Groveland 1954 area
 Well and septic to be provided
 unless municipal water and sewer service available to the site
 Electric & Natural Gas: Provided by Lake County
 Fire Protection: Provided by Lake County

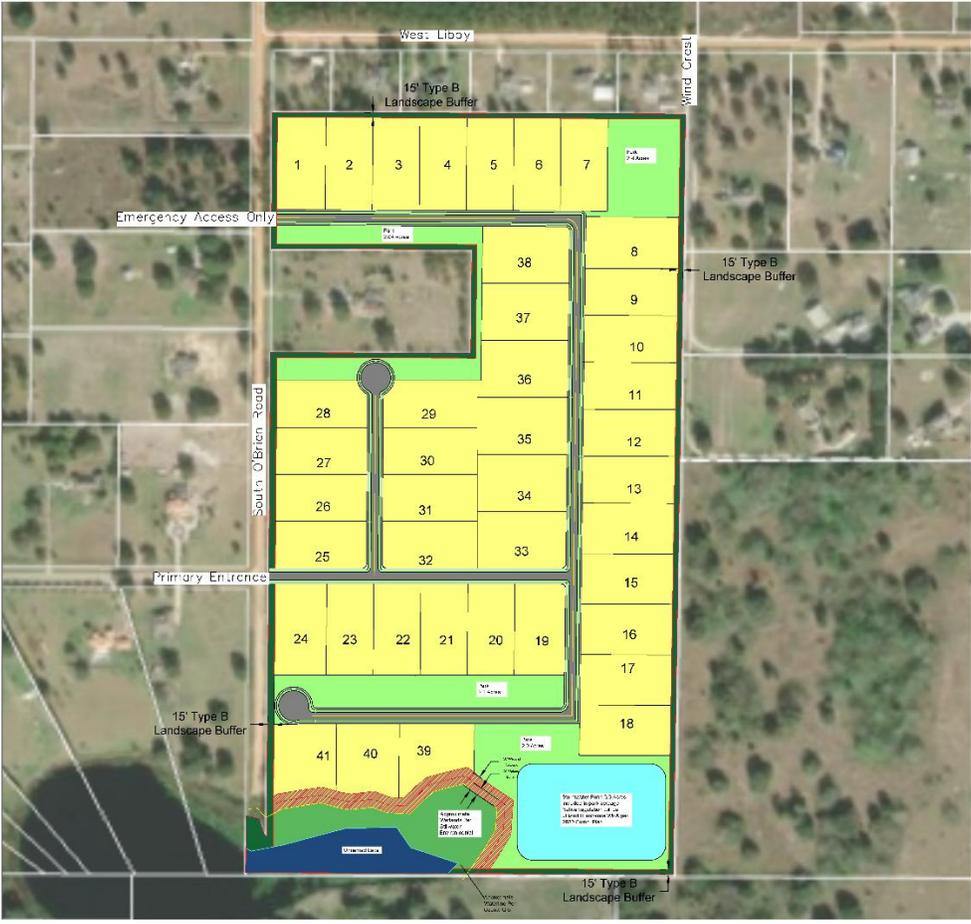
Maximum building height
 Allowed: 40'
 Proposed: 40'

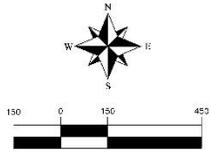
Site lighting shall comply with ITSSVA Guidelines

Buffers (Type and Width):
 North - 15 feet Type B
 South - 15 feet Type B
 East - 15 feet Type B
 West - 15 feet Type B

Proposed: 50' BSW
 The site will meet all applicable stormwater rules and regulations.
 Existing wetland on site to be retained in landscape buffers wherever possible.
 Light poles and fixtures shall be decorative and dark sky compliant.
 Common area landscaping will be maintained by an HOA or similar entity and
 under single ownership in and control.
 This plan is conceptual in nature and is subject to changes due to engineering and other influences.

Legal Description:
 The Northwest 1/4 of the Southeast 1/4, LESS AND EXCEPT the North 230.00 feet thereof,
 More or less in Section 33, Township 21 South, Range 25 East, Lake County, Florida, ALSO LESS AND EXCEPT
 The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township
 21 South, Range 25 East, Lake County, Florida.





(IN FEET)
 1 inch = 150 ft.

*Plan is Conceptual by Design and is subject to Engineering and Other Outside Influences.

Mantione
 Conceptual Plan
 Lake County, FL



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Project #: 2024
 48 City: 12/27/24
 Date: 12/17/24

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