



THE TOWN OF LADY LAKE
DEVELOPMENT ORDER
MJSP 11/24-002
Lady Lake Warehouse

This Development Order is issued this 23rd day of September 2025, to CGCR Holdings, LLC, P.O. Box 7078, Wesley Chapel, FL 33545.

Upon review of the Site Plan Modification for the **Lady Lake Warehouse**, along with supporting documentation submitted by the Developer, the Town of Lady Lake finds the proposed development to be consistent with the goals, objectives, and policies of the Town's Comprehensive Plan and Land Development Regulations.

This Development Order authorizes the construction of all site improvements outlined in Major Site Plan MJSP 11/24-002, titled "**Lady Lake Warehouse**." The project includes the construction of a 25,745 square foot warehouse building with stormwater management facilities, parking area, and landscaping, as legally described in Exhibit "A" with the following waivers:

Waivers from the following provisions:

- Chapter 20, Section 20-3C).3)A). — Building Architecture not adhering to one of the four architectural styles recommended in the Town of Lady Lake Commercial Design Guidelines.

The final plan set includes the following:

- Civil Engineering Plans – 15 sheets, certified by Michael Cherry, P.E., Kimley-Horn and Associates, Inc, digitally signed and sealed on September 11, 2025.
- Landscaping and Irrigation Plans – 8 sheets, signed and sealed by Matthew Dunn, RLA, Kimely-Horn and Associates, Inc, on September 16, 2025.
- Architectural Drawing – one page, prepared by Austin Construction Group.

Technical Review Committee member reviews included in the packet:

- Neel-Schaffer Engineering – General site development Review 3 (Completed June 12, 2025 – Satisfied)
- Fire Review – Reviewed by Kerry Barnett, Town of Lady Lake Fire Official (June 2, 2025 – Satisfied)
- Lady Lake Public Works – Reviewed by C.T. Eagle (September 17, 2025 – Satisfied)

- Waste Management – Reviewed by Scott Southard, Commercial Operations Manager (Completed on August 14, 2025 - Satisfied)
- Building Official – Reviewed by Lisa Godwin, Charles Abbott Associates (Completed on August 21, 2025 – Satisfied)

The St. John’s River Water Management District Environmental Resource Project No. 223840-2 for the Lady Lake Warehouse was issued on March 23, 2025.

Notes:

- ❖ Disclaimer in accordance with House Bill 7019: Property lies within Flood Zones X and AE, as per effective FIRM *12069C0170E dated December 18, 2012.*
- ❖ Florida Statue 166.033. Paragraph 4 indicates that a municipality may not require as a condition of issuing a permit that an applicant obtain a permit or approval from any state or federal agency; however, as a condition to issuing this development order all other applicable state or federal permits must be obtained and copies submitted to the Town **before commencement** of the development.
- ❖ A pre-construction meeting will be required **prior to commencing** any site work.

The following conditions are required prior to issuance of a certificate of occupancy:

1. Completion of all approved site improvements
2. Submittal and approval of certified as-built drawings
3. Copies of all applicable regulatory agency permits

In accordance with Chapter 3 and 7 of the Town of Lady Lake Land Development Regulations (LDRs), this Development Order shall expire if construction of the Land Development does not commence prior to **September 23, 2026**. A request for an extension may be submitted to the Town Manager or designee. Developers have five years from the issuance of the Development Order to complete and finish the project in its entirety. The development has a sunset date of **September 23, 2030**.

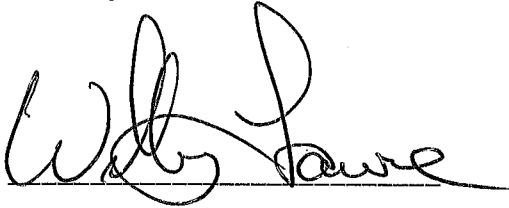
All development orders are issued contingent upon the following:

- The accuracy of information provided in the development plans and associated documents. Inaccuracies that affect compliance with the Town Code, or the soundness of engineering design, may be considered grounds for the voiding of a development order.
- Clarification of discrepancies within the approved plans or associated documents. Where there are contradictions or discrepancies, the Town may require their correction

based on the requirements of the Code, and as appropriate to the internal consistency of the documents.

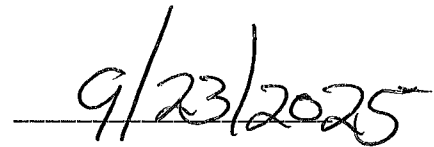
- The issuance of this Development Order shall not be construed as a waiver of applicable regulations and all on/offsite improvement work performed pursuant to this Development Order shall comply with the provision of the Town of Lady Lake Land Development Regulations and Comprehensive Plan in all aspects.

In consideration for approving the Development and to ensure that the Development is consistent with this Development Order, the Town of Lady Lake is authorized to take the following actions in the event it determines, at a duly noticed public commission hearing satisfying due process requirements, that the Developer is not complying with this Development Agreement (1) revoke the rights conferred in the Developer's Agreement and pursue remedies through code enforcement, (2) file for injunctive relief in the Lake County Fifth Judicial Circuit Court enjoining further Developer acts until the Developer complies with the Agreement, or (3) file for injunctive relief in the Lake County Fifth Judicial Circuit Court to force Developer to act consistent with the Agreement. The prevailing party in such court action shall be awarded attorney's fees and costs.



William Lawrence

Town Manager



Date

EXHIBIT A—Legal Description

PARCEL NO. 1:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LYING WEST OF THE SOUTHWESTERLY RIGHT OF WAY OF S.C.L. R.R. LESS THE SOUTH 141 FEET THEREOF, LYING IN LAKE COUNTY, FLORIDA.

PARCEL NO. 2:

BEGIN 141 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, RUN THENCE EAST TO THE WESTERLY RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY, TO A POINT 241.30 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WEST, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH TO THE POINT OF BEGINNING. LESS: FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; RUN SOUTH 241.3 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR 219.60 FEET TO THE POINT OF BEGINNING; RUN THENCE EAST FOR 208.83 FEET TO A.C.L. RAILROAD RIGHT OF WAY; THENCE NORTH 24°05'20" WEST, ALONG SAID RIGHT OF WAY, 257.45 FEET; THENCE SOUTH 88°30'10" WEST FOR 114.30 FEET; THENCE SOUTH 02°35'10" EAST FOR 232.18 FEET TO THE POINT OF BEGINNING, AND LESS ANY PART THAT MIGHT LIE WITHIN THE SOUTH 420.5 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER

EXHIBIT B - Approved Site Plan

LADY LAKE WAREHOUSE CONSTRUCTION PLANS TOWN OF LADY LAKE, FL GRIFFIN VIEW DRIVE PARCEL ID: 21-18-24-0002-000-01200 & 21-18-24-0002-000-01100

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, THE FLORIDA PLUMBING CODE, THE FLORIDA ROOFING CODE, THE FLORIDA WOOD PRESERVATION CODE, THE FLORIDA CONCRETE AND MASONRY CODE, THE FLORIDA GLASS CODE, THE FLORIDA IRON AND STEEL INSTITUTE (AISI) CODE, THE FLORIDA ALUMINUM ASSOCIATION (AA) CODE, THE FLORIDA COPPER DEVELOPMENT INSTITUTE (CDI) CODE, THE FLORIDA ZINC DEVELOPMENT INSTITUTE (ZDI) CODE, THE FLORIDA BRASS DEVELOPMENT INSTITUTE (BDI) CODE, THE FLORIDA NICKEL DEVELOPMENT INSTITUTE (NDI) CODE, THE FLORIDA TITANIUM DEVELOPMENT INSTITUTE (TDI) CODE, THE FLORIDA INSTITUTE OF METALS (IOM) CODE, THE FLORIDA INSTITUTE OF CHEMISTS (FIC) CODE, THE FLORIDA INSTITUTE OF PHYSICISTS (FIP) CODE, THE FLORIDA INSTITUTE OF ENGINEERS (FIE) CODE, THE FLORIDA INSTITUTE OF ARCHITECTS (FIA) CODE, THE FLORIDA INSTITUTE OF LANDSCAPE ARCHITECTS (FLA) CODE, THE FLORIDA INSTITUTE OF SURVEYORS (FIS) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS (FIPE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN AERONAUTICS AND SPACE (FIPEAS) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN CHEMICAL ENGINEERING (FIPECE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN CIVIL ENGINEERING (FIPECE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN ELECTRICAL ENGINEERING (FIPEEE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN ENVIRONMENTAL ENGINEERING (FIPEEE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN INDUSTRIAL ENGINEERING (FIPEIE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN MECHANICAL ENGINEERING (FIPEME) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN METALLURGICAL ENGINEERING (FIPEME) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN NUCLEAR ENGINEERING (FIPENE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN PETROLEUM ENGINEERING (FIPEPE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN SAFETY ENGINEERING (FIPESE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN SOFTWARE ENGINEERING (FIPESE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN SYSTEMS ENGINEERING (FIPESE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN TRANSPORTATION ENGINEERING (FIPETE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN WATER RESOURCES ENGINEERING (FIPEWE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN WIND ENGINEERING (FIPEWE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN WOOD ENGINEERING (FIPEWE) CODE, THE FLORIDA INSTITUTE OF PROFESSIONAL ENGINEERS IN YACHT ENGINEERING (FIPEYE) CODE.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF LADY LAKE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

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STATE MAP

SITE LOCATION MAP

AERIAL LOCATION MAP

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	STORMWATER POLLUTION PREVENTION PLAN
C101	EROSION CONTROL DETAILS
C102	PHASE 1 EROSION CONTROL & DEMOLITION PLAN
C103	PHASE 2 EROSION CONTROL PLAN
C200	SITE PLAN
C201	EMERGENCY VEHICLE CIRCULATION
C300	PAVING, GRADING, AND DRAINAGE PLAN
C400	SITE CROSS SECTIONS
C500	UTILITY PLAN
C501	CONSTRUCTION DETAILS
C502	TOWN OF LADY LAKE DETAILS
C600	PHOTOMETRIC PLAN

LEGAL DESCRIPTION:

CONTACTS:

ENGINEER / DESIGNER:	SURVEY:
LANDSCAPE ARCHITECT/DESIGNER:	GEOTECHNICAL:
DEVELOPER/OWNER:	

UTILITY COMPANIES:

FIBER TELEPHONE:	SEWER WATER:
ELECTRIC:	CATV:

GROUNDWATER CONSIDERING NOTE:

Stamp: SUNDOWN

COVER SHEET

LADY LAKE WAREHOUSE
PREPARED FOR
CGR HOLDINGS

DATE: 11/15/23
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
SCALE: AS SHOWN
PROJECT NO: 23-000

FOR PERMITTING PURPOSES ONLY

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KEYNOTE LEGEND

LEGEND

SCALE: 1" = 40'

SITE DATA TABLE	
PROJECT NO.	23-000
DATE	11/15/23
DRAWN BY	J. J. JENSEN
CHECKED BY	J. J. JENSEN
SCALE	AS SHOWN
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SCALE	AS SHOWN

GROUNDWATER CONSIDERING NOTE:

Stamp: SUNDOWN

SITE PLAN

LADY LAKE WAREHOUSE
PREPARED FOR
CGR HOLDINGS

DATE: 11/15/23
DRAWN BY: J. J. JENSEN
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<p>1 EXTERIOR FRONT ELEVATION</p>	<p>5 PAGE KEY NOTES</p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>1. EXTERIOR FRONT ELEVATION</td></tr> <tr><td>2</td><td>2. EXTERIOR SOUTH SIDE ELEVATION</td></tr> <tr><td>3</td><td>3. EXTERIOR NORTH SIDE ELEVATION</td></tr> <tr><td>4</td><td>4. EXTERIOR REAR ELEVATION</td></tr> <tr><td>5</td><td>5. PAGE KEY NOTES</td></tr> <tr><td>6</td><td>6. FINISH SCHEDULE</td></tr> <tr><td>7</td><td>7. MATERIAL AWNING EXAMPLE</td></tr> <tr><td>8</td><td>8. WINDOW AWNING EXAMPLE</td></tr> <tr><td>9</td><td>9. WOOD CLADDING EXAMPLE</td></tr> </table>	NO.	DESCRIPTION	1	1. EXTERIOR FRONT ELEVATION	2	2. EXTERIOR SOUTH SIDE ELEVATION	3	3. EXTERIOR NORTH SIDE ELEVATION	4	4. EXTERIOR REAR ELEVATION	5	5. PAGE KEY NOTES	6	6. FINISH SCHEDULE	7	7. MATERIAL AWNING EXAMPLE	8	8. WINDOW AWNING EXAMPLE	9	9. WOOD CLADDING EXAMPLE	<p>ACG ENGINEERING & CONSTRUCTION</p> <p>10000 100TH AVENUE, SUITE 100 DENVER, COLORADO 80231 TEL: 303.440.1000 WWW.ACG-ENR.COM</p> <p>PROJECT INFORMATION</p> <p>CLIENT: [REDACTED]</p> <p>PROJECT: [REDACTED]</p> <p>DATE: [REDACTED]</p> <p>SCALE: [REDACTED]</p> <p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> <p>SHEET TITLE</p> <p>EXTERIOR BUILDING ELEVATIONS</p> <p>SHEET INFORMATION</p> <p>PROJECT NO. [REDACTED]</p> <p>DATE: [REDACTED]</p> <p>SCALE: [REDACTED]</p> <p>BY: [REDACTED]</p> <p>CHECKED: [REDACTED]</p> <p>APPROVED: [REDACTED]</p> <p>A2.1</p>	NO.	DATE	DESCRIPTION									
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