

BAYTREE GOLF COURSE and AMENITIES

***LAND USE / ZONING EVALUATION***

**PREPARED FOR:**

Fourages, LLC.  
Attn: Sheryl A. Klein  
228 Juniper Way  
Tavares, FL 32778

**PREPARED BY:**



**Wicks Engineering Services, Inc.**

225 West Main Street ♦ Tavares, Florida 32778

P (352) 343-8667 F (352) 343-8665

CERT. OF AUTHORIZATION #30062

March 15, 2017

**BAYTREE GOLF COURSE and AMENITIES**  
***LAND USE / ZONING EVALUATION***

The Baytree Golf Course and Amenities is an existing developed 18 hole golf course that occupies approximately 89 acres of land. The amenities include a building that contains a “Pro Shop” and small café/food service area. Support type improvements including parking facilities, landscaping, tennis courts and a golf course Maintenance Facility. The Baytree Facility is currently owned and operated by Fourages, LLC, a Florida Limited Liability Company. The Golf Course is located at 129 Juniper Way, Tavares, Florida 32778. The Golf Course and amenities were constructed and placed in service as an independent component of Baytree Subdivision that was platted in 3 Phases, beginning in February 1990 with the Phase III plat recorded in February of 1995.

The City of Tavares annexed the property that comprises the Golf Course and amenities along with the land that makes up the 3 Phases of Baytree on June 6, 1984. A subsequent rezoning from Lake County RMRP to City Planned Unit Development was completed in June of 1988. The initial PUD provided for 360 multi-family units and one 18-hole golf course with amenities. The PUD was amended on June 5, 1991 to allow 360 multi-family or detached single family units, along with the golf course and amenities.

The PUD zoning condition allows up to 360 total units of either multi-family or single family detached homes and is still in effect at this time.

As noted above, the Baytree project was eventually constructed in 3 Phases with Plats recorded for each Phase. The area that comprises the golf course and amenities was not included in the recorded Plats. Consequently, the approximate 89 acres of land is

held under separate ownership as noted. The Lake County Property Appraiser has assigned 4 Alternate Key Numbers to the property: 1185092, 2943386, 3267826, and 3878793.

Based upon Boundary Surveys for the Fourages, LLC ownership, the total land area is estimated at 89 acres. Using aerial photography and other available mapping, there are several acres of jurisdictional wetlands within the property boundary. The golf course parcels also contain retention ponds that provide stormwater management for the golf course and the Baytree subdivision. The golf course owner (Fourages, LLC) is responsible for the maintenance of the stormwater system that serves both the golf course and Baytree subdivision.

Based upon the PUD Ordinance, a total of 360 multi-family or detached single family units are allowed within the original parcel that was rezoned. Using the Recorded Plats for each Phase of Baytree, the following unit count was determined:

<b>Phase I</b>	69 multi-family
	<u>0</u> single Family
Sub total	64
<hr/>	
<b>Phase II</b>	56 multi-family
	<u>58</u> single family
Sub total	114
<hr/>	
<b>Phase III</b>	7 multi-family
	<u>57</u> single family
Sub total	64
<hr/>	
Total Units	242
Allowable Units	360
Remaining Units	118

Based upon the inventory of units, there are 118 units remaining undeveloped. The golf course parcels are within the approved PUD boundary; consequently, the remaining units could be developed within the golf course parcels.

In order to determine the acreage of developable area within the Golf Course property, a survey should be completed to verify the boundary, wetland limits, and stormwater retention areas located within the parcels.