

REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, January 14, 2013
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:

1. **Approval of Minutes:** November 13, 2012 Special Planning & Zoning Board Meeting
2. **Resolution No. 2013-101** – Green Key Village, LLC– Variance to Chapter 5, Section 5-4. d). 4). C). 1.a., to reduce Front Yard Setback within RS-6 Zoning District – Located at 1635 Lake Ella Road (Wendy Then)
3. **Preliminary Plat** – Green Key Villages (Formerly Known as Nine Oaks Subdivision) – A 42-Unit Single-Family Residential Subdivision Located on Approximately 24.22 Acres of Land – 1635 Lake Ella Road (Wendy Then)

CHAIRPERSON/MEMBERS' REPORT:

OPEN FORUM:

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.

7

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

November 13, 2012
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: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL: William Scott, Member
Mike McKenzie, Member
John Gauder, Chairperson
William Sigurdson, Vice Chairperson/Member

STAFF MEMBERS PRESENT: Attorney Laura Lightsey, BRS Legal; Wendy Then, Town Planner; and Julia Wolfe, Staff Assistant to Town Clerk

NEW BUSINESS:

1. Approval of Minutes: October 8, 2012 Planning and Zoning Board Meeting

John Gauder, Chairperson/Member, asked if anyone had any corrections or deletions to the October 8, 2012 Planning and Zoning Board meeting minutes. There were none.

Upon a motion by Member Scott and a second by Member McKenzie, the Planning and Zoning Board approved the Minutes of the Planning and Zoning Board Meeting of October 8, 2012 as presented. The motion passed by a vote of 4-0.

2. Ordinance No. 2012-20 - An Ordinance Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Town Clerk's office). She stated this ordinance serves to adopt the Town's annual update of the Capital Improvements Schedule which is part of the Town's Comprehensive Plan. With the passage of House Bill 7207 (2011), this update process and the associated requirements have been significantly revised and reduced. Ms. Then stated the updates are no longer required to be processed by a Comprehensive Plan Amendment, but may be adopted by local ordinance, and nor do the amendments require approval and review by the Local Planning Agency (LPA). She stated House Bill 7207 states: "The CIE must be reviewed by the local government on an annual basis. Modification to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local Comprehensive Plan."

1 Ms. Then stated the purpose of the Capital Improvements Element and the CIE Schedule is to
2 identify the capital improvements that are needed to implement the Comprehensive Plan and
3 ensure that adopted Level of Service (LOS) standards are achieved and maintained for
4 concurrency related facilities.

5
6 Ms. Then stated these facilities include: water, water supply, sewer, solid waste, drainage, parks
7 and recreation, public schools, transportation and transit. She stated while the Town does not
8 have financial responsibility or accountability regarding some of these public facilities, there is
9 still the requirement to incorporate the five year capital improvement schedules from other
10 entities.

11
12 Ms. Then stated corrections, updates, and modifications concerning costs, revenues, or the dates
13 of construction of any capital facility or project identified in the Capital Improvement Program
14 Schedule are not considered amendments and may now be accomplished by local ordinance.

15
16 Ms. Then stated staff recommends approval and adoption of Ordinance No. 2012-20. This
17 ordinance serves to update to the Capital Improvements Schedule as required under F.S.
18 163.3177(3)(b). The attached "Exhibit A" reflects the proposed improvements for the Five Year
19 Planning Period 2012/13 – 2016/17.

20
21 The Town Commission is scheduled to consider Ordinance No. 2012-20 for first reading on
22 Monday, November 19, 2012 at 6:00 p.m., and the second and final reading is scheduled for
23 Monday, December 3, 2012 at 6:00 p.m.

24
25 Vice-Chairperson Sigurdson referred to Exhibit A, Transportation System, line 17; he asked if
26 there will be six lanes going through the Town of Lady Lake.

27
28 Ms. Then stated six lanes are planned and have been achieved through coordination with the
29 Lake County Metropolitan Planning Organization. She stated there may be certain areas where
30 right-of-way still needs to be acquired.

31
32 Vice-Chairperson Sigurdson asked if there was any consideration as to what will be done to Clay
33 Avenue. He stated there is an apartment building going in on that street.

34
35 Ms. Then stated she understood there were negotiations with the Public Works Department and
36 the developers at one point, and the developers were in agreement to donate some of the right-of-
37 way. She stated the developers were trying to get adjacent property owners to also donate right-
38 of-way, so a connection could be made with the cul-de-sac that links into the Kohl's
39 Development. She stated there was an understanding that if some of the neighbors would donate
40 right-of-way, then everyone would be on board. Ms. Then stated several of the properties are
41 located in Lake County and she is unsure if they are receptive to making that happen at this time.
42 She stated future updates can be brought before the Town Commission at a later date.

43
44 Vice-Chairperson Sigurdson stated he is concerned to some extent the confusion that will occur
45 when there are six lanes going through the middle of Town.

46
47 Chairperson Gauder asked if there was anyone in the audience who wished to speak on this
48 matter. There was no one. Chairperson Gauder called for a motion.

1 *Upon a motion by Member McKenzie and a second by Member Scott, the Planning and*
2 *Zoning Board recommended transmittal and approval of Ordinance No. 2012-20 to the Town*
3 *Commission for consideration. The motion passed by a vote of 4-0.*

4
5 **3. Resolution No. 2012-113 – A Resolution Amending Land Use Application Fees**

6
7 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in
8 the Town Clerk's office). She stated each year, as part of the budgeting process and also when a
9 new application type warrants the establishment of a new fee, the Growth Management staff
10 reviews the land use application fee schedule to make sure it accurately represents the staff costs
11 required to process each land use application. She stated Town staff has evaluated the correct
12 allocation of certain fees presently assessed in the building fee schedule and determined them to
13 be zoning-related rather than construction-related. Ms. Then stated staff has removed those fees
14 from the Building Fee Schedule and properly identified them within the GM Fee Schedule. She
15 stated the fees below are now reflected in the Growth Management Fee Schedule:
16

Tree Permit (Residential – Non Historic Tree)	\$25.00
Tree Permit (Residential – Historic/Priority Tree)	\$500.00
Banner Permit	\$10.00
Grand Opening Sign Application	\$25.00
Vinyl Face Changes (No Structural Alterations)	\$10.00

17
18 Ms. Then stated in addition, on Monday, November 5, 2012, the Town established two new
19 application types via approval of Ordinance No. 2012-19 – Seasonal Vendor/Temporary Use
20 Permits and Special Event Permits, which need to be incorporated into the fee schedule at this
21 time. She stated those fees are in the amounts of \$75 and \$45 respectively. Ms. Then stated
22 other changes include adding “Residential” to the Lot Split Application, as well as striking lot
23 line deviation as a permitted process. She stated all other fees have remained consistent with the
24 2011 fee schedule.

25
26 Ms. Then noted Growth Management staff handles all applications in the schedule, with the
27 exception of right-of-way utilization permits and paving applications which are the purview of
28 the Public Works Department.

29
30 The Town Commission is scheduled to consider Resolution No. 2012-113 at their regular
31 meeting on Monday, November 19, 2012.

32
33 Member Sigurdson requested clarification on page 4 of Exhibit A regarding Tree Permits; he
34 asked if that was for tree removal.

35
36 Ms. Then stated that was correct; staff could definitely add the word “removal” for clarification
37 if that is the consensus of the board.

38
39 Chairperson Gauder asked if there was anyone in the audience who wished to speak on this
40 matter. There was no one. Chairperson Gauder called for a motion.

41
42 *Upon a motion by Vice-Chairperson Sigurdson and a second by Member McKenzie, the*
43 *Planning and Zoning Board recommended transmittal and approval of Resolution No. 2012-*
44 *113 to the Town Commission for consideration. The motion passed by a vote of 4-0.*

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OPEN FORUM:

Ms. Then wished everyone a safe Thanksgiving Holiday.

ADJOURN:

With nothing further to discuss, the meeting was adjourned at 6:14 p.m.

Julia Wolfe, Staff Assistant to Town Clerk

John Gauder, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk

DRAFT



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 14, 2013

SUBJECT: Resolution 2013-101

DEPARTMENT: Growth Management

STAFF RECOMMENDED MOTION: Approval of Resolution No. 2013-101-Variance pursuant to Chapter 5, Section 5-4. d). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations (LDRs), a minimum twenty (20) feet front yard setback for all residential lots to be located within the Green Key Village Subdivision and subsequent additions under the parent parcel (Alternate Keys No. 1771463 and 3838637)

SUMMARY

The applicant, Gregory O. Thomas of Green Key Village LLC, has submitted an application for a variance from Chapter 5, Section 5-4. d). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations (LDRs) which requires that the minimum front yard setback be a distance of twenty-five (25) feet. At present, the applicant is proposing to construct 42 single-family residences located on approximately 24.22 acres at 1635 Lake Ella Road. (Referenced by Alternate Keys No. 1771463 and 3838637). The variance request is to allow a minimum twenty (20) feet front yard setback for all residential lots to be located within the Green Key Village Subdivision and subsequent additions under the parent parcel. The applicant has elected the variance application process in an effort to establish within this proposed subdivision the concept of closer setbacks encouraging communication between neighbors. The proposed community subdivision will consist of "net-zero-energy" homes and the structures will feature "Key West" style elevations to include large front porches and side-entry garages set to the rear of the home. Additionally, a neighborhood pool, pavilions for cookouts, activity trails, and sidewalk to serve families and friends interacting together will be provided.

As part of the variance application, a *Justification Statement* is required and has been provided. The applicant states that by placing the homes just five (5) feet closer, the whole atmosphere changes. Also, the property presents topography challenges and changing elevations in different areas. It has been established that many lots slope towards the rear; some even possessing ten (10) to fifteen (15) foot drop-offs. Lastly, the applicant explained that for aesthetic reasons, locating the homes closer to the road, 3,500 to 4,000 square feet homes, will allow rear garages to hide a family's usual clutter,

keeping everything screened and secured properly while keeping the property values higher.

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 29 Township 18 South Range 24 East, Lady Lake Florida. The Future Land Use Map designation for the site is SF-MD (Single Family-Medium Density, up to 6 DUs/Acre) and is zoned “RS-6.” The subject property is located at 1635 Lake Ella Rd. The Future Land Use and Zoning Designations of the adjacent properties are as follows:

Future Land Use

Subject Property	SF-MD (Single Family-Medium Density- 6 du/acre)
Future Land Use of Adjacent Properties	
West	Lake County-Urban Low Density (Max 4 du/Acre)
East	SF-MD (Single Family-Medium Density- 6 du/acre)
North	Lady Lake- Single Family-Medium Density/Lake County-Urban Medium Density (Max 7 du/acre)
South	ROW/ Lake County-Urban Medium Density (Max 7 du/acre)

Zoning

Subject Property	Lady Lake- RS-6
Zoning of Adjacent Properties	
West	Lake County -Agriculture
East	Lady Lake- RS-6
North	Lady Lake- RS-6/Lake County-Agriculture
South	ROW/Lake County-Agriculture

Comments:

- 1.) A Preliminary Subdivision Plat application is being processed concurrently with this variance application.

Notices to inform the surrounding property owners within 150' of the property of the proposed variance were mailed by certified mail return receipt on Friday, December 28, 2012. Additionally, updated certified mail will be sent to surrounding property owners on Wednesday, January 9, 2013, updating the Town Commission Meeting originally scheduled for Wednesday, January 23, 2013, to take place now on Tuesday, January 22, 2013. The property was also posted on Friday, December 28, 2012, and also updated on Wednesday, January 9, 2013.

PUBLIC HEARINGS

The **Technical Review Committee** reviewed the application at their Special meeting on Tuesday, January 8, 2013, recommending approval to forward to the Planning and Zoning Board with a vote 5-0.

The **Town Commission** is scheduled to consider Resolution 2013-101 on first and final reading at the Special Meeting on Tuesday, January 22, 2013, at 6:00 p.m.

FISCAL IMPACT: \$ 0

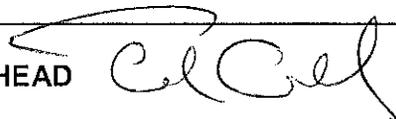
- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD



Submitted

1/9/2013

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements Date

TOWN MANAGER 

Approved Agenda Item for: 1-14-13 Date

1-14-13

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

EXHIBIT "A"
Legal Description and Map

SECTION 29 TOWNSHIP 18 RANGE 24

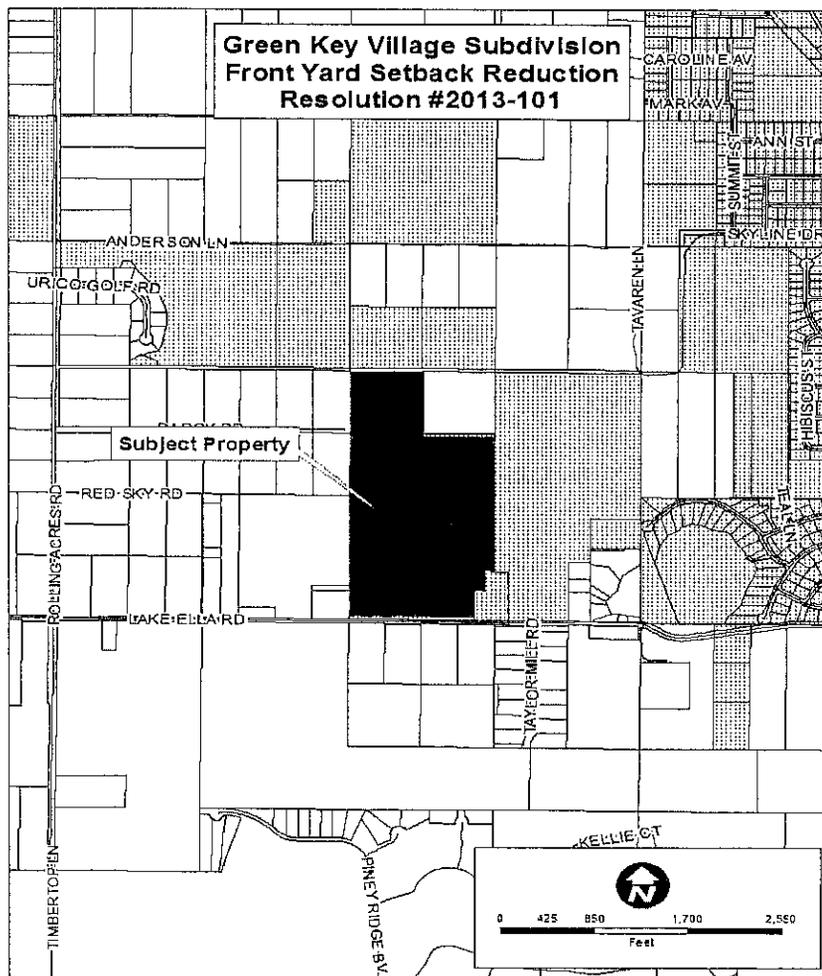
ALTERNATE KEY 1771463

NW 1/4 OF SE 1/4--LESS N 700 FT OF E 640 FT--SW 1/4 OF SE 1/4--LESS BEG SE COR OF SW 1/4 OF SE 1/4 RUN W 240 FT, N 402FT, E 155 FT, N 0-18-20 W 128 FT, N 89-53-58 E 85.51 FT TO E LINE OF SW 1/4 OF SE 1/4, S 0-23-11 E 530.01 FT TO POB & LESS BEG AT S 1/4 COR OF SEC, RUN N 0-14-41 E 40 FT, S 89-38-58 E 207.59 FT, N 0-21-02 E 2.25 FT, S 89-38-58 E 188.46 FT, N 0-21-02 E 11 FT, S 89-38-58 E 369.03 FT, S 0-21-02 E 13.25 FT, S 89-38-58 E 387.02 FT, S 0-05-24 W 40 FT TO S LINE OF SEC, N 89-38-58 W 1152.20 FT FOR RD R/W-- ORB 4211 PG 906 |

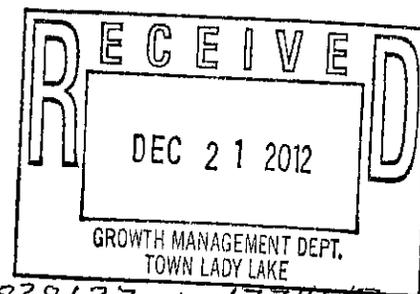
AND

ALTERNATE KEY 3838637

FROM SE COR OF SW 1/4 OF SE 1/4 RUN S 89-53-58 W 175.01 FT | FOR POB, RUN N 0-21-40 W 330 FT, N 89-53-58 E 89.07 FT, N 0-18-20 W 72 FT, S 89-59-26 W 155.14 FT, S 0-21-40 E 402.21 FT, N 89-53-58 E 66 FT TO POB--LESS S 40 FT FOR LAKE ELLA RD | R/W-- |ORB 4211 PG 906 |



TOWN OF LADY LAKE
VARIANCE APPLICATION



Alt. Key Number 3838637 + 1771483

1. Owner's name: Green Key Village, LLC
Mailing Address: PO Box 939
Email Address: greg@mainseil.com
Telephone #: 352-267-4603

2. Applicant's Name: same
Mailing Address: "
Email Address: "
Telephone #: "

3. Applicant is: Owner: Agent Purchaser Lessee Optionee

4. Property Address/Location: 1635 Lake

5. Legal Description: see attached

6. The variance requested is as follows: Change front setback
from 25' to 20'

7. The variance is necessary for the following reasons: - see attached -

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:
No

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:

see attached

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:

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 ___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: 12-21-12

Received by: W. Thon

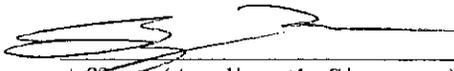
Fees Paid: \$850.00

APPLICANT'S AFFIDAVIT

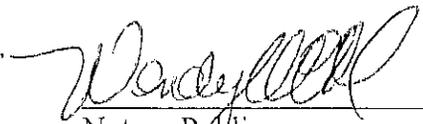
STATE OF FLORIDA
COUNTY OF LAKE

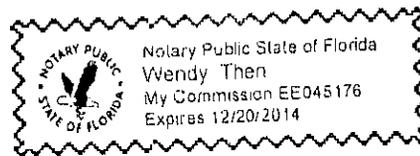
Before me, the undersigned authority personally appeared Greg Thomas, who being by me first duly sworn on oath, deposes and says:

- (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:
Front Setback 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 21st day of December 2012, by Greg Thomas who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Notary Public



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

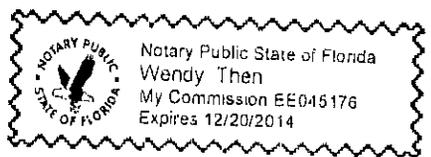
Before me, the undersigned authority, personally appeared Greg Thomas who being by me first duly sworn on oath, deposes and says:

- (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:
Front Setback Variance
- (3) That he/she has appointed Belf 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.

[Signature]
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 21st day of December 2012, by Greg Thomas, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[Signature]
Notary Public



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.

JUSTIFICATION STATEMENT

**GREEN KEY VILLAGE
1635 LAKE ELLA ROAD
LADY LAKE, FL 32159**

Green Key Village is a proposed subdivision of “net-zero-energy” homes. These homes, constructed with “Key West” style elevations, include large front porches and side-entry garages set to the rear of the home. Above all, *Green Key Village* will be a community project. A neighborhood pool, pavilions for cookouts, activity trails, and sidewalks plan to all serve families and friends interacting together.

As one drives through *Green Key Village*, down the palm tree-lined street, around the stylish homes, visitors will see neighbors meeting on their open front porches and observe a vibrant community. Furthermore, closer setbacks encourage communication between neighbors. By placing the homes just five feet closer, the whole atmosphere is changes.

Additionally, reasons for requesting this variance are due to the property’s changing elevations. Many lots slope towards the rear; some even possessing ten to fifteen foot drop-offs. These present challenges to building a 3,500 to 4,000 square foot home. By repositioning the home forward, this situation will terminate itself.

For aesthetic reasons, locating the homes closer to the road will allow rear garages to hide a family’s usual clutter, and in turn keep the property values higher.

Prepared by and return to:
Richard P. Newman/kdo
Attorney at Law
McLinBurnsed
1000 West Main Street
Leesburg, FL 34748
352-787-1241
File Number: 120986

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 6th day of September, 2012 between Cadence Bank, N.A., successor by merger to Superior Bank, N.A., successor by merger to The Bank whose post office address is Urban Center, 4890 West Kennedy Blvd., Suite 820, Tampa, FL 33607, grantor, and Green Key Village, LLC, a Florida limited liability company whose post office address is 4207 Bair Avenue, Fruitland Park, FL 34731, grantee:

(Whoever 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 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, conveyed 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:

AS SET FORTH ON EXHIBIT "A" HERETO.

Parcel Identification Number: 2918240004-000-02700 and 2918240004-000-06100

Subject to easements, restrictions and reservations of record, if any, but this instrument 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 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 claiming by, through or under grantors.

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:

Cadence Bank, N.A., successor by merger to Superior Bank, N.A., successor by merger to The Bank

Sandra Mansfield
Witness Name: SANDRA MANSFIELD

By: [Signature]
Steven J. Nadeau, Senior Vice President

(Corporate Seal)

Cheryl D. Gandy
Witness Name: Cheryl D. Gandy

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 6 day of September, 2012 by Steven J. Nadeau, Senior Vice President of Cadence Bank, N.A., successor by merger to Superior Bank, N.A., successor by merger to The Bank, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Notary Seal]

Sandra Mansfield
Notary Public

Printed Name: SANDRA MANSFIELD

My Commission Expires: 9/6/2015



Exhibit A

PARCEL #1

THE NORTHWEST 1/4 OF SOUTHEAST 1/4, LESS THE NORTH 700 FEET OF THE EAST 640 FEET THEREOF; ALSO, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS, BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 RUN WEST 240 FEET, THENCE RUN NORTH 402 FEET; THENCE RUN EAST 155 FEET, THENCE RUN SOUTH 72 FEET, THENCE RUN EAST 85 FEET, THENCE RUN SOUTH TO POINT OF BEGINNING; AND ALSO, THE WEST 120 FEET OF THE SOUTH 530 FEET OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4, LESS THE WEST 95 FEET OF THE SOUTH 330 FEET; ALL LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

AND LESS

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 RUN NORTH 00°23'11" WEST ALONG THE EAST LINE THEREOF, 530.01 FEET TO THE NORTHWEST CORNER OF THE WEST 120.00 FEET OF THE SOUTH 530.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING; THENCE SOUTH 89°53'58" WEST 85.51 FEET; THENCE SOUTH 00°18'20" EAST 200.00 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE NORTH 89°53'58" EAST ALONG THE NORTH LINE OF THE SOUTH 330.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 85.79 FEET TO THE ABOVE MENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 00°23'11" WEST ALONG SAID LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

AND LESS

THE WEST 120.00 FEET OF THE SOUTH 530.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 ALL LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

PARCEL #2

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 RUN SOUTH 89°53'58" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°21'40" WEST 330.00 FEET; THENCE NORTH 89°53'58" EAST 89.07 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE NORTH 00°18'20" WEST 72.00 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE SOUTH 89°59'26" WEST 155.14 FEET TO 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE SOUTH 00°21'40" EAST 402.21 FEET TO THE ABOVE MENTIONED SOUTH LINE OF THE SOUTHWEST 1/4 OF THE

Exhibit A

(Continued)

SOUTHEAST 1/4; THENCE RUN NORTH 89°53'58" EAST ALONG SAID SOUTH LINE A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

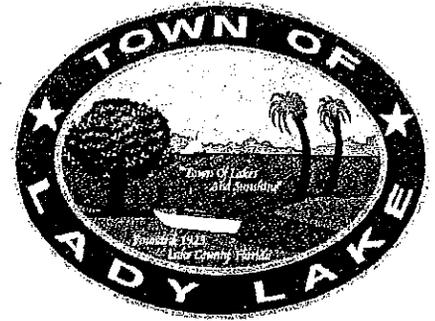
LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

ALSO KNOWN AS:

A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA DESCRIBED AS:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 700.00 FEET OF THE EAST 640.00 FEET THEREOF; ALSO, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; LESS, BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, THENCE RUN N00°23'11"W ALONG THE EAST LINE THEREOF, 530.01 FEET TO THE NORTHWEST CORNER OF THE WEST 120.00 FEET OF THE SOUTH 530.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE S89°53'58"W 85.51 FEET; THENCE S00°18'20"E 200.00 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE S89°53'58"W 89.07 FEET; THENCE S00°21'40"E 330.00 FEET TO THE SOUTH LINE OF THE ABOVE MENTIONED SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N89°53'58"E ALONG SAID SOUTH LINE A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING; LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

Parcel Identification Number: 2918240004-000-02700/06100



December 28, 2012

RE: Variance - Resolution #2013-101

Dear Property Owner:

This is to notify you that an application has been filed by Gregory O. Thomas with Green Key Village LLC, requesting a variance for property located at 1635 Lake Ella Rd. The requested variance from the Land Development Regulations is as follows:

Resolution #2013-101

Variance from the provisions of Chapter 5, Section 5-4. d). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations which requires the front yard setback to be a minimum of twenty-five (25) feet within the RS-6 Zoning District. Applicant is requesting to be allowed to have a minimum of twenty (20) feet front yard setback for all residential lots located within the Green Key Village Subdivision (for the current and subsequent plats) on property owned by Green Key Village, LLC, located at 1635 Lake Ella Rd. (Alternate Key 1771463), within the Town limits of the Town of Lady Lake, Florida.

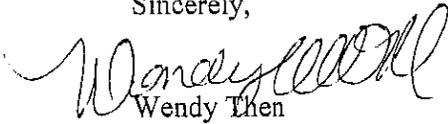
Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD- Monday, January 14, 2013 at 6:00 p.m.
COMMISSION MEETING- Wednesday, January 23, 2013 at 6:00 p.m.

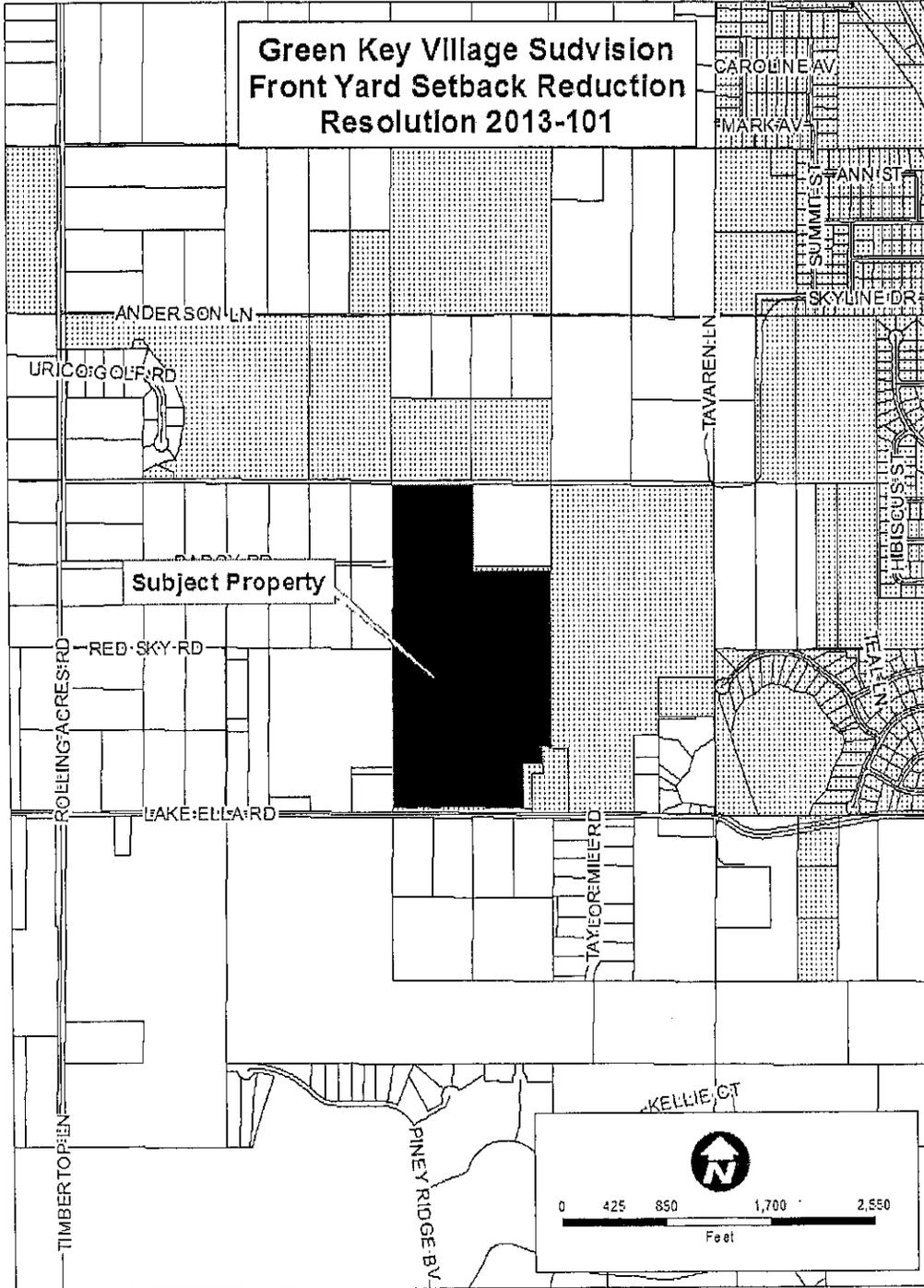
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours in the Growth Management Department.

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 me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,



Wendy Then
Town Planner

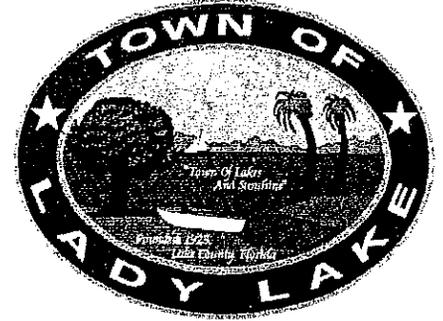


Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500

FAX 352-751-1510

www.ladylake.org



January 9, 2013

RE: **Updated Meeting Date Notice- Variance - Resolution #2013-101**

Dear Property Owner:

This is to notify you that an application has been filed by Gregory O. Thomas with Green Key Village LLC, requesting a variance for property located at 1635 Lake Ella Rd. The requested variance from the Land Development Regulations is as follows:

Resolution #2013-101

Variance from the provisions of Chapter 5, Section 5-4. d). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations which requires the front yard setback to be a minimum of twenty-five (25) feet within the RS-6 Zoning District. Applicant is requesting to be allowed to have a minimum of twenty (20) feet front yard setback for all residential lots located within the Green Key Village Subdivision (for the current and subsequent plats) on property owned by Green Key Village, LLC, located at 1635 Lake Ella Rd. (Alternate Keys No. 1771463 & 3838637), within the Town limits of the Town of Lady Lake, Florida.

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

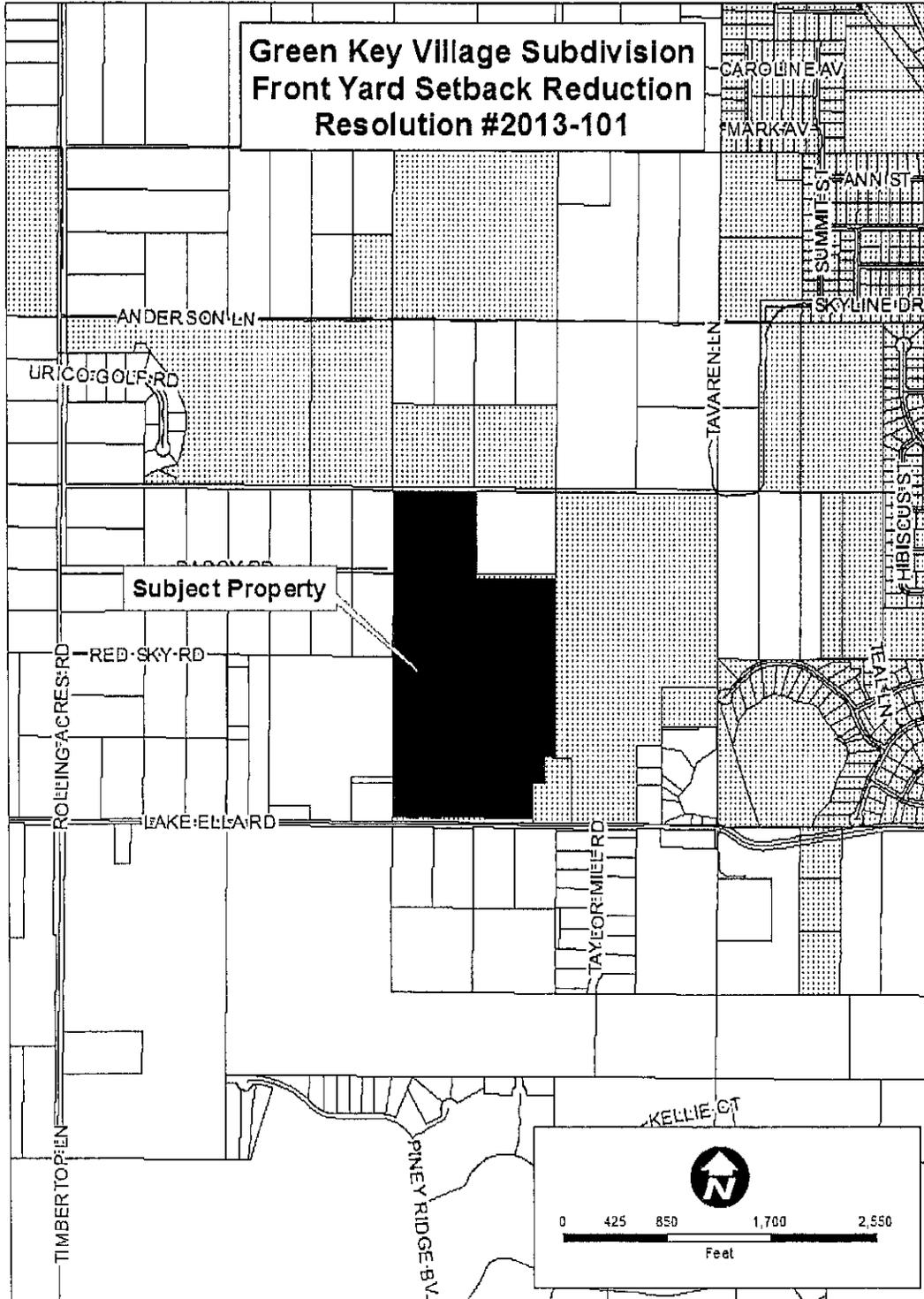
PLANNING AND ZONING BOARD- Monday, January 14, 2013 at 6:00 p.m.

COMMISSION MEETING- Tuesday, January 22, 2013 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 me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,
Wendy Thompson
Wendy Thompson
Town Planner





**SPECIAL TECHNICAL REVIEW COMMITTEE
Variance to Setback Requirements
Meeting of January 8, 2013**

TO: Technical Review Committee

FROM: Wendy Then, Town Planner

SUBJECT: Resolution #2013-101 - Variance from Minimum Front Yard Setback Requirement

OWNER/APPLICANT: Gregory Thomas w/ Green Key Village LLC

DATE: January 3, 2012

SUMMARY:

The applicant, Gregory O. Thomas of Green Key Village LLC, has submitted an application for a variance from Chapter 5, Section 5-4. d). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations (LDRs) which requires that the minimum front yard setback be a distance of twenty-five (25) feet. At present, the applicant is proposing to construct 42 single-family residences located on approximately 24.22 acres at 1635 Lake Ella Road. (Referenced by Alternate Key #1771463). The variance request is to allow a minimum twenty (20) feet front yard setback for all residential lots to be located within the Green Key Village Subdivision and subsequent additions under the parent parcel. The applicant has elected the variance application process in an effort to establish within this proposed subdivision the concept of closer setbacks encouraging communication between neighbors. The proposed community subdivision will consist of "net-zero-energy" homes and the structures will feature "Key West" style elevations to include large front porches and side-entry garages set to the rear of the home. Additionally, a neighborhood pool, pavilions for cookouts, activity trails, and sidewalk to serve families and friends interacting together will be provided.

As part of the variance application, a *Justification Statement* is required and has been provided. The applicant states that by placing the homes just five (5) feet closer, the whole atmosphere changes. Also, the property presents topography challenges and changing elevations in different areas. It has been established that many lots slope towards the rear; some even possessing ten (10) to fifteen (15) foot drop-offs. Lastly, the applicant explained that for aesthetic reasons, locating the homes closer to the road,

3,500 to 4,000 square feet homes, will allow rear garages to hide a family's usual clutter, keeping everything screened and secured properly while keeping the property values higher.

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 29 Township 18 South Range 24 East, Lady Lake Florida. The Future Land Use Map designation for the site is SF-MD (Single Family-Medium Density, up to 6 DUs/Acre) and is zoned "RS-6." The subject property is located at 1635 Lake Ella Rd. The Future Land Use and Zoning Designations of the adjacent properties are as follows:

Future Land Use

Subject Property	SF-MD (Single Family-Medium Density- 6 du/acre)
Future Land Use of Adjacent Properties	
West	Lake County-Urban Low Density (Max 4 du/Acre)
East	SF-MD (Single Family-Medium Density- 6 du/acre)
North	Lady Lake- Single Family-Medium Density/Lake County-Urban Medium Density (Max 7 du/acre)
South	ROW/ Lake County-Urban Medium Density (Max 7 du/acre)

Zoning

Subject Property	Lady Lake- RS-6
Zoning of Adjacent Properties	
West	Lake County -Agriculture
East	Lady Lake- RS-6
North	Lady Lake- RS-6/Lake County-Agriculture
South	ROW/Lake County- Agriculture

Comments:

- 1.) A Preliminary Subdivision Plat application is being processed concurrently with this variance application.

Notices to inform the surrounding property owners within 150' of the property of the proposed variance were mailed by certified mail return receipt on Friday, December 28, 2012. The property was also posted on Friday, December 28, 2012.

PUBLIC HEARINGS

On January 14, 2013, the **Planning and Zoning Board** will review Resolution 2013-101 at their regular meeting.

The **Town Commission** is scheduled to consider Resolution 2013-101 on first and final reading at the Special Meeting on Tuesday, January 22, 2013, at 6:00 p.m.



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 14, 2013

SUBJECT: Preliminary Plat – Green Key Village Subdivision

DEPARTMENT: GROWTH MANAGEMENT

RECOMMENDED MOTION:

(1) Approval of Preliminary Plat for Green Key Village Subdivision

SUMMARY:

Applicant and owner, Greg Thomas of Mainsail Solutions, Inc., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 42 single-family residences located on approximately 24.22 acres at 1635 Lake Ella Road. (Alternate Keys No. 1771463 and 3838637). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Growth Management and Public Works, dated December 2012.
2. Fire Review for the Preliminary Plat completed by Kerry Barnett dated 10/15/2012
3. Review No. 1 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 11/05/2012.
4. Lake County Public Works Review completed by Ross Pluta dated 10/29/2012.
5. Lake County School District-School Concurrency Review by Dawn McDonald dated 12/10/2012.
6. Permit Transfer- St. Johns Water Management District Permit #40-069-119921-1 (approval issued on 11/12/2009).
7. Permit Transfer- Florida Department of Environmental Protection Wastewater Facility Permit # CS35-0298164-001 (approval issued on 12/04/2009).
8. Permit Transfer- Florida Department of Environmental Protection –General permit for Construction of Extensions to PWS Water Mains-Permit # WD35-0080514-068 (approval issued on 12/04/2009).
9. Florida Wildlife- Permit No. WR09023-Relocation Permit Letter.
10. Lake-Sumter Metropolitan Planning Organization (MPO) traffic comments received on 01/08/2013.

The **Town Commission** is scheduled to consider the Preliminary Plat at their Special Meeting on Tuesday, January 22, 2013.

FISCAL IMPACT: \$ 0

- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD	<i>C. Bell</i>	Submitted	<i>1/9/2013</i>	Date
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FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
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TOWN ATTORNEY		Approved as to Form and Legality		Date
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TOWN MANAGER	<i>JK</i>	Approved Agenda Item for:	<i>1-14-13</i>	Date
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1-9-13

BOARD ACTION: Approved as Recommended Disapproved

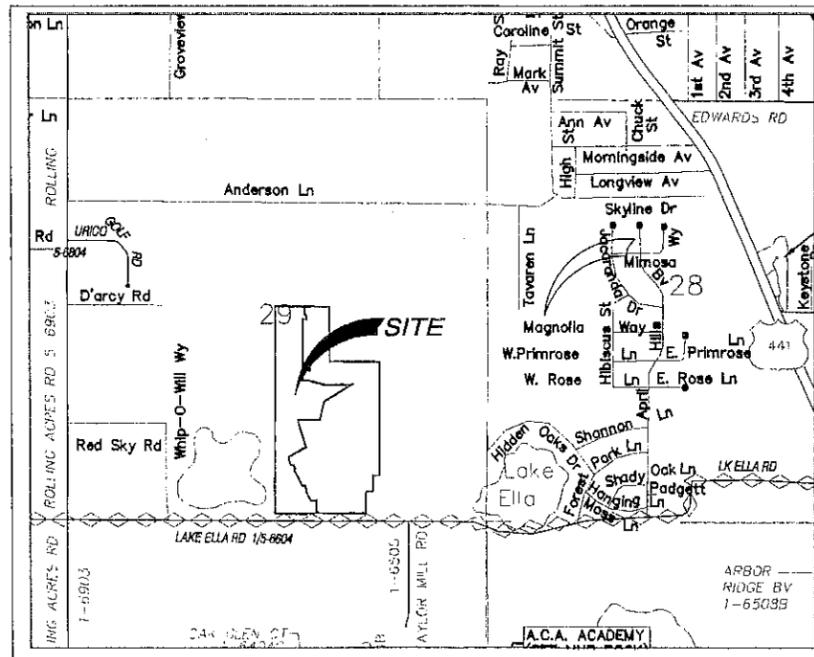
Tabled Indefinitely Continued to Date Certain

Approved with Modification

PRELIMINARY PLAT MODIFICATION
FOR
GREEN KEY VILLAGE
AKA NINE OAKS
TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST

Owner/Developer:
MAINSAIL SOLUTIONS, INC
P.O. BOX 939
FRUITLAND PARK
FLORIDA, 3471
352-314-0059
Contact: GREG THOMAS

PREPARED BY:
BOOTH, ERN, STRAUGHAN AND HIOTT, INC.
350 NORTH SINCLAIR AVENUE
TAVARES, FLORIDA 32778
(352) 343-8481
CONTACT: CHARLES C. HIOTT, P.E.



LOCATION MAP
SCALE 1" = 1,000'

SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAT
3. GRADING PLAN
4. UTILITY PLAN
5. ENTRANCE PLAN
6. PARENT PARCEL

LEGAL DESCRIPTION:

GREEN KEY VILLAGE PHASE I LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER (1/4) OF SAID SECTION 29; THENCE RUN N 00°14'41"E ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER (1/4) A DISTANCE OF 40 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE ELLA ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3702, PAGES 2181 THROUGH 2183, PUBLIC RECORDS, LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE N 00°14'41"E ALONG SAID WEST LINE A DISTANCE OF 2699.00 FEET TO THE SOUTH RIGHT OF WAY OF ABERLE ROAD AS SHOWN ON THE PLAT OF OCHETWYND LAND COMPANY PLAT AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS, SUMNER COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE RUN S 89°31'01"E ALONG SAID SOUTH LINE A DISTANCE OF 368.41 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S 00°03'52"W A DISTANCE OF 83.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00" AN ARC DISTANCE OF 38.27 FEET; THENCE RUN S 00°03'52"W A DISTANCE OF 50.00 FEET; THENCE RUN N 89°58'08"W A DISTANCE OF 50.00 FEET; THENCE RUN S 00°03'52"W A DISTANCE OF 596.00 FEET; THENCE RUN S 89°58'08"E A DISTANCE OF 35.00 FEET; THENCE RUN S 00°03'52"W A DISTANCE OF 50.00 FEET; THENCE RUN N 89°58'08"W A DISTANCE OF 50.01 FEET; THENCE RUN S 00°03'52"W A DISTANCE OF 120.00 FEET; THENCE RUN S 89°58'08"E A DISTANCE OF 61.87 FEET; THENCE RUN S 78°28'12"E A DISTANCE OF 228.23 FEET; THENCE RUN S89°31'01"E A DISTANCE OF 323.25 FEET; THENCE RUN S 68°25'38"W A DISTANCE OF 383.07 FEET; THENCE RUN S 14°38'24"W A DISTANCE OF 240.83 FEET; THENCE RUN N 89°48'19"W A DISTANCE OF 268.73 FEET; THENCE RUN S 00°14'41"W A DISTANCE OF 83.16 FEET; THENCE RUN S 18°02'53"E A DISTANCE OF 322.23 FEET; THENCE RUN S 80°42'27"W A DISTANCE OF 246.29 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET TO WHICH A RADIAL LINE BEARS N 84°28'34"W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°58'18" AN ARC DISTANCE OF 100.80 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°14'54" AN ARC DISTANCE OF 40.01 FEET; THENCE RUN S 29°17'33"E A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS N 29°17'33"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 38.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S 29°17'33"E A DISTANCE OF 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 38.27 FEET; THENCE RUN S 29°17'33"E A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS N 29°17'33"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 38.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S 29°17'33"E A DISTANCE OF 114.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°21'25" AN ARC DISTANCE OF 28.34 FEET TO THE POINT OF TANGENCY; THENCE RUN S 89°38'58"E A DISTANCE OF 61.36 FEET; THENCE RUN S 00°21'02"W A DISTANCE OF 166.75 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF LAKE ELLA ROAD; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTH RIGHT OF WAY LINE, N 89°38'58"W A DISTANCE OF 122.03 FEET; THENCE RUN S 00°21'02"W A DISTANCE OF 11.00 FEET; THENCE RUN N 89°38'58"W A DISTANCE OF 188.48 FEET; THENCE RUN S 00°21'02"W A DISTANCE OF 2.25 FEET; THENCE RUN N89°38'58"W A DISTANCE OF 207.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.22 ACRES, MORE OR LESS.

UTILITIES

Telephone
Sprint United Telephone Co.
425 3rd STREET
LEESBURG, FL 34748
(352)325-1220
Contact: David Wise

Cable
Comcast Communications, Inc.
8130 G.I. 44, Lag A
Leesburg, Florida 32706
(352)728-8757
Contact: William Graham

Water System
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
(352)751-1520

Electric
Sumter Electric Cooperative
293 S. US HWY 301
Sumterville, FL 33565
(352)723-3801
Contact: Dave Clewinger

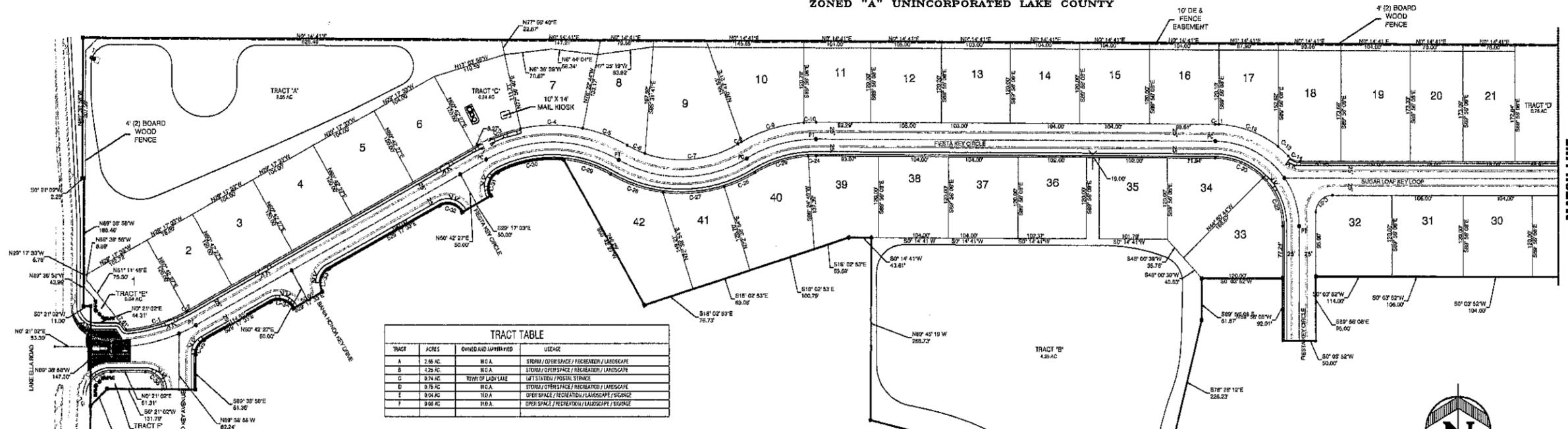
Sewer System
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
(352)751-1520

DEC 11 2012



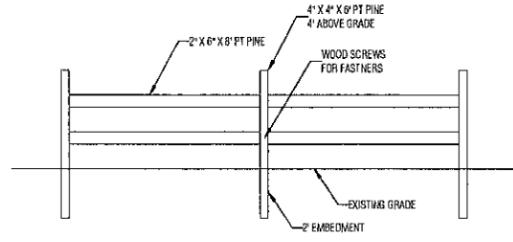
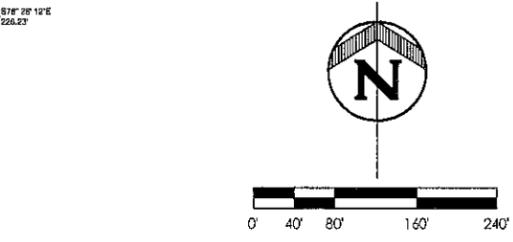
BESH
BOOTH, ERN, STRAUGHAN, HIOTT, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
350 North Sinclair Ave.
Tavares, Florida 32778
www.beshinc.com
Office: 352.343.8481
Fax: 352.343.8485
Certificate of Authorization Number 27029

ZONED "A" UNINCORPORATED LAKE COUNTY



TRACT	ACRES	OWNED AND IMPROVED	USEAGE
A	2.86 AC.	N.O.A.	STORM / OPEN SPACE / RECREATION / LANDSCAPE
B	1.25 AC.	N.O.A.	STORM / OPEN SPACE / RECREATION / LANDSCAPE
C	0.74 AC.	ROW OF LADY LAKE	LOT / STATION / POSTAL SERVICE
D	0.75 AC.	N.O.A.	STORM / OPEN SPACE / RECREATION / LANDSCAPE
E	0.04 AC.	N.O.A.	OPEN SPACE / RECREATION / LANDSCAPE / STORAGE
F	0.06 AC.	N.O.A.	OPEN SPACE / RECREATION / LANDSCAPE / STORAGE

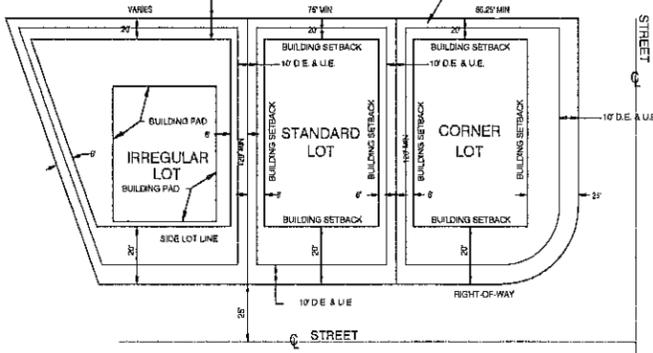
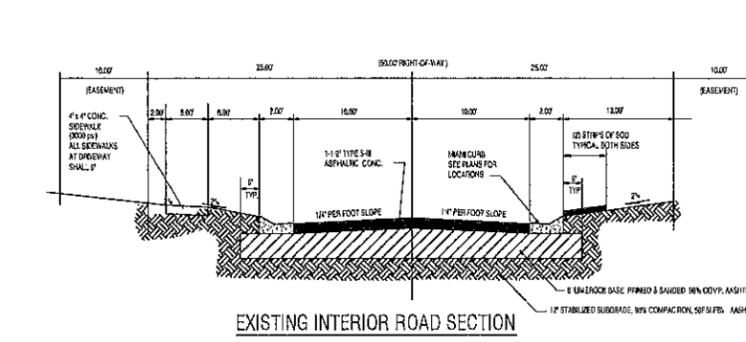
CURVE	DELTA	PERCENT	CHORD	LENGTH	TANGENT	CH. BRG.	DEG. OF CURV.
C-1	24.0913°	225.01'	84.09'	84.78'	48.11'	N 15°40'23" W	23°27'33"
C-2	5.9237°	225.01'	2.10'	2.10'	1.00'	N 89°10'14" W	85°03'53"
C-3	171.4048°	225.01'	87.43'	87.69'	24.13'	N 82°42'27" W	23°27'41"
C-4	33.4223°	225.01'	92.32'	92.96'	47.10'	N 50°19'12" W	25°27'41"
C-5	18.0416°	225.01'	107.74'	111.04'	30.82'	N 20°40'58" E	25°29'40"
C-6	19.2633°	102.69'	39.73'	39.83'	14.92'	N 24°28'52" E	25°02'43"
C-7	80.1434°	102.69'	100.50'	103.59'	18.26'	N 40°01'12" W	34°45'48"
C-8	1.2931°	225.01'	5.99'	5.99'	2.84'	N 90°16'54" W	23°04'04"
C-9	23.0323°	225.01'	97.53'	98.31'	49.96'	N 17°02'11" W	23°29'15"
C-10	4.4484°	225.01'	18.72'	18.73'	9.37'	N 92°39'24" W	23°29'40"
C-11	1.0227°	102.69'	6.39'	6.39'	3.09'	N 91°18'51" E	38°11'50"
C-12	89.2847°	102.69'	80.62'	80.62'	46.82'	N 20°51'11" E	38°11'50"
C-13	7.4105°	100.01'	20.10'	20.12'	10.07'	N 42°35'27" E	28°11'30"
C-14	46.2909°	25.00'	19.06'	20.23'	10.71'	N 23°14'58" E	228°10'54"
C-15	29.0902°	75.00'	37.78'	38.16'	18.89'	N 14°38'23" E	72°23'42"
C-16	24.2205°	75.00'	44.47'	45.13'	23.29'	N 48°02'41" E	72°23'42"
C-17	26.2122°	75.00'	34.29'	34.67'	17.56'	N 78°53'11" E	72°23'42"
C-18	80.0000°	25.00'	36.36'	36.37'	23.00'	N 49°03'58" E	229°10'53"
C-19	80.0000°	25.00'	35.36'	35.37'	23.00'	S 44°59'02" E	229°10'53"
C-20	80.0000°	25.00'	36.36'	36.37'	23.00'	S 43°03'33" E	229°10'53"
C-21	80.0000°	25.00'	35.36'	35.37'	23.00'	S 44°59'02" E	229°10'53"
C-22	44.5428°	100.00'	74.36'	75.30'	41.32'	S 87°36'04" W	37°17'43"
C-23	44.5428°	100.00'	76.97'	78.08'	41.33'	S 85°41'59" W	37°17'43"
C-24	3.4912°	175.01'	11.70'	11.91'	5.84'	S 91°40'12" E	32°42'28"
C-25	27°22'13"	175.01'	82.09'	84.78'	42.62'	S 17°17'48" E	32°42'28"
C-26	13.3818°	214.01'	50.86'	51.00'	25.62'	S 24°10'49" E	32°42'28"
C-27	24°39'30"	214.01'	91.17'	91.87'	46.65'	S 05°03'11" E	32°42'28"
C-28	22°27'51"	214.01'	83.37'	83.80'	42.60'	S 19°28'48" W	32°42'28"
C-29	24.1170°	175.01'	73.30'	73.87'	37.46'	S 13°27'13" E	32°42'28"
C-30	32°38'18"	175.01'	90.22'	100.07'	51.73'	S 10°56'41" E	32°42'28"
C-31	81°41'25"	25.00'	55.87'	60.21'	28.72'	S 73°13'38" E	229°10'53"
C-32	80°00'00"	25.00'	35.36'	35.37'	23.00'	S 15°42'27" W	229°10'53"
C-33	80°00'00"	25.00'	35.36'	35.37'	23.00'	S 74°17'32" E	229°10'53"
C-34	80°00'00"	25.00'	35.36'	35.37'	23.00'	S 15°42'27" W	229°10'53"
C-35	60°24'55"	25.00'	55.18'	58.94'	14.54'	S 55°28'15" E	229°10'53"
C-36	60°00'00"	25.00'	35.36'	35.37'	23.00'	S 43°01'10" W	229°10'53"
C-37	60°29'16"	25.00'	55.22'	58.91'	14.56'	S 28°51'30" E	183°42'03"



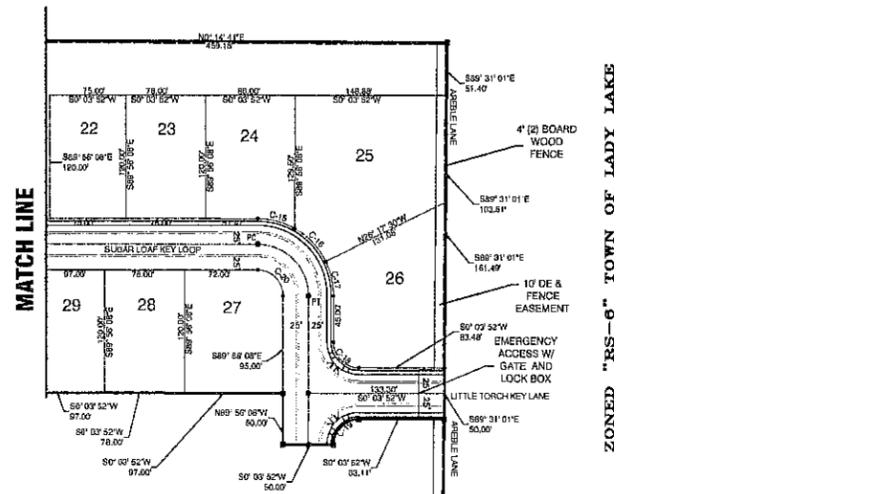
ZONED "RS-6" TOWN OF LADY LAKE

- SUMMARY**
- ZONING: RS-6
 - PROPOSED LAND USE: SINGLE FAMILY DETACHED UNITS
 - AREA: 68.33 ACRES = 2,376,435 SF
 - PLATTED AREA: 24.22 ACRES = 1,054,908 SF
 - UNPLATTED AREA: 44.11 ACRES = 1,921,546 SF
 - PLATTED LOTS: 42
 - GROSS DENSITY: 1.73 LOTS PER ACRE
 - PLATTED LOTS: 42
 - MINIMUM LOT SIZE: 75' x 120' (9,000 SF)
 - IMPERVIOUS SURFACE RATIO: SHALL NOT EXCEED 45%
 - LENGTH OF SUMMERLAND KEY AVENUE: 82.24 FEET
 - BAHBA HONDA KEY DRIVE: 50.00 FEET
 - FIESTA KEY CIRCLE: 2,100.12 FEET
 - SUGAR LOAF KEY LOOP: 841.49 FEET
 - LITTLE TORCH KEY LAKE: 133.30 FEET
 - TOTAL IMPERVIOUS HOMES AND STREETS: 6.45 ACRES (42 HOMES * 4460' + (3.25 ROAD * 24) + (3.25 SIDEWALK * 5)) / (43,560)
 - TOTAL PERVIOUS: 24.22 - 6.45 = 17.77 ACRES
 - OPEN SPACE FROM TRACTS: 7.66 ACRES (31.63%)
 - OPEN SPACE UNDEVELOPED: 44.11 ACRES (64.53%)
 - WATER: TOWN OF LADY LAKE
 - RECLAIMED WATER: TOWN OF LADY LAKE
 - SANITARY SEWAGE: TOWN OF LADY LAKE
 - STORMWATER MANAGEMENT: PREVIOUSLY PERMITTED UNDER SJRWMD (PERMIT # 40-089-119921-1)
 - FLOOD ZONE: ZONE A AND ZONE X PANEL NUMBER 12068C170D
 - WETLANDS: 0.13 ACRES THAT WAS PERMITTED TO BE IMPACTED WITH CONSTRUCTION
 - SOILS: ApD - APOPOKA SANDS S TO 12%, Mb - ASTATULA SANDS, DARK SURFACE 0 TO 5%, LuB - LUCY SANDS 0 TO 5%
 - FIRE PROTECTION: TOWN OF LADY LAKE PROVIDING A MINIMUM OF 1000 GPM

- NOTES:**
- ROADS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
 - STORMWATER PONDS: STORMWATER PONDS SHALL BE PLANTED WITH A MINIMUM OF THREE (3) CANOPY TREES FOR EVERY TWO HUNDRED FIFTY (250) LINEAR FEET OF POND BANK DETERMINED BY MEASURING THE TOP OF POND BANK. THE TREES SHALL BE PLANTED WITHIN FORTY (40) FEET FROM THE TOP OF BANK LINE AND NOT WITHIN THE MAINTENANCE SHELF. NO LESS THAN THREE (3) CANOPY TREES SHALL BE REQUIRED AT RETENTION PONDS. REQUIRED STORMWATER POND TREES MAY BE USED TO MEET THE TREE INCH PER ACRE REQUIREMENT OF THIS SECTION.
 - ALL RESIDENTIAL LOTS (SINGLE-FAMILY OR DUPLEX) MUST HAVE CANOPY TREES ON-SITE AS FOLLOWS:
5,000 - 6,500 SQ. FT. - ONE (1) TREE
6,500 - 13,000 SQ. FT. - TWO (2) TREES
13,000 - 19,500 SQ. FT. - THREE (3) TREES
 - ALL SIDEWALKS ALONG LAKE ELLA ROAD TO BE DEFERRED



ZONED "A" UNINCORPORATED LAKE COUNTY



GREEN KEY VILLAGE

PRELIMINARY PLAT

SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

BOOTH STRAUGHAN HOTELL
ENGINEERS & SURVEYORS • LAND PLANNERS
300 North Sinclair Ave.
Tallahassee, Florida 32309
www.boothstroughan.com
Office: 904.224.5811
Fax: 904.243.4844
Certificate of Authorization Number: 20026

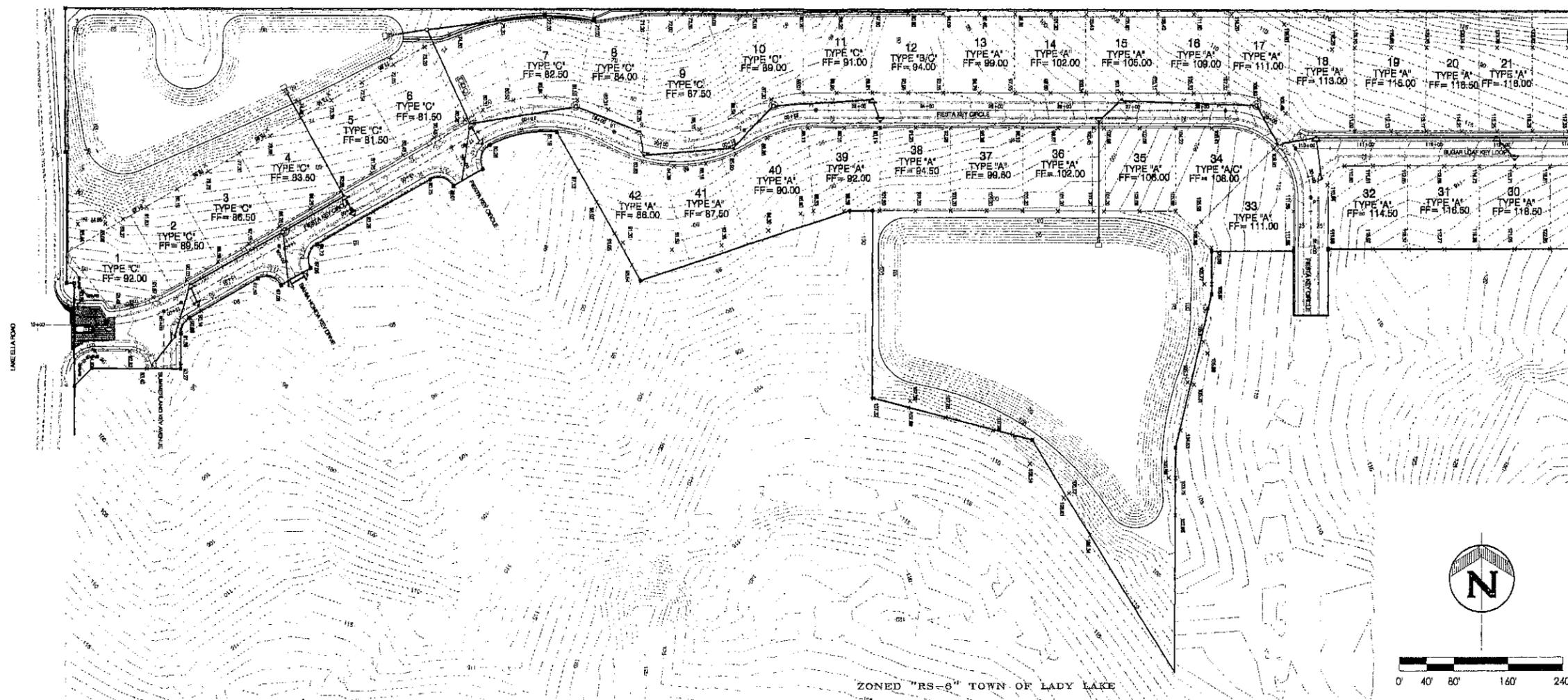
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DATE: OCTOBER 2012

Sht. 2

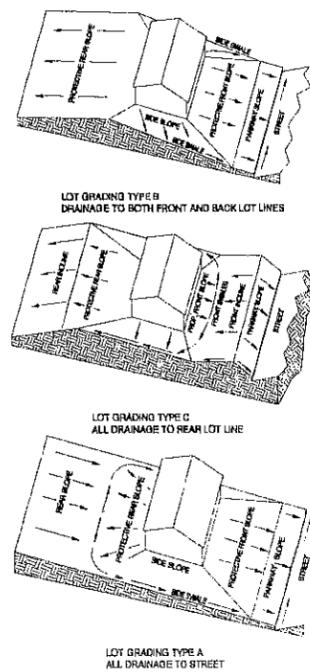
FILE NAME: PHASE1 PRE-PLAT

CHARLES C. HIOTT, P.E.
Florida Registered P.E. No. 54613

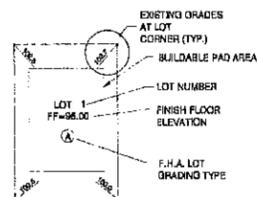
ZONED "A" UNINCORPORATED LAKE COUNTY



ZONED "RS-6" TOWN OF LADY LAKE

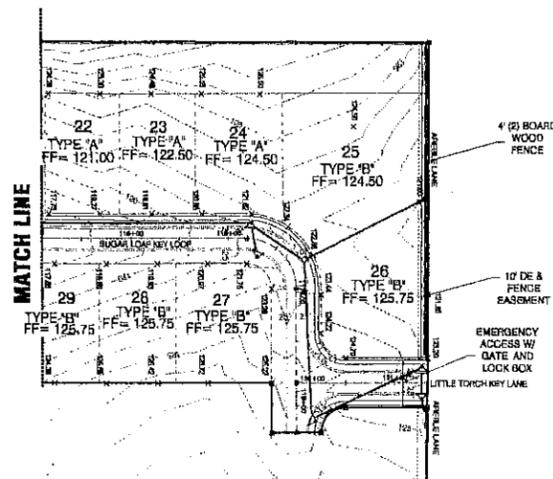


FHA GRADING SCHEMES
NOT TO SCALE



FINISH PADS TO BE FILLED
IN 12" LIFTS AND COMPACTED
TO 95% PER AASHTO-T190
FINISH FLOOR ELEVATIONS TO BE 6"
MINIMUM ABOVE FINISH PAD ELEVATIONS

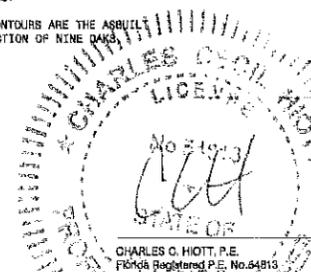
ZONED "A" UNINCORPORATED LAKE COUNTY



ZONED "RS-6" TOWN OF LADY LAKE

GENERAL NOTES

1. DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 14% ±
2. TYPE 'A' LOT FINISH FLOOR IS MIN. 18" ABOVE THE HIGHEST LOT CORNER AT RIGHT-OF-WAY.
3. TYPE 'B' LOT FINISH FLOOR IS MIN. 18" ABOVE THE HIGHEST LOT CORNER AT RIGHT-OF-WAY.
4. TYPE 'C' LOT FINISH FLOOR IS MAX. 12" ABOVE THE LOWEST LOT CORNER AT RIGHT-OF-WAY.
5. ALL STORM PIPES AND INLETS WITHIN THIS PHASE WERE INSTALLED UNDER THE APPROVED CONSTRUCTION PLANS KNOWN AS NINE OAKS.
6. ALL SPOT GRADES AND CONTOURS ARE THE RESULT OF RESULTS AFTER CONSTRUCTION OF NINE OAKS.



GREEN KEY VILLAGE

GRADING PLAN

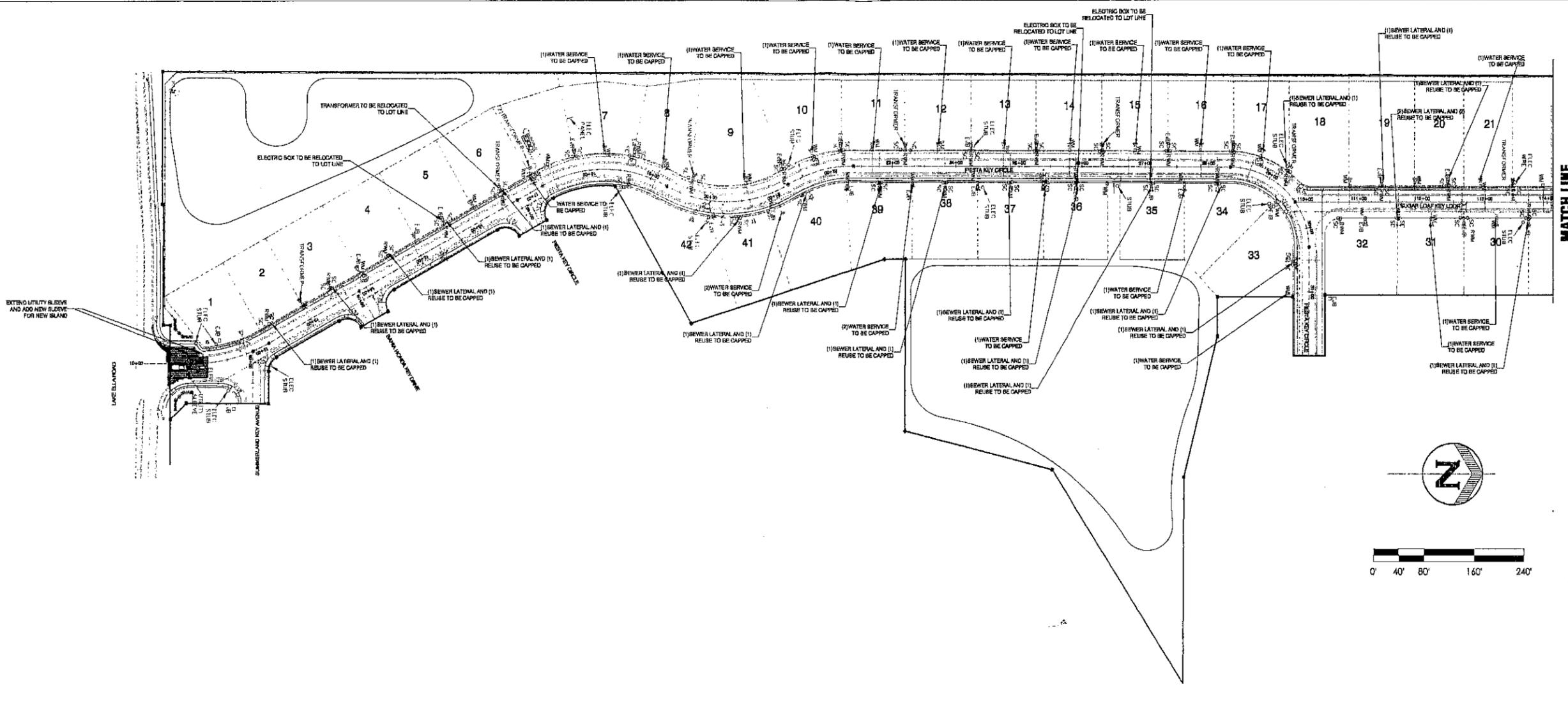
SECTION 26, TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA



NO.	REVISION

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SCALE: 1"=40'
DATE: OCTOBER 2012
Sht. 3

FILE NAME: PHASE 1 PRE PLAN
DEC 11 2012



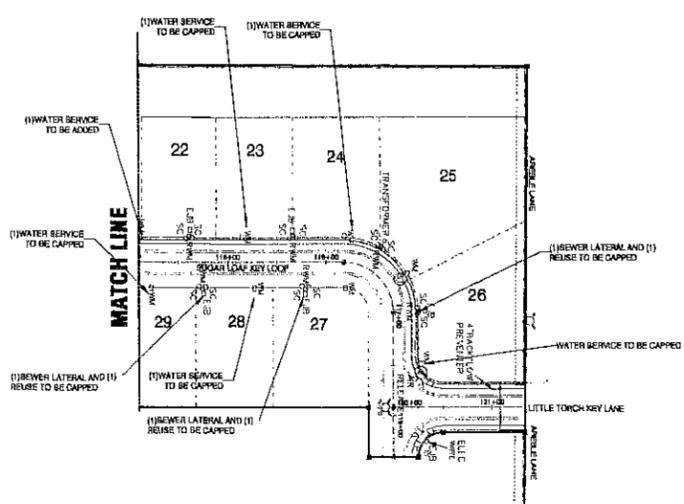
GREEN KEY VILLAGE

UTILITY PLAN
SECTION 29, TOWNSHIP 18 SOUTH, RANGE 29 EAST
LAKE COUNTY, FLORIDA

BEST
BOOTH LERN STRAUSHER-HAN HOTTING
ENGINEERS • SURVEYORS • LAND PLANNERS
200 North Shackle Ave.
Tampa, Florida 33617
www.besth.com
Office: 813.343.3441 Fax: 813.343.3442
Certificate of Authorization Number: 17028

GENERAL NOTES

1. ALL WATER, SEWER, AND REUSE PIPE WITHIN THE PLATTED AREA WERE INSTALLED UNDER THE APPROVED CONSTRUCTION PLANS KNOWN AS NINE OAKS.
2. ALL ADJUSTMENTS TO EXISTING UTILITIES SHALL MEET THE TOWN OF LADY LAKE LAND DEVELOPMENT CODE AND SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH OWNER AND LADY LAKE PUBLIC WORKS PRIOR TO ABANDONMENT.
3. ALL WATER AND REUSE METERS TO BE INSTALLED BY LADY LAKE PUBLIC WORKS AND MUST BE METER READY BY CONTRACTOR.
4. ALL UTILITIES SHALL BE TESTED PRIOR TO CITY APPROVING THE UTILITIES.
5. ALL WATER METERS SHALL HAVE A BACK FLOW PREVENTER ON THE RESIDENT SIDE AND IS THE RESPONSIBILITY OF THE HOME OWNER FOR CONSTRUCTION AND THE YEARLY TESTING.



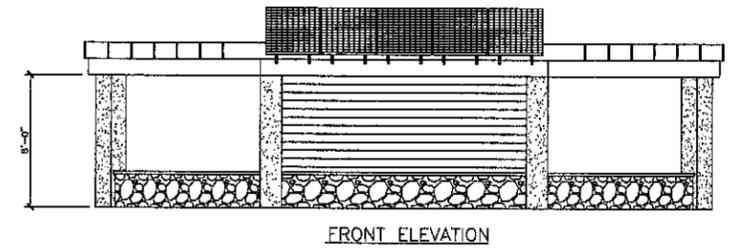
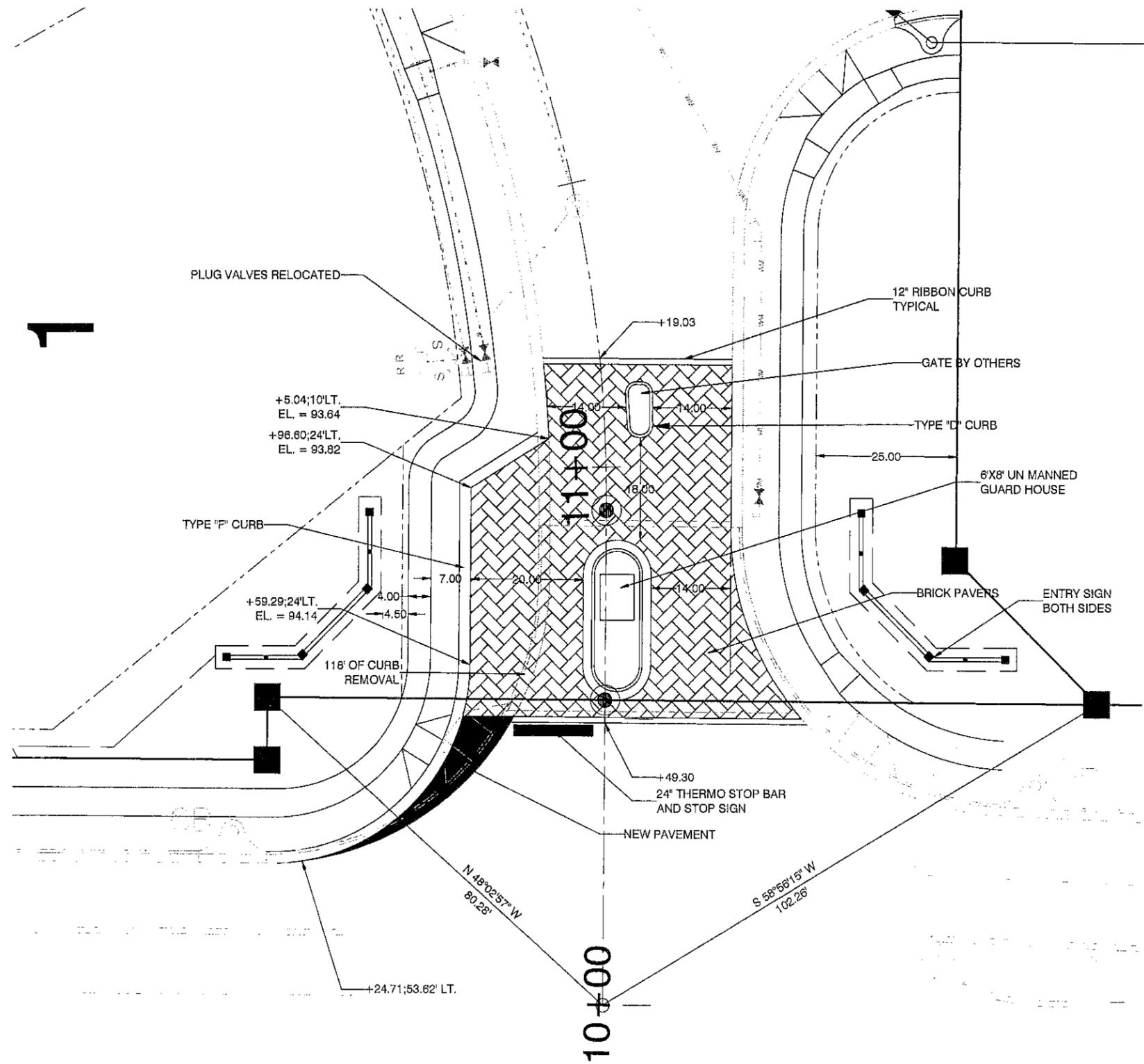
CHARLES C. HOTT, P.E.
LICENSED PROFESSIONAL ENGINEER
No. 84813
STATE OF FLORIDA

REVISION	DATE	BY	APP

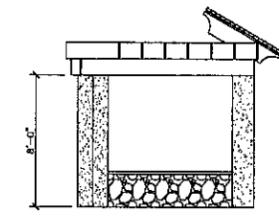
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FILE NAME/PHASE/ITER PLAT
DEC 11 2012

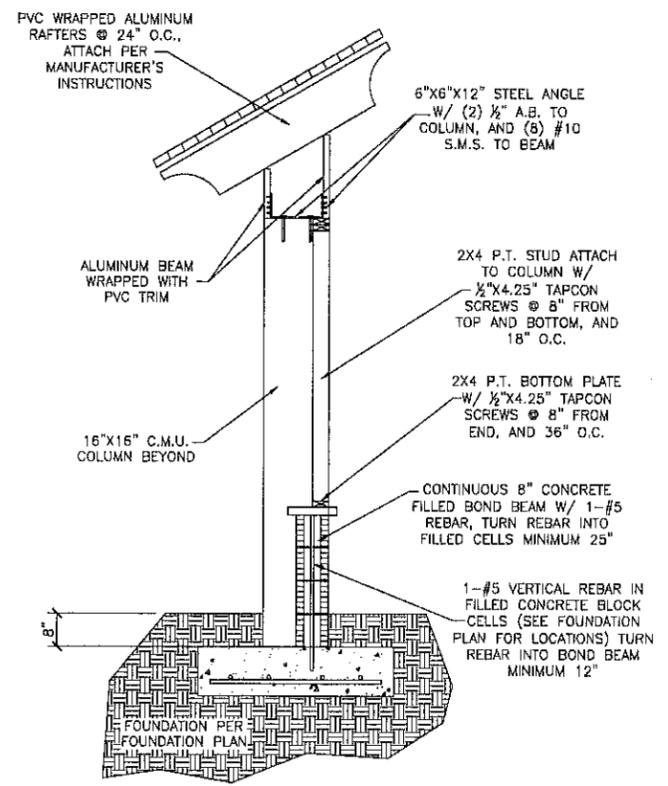
1



FRONT ELEVATION



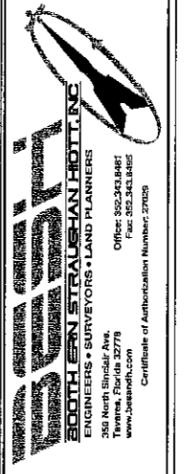
SIDE ELEVATION



GREEN KEY VILLAGE

ENTRANCE PLAN

SECTION 29, TOWNSHIP 19 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

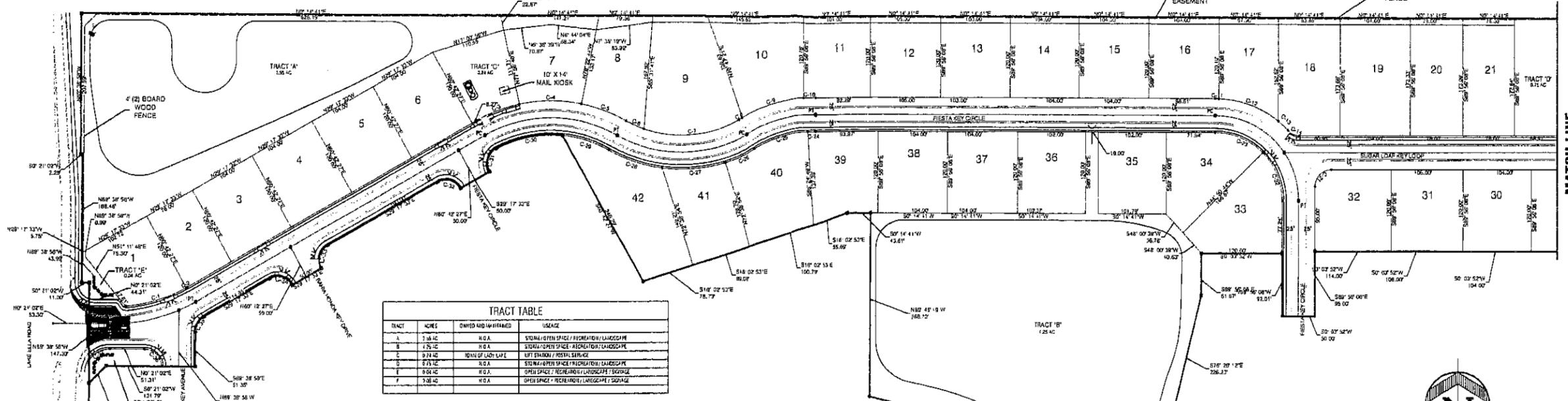


DATE	REVISION

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 DRAWN BY: GCH
 SCALE: 1" = 10'
 DATE: OCTOBER 2012
 Sht. 5

FILE NAME: P:\5151\PRE PLAN

ZONED "A" UNINCORPORATED LAKE COUNTY



TRACT	ACRES	OWNED AND MAINTAINED	USAGE
A	1.34 AC	R.O.A.	STORMWATER POND / RECREATION / LANDSCAPE
B	1.75 AC	R.O.A.	STORMWATER POND / RECREATION / LANDSCAPE
C	9.74 AC	TOWN OF LADY LAKE	LOT EASEMENT / RESTRICTIONS
D	7.15 AC	R.O.A.	STORMWATER POND / RECREATION / LANDSCAPE
E	9.94 AC	R.O.A.	OPEN SPACE / RECREATION / LANDSCAPE / SERVICE
F	7.88 AC	R.O.A.	OPEN SPACE / RECREATION / LANDSCAPE / SERVICE

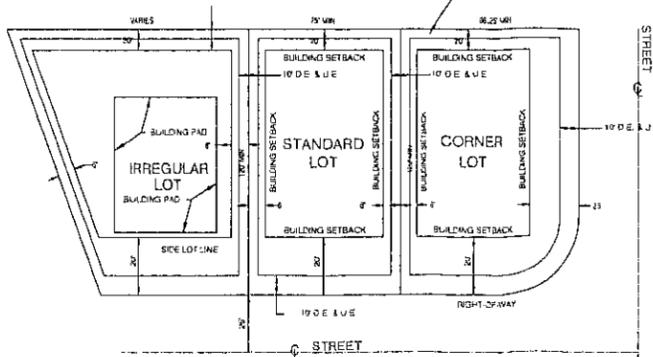
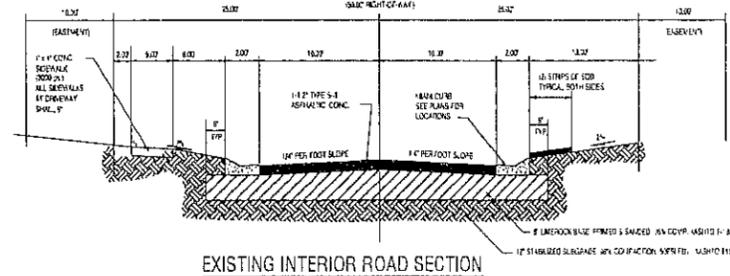
CURVE	DELTA	RADIUS	CHORD	LENGTH	TANGENT	CH. BEG.	END OF CURVE
C-1	34.2819°	225.01'	64.09'	54.79'	48.11'	N 16° 42' 58" W	25.2753'
C-2	3.2217°	225.01'	3.16'	3.16'	1.16'	N 90° 13' 41" W	25.2753'
C-3	17.1454°	225.04'	67.43'	67.32'	34.10'	N 22° 42' 27" W	25.2741'
C-4	32.4738°	225.04'	90.52'	47.18'	66.96'	N 09° 13' 12" W	25.2741'
C-5	18.0818°	224.82'	70.74'	71.04'	35.62'	N 20° 40' 06" E	25.2910'
C-6	19.2938°	181.65'	59.19'	59.33'	14.96'	N 24° 29' 06" E	33.3042'
C-7	30.1791°	164.08'	139.39'	143.98'	78.98'	N 05° 51' 52" W	34.5318'
C-8	1.3531°	224.57'	5.30'	5.30'	2.84'	N 30° 18' 58" W	25.2404'
C-9	33.0323°	224.81'	97.53'	98.31'	49.39'	N 17° 02' 31" W	26.2991'
C-10	4.4448°	225.04'	16.72'	17.73'	9.27'	N 02° 49' 48" W	25.2940'
C-11	2.0322°	150.01'	5.30'	5.30'	3.96'	N 91° 18' 58" E	26.1130'
C-12	38.2847°	150.01'	93.92'	96.42'	46.38'	N 20° 41' 31" E	38.1130'
C-13	7.4156°	150.01'	26.19'	26.12'	19.07'	N 42° 52' 27" E	38.1130'
C-14	48.2928°	25.00'	19.98'	20.22'	10.71'	N 23° 14' 56" E	229.1059'
C-15	28.5907°	75.00'	37.75'	38.10'	19.58'	N 14° 02' 21" E	75.1240'
C-16	34.2924°	75.00'	44.47'	45.15'	23.28'	N 48° 27' 42" E	75.2340'
C-17	46.2122°	75.00'	34.30'	34.37'	17.50'	N 78° 53' 11" E	75.2340'
C-18	60.0700°	25.00'	36.36'	36.27'	23.00'	N 43° 03' 52" E	229.1059'
C-19	60.0700°	25.00'	36.36'	36.27'	23.00'	S 44° 56' 08" E	229.1059'
C-20	60.0700°	25.00'	36.36'	36.27'	23.00'	S 43° 03' 12" W	229.1059'
C-21	80.0700°	25.00'	36.36'	36.27'	23.00'	S 44° 56' 08" E	229.1059'
C-22	44.5430°	100.00'	76.30'	78.30'	41.33'	S 17° 08' 54" W	97.1740'
C-23	44.5430°	100.00'	76.30'	78.30'	41.33'	S 20° 14' 58" W	97.1740'
C-24	2.4852°	175.00'	11.70'	11.70'	8.80'	S 91° 42' 19" E	32.4426'
C-25	27.2871°	175.00'	82.99'	83.79'	42.86'	S 17° 17' 48" E	32.4426'
C-26	13.3918°	214.94'	50.84'	51.00'	28.52'	S 24° 10' 43" E	26.4925'
C-27	24.3359°	214.94'	81.17'	81.37'	48.65'	S 09° 02' 11" E	26.4925'
C-28	22.2751°	214.94'	83.37'	83.07'	42.90'	S 13° 58' 42" W	26.4925'
C-29	34.1116°	175.00'	73.32'	73.80'	37.49'	S 17° 37' 01" W	32.4426'
C-30	32.5618°	175.00'	66.22'	66.60'	32.73'	S 19° 58' 43" E	32.4426'
C-31	81.4153°	25.00'	36.36'	36.27'	23.00'	S 73° 12' 27" E	229.1059'
C-32	80.0700°	25.00'	36.36'	36.27'	23.00'	S 15° 42' 23" W	229.1059'
C-33	80.0700°	25.00'	36.36'	36.27'	23.00'	S 17° 37' 01" W	229.1059'
C-34	80.0700°	25.00'	36.36'	36.27'	23.00'	S 15° 42' 23" W	229.1059'
C-35	60.3123°	25.00'	36.36'	36.27'	23.00'	S 19° 28' 19" E	229.1059'
C-36	60.0700°	25.00'	36.36'	36.27'	23.00'	S 45° 11' 02" W	229.1059'
C-37	60.2518°	25.00'	36.36'	36.27'	23.00'	S 35° 31' 28" E	163.4224'

SUMMARY

ZONING	RS-6
PROPOSED LAND USE	SINGLE FAMILY DETACHED UNITS
AREA	68.33 ACRES = 2,376,455 SF
PLATTED AREA	24.22 ACRES = 1,054,939 SF
UNPLATTED AREA	44.11 ACRES = 1,921,516 SF
PLATTED LOTS	42
GROSS DENSITY	1.73 LOTS PER ACRE
PLATTED LOTS	42
MINIMUM LOT SIZE	75' x 120' (9,000 SF)
IMPERVIOUS SURFACE RATIO	SHALL NOT EXCEED 45%
LENGTH OF SUMMERLAND KEY AVENUE	82.24 FEET
BASILIA MOHAW KEY DRIVE	50.00 FEET
FIESTA KEY CIRCLE	2,190.12 FEET
SUGAR LOAF KEY LOOP	841.49 FEET
LITTLE TORCH KEY LANE	133.30 FEET
TOTAL IMPERVIOUS ROADS AND STREETS	6.45 ACRES (42 HOMES x 4400' - (3) 325 ROAD x 241' - (3) 325 SIDEWALK x 51' x 43) 550'
TOTAL PERVIOUS	24.22 - 6.45 = 17.77 ACRES
OPEN SPACE FROM TRACTS	7.66 ACRES (31.63%)
OPEN SPACE UNDEVELOPED	44.11 ACRES (64.55%)
WATER	TOWN OF LADY LAKE
RECLAIMED WATER	TOWN OF LADY LAKE
SANITARY SEWAGE	TOWN OF LADY LAKE
STORMWATER MANAGEMENT	PREVIOUSLY PERMITTED UNDER SURVMO (PERMIT # JG-068-112921-1)
FLOOD ZONE	ZONE A AND ZONE X PANEL NUMBER 12663C170D
WETLANDS	0.13 ACRES THAT WAS PERMITTED TO BE IMPACTED WITH CONSTRUCTION
SOILS	A ₂ - APOPKA SANDS 5 TO 12% A ₁ B - APOPKA SANDS DARK SURFACE 0 TO 5% LUB - LUCY SANDS 0 TO 3%
FIRE PROTECTION	TOWN OF LADY LAKE PROVIDING A MINIMUM OF 1000 GPM

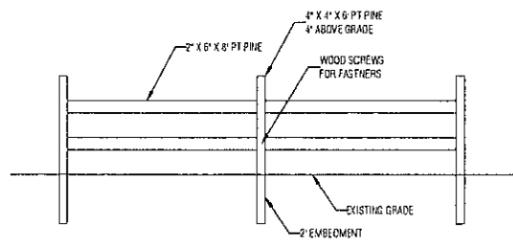
NOTES:

- ROADS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
- STORMWATER PONDS: STORMWATER PONDS SHALL BE PLANTED WITH A MINIMUM OF THREE (3) CANOPY TREES FOR EVERY TWO HUNDRED FEET (250) LINEAR FEET OF POND BANK DETERMINED BY MEASURING THE TOP OF POND BANK. THE TREES SHALL BE PLANTED WITHIN FORTY (40) FEET FROM THE TOP OF BANK LINE AND NOT WITHIN THE MAINTENANCE SHELF. NO LESS THAN THREE (3) CANOPY TREES SHALL BE REQUIRED AT EVERY 200 FEET. REQUIRED STORMWATER POND TREES MAY BE USED TO MEET THE TREE HICH PER ACRE REQUIREMENT OF THIS SECTION
- ALL RESIDENTIAL LOTS (SINGLE-FAMILY OR DUPLEX) MUST HAVE CANOPY TREES ON-SITE AS FOLLOWS:
5,000-10,000 SQ. FT. ONE (1) TREE
10,001-15,000 SQ. FT. TWO (2) TREES
15,001-20,000 SQ. FT. THREE (3) TREES
- ALL SIDEWALKS ALONG LAKE ELLA ROAD TO BE DEFERRED

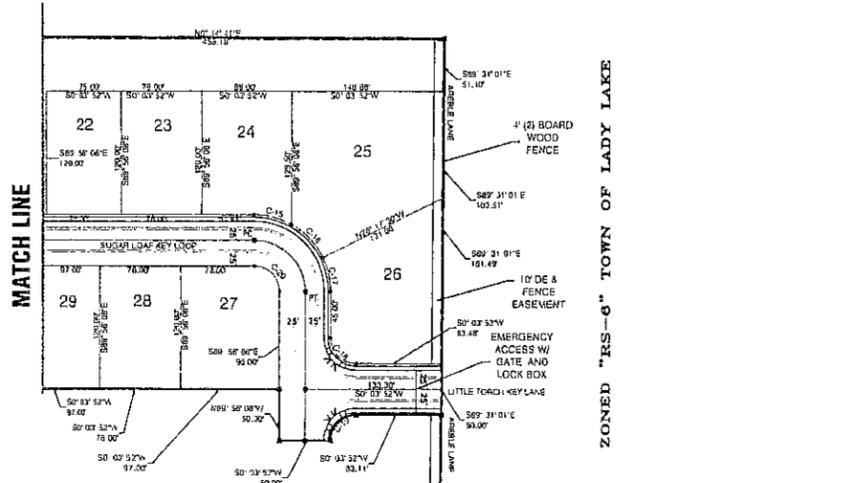


EASEMENTS ACROSS LOTS, WHERE NECESSARY ARE CENTERED ON REAR LOT LINES SHALL BE PROVIDED FOR DRAINAGE AND UTILITIES AND SHALL BE AT LEAST 10 IN WIDTH OR A COMBINATION THEREOF ON TWO LOTS WHICH EVER IS NECESSARY

ZONED "RS-6" TOWN OF LADY LAKE



ZONED "A" UNINCORPORATED LAKE COUNTY



CHARLES C. HOTT, P.E.
Florida Registered P.E. No. 54813

GREEN KEY VILLAGE

PRELIMINARY PLAT

SECTION 26, TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

W. W. B. ENGINEERS & SURVEYORS - LAND PLANNERS
300 North Sinderling Ave.
Orlando, Florida 32803
Office: 322.343.8887
Fax: 322.343.8852
www.wwb.com
Certificate of Authorization Number: 272629

REVISION	
DATE	
CHECKED BY: CCH	
DRAWN BY: CCH	
SCALE: 1" = 80'	
DATE: OCTOBER 2012	
Sht. 2	
FILE NAME PHASE I PRE-PLAT	

TOWN OF LADY LAKE
PRELIMINARY PLAT APPLICATION



Alternate Key Number 1771463

1. Owner's Name: Greg Thomas, President, Mailsail Solutions, Inc.
Mailing Address: P. O. Box 939, Fruitland Park, FL 34731
Telephone #: 352-314-0059
Email Address: greg@mainsailsolutions.com
2. Applicant's Name: Booth, Ern, Straughan & Hiott, Inc.
Mailing Address: 350 N. Sinclair Avenue, Tavares, FL 32778
Telephone #: 352-343-8481
Email Address: chiott@besandh.com Charles C. Hiott, P.E., Principal
3. Applicant is: Owner ___ Agent Purchaser ___ Lessee ___ Optionee ___
4. Property Address/Location: north of Lake Ella Rd., west of US Hwy. 27
5. Name of Subdivision for Preliminary Platting Green Key Village
6. Area of Property: 1,053,945 Square feet 24.20 Acres
7. Utilities: Central Water Central Sewer Well ___ Septic Tank ___
8. Zoning of property: RS-6
9. Proposed number of lots/parcels:
42
10. Proposed use of the property: single family detached
11. Have any land use applications been filed within the last year in connection with this property? ___ Yes No. If yes, briefly describe the nature of the request and date when this was done:

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

Application fee for Preliminary Plat \$ 3,300.⁰⁰

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-FIVE (45) 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:

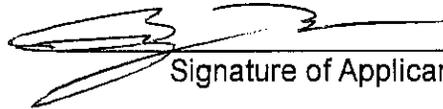
Date Application Received: 10-12-12 Received By: WThon

Fees Paid: \$3,300.⁰⁰

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

Application fee for Preliminary Plat \$3,300.-

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-FIVE (45) 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: 10-12-12 Received By: WThen

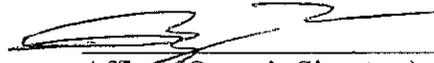
Fees Paid: \$3,300.00

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

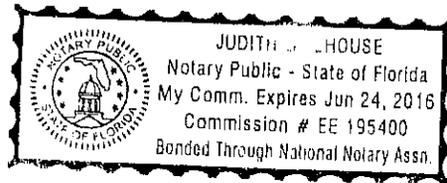
Before me, the undersigned authority personally appeared Greg Thomas,
who being by me first duly sworn on oath, deposes and says:

- (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:
Preliminary Plat
- (3) That he has appointed Charles C. Hiott, P.E. 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 (Owner's Signature)

The foregoing instrument was acknowledged before me this 12 day of October,
2012, by Greg Thomas, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Notary Public



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 Charles C. Hiott, P.E.
_____, who being by me first duly sworn on oath, deposes and says:

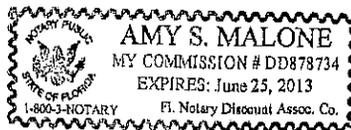
- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application 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:
_____ Preliminary Plat _____
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

CCH

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12th day of October,
2012, by Charles C. Hiott, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

Amy S. Malone
Notary Public



TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrence Determination: (check one)

Comprehensive Plan Land Use Amendment
 Preliminary/Final Subdivision Approval
 Rezoning
 Site Plan Approval
 Other

2. Applicant: Charles C. Hiott, P.E., Booth, Ern, Straughan & Hiott, Inc.
Address: 350 N. Sinclair Avenue, Tavares, FL 32778
Telephone: 352-343-8481 E-Mail: chiott@besandh.com

3. Owner: Greg Thomas, President, Mainsail Solutions, Inc.
Address: P. O. Box 939, Fruitland Park, FL 34731
Telephone: 352-314-0059 E-Mail: greg@mainsailsolutions.com

4. Property Address: Lake Ella Road, Lady Lake, FL

5. Alt. Key #: 1771463 6. Total Acreage: 24.20

7. Existing Zoning: RS-6 8. Proposed Zoning: RS-6

9. Existing Land Use: _____ 10. Proposed Land Use: _____

11. Residential Lots/Units: 42 12. Non-Resident, Gross Sq. Ft.: N/A

13. Method of Wastewater Treatment:
a. Septic Tank: b. Central Sewer: c. Other: _____
County Permit: _____ County #: _____

14. Wastewater Flow Rates: *
ERU Determination Per Chapter 14, Appendix A-A: 42 ERUS x 250 = 10,500 GPD

15. Water Usage: *
ERU Determination Per Chapter 14, Appendix A-A: 42 ERUS x 250 = 10,500 GPD

16. Solid Waste: (3.39 pounds per capita, per day): 142 Pounds

17. Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):
N/A, decreasing number of lots.

18. Population (residential only) 1.86 persons per household: 78 Persons

19. Recreation (residential only) 4 acres per 1,000 residents: 0.08 Acres

Signature of Engineer:  Date: 10-12-12

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

- [Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments](#)
- [TRIM Notice Informational Supplement \(195 KB\)](#)

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([privacy policy](#), [terms of use](#))



Prepared by and return to:
Richard P. Newman/kio
Attorney at Law
McLinBurnsed
1000 West Main Street
Leesburg, FL 34748
352-787-1241
File Number: 120986

_____|Space Above This Line For Recording Data|_____

Special Warranty Deed

This Special Warranty Deed made this 6th day of September, 2012 between Cadence Bank, N.A., successor by merger to Superior Bank, N.A., successor by merger to The Bank whose post office address is Urban Center, 4890 West Kennedy Blvd., Suite 820, Tampa, FL 33607, grantor, and Green Key Village, LLC, a Florida limited liability company whose post office address is 4207 Bair Avenue, Fruitland Park, FL 34731, 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 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, conveyed 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:

AS SET FORTH ON EXHIBIT "A" HERETO.

Parcel Identification Number: 2918240004-000-02700 and 2918240004-000-06100

Subject to easements, restrictions and reservations of record, if any, but this instrument 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 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 claiming by, through or under grantors.

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:

Cadence Bank, N.A., successor by merger to Superior Bank, N.A., successor by merger to The Bank

Sandra Mansfield
Witness Name: SANDRA MANSFIELD

By: [Signature]
Steven J. Nadeau, Senior Vice President

(Corporate Seal)

Cheryl D Gandy
Witness Name: Cheryl D Gandy

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 6 day of September, 2012 by Steven J. Nadeau, Senior Vice President of Cadence Bank, N.A., successor by merger to Superior Bank, N.A., successor by merger to The Bank, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Notary Seal]

Sandra Mansfield
Notary Public

Printed Name: SANDRA MANSFIELD

My Commission Expires: 9/6/2015

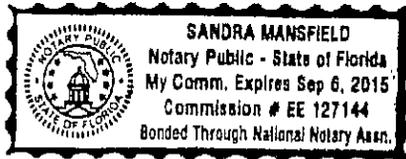


Exhibit A

PARCEL #1

THE NORTHWEST 1/4 OF SOUTHEAST 1/4, LESS THE NORTH 700 FEET OF THE EAST 640 FEET THEREOF; ALSO, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS, BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 RUN WEST 240 FEET, THENCE RUN NORTH 402 FEET; THENCE RUN EAST 155 FEET, THENCE RUN SOUTH 72 FEET, THENCE RUN EAST 85 FEET, THENCE RUN SOUTH TO POINT OF BEGINNING; AND ALSO, THE WEST 120 FEET OF THE SOUTH 530 FEET OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4, LESS THE WEST 95 FEET OF THE SOUTH 330 FEET; ALL LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

AND LESS

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 RUN NORTH 00°23'11" WEST ALONG THE EAST LINE THEREOF, 530.01 FEET TO THE NORTHWEST CORNER OF THE WEST 120.00 FEET OF THE SOUTH 530.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING; THENCE SOUTH 89°53'58" WEST 85.51 FEET; THENCE SOUTH 00°18'20" EAST 200.00 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE NORTH 89°53'58" EAST ALONG THE NORTH LINE OF THE SOUTH 330.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 85.79 FEET TO THE ABOVE MENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 00°23'11" WEST ALONG SAID LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

AND LESS

THE WEST 120.00 FEET OF THE SOUTH 530.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 ALL LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

PARCEL #2

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 RUN SOUTH 89°53'58" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°21'40" WEST 330.00 FEET; THENCE NORTH 89°53'58" EAST 89.07 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE NORTH 00°18'20" WEST 72.00 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE SOUTH 89°59'26" WEST 155.14 FEET TO 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE SOUTH 00°21'40" EAST 402.21 FEET TO THE ABOVE MENTIONED SOUTH LINE OF THE SOUTHWEST 1/4 OF THE

Exhibit A

(Continued)

SOUTHEAST 1/4; THENCE RUN NORTH 89°53'58" EAST ALONG SAID SOUTH LINE A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

ALSO KNOWN AS:

A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND BEING A PORTION OF THE PLAT OF CHETWYND LAND COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA DESCRIBED AS:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 700.00 FEET OF THE EAST 640.00 FEET THEREOF; ALSO, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; LESS, BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, THENCE RUN N00°23'11"W ALONG THE EAST LINE THEREOF, 530.01 FEET TO THE NORTHWEST CORNER OF THE WEST 120.00 FEET OF THE SOUTH 530.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE S89°53'58"W 85.51 FEET; THENCE S00°18'20"E 200.00 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT (NO IDENTIFICATION NUMBER); THENCE S89°53'58"W 89.07 FEET; THENCE S00°21'40"E 330.00 FEET TO THE SOUTH LINE OF THE ABOVE MENTIONED SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N89°53'58"E ALONG SAID SOUTH LINE A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING; LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE ELLA ROAD (COUNTY DISTRICT NO. 1-6602).

Parcel Identification Number: 2918240004-000-02700/06100

GREEN KEY VILLAGE REVIEW (Preliminary Plat)

December 2012

Legal Description is for 24.22 +/- Acres of total parent parcel for phase 1. Phase 2 and Phase 3 not depicted/illustrated on site.

Discrepancy between 68.33 +/- acres depicted on Nine Oaks and 67.15 +/- acres depicted on Green Key Village

Growth Management Comments

- Corner Lot s **shall** be fifteen percent wider than min width required by this Code- Minimum width required is 75 feet. Corner Lot shall be a minimum width of 86.25 lineal feet. (Satisfied).

Typos on the plans:

- Page 1- Replace the word City with Town-Satisfied
- Page 4- Needs to be labeled Utility Plan as stated in the front sheet- Satisfied

Information needed on the plans

- Phases Tracks, with dimensions-Satisfied
- A minimum of two (2) points of access shall be provided into each subdivision of twenty-five (25) lots or more (as per Chapter 8, Section 8-5).Satisfied
- Zoning, plat book, and page number, typical lot size, streets and easements of adjacent land and subdivisions. .Satisfied
- Location, name, and width of all proposed streets - Satisfied
- Development Notes for each lot (landscaping requirements (number of trees required), maximum impervious surface ratio, etc.)- Satisfied
- Notes on the plans regarding Utility and Drainage Easements (10 feet in combination)- in accordance to Chapter 8, Sec 8-5.d, along front yards, side yards, or rear yards)- Satisfied
- 5' Concrete Sidewalk along Lake Ella Rd. (Construction/Deferral?)-
 - MPO recommended establishing an asphalt path/trail to connect with the Gardenia Trail project in lieu of the concrete sidewalk.
- Page 2-Site Data missing information as follows:
 - Breakdown of Lengths of Roadways in L.F. as required by LDRs
 - Please review Roadways only to include the ones in the Flood Zone Information- Satisfied
 - Storm Water Management Information -Satisfied
 - Open Space (in relation to the entire parent parcel)-Satisfied
- Proposed Street Names Satisfied
- 50' Right-of-way Typical Section Detail- Satisfied
- Entrance/Monument Sign Detail - Satisfied

Other documentation needed with the application

- Traffic Impact Analysis (created by Kimley-Horn and Associated in October 2009 for 273-Unit Subdivision) on record.

Utilities

- Water Meters and Reuse Meters to be installed by Lady Lake Public Works (must be meter ready by contractor).
- If the service connections and laterals are abandoned, they need to go back to the main lines and be removed completely. Or if they remain as they are, then the gravity sewer and force main need to be lapped and pressure tested need to make sure lift-station is clean and perform a start up with factory Rep.
- Please note we have some concern about where the force main sagged due to wash out need to verify that the joints did not pull out and do not need to be restrained.

PERMITS TRANSFER-

- 1) Fresh Water and Wildlife Commission Permit- **WR09023** for relocation of ten (10) gopher tortoises- effective 01-30-09, expired in 07-30-2009.
 1. Permit is nontransferable.
 2. Permittee shall submit a report detailing the capture/relocation not to exceed: up to 10 gopher tortoises, one (1) indigo snake, or 10 each of Florida mice and gopher frogs may be relocated.
Letter provided.
- 2) St. John's River Water Management District (Surface Water Management System) Permit **40-069-119921-1** issued on 11-12-2009, expires in 11-12-2014
 1. Transferable upon notification within 30 days of sale of property and providing information required by 40C-1.612, F.A.C.
Transfer submitted.
- 3) Florida Dept. of Environmental Protection **CS35-0298164-001** -- Sewage Collection/Transmission System expires 11-29-2014.
 1. Transferable upon notification within 30 days of sale of property
Transfer submitted.
- 4) Florida Dept. of Environmental Protection **WD35-0080514-068** -- Water Distribution System Extension -- issued on 12-04-2009, expires in 12-04-2014.
 1. Transferable upon notification within 30 days of sale of property
Transfer submitted.

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-15122@peoplepc.com

Plan Review #: 12-027
Project: Preliminary Plat Review
Location: Green Key Village
Address of Job: N. of Lake Ella Rd, W. of US 27
Pages: 4

Review For: Booth, Ern, Straughan & Hiott, Inc
Contact: Charles Hiott
Telephone: 352-343-8481

October 15, 2012

I have received and reviewed the plans for Preliminary Plat Plans for Green Key Village subdivision with the Florida Fire Prevention Code, Town of Lady Lake LDC, and any other applicable codes, standards, rules, and statutes. Review was conducted to ensure compliance for life safety only. Comments pertaining to the review are noted below and shall be complied with. Should the applicant have any questions he shall contact this authority to resolve before application moves forward for approval.

1. No utilities page was part of the review based on water already being installed from a previous approved plan submitted under subdivision previously known as Nine Oaks.
2. Ensure there is two access points into the subdivision as per Lady Lake LDC, Chapter 8, Section 8-5.



KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

Wendy Then

From: Butch Goodman [bgoodman@LadyLakePW.org]
Sent: Thursday, November 01, 2012 4:57 PM
To: Wendy Then
Cc: Robert Barnes; C.T. Eagle
Subject: Reveiw for Green Key Village

If the service connections and laterals are abandoned they need to go back to the main lines and be removed completely or they need to remain as they are, the gravity sewer and force main need to be lamped and pressure tested need to make sure lift-station is clean and perform a start up with factory Rep. Please note we have some concern about where the force main sagged due to wash out need to verify that the joints did not pull out and do not need to be restrained.

Thank you

Thomas " Butch" Goodman

Town of Lady Lake
Utilities Supervisor
136 Skyline Dr.
Lady Lake, Fl 32159
Phone: 352-751-1513
Fax: 352-751-1594
bgoodman@ladylakepw.org

Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

November 5, 2012
Project No. 05628.

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: Green Key Village Preliminary Plat

Dear Mrs. Then,

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the Green Key Village Preliminary Plat modification submitted by BESH Engineers on October 12, 2012, for the above referenced project. Based on our review, we have no comments on the preliminary plat modifications. If you have questions or comments, please do not hesitate to contact me at 772-770-4707.

Sincerely,



Frank Watanabe, P.E.
Senior Project Manager

Wendy Then

From: Pluta, Ross [RPluta@lakecountyfl.gov]
Sent: Monday, October 29, 2012 9:17 AM
To: Wendy Then
Subject: FW: Nine Oaks Sub.
Attachments: photo 1.JPG; photo 2.JPG; photo 3.JPG; photo 4.JPG; photo 5.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Wendy, have checked the off-site improvements for Nine Oaks Subdivision and we are asking that the two handicapped ramps be replaced by the developer. They do not meet current ADA Standards and are cracked/damaged. Please refer to the attached photos.

Thank you,

Ross Pluta
Project Manager
Lake County Public Works Department
Engineering Division
437 Ardice Avenue
Eustis, Fl. 32726
PH # (352) 483-9041
FAX # (352) 483-9015
rpluta@lakecountyfl.gov

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

-----Original Message-----

From: Johnson, Jeff
Sent: Monday, October 29, 2012 8:40 AM
To: Pluta, Ross
Subject: FW: Nine Oaks Sub.

Ross,

These pictures came from Charlie at MA I.

Thanks,

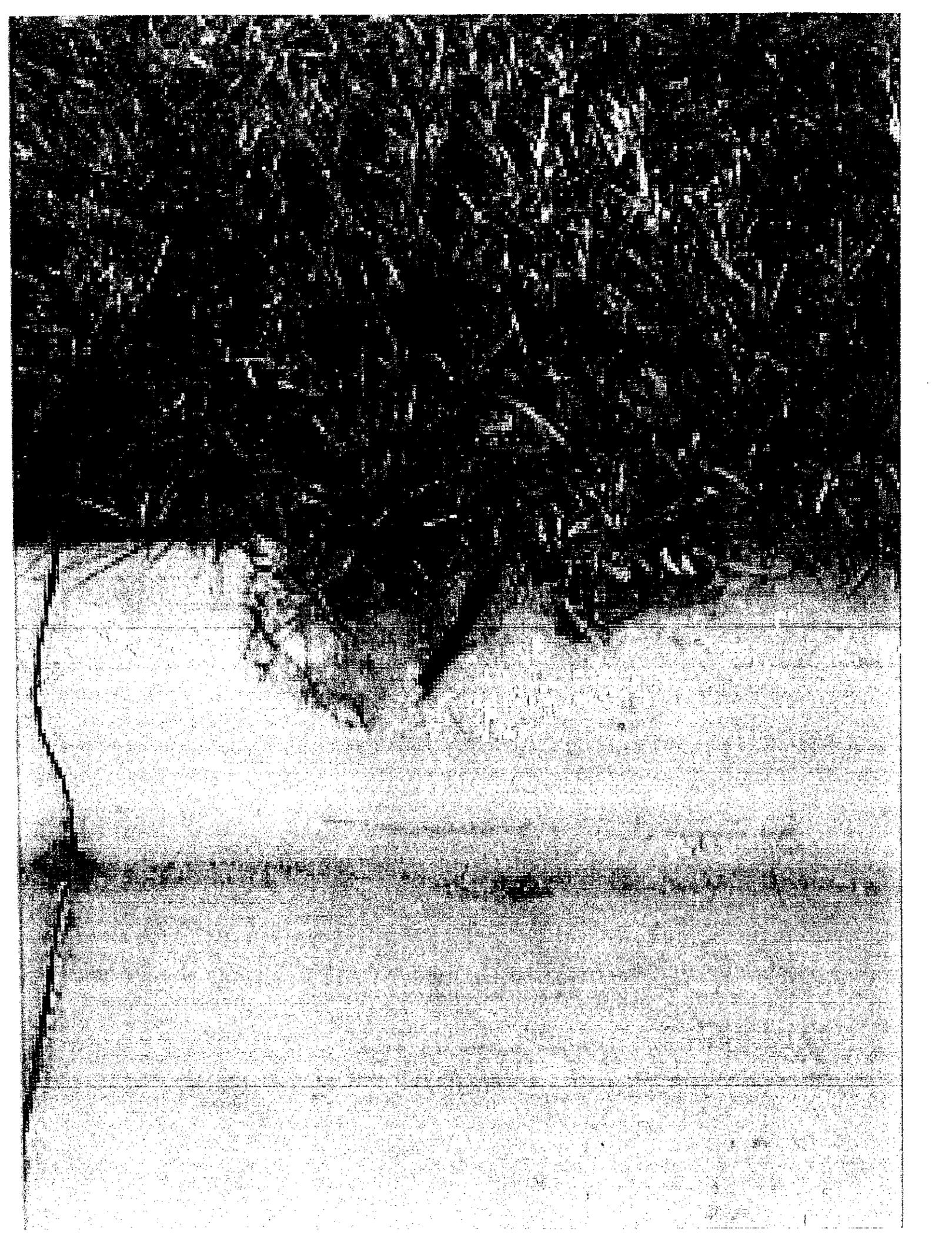
Jeff Johnson
Construction Inspection Supervisor
437 Ardice Avenue
Eustis, FL 32726
Office: (352) 483-9024
Fax: (352) 483-9025

-----Original Message-----

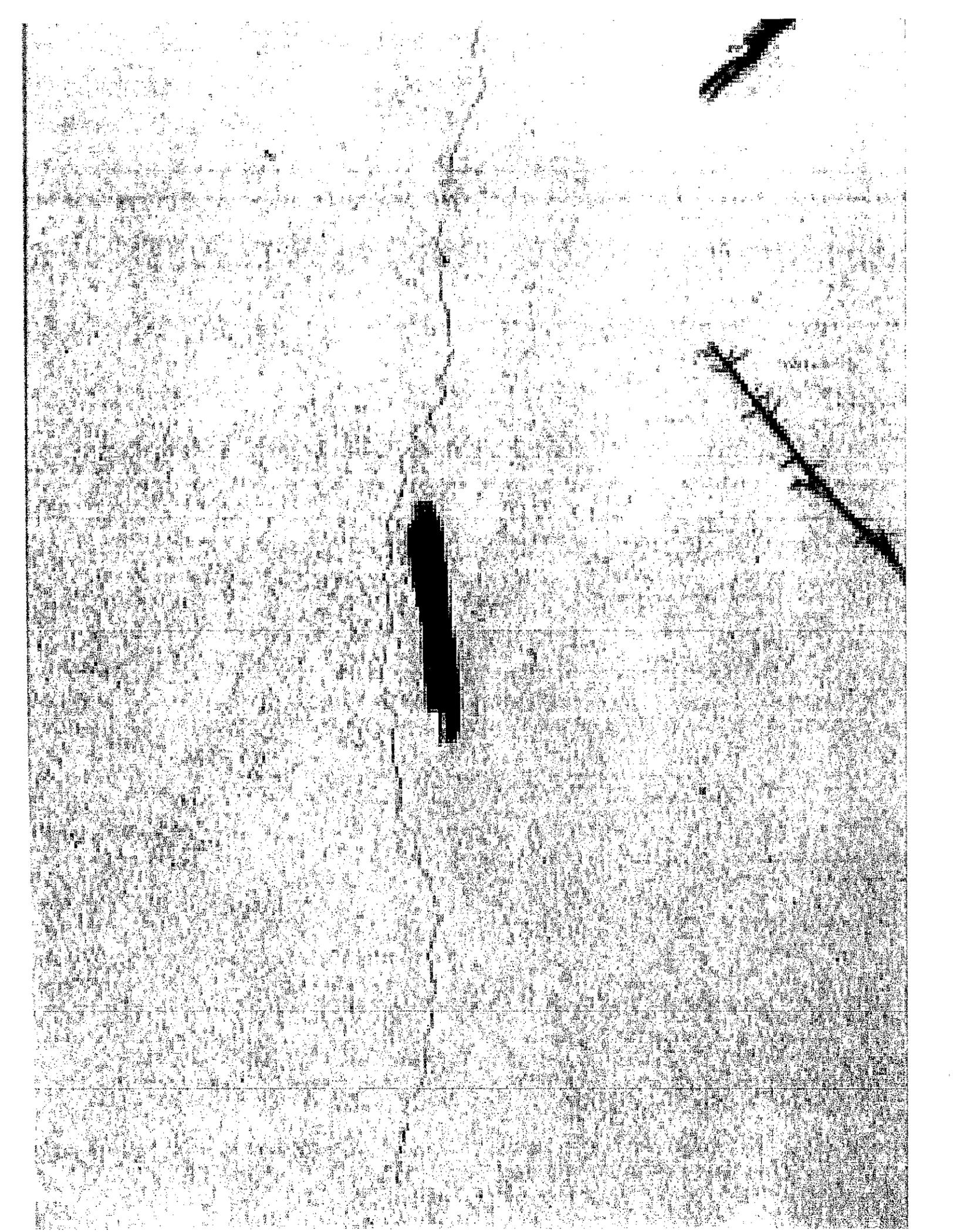
From: Charlie [<mailto:angiecharlie1996@yahoo.com>]
Sent: Friday, October 26, 2012 2:33 PM
To: Warren, Dennis

LAING LIA









Cc: Johnson, Jeff; Cates, Morgan; Maint Area1
Subject: Nine Oaks Sub.

Dennis

The following areas that I observed that might need some attention are the following :
Coming off Lake Ella Rd into Sub,

- North East Corner Entrance Handy Cap Cross, is a (Hair line fracture in concrete)
- North West Corner Entrance Handy Cap Cross, (1) Hair Line Fracture, (1) Major Crack Fracture, (1) Pretty Good Chunk of Concrete out of the (F) Curb just below the Handy Cap Curb.

See Photos Attached below.

Thanks
Charlie

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY NAME / CASE NUMBER Town of Lady Lake Growth Management Department
DEVELOPER/OWNER Green Key Village Preliminary Plat
ITEM DESCRIPTION Mainsail Solutions, Inc. / Greg Thomas
 The applicant proposes a preliminary plat with 92 single-family residential dwelling units on 24.20 acres. The subdivision is a two-phase development, with 42 single-family dwelling units proposed for the first phase and 50 single-family dwelling units proposed for the second phase. This Growth Impact Report addresses the impacts related to Phase I.

LOCATION Section 29, Township 18 South, Range 24 East
 Located north of Lake Ella Road, south of Anderson Lane, east of Whip-O-Will Way, and west of Hidden Oaks Drive

CURRENT LAND USE Town of Lady Lake Single Family Medium Density (SF-MD)
 (6 dwelling units/1 acre)

CURRENT ZONING Town of Lady Lake Residential Single Family (RS-6) (6 dwelling units/1 acre)

NEW DU IMPACT STUDENT GENERATION
 Elementary School
 Middle School
 High School

SF-DU	MF-DU	Mobile	SF Impacts
			42 DUs
0.410	0.254	0.145	17
0.186	0.131	0.065	8
0.100	0.057	0.036	4
0.124	0.066	0.044	5

SCHOOL NAME
 Villages Elementary
 Carver Middle
 Leesburg High

Projected Enrollment 2016-2017*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
849	904	94%	857	95%	No
774	1,158	67%	778	67%	No
1,688	1,982	85%	1,693	85%	No

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2013-2017

CSA 8
 Elementary School
 Middle School
 High School

Student Enrollment 2016-2017*	Permanent Student Capacity*	% of Permanent Capacity
849	904	94%
0	0	0%
0	0	0%

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2013-2017

COMMENTS: The proposed preliminary plat for Phase I, which would allow a maximum of 42 residential dwelling units on the site, will not adversely impact area schools. The District previously provided comments and a school concurrency reservation for this development as "Nine Oaks" with 273 single-family residential dwelling units.

School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

Prepared By: Dawn McDonald, Senior Planner, Lake County School District

Date: 12/10/2012



VIA FEDERAL EXPRESS
December 11, 2012

David Dewey
Service Center Director
St. Johns River Water Management District
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

RE: GREEN KEY VILLAGE (F/K/A NINE OAKS SUBDIVISION)
(BESH #121043.0000)
PERMIT TRANSFER / OWNERSHIP TRANSFER (PERMIT NO. 40-069-
119921-1)

Dear Mr. Dewey:

Enclosed you will find one (1) Permit Transfer / Ownership Transfer form, one (1) copy of the SJRWMD Permit, one (1) copy of the Property Record Card, and one (1) copy of the Special Warranty Deed in regards to the subject project. Should you have any questions, please feel free to contact me.

Sincerely,
BOOTH, ERN, STRAUGHAN & HIOTT, INC.

Charles C. Hiott, P.E., Principal
chiott@besandh.com
CCH:am

Enclosures

cc: Greg Thomas, President, Mainsail Solutions, Inc., P. O. Box 939, Fruitland Park,
FL 34731 (w/ enclosures)
Claudia Bulgrin, BESH (w/out enclosures)

PERMIT TRANSFER / OWNERSHIP TRANSFER

Re: Green Key Village (F/K/A Nine Oaks Subdivision)

Permit No. 40-069-119921-1

This letter serves to notify the St. Johns River Water Management District pursuant to condition number 16. of permit number 40-069-119921-1 that Green Key Village, LLC is the new owner of the referenced project. I am requesting that the District permit be transferred to Green Key Village, LLC.

The permit should be transferred to:

Green Key Village, LLC

4207 Bair Avenue, Fruitland Park, FL 34731

Greg Thomas

352-314-0059

greg@mainsailsolutions.com

* is a suggested form for your convenience. It is not a required form.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO. 40-069-119921-1

DATE ISSUED: November 12, 2009

PROJECT NAME: ~~Nine Oaks Subdivision~~

A PERMIT AUTHORIZING: Green Key Village, LLC

Construction of a Surface Water Management System for a 67.14-acre, single-family residential subdivision known as Nine Oaks Subdivision, as per plans received by the District on October 15, 2009.

LOCATION:

Section(s): 29 Township(s): 18S Range(s): 24E

Lake County

~~Joseph E. Zagame
Lake Ella Developers I, LLC
232 Mohawk Road
Clermont, FL 34715~~

Greg Thomas
Green Key Village, LLC
4207 Bair Ave
Fruitland Park, FL 34731

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated November 12, 2009

AUTHORIZED BY: St. Johns River Water Management
District
Department of Resource Management

David Dewey

By: _____
(Service Center Director - Altamonte Springs)
David Dewey

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 40-069-119921-1

~~JOSEPH E. ZAGAME~~
DATED NOVEMBER 12, 2009

Greg Thomas

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
4. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a Construction Commencement Notice Form No. 40C-4.900(3) indicating the actual start date and the expected completion date.
7. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an Annual Status Report Form No. 40C-4.900(4). These forms shall be submitted during June of each year.
8. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any other final operation or maintenance documents as are required by subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, must be submitted to the District for approval. Documents meeting the requirements set forth in these subsections of the Applicant's Handbook will be approved. Deed restrictions, easements and other operation and maintenance

documents which require recordation either with the Secretary of State or the Clerk of the Circuit Court must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local governmental entity. Failure to submit the appropriate final documents referenced in this paragraph will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system.

9. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by the portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to local government or other responsible entity.
10. Within 30 days after completion of construction of the permitted system, or independent portion of the system, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing As Built Certification Form 40C-1.181(13) or 40C-1.181(14) supplied with this permit. When the completed system differs substantially from the permitted plans, any substantial deviations shall be noted and explained and two copies of as-built drawings submitted to the District. Submittal of the completed form shall serve to notify the District that the system is ready for inspection. The statement of completion and certification shall be based on on-site observation of construction (conducted by the registered professional engineer, or other appropriate individual as authorized by law, or under his or her direct supervision) or review of as-built drawings for the purpose of determining if the work was completed in compliance with approved plans and specifications. As-built drawings shall be the permitted drawings revised to reflect any changes made during construction. Both the original and any revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor. The following information, at a minimum, shall be verified on the as-built drawings: 1. Dimensions and elevations of all discharge structures including all weirs, slots, gates, pumps, pipes, and oil and grease skimmers; 2. Locations, dimensions, and elevations of all filter, exfiltration, or underdrain systems including cleanouts, pipes, connections to control structures, and points of discharge to the receiving waters; 3. Dimensions, elevations, contours, or cross-sections of all treatment storage areas sufficient to determine state-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems, when appropriate; 4. Dimensions, elevations, contours, final grades, or cross-sections of the system to determine flow directions and conveyance of runoff to the treatment system; 5. Dimensions, elevations, contours, final grades, or cross-sections of all conveyance systems utilized to convey off-site runoff around the system; 6. Existing water elevation(s) and the date determined; and Elevation and location of benchmark(s) for the survey.
11. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of general condition 9 above, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District in accordance with subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, accepts responsibility for operation and maintenance of the system. The permit may not be transferred to such an approved operation and maintenance entity until the operation phase of the permit becomes

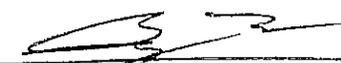
effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to section 7.1 of the Applicant's Handbook: Management and Storage of Surface Waters, the permittee shall be liable for compliance with the terms of the permit.

12. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the changes prior implementation so that a determination can be made whether a permit modification is required.
13. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and chapter 40C-4 or chapter 40C-40, F.A.C.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered specifically approved unless a specific condition of this permit or a formal determination under rule 40C-1.1006, F.A.C., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of rule 40C-1.612, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
20. This permit for construction will expire five years from the date of issuance.
21. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.
22. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

23. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
24. The proposed surface water management system must be constructed in accordance with the plans received by the District on October 15, 2009.
25. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hour.

If at any time the system is not functioning as designed and permitted, then within 14 days the entity shall submit an Exceptions Report on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.
26. Contained within the as-built report, the permittee must submit a soils analysis for Pond B verifying that the in-place permeability rate of 30 feet/day (minimum) is provided. If the design permeability rate cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 40C-4 and 40C-42, F.A.C. are met.

*I hereby agree to the aforementioned
terms and agreement / conditions.*

Green Key Village LLC 
owner *Greg Thomas* *Member / Manager* *11-26-12*
Date



VIA FEDERAL EXPRESS
December 11, 2012

Dennise Judy
Florida Department of Environmental Protection
3319 Maguire Blvd., Suite 232
Orlando, FL 32803

RE: GREEN KEY VILLAGE (F/K/A NINE OAKS SUBDIVISION)
(BESH #121043.0000)
TRANSFER OF A WASTEWATER FACILITY OR ACTIVE PERMIT (CS35-
0298164-001)

Dear Ms. Judy:

Enclosed you will find one (1) FDEP Application for Transfer of a Wastewater Facility or Activity Permit and one (1) check made payable to FDEP in the amount of \$50.00 in regards to the subject project. Should you have any questions, please feel free to contact me.

Sincerely,
BOOTH, ERN, STRAUGHAN & HIOTT, INC.

Charles C. Hiott, P.E., Principal
chiott@besandh.com
CCH:am

Enclosures

cc: Greg Thomas, President, Mainsail Solutions, Inc., P. O. Box 939, Fruitland Park,
FL 34731 (w/ enclosures)
Claudia Bulgrin, BESH (w/out enclosures)



\$50. -
Fee

APPLICATION FOR
TRANSFER OF A WASTEWATER FACILITY OR ACTIVITY PERMIT

Facility ID: _____ Date: 11-26-12
Facility Name: (Previous) Nine Oaks Subdivision - (New) Green Key Village, LLC
Facility Address: 1635 Lake Ella Rd., Lady Lake, FL, 32159
Permit No.: CS35-0298164-001 Date Issued: 11-30-09 Date Expired: 11-29-14

NOTIFICATION OF SALE OR LEGAL TRANSFER

Permittee Name: Joseph E. Zagame Nine Oaks Subdivision
Title: Manager Lake Ella Developers I, LLC
Mailing Address: 232 Mohawk Rd, Clewiston, FL 34715

I hereby notify the Department of the sale or legal transfer of this wastewater facility or activity under Rule 62-620.340(2), F.A.C. Further, I agree to assign my rights as permittee to the proposed permittee in the event the Department agrees to the transfer of permit.

Date of proposed transfer: 9-7-12
Date Signed: _____ (Not Available)
Signature of Existing Permittee

REQUEST FOR TRANSFER OF PERMIT

Applicant Name: Green Key Village, LLC Greg Thomas
Title: Member / Manager
Mailing Address: 4207 Bair Ave. Fruitland Park, FL 34731

I hereby certify that I have examined the application and the documents submitted by the existing permittee which are the basis of this permit that was issued by the Department. I state that they accurately and completely describe the permitted facility or activity. Further, I state that I am familiar with the permit and I agree to comply with its terms and conditions. I agree to assume the rights and liabilities contained in the permit and the statutes and rules under which it was issued. I also agree to promptly notify the Department of any future change in ownership of or responsibility for this facility or activity.

Date Signed: 11-26-12 _____
Signature of Applicant



VIA FEDERAL EXPRESS
December 11, 2012

Richard Lott, P.E.
Florida Department of Environmental Protection
3319 Maguire Blvd., Suite 232
Orlando, FL 32803

RE: **GREEN KEY VILLAGE (F/K/A NINE OAKS SUBDIVISION) (BESH#121043.0000)**
TRANSFER OF A PWS CONSTRUCTION PERMIT NO. WD35-0080514-068

Dear Mr. Lott:

Enclosed you will find one (1) FDEP Application for Transfer of a PWS Construction Permit and one (1) check made payable to FDEP in the amount of \$50.00 in regards to the subject project. Should you have any questions, please feel free to contact me.

Sincerely,
BOOTH, ERN, STRAUGHAN & HIOTT, INC.

Charles C. Hiott, P.E., Principal
chiott@besandh.com
CCH:am

Enclosures

cc: Greg Thomas, President, Mainsail Solutions, Inc., P. O. Box 939, Fruitland Park,
FL 34731 (w/ enclosures)
Claudia Bulgrin, BESH (w/out enclosures)

APPLICATION FOR TRANSFER OF A PWS CONSTRUCTION PERMIT

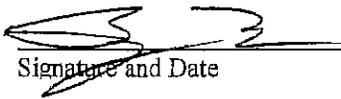
DEP Construction Permit Number: _____

B. Certification by Proposed Permittee

I am duly authorized to sign this application on behalf of the proposed permittee identified in Part I of this application, and I hereby notify the Department of the proposed permittee's acquisition of ownership of the project listed in Part I of this application. This acquisition of ownership became, or will become, effective on Sept. 7, 2012.

I request that the Department of Environmental Protection (DEP) construction permit for this project be transferred to the proposed permittee. The proposed permittee has examined the permit application or notification and any supporting documents that were submitted by the current permittee identified in Part I of this application and that were the basis for issuance of the permit, and the documents still accurately and completely describe this project. The proposed permittee also has examined the permit and agrees to comply with its terms and conditions and to assume the rights and liabilities contained therein if the Department approves this permit transfer.

If the Department approves this permit transfer and if this project was designed under the responsible charge of a professional engineer licensed in Florida, I understand that the proposed permittee must retain a Florida-licensed professional engineer to take responsible charge of inspecting construction of this project for the purpose of determining if the construction proceeds in compliance with the DEP construction permit, including the approved preliminary design report or drawings and specifications, for this project. Also, if the Department approves this permit transfer, I understand that the proposed permittee must have complete record drawings prepared for this project and that the proposed permittee must submit a certification of construction completion to the Department and obtain written approval, or clearance, from the Department before the proposed permittee places this project into operation for any purpose other than disinfection, testing for leaks, or testing equipment operation.

 11-26-12 Greg Thomas Manager / Member
Signature and Date Printed or Typed Name Title

Modica & Associates, Inc.
Environmental Planning, Design, & Permitting

July 29, 2009

Species Conservation Planning Section
Attn: Dr. David Mulholland
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600

Sent Via e-Mail: Dave.Mulholland@MyFWC.com

RE: Nine Oaks - Permit No. WR09023

Dear Dr. Mulholland,

I have attached the post relocation reporting form for the above referenced project. Ten (10) tortoises were captured and relocated to the Van Ridge Reserve Phase II Recipient Site in July 2009 in accordance with permit conditions.

Please contact us if you have any questions or require any additional information.

Sincerely,



Mark J. Fricke
Vice President

cc. Mr. Bill McKinstry – via e-mail bill.mckinstry@MyFWC.com
Mr. Joe Zagame, Jr. – Lake Ella Developers I, LLC
George E. Clark – 12300 Moore Road, Lakeland, FL 33809

302 Mohawk Road
Clermont, Florida 34715
Telephone: (352) 394-2000
Fax: (352) 394-1159



- Lake County
- Sumter County
- Town of Astatula
- City of Bushnell
- City of Center Hill
- City of Clermont
- City of Coleman
- City of Eustis
- City of Fruitland Park
- City of Groveland
- Town of Howey-in-the-Hills
- Town of Lady Lake
- City of Leesburg
- City of Mascotte
- City of Minneola
- Town of Montverde
- City of Mount Dora
- City of Tavares
- City of Umatilla
- City of Webster
- City of Wildwood
- Florida Central Railroad
- Lake County Schools
- Sumter County Schools

Thad Carroll, AICP, LEED Green Associate
Growth Management Director
Town of Lady Lake

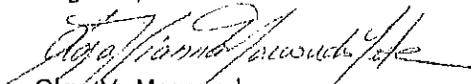
RE: Green Key Village – Traffic Impact Study Requirements

Per your request regarding the Green Key Village Preliminary Plat Submittal, a traffic study will not be required at this time.

In an e-mail from Judi Jankosky to Thomas Burke dated December 1, 2009, the Traffic Analysis for the Park Place (aka Nine Oaks Subdivision) was deemed complete and approved as submitted by GMB Engineering. This analysis was based upon the impact of 272 single-family residences (ITE Land use code 210) to the adjacent roadway networks, including Rolling Acres Road, U.S. 27/441, Lake Ella Road, CR466, CR 466a, Cherry Lake Road, and Micro Racetrack Road. While it was realized that there were concerns on impacts to US 27/441, the analysis according to Mr. Burke showed that the "... project would not break the link and push it over capacity." Since that time, through the approval of the construction plan process, the developer mitigated impacts to Lake Ella Road via the installation of a deceleration lane (right-in) at the projects entrance, and also a left-in from the westbound approach to the entrance; the back entrance remains gated to Abeble Road, therefore will not generate trips other than via emergency responders.

Given that the Green Key Village Subdivision is only requesting to plat 42 lots at this time, the reduction to the adjacent network should be greatly reduced from what was anticipated under the prior proposal (Park Place) of 242 homes. Further, planning for improvements to Rolling Acres widening is underway as well as improvements to US 27/441 in accordance with FDOT for which ROW acquisition is nearly complete; other segments have seen little growth since the time of the study approval aside from CR 466 which has been widened in its entirety between 27/441 and the Sumter County line. At this time the trips generated by the 42 homes will be deemed vested under the prior development construction plan process. Subsequent additions would be required to perform a traffic impact study or request exemption as is practice under the MPO Guidelines. These studies will provide a process to update the TMS for new figures going forward.

Regards,


Olga V. Marcondes
Transportation Planner

"Promoting Regional Transportation Partnerships"
www.LakeSumterMPO.com

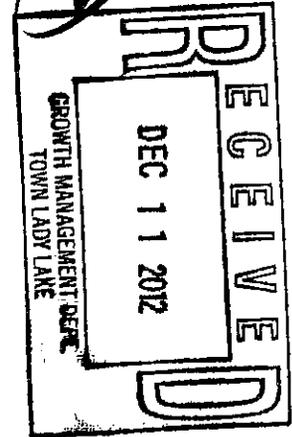
1616 South 14th Street, Leesburg, Florida 34748
Phone (352) 315-0170 – Fax (352) 315-0993

Segment ID	Roadway	Segment		LEVEL OF SERVICE (LOS) - PROJECT CAPACITY RESERVATION												Available Capacity	V/C Ratio	Project Trip Distr (%)	Project Impact (%)
		From	To	Adopted LOS	Adopted Capacity	Pk.Hr/Pk.Dir Volume Capacities			Existing + Committed PM Peak Hour/Peak Direction			LOS			LOS				
		A	B	C	D	E	NS/EB	Project	Total	LOS	SB/WB	Project	Total	LOS	Ratio				
2250	LAKE ELLA ROAD	0	306	488	520	520	172	3	175	B	204	2	205	B	0.40	12%	0.58%		
2255	LAKE ELLA ROAD	0	306	488	520	520	164	13	177	B	160	21	181	B	0.35	80%	4.04%		
2580	MICRO RACETRACK ROAD	0	306	488	520	520	163	3	166	B	176	1	177	B	0.34	10%	0.58%		
2770	ROLLING ACRES ROAD	0	306	488	520	520	226	1	227	B	327	2	329	C	0.63	8%	0.38%		
3700	US 27/US441	0	1,560	1,990	1,960	1,960	1,663	7	1,690	C	1,684	10	1,684	C	0.86	40%	0.51%		
3710	US 27/US441	0	2,400	2,660	2,940	2,940	1,281	10	1,291	B	981	7	988	B	0.44	40%	0.34%		

Note: Existing + Committed Volumes are based on the Lake County TMS Report dated December 20, 2012. Project submitted for preliminary plat of a 42-lot single family home subdivision. Capacity reservation is for one phase only. Additional phases will require a traffic stud

VIA HAND DELIVERY
December 11, 2012

Thad Carroll, Director
Growth Management
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159



RE: **GREEN KEY VILLAGE (BESH #121043.0000)**
PRELIMINARY PLAT REVIEW #1 RESUBMITTAL

Dear Mr. Carroll:

The following information is in response to staff comments dated November, 2012:

Legal Description is for 24.22 +/- acres of total parent parcel for phase 1. Phase 2 and Phase 3 not depicted/illustrated on site.

We are only proposing 24.22 acres of development and 44.11 acres of undeveloped property.

Discrepancy between 68.33 +/- acres depicted on Nine Oaks and 67.15 +/- acres depicted on Green Key Village.

Preliminary Plat has been modified to 68.33 acres.

Growth Management Comments

Corner lots shall be fifteen percent wider than minimum width required by this Code- Minimum width required is 75 feet. Corner lots shall be a minimum width of 86.25 If (requirement met).

See revised lot layout plan sheet 2.

Typos on the plans:

- Page 1 - Replace the word City with Town

See revised plan sheet 1.

- Page 4 - Needs to be labeled Utility Plan as stated in the front sheet

See revised plan sheet 4.

Information needed on the plans:

- Phases Tracks, with dimensions

We are not doing phases, just developing 24. 22 acres of the overall 68.33 acres.

- A minimum of two (2) points of access shall be provided into each subdivision of twenty-five (25) lots or more (as per Chapter 8, Section 8-5).

Access is Lake Ella Road and Arebel Lane. See revised plan sheet 2.

- Zoning, plat book, and page number, typical lot size, streets and easements of adjacent land and subdivisions

See revised plan sheet 2.

- Location, name, and width of all proposed streets

See revised plan sheet 2.

- Development Notes for each lot (landscaping requirements (number of trees required), maximum impervious surface ratio, etc.)

See revised plan sheet 3 (Note 3).

- Notes of the plans regarding Utility and Drainage Easements (10 feet in combination) in accordance to Chapter 8, Sec 8-5.d, along front yards, side yards, or rear yards)

See revised plan sheet 2.

- 5' Concrete sidewalk along Lake Ella Rd. (Construction/Deferral?)

Deferred.

- Page 2-Site Data missing information as follows:
 - Breakdown of lengths of roadways in lf as required by LDRs
See revised plan sheet 2.
 - Flood zone information
See revised plan sheet 2.
 - Stormwater Management Information
See revised plan sheet 2.
 - Open Space (in relation to the entire parent parcel)
See revised plan sheet 2.

- Proposed Street Names

See revised plan sheet 2.

- 50' Right-of-way Typical Section Detail

See revised plan sheet 2.

- Entrance / Monumentation Sign Detail

See revised plan sheet 5.

Other documentation needed with the application:

- Traffic Impact Analysis (created by Kimley-Horn and Associates in October 2009 for 273 Unit Subdivision) on record

Being the number of units is decreasing we feel an updated traffic study is not warranted.

Utilities:

- Water Meters and Reuse Meters to be installed by Lady Lake Public Works (must be meter ready by contractor).

Note has been added, see revised plan sheet 4.

- If the service connections and laterals are abandoned, they need to go back to the main lines and be removed completely. Or if they remain as they are, then the gravity sewer and force main need to be lamped and pressure tested need to make sure lift station is clean and perform a start up with factory Representative.

Note has been added, see revised plan sheet 4.

- Please note we have some concern about where the force main sagged due to wash out needed to verify that the joints did not pull out and do not need to be restrained.

Note has been added, see revised plans.

Permits:

- 1) Fresh Water and Wildlife Commission Permit - WR09023 for relocation of ten (10) gopher tortoises - effective 01-30-09, expired 07-30-2009.

1. Permit is non-transferrable.

See attached letter from Modica & Associates, Inc., dated July 29, 2009.

ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS

350 North Sinclair Avenue ♦ Tavares, Florida 32778

Phone: 352.343.8481 ♦ Fax: 352.343.8495

E-Mail: Info@besandh.com ♦ www.besandh.com

2. Permittee shall submit a report detailing the capture/relocation not to exceed: up to 10 gopher tortoises, one (1) indigo snake, or 10-each of Florida mice and gopher frogs may be relocated.

See attached letter from Modica & Associates, Inc., dated July 29, 2009.

- 2) St. John's River Water Management District (Surface Water Management System) Permit 40-069-119921-1 issued on 11-12-2009, expires in 11-12-2014.
 1. Transferrable upon notification within 30 days of sale of property and providing information required by 40C-1.612, F.A.C.

See attached copy of submittal to SJRWMD dated December 11, 2012.

- 3) Florida Dept. of Environmental Protection CS36-0298164-001 - Sewage Collection/Transmission System expires 11-29-2014.
 1. Transferrable upon notification within 30 days of sale of property.

See attached copy of submittal to DEP dated December 11, 2012.

- 4) Florida Dept. of Environmental Protection WD35-0080514-068 - Water Distribution System Extension - issued on 12-04-2009, expires in 12-04-2014.
 1. Transferrable upon notification within 30 days of sale of property.

See attached copy of submittal to DEP dated December 11, 2012.

Enclosed you will find four (4) full size and four (4) half size sets of revised Preliminary Plat Modification Plans signed, sealed, and date stamped December 11, 2012. Should you have any questions, please feel free to contact our office.

Sincerely,
BOOTH, ERN, STRAUGHAN & HIOTT, INC.



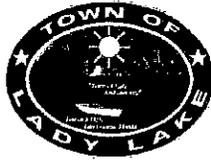
Charles C. Hiott, P.E., Principal
chiott@besandh.com
CCH:am

Enclosures

cc: Greg Thomas, President, Mainsail Solutions, Inc., P. O. Box 939, Fruitland Park, FL 34731 (w/ enclosures)
Claudia Bulgrin, BESH (w/out enclosures)

H:\amy\WordPerfect-9.0\Green Key Village fka Nine Oaks Subd\Town of Lady Lake\RAI #1\BESH-rai #1 submittal letter 12-11-12.wpd

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**TECHNICAL REVIEW COMMITTEE
Preliminary Plat Application
Meeting of December 18, 2012**

TO: Technical Review Committee

FROM: Wendy Then, Town Planner

SUBJECT: Green Key Village (Formerly known as Nine Oaks Sub) Preliminary Plat Application

DATE: December 14, 2012

Applicant and owner, Greg Thomas of Mainsail Solutions, Inc., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 42 single-family residences located on approximately 24.22 acres at 1635 Lake Ella Road. (alternate key 1771463). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Growth Management and Public Works, dated 11/05/12.
2. Fire Review for the Preliminary Plat completed by Kerry Barnett dated 10/15/2012.
3. Review No. 1 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 11/05/2012.
4. Lake County Public Works Review completed by Ross Pluta dated 10/29/2012.
5. Lake County School District-School Concurrency Review by Dawn McDonald dated 12/10/2012.
6. Permit Transfer- Florida Department of Environmental Protection Wastewater Facility Permit # CS35-0298164-001 (approval issued on 12/04/2009).
7. Permit Transfer- Florida Department of Environmental Protection –General permit for Construction of Extensions to PWS Water Mains-Permit # WD35-0080514-068 (approval issued on 12/04/2009).
8. Permit Transfer- St. Johns Water Management District Permit #40-069-119921-1 (approval issued on 11/12/2009).
9. Florida Wildlife- Permit No. WR09023-Relocation Permit Letter.

The property Future Land Use designation is Single Family Medium Density (SFMD). The Zoning designation is RS-6, Residential Single Family up to 6 dwelling units/acre.

Summary:

The Preliminary Plan meets the requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and will meet the requirements of the Comprehensive Plan. The Preliminary plat plans are ready for formal review and recommendation by the Planning and Zoning Board.

Comments:

- 1) The subdivision has completed most of the site improvements based upon the prior construction plan approval for the Nine Oaks Subdivision; following the approval of the Preliminary Plat the applicant will proceed to the Final Plat Application process.
- 2) A variance application addressing the front yard setback reduction from 25 feet to 20 feet will be required to be submitted concurrent with Final Plat application.
- 3) Town's Reuse utility is available and connection will be required for irrigation purposes for all units.
- 4) Gate Entrance comments have not been received by Lake County Fire Department at this time. Comments soon to follow and be submitted prior to the Planning and Zoning Meeting.

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.

