REGULAR PLANNING AND ZONING BOARD MEETING

Date: **Monday, March 10, 2014**
Time: **6:00 p.m.**
Place: **Town Hall Commission Chambers**
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – February 10, 2014 Meeting

2. **Selection of a Chairperson and a Vice Chairperson**

3. **Resolution No. 2014-102** – La Plaza Grande Professional Center – Variance Request to Authorize the Removal of a 38" Historic Live Oak Tree to Accommodate a New Office Building on the Last Remaining Parcel at the La Plaza Grande Professional Center – Located at 302 La Grande Blvd. (Wendy Then)

4. **Resolution No. 2014-103** – Orange Blossom Hills Country Club Expansion – Parking Space Size Reduction Variance to Allow 9.5'x17' as the Minimum Regular Parking Space Size Throughout the Orange Blossom Hills Country Club – Located at1542 Water Tower Circle (Wendy Then)

5. **Resolution No. 2014-104** – Grand Oaks Holding, LLC – Variance for Proposed New Freestanding Off-Site Premises Sign – Located at the Southeast Corner of County Road 25 and Marion County Road (Wendy Then)

CHAIRPERSON/MEMBERS' REPORT

ADJOURN

NOTE: THIS BOARD IS ADVISORY. ALL RECOMMENDATIONS ARE FORWARDED TO THE TOWN COMMISSION.

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas/P&Z Meeting – 03-10-14

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

February 10, 2014
6:00 p.m.

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.

CALL TO ORDER: William Sigurdson, Vice Chairperson

PLEDGE OF ALLEGIANCE: William Sigurdson, Vice Chairperson

ROLL CALL: Alfred Monteleone, Member
Mike McKenzie, Member
William Sigurdson, Vice Chairperson/Member

ABSENT: John Gauder, Chairperson
Julius Chirieleison, Member

STAFF MEMBERS PRESENT: Attorney Todd Mazenko, BRS Legal; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Julia Wolfe, Staff Assistant to Town Clerk

Also Present: Mayor/Commissioner Ruth Kussard and Commissioner Paul Hannan

OPEN FORUM:

Mr. Sigurdson asked if anyone in the audience had any other comments or questions. There was no one.

NEW BUSINESS:

1. **Approval of Minutes:** November 13, 2013 Planning and Zoning Board Meeting

Vice Chairperson/Member William Sigurdson asked if anyone had any corrections or deletions to the November 13, 2013 Planning and Zoning Board meeting minutes.

Upon a motion by Member McKenzie and a second by Member Monteleone, the Planning and Zoning Board approved the Minutes of the Planning and Zoning Board Meeting of November 13, 2013 by a vote of 3-0.

2. **Selection of a Chairperson and a Vice Chairperson**

Vice Chairperson/Member Sigurdson stated he would like to postpone this agenda item until the next meeting since some members were absent.

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3. Hilltop Subdivision – Preliminary Plat of a 94 Unit Single-Family Residential Subdivision on 44.43 +/-Acres – Located on Griffin Avenue Approximately 5,650 Ft. East of the Intersection at County Road 25 (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Town Clerk's office). She stated that the applicant, Milton Jennings, President of Hilltop Manors, Inc., has submitted plans for Preliminary Plat approval of a subdivision which proposes the construction of 94 single-family residential units on approximately 44.43 acres. She stated the property is located on Griffin Avenue, approximately 5,650 ft. east of the intersection at County Road 25 (Alternate Keys 1238277, 1770483, and 1238111). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). The following items were included in the packet:

1. Preliminary Plan Review completed by Public Works, dated 12/6/2013 and 01/29/2014 (satisfied).
2. Fire Review No. 3 for the Preliminary Plat completed by Kerry Barnett, dated 01/31/2014 (satisfied).
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 01/30/2014 (satisfied).
4. Lake County Public Works Review completed by Ross Pluta, dated 12/5/2013 (satisfied).
5. Lake County School District-School Concurrency Review by Dawn McDonald, dated 12/5/2013 (satisfied).
6. Lake Sumter MPO Traffic Analysis review dated 12/4/2013 (satisfied).
7. Lady Lake Building Official comments dated January 29, 2014 (satisfied).

Ms. Then stated the property's Future Land Use designation is Single Family Medium Density (SF-MD). The zoning designation is Planned Unit Development (PUD) governed by the Memorandum of Agreement adopted under Ordinance No. 2013-02 establishing Residential Single Family up to six dwelling units per acre.

The Preliminary Plat meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The Preliminary Plat plans, consisting of five sheets, are drawn on 24"x36" pages and have been certified by Donald A. Griffey, Professional Engineer of Griffey Engineering for Jennings Construction Services Corporation.

Ms. Then stated comments for this application are as follows:

1) The Hilltop Subdivision does not propose to connect to the Town's Sewer, Water, and Reuse; therefore, Utility Plans will be submitted in the subsequent Improvement Plan application.

2) In accordance with the provisions of Chapter 8, Section 8-6).e).1, the applicant shall submit copies of all jurisdictional agency approved permits and/or Exemption Letters (when applicable), including:

- Lake County Right-of-Way Utilization Permit

- DEP Water Well Permits
- St. John's River Water Management District ER Permit
- Florida Fish & Wildlife Permit to relocate Gopher tortoises off-site
- Drafts of protective covenant

3) The applicant will be required to submit the Covenants and Articles of Home Owner's Association for the subdivision.

4) The Hilltop residential subdivision will be providing the required Open Space area for activity-based recreation facilities, as provided by the following matrix:

Zoning District	Open Space Percentage	Activity-Based Recreation Area*
PUD	25 %	5%

*In accordance with Chapter 8, Section 8-5).0.1), the applicant will be listing the dimensional acreage for activity-based recreation areas on the plans before final approval for the Town Commission meeting; showing that it meets the required 5% of the 25% Open Space.

Preliminary Plat Approval does not permit the construction of any improvements. All permits from other agencies with jurisdiction must be completed before a development order may be issued.

Photos of the property were shown on the overhead viewer.

Ms. Then stated the Technical Review Committee voted 5-0 to transmit Ordinance No. 2014-03 to the Planning and Zoning Board for their recommendation at the February 4, 2014 meeting. The Town Commission is tentatively scheduled to consider the Preliminary Plat at their regular meeting on Monday, March 3, 2014 at 6 p.m. Ms. Then stated the applicant has to complete improvement plans and a final plat before any buildings or homes can be erected on the land.

Ms. Then stated the applicant was present to answer any questions.

Vice Chairperson/Member Sigurdson referred to the diagrams which show the contours of the property and stated he lives adjacent to the property and is familiar with it. He stated the layout of the property is nice and has a good east/west roadway which appears to run along the 167+ ft. hilltop, and then runs westward with an approximate 50 ft. drop in elevation. He stated he has a concern about the water drainage as his home and other property owners' lots are on the west side.

Mr. Don Griffey with Griffey Engineering stated he shared Mr. Sigurdson concerns. He stated there is a large area which slopes down into the area, with a bit of erosion and sediment that has already built up along the fence line. Mr. Griffey stated they have already completed the grading plan for the project and a lot of that hilltop is going to come down. He stated they will be installing a retaining wall along the boundary, and all the lots are being graded so the water will

drain toward the streets and inward on the western boundary from the rear toward the road. Mr. Griffey stated it will significantly reduce or eliminate the run-off going toward the Water Oaks Development. He stated a landscape buffer and a recreational trail will be along the perimeter, which will be an inverted section in a swale, so any run-off from the back slope will get captured in the swale and be sent to the ponds as well. Mr. Griffey stated they designed it with the anticipation of no run-offs going to the neighbors which is an improvement over what is happening today.

Member Monteleone asked what the retention wall would consist of between the two developments.

Mr. Griffey replied it will be a three foot tall wall made of split-face stack blocks.

Vice Chairperson/Member Sigurdson asked when they will start development.

Mr. Griffey replied they are expecting to start around April or May. He stated they will be submitting the Construction Improvement Plans as soon as they receive Town Commission approval. He stated they will be installing their own water system out front because of the distance away from Town utilities, so they need to go through the process of getting a Consumption Use Permit from the Water Management District and a water system approval from the Department of Environmental Protection (DEP).

Vice Chairperson/Member Sigurdson referenced the illustration of the aerial photo and asked if the well will be out front.

Mr. Griffey replied that the well site will be tucked in among the trees off the road that leads to the north. He stated all the trees along the front will be left in place and a professional arborist will clean it up so it will have a nice park look and feel.

Member Monteleone asked what type of improvements will be made on Griffin Avenue.

Mr. Griffey stated the County is requiring that a right turn lane be installed for incoming traffic. He stated the vast majority of the cars entering will be coming in and leaving from the west and there is no need for a left turn lane for inbound traffic. He stated the County and the Town has directed them to install sidewalks along their frontage.

Member Monteleone asked if the sidewalks would be installed just in front of their development or along the entire length of the road.

Mr. Griffey replied it would only be in front of their development. He stated they are dedicating an additional right-of-way across the frontage which will allow for the space to install the sidewalks. He stated the right-of-way along Griffin Avenue varies, and in some areas, goes right to the edge of the pavement.

Vice Chairperson/Member Sigurdson asked if there was anyone in the audience who wished to speak on this matter. There was no one.

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Upon a motion by Member Monteleone, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Hilltop Subdivision Preliminary Plat to the Town Commission for consideration by a vote of 3-0.

4. Ordinance No. 2014-03 – Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting an Eighth Amendment to the Amended Development Order to Add a 94 Bed Assisted Living Facility to the DRI and Remove 7,550 Sq. Ft. of Commercial Entitlements (Wendy Then)

Wendy Then, Town Planner, gave a brief summary of the agenda item (on file in the Town Clerk's office). She stated the applicant, Villages of Lake-Sumter, Inc., has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. The DRI Development Order must be amended to add 94 ALF beds since the Assisted Living Facility is currently not permitted in the DRI. The Villages proposes a reduction of 7,550 sq. ft. of commercial entitlements currently entitled on this site to ensure there is no increase in impacts from the change.

Ms. Then stated the ALF campus is to be located in the Spanish Springs area, within the Town Center Commercial area at Avenida Central and U.S. Highway 27/441. She stated the campus will consist more specifically of approximately 94 ALF beds, containing ALF and Memory Care beds with accessory uses such as a dining room, a cafeteria and other amenities. The proposed ALF campus is compatible with the surrounding area. The Town Center Commercial category in the DRI is being amended to permit the ALF use by amending the Phase Allocation table to identify ALF as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the use of Assisted Living Facilities.

Photos of the property, maps and the postings were shown on the overhead viewer.

In accordance with Florida Statute 380.06(19) (e) 2, a local government can approve the amendment based on their local approval process. However, courtesy copies of the proposed amendment have been provided under separate cover to the East Central Florida Regional Planning Council (ECFRPC), Withlacoochee Regional Planning Council (WRPC), and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19) (e) 2., F.S.

Traffic: The addition of 94 ALF beds while decreasing 7,550 sq. ft. of commercial results in no increase in projected external vehicle traffic; this is demonstrated in the attached transportation analysis provided by Kimley-Horn. The analysis determines that according to the 9th edition of the ITE Trip Generation Manual, the 94 ALF beds would generate 28 pm peak hour trips and 284 trips per day. To ensure the project is trip-neutral, meaning no additional external trips are generated, the traffic analysis concludes that a reduction of 7,550 sq. ft. of commercial is needed.

Open Space: The amendment would also not reduce conservation lands or open space in the DRI. All of the subject property is designated as Town Center Commercial on the DRI Master Plan and none of the subject property is classified as Open Space or Conservation within the

DRI. There are lands designated as Open Space and Conservation within the DRI but those lands are not impacted by this change.

Other Impacts: This amendment will have no impact to the Town's Water and Sewer Utilities, as these Town services are not provided to the Villages properties. In addition, no impacts to schools, parks and recreation, or library services will occur as a result of approval of the proposed amendment.

Ms. Then reported the amendment summary and findings are as follows:

- On January 2, 2014, the Developer submitted an e2 application to a previously approved DRI pursuant to Section 380.06 (19)(e)(2)k., F.S. to amend the DRI to add:
  - Assisted Living Facility as a permitted use in areas designated as Town Center Commercial
  - Amend Map H-1 to add 94 ALF beds and reduce commercial by 7,550 sq. ft.
  - The changes proposed in the e2 application meet the criteria in s.380.06(19)(e)2.k. because the amendment results in no increase in external peak hour trips and does not reduce open space or conserved lands.
  - This amendment is not a substantial deviation to the DRI pursuant to s.380.06(19)(e)2.k.
  - The Town of Lady Lake is the governing body having jurisdiction over the review and approval of the e2 application, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this eighth amendment to the Tri-County Villages DRI ADO.
- The proposed development is consistent with the applicable local comprehensive plan and is consistent with the applicable local land development regulations.
- The impacts of this development are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the Town do not constitute a substantial deviation to the original DRI Development Order.

Based upon the evaluation of the justification as provided above, this amendment meets the criteria in s.380.06(19)(e)2.k. because the amendment 1) does not generate an increase in external vehicle trips, and 2) the amendment does not reduce any approved open space or conservation areas in the DRI. The applicant has provided the Department's determination letter with the application.

Ms. Then stated that the application was received on January 2, 2014 and the 14 adjacent property owners were notified by certified mail. Of those, five inquiries were received; three in person and two e-mails, with one opposing the amendment and one general inquiry.

Ms. Then reported the Technical Review Committee (TRC) voted 5-0 to transmit Ordinance No. 2014-03 to the Planning and Zoning Board for their recommendation at the February 4, 2014 meeting. The Town Commission is tentatively scheduled to hear Ordinance No. 2014-03 for first reading at their regular meeting on Monday, March 3, 2014 at 6 p.m., and for second/final reading at the regular meeting to be held on Monday, March 17, 2014 at 6 p.m.

Ms. Then stated the applicant was present to answer any questions.

Vice Chairperson/Member Sigurdson commented he did not know where the property was located in the packet, and was glad Ms. Then showed the photos. He stated it is an irregular shaped parcel.

Mr. Sigurdson asked if there was anyone in the audience who wished to speak on this matter.

Ms. Barbara Vogeley of 1052 Avenida Sonoma introduced herself and stated she was at a loss as to how this has all taken place. She stated she has lived here for nine years and this is the first she has heard of a 94 bed Assisted Living Unit. She asked when all of this was planned and stated she was very concerned there will be sirens coming and going to an Assisted Living Facility. Ms. Vogeley stated they live in Vista Sonoma which is a very quiet area and she would like to keep it that way. She stated if they could have another community like where they live she thinks it would be a better solution than an Assisted Living Facility.

Mr. Irwin King, President of the Vista Sonoma Property Owners Association, introduced himself.

Vice Chairperson/Member Sigurdson asked if the location of Vista Sonoma could be shown on the map.

Ms. Then showed where the development was located on the map.

Mr. King stated it was across the street from the proposed site. He stated their concern was there has been little information as to what is proposed, except for a couple of letters. He stated a major concern is where the access would be located and he suspects it would not be accessed from Avenida Central.

Thad Carroll, Growth Management Director, replied to the previous questions regarding how this came about by stating this is the first step in the process as the applicant is coming to the Board to seek that entitlement as part of the DRI. He stated the applicant is essentially taking 7,500 sq. ft. of commercial off the table and exchanging it based on the criteria of the statute on two elements to add 94 beds in exchange. Mr. Carroll stated the access route will be shown at the site plan phase and staff cannot require an applicant to show all the plans at this stage. He stated the use has to be established, and at the site plan phase, staff will determine where the driveways are to be placed and the actual physical aspect of the site. He stated Darrin Taylor, representative for the applicant, may want to elaborate a little more.

Mr. King asked if the building would be single or two-story, how many parking spaces, and what kind of traffic the facility will generate. He stated he assumed they will have to bring food in because there are trucks that make a lot of noise now in back of Publix. He stated those are the questions that bother the residents. Mr. King stated they have 46 units at Avenida Sonoma and it is very quiet and they take a lot of pride in that area, and they would like some more information before action is taken.

Vice Chairperson/Member Sigurdson thanked Mr. King for letting the Board know where he lives because he was not aware it was a residential area. He stated he assumed it was an extra hotel or something in The Villages.

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Mr. King stated originally it was, and it concerns him now that they are considered within the commercial district; however the by-laws of the commercial district say there will not be any residential property there. He stated he can assure the Board it is residential property.

Mr. Darrin Taylor with Carlton Fields and Jorden Burt Attorney at Law, representing The Villages, introduced himself. He stated they are at step one of a process, because under the Town of Lady Lake Comprehensive Plan, they already have the ability to have Assisted Living Facility in place. He stated because it is a large project in The Villages, under State Law, another level of review called the DRI review is required. He stated the DRI review is more specific than the overall Comprehensive Plan, but it is not specific as to plats, site plan, or where the access points are, etc. He stated the map in front of them is where they are at in the level of planning. Mr. Taylor stated under the overall Master Plan in Town Center Commercial, they originally envisioned a number of different uses to create a mixed use feel like they have now in The Villages, but Assisted Living was not one of the uses. He stated they would like to have the ability to have an Assisted Living Facility within the Town Center Commercial in place.

Mr. Taylor stated assuming the Town Commission recommends approval, the next step would be the actual site plan review. He stated it is considered a minor change under State Law if what you are proposing is not impacting environmental areas, conservation land, or increasing traffic. He stated typically at this level, the Florida Department of Transportation, State Land Planning Agency, and other agencies would provide comments on the change, but because this is considered a minor change, none of those agencies are providing comments. Mr. Taylor stated they are requesting a recommendation of whether Assisted Living is appropriate in Town Center Commercial, because all of Town Center Commercial is approved for commercial. He stated their traffic analysis looked at the equivalent of 94 Assisted Living Facility beds and the equivalent amount was 7,550 ft. of commercial. Therefore, they are reducing the amount of commercial they can build in order to add the Assisted Living Facility. He stated all the questions that are being asked are very appropriate at the site plan level.

Member McKenzie asked if the area is currently being used for vendor parking when they have functions at the Square.

Mr. Marty Dzuro introduced himself as representing The Villages. He stated it is sometime used for vendor parking and as a staging area for the 5K and 10K racing. He stated the property is slated for commercial development and has been vacant.

Member McKenzie asked how they will accommodate these people if they use that area. He stated parking is nil when you have a major function down there, and if the vendors move to the parking lot, that will take away parking for people attending the function.

Mr. Dzuro replied they would move them to the outer limits of the parking lot depending on the size of the event. He stated they have tracked parking in that area and these statistics are reported to the Town every time they do a plan. He stated the biggest complaint he has heard over the years is that there is not enough parking if it is not 100 ft. away from Town Center. He stated they have done a series of historical pictures even at large events, and the parking on the outskirts is always vacant.

Mr. Dzuro stated an Assisted Living Facility company is interested in the parcel, but unless they can add ALF to the DRI, they will not proceed with any plans. He stated they will still have to sign a deal with them and then the ALF will have to turn in plans as the next step. He stated they will have to go through the Town's process through staff, the Planning and Zoning Board, and the Town Commission, as well as the three member Villages Development Review Committee, which looks at building height, designs, and traffic flow. He stated The Villages will require more landscaping than the Town does.

Member Monteleone asked for clarification because Mr. Dzuro stated they would like to have it available for an Assisted Living Facility, but it may not be.

Mr. Dzuro replied anything could happen as they may not make a deal with the Assisted Living Facility, and if that happens, they would probably reach out to another company. He stated it just gives them the ability to have an ALF in that area.

Vice Chairperson/Member Sigurdson asked what would be the situation if they were unable to find anybody to build that type of facility.

Mr. Dzuro replied they have commercial square feet left over that they have not developed yet, and would build some type of commercial establishment if they could not make a deal with the Assisted Living Facility.

Vice Chairperson/Member Sigurdson stated if this goes through the approval process, then it is still available for another facility.

Mr. Dzuro replied that they could get the entitlement to build and it may never get built, although the company they are talking with is very interested and he does not foresee a problem.

Vice Chairperson/Member Sigurdson asked how this little section of property is different from the rest of The Villages.

Mr. Dzuro replied Map H is the Master Plan, and in 1988 they did the Tri-County Villages of Lady Lake from the Lake-Sumter County line east. He stated when you have a DRI and you buy property adjacent to it and want to develop it, they make you incorporate that into the DRI. Mr. Dzuro stated the maps show the Tr-County Villages of Lady Lake and Tri-County Villages of Sumter, and they each have individual development orders. He stated when they go into the DRI and make any change, it has to show up on the maps, and this particular area is in Lady Lake's jurisdiction.

Member McKenzie stated no one answered the question regarding ambulances and sirens. He stated he lives in The Village of Del Mar and has been there for 20 years, and the ambulances and fire trucks very rarely have their sirens on when they come through, although they have their lights on. He stated he is not sure whether that is an agreement they made with The Villages or a Fire Department policy. Mr. McKenzie stated he does not always agree with everything The Villages does, but stated everything they do is usually top notch and in-line with everything else.

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Vice Chairperson/Member Sigurdson explained that the Board's process is to basically see whether the proposal is in accordance with what can be done. He explained the Board is merely advisory and makes recommendations, and the Town Commission has the final say.

Mr. Paul Yander of 1041 Avenida Sonoma introduced himself and stated he has some concerns about sufficient parking within the commercial zone. He stated the Church on the Square is being developed into a Performing Arts Center or something like that, and it will be adding a tremendous amount of cars, and he hopes the developer will consider that when using this particular parcel of land. He also stated there is a wall behind the existing lot which leads to the Publix and Belk's and he suggested that the developer who buys or leases the land consider using that area since it is already being used for truck deliveries. He stated their food deliveries could be delivered in the back of the facility, and that will keep some of the traffic off of Alvarez Avenue and Avenida Central, which would help in the noise area. Mr. Yander stated they only have one entrance off of Alvarez Avenue, and he hopes there will be turn lanes involved because getting out of the entrance and exit are already very difficult.

Mr. Yander stated he assumes some of the Assisted Living people will be moving around outside of the facility and suggested some sort of sidewalk system be put in place. He stated most of the residents have lived there for nine years, and when the developer changed it from a lifestyle program to rental units, no one wanted to recognize that they have residents living in the commercial area. He stated they love the facilities they have; the houses are townhouse type villas, and they are all happy to be there, but the developer shows them very little concern.

Mr. Jetson McCleary of 1032 Avenida Sonoma stated he just talked with the President of the Board and he was on the Board for five and a half years prior to this year. He stated he is the owner and operator of an Assisted Living in New York State and a consultant to the people who brought out two of his properties in Chicago, and he knows how a presentation should be put together. He stated he would like to request copies of what staff has on their computer before their Board meeting this Thursday afternoon, because he would like to share the information with his neighbors.

Mr. McCleary stated over the last 30 years, he has faced putting up properties and administrating them, and he still has his administrative license. He stated his point is they have one entrance and exit that is on a curve, and the other is exit only. He stated when the emergency vehicles come, they are faced with driving through the gate or just parking the truck. He stated it was amazing that was allowed to happen. Mr. McCleary stated he would like to volunteer to act as a liaison if possible and if the Board wants him to do it. He stated he has been on both the operating side and now he is on the owner's side, plus he lives in the area in questioned. He stated he would like to see both sides be able to co-exist.

Mr. McCleary stated when he brought his property about nine years ago, there was a separate unit that is now a part of Freedom Pointe; it was about an 80 bed facility, plus about 20 or so beds for their memory care. He stated some of the residents need to be educated, because Assisted Living is not a nursing home; it is non-nursing services and there are activities of daily living. Mr. McCleary stated they can also offer respite care in the State of Florida, which could mean for a weekend, or up to two or three weeks. Mr. McCleary stated he knows what the Laws are in New York State and assumes Florida follows along.

Vice Chairperson/Member Sigurdson asked if there were any other comments from the audience, and as there were no further comments, asked for a motion.

Upon a motion by Member Monteleone, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal of Ordinance No. 2014-03 to the Town Commission for consideration of approval by a vote of 3-0.

CHAIRPERSON/MEMBERS' REPORT:

There were no comments or reports.

ADJOURN:

With nothing further to discuss, the meeting was adjourned at 6:54 p.m.

Julia Wolfe, Staff Assistant to Town Clerk

John Gauder, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk

DRAFT

There Is No

Packet Item

For #2

3

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: March 10, 2014

SUBJECT: **Resolution 2014-102 – La Plaza Grande Professional Center– Variance Request to Authorize the removal of One (1) 38" Historic Tree to Accommodate the construction of a new office building on the last remaining parcel at the Site –302 La Grande Blvd. (Alternate Key #3808678).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2014-102 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2014-102 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f). of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

The applicant proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of up to 4,300-square-foot of new office building space on the last remaining parcel at the La Plaza Grande Professional Center Site. The applicant states that due to the fact that the historic tree lies directly within the building pad, it's required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain (Please see Justification Statement attached).

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

1. No diminution in value of surrounding properties would be suffered.

2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 07 Township 18 South Range 24 East, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Planned Commercial (CP). The subject property is located at 302 La Grande Blvd. within the La Plaza Grande Professional Center (Alternate Key 3808678); within the town limits of the Town of Lady Lake, Florida. The application is complete and ready for review by the Planning & Zoning Board for their recommendation. Resolution 2014-102 was reviewed by Town Attorney, Derek Schroth, on Tuesday, February 25, 2014, and determined correct in form.

Notices to inform the surrounding property owners (16) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014.

Note:

Upon approval of this variance resolution, the applicant will continue the with Site Plan application process for approval of the improvements proposed at the remaining vacant lot. All landscaping buffer requirements and planting would have to be satisfied during this process.

Past Actions:

The **Technical Review Committee** reviewed the application for Resolution 2014-102 at its regular meeting on Tuesday, February 18, 2014, recommending approval with a 3-0 vote.

Public Hearings:

The Town Commission will review the application for Resolution 2014-102 for final consideration at its regular meeting on Monday, March 17, 2014 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance(s)** **[X] Resolution** **[ ] Budget Resolution**

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

---

3-4-14 DEPARTMENT HEAD _____ Submitted 3/4/14 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER _____ Approved Agenda Item for: 3/10/14 Date 3/4/14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2014-102

A RESOLUTION GRANTING A VARIANCE TO AUTHORIZE THE REMOVAL OF ONE HISTORIC TREE IN ACCORDANCE WITH CHAPTER 10, SECTION 10-4).f)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, ON PROPERTY OWNED BY BRIAN W. WARWICK, JANET R. VARNELL, AND ELLEN R. ROBARDS, LOCATED AT 302 LA GRANDE BLVD., WITHIN THE LA PLAZA GRANDE PROFESSIONAL CENTER (ALTERNATE KEY 3808678), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Brian W. Warwick, Janet R. Varnell, and Ellen R. Robards, the property owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A", have petitioned for a variance from the provisions of Chapter 10, Section10-4).f)., which requires a variance for the removal of historic trees; and

WHEREAS, the applicants are requesting to be allowed to remove one (1) historic tree on the property located at 302 La Grande Blvd., within the La Plaza Grande Professional Center (Alternate Key 3808678), within the town limits of the Town of Lady Lake, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 10, Section 10-4).f). of the Town of Lady Lake Land Development Regulations, which requires a variance for the removal of historic trees, and to allow for the removal of one (1) historic tree on the property located at 302 La Grande Blvd., within the La Plaza Grande Professional Center (Alternate Key 3808678), within the town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this **17th** day of **March**, **2014**, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

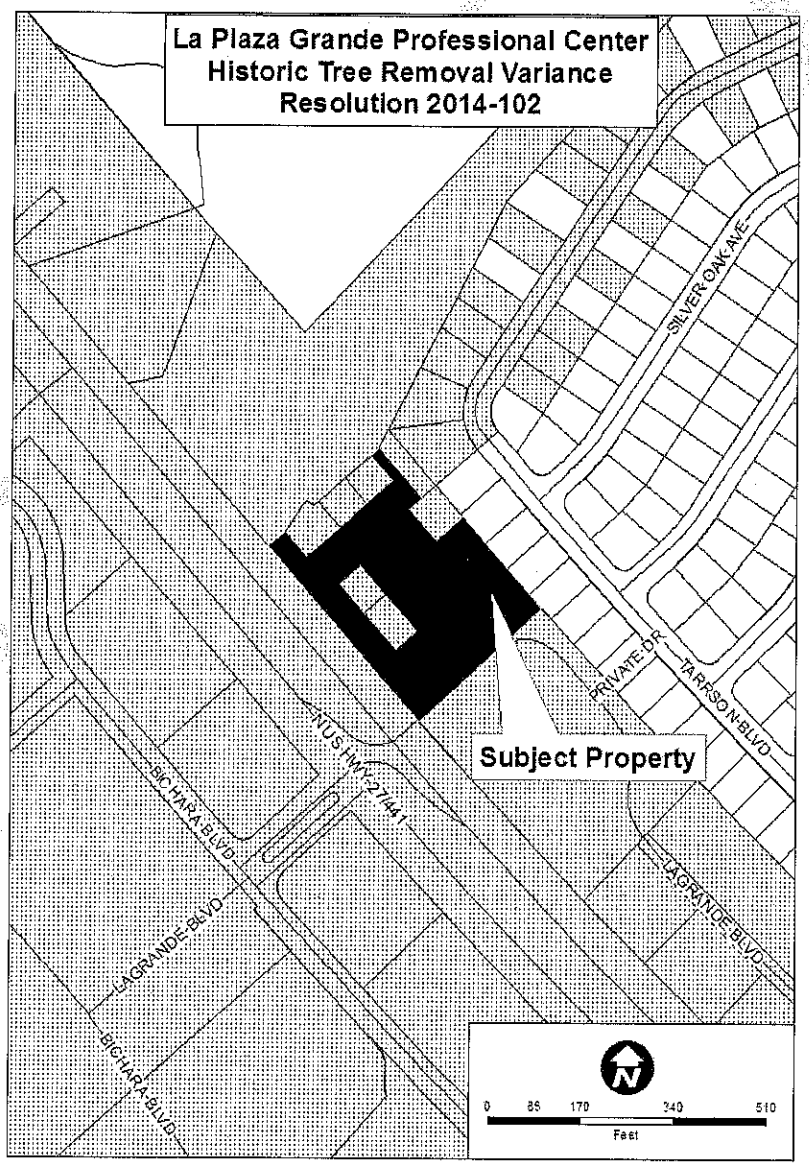
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

FROM S'LY COR OF LOT 457 ORANGE BLOSSOM GARDENS UNIT 4 PB 26 PG 55, RUN S 41-21-30 E 75 FT FOR POB, CONT S 41-21-30 E 38.32 FT TO THE BEGINNING OF A CURVE CONCAVE NE'Y & HAVING A RADIUS OF 11059.20 FT, THENCE SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 0-56-38, AN ARC LENGTH OF 182.19 FT, THENCE S 47-41-53 W 300 FT TO A POINT ON NE'LY R/W LINE OF US HWY 441, SAID POINT BEING ON A CURVE CONCAVED NE'LY & HAVING A RADIUS OF 11359.20 FT & A RADIAL BEARING OF S 47D-41-53 W, THENCE NW'LY ALONG THE ARC OF SAID CURVE & SAID NE'LY R/W LINE THRU A CENTRAL ANGLE OF 0-56-38, AN ARC LENGTH OF 187.13 FT TO THE END OF SAID CURVE, THENCE N 41-21-30 W ALONG SAID NE'LY R/W LINE 232.65 FT, N 48-38-30 E 36.02 FT, S 41-21-30 E 60 FT, N 48-38-30 E 208.93 FT, N 41-21-30 W 60.02 FT, N 48-38-30 E 20.12 FT, S 41-21-30 E 119.33 FT, S 48-38-30 W 30 FT, S 41-21-30 E 75 FT, N 48-38-30 E 65 FT TO POB--LESS FROM S'LY COR OF LOT 457 ORANGE BLOSSOM GARDENS UNIT 4 RUN S 48-30-30 W 199 FT, S 41-21-34 E 17.32 FT FOR POB, CONT S 41-21-34 E 157 FT, S 48-38-26 W 50.84 FT, N 41-21-34 W 157 FT, N 48-38-26 E 50.84 FT TO POB-- ORB 2684 PG 22 |



RECEIVED
FEB - 3 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
HISTORIC TREE VARIANCE APPLICATION

3808678

Tax Identification # C20=069

1. Owner's name: Brian Warwick, Janet Warwick, Ellen Bobards

   Mailing Address: 20 La Plaza Grande Blvd., The Villages, Fl.

   Telephone/Email: 352-753-8600

2. Applicant's Name: Fran Dann-Akin

   Mailing Address: Foxfire Realty 127 Hwy 27/441, Lady Lake, Fl. 32159

   Telephone/Email: 352-266-7795 Fran@Villages Commercial Properties, Com

3. Contact Person for Posting: Fran Dann-Akin

   Mailing Address: Foxfire Realty 127 Hwy Hwy 27/441, Lady Lake, Fl. 32159

   Telephone/Email: 352-266-7795 Fran@Village Commercial Properties com

4. Applicant is: Owner: __ Agent ✓ Purchaser __ Lessee __ Optionee __

5. Property Address/Location: 00 La Plaza Grande Blvd, The Villages 32159

6. Legal Description: See Attached.

7. The variance requested is as follows: Removal of trees as indicated in tree survey.

8. The variance is necessary for the following reasons: Insureability and saftey of perspective building.

9. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances: Yes. Tree was in existance prior to development of Burnsed Office Park. This is the last remaining parcel to be built on, which is why this tree has not previously been removed, dispite the maturity of the tree over the last 27 years. This tree was not contemplated in the ovigional site plan. Therefore owner should not be unfairly burdened with the costs and risks occasioned by this tree.

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

The tree in question would hang directly over any structure to be built. Initial surveys have indicated tree would be a risk.

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

It would prevent the land owners from building on property as originally contemplated by the site development plan of 3-17-86.

12. A variance, as requested, will not permit, establish or enlarge any use or structure that is not permitted in the district. Does your request meet this criterion?

Yes

13. Have any land use applications been filed within the last year in connection with this property? ____Yes __X__No. If yes, briefly describe the nature of the request:

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge. Fran Dann-Akin Fran Dann-Akin

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 02-3-2014 Received by: WThon

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

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

(1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:
Tree Variance

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

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28th day of January, 2014, by Brian Warwick who is personally known to me or who has produced Personally Known as identification and who did (did not) take an oath.

Notary Public

MARY ARNST
MY COMMISSION # EE 158119
EXPIRES: February 7, 2016
Bonded Thru Notary Public Underwriters

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Brian Warwick, Janet R. Varnell and Ellen Robards, who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one of this application.

(2) That he desires approval for: Historic Tree Removal Variance.

(3) That he has appointed Fran Dann-Akin to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Brian Warwick)

Affiant (Janet R. Varnell)

Affiant (Ellen Robards)

The foregoing instrument was acknowledged before me this 30th day of January 2014, by Brian Warwick, Janet Warwick and Ellen Robards, who is personally known to me, ~~or who has produced~~ ~~as identification~~ and who did (did not) take an oath.

Notary Public

MARY ARNST
MY COMMISSION # EE 158119
EXPIRES: February 7, 2016
Bonded Thru Notary Public Underwriters

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

CFN 2004142683
Bk 02684 Pgs 0022 - 23; (3pgs)
DATE: 10/26/2004 09:34:59 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 27.00
DEED DOC 1,505.00

This Document Prepared By and Return to:
Robert Q. Williams
Williams, Smith & Summers, P.A.
380 West Alfred Street
Tavares, FL 32778

Parcel ID Number: 07-18-24-0001-000-02300

Warranty Deed

This Indenture, Made this 21st day of October, 2004 A.D., **Between** Kenneth F. Cohrn, D.D.S.

of the County of Lake, State of Florida, **grantor,** and Brian W. Warwick and Janet R. Varnell, husband and wife, as to an undivided one-half (1/2) interest, and Ellen R. Robards, a single woman, as to an undivided one-half (1/2) interest, with the two one-half (1/2) interests being held as joint tenants with right of survivorship

whose address is: 20 La Grande Boulevard, The Villages, FL 32159

of the County of Lake, State of Florida, **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lake State of Florida to wit:

See Exhibit "A" attached hereto.

Neither grantor nor anyone dependent upon grantor resides upon the subject real property, which does not constitute the homestead of grantor within the meaning of the laws and constitution of the State of Florida.

Transferred herewith to Grantee is the right to construct improvements on the property in the amount not previously used in the construction of a building transferred to Ross M. Valdez, as Trustee of the Ross M. Valdez Family Trust under trust dated February 18, 1998, hereafter "Valdez" and recorded in O.R. Book 2062, Page 0158, Public Records of Lake County, Florida. These building rights were originally acquired by Grantor's Predecessor in title in the deed recorded in O.R. Book 1076, Page 632, Public Records of Lake County, Florida. the deed gave the Grantor therein the right to construct 7826 square feet in accordance with the Declaration of Restrictions recorded in O.R. Book 923, Page 858, Public Records of Lake County, Florida. Those rights were transferred to Grantor herein by Mesne conveyances. The building transferred to "Valdez" contained

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Robert Q. Williams

Kenneth F. Cohrn, D.D.S. (Seal)
P.O. Address: 422 Teague Trail, Lady Lake, FL 32159

approximately 3542 square feet, leaving the right to construct approximately 4284 square feet, which right is hereby transferred to Grantee, without warranty of any kind, including, without limitation, any warranty as to the exact number of square feet being transferred.

Laser Generated by © Display Systems, Inc., 2003 (800) 763-3555 Form FLWD-1

The quality of this image is equivalent to the quality of the original document.

EXHIBIT A

PARCEL "1":
COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 457 OF ORANGE BLOSSOM GARDENS, UNIT 4, AS RECORDED IN PLAT BOOK 26, PAGE 55, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE S.41 21'30"E. 75.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE S.41 21'30"E. 38.32 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 11,059.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 56'38" AN ARC LENGTH OF 182.19 FEET; THENCE S.47 41'53"W. 300.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27/441, SAID POINT BEING ON A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 11,359.20 FEET AND A RADIAL BEARING OF S.47 41'53"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00 56'38" AN ARC LENGTH 187.13 FEET TO THE END OF SAID CURVE; THENCE N.41 21'30"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 232.65 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE RUN N.48 38'30"E. 36.02 FEET; THENCE S.41 21'30"E. 60.00 FEET; THENCE N.48 38'30"E. 208.93 FEET; THENCE N.41 21'30"W. 60.02 FEET; THENCE N.48 38'30"E. 20.12 FEET; THENCE S.41 21'30"E. 119.33 FEET; THENCE S.48 38'30"W. 30.00 FEET; THENCE S.41 21'30"E. 75.00 FEET; THENCE N.48 38'30"E. 65.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT PARCEL "2" DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THAT PART OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LYING NORTHEAST OF U.S. HIGHWAY NO. 27/441 (200 FEET WIDE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 457, ORANGE BLOSSOM GARDENS, UNIT NO. 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 55 AND 56, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN S.48 38'30"W. ALONG A PROJECTION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 457 A DISTANCE OF 199.00 FEET; THENCE S.41 21'34"E. 17.32 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE S.41 21'34"E. 70.50 FEET; THENCE S.48 38'26"W. 50.84 FEET; THENCE N.41 21'34"W. 70.50 FEET; THENCE N.48 38'26"E. 50.84 FEET TO THE POINT OF BEGINNING;
ALSO LESS PARCEL "3" DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATE IN THAT PART OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LYING NORTHEAST OF U.S. HIGHWAY NO. 441/27 (200 FEET WIDE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 457, ORANGE BLOSSOM GARDENS, UNIT NO. 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGES 55 AND 56, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S.48 38'30"W. ALONG A PROJECTION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 457, A DISTANCE OF 199.00 FEET; THENCE S.41 21'34"E., 87.82 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE S.41 21'34"E., 86.50 FEET; THENCE S.48 38'26"W., 50.84 FEET; THENCE N.41 21'34"W., 86.50 FEET; THENCE N.48 38'26"E., 50.84 FEET TO THE POINT OF BEGINNING.

Property Record Card

General Information

Alternate Key:	3808678	**Parcel:**	07-18-24-000100002300
Owner Name:	WARWICK BRIAN W ET AL	**Millage:**	00LL (Lady Lake) : 17.6629
Owner Address:	20 LA GRANDE BLVD LADY LAKE, FL 32159	**Property Location:**	LADY LAKE FL 32159
Legal Description:	FROM S'LY COR OF LOT 457 ORANGE BLOSSOM GARDENS UNIT 4 PB 26| PG 55, RUN S 41-21-30 E 75 FT FOR POB, CONT S 41-21-30 E | 38.32 FT TO THE BEGINNING OF A CURVE CONCAVE NE'Y & HAVING A| RADIUS OF 11059.20 FT, THENCE SE'LY ALONG THE ARC OF SAID | CURVE THRU A CENTRAL ANGLE OF 0-56-38, AN ARC LENGTH OF | 182.19 FT, THENCE S 47-41-53 W 300 FT TO A POINT ON NE'LY | R/W LINE OF US HWY 441, SAID POINT BEING ON A CURVE CONCAVED| NE'LY & HAVING A RADIUS OF 11359.20 FT & A RADIAL BEARING OF| S 47D-41-53 W, THENCE NW'LY ALONG THE ARC OF SAID CURVE & | SAID NE'LY R/W LINE THRU A CENTRAL ANGLE OF 0-56-38, AN ARC | LENGTH OF 187.13 FT TO THE END OF SAID CURVE, THENCE N | 41-21-30 W ALONG SAID NE'LY R/W LINE 232.65 FT, N 48-38-30 E| 36.02 FT, S 41-21-30 E 60 FT, N 48-38-30 E 208.93 FT, N | 41-21-30 W 60.02 FT, N 48-38-30 E 20.12 FT, S 41-21-30 E | 119.33 FT, S 48-38-30 W 30 FT, S 41-21-30 E 75 FT, N | 48-38-30 E 65 FT TO POB--LESS FROM S'LY COR OF LOT 457 | ORANGE BLOSSOM GARDENS UNIT 4 RUN S 48-30-30 W 199 FT, S | 41-21-34 E 17.32 FT FOR POB, CONT S 41-21-34 E 157 FT, S | 48-38-26 W 50.84 FT, N 41-21-34 W 157 FT, N 48-38-26 E 50.84| FT TO POB-- | ORB 2684 PG 22 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT COMMERCIAL (1000)	0	0		4284	SF	$0.00	$155,081.00
2	VACANT COMMERCIAL (1000)	0	0		89203.09	SF	$0.00	$9.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
2062 / 175	1/18/2002	WD	Q	V	$126,000.00
2684 / 22	10/21/2004	WD	Q	V	$215,000.00
3715 / 549	8/2/2008	QC	M	V	$100.00

Value

Total Just Value:		$155,090.00
Assessed Value:	=	$155,090.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$155,090.00
Millage Rate:	x	0.0176629
Base Ad-Valorem Tax:	=	$2,739.35
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$2,739.35

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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HISTORIC TREE VARIANCE APPLICATION

Parcel No. 3808678 – Owner Brian W. Warwick, et al.

The real property in question is located within the La Plaza Grande Professional Center. The parcel includes the entire subdivision and all of its common areas excepting the existing buildings. However, there is only one buildable footprint permitted which allows for a 4300 square foot building and it will be the last remaining office space to be developed. There are more than 30 old growth large Oak trees situated on this heavily wooded parcel which is nearly covered in canopy. In fact, the owners have been paying maintenance costs to the owner's association for several decades based upon a future building size of 4300 square feet. The owners are requesting a Historic Tree Variance to remove one single 38" DBH live oak tree that lies directly within the building pad of the approved office space.

A Historic Tree Variance is required for this property for three primary reasons: (1) the location of the tree would prevent or substantially reduce the buildable space to such an extent that the value of the property would be substantially diminished; (2) even if a substantially smaller building were constructed, it could not be insured due to the overhanging branches of the tree in question; and (3) safety concerns would continue for the building as a result of damages caused to the tree during construction and damage caused by extensive pruning that would be required in order to obtain insurance.

The La Plaza Grande Professional Center subdivision was created and given approval in 1987, nearly 30 years ago. It is so highly populated with historic trees that it bears more resemblance to a natural tree stand than a commercial professional office subdivision. Removal of this tree will have very little impact on the subdivision because there are more large historical trees in the tiny subdivision than any other professional office subdivision in The Villages. In fact, the existing trees will actually benefit from the increased available sunlight occasioned by the removal of the subject tree, as recognized by the Arborist in his Tree Report.

The current canopy of the trees in the subdivision already covers the vast majority of the parking lot and common areas. The subject tree may even be considered a "hazardous tree" because it presents a danger of falling due to excessive lean. The existing canopy is so dense that the tree in question has grown outward and over the top of the established building location in order to reach available sunlight. The proximity of the tree and its root structure to the existing footprint will cause substantial harm to the tree. Digging the footings for the foundation and pouring the new slab over the root structure will damage existing roots and make the tree unstable and dangerous. The hazard created by the excessive lean of the tree and the size of the root structure cannot be remedied or controlled without requiring the landowner to, essentially, give up their right to build on the long-approved footprint entirely.

The reason that the lean of the tree and the root structure result in such a substantial burden on the property owners is two-fold. First, the lean of the tree will endanger any future building structure such that it is rendered virtually uninsurable. Even if the tree is trimmed to the extent required by insurers, such trimming will likely kill the tree. Second, the root structure of the tree in question is located well within the approved building footprint and it will undoubtedly suffer substantial damage during construction even if the building were built around the tree. The current owners paid fair market value for an approved commercial building pad that would accommodate a 4300 square foot commercial building. A building of this size and location has been approved for nearly 30 years. It would be fundamentally unfair and too severe a penalty, if not an unconstitutional taking, for the Town to prohibit the removal of this tree under these circumstances.

The Other Factors to be considered weigh in favor of granting the variance:

1. **Diminution in Value of Surrounding properties.** As stated above, the existing trees already within the subdivision have created an extensive canopy which shades the entire parking lot and the majority of common areas. Removing the tree in question will actually allow the existing trees more sunlight and water so that they will continue to flourish. Building the final building and completing the subdivision will be beneficial for all owners within the subdivision. Thus, there will be no diminution in value to the surrounding properties of the tree in question is removed.

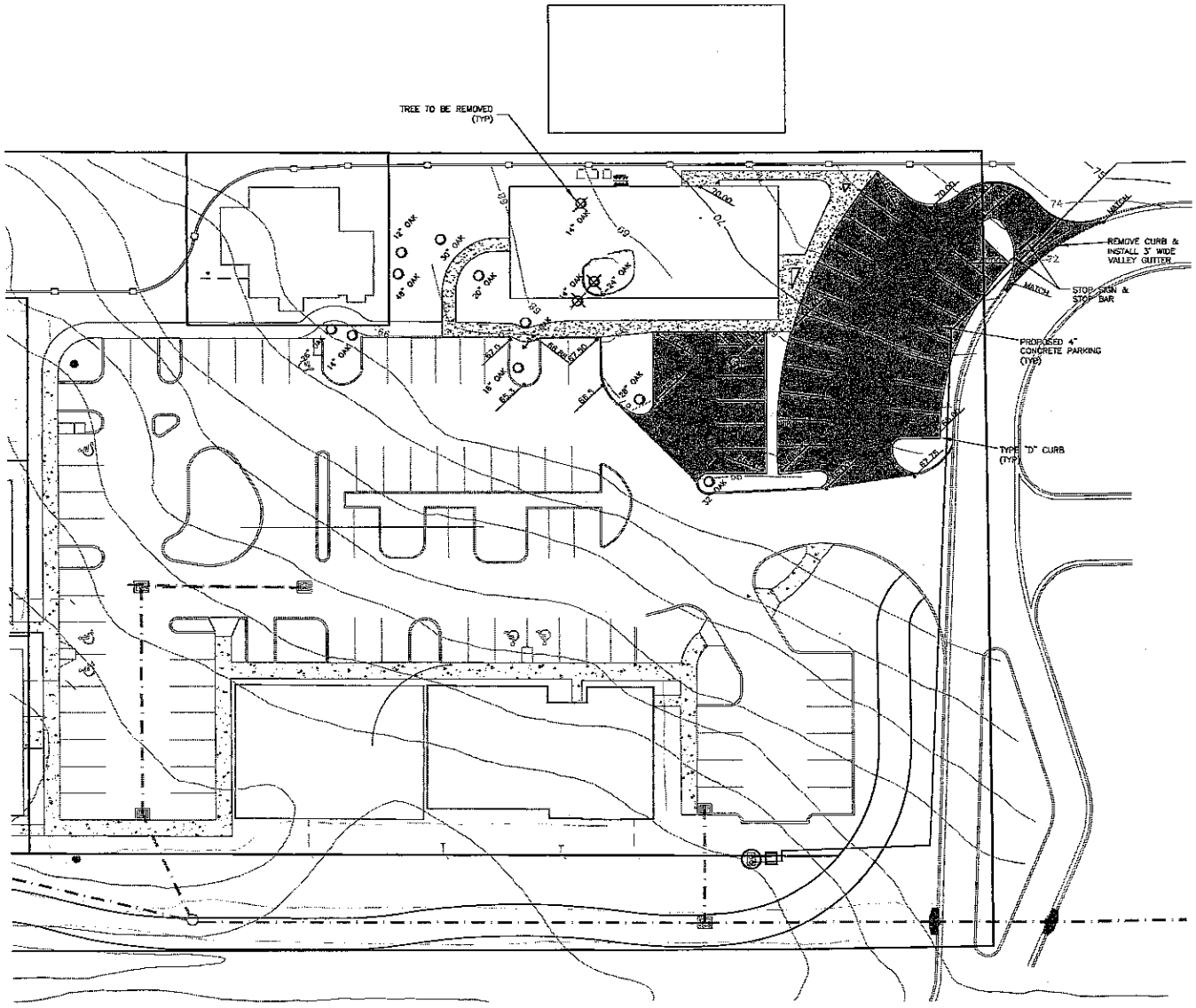
2. **Permit would be a benefit to the public interest.** The Town of Lady Lake approved a building site within the La Plaza Grande Professional Center nearly 30 years ago. The completion of the building on this location will bring additional revenue and business to the city and will allow the other residents of the professional center to finalize their subdivision. Accordingly, the granting of this permit would be beneficial to the public interest.

3. **Denial would result in unnecessary hardship to the owner.** As explained above, the owner paid fair market value for a building pad that was designed to hold a 4300 sq./ft commercial office building. Failure to grant the permit would result in the owners having to build a substantially smaller building and/or to build around the tree which would severely increase the costs. Finally, the insurance issues surrounding an overhanding tree whose roots have been damaged by construction of the building would be excessive and an unnecessary hardship on the owner.

4. **Use must not be contrary to the spirit of the code.** The variance application was designed specifically for situations like this where the costs associated with leaving the tree are so great that it makes more sense to remove the subject tree. Therefore, this application is consistent with the spirit of the code rather than contrary to it.

5. **Financial damages are not the only reason for the permit.** The dangers associated with the overhanging limbs and the damages caused to the root system from the construction process show that financial damages are not the only reason for the requested variance.

6. **Physical hardships may be considered.** This Variance request does not involve any physical disabilities of the applicant.



N

20 10 0 20 40 60

1" = 20'

NOTES:

1. THE INFRASTUTURE FOR THIS PROJECT WAS APPROVED AS THE "BURNSED OFFICE PARK" SITE PLAN DATED 3-17-86.
2. ALL UTILITIES SHOWN ARE EXISTING.

PARKING DATA

EXISTING

BUILDING	BUILDING AREA	# PARKING SPACES REQUIRED
BUILDING A	2,000 sf	10
BUILDING B	2,482 sf	12
BUILDING C	3,500 sf	18
BUILDING D	3,843 sf	17.5
ALLERGY CENTER	3,650 sf	19

PROPOSED

BUILDING	BUILDING AREA	# PARKING SPACES REQUIRED
THIS PROJECT	4,300 sf	21.5

TOTAL PARKING REQUIRED	99

PARKING PROVIDED

EXISTING PARKING	74
PROPOSED PARKING (PREVIOUSLY APPROVED)	25
TOTAL PARKING PROVIDED	99

THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE USED OR REPRODUCED BY ANY FORM WITHOUT WRITTEN PERMISSION.

REVISIONS

BY	DATE

ABSHIER ENGINEERING, INC.
5614 SE 111TH STREET, BELLEVIEW, FLORIDA
CA# 9930
P.O. BOX 2770 BELLEVIEW, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

WARWICK SITE PLAN

LADY LAKE, FLORIDA

DATE 2/20/07
DRAWN BY R.E.A.
CHKD BY R.E.A.

ENGINEER:
EDWARD ABSHIER JR., P.E. #43891
DATE: January 23, 2014

SHT. 1 OF 2

Bryan Stanage
FL-5502AU

STANAGE Tree Service

Tree #3

TREE STRUCTURE EVALUATION

Property Owner & Address Tree evaluation for Foxfire Realty

Date

Location in Landsca 'Largest Tree Inspection Goal Determine health

Arborist(s) Bryan Stanage Type of Inspection type 2

Tree Species Quercus Virginiana Estimated Age of Tree 100

Targets (List) Parking Lot Within Canopy √ Within1X 1.5X Ht Rating

Site Use Intensity Exposed Site Lone Tree Edge Tree Recently Thinned Stand

Notes

Species Live Oak DBH 38" Height 60ft Architecture

Crown Small Med Large √ for trunk size Dead Branches % Max. Size

Hanger(s) Max Size Dense Branch Ends Abrupt Bend Prev. Topped Prev. Failure

Weakly Attached Sprouts Notes Tree is healthy

Scaffold Limbs Weakly Attached Included Bark Cracks Seams Sweet Decay

Cavity Size Prev. Failure Lightning Inj Notes low crotched tree

Stem Lean %- Co-Dominant Stems # 6 Ht of crotch 4ft Stem Diams Incl. Bark Poor Taper

Decay Cavity Opening Size Conk Dead Bark Seam Crack Sweep Lightning Inj

Notes

Root Flare Exposed Buried √ Fill Depth Mulch Depth Soil Heaving Missing Roots Root Decay Conks

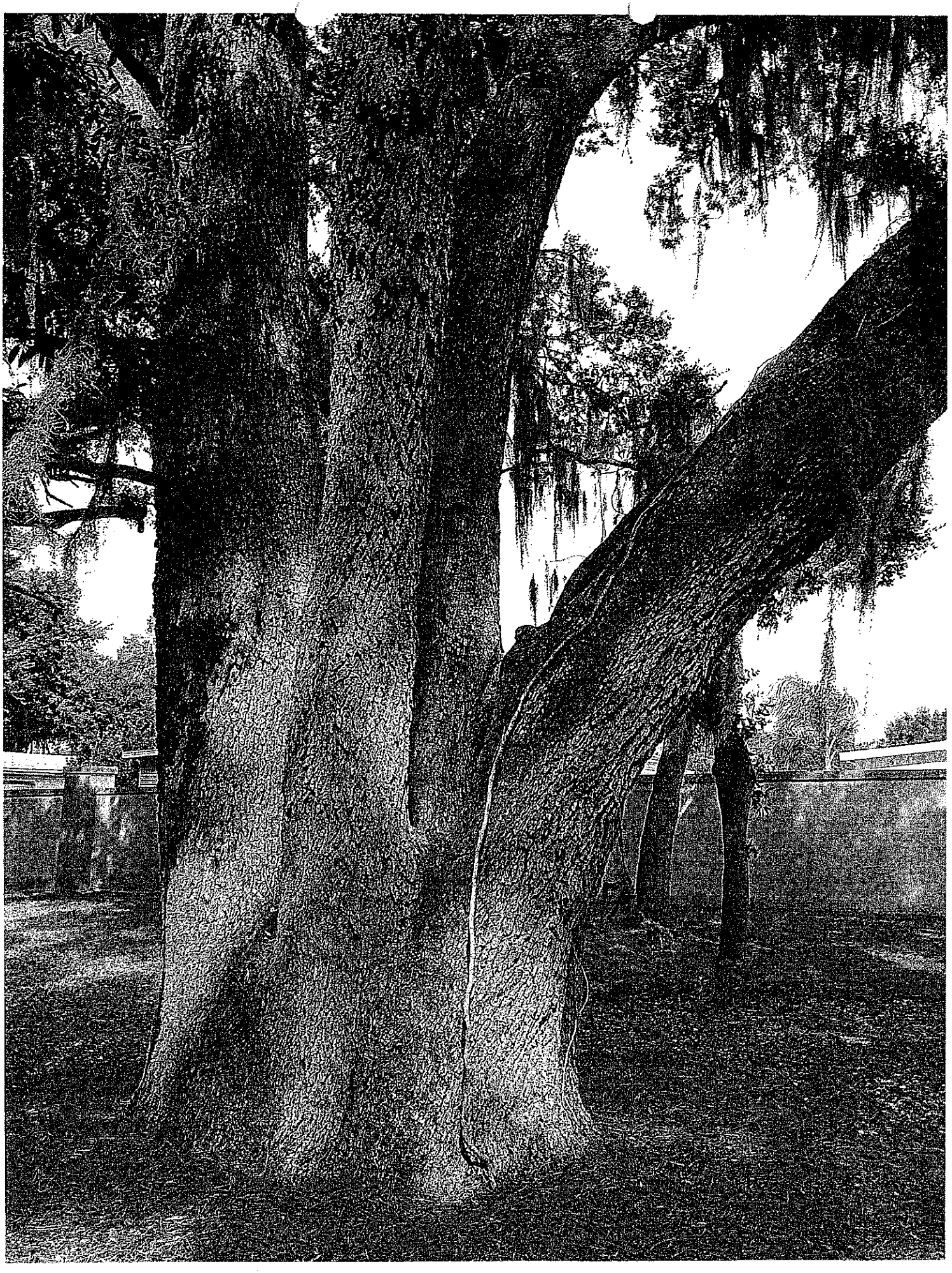
Notes

Root Zone Cut within 3X DBH Prev. Failures Shallow Soil Wet Soil Soil Cracks Grade Changes

Root Cut Distance From Stem Notes

Decay Quantification: Diam Bark Thickness

Describe Condition/Concern: Large canopy tree, no sign of disease. Buyer is looking to remove tree and replace with canopy trees.



Fran Dann

From: Bryan Stanage <bryan@stanagetreeservice.com>
Sent: Monday, January 27, 2014 4:19 PM
To: Fran@FranDann.com
Subject: Tree Evaluation for parcel # C20=069

Property owners are looking to build a professional building on this site, and there are 4 Live Oak Trees in the area where they look to build. Two of the smaller trees have been topped and have poor structure, one of the trees is a very large Live Oak Tree that has 6 low attached stems, and the last tree is located two feet away from sidewalk and surface roots will eventually be an issue. Customers are willing to mitigate this area, with small canopy trees. If these trees where saved, I don't think they would survive the construction damage, a sign of this damage can take up to 10 years to show up. There are many Large Live Oak Trees on the surrounding properties, their canopies will react to the new sunlight and fill the voids after these trees are removed. My professional opinion is that it wouldn't be wise to tree to preserve these trees, it would be better to remove all 4 trees, and replace with new canopy trees.

Thank You,
Bryan Stanage
Stanage Tree Service
(352) 636-3527

Check us out at:
www.StanageTreeService.com

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

February 24, 2014

RE: Variance Resolution 2014-102

Dear Property Owner:

This is to notify you that an application has been filed requesting a variance in accordance with the provisions of Chapter 10, Section 4(f) entitled Site Development and Tree Removal of the Lady Lake Land Development Regulations which states a resolution granting a variance must be authorized by the Planning and Zoning Board and then Town Commission for the removal of a historic tree.

Applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of a new office building on the last remaining parcel at the La Plaza Grande Professional Center Site. The applicant states that due to the fact that the historic tree lies directly within the building pad, it's required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain.

The general location of the property is 302 La Grande Blvd., within the La Plaza Grande Professional Center (Alternate Key 3808678) within the town limits of the Town of Lady Lake, Florida.

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

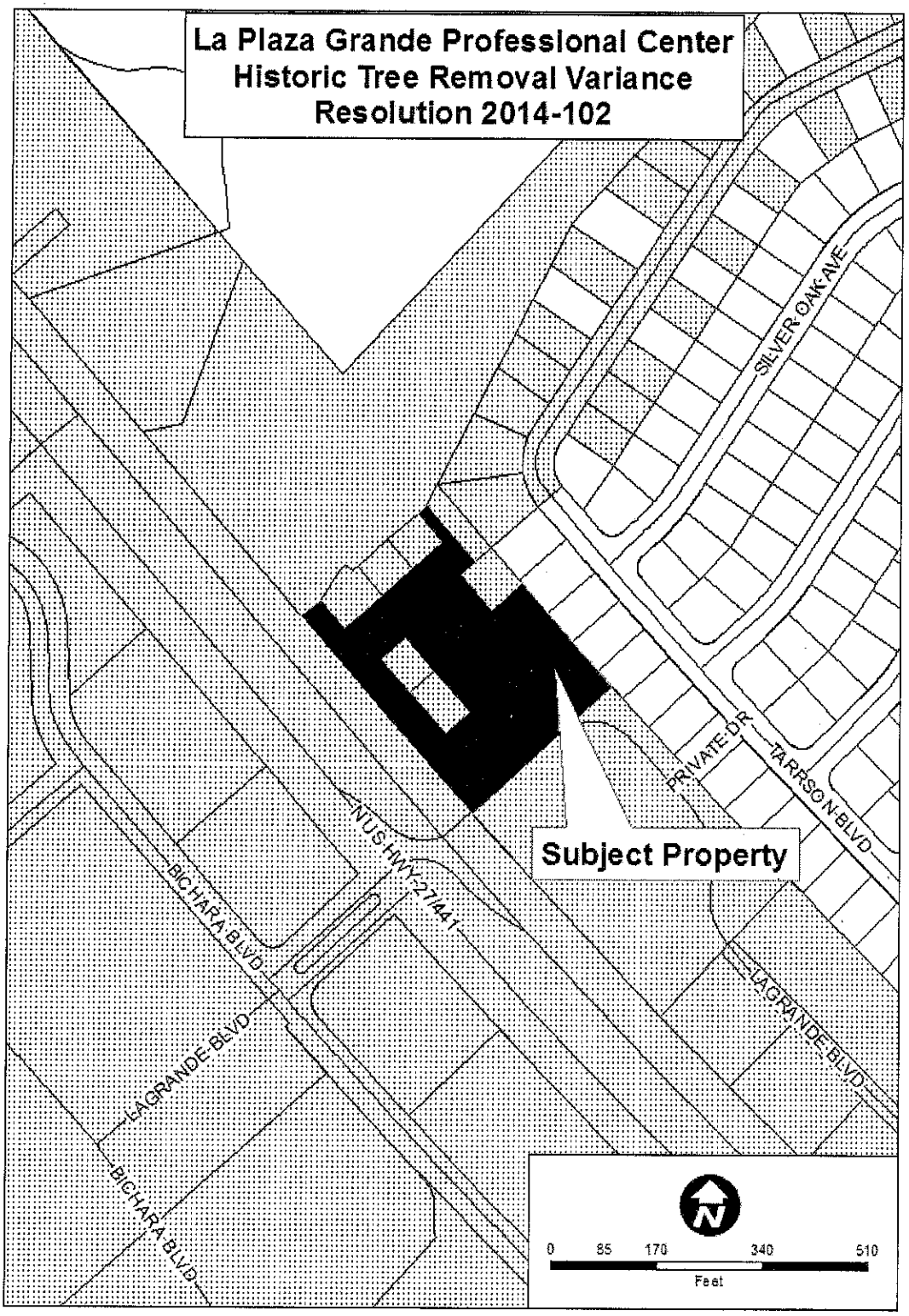
PLANNING AND ZONING BOARD- Monday, March 10, 2014 at 6:00 p.m.
COMMISSION MEETING- Monday, March 17, 2014 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours in the Growth Management Department.

All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine a party, the Notice of Appearance form does not need to be filled out. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call Town Planner Wendy Then at (352) 751-1582 or via email at **WThen@ladylake.org**.

Sincerely,

Growth Management Dept.
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159


La Plaza Grande Professional Center
Historic Tree Removal Variance
Resolution 2014-102
SILVER OAK AVE
PRIVATE DR
TARRSON BLVD
Subject Property
US HWY 27/441
BICHARA BLVD
LAGRANDE BLVD
LAGRANDE BLVD
BICHARA BLVD
0
85
170
340
510
Feet

AltKey	OwnerName		OwnerAddre	OwnerCity	nerSt	OwnerZip
1484014	WYMAN IRA O & MARY LOU		412 MAPLE TER	EAST BRADY	PA	16028
1484022	WINHOLD PATRICIA A		928 TARRSON BLVD	LADY LAKE	FL	32159
1484031	ROWNTREE DAVID A & LUCIA T		129 BROADLEAF CRESENT	ANCASTER		
1484049	TUCKER EARCILE ROBERT		2021 SW 1ST AVE	OCALA	FL	34471
1535956	RITTER IRENE D ESTATE	C/O KATHLEEN MADIGAN	365 WEST 1ST ST	ELMIRA	NY	14901
2695994	TALIAFERRO MARION R TRUSTEE		932 TARRSON BLVD	LADY LAKE	FL	32159
2701170	RAFTER RUTH E		934 TARRSON BLVD	LADY LAKE	FL	32159
2795450	R & F PROPERTIES OF LAKE COUNTY INC		849 HAWK LNDG	FRUITLAND PAR	FL	34731
2809213	ANDERSON INA		938 TARRSON BLVD	LADY LAKE	FL	32159
2888814	BURBANK LINDSEY D JR & JUDY C		307 LA GRANDE BLVD	LADY LAKE	FL	32159
2888873						
2889098	E T ENTERPRISES OF LADY LAKE LLC		PO BOX 1804	LADY LAKE	FL	32158
2897872	TUCKER MYRA	C/O IFS OF CENTRAL FLORIDA	304 LA PLAZA GRANDE	LADY LAKE	FL	32159
3304241	GTMJ INVESTMENT GROUP LLC		1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
3304390	VALDEZ ROSS M TRUSTEE		300 LAKE ELLA RD	FRUITLAND PAR	FL	34731
3465091						
2761075	LENNOX WILLIAM M & SHIRLEY ANN		936 TARRSON BLVD	LADY LAKE	FL	32159
3748557	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT		3201 WEDGEWOOD LN	THE VILLAGES	FL	32162

La Plaza Grande Professional Center- Historic Tree Removal Variance Application

VARIANCE COMMENTS AND RECOMMENDATIONS

Meeting of February 18, 2014

TO:	**Technical Review Committee**
FROM:	**Wendy Then, Town Planner**
SUBJECT:	**La Plaza Grande Professional Center** **Resolution No. 2014-102 – Historic Tree Removal Variance**
APPLICANT:	**Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards**
DATE:	**February 11, 2014**

SUMMARY:
Applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f). of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

The applicant proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of up to 4,300-square-foot of new office building space on the last remaining parcel at the La Plaza Grande Professional Center Site. The applicant states that due to the fact that the historic tree lies directly within the building pad, it's required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain (Please see Justification Statement attached).

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

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 07 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Planned Commercial (CP). The subject property is located at 302 La Grande Blvd. within the La Plaza Grande Professional Center (Alternate Key 3808678); within the town limits of the Town of Lady Lake, Florida. The application is complete and ready to be transmitted to the Planning & Zoning Board for their recommendation.

Notices to inform the surrounding property owners (16) within 150' of the subject property of the proposed variance will be mailed by certified mail return receipt on Monday, February 24, 2014. The property will also be posted on Monday, February 24, 2014.

Note:

Upon approval of this variance resolution, the applicant will continue the with Site Plan application process for approval of the improvements proposed at the remaining vacant lot.

Public Hearings:

The Planning and Zoning Board will review the application for Resolution 2014-102 at its regular meeting on Monday, March 10, 2014 at 6:00 p.m.

The Town Commission will review the application for Resolution 2014-102 for final consideration at its regular meeting on Monday, March 17, 2014 at 6:00 p.m.

4

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: March 10, 2014

SUBJECT: **Resolution 2014-103 – Orange Blossom Hills Country Club Facility– Variance requesting a size reduction to allow 9.5'x17' as the minimum regular parking space size in lieu of providing standard 10'x20' parking spaces throughout the Facility located at 1542 Water Tower Circle, within Orange Blossom Gardens Unit No. 7 (Alternate Key 2805382).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2014-103 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2014-103 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Applicant, John R. Grant, on behalf of the Villages Operating Company has filed an application for a variance to the Town of Lady Lake's Land Development Regulations, Chapter 7, Section 7-6).b).1).A) which requires that a standard parking space be ten (10) feet wide and twenty (20) feet long. The applicant is requesting a size reduction to allow 9.5'x17' as the minimum regular parking space size in lieu of providing standard 10'x20' parking spaces throughout the Orange Blossom Hills Country Club Facility located at 1542 Water Tower Circle, within Orange Blossom Gardens Unit No. 7 (Alternate Key 2805382).

The Orange Blossom Hills Country Club parking lot area was originally constructed in 1986, and the majority of standard parking spaces exhibit a 9.5'x17' dimension, aside from Golf Cart parking spaces, which are six (6) feet wide and ten (10) feet long. The applicant is proposing to rebuild the existing 1,114 Square-foot Pool Deck into an 878-square-foot Outside Bar/Dining Area with Porch Entrance, which will generate 63 additional seats. Now that the applicant proposes to expand the facility and increase the number of seats, the applicant is required to bring parking spaces to current Code. However, the applicant would like to provide the same size parking spaces needed for the additional seats due to space constrains within the existing development. The applicant states that the Country Club has been operating with 9.5'x17' parking spaces for 30 years and it has been found to be adequate for their operations.

As part of the application, a Justification Statement is required to be submitted outlining the reasons and unique challenges of the site that require such variance. Within the Justification Statement, the applicant stated that the building is nearly 30 years old and in need of improvements to provide a first class recreation and dining establishment and to maintain the quality of enjoyment for the public.

Proposal of Parking Spaces to be provided:

Existing		
Dimension	**Parking Space Type**	**Number of Spaces**
17'x9.5'	Standard	58
17'x10'	Standard	14
17'x20'	ADA	2
18'x9.5'	Standard	3
18'x10'	Standard	21
10'x6'	Golf Cart	97
Proposed		
18'x12'	ADA	6
Total provided		**201**

Required		
Restaurant Seating (76)	1 space/2 seats	38
Bar Seating (63)	1 space/3 seats	21
Outside Dining (32)	1 space/2 seats	16
Retail (973 sq. ft.)	1 space/200 SF	5
Employee-Proshop (4)	1 space/2 emp	2
Employee Restaurant (20)	1 space/2 emp	10
18 Hole Golf Course	6 spaces/ 1 hole	108
Total required		**200**

The applicant will be providing the required number of total parking spaces and the required number of ADA parking spaces.

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

1. No diminution in value of surrounding properties would be suffered.

2. Granting the permit would be of benefit to the public interest.

3. Denial of the permit would result in unnecessary hardship to the owner seeking it.

4. The use must not be contrary to the spirit of this Code.

5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.

6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The application has been reviewed and been determined to be complete; the applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Planning & Zoning Board. Resolution 2014-103 was reviewed by Town Attorney, Derek Schroth, on Tuesday, February 25, 2014, and determined correct in form.

The subject property involving approximately 3.52 ± acres lies in Section 06, Township 18, and Range 24 in Lake County, Florida. Appropriate legal descriptions and a site plan of the property involved along with supplementary material have been included with the submitted applications. The Future Land Use for the site is Recreation (P) and is zoned Mixed Residential- Medium Density (MX-8).

Comments:

- Notices to inform the surrounding property owners (14) within 150' of the property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014.

Past Actions:

The **Technical Review Committee** reviewed the application for Resolution 2014-103 at its regular meeting on Tuesday, February 18, 2014, recommending approval with a 3-0 vote.

Public Hearings:

The Town Commission will review the application for Resolution 2014-103 for final consideration at its regular meeting on Monday, March 17, 2014 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance(s)** **[X] Resolution** **[ ] Budget Resolution**

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

3-4-14

DEPARTMENT HEAD [signature] **Submitted** 3/4/14 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER [signature] **Approved Agenda Item for:** 3/10/14 **Date** 3/4/14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2014-103

A RESOLUTION GRANTING A VARIANCE TO AUTHORIZE SIZE REDUCTION OF STANDARD 10'X20' PARKING SPACES IN ACCORDANCE WITH CHAPTER 7, SECTION 7-6).b).1).A)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, TO ALLOW A MINIMUM DIMENSION OF 9.5'X17' FOR STANDARD PARKING SPACES ON PROPERTY OWNED BY THE VILLAGES OPERATING COMPANY, LOCATED AT 1542 WATER TOWER CIRCLE (ALTERNATE KEY 2805382), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, the Villages Operating Company, the property owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A", has petitioned for a variance from the provisions of Chapter 7, Section 7-6).b).1).A)., which requires that a standard parking space be ten (10) feet wide and twenty (20) feet long; and

WHEREAS, the owner applicant is requesting size reduction of standard 10'x20' parking spaces to allow a minimum dimension of 9.5'x17' for standard parking spaces throughout the Orange Blossom Hills Country Club Facility located at 1542 Water Tower Circle, within Orange Blossom Gardens Unit No. 7 (Alternate Key 2805382), within the town limits of the Town of Lady Lake, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 7, Section 7-6).b).1).A) of the Town of Lady Lake Land Development Regulations, which requires that a standard parking space be ten (10) feet wide and twenty (20) feet long and to allow size reduction of standard parking spaces to a minimum dimension of 9.5'x17' throughout the Orange Blossom Hills Country Club Facility located at 1542 Water Tower Circle, within Orange Blossom Gardens Unit No. 7 (Alternate Key 2805382), within the town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this **17th** day of **March**, **2014**, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

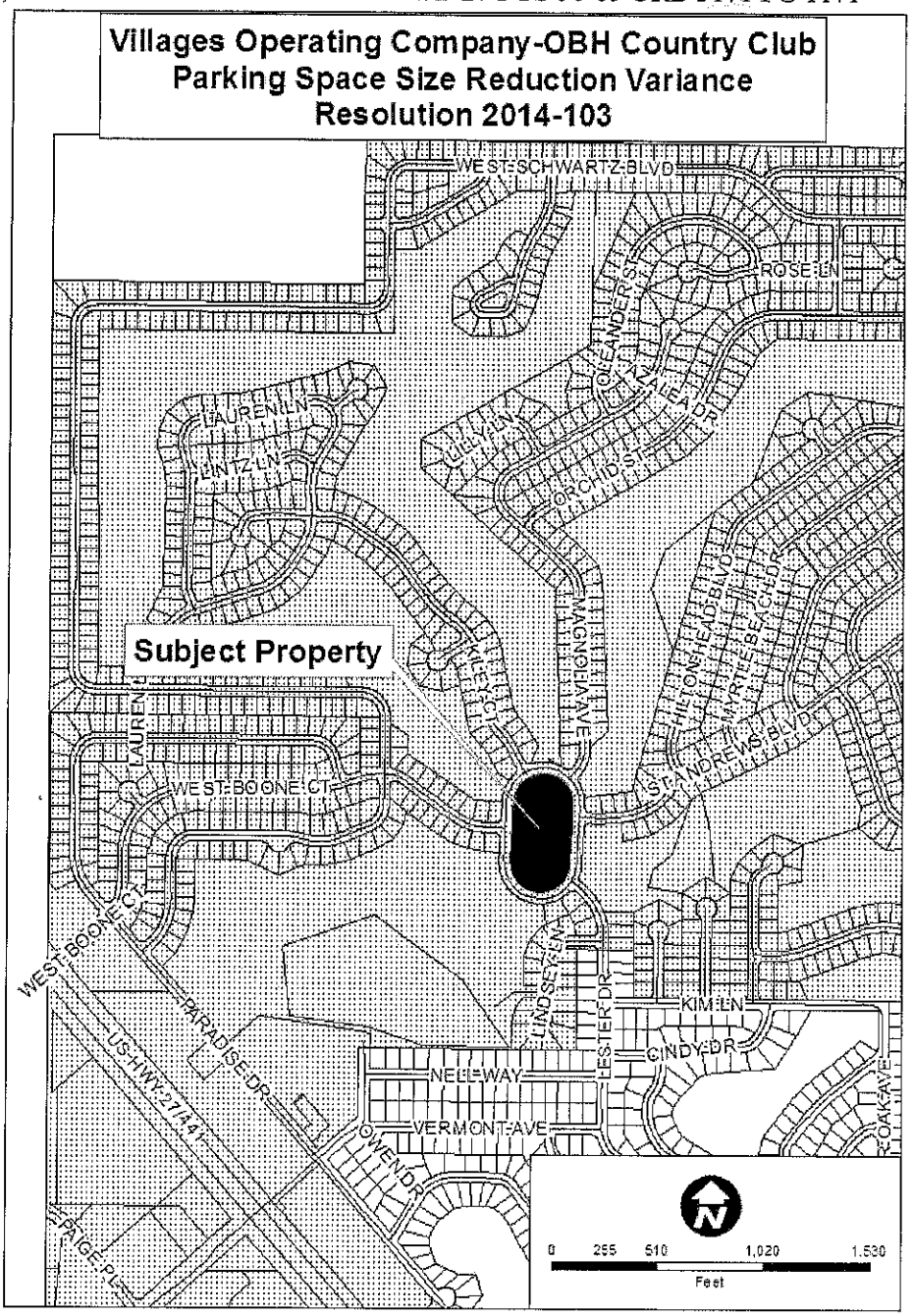
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

LADY LAKE, ORANGE BLOSSOM GARDENS UNIT NO 7 TRACTS 1, 2, TRACT 3--LESS FROM SE COR OF TRACT 3, SAID CORNER BEING ON THE N'LY R/W LINE OF WATER TOWER CIRCLE & ALSO BEING ON THE ARC OF A CURVE CONCAVE S'LY AND HAVING A RADIUS OF 200 FT, THENCE W'LY ALONG THE ARC OF SAID CURVE 43.49 FT FOR POB, SAID ARC HAVING A CHORD BEARING N 71-02-08 W 43.40 FT, CONT W'LY ALONG THE ARC OF SAID CURVE AND SAID R/W LINE 18.11 FT, SAID ARC HAVING A CHORD BEARING N 79-51-31 W 18.10 FT, N 09-52-0 E 13.26 FT, S 80-12-46 E 18.08 FT, S 09-47-13 W 13.37 FT TO POB--PB 27 PGS 56-65 ORB 3171 PG 1171



RECEIVED
JAN 30 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number 2805382

1. Owner's name: Villages Operating Company

   Mailing Address: 1045 Lake Sumter Landing, The Villages, Fl 32162

   Email Address: ron.grant@thevillages.com

   Telephone #: 352-753-6260

2. Applicant's Name: John R. Grant, Owner's Representative, Villages Operating Co.

   Mailing Address: 1045 Lake Sumter Landing, The Villages, Fl 32162

   Email Address: ron.grant@thevillages.com

   Telephone #: 352-753-6260

3. Applicant is: Owner: x Agent __ Purchaser __ Lessee __ Optionee __

4. Property Address/Location: 1542 Water Tower Circle, The Villages, Fl 32159

5. Legal Description: See plans.

6. The variance requested is as follows: parking space sizes

7. The variance is necessary for the following reasons: parking spaces are existing and were built in 1986

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

   this site was permitted and built in 1986

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

parking was constructed in 1986

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

No

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

Yes

12. Have any land use applications been filed within the last year in connection with this property? ____Yes __x__No. If yes, briefly describe the nature of the request and the date it was done:

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:

Date Application Received: 01-30-14 Received by: Tonya

Fees Paid: $850.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ~~LAKE~~ Sumter

Before me, the undersigned authority, personally appeared The Villages of Lake-Sumter, Inc. John R. Grant, V.P., who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the fee-simple owner of the property legally described on page one of this application.

(2) That he/she desires approval for:

Orange Blossom Hills Country Club Renovation

(3) That he/she has appointed Jeffrey A. Head, P.E. to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 29th day of January, 2014, by John R. Grant, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Notary Public

RITA A. DEITRICH
MY COMMISSION # EE843615
EXPIRES: November 20, 2016

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ Sumter

Before me, the undersigned authority, personally appeared John R. Grant, V.P., who being by me first duly sworn on oath, deposes and says:

(1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:

Orange Blossom Hills Country Club Renovation

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

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 29th day of January, 2014, by John R. Grant, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Notary Public

RITA A. DEITRICH
MY COMMISSION # EE843615
EXPIRES: November 20, 2016

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS

VIA EMAIL
January 31, 2014

Ms. Wendy Then
Municipal Complex Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

RE: **ORANGE BLOSSOM HILLS COUNTRY CLUB RENOVATION– MINOR MODIFICATION JUSTIFICATION STATEMENT (FBA#921141.2984)**

Dear Ms. Then:

In response to your email dated January 30, 2014 for the subject project, we offer the following responses:

1) **No diminution in value of surrounding properties would be suffered.**

Response: The parking spaces are existing and privately owned by The Villages Operating Company. This facility was built in 1986 for the enjoyment of the public and funded by the Developer.

2) **Granting the permit would be of benefit to the public interest.**

Response: This building was built in 1986 and the Developer is funding the proposed improvements to upgrade the building to provide a first class recreation and dining establishment for the enjoyment of the public.

3) **Denial of the permit would result in unnecessary hardship to the owner seeking it.**

Response: This building is nearly 30 years old and in need of improvements to maintain the quality of enjoyment for the public.

4) **The use must not be contrary to the spirit of this Code.**

Response: The use of this facility is not changing from what exists today, it is only an architectural upgrade to the building that was permitted and constructed in 1986.

4450 NE 83rd Road ♦ Wildwood, Florida 34785 ♦ E-Mail: jhead@farnerbarley.com
Phone: (352) 748-3126 ♦ Fax (352) 748-0823

5) **Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.**

Response: The facility has been operating for nearly 30 years with standard parking spaces that do not meet the current land development code. The developer has added additional handicap parking to meet the current ADA requirements. Additionally, the Town of Lady Lake reviewed and approved this site plan in 1986 with 17' deep parking spaces.

6) **Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.**

Response: Applicant has no physical hardships related to a variance request to keep the 17' deep parking stalls.

We trust these responses satisfy your concerns. Please feel free to call us if you have any questions or need additional information.

Sincerely,
Farner Barley and Associates, Inc.

Jeffrey A. Head, P.E.

Sincerely,
Farner Barley and Associates, Inc.

Troy W. Locklin, Project Manager

cc: Mr. Ron Grant, Grant & Dzuro

Prepared by and return to:
Steven M. Roy, Esq./may
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162

CFN 2006081572
Bk 03171 Pgs 1171 - 1179; (9pgs)
DATE: 05/26/2006 11:49:49 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 78.00
DEED DOC 0.70

File Number:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of May, 2006 between **The Villages of Lake-Sumter, Inc.**, a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162, **grantor**, and **The Villages Operating Company,** a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162, **grantee:**

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

See Attached Exhibit A

Parcel Identification Number:

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Print Name JOHN F WISE

Print Name: William Brooks

THE VILLAGES OF LAKE-SUMTER, INC.
a Florida corporation

By: _____
Mark G. Morse, Executive Vice President

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 1st day of May, 2006, by **Mark G. Morse,** as Executive Vice President of and on behalf of The Villages of Lake-Sumter, Inc., who is personally known to me.

NOTARY PUBLIC
STEVEN M. ROY
(Type or Print Notary Name)
My Commission Expires: _____

STEVEN M. ROY
MY COMMISSION # DD 281955
EXPIRES: January 19, 2008
Bonded Thru Budget Notary Services

The Florida documentary tax stamp of Section 201.02(1), Florida Statutes does not apply to this transfer of real property because The Villages Operating Company is a wholly-owned subsidiary of The Villages of Lake-Sumter, Inc., and according to *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla. 2005), the transfer of property between a grantor and its wholly owned grantee, absent any exchange of value, is without consideration and not subject to the documentary stamp tax.

O:\User\TR\VLS\Reorganization 2006 OH2938\The Villages Operating Company\Warranty Deed-VLS to Villages Operating-Lake.wpd/may
Revised: May 1, 2006
Printed: May 1, 2006

Property Record Card

General Information

Alternate Key:	2805382	**Parcel:**	06-18-24-038500000000
Owner Name:	VILLAGES OPERATING COMPANY	**Millage:**	F0LL (Lady Lake) : 17.3407
Owner Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162	**Property Location:**	1542 WATER TOWER CIR LADY LAKE FL 32159
Legal Description:	LADY LAKE, ORANGE BLOSSOM GARDENS UNIT NO 7 TRACTS 1, 2, | TRACT 3--LESS FROM SE COR OF TRACT 3, SAID CORNER BEING ON | THE N'LY R/W LINE OF WATER TOWER CIRCLE & ALSO BEING ON THE | ARC OF A CURVE CONCAVE S'LY AND HAVING A RADIUS OF 200 FT, | THENCE W'LY ALONG THE ARC OF SAID CURVE 43.49 FT FOR POB, | SAID ARC HAVING A CHORD BEARING N 71-02-08 W 43.40 FT, CONT | W'LY ALONG THE ARC OF SAID CURVE AND SAID R/W LINE 18.11 FT,| SAID ARC HAVING A CHORD BEARING N 79-51-31 W 18.10 FT, N | 09-52-0 E 13.26 FT, S 80-12-46 E 18.08 FT, S 09-47-13 W | 13.37 FT TO POB--PB 27 PGS 56-65 | ORB 3171 PG 1171 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	CLUBS, LODGES, UNION HALLS (7700)	0	0	TRACT 1	3.51	AC	$0.00	$52,650.00
2	GOLF COURSES (3800)	0	0	TR 2	3	PH	$0.00	$135,000.00
3	GOLF COURSES (3800)	0	0	TR 3	6	PH	$0.00	$270,000.00

Commercial Building(s)

Building 1

Commercial — Building Value: $42,608.00

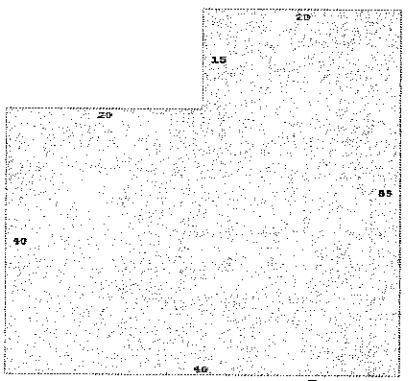
Summary

Year Built:	1987
Total Square Footage:	1900
Full Bathrooms:	0
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type:	Wood or Steel Open Stud Frame
Exterior Walls:	Concrete Block Stucco : 100.00 %

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	14	1	1900	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(48C)	100.00 %	No	No



print drawing view fullscreen

Building 2

Commercial — Building Value: $424,774.00

Summary

Year Built:	1987
Total Square Footage:	7422
Full Bathrooms:	3
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type:	Concrete Block or Masonry Walls
Exterior Walls:	

Section(s)

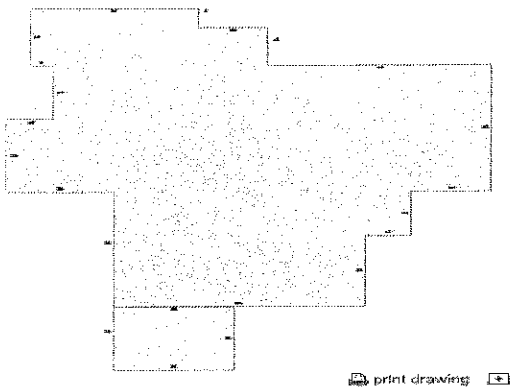
Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	14	1	6902	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(21C)	60.00 %	No	Yes
(77B)	40.00 %	No	Yes

2	FINISHED LIVING AREA (FLA)	14	1	520	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(11C)	100.00 %	No	Yes

Brick Common or Concrete : 100.00 %



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	704	SF	1985	$6,910.00
0002	GARAGE DETACHED (DGF)	384	SF	1985	$3,769.00
0003	GARAGE DETACHED (DGF)	216	SF	1985	$2,120.00
0004	GARAGE DETACHED (DGF)	459	SF	1987	$4,505.00
0005	PLUMBING FIXTURE (PLB)	2	UT	1987	$463.00
0006	GARAGE DETACHED (DGF)	77	SF	1987	$756.00
0007	GARAGE DETACHED (DGF)	704	SF	1987	$6,910.00
0008	GARAGE DETACHED (DGF)	77	SF	1987	$756.00
0009	POOL DECKING (PLD)	8265	SF	1987	$31,126.00
0010	COMMERCIAL SWIMMING POOL (CPL)	1500	SF	1987	$37,931.00
0011	HOT TUB / SPA (HTB)	1	UT	1987	$2,060.00
0012	UTILITY BUILDING - UNFINISHED (UBU)	100	SF	1987	$165.00
0013	PAVING (PAV)	8800	SF	1987	$12,320.00
0014	PAVING (PAV)	17900	SF	1987	$14,499.00
0015	(CMX)	1	UT	1984	$66,667.00
0016	ENCLOSED PORCH FINISHED (EPF)	144	SF	2004	$4,553.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
3171 / 1171	5/1/2006	WD	M	I	$1.00

Value

Total Just Value:		$1,120,542.00
Assessed Value:	=	$1,120,542.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$1,120,542.00
Millage Rate:	x	0.0173407
Base Ad-Valorem Tax:	=	$19,430.97
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$19,430.97

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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LAKE COUNTY

LC - 1 (SHOP AREA)
A PORTION OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 1121, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 18 AND PROCEED N89°51'50"W, ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD; THENCE S00°02'41"E ALONG THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD (RIGHT-OF-WAY WIDTH VARIES) ALSO PARALLEL WITH THE EAST BOUNDARY LINE OF NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING NINE COURSES ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 1121; THENCE CONTINUE S00°02'41"E ALONG SAID RIGHT OF WAY LINE, 660.61 FEET; THENCE N89°54'17"W, ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SAID SECTION 18, A DISTANCE OF 289.16 FEET; THENCE S00°02'00"W, A DISTANCE OF 171.61 FEET; THENCE N89°29'44"W, A DISTANCE OF 124.88 FEET; THENCE N00°02'00"E, A DISTANCE OF 177.67 FEET; THENCE N89°48'05"W, A DISTANCE OF 910.14 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY OF THOSE LANDS KNOWN AS "AREA 21" DESCRIBED IN OFFICIAL RECORDS BOOK 1436, PAGE 0014, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 1121, AND ALONG THE BOUNDARY OF SAID "AREA 21" FOR THE FOLLOWING TWO COURSES: N19°06'56"W, A DISTANCE OF 196.54 FEET; THENCE N00°05'30"W, A DISTANCE OF 305.61 FEET TO THE WESTERLY EXTENSION OF THAT BOUNDARY OF TRACT "D", THE VILLAGES INDUSTRIAL CENTER, AS RECORDED IN PLAT BOOK 34, PAGES 63 AND 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THAT LIES 1.00 FOOT SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE ALONG THE SAID WESTERLY EXTENSION OF THE BOUNDARY OF TRACT "D", S89°51'50"E, 98.66 FEET TO THE BOUNDARY OF SAID TRACT "D"; THENCE ALONG THE BOUNDARY OF SAID TRACT "D", CONTINUE S89°51'50"E, 1290.42 FEET TO THE POINT OF BEGINNING; **LESS** THAT PORTION THEREOF LYING WITHIN SAID TRACT "D"

AND

LC - 2 (FURNITURE WAREHOUSE)
LOT 2, THE VILLAGES INDUSTRIAL CENTER, AS RECORDED IN PLAT BOOK 34,

PAGES 63 AND 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

LC - 3 (DAILY SUN)
THE EAST 747.00 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; **LESS** RIGHT-OF-WAY FOR ROLLING ACRES ROAD.

AND

THE NORTH 1.00 FOOT OF THE EAST 747.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; **LESS** RIGHT-OF-WAY FOR ROLLING ACRES ROAD.

AND

LC - 4 (FIESTA BOWL)
THAT PORTION OF PARCEL 2 DESCRIBED IN OFFICIAL RECORD BOOK 2721, PAGE 1921, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WEST OF THE CENTERLINE OF OAK MEADOWS LANE, PER PLAT OF OAK MEADOWS, RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT NO. 1 OF SAID OAK MEADOWS AND PROCEED N00°14'34"E, ALONG THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT NO. 7 AND ALONG THE EAST BOUNDARY LINE OF TRACT "A" OF SAID OAK MEADOWS A DISTANCE OF 1,110.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINES, N89°45'26"W, A DISTANCE OF 61.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SAID OAK MEADOWS LANE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 30°37'28"; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT OF WAY OF THE ARC OF SAID CURVE A DISTANCE OF 144.31 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N15°04'15"W, 142.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE DEPARTING SAID WEST RIGHT OF WAY S89°11'37"E, A DISTANCE OF 34.45 FEET TO THE CENTERLINE OF SAID OAK MEADOWS LANE, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS 300.00 FEET AND A CENTRAL ANGLE OF 06°04'24" TO WHICH A RADIAL BEARING RUNS N63°01'35"E; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF THE ARC OF SAID CURVE A DISTANCE OF 31.80 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S23°56'14"E, 31.79 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 152.00 FEET AND A CENTRAL ANGLE OF

21°09'09" TO WHICH A RADIAL BEARING RUNS N42°32'15"E; THENCE DEPARTING SAID CENTERLINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.12 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N58°02'20"W, 55.80 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PORTION OF LOT "W" OF THE VILLAGE CENTER AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTH LINE OF THOSE LANDS DEEDED TO THE TOWN OF LADY LAKE, FLORIDA FOR THE PURPOSES OF ROAD RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 2732, PAGE 537, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

ALL THAT PORTION OF LOT "W" OF THE VILLAGE CENTER AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTH LINE OF THOSE LANDS DEEDED TO THE TOWN OF LADY LAKE, FLORIDA FOR THE PURPOSES OF ROAD RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 2732, PAGE 537, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID LOT "W", RUN THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING (2) COURSES: RUN N00°14'34"E, 266.56 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 270.00 FEET, AND A CHORD BEARING AND DISTANCE OF N04°43'43"W, 46.78 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°56'24", AN ARC DISTANCE OF 46.84 FEET TO THE SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2732, PAGE 537, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING ALSO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 102.00 FEET, AND A CHORD BEARING AND DISTANCE OF N59°41'00"W, 102.10 FEET; THENCE, ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING (2) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°04'02", AN ARC DISTANCE OF 106.93 FEET; THENCE N89°43'01"W, 298.92 FEET TO THE NORTHWESTERLY BOUNDARY OF AFORESAID LOT "W", BEING A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 670.00 FEET, AND A CHORD BEARING AND DISTANCE OF S46°56'01"W, 123.28 FEET; THENCE, ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID LOT "W", THE FOLLOWING (5) COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°33'28", AN ARC DISTANCE OF 123.46 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, AND

HAVING A RADIUS OF 440.15 FEET, AND A CHORD BEARING AND DISTANCE OF S26°43'06"E, 169.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°08'22", AN ARC DISTANCE OF 170.08 FEET; THENCE S15°38'55"E, 153.22 FEET; THENCE N75°35'19"E, 72.11 FEET; THENCE S89°43'01"E, 292.69 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF OAK MEADOWS LANE, PER PLAT OF OAK MEADOWS, RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, NOW VACATED, PER RESOLUTION BY THE TOWN OF LADY LAKE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 2721, PAGE 1921, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID LOT "W", RUN THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING (2) COURSES: RUN N00°14'34"E, 266.56 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 270.00 FEET, AND A CHORD BEARING AND DISTANCE OF N04°43'43"W, 46.78 FEET; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°56'24", AN ARC DISTANCE OF 46.84 FEET TO A POINT OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET, AND A CHORD BEARING AND DISTANCE OF S25°53'52"E, 13.35; THENCE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°30'26", A DISTANCE OF 13.36 FEET; THENCE S22°08'39"E, 57.17 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 323.00 FEET, AND A CHORD BEARING AND DISTANCE OF S10°56'18"E, 125.54 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°24'44", AN ARC DISTANCE OF 126.34 FEET; THENCE S00°16'04"W, 63.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 304.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'04", AN ARC DISTANCE OF 62.12 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE AFORESAID LOT "W"; THENCE, ALONG SAID EASTERLY EXTENTION, N89°43'01"W, 41.57 FEET TO THE POINT OF BEGINNING.

AND

LC - 5 (VILLAGE GREEN)
LOT "V" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS THE FOLLOWING PORTION THEREOF:

COMMENCE AT THE SOUTHWEST CORNER OF LOT "V", THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF RIO GRANDE AVENUE (BEING 60 FEET WIDE) AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS, UNIT NO. 16, RECORDED IN PLAT BOOK 31, PAGES 15 THROUGH 19, INCLUSIVE, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE N15°38'55"W, ALONG THE WEST BOUNDARY OF SAID LOT "V" AND SAID EASTERLY RIGHT OF WAY A DISTANCE OF 223.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N15°38'55"W ALONG SAID WEST BOUNDARY OF LOT "V" AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 17.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°27'40"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.29 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AVENIDA CENTRAL (BEING 100 FEET WIDE) SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE 03°19'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 38.79 FEET; THENCE S23°30'18"E DEPARTING FROM SAID RIGHT OF WAY LINE ON A RADIAL LINE, A DISTANCE OF 25.00 FEET; THENCE S66°29'42"W, A DISTANCE OF 25.24 FEET; THENCE S21°25'32"E, A DISTANCE OF 14.54 FEET; THENCE S68°34'28"W, A DISTANCE OF 41.68 FEET TO THE POINT OF BEGINNING.

AND

LC - 6 (AAA BUILDING)
ALL OF LOT P AND LOT Q, LESS THE SOUTHEASTERLY 54.50 FEET OF LOT Q, IN THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

LC - 7 (SPANISH SPRINGS DOWNTOWN)
BUILDING AREAS 1 AND 6 AND BUILDING AREAS 8 THROUGH 11, INCLUSIVE AND BUILDING AREA 13 AND BUILDING AREA 14, VILLAGE CENTER DOWNTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 72 THROUGH 79, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

UNIT A-2, UNIT A-3 AND UNIT B-2 ACCORDING TO THAT DECLARATION OF CONDOMINIUM OF TWO DOWNTOWN CONDOMINIUM , AS RECORDED IN OFFICIAL RECORDS BOOK 1477, PAGE 838, PUBLIC RECORDS OF LAKE COUNTY,

FLORIDA.

AND

GOLF COURSE LC - 8 (ORANGE BLOSSOM HILLS COUNTRY CLUB)
TRACTS 1, 2 AND 3, TOGETHER WITH TRACT A THROUGH K INCLUSIVE OF ORANGE BLOSSOM GARDENS, UNIT No. 7 AS RECORDED IN PLAT BOOK 27, PAGES 56 THRU 65, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS THAT PORTION OF TRACT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT NO. 3 OF ORANGE BLOSSOM GARDENS, UNIT NO. 7 AS PER THE AFORESAID PLAT THEREOF, SAID CORNER BEING ON THE NORTHERLY RIGHT OF WAY LINE OF WATER TOWER CIRCLE (50 FEET WIDE) AND ALSO BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 43.49 FEET, TO THE POINT OF BEGINNING, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N.71°02'08"W., 43.40 FEET; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE WESTERLY ALONG THE ARC A CHORD BEARING AND DISTANCE OF N.79°51'31"W., 18.10 FEET; THENCE DEPARTING SAID CURVE AND SAID RIGHT OF WAY LINE, PROCEED N.09°52'00"E., 13.26 FEET; THENCE S.80°12'46"E., 18.08 FEET; THENCE S.09°47'13"W., 13.37 FEET TO THE POINT OF BEGINNING.

AND

TRACTS 1, 2 AND 3 TOGETHER WITH TRACT A THROUGH F INCLUSIVE OF ORANGE BLOSSOM GARDENS, UNIT NO. 8, AS RECORDED IN PLAT BOOK 28, PAGES 20 THRU 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF TRACT 1 DESCRIBED AS FOLLOWS:

THE SOUTHERLY 2.00 FEET THEREOF LYING NORTH OF LOT 2465, OF ORANGE BLOSSOM GARDENS, UNIT NO. 9, PLAT BOOK 28, PAGES 65 THRU 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

TRACTS A, C, D AND E TOGETHER WITH TRACT F OF ORANGE BLOSSOM GARDENS UNIT, NO. 9, AS RECORDED IN PLAT BOOK 28, PAGES 65 THRU 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

TRACTS B, C AND D, OF ORANGE BLOSSOM GARDENS, UNIT NO. 10, AS RECORDED IN PLAT BOOK 28, PAGES 86 THRU 91, PUBLIC RECORDS OF LAKE COUNTY,

FLORIDA.

AND

LC - 10 (AREA BEHIND BELKS)
THAT PORTION OF LOT T, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE MOST SOUTHERLY CORNER OF SAID LOT T; RUN N42°58'53"W, 52.09 FEET ALONG THE NORTHERLY AND NORTHEASTERLY RIGHT-OF-WAY OF AVENIDA CENTRAL AND THE BOUNDARY OF SAID LOT T TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'06", A DISTANCE OF 346.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE, RIGHT-OF-WAY AND BOUNDARY THROUGH A CENTRAL ANGLE OF 20°56'54", A DISTANCE OF 237.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 700.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'23", A DISTANCE OF 181.71 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ALVEREZ AVENUE AND CONTINUING ALONG THE BOUNDARY OF SAID TRACT T, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°42'59", A DISTANCE OF 41.33 FEET; THENCE N15°06'29"E, 383.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 280.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'05", A DISTANCE OF 102.00 FEET; THENCE DEPARTING THE RIGHT-OF-WAY OF ALVEREZ AVENUE AND THE BOUNDARY OF SAID LOT T, RUN THENCE ALONG THE BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2744, PAGES 1135 THROUGH 1137, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, S33°39'11"E, 33.41 FEET; THENCE S51°56'10"E, 58.55 FEET; THENCE S29°25'35"E, 48.58 FEET; THENCE S39°45'16"E, 47.73 FEET; THENCE S07°16'10"E, 32.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 122.00 FEET AND A CHORD BEARING AND DISTANCE OF S07°22'11"W, 104.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°37'02", A DISTANCE OF 107.78 FEET; THENCE S17°56'20"E, 81.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'33", A DISTANCE OF 27.24 FEET; THENCE S47°56'53"E, 225.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'53", A DISTANCE OF 12.92 FEET TO

THE POINT OF BEGINNING.

LC-11 (HACIENDA HILLS)
THOSE PORTIONS OF SECTION 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THAT AREA SHOWN AS "NOT PLATTED" ON THE PLAT OF THE VILLAGE CENTER AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE MOST SOUTHERLY CORNER OF LOT "B" OF SAID VILLAGE CENTER RUN NORTH ALONG THE WESTERLY BOUNDARY OF SAID LOT "B" 301.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY AND NORTHWESTERLY ALONG THE WESTERLY AND NORTHERLY BOUNDARIES OF SAID LOT "B" TO THE WEST LINE OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SECTION 6 AND ALONG THE WEST BOUNDARY OF SECTION 7 TO THE POINT OF BEGINNING

LAKE COUNTY GIS

COUNTY VIEW

Helping people make better decisions

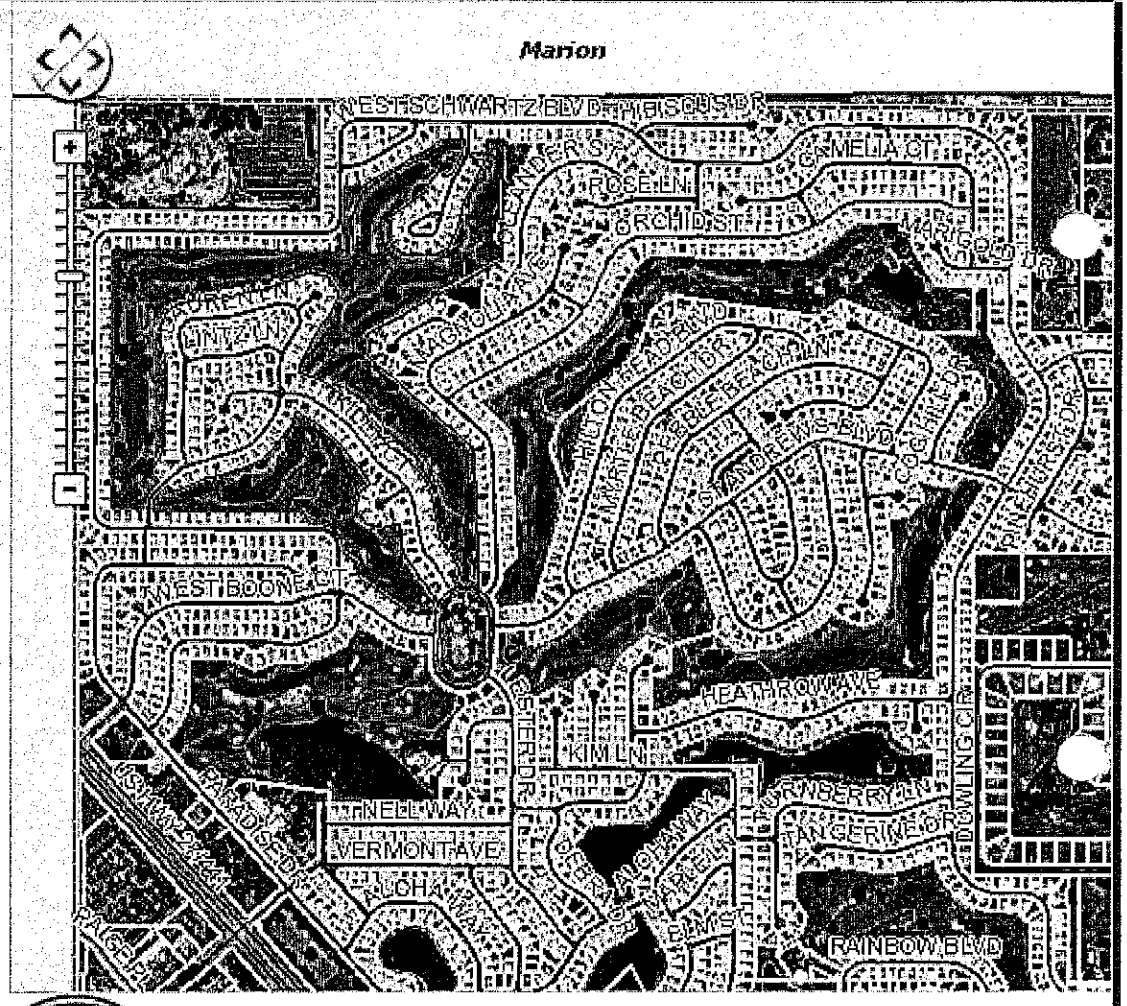
help ?

Information | IN | OUT | PAN | GLOBAL | PREVIOUS | NEXT | IDENTIFY | show/hide layers

Parcel Details

ALT KEY:	2805382 [Property Appraiser, Tax Collector, Building Permits]
PARCEL NUMBER:	061824038500000000
PROPERTY ADDRESS:	1542 WATER TOWER CIR LADY LAKE FL 32159
OWNER:	VILLAGES OPERATING COMPANY
OWNER ADDRESS:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162
SUBDIVISION:	ORANGE BLOSSOM GARDENS UNIT 07, LADY LAKE
YEAR BUILT	1987
LAND VALUE	$457,650
BUILDING VALUE	$467,382
ASSESSED VALUE	$1,120,542
ACRES	62.43
SQUARE FEET	2719450.80

« Back to Search Results



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Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

February 24, 2014

RE: Variance Resolution 2014-103-Parking Spaces Size Reduction

Dear Property Owner:

This is to notify you that an application has been filed requesting a variance in accordance with the provisions of Chapter 7, Section 7-6).b).1).A).of the Town of Lady Lake Land Development Regulations which requires that a standard parking space be ten (10) feet wide and twenty (20) feet long.

Applicant, John R. Grant, representative of the Villages Operating Company, is requesting size reduction of standard 10'x20' parking spaces to allow 9.5'x17' parking spaces throughout the Orange Blossom Hills Country Club Facility. The Orange Blossom Hills Country Club parking lot area was originally constructed in 1986, and most parking spaces exhibit a 9.5'x17' dimension The applicant is proposing to rebuild the existing Pool Deck into a 878-square-foot Outside Bar/Dining Area with Porch Entrance, which will generate 63 additional seats. Now that the applicant proposes to expand the facility, the applicant would like to provide the same size parking spaces needed for the additional seats due to space constrains within the existing development. The applicant states that the Country Club has been operating with 9.5'x17' parking space for 30 years and it has been found to be adequate for their operations.

The general location of the facility is 1542 Water Tower Circle, within the Orange Blossom Unit 7 (Alternate Key 2805382) within the town limits of the Town of Lady Lake, Florida.

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

PLANNING AND ZONING BOARD- Monday, March 10, 2014 at 6:00 p.m.
COMMISSION MEETING- Monday, March 17, 2014 at 6:00 p.m.

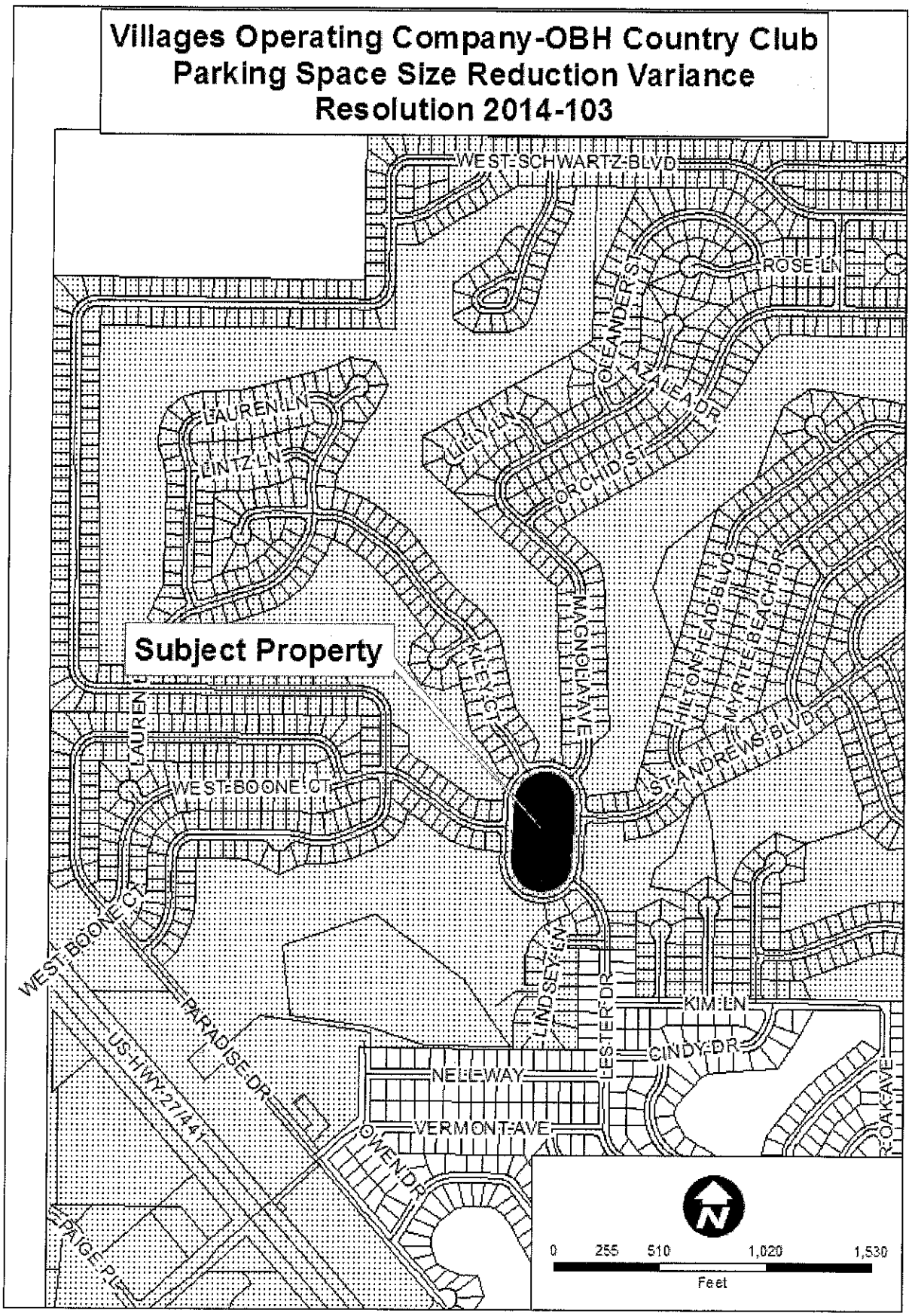
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours in the Growth Management Department.

All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine a party, the Notice of Appearance form does not need to be filled out. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call Town Planner Wendy Then at (352) 751-1582 or via email at **WThen@ladylake.org**.

Sincerely,

Growth Management Dept.
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

Villages Operating Company-OBH Country Club
Parking Space Size Reduction Variance
Resolution 2014-103



AltKey	OwnerName	OwnerAddre	OwnerCity	Owne	OwnerZip
2844922	PAAJANEN WILLIAM E & LINDA	9905 COWFORD RD	ATHENS	AL	35611
2911531	HANSEN LAWRENCE W & LINDA K LIFE ESTATE	1003 W BOONE CT	LADY LAKE	FL	32159
2942851	SECHRIST ERMA J	1603 KILEY CT	LADY LAKE	FL	32159
2993634,	BUCKLIN WILLIAM B LIFE ESTATE	925 ST ANDREWS BLVD	LADY LAKE	FL	32159
3017447	HAAS CHARLES R & DAWN M	1004 W BOONE CT	LADY LAKE	FL	32159
3037898	SHEEHAN DONALD & DOROTHY TRUSTEES	1604 KILEY CT	LADY LAKE	FL	32159
3238974	TROW MARGARET C	1404 LINDSEY LN	LADY LAKE	FL	32159
3246101	CUBETA PETER R & ROSABELLE LIFE ESTATE	1602 KILEY CT	LADY LAKE	FL	32159
3247833	MOORE RALPH D & ROSE M	501 WELLINGTON DR	SOUTH LYON	MI	48178
3262000	BILLY EDWARD A LIFE ESTATE & JO ANN (	1422 LESTER DR	LADY LAKE	FL	32159
3393775	THORESEN JACK E	927 ST ANDREWS BLVD	LADY LAKE	FL	32159
3395697	PELUSO FRANK E LIFE ESTATE	1001 W BOONE CT	LADY LAKE	FL	32159
3398254	JONES JACKIE F TRUSTEE & JAMES F JO	1002 W BOONE CT	LADY LAKE	FL	32159
3524411,	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRI	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162

OBH- COUNTRY CLUB- Parking Space Size Reduction Variance

VARIANCE COMMENTS AND RECOMMENDATIONS

Meeting of February 18, 2014

TO:	**Technical Review Committee**
FROM:	**Wendy Then, Town Planner**
SUBJECT:	**Orange Blossom Hills Country Club** **Resolution No. 2014-103 - Parking Size Reduction Variance**
APPLICANT:	**John R. Grant, on behalf of The Villages Operating Company**
DATE:	**February 11, 2014**

SUMMARY:

Applicant, John R. Grant, on behalf of the Villages Operating Company has filed an application for a variance to the Town of Lady Lake's Land Development Regulations, Chapter 7, Section 7-6).b).1).A) which requires that a standard parking space be ten (10) feet wide and twenty (20) feet long. The applicant is requesting a size reduction to allow 9.5'x17' as the minimum regular parking space size in lieu of providing standard 10'x20' parking spaces throughout the Orange Blossom Hills Country Club Facility located at 1542 Water Tower Circle, within Orange Blossom Gardens Unit No. 7 (Alternate Key 2805382).

The Orange Blossom Hills Country Club parking lot area was originally constructed in 1986, and the majority of standard parking spaces exhibit a 9.5'x17' dimension, aside from Golf Cart parking spaces, which are six (6) feet wide and ten (10) feet long. The applicant is proposing to rebuild the existing 1,114 Square-foot Pool Deck into a 878-square-foot Outside Bar/Dining Area with Porch Entrance, which will generate 63 additional seats. Now that the applicant proposes to expand the facility and increase the number of seats, the applicant is required to bring parking spaces to current Code. However, the applicant would like to provide the same size parking spaces needed for the additional seats due to space constrains within the existing development. The applicant states that the Country Club has been operating with 9.5'x17' parking spaces for 30 years and it has been found to be adequate for their operations.

As part of the application, a Justification Statement is required to be submitted outlining the reasons and unique challenges of the site that require such variance. Within the Justification Statement, the applicant stated that the building is nearly 30 years old and

in need of improvements to provide a first class recreation and dining establishment and to maintain the quality of enjoyment for the public.

Proposal of Parking Spaces to be provided:

Existing		
Dimension	**Parking Space Type**	**Number of Spaces**
17'x9.5'	Standard	58
17'x10'	Standard	14
17'x20'	ADA	2
18'x9.5'	Standard	3
18'x10'	Standard	21
10'x6'	Golf Cart	97
Proposed		
18'x12'	ADA	6
Total provided		**201**

Required		
Restaurant Seating (76)	1 space/2 seats	38
Bar Seating (63)	1 space/3 seats	21
Outside Dining (32)	1 space/2 seats	16
Retail (973 sq. ft.)	1 space/200 SF	5
Employee-Proshop (4)	1 space/2 ee	2
Employee Restaurant (20)	1 space/2 ee"	10
18 Hole Golf Course	6 spaces/ 1 hole	108
Total required		**200**

The applicant will be providing the required number of total parking spaces and the required number of ADA parking spaces.

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

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.

5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.

6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The application has been reviewed and been determined to be complete; the applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Planning & Zoning Board.

The subject property involving approximately 3.52 ± acres lies in Section 06, Township 18, and Range 24 in Lake County, Florida. Appropriate legal descriptions and a site plan of the property involved along with supplementary material have been included with the submitted applications. The Future Land Use for the site is Recreation (P) and is zoned Mixed Residential- Medium Density (MX-8).

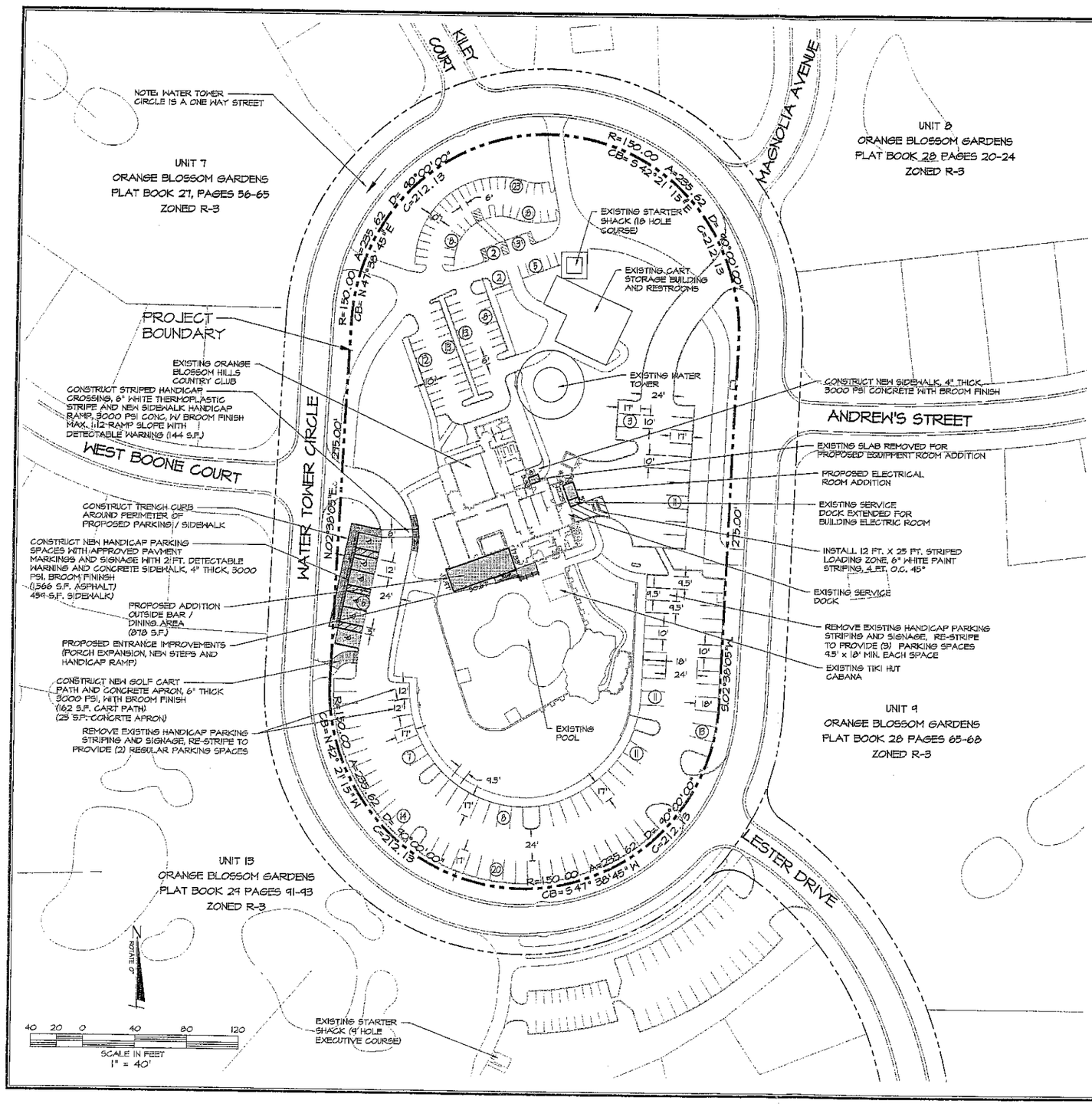
Comments:

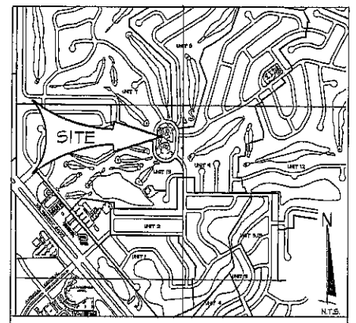
1.) Notices to inform the surrounding property owners (14) within 150' of the property of the proposed variance will be mailed by certified mail return receipt on Monday, February 24, 2014. The property will be posted also on Monday, February 24, 2014.

Public Meetings:

The **Planning & Zoning Board** is scheduled to review this application at the regular meeting on Monday, March 10, 2014 at 6:00 p.m.

The **Town Commission** is anticipated to consider this application for final approval at their regular scheduled meeting on Monday, March 17, 2014 at 6:00 p.m.





LOCATION MAP

SITE DATA

PROJECT SCOPE: TO CONSTRUCT ADDITIONAL DINING AREA, ELECTRICAL ROOM AND MECHANICAL ROOM OVER EXISTING CONCRETE SURFACE AND RENOVATE INTERIOR. SITE WORKS INCLUDES PROVIDE RELOCATED HANDICAP PARKING SPACES AND CONSTRUCTION OF NEW SIDE ENTRANCE AND HANDICAP RAMP AND STAIRS.

1. TOTAL ACRES = 3.52 ACRES
2. ZONING = MX-8
3. PROJECT ADDRESS - 1542 WATER TOWER CIRCLE
4. PARKING REQUIREMENTS:
   EXISTING:
   ORANGE BLOSSOM HILLS COUNTRY CLUB PARKING:
   17' X 9.5' REGULAR PARKING PROVIDED = 58 SPACES
   17' X 10' REGULAR PARKING PROVIDED = 14 SPACES
   17' X 12' REGULAR PARKING PROVIDED = 2 SPACES (RESTRIPED EXIST. HANDICAP)
   18' X 9.5' PARKING PROVIDED = 3 SPACES (RESTRIPED EXIST. HANDICAP)
   18' X 10' PARKING PROVIDED = 21 SPACES
   10' x 6' MIN. GOLF CART PARKING SPACES PROVIDED = 97 SPACES
   TOTAL PARKING PROVIDED = 195

   REQUIRED PARKING BASED ON SEATING / RETAIL SQUARE FOOTAGE
   RESTAURANT SEATING = 76 SEATS (1 SPACE / 2 SEATS) = 38 SPACES REQUIRED
   BAR SEATING = 63 SEATS (1 SPACE / 3 SEATS) = 21 SPACES REQUIRED
   PROPOSED OUTSIDE DINING SEATS = 32 SEATS (1 SPACE / 2 SEATS) = 16 SPACES REQ'D.
   PROSHOP RETAIL = 973 SQ. FT. (1 SPACE / 200 SQ. FT.) = 5 SPACES REQUIRED
   EMPLOYEE PARKING = 2 PROSHOP AND 10 RESTAURANT = 12 SPACES
   PARKING REQUIRED = 92 SPACES

   REQUIRED PARKING FOR GOLF COURSE
   18 HOLE GOLF COURSE = (6 SPACES PER HOLE) = 108 SPACES REQUIRED
   TOTAL PARKING REQUIRED = 200 SPACES

   PROPOSED PARKING ADDITION:
   18' x 12' HANDICAP PARKING PROVIDED = 6 SPACES
   TOTAL PARKING PROVIDED = 201 SPACES
5. OWNER/DEVELOPER -
   THE VILLAGES OF LAKE-SUMTER, INC.
   1100 MAIN STREET
   THE VILLAGES, FL 32159
   (352) 753-6280
6. ENGINEER/SURVEYOR -
   PARNER & BARLEY AND ASSOCIATES, INC.
   4450 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
7. SOIL TYPE - ASTATULA SAND 5-12% SLOPES.
8. PERMITTING AGENCIES:
   -TOWN OF LADY LAKE
9. EXISTING WATER AND SANITARY PROVIDED BY VILLASE COMMUNITY DEVELOPMENT DISTRICT.
10. EXISTING UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
11. LOCATED IN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
12. AREAS FOR TOTAL SITE
    EXISTING BUILDING AREA = 12,613 SQ. FT / 0.29 AC. (8.2%)
    EXISTING PAVED AREA = 75,326 SQ. FT. / 1.73 AC. (49.1%)
    TOTAL IMPERVIOUS AREA = 87,939 SQ. FT. / 2.01 AC (57.3%)
    TOTAL OPEN AREA = 65,392 SQ. FT. / 1.51 (42.7%)
    TOTAL PROJECT AREA = 153,331 SQ. FT. / 3.52 AC (100%)

LEGAL DESCRIPTION

TRACT 1, ORANGE BLOSSOM GARDENS UNIT 7, AS RECORDED IN PLAT BOOK 27, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. 3.52 ACRES.

JEFFREY ALLEN HEAD LICENSE No 58058 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAN 30 2014

BY
REVISIONS
DATE

FARNER BARLEY AND ASSOCIATES, INC. ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages

VILLAGES OF LAKE SUMTER, INC
ORANGE BLOSSOM HILLS COUNTRY CLUB

SITE PLAN

DATE NOV. 22, 2013
DRAWN BY DLB
CHKD BY JAH
FILE NAME site
JOB NO. 92141.2464

SHT 5 OF 6

S:\ARSITE\PLANS\GBH CC Golf Cart Parking Addition\DATA\CONSTRUCTION\GBH - CB HILLS SITE.dwg, 1/29/2014 2:05:13 PM, dan, KEY2100acad.pc3, 1:1

5

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: March 10, 2014

SUBJECT: **Resolution 2014-104 – Grand Oaks Holding, LLC– Pursuant to Chapter 17, Section 17-7).a).16) which prohibits off-premises signs, the applicant submitted a variance requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2014-104 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2014-104 to the Town Commission with the Recommendation of Denial.**

   Staff is in support of Motion Number 1.

SUMMARY

Applicant, Greg Beliveau with LPG Urban & Regional Planners, Inc, on behalf of Grand Oaks Holding, LLC, has submitted an application for a variance from Chapter 17, Section 17-7).a).16) which prohibits off-premises signs. The applicant is requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the town limits of the Town of Lady Lake, Florida. The proposed monument sign is designed to be 8' high by 15' wide with a 5 feet setback along County Road 25 and 58 feet setback along Marion County Road, which meets sign code requirements.

As required of the application, a Justification Statement has been submitted. The Grand Oaks Resort is home to one of the most exquisite carriage museums in the Country, with over 175 carriages, open to the public seven days a week. The applicant has indicated within the Justification Statement that the main purpose for the sign is to notify the public of the museum and special events held at Grand Oaks. Many of these events are in sponsorship of non-profit organizations as Grand Oaks coordinates with numerous non-profit organizations by allowing them to utilize the museum facilities to hold fund raisers at no cost. The applicant has stated that the museum and associated facilities are located on parcels with rural land use due to the equestrian and agricultural nature, which also poses a disadvantage in regards to signage. For identification and exposure

purposes; erecting a sign along County Road 25 would make it easier for attendants to find the facility, of which the main entrance is located off of Marion County Road. Lastly, the applicant has pointed out that the Off-Premises Sign should be considered temporary in that when the site is developed, the sign would become an on-premises sign for the development; however, the sign may still be used in some capacity by the Grand Oaks Resort for their events as well after the property has been sold. The applicant has included a draft Easement Maintenance Agreement which would be executed prior to sale of the subject parcel to retain the right for Grand Oaks Resort to utilize the off-site sign.

The applicant would like to incorporate an Electronic Message Board on the proposed freestanding sign, so Special Permit Use application has been submitted concurrently with the variance application.

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

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 05 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Mixed-Used Planned Unit Development (PUD). The application is complete and ready to be transmitted to the Planning & Zoning Board for their recommendation. Resolution 2014-104 was reviewed by Town Attorney, Derek Schroth, on Tuesday, March 4, 2014, and determined correct in form.

Comments:

- Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014.

Past Actions:

The **Technical Review Committee** reviewed the application for Resolution 2014-104 at its regular meeting on Tuesday, March 4, 2014, recommending approval with a 5-0 vote.

Public Hearings:

The Town Commission will review the application for Resolution 2014-104 for final consideration at its regular meeting on Monday, April 7, 2014 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance(s)** **[X] Resolution** **[ ] Budget Resolution**

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

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3-4-14

DEPARTMENT HEAD **Submitted** 3/4/14 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 3/10/14 **Date** 3/4/14

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

RESOLUTION NO. 2014-104

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 17-7).A).16)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH PROHIBITS OFF PREMISES SIGNS. THE VARIANCE REQUEST IS TO ALLOW AN OFF-PREMISES FREESTANDING SIGN TO BE ERECTED ON THE PROPERTY OWNED BY GRAND OAKS HOLDING LLC, LOCATED ON THE SOUTHEAST CORNER OF COUNTY ROAD 25 AND MARION COUNTY ROAD (ALT. KEY 1237530), WITHIN THE TOWN OF LADY LAKE, FLORIDA

WHEREAS, Grand Oaks Holding, LLC, is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the property owner petitioned for a variance from the provisions of Chapter 17, Section 17-7).a).16). of the Town of Lady Lake Land Development Regulations which prohibits off premises signs. The variance request is to allow an off-premises freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the Town of Lady Lake, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-7).a).16). of the Town of Lady Lake Land Development Regulations which prohibits off premises signs. The variance request is to allow an off-premises freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this **7th** day of **April, 2014**, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

ACKNOWLEDGED:

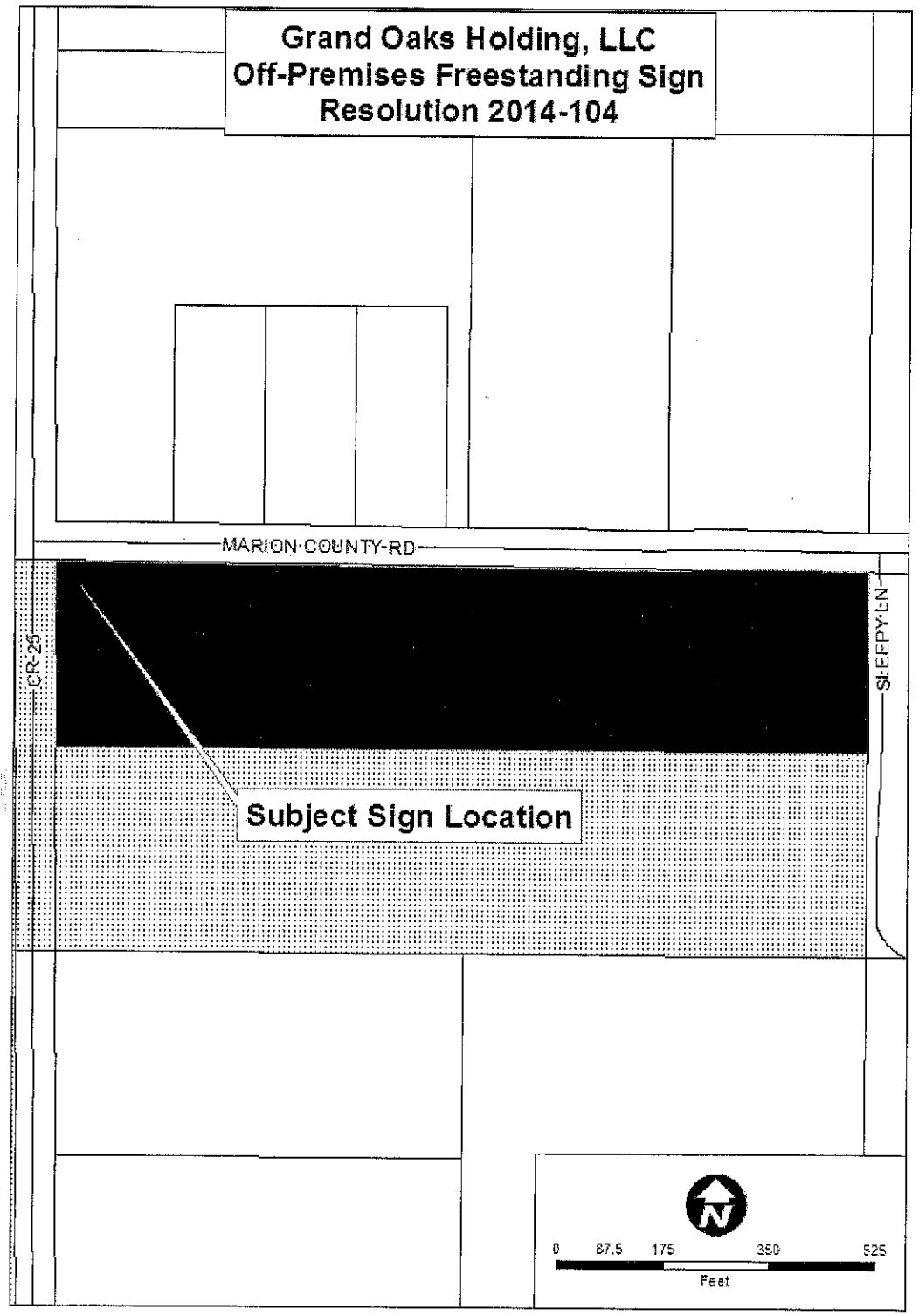
The undersigned land owner by the execution hereof agrees to comply with the conditions of the special permit use as established herein.

_____
Grand Oak Holding LLC
Property Owner/Representative

DRAFT

Exhibit A – Legal Description

N 330 FT OF GOV LOT 7, N 330 FT OF GOV LOT 6 E OF HWY--LESS BEG AT INTERSECTION OF N LINE OF S 1/2 OF SEC & E'LY R/W LINE OF CR 25, RUN E'LY ALONG SAID N LINE 80 FT & PT A, RETURN TO POB, RUN S'LY ALONG SAID E R/W LINE OF CR 25 A DIST OF 80 FT, NE'LY TO POINT A-- ORB 4013 PG 2423



TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number 1237530 & 1237807

1. Owner's name: Grand Oaks Holding, LLC, Thomas Warriner, Manager

   Mailing Address: 3000 Marion County Road, Weirsdale, FL 32195

   Email Address: tomw@thegrandoaks.com

   Telephone #: 352-750-5500

2. Applicant's Name: LPG Urban & Regional Planners, Inc., Greg Beliveau

   Mailing Address: 1162 Camp Ave., Mt. Dora, FL 32757

   Email Address: gregb@lpgurp.com

   Telephone #: 352-385-1940

3. Applicant is: Owner: __ Agent X Purchaser __ Lessee __ Optionee __

4. Property Address/Location: SE intersection of CR 25 & Marion County Rd

5. Legal Description: See Attached

6. The variance requested is as follows: Chapter 17, Section 7.A.16 to allow off premises sign

7. The variance is necessary for the following reasons: To assist in way-finding and provide notification of non-profit events occurring in the community.

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

   Due to economic crisis of the past several years the subject property has not been developed. Placement of a sign within the signage requirements of the zoning district prior to development should be considered temporary.

9. Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances: Yes. Most messages will convey public interest concerning the museum and non-profit special events. The museum exhibits and special events benefit the public by preserving history, provide educational opportunities, and provide non-profit organizations the ability to interact with the public.

10. Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights: Yes. The only distinction between an onsite and offsite sign in this particular situation is the message displayed. The proposed sign is within the signage requirements of the zoning district in which it is located. To deny a variance based on message content would deprive rights commonly enjoyed by other property owners in the same zoning district.

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

12. Have any land use applications been filed within the last year in connection with this property? ____Yes X No. If yes, briefly describe the nature of the request and the date it was done:

_____

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge.

_____
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:

Date Application Received: 2-12-14 Received by: CThon

Fees Paid: $850.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

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

(1) That he/she is the fee-simple owner of the property legally described on page one of this application.

(2) That he/she desires approval for:

Off premises sign

(3) That he/she has appointed Greg Beliveau to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 29 day of OCTOBER, 2013, by THOMAS WARRINER, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Judith R. Pearson
Notary Public

JUDITH R. PEARSON
NOTARY PUBLIC
STATE OF FLORIDA
Commit: EE109107
Expires: 3/19/2016

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

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

(1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:

Off premises sign

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

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12th day of February, 20 14, by Greg Beliveau, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

SHERIE D LINDH
MY COMMISSION # EE868069
EXPIRES January 23 2017
(407) 398-0153 FloridaNotaryService.com

Statement of Justification

No diminution in value of surrounding properties would result:

Placement of a sign would not result in diminution of value of the surrounding properties. The proposed sign meets the Town of Lady Lake's sign standards and similar signage is located throughout the Town. The property is zoned mixed use planned unit development with commercial, office and residential uses that are similar in nature to the surrounding area.

Granting the permit would be of benefit to the public:

Granting the variance would be of benefit to the public interest. The subject site is owned by Grand Oaks Holding, LLC, the property owners of The Grand Oaks Resort which is home to one of the most exquisite carriage museums in the Country, making it one of a kind. There are over 175 carriages (valued in the millions) in the museum which is open to the public seven days a week. Carriages are not only a part of our American equestrian heritage and culture but are also one of the earliest forms of transportation world wide. These treasures are all at Grand Oaks offering our citizens and especially our children a glimpse in the past and why our equestrian heritage matters.

Grand Oaks coordinates with numerous non-profit organizations by allowing them to utilize the museum facilities to hold fund raisers at "no cost for use of the facilities".

The sign would notify the public of the museum and special events held at Grand Oaks. Many of these events are in sponsorship of non-profit organizations. Brief listings of the non-profit organizations are as follows:

Area hospitals
Area colleges and universities who utilize the museum to promote their collections
Kids Central
Future Farmers of America
Children's Home Society
Hospice
Handicapped and Special Needs organizations
Lake County Sherriff's Department

Denial of the permit would result in unnecessary hardship to the owner seeking it:

Denial of the permit would result in an unnecessary hardship. The subject site is zoned mixed use planned unit development with an approved conceptual development plan.

The off premises sign should be considered temporary as when the site is developed, the sign would become an on premises sign.

The use must not be contrary to the spirit of the Code

The request is not contrary to the spirit of the Code. The Code recognizes the need for off premises signs and permits them within zoning districts designated as CT, LC, HC, or I along US Highway 27/441 which is designated as an arterial roadway. The type of off-premises signs allowed along this roadway are known as billboards or outdoor advertising based on size and sign message content.

The subject site is located on CR 25 which is a collector roadway connecting the Town of Lady Lake to Weirsdale. The sign requested is not of a billboard size and is within the allowable signage requirements of the zoning district in which it is located. In addition, granting of the variance would not violate the character of the area in which it is located.

Financial disadvantages and/or inconveniences to the applicant shall not be themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance:

Approval of the requested signage will assist in way-finding. The museum and associated facilities are located on resort property and due to the equestrian and agricultural nature of the resort it can only be located on parcels within a Rural land use category which in itself provides a disadvantage in regards to signs. Although onsite signs are allowed, Marion County Road is a local roadway and in keeping with the rural atmosphere and maintaining open space, no one would ever know that the museum and resort facilities are located thereon. The subject site where the proposed sign is located is owned by the same property owner as the museum and is located in the Town of Lady Lake. The sign would provide a direct connection between the two properties.

Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The applicant is not requesting a physical hardship.

GRAND OAKS HOLDING, LLC
VARIANCE APPLICATION & SPECIAL PERMIT USE
ADJACENT PROPERTY OWNERS WITHIN 150'

William Davison
1611 S. Lakeview Ave.
Leesburg, FL 34748
(Alt Key 1237564)

William Davison
1543 Marion County Road
Weirsdale, FL 32195
(Alt Key 2600918)

Ross Moore
1711 Marion County Road
Weirsdale, FL 32195
(Alt Key 1237688)

Roger Ganter
41420 Sleepy Lane
Weirsdale, FL 32195
(Alt Key 1237874)

Lloyd Davis
P.O. box 291
Lady Lake, FL 32158
(Alt Key 1800528)

Golf South, Inc.
P.O. Box 120387
Clermont, FL 34712
(Alt Key 3806283 & 3682815)

Nancy Catlett, Trustee
25925 Bloomfield Ave.
Howey in the Hills, FL 34737
(Alt Key 2908548)

Elizabeth Bass
1008 Hamlin Ave.
Howey in the Hills, FL 34737
(Alt Key 2908530)

Dennis Williams
1633 Marion County Road
Weirsdale, FL 32195
(Alt Key 1237840)

Paul Voska
1747 Marion County Road
Weirsdale, FL 32195
(Alt Key 1237637)

Lynn Decarlo
41325 Sleepy Lane
Weirsdale, FL 32195
(Alt Key 2545771)

Clifford Nichols, Jr. Trustee
1314 Debra Drive
Lady Lake, FL 32159
(Alt Key 1800498)

Virginia Cullison, Trustee
1403 SE Fort King St.
Ocala, FL 34471
(Alt Key 3409787)

Lakes of Lady Lake Homeowners Assoc.
1553 SE Ft. King Street
Ocala, FL 34471
(Alt Key 3693604)

LEGAL DESCRIPTION

That part lying East of the Dixie Highway of the North ½ of the North ½ of the Northeast ¼ of the Southwest ¼ of Section 5, Township 18 South, range 24 East, in Lake County, Florida; and also the North ½ of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

And

The South ½ of the North ½ of the Northwest ¼ of the Southeast ¼ and that part of the South ½ of the North ½ of the Northeast ¼ of the Southwest ¼, lying East of the right of way of Old U.S. Highway 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

This Instrument Prepared By:

EASEMENT AND MAINTENANCE AGREEMENT

This Easement and Maintenance Agreement (hereinafter referred to as "Agreement") is made this _ day of __, 2014, by GRAND OAKS HOLDING, LLC, a Florida limited liability company, whose post mailing address is 3000 Marion County Road, Weirsdale, Florida, hereinafter referred to as "Grantor", and _____, whose mailing address is _____, hereinafter referred to as "Grantee".

WHEREAS, Grantor is the fee simple owner of the property located in Lady Lake, Lake County, Florida, and described in Exhibit "A"; and

WHEREAS, Grantor wishes to reserve to itself certain easements, in, upon, under, over and across a portion of the property for the benefit of Grantor, its successors and assigns, all as more fully set forth below.

WHEREAS, Grantor wishes to reserve to itself an easement across a portion of the property for the installation, maintenance and repair of a sign for Grand Oaks Holding, LLC, its successors, lessees and assigns; and

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

a. Grantor hereby reserves unto itself and its successors and assigns, an easement over, across, under and through the property to erect and maintain a sign in the area known as the "Sign Area" (hereinafter defined) and for the installation and use of electrical lines to service the Sign Area, and for ingress and egress to and from the Sign Area

i. Location of Sign Area. The Sign Area shall be located approximately ___ south of Marion County Road and approximately ___ east of CR 25, and will consist of an area __feet by __ feet as shown on Exhibit B.

ii. Use of Sign Area. Grantor shall have the right to use the Sign Area to erect, maintain, improve, light, enlarge or reduce, repair or replace a sign identifying the Grand Oaks Resort or any subsequent business. Grantor may install and maintain electrical wires to provide electrical service to the Sign Area. All costs and expenses relating to the installation and maintenance of electrical wires shall be the sole responsibility of Grantor. Upon completion of construction and any maintenance or of its sign, Grantor shall restore the affected areas to the same condition they were in immediately prior to such installation or maintenance. This easement shall include the right to construct and maintain the electrical wires and service for the sign, as well as the right to reasonable ingress and egress as necessary to maintain and/or updates such electrical service and/or the sign faces and structures.

iii. **Sign Area Repair and Maintenance.** Grantor shall maintain any sign it places in the Sign Area in good condition and repair at its sole cost and expense.

iv. **Landscaping.** Grantee shall have the right to plant or remove shrubs, bushes, plants and trees, within the Sign Area subject to the restrictions set out in the Lady Lake land development regulations. Grantee shall assume all obligations and responsibilities for the maintenance and upkeep of the landscaping within the Sign Area. Grantee shall retain all responsibility for maintenance and upkeep of the landscaping.

v. **Covenants of Grantee.** Grantee covenants that (a) it will allow no improvement or natural condition on the property to obscure Grantor's sign from CR 25A or Marion County Road; (b) it will not place, or allow to be placed, any signs on the Sign Area other than those belonging to Grantor; (c) it will not permanently remove any electrical lines serving the Sign Area running over, under, through or across the property to the Sign Area.

vi. **Compliance with Laws.** Grantor shall comply with all applicable ordinances, statutes, regulations and all other local, state and federal laws applicable to the Sign Area and any sign it places thereon, including the maintenance and repair thereof.

2. **Construction.** The rule of strict construction does not apply to these grants. These grants shall be given a reasonable construction so that the intention of the parties to confer a commercially usable right of enjoyment for the benefit of the Grantor and Grantee is carried out.

3. **Grantor Indemnification.** Grantee shall indemnify and save harmless Grantor from and against any and all third party losses, damages, liens, penalties, claims, demands and judgments and any injury to person or loss of life or damage to property arising directly or indirectly out of the exercise of the rights and privileges granted hereunder.

4. **Grantee Indemnification.** Grantor shall indemnify and save harmless Grantee from and against any and all third party losses, damages, liens, penalties, claims, demands and judgments and any injury to person or loss of life or damage to property arising directly or indirectly out of the exercise of the rights and privileges granted hereunder.

5. **Remedies.** In the event either party, or their successors or assigns, fails to perform any obligation required pursuant to this Agreement, either party, or its successors or assigns may elect to exercise any and/all of the following nonexclusive remedies: (a) perform the obligation with the reasonable cost thereof being immediately due and payable to the other party; (b) record against the other party's property among the Public Records of Lake County, Florida, a notice of lien for said cost, which notice shall b enforceable as if it were a construction lien filed pursuant to Section 713, Florida Statutes, and/or (c) institute legal proceedings to enforce its rights hereunder, including any or all remedies set forth above, and such other remedies as may be available at law or in equity, including injunctive relief. The prevailing party in any such proceedings is entitled to recover attorney's fees and costs from the non-prevailing party.

THE BURDEN OF THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL INURE TO SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS HEREOF, Grantor and Grantee have executed this Agreement the day and year first above written.

Signed in the presence of:

_____
Witness Name

GRAND OAKS HOLDING, LLC
a Florida Limited Liability Company

BY:_____

_____
Witness Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing easement and maintenance agreement was acknowledged before me this __ day of ___ 2014, by _____ as Manager of Grand Oaks Holding, LLC and is personally known to me, or has produced a _____ Drivers License for identification.

_____
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

That part lying East of the Dixie Highway of the North ½ of the North ½ of the Northeast ¼ of the Southwest ¼ of Section 5, Township 18 South, range 24 East, in Lake County, Florida; and also the North ½ of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

And

The South ½ of the North ½ of the Northwest ¼ of the Southeast ¼ and that part of the South ½ of the North ½ of the Northeast ¼ of the Southwest ¼, lying East of the right of way of Old U.S. Highway 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

Property Record Card

General Information

Alternate Key:	1237807	**Parcel:**	05-18-24-000400003500
Owner Name:	GRAND OAKS HOLDING LLC	**Millage:**	00LL (Lady Lake) : 17.8159
Owner Address:	3000 MARION COUNTY RD WEIRSDALE, FL 32195-5168	**Property Location:**	1545 TEAGUE TRAIL LADY LAKE FL 32159
Legal Description:	S 1/2 OF N 1/2 OF NW 1/4 OF SE 1/4, S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 E OF HWY | ORB 4013 PG 2423 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	DRY SFR LOT (0100)	0	0		10	AC	$0.00	$99,000.00

Residential Building(s)

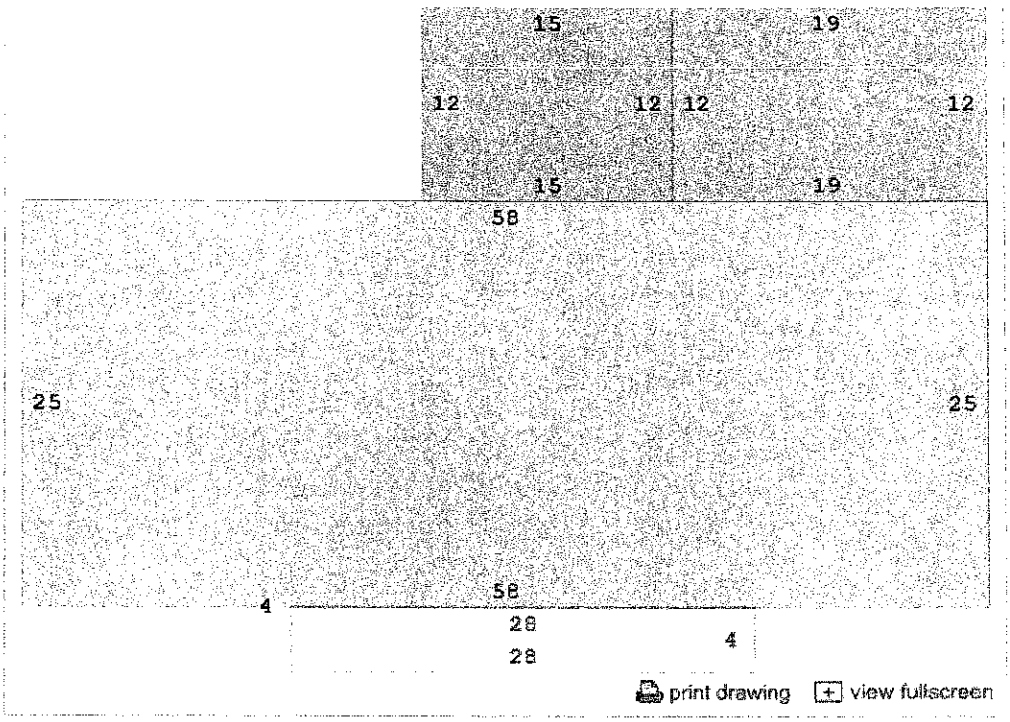
Building 001

Summary

Year Built: 1973	Total Living Area: 1630	Bedrooms: 0	Fireplaces: 0
Bathrooms (2 Fix): 0	Bathrooms (3 Fix): 2	Bathrooms (4 Fix): 0	Bathrooms (Ex Fix): 0

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	1450	N	0%	0%	
2	SCREEN PORCH (SPF)	No Wall Type (000)	1	228	N	0%	0%	
3	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	180	N	0%	0%	
4	OPEN PORCH (OPF)	No Wall Type (000)	1	112	N	0%	0%	



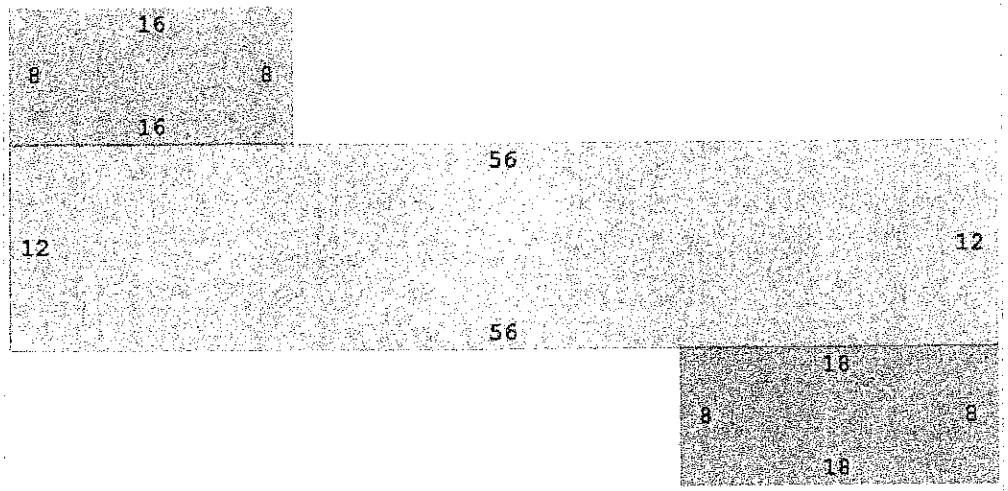
Building 002

Summary

Year Built: 1976	Total Living Area: 672	Bedrooms: 0	Fireplaces: 0
Bathrooms (2 Fix): 0	Bathrooms (3 Fix): 1	Bathrooms (4 Fix): 0	Bathrooms (Ex Fix): 0

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	128	N	0%	0%	
3	SCREEN PORCH (SPM)	No Wall Type (000)	1	144	N	0%	0%	



print drawing view fullscreen

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0003	GARAGE DETACHED (DGF)	1152	SF	1976	$5,993.00
0001	BARN (BRN)	1044	SF	1977	$5,462.00
0002	UTILITY BUILDING - UNFINISHED (UBU)	100	SF	1973	$124.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
620 / 1875	12/1/1976	MI	Q	I	$58,600.00
1261 / 758	11/1/1993	WD	M	I	$1.00
1707 / 1227	4/16/1999	WD	Q	I	$150,000.00
1886 / 1975	11/27/2000	WD	U	I	$0.00
1913 / 2168	2/16/2001	WD	Q	I	$163,000.00
3225 / 1161	7/31/2006	WD	Q	I	$700,000.00
4013 / 2423	3/24/2011	WD	M	I	$7,240,600.00

Value

Total Just Value:		$203,138.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$203,138.00
Millage Rate:	x	0.0178159
Base Ad-Valorem Tax:	=	$3,619.10
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$3,619.10

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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Property Record Card

General Information

Alternate Key:	1237530	**Parcel:**	05-18-24-000400002800
Owner Name:	GRAND OAKS HOLDING LLC	**Millage:**	00LL (Lady Lake) : 17.8159
Owner Address:	3000 MARION COUNTY RD WEIRSDALE, FL 32195-5168	**Property Location:**	LADY LAKE FL 32159
Legal Description:	N 330 FT OF GOV LOT 7, N 330 FT OF GOV LOT 6 E OF HWY--LESS | BEG AT INTERSECTION OF N LINE OF S 1/2 OF SEC & E'LY R/W | LINE OF CR 25, RUN E'LY ALONG SAID N LINE 80 FT & PT A, | RETURN TO POB, RUN S'LY ALONG SAID E R/W LINE OF CR 25 A | DIST OF 80 FT, NE'LY TO POINT A-- | ORB 4013 PG 2423 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT RESIDENTIAL (0000)	0	0		9.93	AC	$0.00	$98,307.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
742 / 425	1/1/1982	WD	Q	V	$25,000.00
1261 / 758	11/1/1993	WD	M	V	$1.00
1707 / 1234	4/16/1999	WD	Q	V	$50,000.00
1886 / 1977	11/27/2000	WD	U	V	$0.00
1886 / 1978	11/29/2000	NT	Q	V	$65,000.00
4013 / 2423	3/24/2011	WD	M	V	$7,240,600.00

Value

Total Just Value:		$98,307.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$98,307.00
Millage Rate:	x	0.0178159
Base Ad-Valorem Tax:	=	$1,751.43
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$1,751.43

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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INSTRUMENT#: 2011026085 OR BK 4013 PG 2423 PAGES: 6 3/24/2011 10:27:51 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $52.50 DEED DOC:$50684.20

THIS INSTRUMENT PREPARED BY/RETURN TO:
Robert F. Vason, Jr., Attorney at Law
Law Offices of Robert F. Vason, Jr., P.A.
501 East Fifth Avenue
Mount Dora, Florida 32757-5623
Telephone: (352) 383-4151
Our File Number: 148-009

[Space Above This Line For Recording Data]

Warranty Deed

THIS WARRANTY DEED made this 24 of MARCH, 2011, from **Gloria Austin, a single person, individually and as Trustee of the Gloria Austin Revocable Trust Agreement dated May 24, 1995, as amended**, whose address is 3024 Marion County Road, Weirsdale, FL 32195 (hereinafter called "Grantor") to **Grand Oaks Holding, LLC, a Florida Limited Liability Company**, whose address is 3000 Marion County Road, Weirsdale, FL 32195 (hereinafter called "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), and other good and valuable consideration in hand paid to said Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, and sell to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in LAKE County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

NEITHER THE GRANTOR NOR ANYONE DEPENDENT UPON HER RESIDES ON THE ABOVE-DESCRIBED PROPERTY AND GRANTOR HEREBY COVENANTS AND WARRANTS THAT THE ABOVE-DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2011 and subsequent years, and easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the said Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor but none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Name: ROBERT F. VASON JR

Witness Name: Karen K. Maxwell

Gloria Austin, Individually and as Trustee of the Gloria Austin Revocable Trust dated 5/24/95

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 24 day of MARCH, 2011 by Gloria Austin, individually and as Trustee of the Gloria Austin Revocable Trust Agreement dated May 24, 1995, as amended, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

ROBERT F. VASON, JR.
MY COMMISSION # DD 826925
EXPIRES: November 12, 2012
Bonded Thru Notary Public Underwriters

EXHIBIT "A"
(Austin – Lake County)

Parcel Identification Number 04-18-24-000400002200
Parcel Identification Number 04-18-24-000400002500 (2700 Marion County Road)
Parcel Identification Number 04-18-24-000400002300 (3000 Marion County Road)
Parcel Identification Number 03-18-24-000300000800 (3004 Marion County Road)
Parcel Identification Number 10-18-24-000200001100 (3200 Gumby Lane)
Parcel Identification Number 10-18-24-000200003900
(Prior Deed; O.R. Book 1399, Page 1459)

The Southwest 1/4 of the Southwest 1/4 of Section 3; The Southeast 1/4 of the Southeast 1/4; the East 1/4 of the Southwest 1/4 of the Southeast 1/4; the East 1/4 of the Northeast 1/4 of the Southeast 1/4; and the East 3/8 of the Northwest 1/4 of the Southeast 1/4 of Section 4; and the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4, less the East 1127.36 feet of the South 1154.52 feet thereof, and less the East 25 feet thereof, of Section 10; all in Township 18 South, Range 24 East, in Lake County, Florida.

Together with a 1998 single wide mobile home identification number CE10CFL091297297S
Together with a 1998 single wide mobile home, identification number CE10CFL0911978926
Together with a 2002 single wide mobile home, identification number 04610399P
Together with a 2002 single wide mobile home, identification number 04610397P
Together with a 2002 single wide mobile home, identification number 04610398P

Parcel Identification Number 04-18-24-000400002000 (2600 Marion County Road)
(Prior Deed; O.R. Book 1641, Page 2050)

The East 539.78 feet of the West 5/8 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, LESS the South 525.39 feet thereof, and also LESS the North 25 feet thereof, all in the Public Records of Lake County, Florida.

Parcel Identification Number 04-18-24-000400001900 (2536 Smitty Road)
(Prior Deed; O.R. Book 1966, Page 0802)

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, Lake County, Florida, AND an easement for ingress and egress over, across and upon the North 15 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, Lake County, Florida.

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 04-18-24-000100006700
Parcel Identification Number 04-18-24-000100000400
Parcel Identification Number 04-18-24-000100006600
(Prior Deed; O.R. Book 1365, Page 0184)

The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 and the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 in Section 4, Township 18 South, Range 24 East, Together with an easement for ingress and egress over the West 25 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 in said Section 4, Township 18 South, Range 24 East and over the East 25 feet of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 in said Section 4, Township 18 South, Range 24 East, Public Records of Lake County, Florida.

Parcel Identification Number 05-18-24-000400003500 (41404 County Road 25)
(Prior Deed; O.R. Book 3225, Page 1161)

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and that part of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4, lying East of right of way of Old US Highway No. 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel Identification Number 05-18-24-000400002800
(Prior Deed; O.R. Book 1886, Page 1978)

That part of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 18 South, Range 24 East, in Lake County, Florida, lying East of Highway; AND ALSO the North 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

LESS and EXCEPT that portion conveyed to Lake County in O.R. Book 1984, Page 912, Public Records of Lake County, Florida, being more particularly described as follows:

Begin at a point at the intersection of the North line of that property as recorded in O.R. Book 1886, Page 1978, Public Records of Lake County, Florida and the Easterly right of way line of CR 25 (formerly known as SR 25), according to the SR 25 right of way map, as recorded in Road Plat Book 1, Pages 1 through 6, inclusive, Public Records of Lake County, Florida, run thence Easterly along the North line of said parcel a distance of 80.00 feet to a point known as Point "A". Begin again at the Point of Beginning of this description and run Southerly along said East right of way line of CR 25 a distance of 80.00 feet; thence run in a Northeasterly direction to Point "A" and the end of this description.

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 04-18-24-000400002800 (2542 Smitty Road)
(Prior Deed; O.R. Book 1966, Page 0802)

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4, less the West 25 feet thereof, in Section 4, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel Identification Number 03-18-24-000400004300
(Prior Deed; O.R. Book 3445, Page 1938)

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 25 East, Lake County, Florida.

Parcel Identification Number 03-18-24-000400003200 (3600 Marion County Road)
(Prior Deed; O.R. Book 3442, Page 2081)

The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 24 East, Lake County, Florida. Together with an ingress and egress easement over the West 25.00 feet of the following described parcel of land: The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 24 East, Lake County, Florida. Subject to an ingress and egress easement over the West 25.00 feet of the North 150.00 feet thereof.

Parcel Identification Number 03-18-24-000400001400 (3600 Marion County Road)
(Prior Deed; O.R. Book 3442, Page 2081)

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 24 East, Lake County, Florida.

Parcel Identification Number 03-18-24-000300001201
Parcel Identification Number 03-18-24-000300001200 (3333 Griffin Avenue)
Parcel Identification Number 03-18-24-000400001300
(Prior Deed; O.R. Book 1761, Page 34)

The South 1/2 of the Southeast 1/4 of the Southwest 1/4; and the North 1/2 of the Southeast 1/4 of the Southwest 1/4; and the West 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 3, Township 18 South, Range 24 East of Lake County, Florida.

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 10-18-24-000200001001 (3525 Griffin Avenue)
(Prior Deed; O.R. Book 2243, Page 2022)

The North 574.95 feet of the South 1154.52 feet of the East 1127.36 feet of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 18 South, Range 24 East, all being in Lake County, Florida, LESS and EXCEPT the East 25 feet thereof.

Parcel Identification Number 10-18-24-000200004400
(Prior Deed; O.R. Book 2243, Page 2022)

The North 193.19 feet of the South 579.57 feet of the East 1127.36 feet of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 18 South, Range 24 East, all being in Lake County, Florida, LESS and EXCEPT the East 25 feet thereof.

Parcel Identification Number 09-18-24-000100002600
(Prior Deed; O.R. Book 1638, Page 1306)

Parcel No.1: The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, in Lake County, Florida.
Together with a non exclusive easement for ingress and egress over, across and upon the South 24 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the South 16 feet of the East 16 feet of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel No. 2: A non exclusive easement for ingress and egress over, across and upon the East 16 feet of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, Lake County, Florida.

Parcel Identification Number 10-18-24-000200001200
(Prior Deed; O.R. Book 1529, Page 1725)

The Southwest 1/4 of the Northwest 1/4, Section 10, Township 18 South, Range 24 East, Lake County, Florida.

2013 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Feb 01, 2013
Secretary of State
CC6064642415

DOCUMENT# L11000019717

Entity Name: GRAND OAKS HOLDING, LLC

Current Principal Place of Business:

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Current Mailing Address:

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

FEI Number: 27-5283208

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WARRINER, THOMAS
3000 MARION COUNTY RD
WEIRSDALE, FL 32195 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGR
Name	GRAND OAKS, LLC	Name	WARRINER, THOMAS
Address	3175 GREEN DOLPHIN LANE	Address	3000 MARION COUNTY ROAD
City-State-Zip:	NAPLES FL 34102	City-State-Zip:	WEIRSDALE FL 32195

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: THOMAS WARRINER VICE PRESIDENT 02/01/2013

Electronic Signature of Signing Authorized Person(s) Detail — Date

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

GRAND OAKS HOLDING, LLC

Filing Information

Document Number	L11000019717
FEI/EIN Number	275283208
Date Filed	02/15/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/31/2011
Event Effective Date	NONE

Principal Address

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Changed: 04/26/2012

Mailing Address

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Changed: 04/26/2012

Registered Agent Name & Address

WARRINER, THOMAS
3000 MARION COUNTY RD
WEIRSDALE, FL 32195

Name Changed: 10/31/2011

Address Changed: 10/31/2011

Authorized Person(s) Detail

Name & Address

Title MGRM

GRAND OAKS, LLC
3175 GREEN DOLPHIN LANE
NAPLES, FL 34102

Title MGR

WARRINER, THOMAS
3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Annual Reports

Report Year	Filed Date
2012	04/26/2012
2013	02/01/2013

Document Images

02/01/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
10/31/2011 -- LC Amendment	View image in PDF format
02/17/2011 -- LC Amendment and Name Change	View image in PDF format
02/15/2011 -- Florida Limited Liability	View image in PDF format

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State of Florida, Department of State

2013 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Feb 01, 2013
Secretary of State
CC5129842511

DOCUMENT# L11000020542

Entity Name: GRAND OAKS, LLC

Current Principal Place of Business:

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Current Mailing Address:

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

FEI Number: 80-0689716

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WARRINER, THOMAS
3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGR
Name	GOLISANO, B. THOMAS	Name	WARRINER, THOMAS
Address	3175 GREEN DOLPHIN LANE	Address	3000 MARION COUNTRY ROAD
City-State-Zip:	NAPLES FL 34102	City-State-Zip:	WEIRSDALE FL 32195

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: THOMAS WARRINER BUSINESS MANAGER 02/01/2013

Electronic Signature of Signing Authorized Person(s) Detail — Date

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

GRAND OAKS, LLC

Filing Information

Document Number	L11000020542
FEI/EIN Number	800689716
Date Filed	02/16/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/31/2011
Event Effective Date	NONE

Principal Address

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Changed: 04/26/2012

Mailing Address

3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Changed: 10/31/2011

Registered Agent Name & Address

WARRINER, THOMAS
3000 MARION COUNTY ROAD
WEIRSDALE, FL 32195

Name Changed: 10/31/2011

Address Changed: 10/31/2011

Authorized Person(s) Detail

Name & Address

Title MGRM

GOLISANO, B. THOMAS
3175 GREEN DOLPHIN LANE
NAPLES, FL 34102

Title MGR

WARRINER, THOMAS
3000 MARION COUNTRY ROAD
WEIRSDALE, FL 32195

Annual Reports

Report Year	Filed Date
2012	04/26/2012
2013	02/01/2013

Document Images

02/01/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
10/31/2011 -- LC Amendment	View image in PDF format
02/16/2011 -- Florida Limited Liability	View image in PDF format

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State of Florida, Department of State

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

February 24, 2014

RE: Variance Resolution 2014-104
Special Permit Use Resolution 2014-105

Dear Property Owner:

This is to notify you that Grand Oaks Holding LLC has filed two (2) applications in regards to a new freestanding sign to be located at the southeast corner of County Road 25 and Marion County Road:

Resolution 2014-104

Variance application is in accordance with the provisions of Chapter 17, Section 17-7).A).16). of the Town of Lady Lake Land Development Regulations, which prohibits off-premises signs. The applicant is requesting the variance to allow an 8' High x 15' Wide off-premises freestanding sign to be erected at the southeast corner of County Road 25 and Marion County Road.

Resolution 2014-105

Special Permit Use application in accordance with the provisions of Chapter 17, Section 17-3.E.4 of the Town of Lady Lake Land Development Regulations, which state that any owner who desires the installation of an Electronic Message Board/Marquee Sign shall file an application for a Special Permit Use. Upon Town Commission approval, the Special Permit use will allow for the installation of an Electronic Message Board/Marquee Sign on a permitted freestanding sign proposed to be erected at the southeast corner of County Road 25 and Marion County Road, within the town limits of the Town of Lady Lake, Florida.

Note: Special Permit Use applications are not reviewed/heard by the P&Z Board.

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

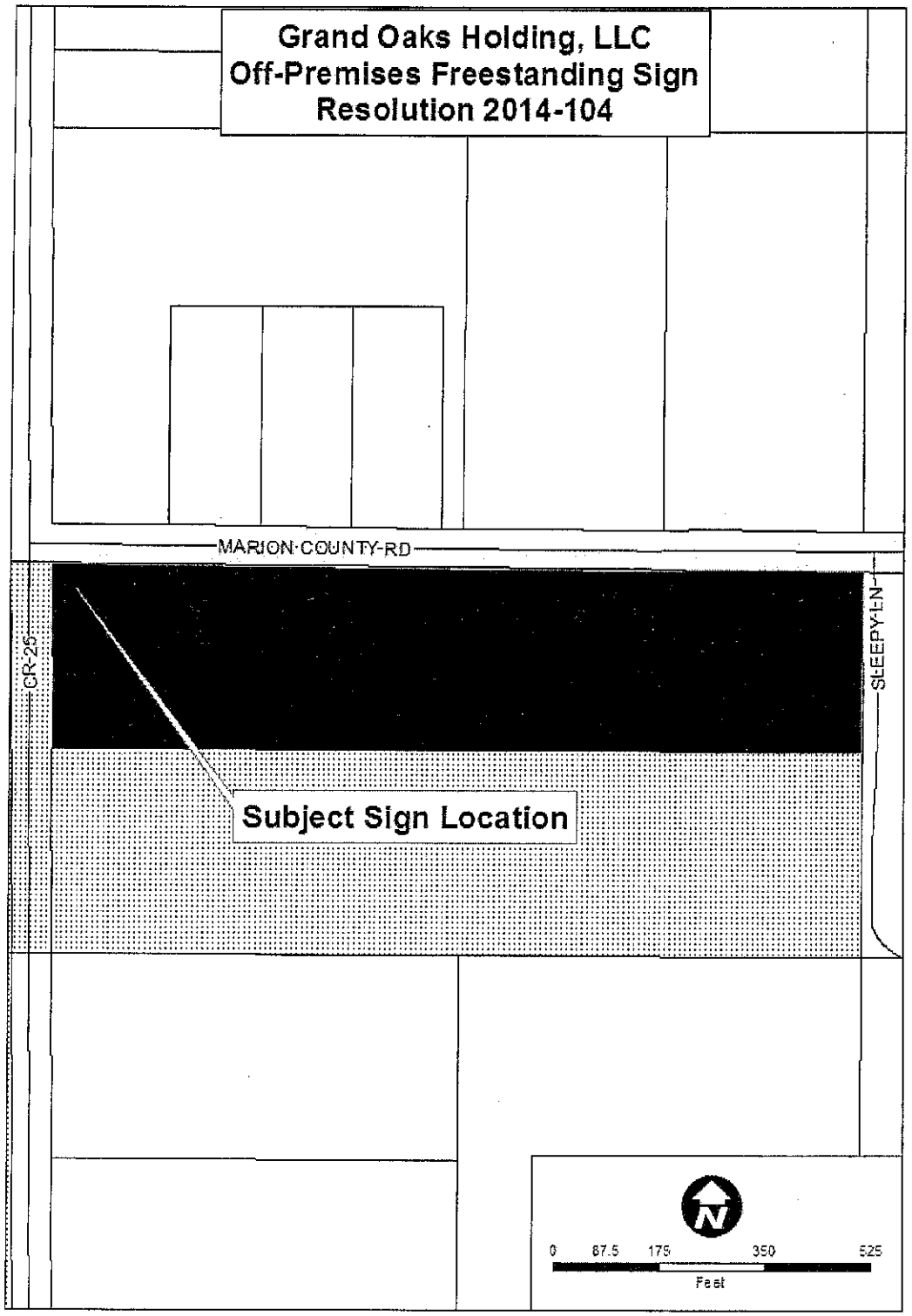
PLANNING AND ZONING BOARD- Monday, March 10, 2014 at 6:00 p.m.
COMMISSION MEETING- Monday, April 7, 2014 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours in the Growth Management Department.

All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine a party, the Notice of Appearance form does not need to be filled out. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call Wendy Then at (352) 751-1582 or via email at Wthen@LadyLake.org.

Respectfully Submitted,

Wendy Thep
Town Planner



AltKey	OwnerName	OwnerAddre	OwnerCity	vnerSt	OwnerZip
1237564	DAVISON WILLIAM E III	1611 S LAKEVIEW AVE	LEESBURG	FL	34748
1237637	VOSKA PAUL M TRUST	01747 MARION COUNTY RD	WEIRSDALE	FL	32195
1237688	MOORE ROSS BRYANT & RAYNA R	01711 MARION COUNTY RD	WEIRSDALE	FL	32195
1237840	WILLIAMS DENNIS R & JOANN O	01633 MARION COUNTY RD	WEIRSDALE	FL	32195
1237874	GANTNER ROGER D & NOELENE E LIFE ESTATE	41420 SLEEPY LN	WEIRSDALE	FL	32195
2600918	DAVISON WILLIAM EDWARD IV & DAWN R	1543 MARION COUNTY RD	WEIRSDALE	FL	32195
2908530	BASS ELIZABETH R	1008 HAMLIN AVE	HOWEY IN THE HILL	FL	34737
2908548	CATLETT NANCY D TRUSTEE	25925 BLOOMFIELD AVE	HOWEY IN THE HILL	FL	34737
3806283, 368281	GOLF SOUTH INC	PO BOX 120387	CLERMONT	FL	34712
3409787	CULLISON VIRGINIA P TRUSTEE	1403 SE FORT KING ST	OCALA	FL	34471
1800498	NICHOLS CLIFFORD E JR TRUSTEE	1314 DEBRA DR	LADY LAKE	FL	32159
1800528	DAVIS LLOYD A & PATRICIA L YODER	PO BOX 291	LADY LAKE	FL	32158
2545771	DECARLO LYNN DIBICCARI	41325 SLEEPY LN	WEIRSDALE	FL	32195
3693604	LAKES OF LADY LAKE HOMEOWNERS ASSN	1553 SE FORT KING ST	OCALA	FL	34471

TECHNICAL REVIEW COMMITTEE
APPLICATION FOR A VARIANCE

Meeting of March 4, 2014

TO: **Technical Review Committee**

FROM: **Wendy Then, Town Planner**

SUBJECT: **Variance Request for Off-Premises Sign- Resolution 2014-104**

APPLICANT: **Greg Beliveau, w/ LPG Urban & Regional Planners, Inc.**

DATE: **February 26, 2014**

SUMMARY: Applicant, Greg Beliveau with LPG Urban & Regional Planners, Inc, on behalf of Grand Oaks Holding, LLC, has submitted an application for a variance from Chapter 17, Section 17-7).a).16) which prohibits off-premises signs. The applicant is requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the town limits of the Town of Lady Lake, Florida. The proposed monument sign is designed to be 8' high by 15' wide with a 5 feet setback along County Road 25 and 58 feet setback along Marion County Road, which meets sign code requirements.

As required of the application, a Justification Statement has been submitted. The Grand Oaks Resort is home to one of the most exquisite carriage museums in the Country, with over 175 carriages, open to the public seven days a week. The applicant has indicated within the Justification Statement that the main purpose for the sign is to notify the public of the museum and special events held at Grand Oaks. Many of these events are in sponsorship of non-profit organizations as Grand Oaks coordinates with numerous non-profit organizations by allowing them to utilize the museum facilities to hold fund raisers at no cost. The applicant has stated that the museum and associated facilities are located on parcels with rural land use due to the equestrian and agricultural nature, which also poses a disadvantage in regards to signage. For identification and exposure purposes; erecting a sign along County Road 25 would make it easier for attendants to find the facility, of which the main entrance is located off of Marion County Road. Lastly, the applicant has pointed out that the Off-Premises Sign should be considered temporary in that when the site is developed, the sign would become an on-premises sign for the development; however, the sign may still be used in some capacity by the Grand Oaks Resort for their events as well after the property has been sold. The applicant has included a draft Easement Maintenance Agreement which would be

executed prior to sale of the subject parcel to retain the right for Grand Oaks Resort to utilize the off-site sign.

The applicant would like to incorporate an Electronic Message Board on the proposed freestanding sign, so Special Permit Use application has been submitted concurrently with the variance application.

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

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

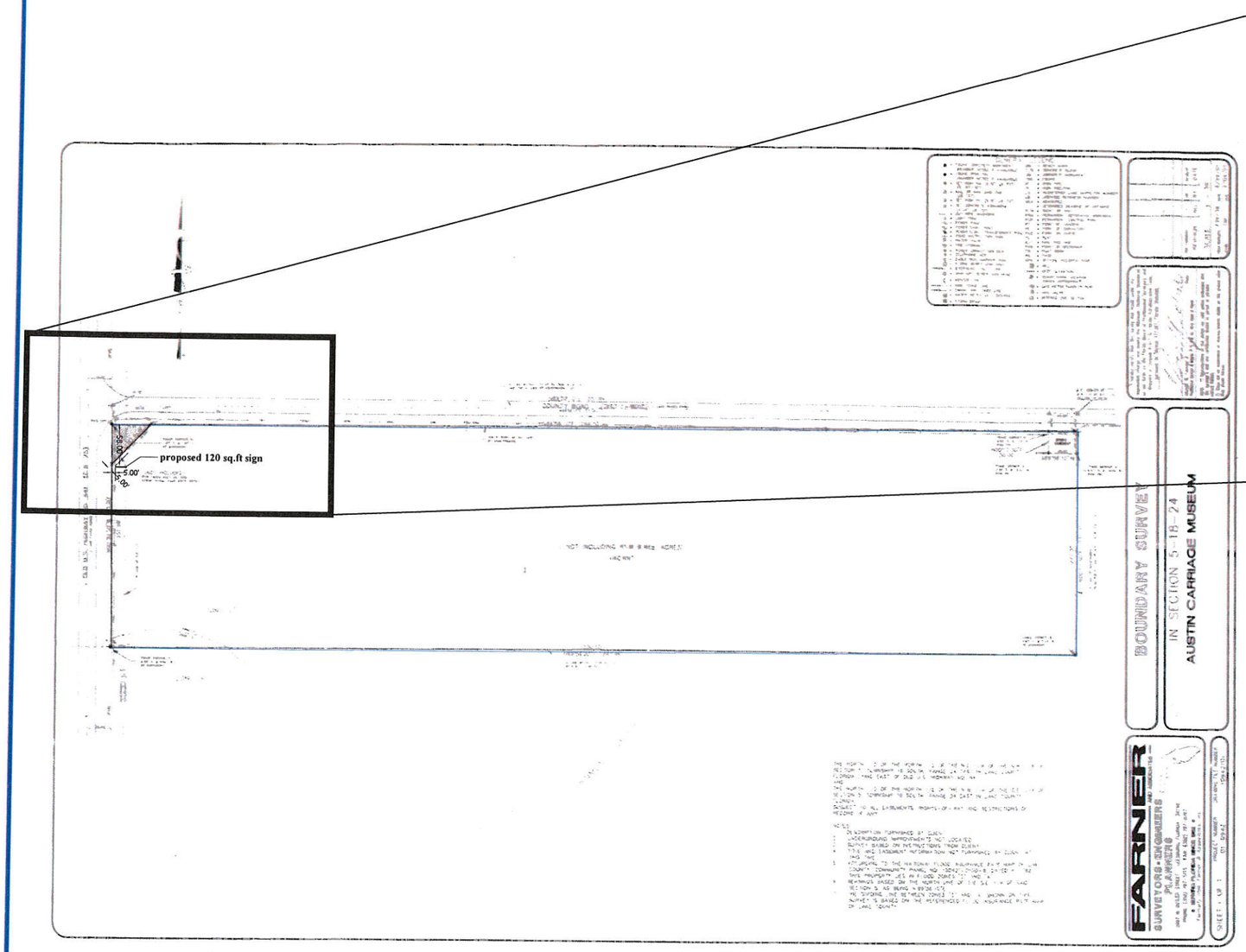
The subject property lies in Section 05 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Mixed-Used Planned Unit Development (PUD). The application is complete and ready to be transmitted to the Planning & Zoning Board for their recommendation.

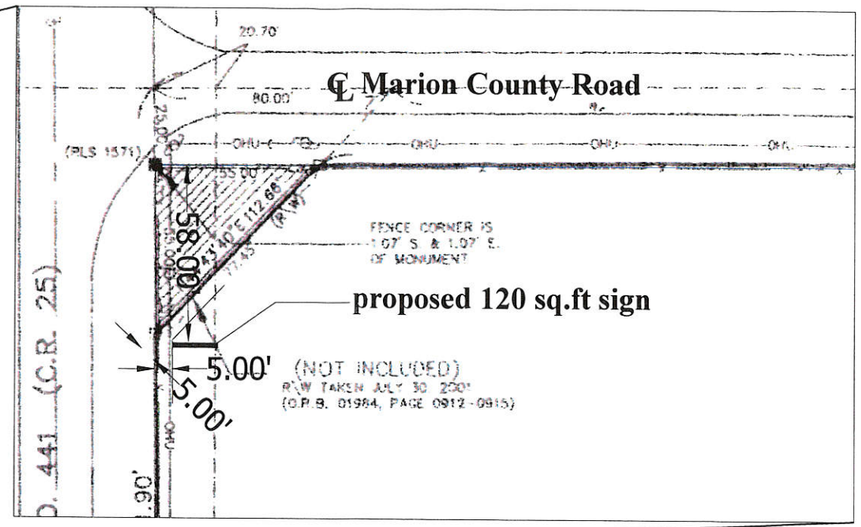
Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was also posted on Monday, February 24, 2014.

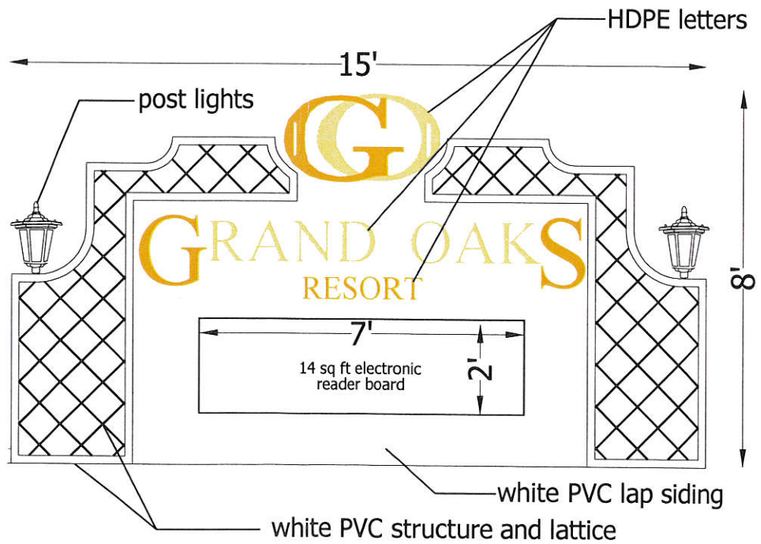
Public Hearings:

The **Planning and Zoning Board** will review the application for Resolution 2014-104 at its regular meeting on Monday, March 10, 2014 at 6:00 p.m.

The **Town Commission** will review the application for Resolution 2014-104 for final consideration at its regular meeting on Monday, April 7, 2014 at 6:00 p.m.







North

February 06, 2014

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Note: This preliminary layout is for conceptual planning use only. It is NOT to be used for construction, platting, permitting and/or mapping. Lot sizes & all other aspects of this conceptual layout are subject to final engineering design

Sign Location

Grand Oaks Commercial CR 25

Lady Lake, Florida

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4024 / INFO@LPGURP.COM

Proj.: 1410-1A File: 1410-1A 6-25-08.dwg

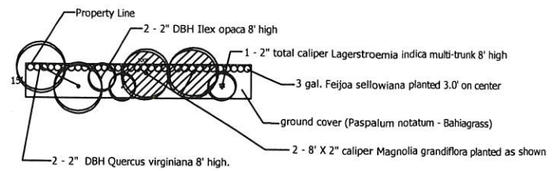
Owner:
Gloria Austin
Trustee
3000 Marion County Road
Weirsdale, FL 32195-5168
(352) 753-3062

Applicant:
Greg Beliveau
LPG Urban & Regional Planners
1162 Camp Ave.
Mount Dora, FL 32757
(352) 385-1940

- Adjacent Zoning (Ag)
- Adjacent FLU (U)

LEGAL DESCRIPTION

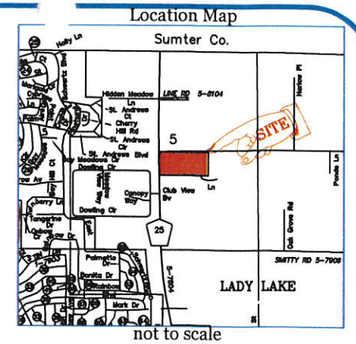
THE NORTH 1/2 OF T HE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA LYING EAST OF OLD U.S. HIGHWAY NO. 441;
AND
THE NORTH 1/2 OF T HE NORTH 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA.
AND
THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4; AND THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF RIGHT-OF-WAY OF OLD U.S. HIGHWAY NO. 441, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST.



Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system

100 Feet of
Typical Landscape Buffer "B"
not to scale

Location Map



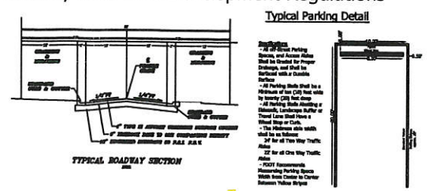
not to scale

Acreages

- Total Site area	**844,255.39sq. ft.**	**19.38 Acres +/-**	**100%**
- Right-of-Way / Parking	247,075.96 sq. ft.	5.67 Acres +/-	
- Commercial Buildings & Residential Units	142,137.00 sq. ft.	3.26 Acres +/-	
- Total Developed Area	389,212.96 sq. ft.	8.93 Acres +/-	
- Dry Retention	61,312.58 sq. ft.	1.40 Acres +/-	7%
- Landscape Buffers	93,767.86 sq. ft.	2.15 Acres +/-	11%
- Turf/Landscape/Green Area	299,961.99 sq. ft.	6.90 Acres +/-	36%
- Total Open Space/ Non-Impervious Surface	455,042.43 sq. ft.	10.45 Acres +/-	54%

Notes:
- Total Commercial Square Feet 75,600
- Total Office Square Feet 48,000
- Total number of residential units 18 (800 sq. ft. Net Living Area)
- Gross Density is 1 Unit per Acre
- Maximum building height 35' (3 stories)
- Proposed zoning: PUD
- Proposed Land Use: Commercial Professional Services
- No Open Water or Wetlands Exist on Site
- 580 Parking Spaces Shown and Required per Code
- Project to be Constructed in a Single Phase
- Soil Type of Site is Candler Sand 0 to 5% slope
- Central water and sewer will be provided by the Town of Lady Lake
- Location and quantity of fire hydrants will comply with applicable codes
- Area Within the 100-Year Flood = 96,949.18 sq. ft. (2.22 acres)
- Development as proposed by this Conceptual Plan shall adhere to the Town of Lady Lake Commercial Design Standards. If any elements of the proposed design are in conflict with the established Commercial Design Standards, the Commercial Design Standards shall supersede in all instances. Deviations from the Commercial Design Standards are available via the waiver process as established in Chapter 20 of the Town of Lady Lake Land Development Regulations

Typical Parking Detail



North

July 24th, 2008

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Note: This preliminary layout is for conceptual planning use only. It is NOT to be used for construction, platting, permitting and/or mapping. Lot sizes & all other aspects of this conceptual layout are subject to final engineering design

Conceptual Development Plan For:

Grand Oaks Commercial CR 25

Lady Lake, Florida

Urban & Regional Planners, Inc.
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