SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: **Wednesday, September 2, 2015**
TIME: **6:00 p.m.**
PLACE: **Town Hall Commission Chambers**
409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

A. CALL TO ORDER: Mayor Ruth Kussard

B. PROCEDURAL: *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

C. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

D. INVOCATION[1]: Sheldon Skurow – Temple of Shalom

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. PUBLIC HEARING:

1. Resolution No. 2015-109 – First/Final Reading – Adoption of Tentative Millage Rate for FY 2015-2016 (Pam Winegardner)

2. Ordinance No. 2015-12 – First Reading – Adoption of Tentative Budget for FY 2015-2016 (Pam Winegardner)

H. PROCLAMATION:

3. Proclaiming September 26, 2015 as National Public Lands Day (Mayor Kussard)

I. CONSENT[3]:

4. Minutes – August 17, 2015 – Special Commission Meeting
   – August 17, 2015 – Regular Commission Meeting

J. OLD BUSINESS:

K. NEW BUSINESS:

5. Consideration of a Request from Wedgewood Enterprises Corporation for a Reduction of Water Lien for 503 Arlington Avenue (Pam Winegardner/Kris Kollgaard)

6. Smallwood/Tutor Investment Real Estate Investment LLC Major Site Plan Application - MJSP 03/15-003 – Proposing a Two-Tenant Development Consisting of 3,600 Sq. Ft. of Storage/Warehouse Area Including Approximately 710 Sq. ft. of Office Space in Each Unit – Located at 322 Oak Street (a 0.53 Acre Parcel), Approximately 475 Lineal Ft. West of the Intersection of Oak Street & Teague Trail/County Road 25 (Thad Carroll)

7. Village of Lake-Sumter Golfview Dock and Pavilion MJM 08/15-001 - Proposing the Construction of a New 108 Lineal Ft. Wooden Dock with Sidewalk Ramp and the Erection of a 400 Sq. Ft. Picnic Pavilion – Located at 1419 Paradise Drive (Thad Carroll)

8. Consideration of Agreement Extension for Towing and Recovery Services with Kling's Towing and Recovery, Inc. (Chris McKinstry)

L. TOWN ATTORNEY'S REPORT:

9. Ordinance No. 2015-08 – First Reading – The Villages of Lake-Sumter, Inc. – Annexing 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Thad Carroll)

10. Ordinance No. 2015-09 – First Reading – The Villages of Lake-Sumter, Inc. –Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Thad Carroll)

11. Ordinance No. 2015-10 – First Reading – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Thad Carroll)

M. TOWN MANAGER'S REPORT:

N. MAYOR/COMMISSIONER'S REPORT:

O. PUBLIC COMMENTS[4]

P. ADJOURN

***Back up for agenda items is available on the Town's website at www.ladylake.org or contact the Town Clerk at (352) 751-1571.**

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 two (2) 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 accommodations at this meeting should contact the Clerk's Office at least two (2) days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Commission Meeting – 09-02-2015

---

[1] *Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.*

[2] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

[3] *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

[4] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

G-1 & 2

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015

SUBJECT: Adoption of the tentative millage rate and budget for FY2016

DEPARTMENT: Finance

STAFF RECOMMENDED MOTION: ***Must be by separate motions after public comments*****

1. **Adopt Resolution No. 2015-109, the tentative property tax millage rate of 3.5510 mills per $1,000 taxable valuation which is equal to the current year's rolled back rate.**
2. **Approve on the first reading the proposed FY2016 Budget Ordinance No. 2015-12**

SUMMARY: Per State Statute, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will discuss the tentative millage rate, and if changed, re-compute its tentative millage rate and publicly announce the percent, if any, by which the re-computed tentative millage is greater than or less than the rolled-back rate and approve the resolution and by a separate motion, approve the proposed budget in the first reading of the ordinance.

As a reminder, the Town Commission can reduce the millage rate at this meeting but at the second public hearing on September 16th, you will not be able to increase it from what was approved at this meeting. This tentative rate plus any other rate below this rate requires an affirmation vote of three (3) members of the Town commission.

This hearing was advertised via the TRIM Notice mailed out by the Property Appraiser.

FISCAL IMPACT: $14,427,985

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[X] Other- FY2016 Budget Book

[ ] Support Documents

DEPARTMENT HEAD psw	Submitted	Date 8/25/15
HR	Approved as to Form	Date
FINANCE DEPARTMENT psw	Approved as to Budget Requirements	Date 8/25/15
TOWN MANAGER	Approved Agenda Item for: 9-2-15	Date 8-25-15

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

RESOLUTION NO. 2015-109

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE PROPERTY TAX MILLAGE RATE TO BE LEVIED FOR FISCAL YEAR 2015/2016; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Lady Lake, Florida, has determined the amount of revenue required to meet the Town's operating objectives for fiscal year 2015/2016; and

WHEREAS, a portion of this operating revenue is derived from ad valorem tax receipts; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the County Property Appraiser to the Town of Lady Lake as $895,861,687.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA:

Section 1. The Fiscal Year 2015/2016 tentative operating millage rate for the Town of Lady Lake is 3.5510 mills which is equal to the current year's rolled-back rate.

Section 2. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a public hearing this 2nd day of September, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

ATTESTED:

_____
Kristen Kollgaard, Town Clerk

_____
Derek Schroth, Town Attorney
Reviewed as to Form

ORDINANCE NO. 2015-12

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE OPERATING BUDGET FOR FISCAL YEAR OCTOBER 1, 2015 THROUGH SEPTEMBER 30, 2016 FOR THE TOWN OF LADY LAKE; SETTING FORTH ANTICIPATED SOURCES OF REVENUE IN THE ESTIMATED AMOUNT OF $14,427,985; SETTING FORTH EXPENDITURES IN AN EQUIVALENT AMOUNT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Manager of the Town of Lady Lake has prepared the annual report and budget for the Town of Lady Lake for fiscal year 2016 and has submitted same to the Town Commission; and

WHEREAS, the proposed budget sets forth, in detail, information on revenues and expenditures, including debt service, and comparative figures for preceding fiscal years; and

WHEREAS, the Town Commission has made a study of the recommended budget and has made amendments thereto as indicated in the budget; and

WHEREAS, a general summary of the proposed budget has been duly advertised in a newspaper of general circulation in the Town with notice to all citizens that the budget is available for public inspection in the office of the Town Clerk; and

WHEREAS, a public hearing on the proposed budget has been conducted by the Town Commission at 6:00 p.m. on September 16, 2015, in the Town Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA:

Section 1. The following amounts are appropriated for various funds:

Fund #	Description	Amount
001	General Fund	$ 10,335,392
101	Special Revenue Fund (Infrastructure Sales Tax)	1,174,600
401	Utilities Fund	2,917,993
		$ 14,427,985

Section 2. The 2016 fiscal year budget for the Town of Lady Lake, as submitted by the Town Manager and as amended by the Town Commission to fund the amounts necessary for the successful operation of the Town departments, is hereby adopted.

Section 3. The budget adopted in the preceding section shall govern the expenditures of the Town during the ensuing fiscal year effective October 1, 2015 through September 30, 2016.

Section 4. Supplemental appropriations, reductions of appropriations, emergency appropriations, and interdepartmental transfers of appropriations may be effected by the Town Commission and the Town Manager as deemed necessary in strict compliance with the procedures specific in Article 7, Charter of the Town of Lady Lake, Florida.

Section 5. All ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 6. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not effect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 7. This ordinance shall become effective immediately upon final passage by the Town Commission.

PASSED AND ADOPTED at a public hearing on second and final reading on the **16th** day of **September, 2015**.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

Approved as to Form:

_____
Derek Schroth, Town Attorney

H-3

~Proclamation~

Whereas, America's system of public lands includes parks, unique landscapes, forests, wildlife refuges, historic trails, natural streams and wetlands, nature centers, gardens and other landmark areas throughout the nation that individually and collectively represent irreplaceable national resources; and

Whereas, public lands provide locally accessible natural and cultural resources for environmental learning, wildlife appreciation and recreation; and recreation opportunities offered by public lands help families lead a more active lifestyle and reduce the incidence of childhood obesity; and

Whereas, public lands promote civic ideals that include shared stewardship and recognition of public ownership; and shared stewardship requires the goodwill, cooperation and active support of citizens, community, city and state officials, business leaders, children and adults; and

Whereas, land conservation efforts improve access to public lands by urban residents and work to break down the barriers that present Americans from actively utilizing their publicly lands; and an alliance between private citizens, and managers and community leaders improves the condition of publicly held lands for the greater enjoyment and enrichment of all Americans; and

Whereas, National Public Lands Day, co-sponsored by the National Environmental Education Foundation, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, the Environmental Protection Agency, the National Park Service, U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the USDA Forest Service, has become an annually anticipated event for local participation on publicly held lands in Florida and Lake County.

Now, Therefore, I, Ruth Kussard, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the day of **September 26, 2015** as

National Public Lands Day

in the Town of Lady Lake, and call upon all citizens to recognize and participate in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of Lady Lake, Florida to be affixed this 2nd day of **September, 2015**.

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

I-4

MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
August 17, 2015

The Special Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 5:30 p.m.

1. CALL TO ORDER

2. ROLL CALL:

Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

Others Present: Corky Smallwood and David Springstead

3. Public Comment

Mayor Kussard asked if there were any comments or questions. There were no comments or questions at this time.

4. Conceptual Presentation for the Smallwood/Tutor Investment Real Estate Investment LLC Major Site Plan Application - MJSP 03/15-003 – Proposing a Two-Tenant Development Consisting of 3,600 Sq. Ft. of Storage/Warehouse Area Including Approximately 710 Sq. ft. of Office Space in Each Unit – Located at 322 Oak Street (a 0.53 Acre Parcel), Approximately 475 Lineal Ft. West of the Intersection of Oak Street & Teague Trail/County Road 25 (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He reported that a site plan application has been submitted by Gary Tutor and Marvin Smallwood on behalf of Smallwood/Tutor Real Estate Investments, LLC, proposing a multi-tenant development for property located at 322 Oak Street, approximately 475 lineal feet west of the intersection of Oak Street and County Road 25, and identified by Alternate Key #1279321. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. The applications were reviewed and determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

Mr. Carroll reported that the present use of the property is vacant and that the entire parent parcel is approximately +/- 1.32 acres, but the project area is +/- .53 acres. He stated that the property is currently zoned "CP" Planned Commercial, and is governed under the terms of Memorandum of Agreement Ordinance 2006-06. The Future Land Use Map designation for the site is Commercial

General- Retail Sales and Services (RET). Mr. Carroll stated that the property originally received Town Commission approval back in 2008 for a Major Site Plan entitled "Oak Street Commercial Buildings" for 10,080 sq. ft. of office/warehouse, and now the owners are ready to move forward with this proposed project for 3,600 sq. ft.

Aerial views and photos of the subject property were shown, as well as the proposed site plan with elevations.

Mr. Carroll reported that the applicant is requesting a waiver to the *Commercial Design Standards* which state: In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

- The applicant is proposing a mix of styles combining modern style with some Mediterranean style elements. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects within Town Limits in the past (i.e. McDonalds, Mattress Firm, etc.). Exterior building elevation compatibility in accordance with Chapter 20, section 20-3C).3).B). has been reviewed and met.

Chapter 20-Section 20-3C.4).C) requires that building façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without a minimum of three architectural elements.

Mr. Carroll reported that the applicant has provided a justification statement for the requested waivers that state the proposed building's architectural style is based on an attempt to value engineer the building in accordance with the design and use of the site. It also includes that the building coincides with the neighboring theme of the existing industrial/manufacturing area and is consistent with adjacent commercial buildings such as the Oak Street Commerce Park. It also states that the abundance of landscape and tree plantings will provide buffers and screen the view from the side property lines, and that the site is not located on a main road. He noted that landscaping buffers to be planted around the perimeter of the property will screen east, west, and south elevations of the building.

Mr. Carroll reviewed the *tree requirements* which state: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 84.8 tree caliper inches based on its .53-acre area (160"x .53). The landscaping tree proposal breakdown is as follows:

• Existing trees to remain	36 tree caliper inches
• Proposed canopy & understory trees	142.5 tree caliper inches
• Total tree caliper inches	178.5 tree caliper inches

Mr. Carroll noted that no landscaping waivers are being requested; that the applicant is providing more than the required on-site tree caliper inches, and no historic trees will be removed for this development.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application on Thursday, June 4, 2015, and provided outstanding comments regarding the Site Plan application. He stated that no meetings were scheduled before the Parks, Recreation, and Tree Advisory Committee since no landscaping waivers were proposed for this project, and the Town Commission is tentatively scheduled to consider this application for final approval on Wednesday, September 2, 2015 at 6:00 p.m.

Mr. Carroll stated that the project engineer, Mr. David Springstead, is present, as is the applicant, Mr. Corky Smallwood.

Commissioner Richards asked Mr. Carroll at what point in time the Commission should adhere to the Commercial Design Standards and how staff envisioned blending this in. He stated he understands that this project somewhat matches the industrial buildings next, door, but he is concerned that developers will keep producing steel buildings.

Mr. Carroll replied that staff looked at this in regard to the Commercial Design Standards, and in light of the landscaping buffers that will screen the building and the existing buildings next door, felt that this building was a step up from the Oak Street Commerce Park. He stated that this project transitions somewhat from the warehouse appearance, and gave the Church of the Springs as an example of a metal building that has had changes to the façade to dress it up. Mr. Carroll stated staff foresees that Commercial Design Standards will be seen spread out through Town in the commercial corridors in the future.

Mayor Kussard asked if there is only going to be one window as shown in the side elevation of the building.

Mr. Smallwood introduced himself as part owner and developer of this project. He replied that there will be an office area in the back area of the building with a window as shown on the side elevation, and that there will only be one more window in the front by the door for security purposes. Mr. Smallwood stated he is trying to step up the appearance of this building as compared to the metal buildings next door. He mentioned he and his partner own several more parcels in the area as well.

Commissioner Richards commented that Oak Street may eventually become more than just a back street if Clay Street is extended through to the shopping center and the area is developed.

After further comments, it was the consensus of the Commission that they were in favor of advancement of the conceptual presentation for the Smallwood/Tutor Investment Real Estate Investment LLC Major Site Plan Application - MJSP 03/15-003 as presented.

8. ADJOURN: There being no further discussion; the meeting was adjourned at 5:44 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
August 17, 2015

The Regular Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 6:00 p.m.

A. CALL TO ORDER: Mayor Ruth Kussard

B. PROCEDURAL: *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

C. PLEDGE OF ALLEGIANCE: Led by Joe Quinn.

D. INVOCATION[i]: Reverend Jerry Montgomery – Immanuel Baptist Church

E. ROLL CALL: Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Chief Chris McKinstry, Police Department; Pam Winegardner, Acting Finance Director; Marsha Brinson, Library Director; Wendy Then, Town Planner; Butch Goodman, Utilities Supervisor; Julia Wolfe, Assistant to Town Manager; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS[ii]

Mayor Kussard asked if anyone in the audience would like to speak on any item. There were no comments at this time.

G. ANNOUNCEMENTS:

1. <u>Announcement of Qualifying Period from 12 Noon on August 24, 2015 to 12 Noon on August 28, 2015 for the Office of Town Commissioner for Wards 1, 3, & 5 for the General Election on November 3, 2015 (Mayor Kussard)</u>

Mayor Kussard read the announcement of the qualifying period as follows:

DRAFT

"There is hereby declared a general election for the offices of Town Commissioner for Wards Two and Four for which an election shall be held on November 3, 2015, in Lady Lake, Florida. Candidates for the office of Town Commissioner for Wards One, Three and Five of the Town of Lady Lake, Florida must qualify for office by filing a written petition pursuant to Section 10.02 of the Town of Lady Lake Charter with the Town Clerk, to be submitted beginning August 24, 2015 at 12:00 noon and ending August 28, 2015 at 12:00 noon."

2. Announcement from the Lady Lake Historical Society, and Invitation to the Commission and Town for the New World War II Exhibit at the Museum (Randa Robinson-Anderson)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Lady Lake Historical Society will be at this meeting to invite the Commission to the grand opening of the World War II exhibit where they will have Jeeps and vehicles from the World War II era on display for the morning. They are looking to have their ceremony on September 12th at 10:00 a.m. An e-mail from Randa Anderson was attached regarding the event to celebrate the new display.

Randa Robinson-Anderson introduced herself as representing the Lady Lake Historical Society and Museum. She announced the opening of a new year-long exhibit entitled "World War II" and stated it will be the 70th year commemoration of the end of WWII. Ms. Anderson invited everyone to the grand opening ceremony and dedication which will be held on Saturday, September 12th at 10 a.m. at the museum at the Log Cabin and Veterans Park. She stated she has flyers regarding the event, as well as flyers for a special presentation by Dr. Donald Goldstein, author of *At Dawn We Slept: The Untold Story of Pearl Harbor*, which will be held October 1, 2015 at 2 p.m. at the Lady Lake Library. Ms. Anderson thanked Parks and Recreation staff for all their assistance with this event, and the Commissioners and Town Manager who will be present and participating.

H. CONSENT[iii]:

Mayor Kussard asked if there were any questions or comments on the Consent items.

3. Minutes – August 3, 2015 – Regular Commission Meeting

4. Consideration of Approval for the Fall Activities for 2015 (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that the Parks and Recreation Director is bundling the activities of the different organizations by the season and will seek the approval and recommendations of the Commission. In years past, staff has programmed the activities and then asked for permission to host the events. The programs listed are the same as last year. The dates may have changed and the times will be similar, but the Parks and Recreation Director is asking for flexibility with the times as he has not formally programmed the events and may find that the times may need to be changed due to various reasons.

The fall season has five activities that will need the services of the Parks and Recreation Department, and will assist the Soccer Association and the Little League for their opening days and closing ceremonies. Dates and times have yet to be determined, and the opening ceremonies

have historically been accepted as part of their programming and have not needed approval from the Town if they do not have activities other than the announcing of the teams or the passing out of awards and trophies. Between the beginning of October and the second Saturday of December, Parks and Recreation will have obligations for seven weekends. Needless to say, this is the busiest time of year, but the most fun. The proposed fall activities are as follows:

- Garden Club Plant Sale will not be held this year.
- Art-in-the-Park: January 30th and 31st, 2016
- Not Too Scary Halloween Party: October 24th
- Historical Society Rummage Sale: November 7th, with a rain date of the 21st
- Taste of Lady Lake and Car Show: November 14th
- Christmas Parade: December 5th, with a rain date of December 12th
- Light-Up-Lady Lake: December 11th

5. <u>Consideration of Renewal of the Term Contract for Disaster Debris Hauling Services with Bergeron-Grubb Emergency Services (C.T. Eagle)</u>

The background summary for this agenda item is on file in the Clerk's Office. It states that the Town previously established contracted Disaster Debris Hauling Services with Bergeron-Grubbs Emergency Services. This is a term renewal allowed for in the original contract. Staff recommends continuation of the contract for the remaining eligible terms as long as there are no changes in costs or scope of work.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Consent Items #H-3 through #H-5 by a vote of 5 to 0.

I. OLD BUSINESS:

6. <u>Update by the D.A.V. on the Progress and Plans Being Made by the D.A.V. for the Vietnam Wall (Mike Burske/Jack Johnson)</u>

The background summary for this agenda item is on file in the Clerk's office. It states that Jack Johnson will give a presentation on behalf of the D.A.V. to inform the Commission of their plans for the traveling Vietnam Memorial Wall. He will discuss the opening ceremonies, food vendors, static displays and set-up. There will be other members from the D.A.V. that are also serving on the board for this project that will brief the Commission. Documents regarding what will be presented were included in the packet.

Mr. Jack Johnson of DAV Chapter 150 introduced himself. He thanked the Town of Lady Lake for being so easy to work with. He stated the wall will be in Lady Lake on November 9th, and all planning is going well although they still need maps for the tent setup, and there may be a parking issue that he will work on with Mr. Burske. Mr. Johnson stated they are still raising funds with their last fundraiser scheduled at the Eisenhower Recreation Center in The Villages on the first Sunday in November, and they will accept donations. He thanked the Town Commission for their assistance.

Commissioner Richards suggested that Mr. Johnson contact the American Legion regarding the parking issue.

DRAFT

Mayor Kussard commented that it is an honor and a privilege to have the wall coming to Lady Lake.

J. NEW BUSINESS:

7. Consideration of Renewing Auditing Services with the Firm of Shumacker, Johnston & Ross, P.A. for Fiscal Year Ending September 30, 2015, and Fiscal Year Ending September 30, 2016 (Kris Kollgaard)

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's office). She stated that staff would like to continue utilizing the services of Shumacker, Johnston & Ross, PA for the Town's independent audit services for fiscal year ending September 30, 2015, and fiscal year ending September 30, 2016. She stated that this contract is also extendable upon mutual agreement of the parties for the year ending September 30, 2017. Ms. Kollgaard stated that the proposed contract is the same as the previous years with the exception of the yearly cost which has increased from $25,000 yearly to $27,000 yearly. She stated that the Town Attorney has reviewed and approved the contract. Ms. Kollgaard stated that the Town has been pleased with the work this firm has done in the past, and that Chet Ross is present if there are any questions.

Chet Ross, Town Auditor, asked the Town to consider renewing the contract for the next two years, extendable for a third year.

Upon a motion by Commissioner Hannan and a second by Commissioner Richards, the Commission approved the renewal of Auditing Services with the Firm of Shumacker, Johnston & Ross, P.A. for Fiscal Year Ending September 30, 2015, and Fiscal Year Ending September 30, 2016 by a vote of 5 to 0.

8. Consideration of Proposal from Evoqua Water Technologies to Construct Portions of Improvements Related to WWTP Aeration Improvements Identified within the Town's 2014 Wastewater & Reuse System Master Plan (C.T. Eagle/Jason Shepler)

Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk's office). He stated that the Town identified a number of projects within the 2014 Wastewater & Reuse Master Plan, and the Town Commission approved the proposal from Mittauer and Associates on March 16, 2015 to perform the design, engineering, permitting, and construction administration services for the top priority project identified in the aforementioned Master Plan. Mr. Eagle stated that the overall construction improvements are estimated to cost from $500,000 to $600,000. He stated that this phase is separated since Evoqua was the original manufacturer of WWTP No. 2 and would provide the enclosed services whether they were subcontracted or contracted directly with the Town, and this approach will save the Town funds by decreasing costs associated with a general contractor's overhead. Mr. Eagle stated the "Sole Source" letter from the Town's engineer was included in the packet as additional information, and other phases of this project will be brought to the Town Commission for consideration. He stated Jason Shepler, Town Engineer, is present if there are any questions.

Commissioner Richards questioned why these improvements are using a sole source and not being bid out.

Mr. Eagle replied that a sole source is being used for these improvements tied together as there would then be no question regarding any warranty issues between different contractors on a $200,000 improvement project.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved the Proposal from Evoqua Water Technologies to Construct Portions of Improvements Related to WWTP Aeration Improvements Identified within the Town's 2014 Wastewater & Reuse System Master Plan by a vote of 5 to 0.

9. Consideration of Proposal from Aztek Systems for Security and Fire Alarm Systems (C.T. Eagle)

Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk's office). He stated that the Town's current security and fire alarm equipment and monitoring contract with Simplex-Grinnell expires at the end of this fiscal year and staff has investigated many options for these types of services and equipment. He stated that this proposal allows use of existing equipment as well as purchasing non-proprietary equipment that can be maintained by any qualified vendor. Mr. Eagle stated that if this is approved, Aztek Systems will begin installing equipment and transitioning the monitoring services this fiscal year so there will be no loss of services when the previous contract expires. He stated that the funding plan for the new equipment this fiscal year requires Town Commission approval of transferring surplus gas and diesel funds in the Police Department to the other departmental line items to cover the equipment expenses; the surplus in funds are due to gas prices decreasing this fiscal year. He stated that each security and fire panel location will require an agreement with the monitoring company for emergency response identifiers. Mr. Eagle stated that the Town Attorney has reviewed and approved the agreements, and funds are budgeted for these services in the next fiscal year. He stated there are representatives from Aztek Systems present if there are any questions.

Town Manager Kris Kollgaard commented that it appears there will be a savings next year by using Aztek, and Mr. Eagle confirmed there will be a significant savings.

Commissioner Richards commented he only saw the one proposal and asked if utilizing Simplex-Grinnell would be more expensive.

Mr. Eagle replied that there were three bids and they were not comparable with these prices.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the Proposal from Aztek Systems for Security and Fire Alarm Systems by a vote of 5 to 0.

10. Consideration of Application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's office). He stated that Town residents, Villagers and their guests are well-served when public safety agencies are equipped and trained with state of the art resources providing support to families and caregivers of persons with Alzheimer's or dementia in times of emergencies. Chief McKinstry stated that one technological tool that greatly enhances the ability of first

responders to re-unite endangered persons with their loved ones is the Automatic License Plate Recognition (LPR) Systems. He stated that whenever a camera reads a license plate associated with an endangered person that has been reported as missing, valuable time is not lost, and public safety search resources can then be more narrowly focused on a smaller geographical area greatly improving the odds of a speedy and safe recovery.

Chief McKinstry stated that by utilizing an LPR, the Lady Lake Police Department would have immediate computer access to the year-to-date total of 117 Silver Alerts and 27 Amber/Missing Child Alerts transmitted by FDLE to NCIC/FCIC for local law enforcement. He stated that staff is requesting approval to apply for, and accept if awarded, the 2015 Edward Byrne Memorial Justice Assistance Grant to purchase one mobile license plate reader. It is expected that the Town of Lady Lake's share of this grant opportunity will be approximately $4,439.00.

Commissioner Holden asked Chief McKinstry to explain the set-up.

Chief McKinstry explained the camera would be installed in the patrol car and it would scan the license plate image into the computer to receive immediate response from a trigger event for the transmitted license plate.

Commissioner Vincent asked if the computer will retain the data, and the Chief responded that the Town will keep no data; it all goes through the FDLE database.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved the Application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program by a vote of 5 to 0.

11. <u>Consideration to Approve the Final Roof Repair of the Lady Lake Youth Library (Marsha Brinson)</u>

Library Director Marsha Brinson gave the background summary for this agenda item (on file in the Clerk's office). She stated that preliminary repairs of the roof have been completed and final shingle repair and polyurethane coating need to be completed. She stated that quotes have been obtained (included in packet), and staff recommends choosing Custom Roofing and Coating, Inc. of Ocala to complete the shingle replacement and to apply the polyurethane roofing for a total cost of $16,300.00, which includes a ten year guarantee against leaks. She passed out a sample of the polyurethane roof coating.

Commissioner Holden asked the expected total life of this repair.

Ms. Brinson replied that there is a ten year guarantee against leaks, although it is expected to last longer and can be re-coated.

Commissioner Vincent commented that he attended an event at the library this morning and has received a lot of positive feedback about the library and some of its youth programs. He thanked Ms. Brinson.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved of utilizing Custom Roofing and Coating, Inc. of Ocala at a cost of $15,300 to complete the final roof repair of the Lady Lake Youth Library by a vote of 5 to 0.

K. TOWN ATTORNEY'S REPORT:

Mayor Kussard stated there is no Town Attorney's report this evening.

L. TOWN MANAGER'S REPORT:

12. Discussion of Hat-Racking Trees (Kris Kollgaard/Thad Carroll)

Town Manager Kris Kollgaard reported that tree topping has become quite a problem in the residential areas. A handout with information on tree topping was passed out and available to the audience. She stated the Town's main objective is to insure that there is plenty of healthy trees in Lady Lake, and the tree trimmers just want to make money. Ms. Kollgaard stated that the Town has drafted a proposal that will give them an incentive to follow the rules by registering with the Town, and they will be given a complete set of regulations regarding tree protection, as well as decals for their vehicles. She stated that if tree trimmers follow the proper procedures, tree removal permits will be half price for them, but they will be fined if they do not follow regulations. Ms. Kollgaard stated the key to making it work is to educate the residents, and The Villages has agreed to distribute door hangers if the Town has them printed. She stated Mr. Carroll will present more information on the proposed changes.

Mr. Carroll reviewed the **existing language** in the Town's tree planting requirements (Sec. 10-3) and the fees associated with tree removal as follows:

Residential Tree Planting Requirements (Sec. 10-3) - All residential lots (single-family or duplex) must have canopy trees on-site as follows:

6,500 sq. ft. or less: one tree
6,501 - 13,000 sq. ft.: two trees
13,001 - 19,500 sq. ft.: three trees
19,501 - 26,000 sq. ft.: four trees

One tree shall be required for each additional 5,000 square feet, or portion thereof, in excess of 26,000 square feet.

Palm trees may be planted at a 2:1 ratio (Sabal palms, Washingtonia palms or others of similar size at maturity) in lieu of a canopy tree with the exception of large canopy palms (Canary Island palms, Date palms, Paurotis palms, or others of similar size at maturity) which may be planted at a 1:1 ratio. One canopy tree must be planted on each lot; substitution with palm trees as noted above is valid for those trees planted in excess of one canopy tree. Note: Typical Lots in The Villages and Water Oak only require one canopy tree.

Canopy trees: Trees shall have a minimum height of 15 feet at time of planting **or** shall have a minimum caliper of four inches and be no less than 12 feet at time of planting.

Residential single family lots and manufactured home lots shall be required to pay a fee of $500.00 to remove any historic tree on their property that will result in a total of the historic trees numbering less than the required amount of canopy trees for the lot size. Historic trees shall be given priority as the first to satisfy the minimum canopy tree requirements on all residential lots.

DRAFT

If the property owner retains a number of historic trees equivalent to the minimum canopy tree requirements, historic trees in excess of the minimum requirements may be removed through a general tree removal permit at a fee of $25.00. Removal of historic trees on residential lots do not require a variance; however, permits to remove any historic tree that will result in a number less than the minimum canopy requirements shall be accompanied by a letter from a certified arborist or registered landscape architect as to why the removal of the tree is necessary.

He then reviewed the **new proposals** as follows:

Propose to qualify trees within 10' of the exterior wall of the principal structure as a 'hazardous tree' and eligible for removal with permit at $25 fee, regardless of size, if minimum canopy tree requirement is maintained or fulfilled though replacement upon removal. For lots which meet or exceed replacement requirement, replacement is not necessary if permits have been issued prior to removal.

After the fact Permits:
If a specimen tree (> 20") is removed, each tree shall be replaced at a ratio of 2:1, in addition to the fee per tree removed.
If a historic tree (> 36") is removed, each tree shall be replaced at a ratio of 3:1, in addition to the fee per tree removed.

Tree Permit Fees:

6"-20"	DBH	$25.00 per tree
>20"-36"	DBH	$50.00 per tree
>36"	DBH	$100.00 per tree

Trees accommodated by an arborist report documenting that the tree is diseased or dying shall incur a $25 fee (per tree) for removal, regardless of the DBH measurement of the tree. Report shall be provided to Town staff prior to removal. If the tree has been removed before Town staff has received the report, fees and replacement of trees shall be done in accordance with the after the fact permit policy. Where replacement cannot be accommodated on-site, or desired, the property owner may contribute $150 per tree to be replaced to the tree bank in lieu of onsite planting, provided the minimum lot requirement is satisfied.

Commissioner Hannan asked if the Town can use The Villages' arborist report.

Mr. Carroll replied that the Town requires that the arborist report be obtained by the property owner and a report from The Villages could be used.

Commissioner Richards suggested striking the word "principal" structure from the language regarding hazardous trees.

This was discussed and it was agreed this would be a good idea.

Ms. Kollgaard explained that when trees are hat-racked, even if they live, the trees usually grow back weaker and limbs could be more dangerous in a storm.

Mayor Kussard stated hat-racking is a serious problem in her Ward and she is willing to try something new.

DRAFT

Commissioner Vincent suggested that property owners who continue to remove historic trees from their property be fined as a repeat offender. He gave the example of a developer who owns multiple residential lots.

Town Attorney Derek Schroth stated the Town should be able to have increased fines for multiple violations.

Commissioner Hannan asked if there are requirements to have the stumps removed after a tree is removed.

Mr. Carroll replied that stump grinding is required when trees are removed.

Mr. Carroll showed typical photos of hat-racked trees. He stated they are trees that are trimmed excessively and it occurs often, although $500 fees to property owners may be steep. He stated that trees that are trimmed this way do not often come back or come back weaker as the Town Manager previously stated. The new proposal will encourage the property owner to get a permit to remove the tree from the Town and mitigate funds to the tree bank or replant two or three trees in place of it. Mr. Carroll stated that this may deter homeowners from having their trees hat-racked, and if it does not, then the Town will tell them the tree needs to be removed within 30 days or the case will be taken before the Special Magistrate. The Special Magistrate will ask if there are circumstances that prohibited the homeowner from removing the tree, and may allow more time to have it done, or may impose a fine to begin accruing and start a lien against the property owner.

Mr. Carroll stated that proposed contractor registry will cost $30.00 and the Town will educate them on the proper trimming techniques and the Town's expectations about how much is too much. He stated it will be an incentive to contractors as they will then get 50% off the cost of the permit, and hopefully, the Town will decrease or stop the hat-racking of trees. Mr. Carroll stated that the policy is still being developed and he welcomed input.

Ms. Kollgaard thanked Mr. Carroll for his ideas and approach to this issue.

Commissioner Vincent asked how many of the big tree trimming companies are prone to do hat-racking, or if it is only the weekend tree trimmers that do it.

Mr. Carroll replied that most of the legitimate contractors do not do hat-racking, although it is difficult to enforce on the weekends. He stated that the contractor registry and education should help with this issue.

- Joe Quinn of 633 Rainbow Blvd. agreed that the hat-racking of trees is a problem in Lady Lake. He suggested that a sign stating "Hat-Racking Prohibited; Tree Trimming by Permit Only" be attached to the Tree City USA trees around town to help get the word out. He stated he liked the idea of educating contractors, and that the homeowners usually do not know what is excessive.

M. MAYOR/COMMISSIONER'S REPORT:

DRAFT

Commissioner Hannan announced that he attended the annual Florida League of Cities conference this past weekend and a packet was handed out to the Commissioners that is full of information he encouraged them to read. He stated it was the most rewarding event he has attended since becoming a Commissioner in 2004. Commissioner Hannan reported on some of the training certifications he has received, and other workshops and seminars he has attended over the years, and encouraged the other Commissioners to get involved with the Florida League of Cities as a learning experience.

Commissioner Hannan passed out trinkets to each Commissioner that he picked up at the Florida League of Cities conference, prefacing each with a light-hearted comment devised specifically for each Commissioner.

N. PUBLIC COMMENTS[iv]

Mayor Kussard asked if anyone in the audience would like to speak on any item.

- Richard Raus introduced himself as a board member of the Lakes of Lady Lake Homeowners Association and reported that their property abuts some of the historical section of The Villages. He stated there is an old fence that was built in the 90's that is in disrepair that separates the two areas, and they are going to remove as it is on their property. Mr. Raus stated he wanted to make the Town aware in case they hear any complaints. He stated that some Villages residents think they ought to replace the fence rather than remove it, and the homeowners association does not have the funds for this.

Mayor Kussard asked if The Villages has a fence.

- Mr. Raus replied that he understands that The Villages had barbed wire fencing in undeveloped sections, and as they developed an area, they would then put up board fences. He stated that they have done this on a portion of this property, but not all the areas.

Mr. Carroll showed an aerial view of the Lakes of Lady Lake property where the back side of Dowling Circle abuts The Villages. He noted it has a mature landscape buffer between the areas besides the fence.

Commissioner Richards asked if this was part of the original plat.

Mr. Carroll stated he looked back at the plat and did not find any mention of it. He stated he also looked back at the codes adopted in 1994 to 2005 for buffer requirements, and there were no buffer requirements between an RS-3 and the MX-8 designation. Mr. Carroll stated a buffer requirement has since been put in place, but was not at that time.

Commissioner Hannan commented that barbed wire is not allowed in a residential area, only agricultural, and asked Mr. Carroll to confirm this. He stated the fence that belongs to The Villages cannot be touched.

Mr. Carroll confirmed this, stating that this barbed wire fence has been in existence for some time and the property to the south is in the county. He stated that barbed wire would not be acceptable there now if the fence was replaced.

DRAFT

There was further discussion about the fence between the two properties.

O. ADJOURN: The meeting was adjourned at 7:03 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

---

[i] *Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.*

[ii] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

[iii] *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

[iv] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

DRAFT

K-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015

SUBJECT: Consideration of Request for Reduction of Water Lien for 503 Arlington Ave from Wedgewood Enterprises Corporation

DEPARTMENT: Utility Department

STAFF RECOMMENDED MOTION: Staff recommends Denial of Reduction of Utility Lien due to No Previous Reductions on Utility Liens to Staff's knowledge have been allowed.

SUMMARY: 503 Arlington Ave was foreclosed on at the end of 2010. Wedgewood Enterprises Corporation of Redondo Beach, CA recently acquired the property via foreclosure and knowingly acquired the property subject to this type of lien as per his letter of request.
Total lien to date is $1, 291.93 which includes Water fees of $867.74, $404.19 in late fees and $20 in lien fees.

FISCAL IMPACT: N/A at this time

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[X] Other Copy of Lien and Correspondence with Wedgewood Enterprises Corporation

[ ] Support Documents

DEPARTMENT HEAD psw	**Submitted**	**Date** 8-25-15
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT psw	**Approved as to Budget Requirements**	**Date** 8-25-15
TOWN MANAGER	**Approved Agenda Item for:** 9-2-15	**Date** 8-25-15

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

WEDGEWOOD

Wedgewood Enterprises Corporation
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

AUGUST 19, 2015

The Honorable Commissioner James Richards
The Honorable Commissioner Ruth Kussard
The Honorable Commissioner Tony Holden
The Honorable Mayor Dan Vincent
The Honorable Commissioner Paul Hannan
Mr. Derek Schroth, Esq., Town Attorney
409 Fennel Boulevard, Lady Lake, FL, 32159

Re: 503 Arlington Ave., Lady Lake – utility lien

Dear Commissioners and Mayor;

I am writing to respectfully request your consideration in reducing the utility lien fees on the subject property.

My firm (CAM X Trust c/o Wedgewood Enterprises Corporation) recently acquired this property via foreclosure. Our intent is, within 60-120 days, to improve this property so that it may return to an attractive, non-blighted property in your community.

In some cases, the amount of the liens are significant enough so as to severely affect the profitability of the investment in a specific property. Many municipalities understand, and appreciate, that the reason for the lien is usually no fault of the new owner. Though we knowingly acquire these properties subject to this type of lien, we seek consideration and assistance with reducing the lien fees.

Any consideration you would give to reducing the lien fees, even if only those fees which are not hard, tangible costs, is greatly appreciated.

Best regards,

Anthony Andreala

Anthony Andreala ASSET

MANAGER

RETURN

Prepared By/Return To:
Karen Rickelman
Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159

CFN 2010127177
Bk 03982 Pg 1023: (1pg)
DATE: 12/20/2010 07:40:57 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 10.00

Claim Of Lien

State of Florida
County of Lake

Before me, the undersigned notary public, personally appeared Karen A. Rickelman, who was duly sworn and says that she is the agent for the lienor, The Town of Lady Lake, whose address is 409 Fennell Blvd., Lady Lake, Florida; and that services for water were provided pursuant to §180.06 *FLORIDA STATUTES* and the Town of Lady Lake Code of Ordinances to the owner of the following described real property in Lake County, Florida:

LADY LAKE, ARLINGTON SOUTH SUB S 70 FT OF LOT 1 BLK B PB 23 PG 30 ORB 3141 PG 2272 (AK# 2923521) 503 Arlington Ave., Lady Lake, Lake County, Florida

The real property is owned by Sheryl M. Corley whose address is 77 Gilmore St., Keyser, WV 26726. This lien is imposed and if left unpaid will be foreclosed pursuant to Florida Law. This lien secures the amount of unpaid charges for services in the amount of $151.56 furnished from September 28, 2010 to December 10, 2010 plus additional base facilities charges and penalties that continue to accrue and shall be included herein until payment is made in full. This lien also secures payment of lien recording fees, attorney's fees, and Court costs, if any, incurred by the Town of Lady Lake.

Lienor:

Town of Lady Lake

By: Karen A Rickelman
Karen A. Rickelman, CGFO
Finance Director, Town of Lady Lake
Lady Lake Municipal Complex
409 Fennell Boulevard
Lady Lake, Florida 32159

Sworn to and subscribed before me this 10th day of December, 2010, by Karen A. Rickelman, Finance Director, who is personally known to me and who did not take an oath.

AUBREY L. CASH
MY COMMISSION # DD 875590
EXPIRES: March 30, 2013
Bonded Thru Notary Public Underwriters

Aubrey Cash
Notary Public

Aubrey Cash
Printed Name of Notary
My Commission Expires: 3-30-13

PREPARED: 8/10/15
PROGRAM UT476L
TOWN OF LADY LAKE

ACCOUNT BILLING HISTORY
DETAILS

PAGE: 1

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
7923 THOMPSON RD #8

NORFOLK VA 23518

LOCATION: 102 503 ARLINGTON AVE
BALANCE: 1281.93
CYCLE/ROUTE: 01-01
STATUS: N
BUDGET TRANSACTIONS (*)

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
6/29/15	BIL	FINAL BILL	1350.75			1281.93
		RESIDENT WATER TAX		.35		
		WA BILLING CHARGE		1.49		
		WA FACILITIES CHARGE		4.34		
		TOTAL ACTUAL CHGS		6.18		
6/29/15	PMT	DR DEP RFD : FIBILL		75.00-		
5/27/15	BIL	CYCLE BILL	1338.41			1350.75
		RESIDENT WATER TAX		.70		
		WA BILLING CHARGE		2.97		
		WA FACILITIES CHARGE		8.67		
		TOTAL ACTUAL CHGS		12.34		
5/20/15	ADJ	LATE FEE		10.00		
4/28/15	BIL	CYCLE BILL	1313.64			1328.41
		RESIDENT WATER TAX		.84		
		WA BILLING CHARGE		2.97		
		WA FACILITIES CHARGE		8.67		
		WA VOLUME CHG 0-3000		2.29	1.00	
		TOTAL ACTUAL CHGS		14.77		
4/21/15	ADJ	LATE FEE		10.00		
3/30/15	BIL	CYCLE BILL	1291.30			1303.64
		RESIDENT WATER TAX		.70		
		WA BILLING CHARGE		2.97		
		WA FACILITIES CHARGE		8.67		
		TOTAL ACTUAL CHGS		12.34		
3/19/15	ADJ	LATE FEE		10.00		
2/25/15	BIL	CYCLE BILL	1266.53			1281.30
		RESIDENT WATER TAX		.84		
		WA BILLING CHARGE		2.97		
		WA FACILITIES CHARGE		8.67		
		WA VOLUME CHG 0-3000		2.29	1.00	
		TOTAL ACTUAL CHGS		14.77		

000

0.00G+

867.74 + water
404.19 + Late Fees
20.00 + Lien Fees (Recording + satisfaction)

003

1,291.93G+

Pan Tape for your review

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
2/19/15	ADJ	LATE FEE		10.00		
1/28/15	BIL	CYCLE BILL	1244.19			1256.53
		RESIDENT WATER TAX		.70		
	WA	BILLING CHARGE		2.97		
	WA	FACILITIES CHARGE		8.67		
		TOTAL ACTUAL CHGS		12.34		
1/20/15	ADJ	LATE FEE		10.00		
12/29/14	BIL	CYCLE BILL	1221.85			1234.19
		RESIDENT WATER TAX		.70		
	WA	BILLING CHARGE		2.97		
	WA	FACILITIES CHARGE		8.67		
		TOTAL ACTUAL CHGS		12.34		
12/17/14	ADJ	LATE FEE		10.00		
11/25/14	BIL	CYCLE BILL	1197.08			1211.85
		RESIDENT WATER TAX		.84		
	WA	BILLING CHARGE		2.97		
	WA	FACILITIES CHARGE		8.67		
	WA	VOLUME CHG 0-3000		2.29	1.00	
		TOTAL ACTUAL CHGS		14.77		
11/20/14	ADJ	LATE FEE		10.00		
10/29/14	BIL	CYCLE BILL	1172.31			1187.08
		RESIDENT WATER TAX		.84		
	WA	BILLING CHARGE		2.97		
	WA	FACILITIES CHARGE		8.67		
	WA	VOLUME CHG 0-3000		2.29	1.00	
		TOTAL ACTUAL CHGS		14.77		
10/21/14	ADJ	LATE FEE		10.00		
9/29/14	BIL	CYCLE BILL	1150.15			1162.31
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
9/18/14	ADJ	LATE FEE		10.00		
8/27/14	BIL	CYCLE BILL	1127.99			1140.15
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
		TOTAL ACTUAL CHGS		12.16		
8/20/14	ADJ	LATE FEE		10.00		
7/29/14	BIL	CYCLE BILL	1105.83			1117.99
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
7/17/14	ADJ	LATE FEE		10.00		
6/25/14	BIL	CYCLE BILL	1083.67			1095.83
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
6/19/14	ADJ	LATE FEE		10.00		
5/28/14	BIL	CYCLE BILL	1061.51			1073.67
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
5/21/14	ADJ	LATE FEE		10.00		
4/29/14	BIL	CYCLE BILL	1036.96			1051.51
		RESIDENT WATER TAX		.82		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
	WA	VOLUME CHG 0-3000		2.26	1.00	
		TOTAL ACTUAL CHGS		14.55		
4/18/14	ADJ	LATE FEE		10.00		
3/26/14	BIL	CYCLE BILL	1014.80			1026.96
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
3/21/14	ADJ	LATE FEE		10.00		
2/26/14	BIL	CYCLE BILL	992.64			1004.80
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
2/20/14	ADJ	LATE FEE		10.00		
1/28/14	BIL	CYCLE BILL	968.09			982.64
		RESIDENT WATER TAX		.82		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
	WA	VOLUME CHG 0-3000		2.26	1.00	
		TOTAL ACTUAL CHGS		14.55		
1/22/14	ADJ	LATE FEE		10.00		
12/26/13	BIL	CYCLE BILL	945.93			958.09
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
12/19/13	ADJ	LATE FEE		10.00		
11/26/13	BIL	CYCLE BILL	923.77			935.93
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
11/22/13	ADJ	LATE FEE		10.00		
10/30/13	BIL	CYCLE BILL	901.61			913.77
		RESIDENT WATER TAX		.69		
	WA	BILLING CHARGE		2.93		
	WA	FACILITIES CHARGE		8.54		
		TOTAL ACTUAL CHGS		12.16		
10/22/13	ADJ	LATE FEE		10.00		
9/27/13	BIL	CYCLE BILL	879.64			891.61
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
9/23/13	ADJ	LATE FEE		10.00		
8/29/13	BIL	CYCLE BILL	855.32			869.64
		RESIDENT WATER TAX		.81		

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
	WA	VOLUME CHG 0-3000		2.22	1.00	
		TOTAL ACTUAL CHGS		14.32		
8/22/13	ADJ	LATE FEE		10.00		
7/30/13	BIL	CYCLE BILL	833.35			845.32
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
7/22/13	ADJ	LATE FEE		10.00		
6/27/13	BIL	CYCLE BILL	811.38			823.35
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
6/21/13	ADJ	LATE FEE		10.00		
5/29/13	BIL	CYCLE BILL	789.41			801.38
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
5/22/13	ADJ	LATE FEE		10.00		
4/29/13	BIL	CYCLE BILL	767.44			779.41
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
4/22/13	ADJ	LATE FEE		10.00		
3/28/13	BIL	CYCLE BILL	745.47			757.44
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
3/21/13	ADJ	LATE FEE		10.00		
2/26/13	BIL	CYCLE BILL	723.50			735.47

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
2/21/13	ADJ	LATE FEE		10.00		
1/29/13	BIL	CYCLE BILL	701.53			713.50
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
1/22/13	ADJ	LATE FEE		10.00		
12/27/12	BIL	CYCLE BILL	679.56			691.53
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
12/21/12	ADJ	LATE FEE		10.00		
11/28/12	BIL	CYCLE BILL	657.59			669.56
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
11/26/12	ADJ	LATE FEE		10.00		
10/30/12	BIL	CYCLE BILL	635.62			647.59
		RESIDENT WATER TAX		.68		
	WA	BILLING CHARGE		2.88		
	WA	FACILITIES CHARGE		8.41		
		TOTAL ACTUAL CHGS		11.97		
10/22/12	ADJ	LATE FEE		10.00		
9/27/12	BIL	CYCLE BILL	613.99			625.62
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
9/20/12	ADJ	LATE FEE		10.00		
8/28/12	BIL	CYCLE BILL	592.36			603.99

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
8/21/12	ADJ	LATE FEE		10.00		
7/27/12	BIL	CYCLE BILL	570.73			582.36
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
7/20/12	ADJ	LATE FEE		10.00		
6/27/12	BIL	CYCLE BILL	549.10			560.73
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
6/21/12	ADJ	LATE FEE		10.00		
5/29/12	BIL	CYCLE BILL	527.47			539.10
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
5/21/12	ADJ	LATE FEE		10.00		
4/26/12	BIL	CYCLE BILL	505.84			517.47
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
4/23/12	ADJ	LATE FEE		10.00		
3/28/12	BIL	CYCLE BILL	484.21			495.84
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
3/21/12	ADJ	LATE FEE		10.00		
2/27/12	BIL	CYCLE BILL	462.58			474.21

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
2/21/12	ADJ	LATE FEE		10.00		
1/26/12	BIL	CYCLE BILL	440.95			452.58
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
1/20/12	ADJ	LATE FEE		10.00		
12/28/11	BIL	CYCLE BILL	419.32			430.95
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
12/21/11	ADJ	LATE FEE		10.00		
11/28/11	BIL	CYCLE BILL	397.69			409.32
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
11/21/11	ADJ	LATE FEE		10.00		
10/27/11	BIL	CYCLE BILL	376.06			387.69
		RESIDENT WATER TAX		.66		
	WA	BILLING CHARGE		2.80		
	WA	FACILITIES CHARGE		8.17		
		TOTAL ACTUAL CHGS		11.63		
10/20/11	ADJ	LATE FEE		10.00		
9/27/11	BIL	CYCLE BILL	354.61			366.06
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
9/21/11	ADJ	LATE FEE		10.00		
8/29/11	BIL	CYCLE BILL	333.16			344.61

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
8/19/11	ADJ	LATE FEE		10.00		
7/27/11	BIL	CYCLE BILL	311.71			323.16
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
7/21/11	ADJ	LATE FEE		10.00		
6/28/11	BIL	CYCLE BILL	290.26			301.71
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
6/20/11	ADJ	LATE FEE		10.00		
5/26/11	BIL	CYCLE BILL	268.81			280.26
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
5/20/11	ADJ	LATE FEE		10.00		
4/27/11	BIL	CYCLE BILL	247.36			258.81
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
4/21/11	ADJ	LATE FEE		10.00		
3/29/11	BIL	CYCLE BILL	225.91			237.36
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
3/21/11	ADJ	LATE FEE		10.00		
2/24/11	BIL	CYCLE BILL	204.46			215.91

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
2/22/11	ADJ	LATE FEE		10.00		
1/27/11	BIL	CYCLE BILL	183.01			194.46
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
1/20/11	ADJ	LATE FEE		10.00		
12/29/10	ADJ	LIEN RECORDING		10.00		
12/28/10	BIL	CYCLE BILL	161.56			173.01
		RESIDENT WATER TAX		.65		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
		TOTAL ACTUAL CHGS		11.45		
12/21/10	ADJ	LATE FEE		10.00		
11/29/10	ADJ	POSTAGE 30 DAY LET		5.54		
11/24/10	BIL	CYCLE BILL	125.60			141.56
		RESIDENT WATER TAX		.90		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
	WA	VOLUME CHG 0-3000		4.26	2.00	
		TOTAL ACTUAL CHGS		15.96		
11/19/10	ADJ	LATE FEE		10.00		
10/27/10	BIL	CYCLE BILL	77.34			110.06
		RESIDENT WATER TAX		1.85		
	WA	BILLING CHARGE		2.76		
	WA	FACILITIES CHARGE		8.04		
	WA	VOLUME CHG 0-3000		6.39	3.00	
	WA	VOLUME CHG 3001-7000		10.56	4.00	
	WA	VOLUME CHG 7000&OVER		3.12	1.00	
		TOTAL ACTUAL CHGS		32.72		
10/21/10	ADJ	LATE FEE		10.00		
9/28/10	BIL	CYCLE BILL	.00			67.34
		RESIDENT WATER TAX		3.81		
	WA	BILLING CHARGE		2.69		

(8/27/10 TO 8/10/15)

CUSTOMER: 202363 CORLEY, SHERYL M
LOCATION: 102 503 ARLINGTON AVE

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
	WA	FACILITIES CHARGE		7.84		
	WA	VOLUME CHG 0-3000		6.24	3.00	
	WA	VOLUME CHG 3001-7000		10.28	4.00	
	WA	VOLUME CHG 7000&OVER		36.48	12.00	
		TOTAL ACTUAL CHGS		67.34		
9/01/10	PMT	OC LADYSKE 09011001		96.35-		
8/27/10	BIL	CYCLE BILL	51.56			96.35
		RESIDENT WATER TAX		2.54		
	WA	BILLING CHARGE		2.69		
	WA	FACILITIES CHARGE		7.84		
	WA	VOLUME CHG 0-3000		6.24	3.00	
	WA	VOLUME CHG 3001-7000		10.28	4.00	
	WA	VOLUME CHG 7000&OVER		15.20	5.00	
		TOTAL ACTUAL CHGS		44.79		

TOTALS BY CATEGORY

DR Payments. . . . . :	75.00-
OC Payments. . . . . :	96.35-
TOTAL PAYMENTS . . . . . :	171.35-
WA Adjustments . . . . . :	.00
Other Adjustments . . . . :	575.54
TOTAL ADJUSTMENTS . . . . . :	575.54
Tax Charges . . . . . :	46.86
WA Charges . . . . . :	779.32
TOTAL CHARGES . . . . . :	826.18 + 51.56 = 877.74
TOTAL TRANSFER BALANCE FROM . :	.00
TOTAL TRANSFER BALANCE TO . . :	.00

CONSUMPTION PARAMETERS FOR WATER

EXCEPTION REPORT FLAG . . . . :	
CONSUMPTION ESTIMATE . . . . :	.00
DEMAND CONSUMPTION ESTIMATE . :	.00
AVERAGE CONSUMPTION . . . . . :	.15
AVERAGE DEMAND CONSUMPTION . :	.00
TOTAL CONSUMPTION . . . . . :	512.00
TOTAL DEMAND CONSUMPTION . . :	.00
TOTAL READING DAYS . . . . . :	3326

K-6

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015

SUBJECT: MJSP 03/15-003 - Smallwood/Tutor Real Estate Investments, LLC Major Site Plan Application– Proposing a Two-Tenant Development Consisting of 3,600 Sq. Ft. of Storage/Warehouse Area Including Approximately 710 Sq. ft. of Office Space in Each Unit – Located at 322 Oak Street (a 0.53 Acre Parcel), Approximately 475 Lineal Ft. West of the Intersection of Oak Street & Teague Trail/County Road 25 (Alternate Key 1279321).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Major Site Plan 03/15-003 as presented; granting the following waivers:

- **Chapter 20, Section 20-3C).3).A). - Waiver request to allow a mix of styles rather than adopting one of the preferred architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission**

- **Chapter 20- Section 20-3C.4).C). - Waiver request from having to include three (3) architectural elements every (20) horizontal feet and ten (10) vertical feet on the facades of the building.**

Meeting all other site specifications as required per Town of Lady Lake Land Development Regulations, the Comprehensive Plan, and Memorandum of Agreement Ordinance 2006-06.

SUMMARY:

A site plan application has been submitted by Gary Tutor and Marvin Smallwood on behalf of Smallwood/Tutor Real Estate Investments, LLC, proposing a multi-tenant development for property located at 322 Oak Street, approximately 475 lineal feet west of the intersection of Oak Street and County Road 25, identified by alternate key number 1279321. The site plan was reviewed to determine if it is

in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. The applications were reviewed and determine to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The entire parent parcel is approximately +/- 1.32 acres, but the project area is +/- .53 acres. The property is currently zoned "CP" Planned Commercial, and is governed under the terms of Memorandum of Agreement Ordinance 2006-06. The Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET). The property originally received Town Commission approval back in 2008 for a Major Site Plan entitled "Oak Street Commercial Buildings" for 10,080 square feet of office/warehouse, and now the owners are ready to move forward with this proposed project.

Civil and Landscaping plans have been drawn and certified by David W. Springstead, Professional Engineer Springstead Engineering, Inc., consisting of eight (8) 24"X36" sheets. For the proposed Architectural Exterior Building Elevations were drawn by AgeWage Solutions, Inc. The applicant has complied with requirements pursuant to the Land Development Regulations (LDRs) for site plans, including Chapter 7-Site Plan Development Regulations, Chapter 10–Landscaping & Tree Protection, Chapter 14-Water, Reuse Water, and Sewer Standard Specifications, and Chapter 20-Commercial Design Standards of the LDRs as well as the terms adopted under the Memorandum of Agreement Ordinance 2006-06. Reviews were completed for the Town of Lady Lake by Town staff, Neel-Schaffer Engineering, and Fire Inspector Kerry Barnett for compliance with the Florida Fire Prevention Code. Attached are following reviews contained in the packet:

a. Town Engineer comments plan dated June 24, 2015 (Satisfied).
b. Fire Review comments dated June 3, 2015 (Satisfied).
c. Waste Management comments dated June 3, 2015 (Satisfied).
d. Lady Lake Building Official comments dated March 31, 2015 (Satisfied).
e. Lady Lake Public Works comments dated April 15, 2015 (Satisfied).
f. Lake-Sumter MPO traffic review comments/e-mail dated August 24, 2015 (Satisfied).

It's anticipated that the applicant will receive a 10/2 Self Certification permit from the St. John's River Water Management District; however, in accordance with Florida Statute 166.033. Paragraph 4, this permit may not be a requirement for development approval. The applicant, however, shall provide all required state permits prior to commencing construction. FDEP Water/Sewer is exempt (service connections only).

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 84.8 tree caliper inches based on its .53-acre area (160"x .53). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	36 tree caliper inches
Proposed Canopy & Understory Trees	142.5 tree caliper inches
Total tree caliper inches	178.5 tree caliper inches

The applicant is providing more than the required on-site tree caliper inches.

Notes:

- No historic trees will be removed for this development.

Commercial Design Standards

In accordance with the Land Development Regulations, **Chapter 20, Section 20-3C).3).A)**., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

- The applicant is proposing a mix of styles combining modern style with some Mediterranean style elements. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects within Town Limits in the past (i.e. McDonalds, Mattress Firm, etc.). Exterior building elevation compatibility in accordance with **Chapter 20, section 20-3C).3).B).** has been reviewed and met.

Chapter 20- Section 20-3C.4).C) requires that building façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without a minimum of three (3) architectural elements.

- Landscaping Buffers to be planted around the perimeter of the property will screen east, west, and south elevations of the building.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, June 4, 2015, and provided outstanding comments regarding the Site Plan application.

No meetings were scheduled before the **Parks, Recreation, and Tree Advisory Committee** because no landscaping waivers were proposed for this project.

The **Special Town Commission Conceptual Workshop** took place on Monday, August 17, 2015, and it was the consensus of the Commission that they were in favor of the Conceptual Presentation for Smallwood/Tutor Real Estate Investments, LLC MJSP 03/15-003.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Conceptual Site Plan Documents

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

8/24/2015

DEPARTMENT HEAD	**Submitted** 8/24/15	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 9/2/15	**Date** 8/25/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved w/Modification

Thad Carroll

From: Richmond, Pamela <prichmond@lakesumtermpo.com>
Sent: Monday, August 24, 2015 5:19 PM
To: Thad Carroll; Wendy Then
Subject: Oak Street 3,600 SF Building

Good afternoon,

I have reviewed the traffic impact information/analysis submitted for the proposed Oak Street 3,600 SF Warehouse project. The information was sufficient enough for me to confirm the findings of the analysis that this project will generate 7 P.M. Peak Hour trips and the impacts to the surrounding roadway network are non-substantial . Per the adopted Traffic Impact Study Methodology, a Tier 1 level analysis is required to support the project application and the information submitted satisfies the requirements of a Tier 1 analysis.

If you would like to discuss my review, please call me at your convenience.

Pam Richmond

Pamela Richmond, AICP
MPO Project Manager

Lake-Sumter MPO
Metropolitan Planning Organization

1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

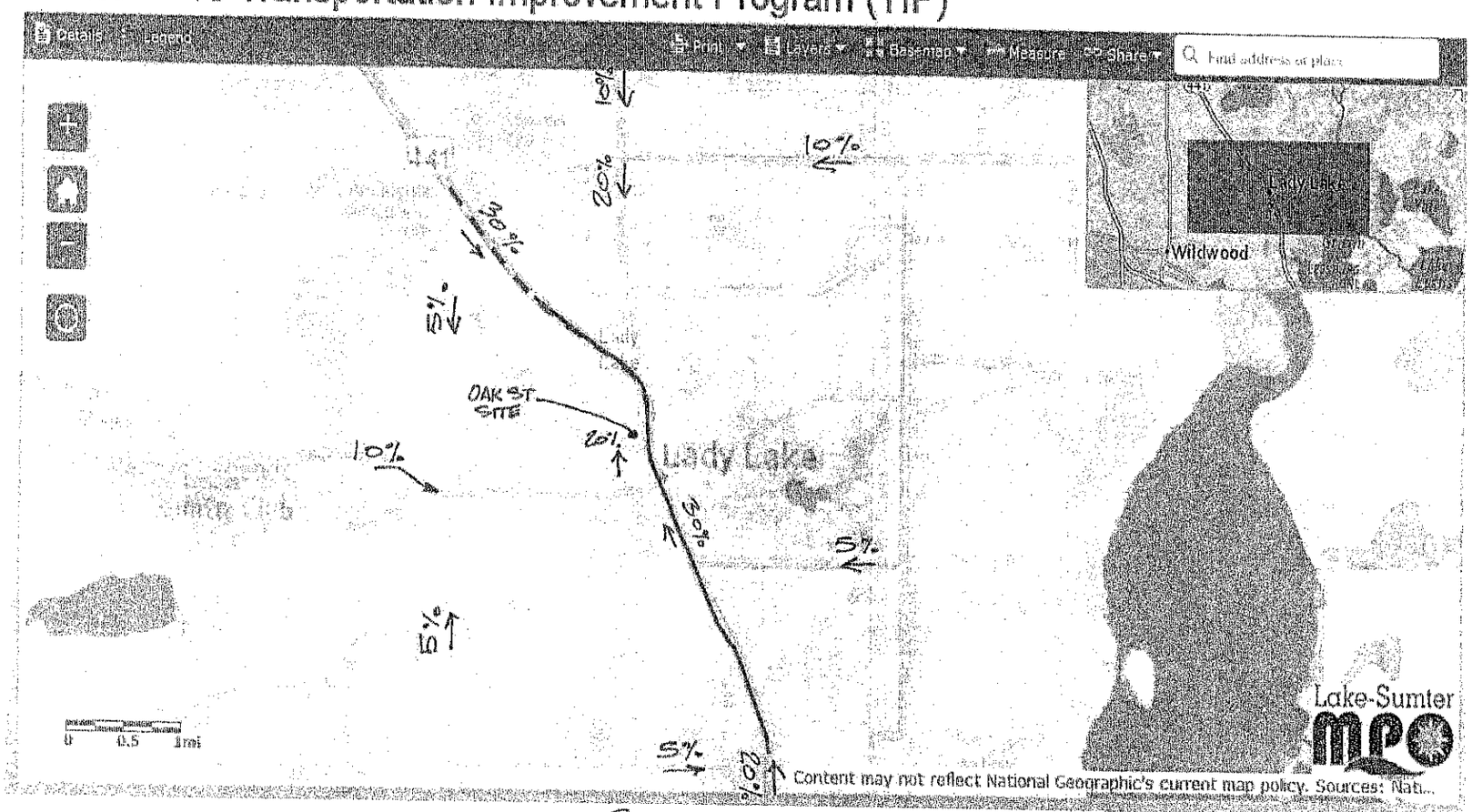
Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

TRAFFIC ANALYSIS

Driveway	Trip Distribution												
		Southbound			Westbound			Northbound			Eastbound		
	Movement	↰	↑	↱	↰	↑	↱	↰	↑	↱	↰	↑	↱
Oak St Driveway	Background Traffic	-	-	-	0	0	-	0	-	0	-	0	0
	Non-pass-by†	-	-	-	2	*	-	0	-	1	-	*	3
	Pass-by‡	-	-	-	0	0	-	0	-	0	-	0	0
	Oak St Driveway Total	-	-	-	2	0	-	0	-	1	-	0	3

† Character "*" denotes a movement that does not access the driveway and therefore cannot be considered for Non-pass-by trips.
‡ A negative value in the pass-by row denotes trips that have been diverted to an inbound movement.

FY 2014-15 Transportation Improvement Program (TIP)



ESTIMATED
TRIP DISTRIBUTION / ASSIGNMENTS

SMALLWOOD/TUTOR
OAK ST 3600 BLDG SITE
3/10/15

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

June 24, 2015

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

REFERENCE: OAK STREET 3600 SF BUILDING SITE REVIEW NO.3

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the development plans submitted by Springstead Engineering, Inc. received by the Town, for the above referenced project. Our efforts in reviewing the development documents focused on General plan details, Buildings & Structures, Environmental Protection and Drainage and Stormwater based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the updated plans provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-l5122@peoplepc.com

Plan Review #: 15-031B
Project: Site Plan (Smallwood/Tutor)
Location: Lady Lake
Address of Job: 322 Oak Street
Pages: 6 Plus Return Comments

Review For: Springstead Engineering
Contact: David Springstead
Telephone: 352-787-1414

June 3, 2015

I have received and reviewed the revised site plans for the construction of a mixed occupancy (Industrial/Storage/Business) of Type IIB construction and unknown building use for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments pertaining to the review are noted below. Comments in italics are informational only. At this time plans are approved. Should the engineer feel comments are not enforceable, he or she shall contact this authority prior to permit to resolve.

1. Provide type of construction and exact intent of use for the industrial portion of the occupancy. Also provide type of storage. This information is being asked for to determine if a fire protection system will be required. It would be easier and most likely less expensive to install during the site work versus tearing up new site to bring in additional fire protection at time building is permitted. Engineer advised that construction type will be a IIB. It is still unknown actual use other than basic occupancy use of low or non-hazardous storage with office use. Once construction plans are submitted, it will be determined whether additional fire protection is required. For site plan purposes, comment is satisfied.
2. Per NFPA 1, Table 18.4.5.1.2, the minimum fire flow of 1500 gpm's shall be met @ 20 psi for a minimum of 2 hours regardless of the type of construction, as this particular building is based off of total square footage. A fire flow test shall be conducted from the closest hydrant and provided to this authority. Engineer advised flow tests results will be submitted upon receipt. This will be needed prior to start of construction to be ensured enough water flow is available. Based on actual flow, additional hydrants may be required. Comment satisfied at this time. **Flow test results received from existing hydrant just east of the subject property. The flow obtained at 20 psi was 3038 gpm's.**
3. Per Lady Lake LDC, Chapter 14, Section 9, a maximum of 1000 gpm's per hydrant is allowed. Based on fire flow required and addition hydrant shall be installed. Ensure plans include all product material, cut sheets, notations of how joints are sealed (wrapped or coated with sealant), and that 2 tracer wires are installed. Engineer advised an additional hydrant will be installed. New hydrant is on a 6" tap. Information only, the 6" tap can be no longer than 20 feet per Lady Lake LDC. Details were provided for restraining, the notation of tracer wire and tape being installed is shown, and wrap is being used on the joints. Comment satisfied.
4. Hydrant to be installed shall be properly color coded based on the flow, shall be unobstructed, and proper signage, road markings, and blue roadway reflectors shall be in place (if applicable). Bollards may be required to prevent vehicular damage. NFPA 1: Chapter 18. Refer to NFPA 1 Handbook for signage and pavement markings. Hydrant is being installed in right-of-way off main road. No striping or bollards will be necessary. Blue hydrant reflector will be installed. NOTE: hydrant bonnet and caps will be painted based on the water flow obtained.
5. There shall be an approved turn around for fire apparatus as the dead end access is greater than 150 ft. It appears that an attempt was made to create a turn around, however, the north part of the "T –Turn" is not long enough. Rule of thumb is 25 feet for the turnaround parts of the "T". Correct turnaround. NFPA 1, Chapter 18. Turn around is installed but appears to be only 20 feet in depth. Space needs to be increased. As builds may be submitted at final inspect providing a letter is provided acknowledging the change. Comment will be satisfied once letter received. **The T- Turn around was corrected to the 25 ft depth requirement. Comment satisfied.**

6. The turnaround for fire apparatus shall be marked as a fire lane. 4" yellow diagonal lines painted on asphalt is an accepted method. Within the yellow lines, the words "FIRE LANE - NO PARKING" shall be placed. NFPA 1, Chapter 18. Turn around being installed is properly marked as required by Chapter 18 of NFPA 1. Comment satisfied.
7. *Without knowing the purpose or use of the building, it is unknown if any fire protection lines will be required for a fire sprinkler system. This will be noted once construction plans for the building is submitted.* This was informational only and was reiterated in Comment #1.

Inspections Required:

1. Water main visual (check depth, joints, wire, wrap, etc…)
2. Water main pressure test and flush
3. Site Final

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.

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.

UTILITY QUOTE Residential ____ Commercial __X_ Irrigation _ __ Reuse ____

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Oak Street **Legal Street Address:** 322 Oak Street, Lady Lake

Applicants Name: Smallwood/Tutor Real Estate Investment, LLC **Phone Number:** 352-728-0867

Notes: Commercial Business 5,020 Sq. Ft. 2 ERU's per LDR's Owner will need to install water meters.

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops. ** Revised per prints 6-2-15

TOTAL NUMBER OF ERU's 2 (*Print Shows 2 Separate Potable Water Meters)

				REV. CODE
IS MUNICIPAL WATER AVAILABLE?		X Yes	____ No	
IS MUNICIPAL SEWER AVAILABLE?		X Yes	____ No	
IS MUNICIPAL REUSE AVAILABLE ?		____ Yes	X No	
WATER IMPACT FEES	2 ERU's	1,499.00 each		
		Commercial	$ 2,998.00	WI
		Residential	$ ____	WR
WATER TAP IN FEE	____ TAP w/5/8" meter	505.00 each	$ ____	WT
WATER DEPOSIT:				
Commercial Owner	2 ERU's	100.00 each	$ 200.00	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	n/a TBD	325.00 each	$ ____	WM
WATER TURN ON FEE	2 FEE	25.00 each	$ 50.00	WC
WATER INSPECTION FEE	2 FEE	50.00 each	$ 100.00	WF
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
SEWER IMPACT FEES	2 ERU's	3,172.00 each		
		Commercial	$ 6,344.00	SI
		Residential	$ ____	SR
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum	$ ____	ST
SEWER DEPOSIT:				
Commercial Owner	2 ERU's	100.00 each	$ 200.00	PD
Contractor	____ ERU'S	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
SEWER INSPECTION	2 FEE	50.00 each	$ 100.00	4G
REUSE IMPACT FEES	____ ERU's	292.00 each		
		Commercial	$ ____	R7
		Residential	$ ____	R8
REUSE DEPOSIT:				
Commercial Owner	____ ERU's	100.00 each	$ ____	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	____ TBD	325.00 each	$ ____	WM
REUSE CONNECTION FEE	____ FEE	25.00 each	$ ____	R9
REUSE INSPECTION FEE	____ FEE	50.00 each	$ ____	4R
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
		TOTAL BALANCE DUE	$ 9,992.00	

Quote expires 180 days Date: 6/4/15

Quote by: [signature] 6-4-15 Verified by: [signature]

S:\QUOTES\QUOTES 2011-12 FY\UTILITY QUOTE FORM After June 24 2009 revised ~~11-2011~~.doc

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.

UTILITY QUOTE Residential ____ Commercial _X_ Irrigation _X_ Reuse ____

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: _____ Legal Street Address: 322 Oak Street, Lady Lake
Applicants Name: Smallwood/Tutor Real Estate Investment, LLC Phone Number: 352-728-0867
Notes: Owner will need to Install Irrigation meter.

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops.

TOTAL NUMBER OF ERU's 1

				REV. CODE
IS MUNICIPAL WATER AVAILABLE?	X Yes	____ No		
IS MUNICIPAL SEWER AVAILABLE?	X Yes	____ No		
IS MUNICIPAL REUSE AVAILABLE ?	____ Yes	X No		
WATER IMPACT FEES	1 ERU's	1,499.00 each		
		Commercial	$ 1,499.00	WI
		Residential	$ ____	WR
WATER TAP IN FEE	____ TAP w/5/8" meter	505.00 each	$ ____	WT
WATER DEPOSIT:				
Commercial Owner	1 ERU's	100.00 each	$ 100.00	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	____ TBD	325.00 each	$ ____	WM
WATER TURN ON FEE	1 FEE	25.00 each	$ 25.00	WC
WATER INSPECTION FEE	1 FEE	50.00 each	$ 50.00	WF
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
SEWER IMPACT FEES	____ ERU's	3,172.00 each		
		Commercial	$ ____	SI
		Residential	$ ____	SR
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum	$ ____	ST
SEWER DEPOSIT:				
Commercial Owner	____ ERU's	100.00 each	$ ____	PD
Contractor	____ ERU'S	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
SEWER INSPECTION	____ FEE	50.00 each	$ ____	4G
REUSE IMPACT FEES	____ ERU's	292.00 each		
		Commercial	$ ____	R7
		Residential	$ ____	R8
REUSE DEPOSIT:				
Commercial Owner	____ ERU's	100.00 each	$ ____	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	____ TBD	325.00 each	$ ____	WM
REUSE CONNECTION FEE	____ FEE	25.00 each	$ ____	R9
REUSE INSPECTION FEE	____ FEE	50.00 each	$ ____	4R
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
		TOTAL BALANCE DUE	$ 1,674.00	

Quote expires 180 days
Quote by: [signature] 4-15-15 Date: 9/13/15
Verified by: [signature]

S:\QUOTES\QUOTES 2011-12 FY\UTILITY QUOTE FORM After June 24 2009 revised 11-2011.doc

Wendy Then

From: Butch Goodman <bgoodman@LadyLakePW.org>
Sent: Wednesday, April 15, 2015 3:44 PM
To: Wendy Then
Cc: CT Eagle; Peggy Smith; Brenda Brock
Subject: 322 Oak St Smallwood/Tutor Real Estate Investment,LLC
Attachments: 20150415_140620.pdf

1 Potable Water E.R.U for the Irrigation.

2 Potable Water E.R.Us for the Building.

2 Sewer E.R.Us for the for the Building.

Owner/Contractor will install Meters and R.P.Z backflow preventers

Owner/Contractor will need to

Connect to existing water main with 2" Tap.

Connect to existing Manhole and install a 6" clean out at the property line

As shown on the prints

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

ATTENTION: The new operating hours for the Public Works Department as of October 7th, 2013 will be Monday-Thursday, 7:00AM - 6:00PM. Offices will be closed on Friday's.
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.

-----Original Message-----
From: Public Works [mailto:mfp6440@gmail.com]
Sent: Wednesday, April 15, 2015 3:06 PM
To: Butch Goodman
Subject: Scanned image from Public Works

Reply to: Public Works <psmith@ladylakepw.org> Device Name: Town Of Lady Lake Public Works Device Model: MX-2640N
Location: Lady Lake, FL

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.
Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.
Adobe(R)Reader(R) can be downloaded from the following URL:
Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

http://www.adobe.com/

Fla. Stat. 668.6076 "Under Florida law, 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."

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Tuesday, March 31, 2015 1:18 PM
To: Wendy Then
Subject: Oak Street

Wendy,

I have reviewed the submitted site plan and it appears to comply with ADA requirements. No other comments at this time.

Dallas Foss
Building Official
Town of Lady Lake
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

Wendy Then

From: Beck, Christopher <CBeck2@wm.com>
Sent: Wednesday, June 03, 2015 4:28 PM
To: Wendy Then
Subject: RE: Oak Street - 3600 sf Building

Dumpster enclosure meets specs.

Thank you for your help.

Chris Beck
Wildwood Hauling
352-330-4546
352-267-9356

-----Original Message-----
From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, June 03, 2015 4:19 PM
To: Beck, Christopher
Subject: FW: Oak Street - 3600 sf Building

Please see attached revised plans addressing your comments. Thanks Chris.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org
Fla. Stat. 668.6076 "Under Florida law, 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."
Please think before you print.

-----Original Message-----
From: Staff Engineer [mailto:staff@springsteadeng.net]
Sent: Tuesday, June 02, 2015 2:57 PM
To: Wendy Then
Cc: garyt@anchorcoatings.com; David Springstead; Jason Hurley

Subject: Oak Street - 3600 sf Building

Ms. Then:

Please find attached the response to review comments letter and revised plans for the above referenced project. Should you have any questions, please contact our office.

Joy Lomberk for/DWS
Springstead Engineering, Inc.
727 South 14th Street
Leesburg, Florida 34748
(352) 787-1414
(352) 787-7221 Fax

Recycling is a good thing. Please recycle any printed emails.

Wendy Then

From: Jason Hurley <jason@springsteadeng.net>
Sent: Tuesday, July 28, 2015 8:33 AM
To: Wendy Then
Cc: David Springstead; Staff Engineer
Subject: RE: Oak Street- 3,600 Sq. Ft. Bldg. Site

Good Morning Wendy,

- The SJRWMD will be a 10/2 Self Certification submitted to the district within 30 days of the commencement of construction.
- FDEP Water/Sewer is exempt (service connections only)

Let us know if we need to address any remaining comments.

Thank you!

Jason Hurley
Springstead Engineering, inc.
727 South 14th St.
Leesburg, FL 34748
Lake (352) 787-1414
Sumter (352) 793-3639
Fax (352) 787-7221

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Thursday, July 23, 2015 8:31 AM
To: Jason Hurley
Subject: Oak Street- 3,600 Sq. Ft. Bldg. Site

Good Morning Jason,

Do you have copies of the regulatory agencies for the Oak Street- 3,600 Sq. Ft. Bldg. Site project (i.e. St. John's, DEP, etc.)?

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax

Fla. Stat. 668.6076 "Under Florida law, 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."

Wendy Then

From: Jason Hurley <jason@springsteadeng.net>
Sent: Monday, August 10, 2015 5:10 PM
To: Wendy Then
Cc: David Springstead; Staff Engineer; garyt@anchorcoatings.com
Subject: FW: Oak Street 3600 SF Bldg. Site- Commercial Design Standard Justification
Attachments: Oak Streeet 3600 SF Site- Front Facade (North) Elevation.pdf; Oak Street Side Elevation Concept.pdf; Cover -Special Workshop-Oak Street 3600 SF Site-08-2015.doc

Wendy,

As requested, we have reviewed the Special Town Commission – Conceptual Workshop Agenda staff recommendation and summary and do not wish to make any exceptions. The requested waivers for the proposed building's architectural style and elements are based on an attempt to value engineer the building in accordance with the design and use of the site. The building as planned, coincides with the neighboring theme of the existing industrial/manufacturing area and is consistent with the elevations of the adjacent commercial buildings. While the design of the proposed building incorporates only a few significant architectural elements, the abundance of landscape and tree plantings within the proposed buffers are provided to screen the view from the side property lines. Additionally, it should be noted that the site is not located on a main road and is consistent with the surrounding developments.

We trust that this info will be helpful in substantiating the requested waivers. Please don't hesitate to advise us if you need further clarification.

Sincerely,

Jason Hurley
Springstead Engineering, inc.
727 South 14th St.
Leesburg, FL 34748
Lake (352) 787-1414
Sumter (352) 793-3639
Fax (352) 787-7221

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Monday, August 10, 2015 3:37 PM
To: Jason Hurley
Subject: Oak Street 3600 SF Bldg. Site- Commercial Design Standard Justification

Hi Jason,

Please see attached. Let me know if you have any questions. Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582

TECHNICAL REVIEW COMMITTEE COMMENTS
2nd REVIEW 06/04/2015

Project: 3600-Square-Foot Bldg. @ Oak Street

Proposal: New Site Plan- MJSP 03/15-003

Description:

On 03/26/2015, Town Staff received a site plan application proposing a multi-tenant development for property located at 322 Oak Street, approximately 475 lineal feet west of the intersection of Oak Street and County Road 25, identified by alternate key number 1279321. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. The applications were reviewed and determine to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The entire master parcel is approximately +/- 1.32 acres, but the project area is +/- .53 acres. The property is currently zoned "CP" Planned Commercial, and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

GENERAL INFORMATION

The engineering and landscaping/irrigation plans submitted, consisting of six (6) sheets, are drawn on 24"x36" sheets and certified by David W. Springstead, **Professional Engineer with Springstead Engineering** dated June 2, 2015.

Below are staff comments from the Town of Lady Lake regarding your development. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. All comments are provided by the Growth Management Dept. as of 06-4-2015.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept. regarding this project as of 06-04-2015.

FIRE

Questions may be directed to Kerry Barnett at k-l5122@peoplepc.com or via phone 813-778-4981

1. All comments provided Fire Inspector have been addressed as of 06-03-2015.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. No comments at this time dated 03-31-2015.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Comments provided by the Lady Lake Public Works Dept. dated 04-15-2015 haven been acknowledged by applicant.

LAKE-SUMTER MPO

Questions may be directed to Olga Marcondes at OMarcondes@LakeSumterMPO.com or at 352-315-0170

1. Review Pending by MPO as of 06-04-2015.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW
Page 2

8. Area of property 23,436 Square Feet 0.54 Acres

9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

From NW Cor of SE 1/4 Run E 264 ft for POB, S. 240 Ft., E to a Pt 210 ft. W of RR R/W,

N 240 Ft to N. Line of SE 1/4, W. to POB- Less N. 25 Ft. for RD R/W-ORB 2979 PG 1432

10. The property is currently zoned: CP

11. Briefly describe the proposed project: CP

If for storage, what type of material will be stored? N/A

12. Have any development reviews and/or approvals been granted to this property?
Yes X No ____ If yes, list the type, date and result:

Ordinance 2013-10

13. Has any Variance been granted concerning this property? Yes ____ No X
If yes, list the Case Number and briefly describe the nature of the Variance.

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

General Information

X a. Name of project.

X b. General statement of intended use of site.

X c. Legal description of the property and size of parcel in acres or square feet.

X d. Name and address of owner.

x e. Name, address and phone number of owner's agent.

x f. Name, address, signature and registration of the professionals preparing the plans.

x g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.

x h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).

x i. Linear dimensions of the site.

x j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.

x k. Finished grading elevations.

x l. Zoning of the site and of all adjacent parcels.

x m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).

x n. Percent of open space of site.

x o. Location of proposed signs.

Building and Structure

x a. Existing and proposed structures.

x b. Intended use.

x c. Number of stories.

x d. Height of building(s).

x e. Number of dwelling units and density.

x f. Projected number of employees, if applicable.

x g. If restaurant, show number of seats and occupancy load.

_x_ h. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.

_x_ i. Photograph or sketch of proposed sign with dimensions and material type.

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

_x_ a. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.

_x_ b. All parking spaces delineated.

_x_ c. Number of parking spaces.

_x_ d. Number and location of handicapped spaces.

_x_ e. Number of square feet of paved parking and driveway area.

_x_ f. Surface materials and cross-section of proposed paved areas.

_x_ g. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.

_x_ h. Description/location of proposed driveway(s) and median cut(s).

_x_ i. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.

_x_ j. Location of traffic-control signs and signalization devices, if required.

_x_ k. Number and location of required loading spaces.

_x_ i. Number and location of required bicycle spaces.

Drainage and Stormwater

_x_ a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.

_x_ b. Size, material and location of stormwater structures and pipes.

__x__ c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

Proposed Water, Sewer and Solid Waste Facilities

__x__ a. Size, material, specifications and location of water mains, valves, services and fire hydrants.

__x__ b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.

__x__ c. Size and location of septic tank and drainfield, if applicable.

__x__ d. Grease separation system, if applicable: Size, location and materials.

__x__ e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

__x__ a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.

__x__ b. Irrigation system plan.

Environmental Protection

__x__ a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.

__x__ b. Conservation easements per the requirements.

__x__ c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

ADDITIONAL INFORMATION TO BE PROVIDED

__x__ a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

_x_ b. Drainage calculations as required in the Stormwater Management chapter.

_x_ c. Fire flow calculations, if applicable.

_x_. d. Lift station calculations, where required.

_x_ e. Copy of HRS permit, where required.

_x_ f. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.

_x_ g. Environmental assessment per the requirements, if applicable.

_x_ h. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.

Gary Tuter
Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY EIGHT (8) COPIES OF THE SITE PLAN AND FOUR (4) 11 X 17 (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:
Date Application Received: 3/26/'15 Received by: C Threw

Fees Paid:
Site Development Plan - Minor
Site Development Plan - Major up to 100,000 sq. ft. ✓
Site Development Plan - Major 100,001 sq. ft. and up

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Gary Tutor or Marvin O. Smallwood, 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:

Oak Street - 3600 sf Building Site

(3) That he/she has appointed N/A 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.

Gary Tutor
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 25th day of March, 2015, by Gary Tutor, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Joy Lomberk
Notary Public

JOY LOMBERK
Notary Public - State of Florida
My Comm. Expires Apr 19, 2017
Commission # FF 005742
Bonded Through National Notary Assn.

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 Gary Tutor or Marvin Smallwood, who being by me first duly sworn on oath, deposes and says:

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

(2) That he desires approval for:

Oak Street - 3600 sf Building Site

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

Gary Tutor
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 25th day of March, 2015, by Gary Tutor, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Joy Lomberk
Notary Public

JOY LOMBERK
Notary Public - State of Florida
My Comm. Expires Apr 19, 2017
Commission # FF 005742
Bonded Through National Notary Assn.

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrency Determination: (check one)

____Comprehensive Plan Land Use Amendment ____Rezoning
____Preliminary/Final Subdivision Approval x Site Plan Approval
____Other

2. Applicant: Smallwood/Tutor Real Estate investments, LLC
Address: 36025 Micro Racetrack Road, Fruitland Park, Florida
Telephone: 352-728-0867 E-Mail: _____

3. Owner: Same as above
Address: _____
Telephone: _____ E-Mail: _____

4. Property Address: 322 Oak Street, Lady Lake, Florida 32159

5. Alt. Key #: 1279321 6. Total Acreage: 0.54

7. Existing Zoning: CP 8. Proposed Zoning: CP

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

11. Residential Lots/Units: N/A 12. Non-Resident, Gross Sq. Ft.: 23,436

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

14. Wastewater Flow Rates:*
ERU Determination Per Chapter 14, Appendix A-A: 2 ERUS x 250 = 500 GPD

15. Water Usage:*
ERU Determination Per Chapter 14, Appendix A-A: 2 ERUS x 250 = 500 GPD

16. Solid Waste: (3.39 pounds per capita, per day): 110 Pounds (See attached)

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):
Oak Street is not classified. The anticipated net new peak hour trips total five (5) for the weekday. A Tier 1 review/exemption will be requested from the Lake-Sumter MPO.

18. Population (residential only) 1.86 persons per household: N/A Persons

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

Signature of Engineer: _____ Date: 3-24-15

* 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.

Smallwood/Tutor
Oak St – 3600sf Building Site

Narrative

This project is located in the Town of Lady Lake, approximately 800 feet west of US Hwy 27/441 on the south side of Oak Street. The subject Parcel ID is 1279321. The proposed site is situated on the eastern 109 feet of the parent parcel. The property is currently undeveloped and is covered by a fair amount of grasses and several mature trees. The adjacent properties include a mix of commercial, agricultural, and residential uses.

The proposed development of the property includes constructing a 3,600sf metal building with the associated parking, drives, sidewalks and business signage. The proposed use of the site is commercial with portions of the building planned for offices, a repair shop, and warehouse space.

The site water and sewer will be served by the Town of Lady Lake Utilities and are currently in-place along the project right-of-way.

A stormwater management system will be constructed to address the increase in stormwater runoff generated by the site development. Discharges from the system will be limited to those calculated from the pre-developed site. No wetlands or surface waters will be impacted by the site construction. No adverse off-site impacts to neighboring properties are anticipated.

PROPERTY RECORD CARD

General Information

Owner Name:	SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS LLC	**Alternate Key:**	1279321
Mailing Address:	615 LAKESHORE DR LEESBURG, FL 34748 *Update Mailing Address*	**Parcel Number:**	17-18-24-000400003400
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	322 OAK ST LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	FROM NW COR OF SE 1/4 RUN E 264 FT FOR POB, S 240 FT, E TO A| PT 210 FT W OF RR R/W, N 240 FT TO N LINE OF SE 1/4, W TO | POB--LESS N 25 FT FOR RD R/W-- | ORB 2979 PG 1432 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		56192	SF	$0.00	$67,430.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	160	SF	1936	$198.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
831 / 2425	2/1/1985	PR	M	V	$1.00
2979 / 1432	10/12/2005	WD	M	I	$120,000.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$67,628	$67,628	$67,628	5.38560	$364.22
LAKE COUNTY MSTU AMBULANCE	$67,628	$67,628	$67,628	0.46290	$31.31
LAKE COUNTY MSTU FIRE	$67,628	$67,628	$67,628	0.47040	$31.81
SCHOOL BOARD STATE	$67,628	$67,628	$67,628	5.74600	$388.59
SCHOOL BOARD LOCAL	$67,628	$67,628	$67,628	1.50000	$101.44
TOWN OF LADY LAKE	$67,628	$67,628	$67,628	3.75000	$253.61
ST JOHNS RIVER FL WATER MGMT DIST	$67,628	$67,628	$67,628	0.31640	$21.40

LAKE COUNTY VOTED DEBT SERVICE	$67,628	$67,628	$67,628	0.16000	$10.82
LAKE COUNTY WATER AUTHORITY	$67,628	$67,628	$67,628	0.25540	$17.27
NORTH LAKE HOSPITAL DIST	$67,628	$67,628	$67,628	1.00000	$67.63
				Total: 19.0467	**Total:** $1,288.10

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 19 December 2014.

CFN 2005163226
Bk 02979 Pgs 1432 - 1433; (2pgs)
DATE: 10/17/2005 10:14:27 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 840.00

THIS INSTRUMENT PREPARED BY/RETURN TO:
Christopher J. Shipley, Attorney at Law/CPA
Law Offices of Vason & Shipley
501 East Fifth Avenue
Mount Dora, Florida 32757-5623
Telephone: (352) 383-4151
Our File Number: 8547

Tax parcel Number: 17-18-24-050000A00100

[Space Above This Line For Recording Data]

Warranty Deed

THIS WARRANTY DEED made this 12th of October, 2005, from **Lillie Ann Jones, a single woman**, whose address is Post Office Box 1383, Tavares, FL 32778 (hereinafter called "Grantor") to **Smallwood/Tutor Real Estate Investments, LLC, a Florida limited liability company**, whose address is 615 Lakeshore Drive, Leesburg, FL 34748 (hereinafter called "Grantee");

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

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

PARCEL A:
FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN EAST 264 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 240 FEET, THENCE EAST TO A POINT 210 FEET WEST OF THE RAILROAD RIGHT-OF-WAY, THENCE NORTH 240 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4, THENCE WEST TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL B:
THE EAST 29 FEET OF THE NORTH 210 FEET OF LOT 1, BLOCK "A", WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SUBJECT TO easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

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

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

AND the said Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of

said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Name: Christopher J. Shipley

Witness Name: Barbara L. Szczepanski

Lillie Ann Jones

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 13TH day of October, 2005 by Lillie Ann Jones, who [ ] is personally known or [✓] has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: Christopher J. Shipley
My Commission Expires: 7-15-2009

C. J. SHIPLEY
Notary Public - State of Florida
My Commission Expires Jul 15, 2009
Commission # DD 423437
Bonded By National Notary Assn.

Detail by Entity Name

Florida Limited Liability Company

SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC

Filing Information

Document Number	L05000008120
FEI/EIN Number	N/A
Date Filed	01/14/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/03/2006
Event Effective Date	NONE

Principal Address

8564 E. CR 466
LADY LAKE, FL 32162

Mailing Address

36025 MICRO RACETRACK ROAD
FRUITLAND PARK, FL 34731

Changed: 10/03/2006

Registered Agent Name & Address

SMALLWOOD, MARVIN O
36025 MICRO RACETRACK ROAD
FRUITLAND PARK, FL 34731

Address Changed: 10/03/2006

Authorized Person(s) Detail

Name & Address

Title MGRM

SMALLWOOD, MARVIN O
36025 MICRO RACETRACK ROAD
FRUITLAND PARK, FL 34731

Title MGRM

TUTOR, GARY
615 LAKESHORE DRIVE

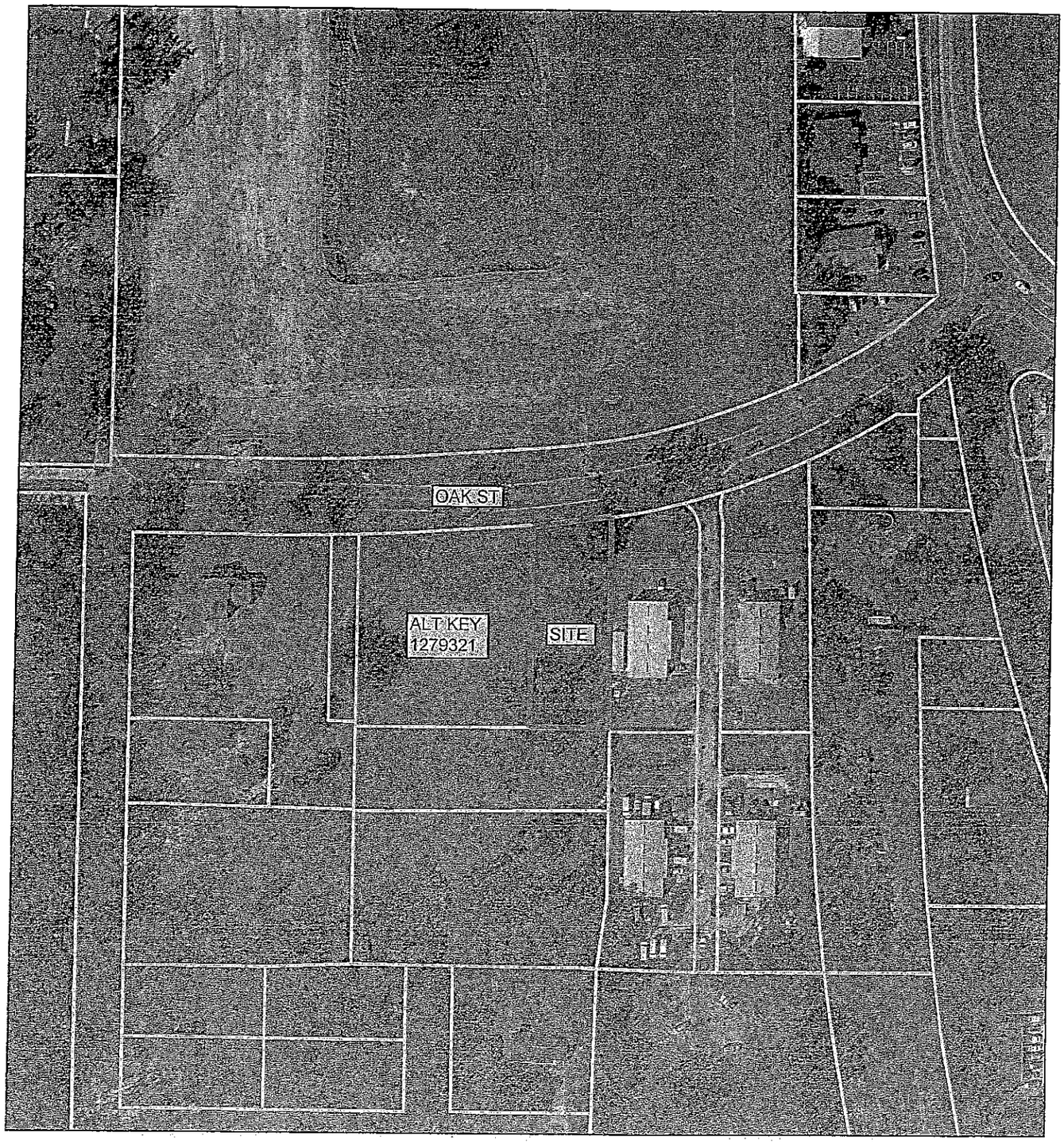
Copyright © and Privacy Policies

Annual Reports

Report Year	Filed Date
2012	04/24/2012
2013	04/22/2013
2014	01/10/2014

Document Images

01/10/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
09/22/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
10/03/2006 -- REINSTATEMENT	View image in PDF format
01/14/2005 -- Florida Limited Liabilites	View image in PDF format



February 16, 2015

1:1,775

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

Tax Parcels

SMALLWOOD/TUTOR
OAK ST 3,600 SF BUILDING SITE

Smallwood/Tutor
Oak St – 3600sf Building Site

Narrative

This project is located in the Town of Lady Lake, approximately 800 feet west of US Hwy 27/441 on the south side of Oak Street. The subject Parcel ID is 1279321. The proposed site is situated on the eastern 109 feet of the parent parcel. The property is currently undeveloped and is covered by a fair amount of grasses and several mature trees. The adjacent properties include a mix of commercial, agricultural, and residential uses.

The proposed development of the property includes constructing a 3,600sf metal building with the associated parking, drives, sidewalks and business signage. The proposed use of the site is commercial with portions of the building planned for offices, a repair shop, and warehouse space.

The site water and sewer will be served by the Town of Lady Lake Utilities and are currently in-place along the project right-of-way.

A stormwater management system will be constructed to address the increase in stormwater runoff generated by the site development. Discharges from the system will be limited to those calculated from the pre-developed site. No wetlands or surface waters will be impacted by the site construction. No adverse off-site impacts to neighboring properties are anticipated.

03/10/2015

Smallwood/Tutor
Oak St - 3600sf Building

Job #1510001.000

Prepared By:
David W. Springstead, P.E.
Jason Hurley

Estimated Concurrency Calculations

Wastewater Flow

Use	Criteria			Units	Flow	ERU
Office	15 gpd	per	100 sf	1650 sf	247.5 gpd	1.0
Warehouse	15 gpd	per	1 person	2 ea	30 gpd	0.1
Auto Service Shop	15 gpd	per	1 person	2 ea	30 gpd	0.1
Total					307.5 gpd	1.2

x 115 %

Potable Water Demand (15% Multiplier of Wastewater Generation) 353.6 gpd 1.4

Re-Use Water Demand (3/4" x twice a week = 469 gal per week) 67.0 gpd 0.2

Solid Waste (Based on Similar Projects) 1 dumpster

Use	Criteria			Units	Generates
Office	15 lbs	per	1 employee	2 employees	30 lbs per day
Warehouse	40 lbs	per	1 loading bay	1 loading bays	40 lbs per day
Auto Service Shop	20 lbs	per	1 service bay	2 service bays	40 lbs per day
Total					110.0 lbs per day (1 dumpster)

Note:

1 ERU = 250 gpd Per Town of Lady Lake (Water & Sewer)
1 ERU = 274 gpd Per Town of Lady Lake (Reuse)

Job #1510001.000

03/10/2015

Smallwood/Tutor
Oak St 3600sf Building Site

Prepared By:
David W. Springstead, P.E.
Jason Hurley

Fire Protection Water Demand Calculations

Fire Area Type IIB and IIIB	Fire-Flow Required (gpm)	Flow Duration (hours)
3,600	1,500	2

(Calcs based on NFPA Table 18.4.5.1.2)

TRAFFIC ANALYSIS

Project Information	
Project Name:	Oak St - 3600sf Building Site
No:	1510001
Date:	3/10/2015
City:	Lady Lake
State/Province:	Florida
Zip/Postal Code:	32159
Country:	United States
Client Name:	Smallwood/Tutor
Analyst's Name:	JRH
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday, A.M. Peak Hour of		Weekday, P.M. Peak Hour of	
		Entry	Exit	Entry	Exit
715 - Single Tenant Office Building	(1.65)*1000 Sq. Feet Gross Floor Area	3	0	0	3
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by		3	0	0	3
942 - Automobile Care Center	(1.17)*1000 Sq. Feet Occ. Gr. Leasable Area	2	1	2	2
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by		2	1	2	2
150 - Warehousing	(0.77)*1000 Sq. Feet Gross Floor Area	0	0	0	0
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by		0	0	0	0
Total		5	1	2	5
Total Reduction		0	0	0	0
Total Internal		0	0	0	0
Total Pass-by		0	0	0	0
Total Non-pass-by		5	1	2	5

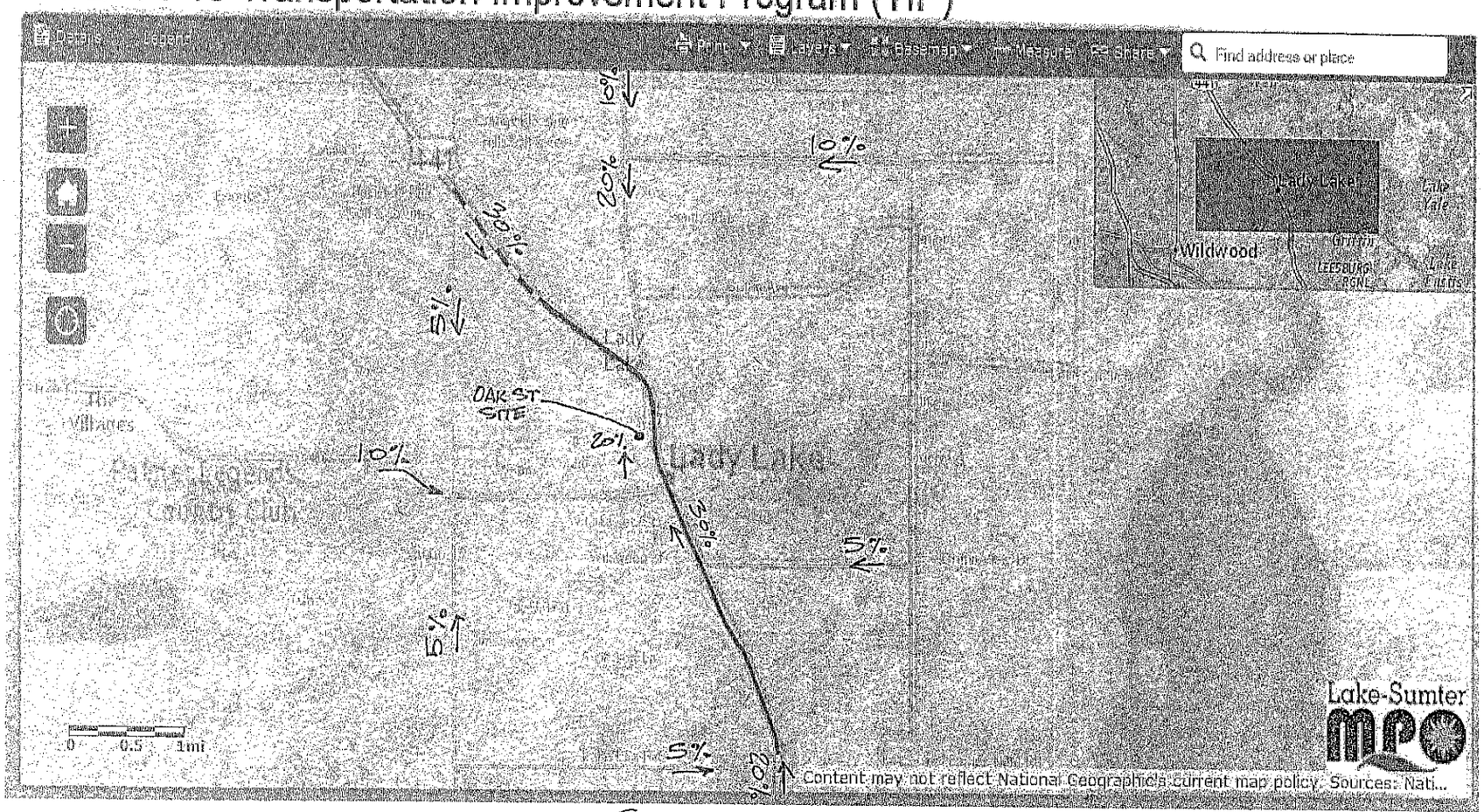
Driveway	Trip Distribution											
		Southbound			Westbound			Northbound			Eastbound		
	Movement	↰	↑	↱	↰	↑	↱	↰	↑	↱	↰	↑	↱
Oak St Driveway	Background Traffic	-	-	-	0	0	-	0	-	0	-	0	0
	Non-pass-by†	-	-	-	2	*	-	0	-	1	-	*	3
	Pass-by‡	-	-	-	0	0	-	0	-	0	-	0	0
	Oak St Driveway Total	-	-	-	2	0	-	0	-	1	-	0	3

† Character "*" denotes a movement that does not access the driveway and therefore cannot be considered for Non-pass-by trips.
‡ A negative value in the pass-by row denotes trips that have been diverted to an inbound movement.

Driveway	Trip Distribution											
		Southbound			Westbound			Northbound			Eastbound		
	Movement	↰	↑	↱	↰	↑	↱	↰	↑	↱	↰	↑	↱
Oak St Driveway	Background Traffic	-	-	-	0	0	-	0	-	0	-	0	0
	Non-pass-by†	-	-	-	0	*	-	0	-	1	-	*	5
	Pass-by‡	-	-	-	0	0	-	0	-	0	-	0	0
	Oak St Driveway Total	-	-	-	0	0	-	0	-	1	-	0	5

† Character "*" denotes a movement that does not access the driveway and therefore cannot be considered for Non-pass-by trips.
‡ A negative value in the pass-by row denotes trips that have been diverted to an inbound movement.

FY 2014-15 Transportation Improvement Program (TIP)



ESTIMATED
TRIP DISTRIBUTION / ASSIGNMENTS

SMALLWOOD/TUTOR
OAK ST 3600 BLDG SITE

SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: August 17, 2015

SUBJECT: **Conceptual Presentation for the Smallwood/Tutor Real Estate Investments, LLC Major Site Plan Application - MJSP 03/15-003 – Proposing a Two-Tenant Development Consisting of 3,600 Sq. Ft. of Storage/Warehouse Area Including Approximately 710 Sq. ft. of Office Space in Each Unit – Located at 322 Oak Street (a 0.53 Acre Parcel), Approximately 475 Lineal Ft. West of the Intersection of Oak Street & Teague Trail/County Road 25**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDATION:

Staff recommends having the applicant move forward with the Major Site Plan Application as submitted, with the proposed waivers:

- **Chapter 20, Section 20-3C).3).A). - Waiver request to allow a mix of styles rather than adopting one of the preferred architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.**
- **Chapter 20- Section 20-3C.4).C). - Waiver request from having to include three (3) architectural elements every (20) horizontal feet and ten (10) vertical feet on the facades of the building.**

SUMMARY:

A site plan application has been submitted by Gary Tutor and Marvin Smallwood on behalf of Smallwood/Tutor Real Estate Investments, LLC, proposing a multi-tenant development for property located at 322 Oak Street, approximately 475 lineal feet west of the intersection of Oak Street and County Road 25, identified by alternate key number 1279321. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. The applications were reviewed and determine to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The entire parent parcel is approximately +/- 1.32 acres, but the project area is +/- .53 acres. The property is currently zoned "CP" Planned Commercial, and is governed under the terms of Memorandum of Agreement Ordinance 2006-06. The Future Land Use Map designation for the site is Commercial General- Retail Sales and Services

(RET). The property originally received Town Commission approval back in 2008 for a Major Site Plan entitled "Oak Street Commercial Buildings" for 10,080 square feet of office/warehouse, and now the owners are ready to move forward with this proposed project.

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 84.8 tree caliper inches based on its .53-acre area (160"x .53). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	36 tree caliper inches
Proposed Canopy & Understory Trees	142.5 tree caliper inches
Total tree caliper inches	178.5 tree caliper inches

The applicant is providing more than the required on-site tree caliper inches.

Notes:

- No historic trees will be removed for this development.

Commercial Design Standards

In accordance with the Land Development Regulations, **Chapter 20, Section 20-3C).3).A).**, new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

- The applicant is proposing a mix of styles combining modern style with some Mediterranean style elements. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects within Town Limits in the past (i.e. McDonalds, Mattress Firm, etc.). Exterior building elevation compatibility in accordance with **Chapter 20, section 20-3C).3).B).** has been reviewed and met.

Chapter 20- Section 20-3C.4).C) requires that building façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without a minimum of three (3) architectural elements.

- Landscaping Buffers to be planted around the perimeter of the property will screen east, west, and south elevations of the building.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, June 4, 2015, and provided outstanding comments regarding the Site Plan application.

No meetings were scheduled before the **Parks, Recreation, and Tree Advisory Committee** since no landscaping waivers were proposed for this project.

The **Town Commission** is tentatively scheduled to consider this application for final approval on Wednesday, September 2, 2015 at 6:00 p.m.

FISCAL IMPACT: $ _____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Conceptual Site Plan Documents

8/10/2015 [ ] Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD Submitted 8/10/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

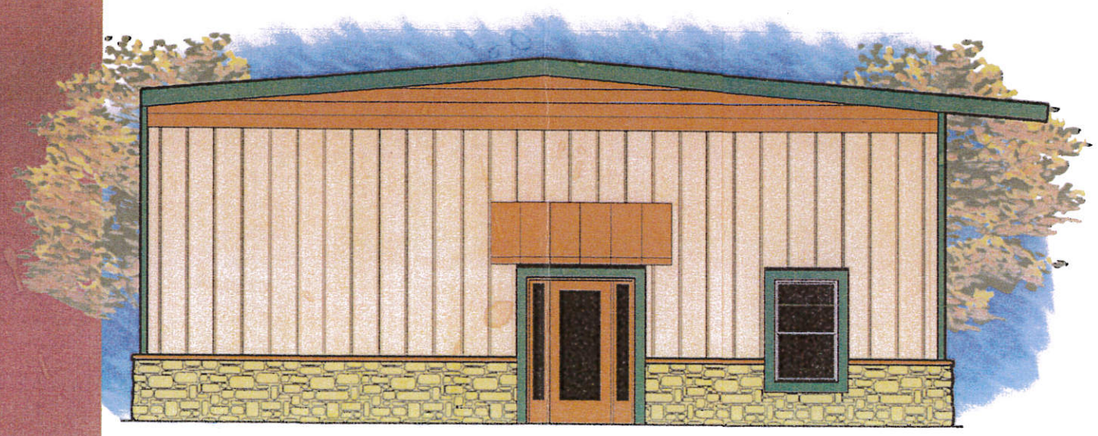
TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 8/17/15 Date 8/10/

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved w/Modification

OAK STREET
ELEVATION CONCEPT



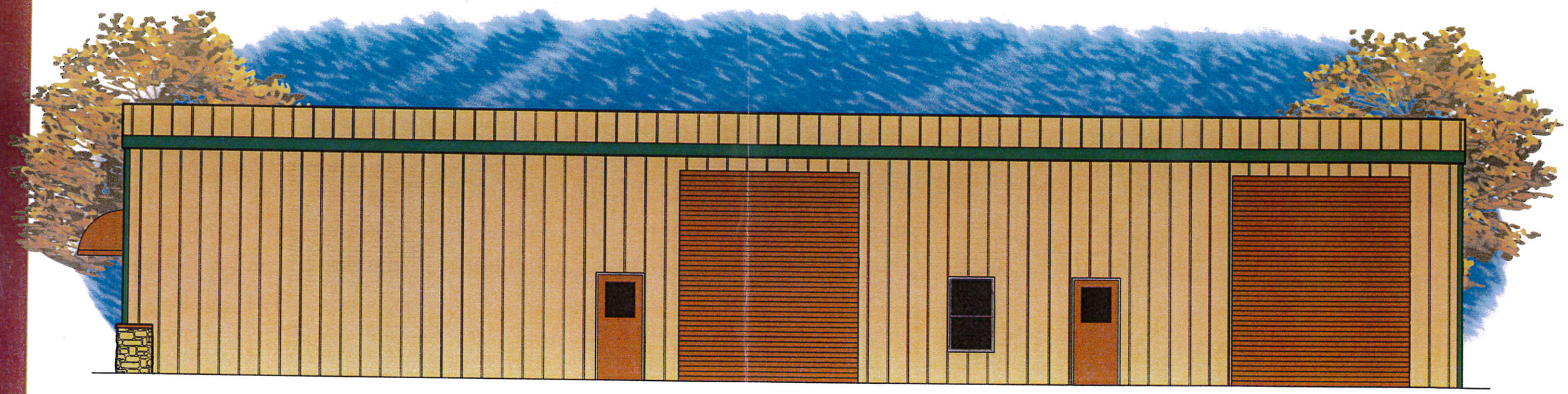
FRONT ELEVATION

AgeWave Solutions, Inc.

EQUAL HOUSING OPPORTUNITY

THIS DRAFT RENDERING IS PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES. CHANGES MAY BE MADE DURING THE FURTHER PLANNING AND/OR DEVELOPMENT STAGES AND DIMENSIONS, FINISHES AND REPRESENTATIONS ARE SUBJECT TO CHANGED. ALL RIGHTS RESERVED.

OAK STREET ELEVATION CONCEPT



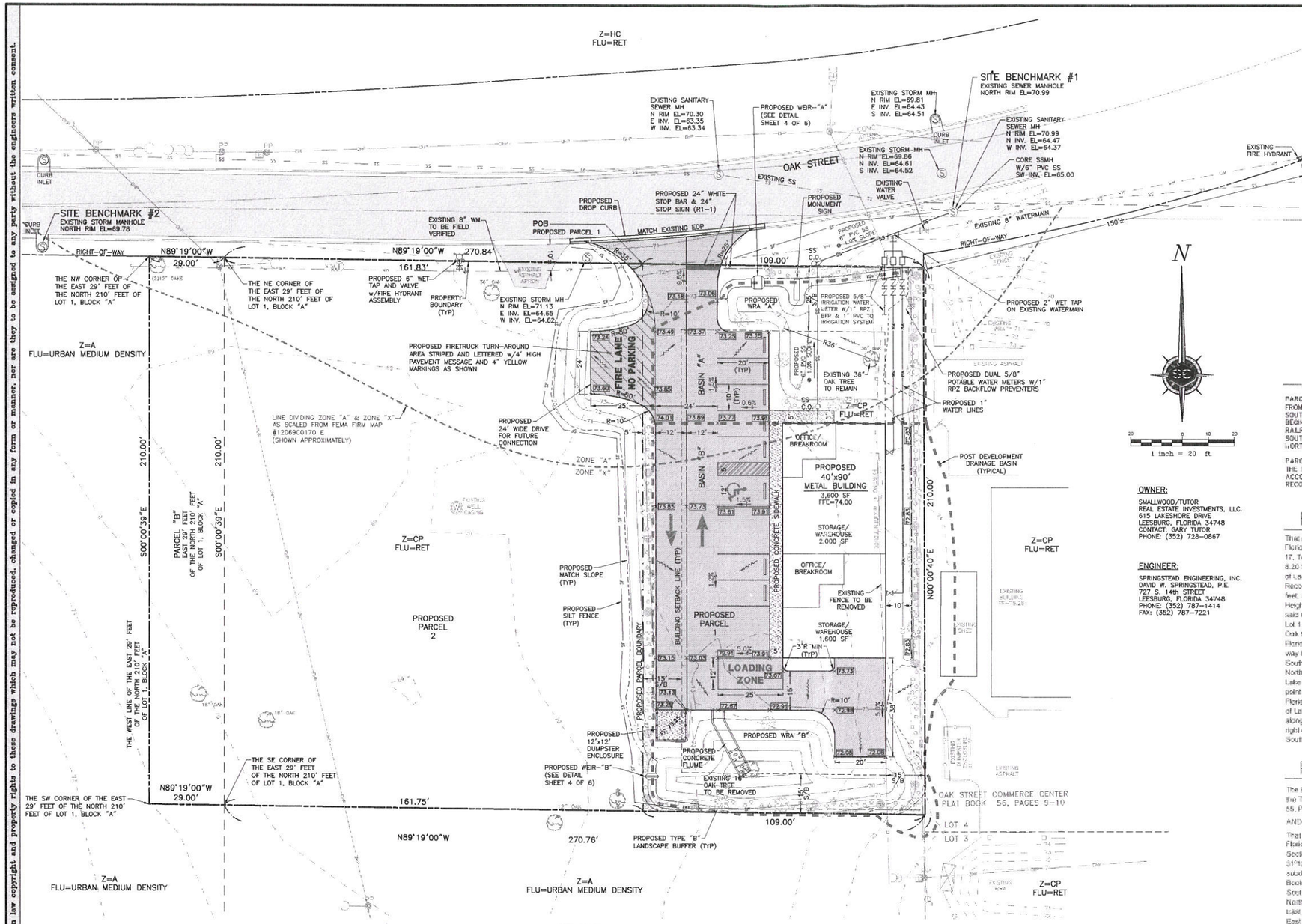
SIDE ELEVATION

AgeWave Solutions, Inc.

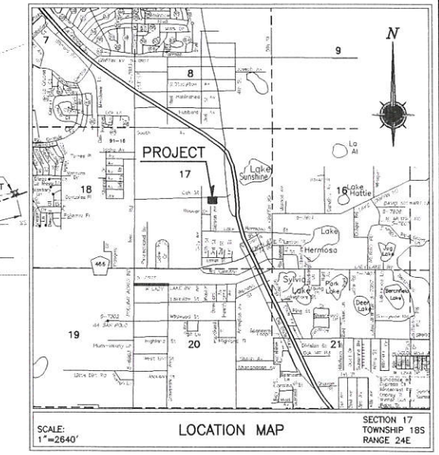
EQUAL HOUSING OPPORTUNITY

THIS DRAFT RENDERING IS PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES. CHANGES MAY BE MADE DURING THE FURTHER PLANNING AND/OR DEVELOPMENT STAGES AND DIMENSIONS, FINISHES AND REPRESENTATIONS ARE SUBJECT TO CHANGED. ALL RIGHTS RESERVED.

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



SITE PLAN
SCALE: 1"=20'



PARENT TRACT DESCRIPTIONS

PARCEL A:
FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN EAST 264 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 240 FEET, THENCE EAST TO A POINT 210 FEET WEST OF THE RAILROAD RIGHT-OF-WAY, THENCE NORTH 240 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4, THENCE WEST TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PARCEL B:
THE EAST 29 FEET OF THE NORTH 210 FEET OF LOT 1, BLOCK "A", WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROPOSED PARCEL NO. 1

That portion of the Southeast ¼ of Section 17, Township 18 South, Range 24 East, Lake County, Florida described as follows: Commencing at the Northwest Corner of the Southeast ¼ of Section 17, Township 18 South, Range 24 East, Lake County, Florida, run thence North 31°12'09" West, 8.20 feet, more or less, to the Northwest corner of Washington Heights, a subdivision in the Town of Lady Lake, Florida, according to the plat thereof as recorded in Plat Book 9, Page 55, Public Records of Lake County, Florida. From said Northwest corner, run South 89°19'00" East, 264.00 feet, along the North line of said Washington Heights to the Northeast Corner of said Washington Heights. From said Northeast corner, run South 00°00'39" East, 25.00 feet along the East line of said Washington Heights to the Northeast corner of the East 29.00 feet of the North 210.00 feet of Lot 1, Block "A" of said Washington Heights, said corner adjoining the South right of way line of Oak Street as recorded in Official Records Book 1673, page 619, Public Records of Lake County, Florida. From said corner, run South 89°19'00" East, 161.84 feet along the said South right of way line to the Point of Beginning of this description. From said Point of Beginning, leaving said South right of way line, run South 00°00'40" West, 210.00 feet, more or less, to a point on the North line of the property described in Official Records Book 1514, page 1791, Public Records of Lake County, Florida. From said point, run South 89°19'00" East, 109.00 feet, more or less, to a point on the West line of Oak Street Commerce Center, a subdivision in the Town of Lady Lake, Florida, according to the plat thereof as recorded in Plat Book 55, pages 9 and 10, Public Records of Lake County, Florida. From said point, run North 00°00'40" East, 210.00 feet, more or less, along the said West line of Oak Street Commerce Center to a point on the aforementioned South right of way line of Oak Street. From said point, run North 89°19'00" West, 109.00 feet along said South right of way line to the point of beginning.

PROPOSED PARCEL NO. 2

The East 29 feet of the North 210 feet of Lot 1, Block "A", Washington Heights, a Subdivision in the Town of Lady Lake, Florida, according to the plat thereof as recorded in Plat Book 9, page 55, Public Records of Lake County, Florida

AND

That portion of the Southeast ¼ of Section 17, Township 18 South, Range 24 East, Lake County Florida described as follows: Commencing at the Northwest Corner of the Southeast ¼ of Section 17, Township 18 South, Range 24 East, Lake County, Florida, run thence North 31°12'09" West, 8.20 feet, more or less, to the Northwest corner of Washington Heights, a subdivision in the Town of Lady Lake, Florida, according to the plat thereof as recorded in Plat Book 9, Page 55, Public Records of Lake County, Florida. From said Northwest corner, run South 89°19'00" East, 264.00 feet, along the North line of said Washington Heights to the Northeast Corner of said Washington Heights. From said Northeast corner, run South 00°00'39" East, 25.00 feet along the East line of said Washington Heights to the Northeast corner of the East 29.00 feet of the North 210.00 feet of Lot 1, Block "A" of said Washington Heights, said corner adjoining the South right of way line of Oak Street as recorded in Official Records Book 1673, page 619, Public Records of Lake County, Florida, and being the Point of Beginning of this description. From said Point of Beginning, run South 89°19'00" East, 161.84 feet along the said South right of way line; thence leaving said South right of way line, run South 00°00'40" West, 210.00 feet, more or less, to a point on the North line of the property described in Official Records Book 1514, page 1791, Public Records of Lake County, Florida. From said point, run North 89°19'00" West, 161.75 feet, along the said North line, more or less, to a point on the East line of said Lot 1, Block "A" of Washington Heights. From said point, run North 00°00'39" West, 0.30 feet along the said East line of Lot 1, Block "A", more or less, to the Southeast corner of the East 29.00 feet of the North 210.00 feet of Lot 1, Block "A" of said Washington Heights. From said corner, continue thence North 00°00'39" West, 210.00 feet along the East line of Lot 1, Block "A" of Washington Heights to the Point of Beginning.

OWNER:
SMALLWOOD/TUTOR
REAL ESTATE INVESTMENTS, LLC.
615 LAKESHORE DRIVE
LEESBURG, FLORIDA 34748
CONTACT: GARY TUTOR
PHONE: (352) 728-0867

ENGINEER:
SPRINGSTEAD ENGINEERING, INC.
DAVID W. SPRINGSTEAD, P.E.
727 S. 14th STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-1414
FAX: (352) 787-7221

NOTES:

1. SUBJECT PARCEL "A" ID #1279321
   SUBJECT PARCEL "B" ID #2729163
2. ZONED: CP (PLANNED COMMERCIAL)
   FUTURE LAND USE: RET (RETAIL)
3. MAX ISR = 80%
4. MAX BUILDING HEIGHT = 35'
5. SOILS ARE CLASSIFIED AS CANDLER SAND, HYDROLOGIC GROUP "A", 0 TO 5 PERCENT SLOPES (13) PER SCS.

INDEX

DESCRIPTION	SHEET
SITE PLAN	1
LANDSCAPE PLAN AND IRRIGATION DETAILS	2
SITE LIGHTING PHOTOMETRIC PLAN	2A
SITE DETAILS	3
DRAINAGE DETAILS	4
WATER AND SEWER DETAILS, SHEET-1	5
WATER AND SEWER DETAILS, SHEET-2	5A
GENERAL NOTES	6

PARKING CALCULATIONS:

USE	REQUIRED	PROVIDED
STORAGE/WAREHOUSE	1 SPACE PER 4,000 SF = 3,600/4,000 = 0.90 SPACES	0.90 SPACES
OFFICE	1 SPACE PER 200 SF = 1,420/200 = 7.10 SPACES	7.10 SPACES
TOTAL SPACES PROVIDED		8
REQUIRED HANDICAP SPACES		1

SITE AREA CALCULATIONS:

PROPERTY AREA	= 22,892 SF	0.53 AC	100%
PROPOSED BUILDING/PAVEMENT	= 12,757 SF	0.29 AC	56%
OPEN SPACE	= 10,135 SF	0.24 AC	44%

POST DEVELOPMENT DRAINAGE BASIN AREA CALCULATIONS:

BASIN A

BASIN AREA	= 5,632 SF	0.13 AC	100%
IMPERVIOUS	= 1,951 SF	0.04 AC	35%
OPEN SPACE	= 1,678 SF	0.04 AC	30%
WRA	= 2,003 SF	0.05 AC	35%

BASIN B

BASIN AREA	= 16,940 SF	0.39 AC	100%
IMPERVIOUS	= 10,437 SF	0.24 AC	62%
OPEN SPACE	= 4,581 SF	0.11 AC	27%
WRA	= 1,922 SF	0.04 AC	11%

REV. BY:	DESCRIPTION	DATE:	DRAWN
GRL	ADD PROPERTY BOUNDARY DIMENSIONS	8/17/2015	LJG
GRL	REVISED AS PER TOWN OF LADY LAKE COMMENTS	6/15/2015	LJG
GRL	REVISED AS PER TOWN OF LADY LAKE COMMENTS	5/20/2015	LJG/NW

CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.
PROJECT: OAK STREET 3600 SF BUILDING SITE
DRAWING: SITE PLAN

1 of 6

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

Springstead Engineering, inc.
Consulting Engineers Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

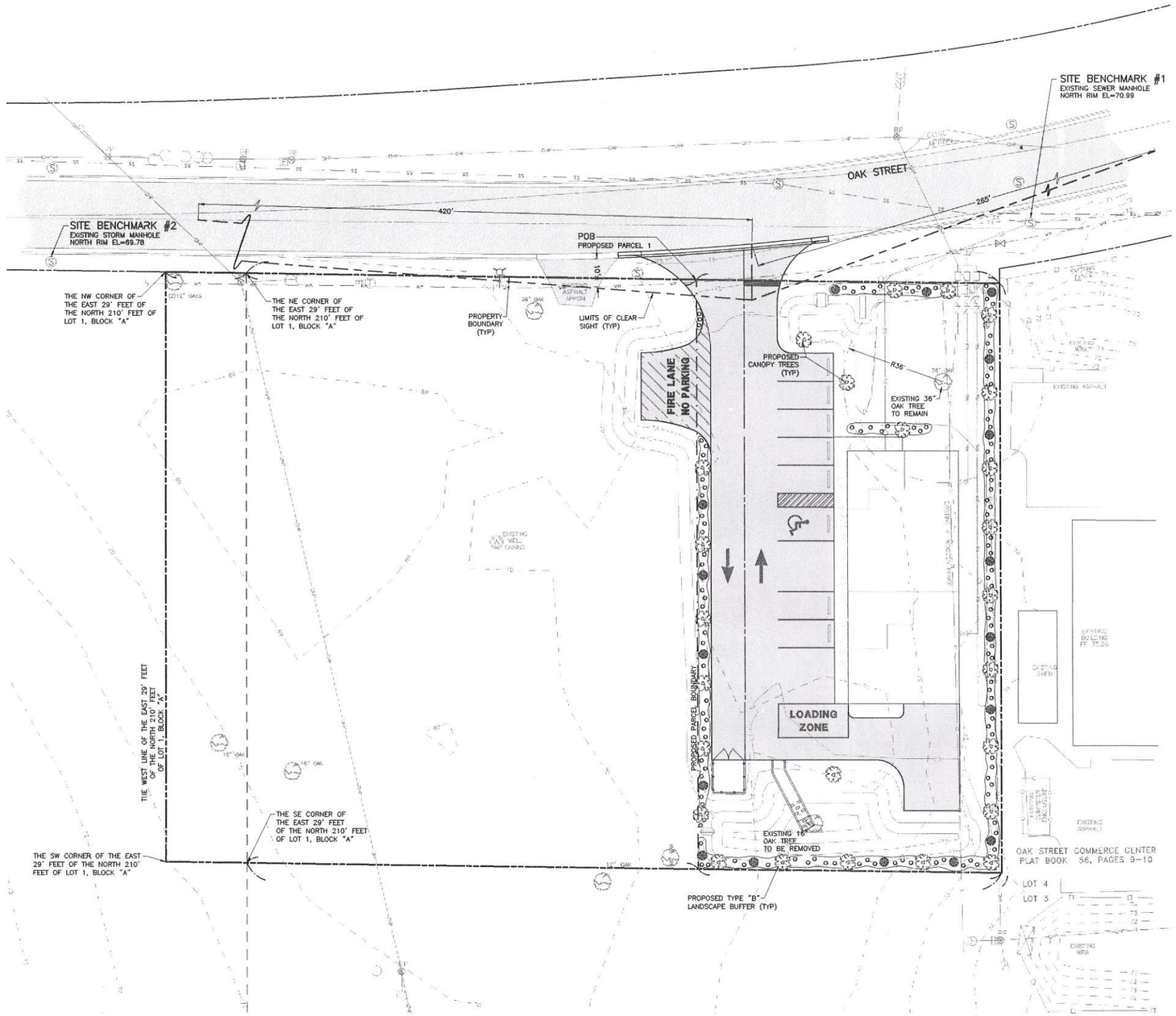
SCALE:	FILE:	DATE:
AS SHOWN	SITEPLAN	2/15
DESIGN:	DRAWN:	CHECKED:

DRAWING: SITE PLAN
CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.
JOB NO.: 1510001.000 SHEET: 1 OF: 6

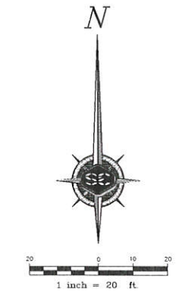
8/18/2015

J:\Land Projects 2015\1510001.000\dwg\SITEPLAN.dwg, SITEPLAN, 8/17/2015 4:42:01 PM, ***, LJG ***

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



LANDSCAPE PLAN
SCALE: 1"=20'



LANDSCAPE TABLE			
SYMBOL	QUANTITY ON SITE	BUFFER REQUIREMENT	PROPOSED SPECIES
	(25)	CANOPY TREES MIN 15' HGT AT PLANTING OR 4" DBH & 12' MIN HGT	LIVE OAK LAUREL OAK RED MAPLE SWEETGUM QUERCUS VIRGINIANA QUERCUS LAURIFOLIA ACER RUBRUM LIQUIDAMBAR STYRACIFLUA
	(17)	UNDERSTORY TREES MIN 2.5" DBH AT PLANTING	DOGWOOD MYRTLE OAK ORANGE JASMINE REDBUD SOUTHERN WAX MYRTLE CORNUS FLORIDA QUERCUS MYRTIFOLIA MURRAYA PANICULATA CERCIS CANADENSIS MYRICA CERIFERA
		SHRUBS MIN 20" HGT AT PLANTING (MIN 36" HGT WITHIN 2YRS)	BOUGAINVILLA CHERRY LAUREL CRAPE MYRTLE CROTON GARDENIA BOUGAINVILLA SPP. PRUNUS CAROLINIANA LAGERSTROEMIA INDICA CODIAEUM VARIEGATUM GARDENIA JASMINOIDES
		GROUND COVER	ALGERIAN IVY BORDER GRASS CONFEDERATE IVY MORNING GLORY WISTERIA FAMILY HEDERA CANARIENSIS LIRIOPE MUSCARI IMPOMOEA SPP. WISTERIA FRUTESCENS

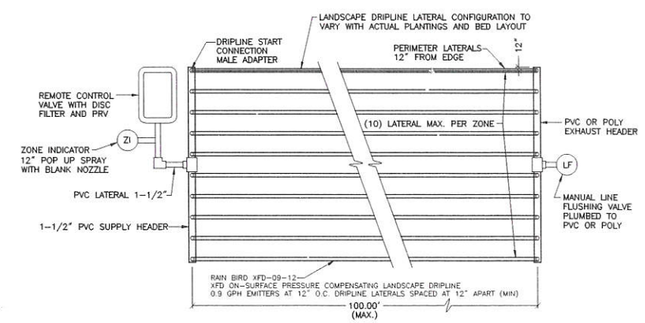
NOTE: DBH=DIAMETER AT BREAST HEIGHT

EXISTING TREE PRESERVATION TABLE

NORTHING	EASTING	ELEVATION	DESC
1669540.8287	359605.5664	72.89	OAK 36"

EXISTING TREE REMOVAL TABLE

NORTHING	EASTING	ELEVATION	DESC
1669383.5003	359558.6642	71.50	OAK 16"



TYPICAL DRIP ZONE LATERAL DETAIL
NOT TO SCALE

NOTES:
1) LANDSCAPE IS TO BE IRRIGATED TO TOWN OF LADY LAKE STANDARDS.
2) LANDSCAPING MATERIAL AS PER TOWN OF LADY LAKE REQUIREMENTS.
3) RAIN SENSORS ARE TO BE INSTALLED ON THE IRRIGATION SYSTEM.
4) ALL DISTURBED AREAS EXCEPT WRA BOTTOMS TO BE SODDED WITH BAHIA SOD (NON-MUCK GROWN) OR SEEDED IN AREAS NOT SUBJECT TO EROSION.
5) SEE DEMOLITION PLAN FOR TREE REMOVAL CALCULATIONS.
6) ALL EXISTING TREES TO BE PRESERVED SHALL BE BARRICADED PER TOWN OF LADY LAKE STANDARDS.

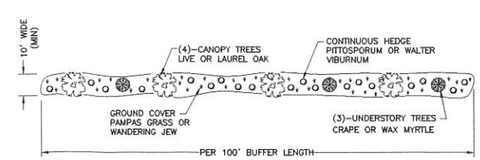
TREE CALCULATIONS

TREES REQUIRED PER TOWN OF LADY LAKE
0.53 ACRES x 160" PER ACRE = 85" OF TREES REQ'D

EXISTING TREES TO BE PRESERVED (SEE TABLE THIS SHT)
36" OAK
36" TOTAL PRESERVED

PROPOSED TREES PER LANDSCAPING SCHEDULE (SEE TABLE THIS SHT)
(25) CANOPIES x 4" = 100"
(17) UNDERSTORIES x 2.5" = 42.5"
142.5" TOTAL PROPOSED

TOTAL TREES ON-SITE = 178.5"



TYPICAL TYPE-B LANDSCAPE BUFFER
NTS

REV. BY:	DESCRIPTION	DATE:	DRAWN
	REVISED AS PER TOWN OF LADY LAKE COMMENTS	5/20/2015	LJR/NAV

CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.

PROJECT: OAK STREET 3600 SF BUILDING SITE

DRAWING: LANDSCAPE PLAN AND IRRIGATION DETAILS

2 of 6

8-19-15

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

Springstead Engineering, inc.
Consulting Engineers
Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	SITEPLAN	3/15
DESIGN:	DRAWN:	CHECKED:

DRAWING: LANDSCAPE PLAN AND IRRIGATION DETAILS

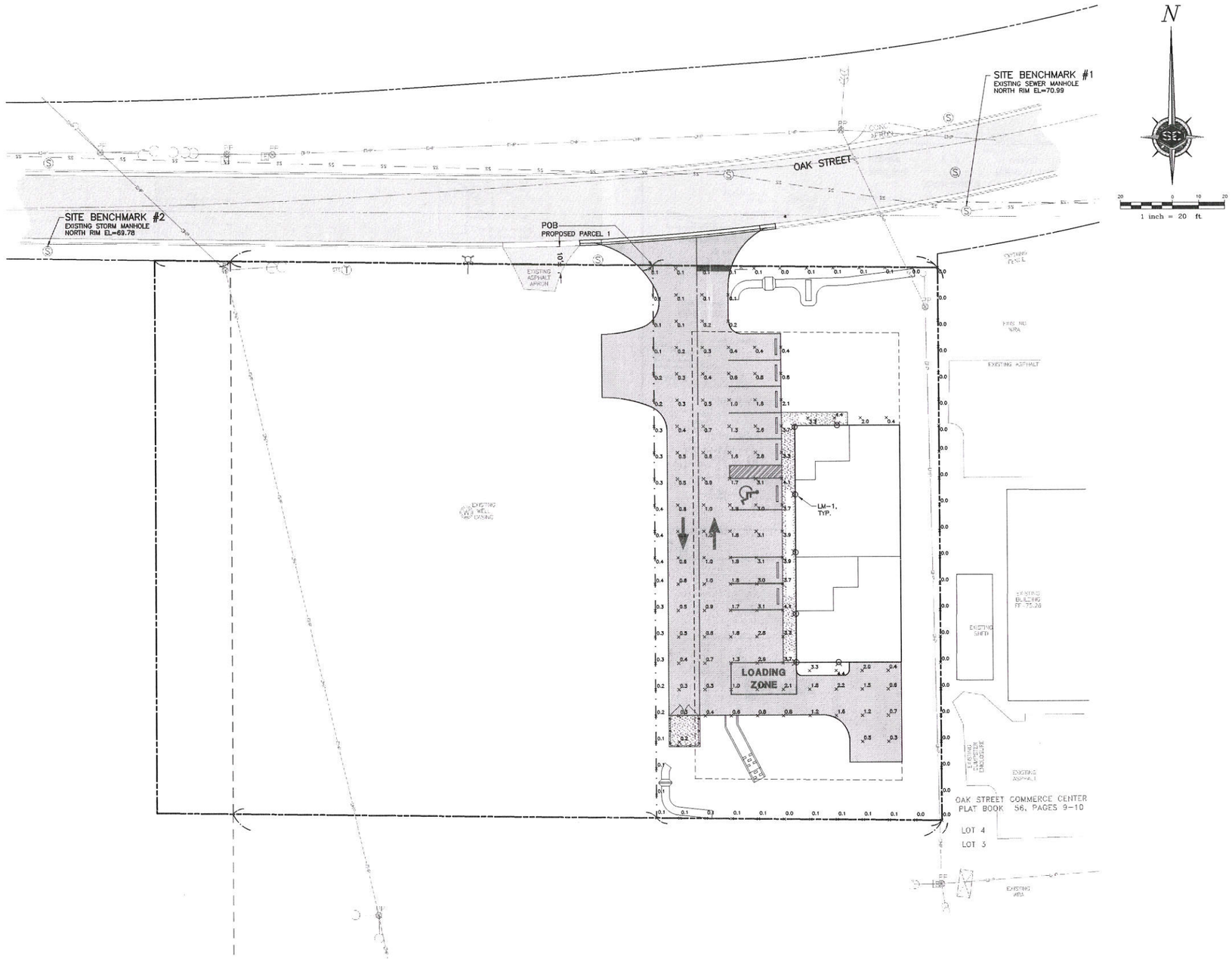
CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.

JOB NO.:	SHEET:
1510001.000	2 OF: 6

J:\Land Projects 2005\1510001.000\dwg\SITEPLAN.dwg, LANDSCAPE, 6/15/2015 3:05:33 PM, *** LJG ***

8/18/2015

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



LANDSCAPE PLAN
SCALE: 1"=20'

LUMINAIRE SCHEDULE

LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	LLF.	LUM. WATTS
LM-1	7	LITHONIA LIGHTING	TWR1 100M	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W MH w/CLEAP LAMP	ONE 100-WATT CLEAR ED-17 METAL HALIDE HORIZONTAL POSITION	8500	0.72	140

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX.	MIN.	AVG/MIN.	MAX./MIN.
SITE POINTS	ILLUMINANCE	Fc	2.7	4.4	0.1	27:1	44:1
PROPERTY BOUNDRY	ILLUMINANCE	Fc	0.1	0.4	0.0	1:1	4:1

REV. BY:	DESCRIPTION	DATE:	DRAWN
	ADDED PHOTOMETRIC PLAN AS PER COMMENTS	6/10/2015	NAV

CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.

PROJECT: OAK STREET 3600 SF BUILDING SITE

DRAWING: SITE LIGHTING PHOTOMETRIC PLAN

2A of 6

9-19-15

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 46229

Springstead Engineering, inc.
Consulting Engineers
Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	SITEPLAN	3/15
DESIGN:	DRAWN:	CHECKED:
	NAV	

DRAWING: SITE LIGHTING PHOTOMETRIC PLAN

CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.

JOB NO.:	SHEET: 2A
1510001.000	OF: 6

8/18/2015

J:\Land Projects 2009\1510001.000\cwg\SITEPLAN.dwg, PHOTOMETRIC, 6/15/2015 2:59:11 PM, *** LJG ***

The engineer expressly reserves the common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.

J:\Land Projects 2005\1510001.000\dwg\SITEPLAN.dwg, NOTES, 6/15/2015 2:56:22 PM, *** LJG ***

GENERAL PROJECT DATA

FOR IDENTIFICATION OF CONTRACTUAL AGREEMENTS, THIS SET OF DRAWINGS IS DATED MARCH 2015. ANY REVISIONS THEREAFTER WILL BE NOTED AND DATED ON THE AFFECTED DRAWINGS(S).

ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO ABIDE BY THE PROVISIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMITTING NPDES "NOTICE OF INTENT" (N.O.I.) AND "NOTICE OF TERMINATION" (N.O.T.) NOTICES TO THE EPA OR LOCAL STATE AGENCY HAVING JURISDICTION OVER THE NPDES PROGRAM. THE CONTRACTOR SHALL KEEP ONSITE A COPY OF THE SWPPP, NOI, AND WATER MANAGEMENT DISTRICT PERMITS ISSUED TOGETHER WITH THE INSPECTION REPORTS AND CURRENT PLANS, INCLUDING ANY MODIFICATIONS REQUIRED.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

DRAINAGE SYSTEMS

THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

THE UTILITIES ARE THE PROPERTY OF THE FOLLOWING:

POWER
FLORIDA POWER COORPORATION
P.O. BOX 120069
CLERMONT, FLORIDA 34712

WATER & SEWER
TOWN OF LADY LAKE
409 FENNELLE BLVD.
LADY LAKE, FLORIDA 32159
MAIN OFFICE: (352) 751-1526
CONTACT: FRED BLAKELEY

TELEPHONE
CENTURY LINK
302 E. BROADWAY
OCALA, FLORIDA 34474

CABLE
BRIGHT HOUSE
LEESBURG, FL 34748

THE CONTRACTOR IS TO OBTAIN A COPY OF THE SOILS REPORT FOR REVIEW PRIOR TO CONSTRUCTION; AND THE CONSTRUCTION IS TO CONFORM TO THE RECOMMENDATIONS IN THAT REPORT.

SURVEY INFORMATION PREPARED BY; FARNER/BARLEY

AS-BUILTS

AS-BUILTS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER TWO WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED, AND DATED BY THE RESPONSIBLE PARTY. SEE INDIVIDUAL SECTIONS (STORM, WATER SYSTEM, ETC.) FOR ADDITIONAL AS-BUILT REQUIREMENTS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE PERMIT SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL OF THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR, CITY, COUNTY, AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

EROSION CONTROL

EROSION AND SILTATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS, AS REQUIRED.

WETLAND PROTECTION

THE LIMITS OF THE ON-SITE WETLANDS HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS OR ON PERMIT MATERIALS. THE WETLANDS ARE TO BE PROTECTED FROM DISTURBANCE AT ALL TIMES. CONTRACTOR SHALL PROVIDE EROSION, SILTATION, AND DIVERSION MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES SHOWN ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND ENGINEER.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

MATERIAL STORAGE/DEBRIS REMOVAL

ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

POTABLE WATER/FIRE SYSTEMS:

OWNER/OPERATOR:

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE WATER SYSTEM SHOWN ON THESE PLANS IS SMALLWOOD/TUTOR. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

PIPE MATERIALS:

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL INFRASTRUCTURE TO BE CONSTRUCTED. WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW PER THE OWNER'S POLICY FOR REVIEW OF SHOP DRAWINGS.

POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE. PIPE SMALLER THAN 4" SHALL BE SCH 80 PVC IN ACCORDANCE WITH ASTM D1785.

DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

PVC PIPE SMALLER THAN 4" SHALL BE SCHEDULE 80 IN ACCORDANCE WITH ASTM D2464.

FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION).

POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105.

VALVES:

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509.87 WITH HANDWHEEL OR WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, DRESSER KENNEDY, AMERICAN.

VALVE BOXES:

VALVE BOXES ON BURIED POTABLE WATER MAINS SHALL BE ADJUSTABLE, CAST IRON CONSTRUCTION, WITH MINIMUM INTERIOR DIAMETER OF 5" WITH COVERS CAST WITH THE INSCRIPTION IN LEGIBLE LETTERING ON TOP: WATER. BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE, AND SHALL BE MANUFACTURED BY MUELLER COMPANY, MODEL 10364, OR APPROVED EQUAL. VALVE BOX PADS SHALL BE 18" X 18" X 4" THICK CONCRETE WITH #4 REINFORCING BARS. PAD TO BE SET AT FINISHED GRADE WITH RECESSED DETECTOR WIRE CONDUIT PORT PER DETAIL.

PIPE INSTALLATION:

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87.

COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH.

ALL WATER MAINS SHALL BE INSTALLED WITH PIPE RESTRAINTS OR THRUST BLOCKS, UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE.

ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE PROVIDED WITH PIPE RESTRAINTS OR THRUST BLOCKS. FOR RESTRAINT AND THRUST BLOCK CONSTRUCTION SPECIFICATIONS, REFER TO WATER SYSTEM DETAILS.

PIPE IDENTIFICATION:

ALL WATER MAIN PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING BLUE AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE. A CONTINUOUS 14 GUAGE COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE WATER DETAIL SHEET.

DISINFECTION AND TESTING:

ALL PIPE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.

ALLOWABLE LEAKAGE FOR PVC PRESSURE MAINS WILL BE IN ACCORDANCE WITH AWWA M23.

THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC AND LEAKAGE TESTING. CONTRACTOR SHALL CONTACT THE ENGINEER, OWNER/OPERATOR AND COUNTY IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

THE WATER SYSTEM SHALL BE SOAK TESTED 24 HOURS @ 1.5 TIMES THE WORKING PRESSURE OR 150 PSI WHICHEVER IS GREATER. AND TESTED FOR LEAKAGE AT 150 PSI FOR TWO HOURS WITH ALLOWABLE LEAKAGE IN ACCORDANCE WITH ABOVE STANDARDS.

ALL TESTING SHALL BE PERFORMED WITH POTABLE WATER. AIR TESTING OF WATER MAINS WILL NOT BE ALLOWED.

CONTRACTOR SHALL PULL BACTERIOLOGICAL TEST SAMPLES FROM THE SAMPLE POINTS SPECIFIED BY THE ENGINEER.

CONNECTIONS TO EXISTING WATER MAINS:

PRIOR TO THE CONNECTION TO ANY EXISTING MAIN, THE PROPOSED WATER MAIN SHALL BE DISINFECTED AND HAVE ENGINEER APPROVED PRESSURE TESTING.

AS BUILT DRAWINGS:

THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION RELATIVE TO ALL CONSTRUCTED UTILITIES AND STRUCTURES. THREE SETS SHALL BE PROVIDED FOR REVIEW.

AS-BUILT INFORMATION FOR THE WATER SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. LOCATION OF ALL PUMPS, TANKS, RESEVOIRS, PRESSURE SYSTEMS, EQUIPMENT, VALVES, FITTINGS, HYDRANTS AND SERVICES. HORIZONTAL AND VERTICAL
2. LOCATION OF THE WATER MAIN TIED WITH COORDINATES.
3. CERTIFICATION AS TO THE SYSTEM MEETING THE MINIMUM COVER REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.
5. UTILITY LOCATES ON SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER UNTIL AS-BUILT DRAWINGS ARE REVIEWED AND APPROVED BY THE UTILITY.

PIPE IDENTIFICATION FOR SANITARY/STORM SEWERS:

ALL WASTEWATER/STORMWATER PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING GREEN AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL GREEN PIPE, SHALL HAVE A CO-EXTRUDED GREEN EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH GREEN STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE GREEN STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT WASTEWATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED AS SUGGESTED BY F.D.E.P. ALL OTHER WASTEWATER/STORMWATER PIPE ABOVEGROUND, SHALL BE PAINTED GREEN OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE. A CONTINUOUS 14 GUAGE COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE WATER DETAIL SHEET.

SANITARY SEWER NOTES:

OWNER/OPERATOR:

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE SYSTEM SHOWN ON THESE PLANS IS SMALLWOOD/TUTOR. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

LATERALS:

1. ALL SERVICE LATERALS AND FITTINGS SHALL BE A MINIMUM OF 4" IN DIAMETER.
2. ALL LATERALS SHALL TERMINATE WITH A 4" CLEAN-OUT AT THE PROPERTY LINE, AND AT A DEPTH TO FINAL GRADE OF 3 FEET.
3. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2" X 2" X 2" ABOVE GRADE WOODEN STAKE OR APPROVED MARKER AND CURB MARKED WITH A "5"..
4. IF CLEANOUTS ARE NOT INSTALLED AT THE TIME OF FINAL INSPECTION, THEN THE TERMINAL END OF EACH LATERAL SHALL BE EXPOSED.

MAINS AND MANHOLES:

1. ALL GRAVITY SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF DR-35 PVC PIPE MEETING ASTM 3034, AND SHALL HAVE A MINIMUM COVER OF THREE (3) FEET.
2. WHERE REQUIRED, MAINS SHALL BE CLASS 50 DUCTILE IRON PIPE (DIP) MEETING AWWA C150 AND C151. MAINS SHALL BE 60 MIL EPOXY COATED WITH POLYETHYLENE WRAP CONFORMING TO AWWA C105.
3. MAINS AND LATERALS WITH LESS THAN THREE (3) FEET OF COVER SHALL BE CLASS 50 DIP.
4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL.
5. JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-7.
6. JOINTS BETWEEN PIPES OF DISSIMILAR MATERIALS MAY BE MADE WITH A FLEXIBLE MECHANICAL COMPRESSION COUPLING WITH NUMBER 316 STAINLESS STEEL BANDS.
7. ALL SANITARY MANHOLES SHALL BE PRECAST CONCRETE WITH A MINIMUM WALL THICKNESS OF FIVE (5) INCHES FOR INSIDE DIAMETER OF FOUR (4) FEET.
8. MANHOLES SHALL MEET ASTM C-478. RING AND COVER SHALL BE TRAFFIC BEARING H-20 CLASS 30 MEETING ASTM A-48.
9. INTERIOR AND EXTERIOR WALLS OF ALL MANHOLES SHALL HAVE A MINIMUM OF TWO (2) 8 MIL COATS OF AN APPROVED PROTECTIVE COAL TAR EPOXY.

FORCEMAINS:

1. FORCEMAINS SHALL BE DR 18 PVC PIPE CONFORMING TO AWWA C-900, OR 60 MIL EPOXY COATED CLASS 50 DIP. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH ON TYPE JOINTS CONFORMING TO ASTM D3139.
2. ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON WITH 250 PSI MINIMUM PRESSURE RATING.
3. METALLIC MARKING TAPE SHALL BE PLACED OVER THE MAIN AT A MAXIMUM DEPTH OF TWO (2) FEET BELOW THE SURFACE AND TIED INTO ALL VALVE BOXES. TESTING FOR CONTINUITY WILL BE REQUIRED.
4. ALL MAINS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET. FORCEMAINS WITH LESS THAN THREE (3) FEET OF COVER SHALL BE CLASS 50 DIP.
5. ALL CONNECTIONS TO EXISTING SEWER FORCEMAINS SHALL BE ACCOMPLISHED WITH A WET TAP AND THRUST BLOCK.
6. PROVIDE JOINT RESTRAINT OR THRUST BLOCKS AS SHOWN ON THE DETAIL SHEET, UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE.

TESTING:

1. SEWAGE COLLECTION SYSTEM:
   - A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW- PRESSURE AIR TESTS.
   - B. ALL SEWER MAINS SHALL BE LAMPED IN THE PRESENCE OF THE ENGINEER.
   - C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
   - D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE.

AS BUILT DRAWINGS:

THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION RELATIVE TO ALL CONSTRUCTED UTILITIES AND STRUCTURES. THREE SETS SHALL BE PROVIDED FOR REVIEW. ONCE APPROVED BY THE UTILITY, ONE REPRODUCIBLE SET SHALL BE PROVIDED.

AS-BUILT INFORMATION FOR THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. LOCATION OF ALL MANHOLES, PIPES, VALVES, FITTINGS, AND SERVICES. HORIZONTAL AND VERTICAL W/INVERTS.
2. LOCATION OF THE MAIN TIED WITH COORDINATES.
3. CERTIFICATION AS TO THE SYSTEM MEETING THE MINIMUM COVER REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.
5. UTILITY LOCATES ON SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR UNTIL AS-BUILT DRAWINGS ARE REVIEWED AND APPROVED BY THE UTILITY.

PIPE MATERIALS:

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL INFRASTRUCTURE TO BE CONSTRUCTED. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW PER THE CITY'S POLICY FOR REVIEW OF SHOP DRAWINGS.

POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE A DR (DIMENSION RATIO) OF 18. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE.

DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

PIPE DETECTOR W/LOCATOR WIRE SHALL BE INSTALLED ON ALL MAINS PER DETAIL.

PIPE SIZES GREATER THAN 12" IN BOTH PVC AND DUCTILE IRON SHALL BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS.

FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION)

POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105.

PIPE INSTALLATION:

PIPE INSTALLATION OF PVC MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87.

COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH.

ALL MAINS SHALL BE INSTALLED WITH RESTRAINED JOINT FITTINGS OR CONCRETE THRUST BLOCKS, UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE.

ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE PROVIDED WITH RESTRAINTS OR THRUST BLOCKS. FOR RESTRAINT AND THRUST BLOCK CONSTRUCTION SPECIFICATIONS, REFER TO THE DETAILS.

LININGS AND COATINGS:

1. SEWAGE SERVICE: DUCTILE IRON PIPE AND FITTINGS SHALL RECEIVE AN INTERIOR LINING OF 40 MIL. POLYETHYLENE LINING, PROTECTO 401 CERAMIC EPOXY, OR EQUAL. ALL POLYETHYLENE FOR THE DUCTILE IRON PIPE SHALL BE DONE AT THE MANUFACTURER'S PLANT.

2. COATINGS: DUCTILE IRON PIPE AND FITTINGS FOR BURIED SERVICE SHALL RECEIVE A 1 MIL ASPHALTIC COATING IN ACCORDANCE WITH ANSI A21.50 ALL EXPOSED PIPING SHALL BE PRIMED AT MANUFACTURERS PLANT TO RECEIVE A FIELD COATING AS SPECIFIED BY THE DESIGN ENGINEER.

STORM SEWER NOTES:

OWNER/OPERATOR:

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE SYSTEM SHOWN ON THESE PLANS IS SMALLWOOD/TUTOR. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

MAINS AND MANHOLES:

1. ALL STORM SEWER MAINS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP) MADE IN ACCORDANCE WITH ASTM C 507 STANDARDS AND MEETING FDOT REQUIREMENTS.
2. JOINTS SHALL BE TONGUE AND GROOVE WITH PREFORMED PLASTIC GASKET (RAM-NEK OR APPROVED EQUAL) MEETING FEDERAL SPECIFICATIONS SS-S-210 A, TYPE I, ROPE FORM AND AASHTO DESIGNATION M-198 75 I, TYPE B.
3. ALL MANHOLES AND INLET BOTTOMS SHALL BE PRECAST CONCRETE AND MEET FDOT SPECIFICATIONS FOR FOR THE DESIGNATED TYPE AND SIZE.
4. MANHOLE RING AND COVERS AND INLET GRATES AND TOPS SHALL BE TRAFFIC BEARING H-20.

AS BUILT DRAWINGS:

THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION RELATIVE TO ALL CONSTRUCTED UTILITIES AND STRUCTURES. THREE SETS SHALL BE PROVIDED FOR REVIEW. ONCE APPROVED BY THE UTILITY, ONE REPRODUCIBLE SET SHALL BE PROVIDED.

AS-BUILT INFORMATION FOR THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. LOCATION OF ALL INLETS, MANHOLES, PIPES, STRUCTURES, DITCHES, BERMS, AND WATER RETENTION AREAS. HORIZONTAL AND VERTICAL WITH INVERTS.
2. LOCATION OF THE MAIN TIED WITH COORDINATES.
3. CERTIFICATION AS TO THE SYSTEM MEETING THE MINIMUM COVER REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.
5. UTILITY LOCATES ON SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR UNTIL AS-BUILT DRAWINGS ARE REVIEWED AND APPROVED BY THE UTILITY.

SEPARATION OF WATERMAINS, SANITARY SEWERS AND STORM SEWERS:

1. HORIZONTAL SEPARATION:
   - A) STORM SEWERS: WATER MAINS SHALL MAINTAIN MINIMUM OF A THREE (3) FOOT HORIZONTAL SEPARATION FROM STORM SEWER LINES. THIS DISTANCE IS MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A THREE (3) FOOT SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX (6) INCHES MIN ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.
   - B) SANITARY SEWER FORCEMAINS: FORCE MAINS SHALL BE INSTALLED AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
   - C) RECLAIMED WATER LINES: MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER FOR PUBLIC ACCESS IRRIGATION LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND POTABLE WATER MAINS. IF IT IS NOT POSSIBLE TO OBTAIN THE SEPARATIONS AS DESCRIBED THEN THE CONFLICT SHALL BE MITIGATED USING A METHOD APPROVED FOR GRAVITY SANITARY SEWERS.
   - D) SEWER/SEPTIC TANK ABSORPTION FIELDS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER/SEPTIC TANK ABSORPTION FIELD TRENCH. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
   - E) GRAVITY SANITARY SEWERS: GRAVITY SEWERS SHALL BE INSTALLED AT LEAST 6 FEET AND PREFERABLY 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 6-FT. SEPARATION, THE WATERMAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATERMAIN IS AT LEAST 6 INCHES MIN ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.
   - F) IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED, BOTH THE WATERMAIN AND SEWER MUST BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT PIPE COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS BEFORE BACKFILLING.
2. VERTICAL SEPARATION:
   - A) WATERMAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES AND PREFERABLY 12 INCHES BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERMAIN IS ABOVE THE SEWER WITH PREFERENCE TO THE WATERMAIN LOCATED ABOVE THE SEWER. WHEN THE WATER MAIN MUST BE BELOW THE SEWER, A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER SHALL BE MAINTAINED. AT CROSSINGS ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
   - B) SANITARY SEWER FORCEMAINS: THERE SHALL BE A 12 INCH VERTICAL SEPARATION AT CROSSINGS OF WATERMAINS AND SANITARY SEWER FORCEMAINS.
   - C) STORM SEWERS: A MINIMUM SIX (6) INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND STORM SEWERS. THIS DISTANCE IS MEASURED FROM THE OUTSIDE EDGE OF THE UPPER PIPE TO THE OUTSIDE EDGE OF THE LOWER PIPE. THE WATER LINE SHALL CROSS OVER THE SEWER LINE WHERE PRACTICAL. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT FROM THE INTERSECTION POINT, WITH NO LESS THAN THREE (3) FEET BETWEEN ANY TWO (2) JOINTS. WHERE THE MINIMUM SIX (6) FEET SEPARATION CANNOT BE MAINTAINED, THE SEWER LINE SHALL BE SLEEVED OR ENCASED IN CONCRETE FOR TWENTY (20) FEET CENTERED ON THE POINT OF CROSSING.
   - D) RECLAIMED WATER LINES: A SIX (6) INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT ALL CROSSINGS OF RECLAIMED WATER FOR PUBLIC ACCESS IRRIGATION.
   - E) GRAVITY SANITARY SEWERS: GRAVITY SEWERS CROSSING UNDER WATERMAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES AND PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS WILL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 6 FEET BETWEEN ANY TWO JOINTS. WHERE THE MINIMUM 6-IN. SEPARATION CANNOT BE MAINTAINED, ONE OF THE FOLLOWING METHODS OF PROTECTION SHALL BE UTILIZED:
     1. THE SEWER SHALL BE ENCASED IN CONCRETE FOR 6 FEET CENTERED ON THE CROSSING (6-FT. LINEAR SEPARATION BETWEEN JOINTS);
     2. THE SEWER SHALL BE INSTALLED WITH D.I.P. FOR 6 FEET CENTERED ON THE CROSSING (6-FT. LINEAR SEPARATION BETWEEN JOINTS);
     3. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING; OR
     4. EITHER THE WATERMAIN OR THE SEWERLINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 6 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATERMAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR USE IN WATERMAIN CONSTRUCTION.

     ONE OF THESE METHODS SHALL ALSO BE UTILIZED WHEN THERE IS NO ALTERNATIVE TO SEWERS CROSSING OVER WATERMAINS. IN SUCH INSTANCES, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
   - F) WHEN THE WATER MAIN MUST BE BELOW THE SEWER, A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN THE OUTSIDE EDGE OF THE WATER MAIN AND THE OUTSIDE EDGE OF THE SEWER SHALL BE MAINTAINED. IF THERE IS NO ALTERNATIVE TO PLACING SEWER PIPES OVER WATER MAINS, AND THE SEPARATION CANNOT BE MET, THE PIPES SHALL BE CENTERED AT THE POINT OF CROSSING AS INDICATED ABOVE, AND THE WATER MAIN SHALL BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE FOR TWENTY FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
3. EXCEPTION:

   THE REVIEWING AUTHORITY MUST SPECIFICALLY APPROVE ANY VARIANCE FROM THE REQUIREMENTS OF SECTIONS 1 AND 2 WHEN IT IS IMPOSSIBLE TO OBTAIN THE SPECIFIED SEPARATION DISTANCES. WHERE SEWERS ARE BEING INSTALLED AND SECTIONS 1 AND 2 CANNOT BE MET, THE SEWER MATERIALS SHALL BE WATERWORKS GRADE 150 PSI (1.0 MPA) PRESSURE RATED PIPE OR EQUIVALENT AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
4. SEWER MANHOLES:

   NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

REV.	BY:	DESCRIPTION	DATE:	DRAWN

CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.

PROJECT: OAK STREET 3600 SF BUILDING SITE

DRAWING: GENERAL NOTES

6 of 6

8-19-15

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

Springstead Engineering, inc.

Consulting Engineers
Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
N/A	SITEPLAN	3/15
DESIGN:	DRAWN:	CHECKED:
DWS	LJG	DWS

DRAWING: GENERAL NOTES

CLIENT: SMALLWOOD/TUTOR REAL ESTATE INVESTMENTS, LLC.

JOB NO.: 1510001.000 SHEET: 6 OF: 6

8/18/2015

K-7

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015

SUBJECT: Village of Lake- Sumter Golfview Dock and Pavilion Improvements MJM 08/15-001-Proposing for the construction of a 108 Lineal-foot Wooden Dock with Sidewalk Ramp and the Erection of a 400 square-foot Picnic Pavilion, located at 1415 Paradise Drive, within the Villages area, identified by Alternate Key Number 3452399.

DEPARTMENT: Growth Management

STAFF RECOMMENDED MOTION:

Staff recommends approval of the Major Modification to the Major Site Plan for the Village of Lake- Sumter Golfview Dock and Pavilion Improvements - MJM 08/15-001

SUMMARY:

Janet Tutt, in representation of the Village Center Community Development District, property owner, has submitted a Major Modification to the Site Plan as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.b.1, where a 10% or more change in the project acreage or square footage requires the submittal and approval of a Major Modification application. The project proposes the construction the construction of a 108 Lineal-foot wooden dock with sidewalk ramp and the erection of a 400 square-foot picnic pavilion to be constructed on Golfview Lake just east of an existing wood dock to be removed and northeast of the Paradise Regional Recreation Center located at 1415 Paradise Drive, within the Villages area, identified by alternate key number 3452399. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including engineering and environmental protection regulations.

The site is zoned "MX-8" Mixed Residential Medium Density; which permits the proposed improvements for Orange Blossom Gardens due to the fact that this facility will be considered.an accessory amenity use, such as swimming pools and recreational facilities, which is centrally located for local residents to use. The Future Land Use Map designation for the site is P (Recreation); which is consistent with the present and proposed use of the property. The requested

DEPARTMENT HEAD		Submitted 8/24/15	Date
(WL) 8-24-15 FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 9/2/15	Date 8/25/1

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RECEIVED
JUL 30 2015
GROWTH MANAGEMENT DEPT.

TOWN OF LADY LAKE
APPLICATION FOR MAJOR SITE PLAN MODIFICATION

1. Applicant's Name: Village Center Comm. Dev. District, Janet Tutt, District Manager

   Address: 984 Old Mill Run (c/o) Jennifer McQueary

   Telephone/Email: 352-751-3939 / janet.tutt@districtgov.org

   Applicant is: Owner x Developer x Lessee ___ Agent ___ Optionee ___

2. Owner's Name: Village Center Comm. Dev. District, Janet Tutt, District Manager

   Address: 984 Old Mill Run (c/o) Jennifer McQueary

   Telephone/Email: 352-751-3939 / janet.tutt@districtgov.org

3. Project Name: Golfview Dock and Pavilion

   Physical Location/Address: 1415 Paradise Drive, The Villages, FL 32159

4. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form: see attached plans for site location.

5. The property is currently zoned: PUD

6. Briefly describe the proposed modification New Pavilion Building and Dock

   If for storage, what type of material will be stored? N/A

7. Have any development reviews and/or approvals been granted to this property?
   Yes ___ No X If yes, list the type, date and result: ___

Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH MANAGEMENT DEPARTMENT ACCOMPANIED BY TEN (10) COPIES OF THE SITE PLAN AND ONE (3) 11 X 17 (SIGNED AND SEALED REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT RGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:
Date Application Received: 07/30/15 Received by: LOTTON

Major Site Plan Modification -Major $2,495.00
~~Major Site Plan Modification -Minor~~
Fees Paid: ___

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Janet Tutt, 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:
Golfview Dock and Pavilion

(3) That he has appointed Jeffrey A. Head, 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 11th day of June, 2015, by Janet Tutt, who is personally known to me or who has produced <personally known> as identification and who did (did not) take an oath.

Notary Public

JACQUELYN EVANS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF131830
Expires 6/11/2018

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 Janet Tutt, 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: Golfview Dock and Pavilion

(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 11th day of June, 2015, by Janet Tutt, who is personally known to me or who has produced (personally known) as identification and who did (did not) take an oath.

Notary Public

JACQUELYN EVANS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF131830
Expires 6/11/2018

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	**Alternate Key:**	3452399
Mailing Address:	3201 WEDGEWOOD LN THE VILLAGES, FL 32162-7116 *Update Mailing Address*	**Parcel Number:**	06-18-24-039500A00000
		Millage Group and City:	F0LL (Lady Lake)
		Total Millage Rate:	18.23370
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1419 PARADISE DR LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	ORANGE BLOSSOM HILLS GOLF COURSE *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, ORANGE BLOSSOM GARDENS UNIT 13 TRACTS A, A-1, B, | D, NW'LY 1/2 OF VACATED W BOONE CT LYING SW'LY OF SW'LY LINE| OF PARADISE DR & NE'LY OF NE'LY LINE OF US HWY 441 PB 29 PGS| 91-93 | ORB 1436 PG 14 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	GOLF COURSES (3800)	0	0		9	PH	$0.00	$315,000.00
2	UTILITIES (9100)	0	0		1	LT	$0.00	$36,000.00

Commercial Building(s)

Building 1

Commercial — Building Value: $425,021.00

Summary

Year Built:	2004
Total Square Footage:	5378
Full Bathrooms:	3
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	17	1	960	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(86C)	100.00 %	Yes	Yes

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
2	FINISHED LIVING AREA (FLA)	17	1	2600	0%	0%	

Wendy Then

From: Hickey, Dan <Dan.Hickey@districtgov.org>
Sent: Wednesday, August 19, 2015 7:29 AM
To: Wendy Then
Subject: Re: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy

Im out of the office this week

I'm don't believe I have any comments.

I was able to glance at the plans.

Thanks

Sent from my iPad

On Aug 18, 2015, at 3:05 PM, Wendy Then <wthen@ladylake.org> wrote:

> Hi Tracy,
>
> Still waiting on comments by the Villages Fire. Town Staff is anticipating to have this application go before the 09/02 Town Commission Meeting. I will let you know how many sets of plans we will need for that meeting upon receiving final review from the Villages Fire.
>
> Thanks.
>
> *Wendy Then, CFM*
> *Town Planner*
> *Town of Lady Lake*
> *409 Fennell Blvd.*
> *Lady Lake, FL 32159*
> *352-751-1582*
> *352-751-1514- Fax*
>
> Fla. Stat. 668.6076 "Under Florida law, 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."

From: Tracy Rayborn [mailto:trayborn@farnerbarley.com]
Sent: Tuesday, August 18, 2015 1:46 PM
To: Wendy Then <wthen@ladylake.org>
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy
Can you tell me when we will receive the Town Commission report?

Tracy Rayborn

Assistant to Jeffrey A. Head, P.E.

& Christopher A. Potts, P.E.

4450 NE 83rd Road

Wildwood, Fl 34785

Ph: 352-748-3126

Fax: 352-748-0823

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, August 11, 2015 2:42 PM
To: Jeff Head; Dallas Foss
Cc: Tracy Rayborn; Thad Carroll; Steve Barley
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

We will get comments from the Villages Fire and we will add that to the Town Commission's Report.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax

Fla. Stat. 668.6076 "Under Florida law, 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."

From: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Thursday, August 06, 2015 1:23 PM
To: Dallas Foss <dfoss@usanova.com>; Wendy Then <wthen@ladylake.org>
Cc: Tracy Rayborn <trayborn@farnerbarley.com>; Thad Carroll <tcarroll@ladylake.org>; Steve Barley <Newnoggin@aol.com>
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Dallas – Note 1 on our plan provided the conversion to NGVD. I've attached a pdf version for your use. Is this what you are looking for? What other items are holding this project up from moving forward?

Thanks,
FARNER, BARLEY & ASSOCIATES, INC.

Jeffrey A. Head, P.E.
4450 NE 83rd Road
Wildwood, FL 34785

Phone: 352.748.3126
Fax: 352.748.0823

From: Dallas Foss [mailto:dfoss@usanova.com]
Sent: Thursday, August 06, 2015 12:55 PM
To: Jeff Head; Wendy Then
Cc: Tracy Rayborn; Thad Carroll; Steve Barley
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Jeff,

FEMA Guidelines for elevation certificates require the elevation be according NAVD 1988 or NGVD datums. The datum you are referring to for your elevation must be converted to one of these approved datums to be used. Contact the surveyor that established the elevation and have them provide the conversion or establish the elevation per one of the approved datums. This is the one item that if is holding the project from being forwarded for approval.

Dallas Foss
Town of Lady Lake
Building Official
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

-------- Original message --------
From: Jeff Head <jhead@farnerbarley.com>
Date: 08/05/2015 4:05 PM (GMT-05:00)
To: Wendy Then <wthen@ladylake.org>
Cc: Tracy Rayborn <trayborn@farnerbarley.com>, Dallas Foss <dfoss@usanova.com>, Thad Carroll <tcarroll@ladylake.org>, Steve Barley <Newnoggin@aol.com>
Subject: Re: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy - we did not do a flood study but understand there was a study done when the subdivision was designed and permitted. The recorded plat states the 100 year flood elevation. It is our understanding that Lake County or TOLL required this when the plat was recorded years ago. Let me know if you have additional questions or if we need to discuss further.

Thanks, Jeff

Sent from my iPad

On Aug 5, 2015, at 7:58 AM, Wendy Then <wthen@ladylake.org> wrote:

> Good Morning Jeff,
>
> Is this from a flood study that was done when that subdivision was originally built? What we are really looking for is the backup data that is being used from by the Villages.
>
> Thanks.

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Tuesday, August 11, 2015 3:45 PM
To: Wendy Then; Jeff Head
Cc: Tracy Rayborn; Thad Carroll; Steve Barley
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy,

The conversion factor for the flood elevation is acceptable as shown in the notes on plans. A note is required that a dawn to dusk sign is to be installed for use of dock area or proper lighting is to be installed for after dark useage.

Dallas Foss
Town of Lady Lake
BUILDING Official
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

-------- Original message --------
From: Wendy Then <wthen@ladylake.org>
Date: 08/11/2015 2:41 PM (GMT-05:00)
To: Jeff Head <jhead@farnerbarley.com>, Dallas Foss <dfoss@usanova.com>
Cc: Tracy Rayborn <trayborn@farnerbarley.com>, Thad Carroll <tcarroll@ladylake.org>, Steve Barley <Newnoggin@aol.com>
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

We will get comments from the Villages Fire and we will add that to the Town Commission's Report.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Fla. Stat. 668.6076 "Under Florida law, 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."

From: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Thursday, August 06, 2015 1:23 PM

To: Dallas Foss <dfoss@usanova.com>; Wendy Then <wthen@ladylake.org>
Cc: Tracy Rayborn <trayborn@farnerbarley.com>; Thad Carroll <tcarroll@ladylake.org>; Steve Barley <Newnoggin@aol.com>
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Dallas – Note 1 on our plan provided the conversion to NGVD. I've attached a pdf version for your use. Is this what you are looking for? What other items are holding this project up from moving forward?

Thanks,
FARNER, BARLEY & ASSOCIATES, INC.

Jeffrey A. Head, P.E.
4450 NE 83rd Road
Wildwood, FL 34785
Phone: 352.748.3126
Fax: 352.748.0823

From: Dallas Foss [mailto:dfoss@usanova.com]
Sent: Thursday, August 06, 2015 12:55 PM
To: Jeff Head; Wendy Then
Cc: Tracy Rayborn; Thad Carroll; Steve Barley
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Jeff,

FEMA Guidelines for elevation certificates require the elevation be according NAVD 1988 or NGVD datums. The datum you are referring to for your elevation must be converted to one of these approved datums to be used. Contact the surveyor that established the elevation and have them provide the conversion or establish the elevation per one of the approved datums. This is the one item that if is holding the project from being forwarded for approval.

Dallas Foss
Town of Lady Lake
Building Official
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

-------- Original message --------
From: Jeff Head <jhead@farnerbarley.com>
Date: 08/05/2015 4:05 PM (GMT-05:00)
To: Wendy Then <wthen@ladylake.org>
Cc: Tracy Rayborn <trayborn@farnerbarley.com>, Dallas Foss <dfoss@usanova.com>, Thad Carroll <tcarroll@ladylake.org>, Steve Barley <Newnoggin@aol.com>
Subject: Re: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy - we did not do a flood study but understand there was a study done when the subdivision was designed and permitted. The recorded plat states the 100 year flood elevation. It is our understanding that Lake County or TOLL required this when the plat was recorded years ago. Let me know if you have additional questions or if we need to discuss further.

Thanks, Jeff

Sent from my iPad

On Aug 5, 2015, at 7:58 AM, Wendy Then <wthen@ladylake.org> wrote:

Good Morning Jeff,

Is this from a flood study that was done when that subdivision was originally built? What we are really looking for is the backup data that is being used from by the Villages.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Fla. Stat. 668.6076 "Under Florida law, 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."

From: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Friday, July 31, 2015 9:30 AM
To: Wendy Then <wthen@ladylake.org>
Cc: Tracy Rayborn <trayborn@farnerbarley.com>; Dallas Foss <dfoss@usanova.com>; Thad Carroll <tcarroll@ladylake.org>
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy – Please see email I sent in May that provides the conversion factors for datum. This is in response to your email this morning asking same question. Let me know if we need to discuss.

Thanks,
FARNER, BARLEY & ASSOCIATES, INC.

Jeffrey A. Head, P.E.
4450 NE 83rd Road
Wildwood, FL 34785
Phone: 352.748.3126
Fax: 352.748.0823

From: Jeff Head
Sent: Wednesday, May 20, 2015 10:29 AM
To: 'Wendy Then'
Cc: Tracy Rayborn; Dallas Foss; Thad Carroll
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy – Thanks for the reply. I offer the following to your comments.

- No electrical or plumbing is proposed for the pavilion/dock.
- The length of dock will be added to the plans.
- The BFE you referenced is 61.09' NAVD 1988 datum. If you convert to The Villages datum (subtract 2.56) the BFE is 58.53'. The proposed dock is 59.50' Villages datum.
- We will submit a minor mod. permit application to SJRWMD; with this said, sounds like we need to file a Major Mod site plan to TOLL.

We will submit the site plan application soon. Please let us know if you have any questions or additional concerns with this site plan.

Thanks, Jeff

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, May 12, 2015 1:46 PM
To: Jeff Head
Cc: Tracy Rayborn; Dallas Foss; Thad Carroll
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Hi Jeff,

I have a couple of questions/comments regarding this project:

- For the 25'x16' Pavilion, what component will this proposed structure feature (i.e. will there be electrical, plumbing, etc.)?
- What is the lineal feet of the proposed dock. The plans do show 7 feet wide but I can't locate the length. Please provide.
- The project seems to be in Special Flood Hazard Area- Flood Zone A in its entirety. The plans show finish floor elevation for the proposed pavilion and dock at 59.50 feet; however, the elevation certificate for the Lindsey Golf Maintenance Facility shows Base Floor Elevation at 61.09 feet for Golf View Lake. Structure must be located at or above BFE (61.09 feet).
- Lastly, what type of regulatory permits will you need for this project (i.e. St. John's, FDEP, or U.S. Army Corp of Engineers, etc.). If not regulatory permit(s) needed, then we are talking about a Minor Mod.

Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Fla. Stat. 668.6076 "Under Florida law, 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."

Please think before you print.

From: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Monday, May 11, 2015 11:57 AM
To: Wendy Then
Cc: Tracy Rayborn
Subject: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy – Attached is a site plan of a proposed dock and Paradise Rec Center. This dock with replace an existing dock that is planned to be removed in same vicinity. Can you respond if this will require a major site plan or minor?

Thanks, Jeff

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com

---

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com

---

Wendy Then

From: Jeff Head <jhead@farnerbarley.com>
Sent: Wednesday, May 20, 2015 10:29 AM
To: Wendy Then
Cc: Tracy Rayborn; Dallas Foss; Thad Carroll
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Follow Up Flag: Follow up
Flag Status: Flagged

Wendy – Thanks for the reply. I offer the following to your comments.

- No electrical or plumbing is proposed for the pavilion/dock.
- The length of dock will be added to the plans.
- The BFE you referenced is 61.09' NAVD 1988 datum. If you convert to The Villages datum (subtract 2.56) the BFE is 58.53'. The proposed dock is 59.50' Villages datum.
- We will submit a minor mod. permit application to SJRWMD; with this said, sounds like we need to file a Major Mod site plan to TOLL.

We will submit the site plan application soon. Please let us know if you have any questions or additional concerns with this site plan.

Thanks, Jeff

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, May 12, 2015 1:46 PM
To: Jeff Head
Cc: Tracy Rayborn; Dallas Foss; Thad Carroll
Subject: RE: GOLFVIEW DOCK AT PARADISE REC CENTER

Hi Jeff,

I have a couple of questions/comments regarding this project:

- For the 25'x16' Pavilion, what component will this proposed structure feature (i.e. will there be electrical, plumbing, etc.)?
- What is the lineal feet of the proposed dock. The plans do show 7 feet wide but I can't locate the length. Please provide.
- The project seems to be in Special Flood Hazard Area- Flood Zone A in its entirety. The plans show finish floor elevation for the proposed pavilion and dock at 59.50 feet; however, the elevation certificate for the Lindsey Golf Maintenance Facility shows Base Floor Elevation at 61.09 feet for Golf View Lake. Structure must be located at or above BFE (61.09 feet).
- Lastly, what type of regulatory permits will you need for this project (i.e. St. John's, FDEP, or U.S. Army Corp of Engineers, etc.). If not regulatory permit(s) needed, then we are talking about a Minor Mod.

Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Fla. Stat. 668.6076 "Under Florida law, 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."

Please think before you print.

From: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Monday, May 11, 2015 11:57 AM
To: Wendy Then
Cc: Tracy Rayborn
Subject: GOLFVIEW DOCK AT PARADISE REC CENTER

Wendy – Attached is a site plan of a proposed dock and Paradise Rec Center. This dock with replace an existing dock that is planned to be removed in same vicinity. Can you respond if this will require a major site plan or minor?

Thanks, Jeff

TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL REVIEW 08/19/2015

Project: Village of Lake-Sumter Golfview Dock & Pavilion
Proposal: Major Modification to Site Plan No. 08/15-001 Application– 1st and Last set of Comments for Major Mod.

Description:

On 07/30/2015, Town Staff received a Major Modification to Site Plan application proposing for the construction of a 108 Lineal-foot Wooden Dock with Sidewalk Ramp and the Erection of a 400 square-foot Picnic Pavilion to be constructed on Golfview Lake just east of an existing wood dock to be removed and northeast of the Paradise Regional Recreation Center located at 1415 Paradise Drive, within the Villages area, identified by alternate key number 3452399. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The site is zoned "MX-8" Mixed Residential Medium Density; which permits the proposed improvements for orange blossom gardens since this facility would be considered.an accessory amenity use, such as swimming pools and recreational facilities, which is centrally located for local residents to use. The Future Land Use Map designation for the site is P (Recreation); which is consistent with the present and proposed use of the property. The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

The engineering plans submitted, consisting of one (1) sheets, are drawn on 24"x36" sheets and certified by Jeff A. Head, Professional Engineer with Farner Barley and Associates, Inc., dated July 29, 2015.

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. All comments addressed under the GM Review Report dated

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept. regarding this project.

FIRE

Questions may be directed to Capt. Dan Hickey, Fire Marshall with the Villages Fire Dept. at 352-205-8280

1. All comments addressed at this time as per communication dated August 19, 2015.

BUILDING

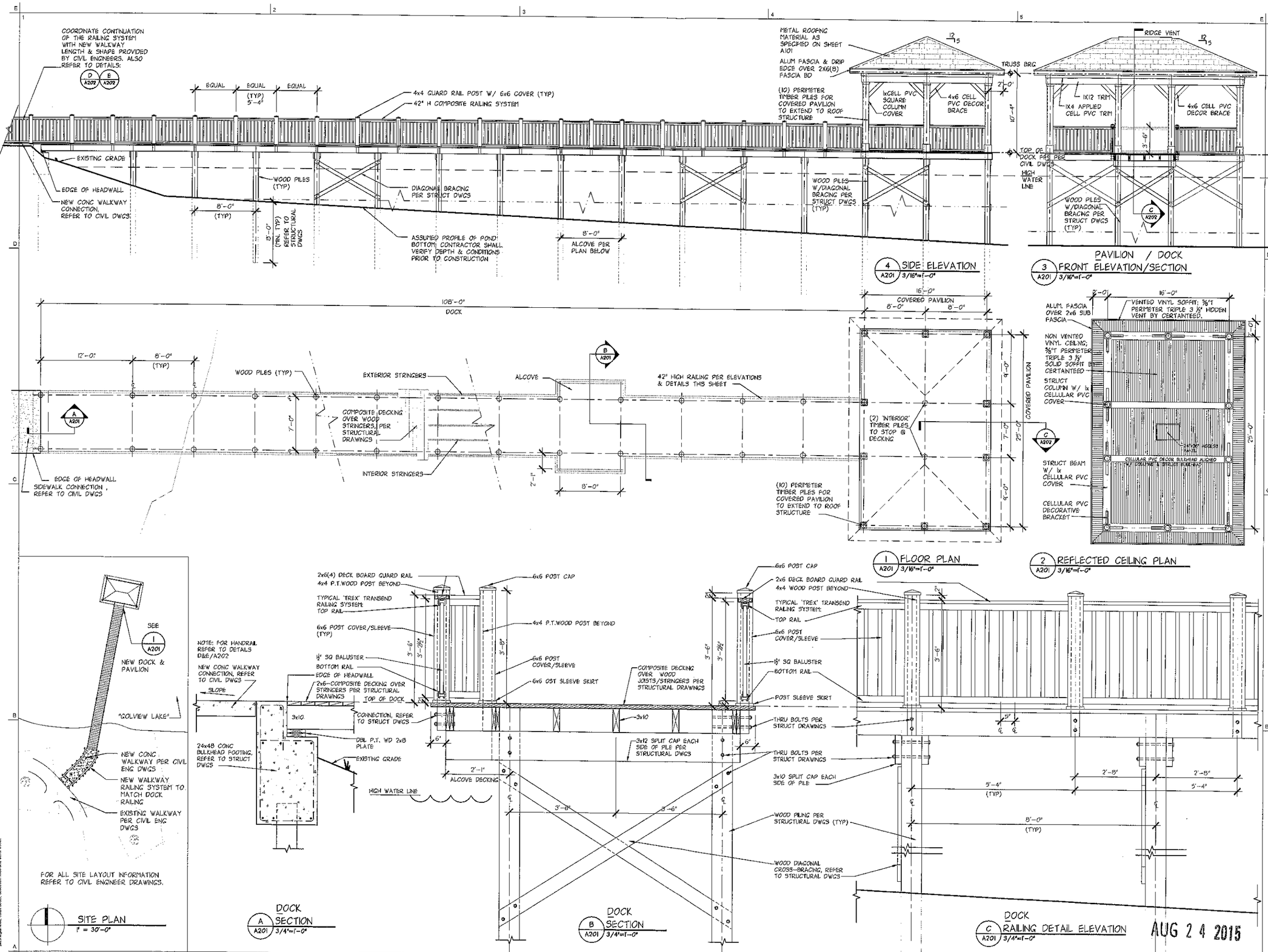
Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. All comments addressed at this time as per communication dated August 11, 2015.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. No comments at this time from the Lady Lake Public Works Dept. since Utilities is provided by the Villages.



kp studio architect
KP STUDIO ARCHITECT P.A.
537 NE 8th Avenue
Ocala Florida 34470
Phone: 352.622.7163
Fax: 352.622.6556
mailbox@kpstudioarchitect.com
Web site: kpstudioarchitect.com
License No. #AA0002357
CONSULTANT

PROJECT

GOLFVIEW DOCK & PAVILION

THE VILLAGES
THE TOWN OF LAKE LAKE, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER AR97148
EDWARD ROBERT PLASTER JR

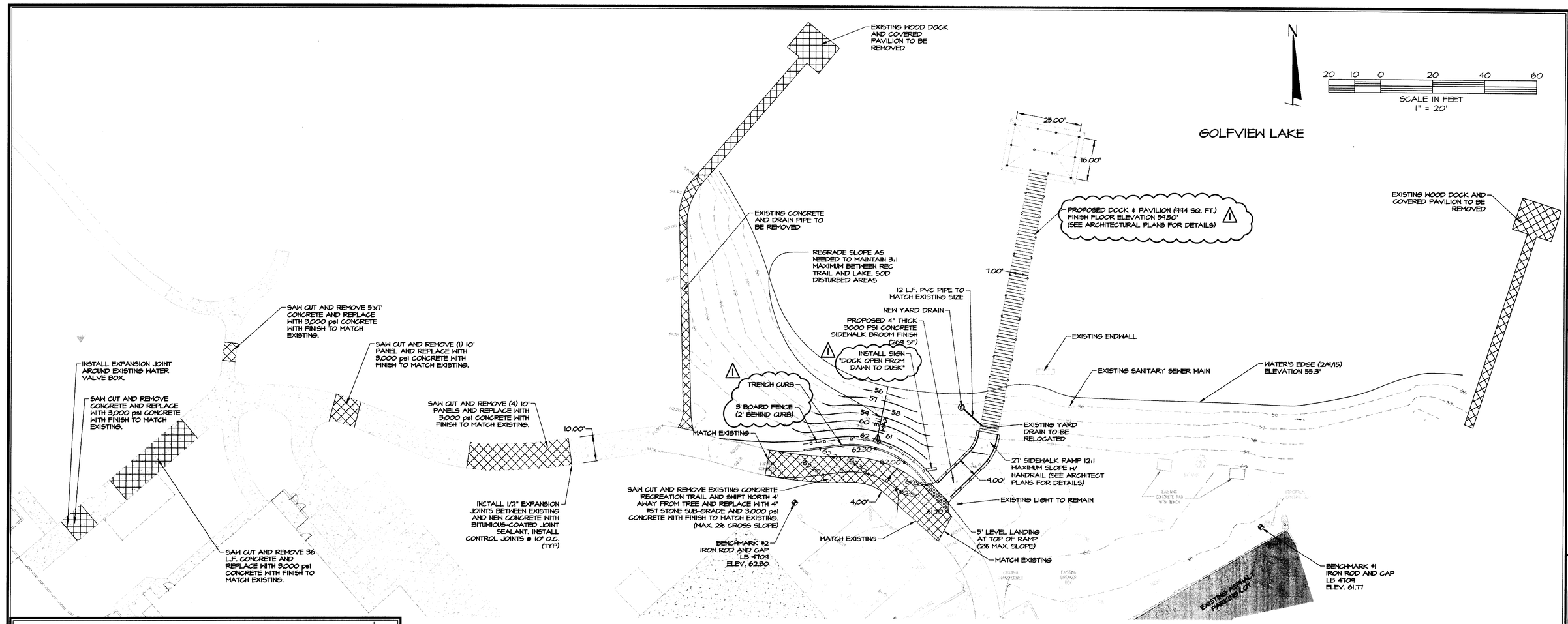
MARK	DATE:	DESCRIPTION:	BY:
REVISIONS:			

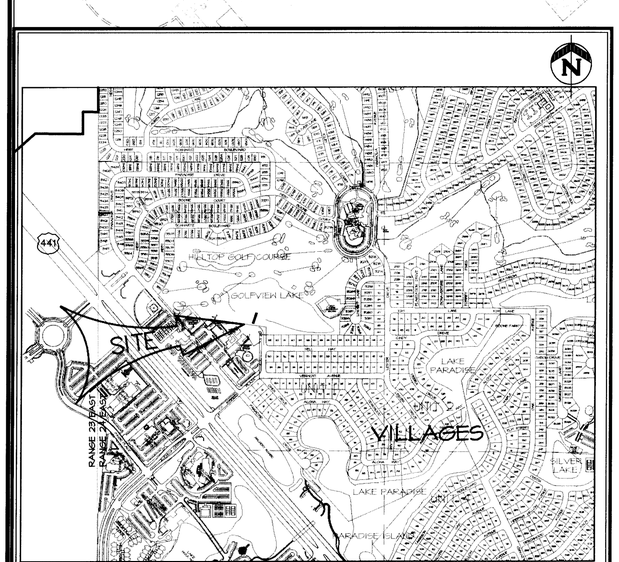
DRAWN BY:	DM
CHECKED BY:	ERP
DATE:	6-25-15

SHEET:
PLANS, ELEVATIONS & DETAILS
A-201
JOB No. 15013

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions. Any discrepancies shall be reported to the KP Studio Architect P.A. prior to commencement of work. KP Studio Architect P.A. is not to be held responsible for any modifications to these drawings not approved by KP Studio Architect P.A. Shop drawings, product data, samples and similar submittals are not part of the contract documents unless specifically listed in an KP Studio Architect P.A. approved shop drawing submittal schedule. The contractor is responsible for coordinating all shop drawings and construction activities with all other trades and disciplines. Shop drawings must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication, work, and installation in order to avoid additional cost to the owner. Failure to do so will be at contractor's own risk. The contractor is responsible for all construction means and methods. The contractor is responsible for the safety of the construction site. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and written consent of KP Studio Architect P.A., and are to be returned upon request. Copyright © 2015 KP Studio Architect P.A. In the event of unauthorized use of these documents by a third party, the third party shall hold KP Studio Architect P.A. harmless and agrees to reimburse KP Studio Architect P.A. for such use in an amount equal to the original fee for the original documents.

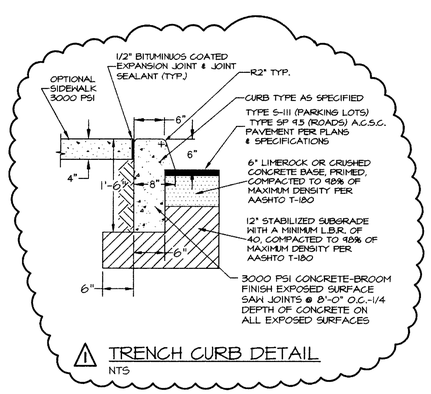
AUG 2 4 2015





SECTIONS 6, TOWNSHIP 18 SOUTH: RANGE 24 EAST
LAKE COUNTY, FLORIDA

VICINITY MAP



TRENCH CURB DETAIL
NTS

NOTES:

1. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
2. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS, MARCH 1, 2014" PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
3. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.

THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE TOWN OF LADY LAKE BY THE PROJECT ENGINEER.

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, P.E.
FLA. LIC. NO. 58058

OWNER/DEVELOPER:
VILLAGE CENTER COMM. DEV. DISTRICT
984 OLD MILL RUN
THE VILLAGES, FL 32162
JANET Y. TUTT, DISTRICT MANAGER

DATE	REVISIONS	BY
8/24/15	REVISED PER TOWN OF LADY LAKE, SJRWMD AND CLIENT COMMENTS.	BRP

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

The Villages

VILLAGE OF LAKE-SUMTER
GOLFVIEW DOCK
& PAVILION

DOCK SITE PLAN

DATE 8/24/15
DRAWN BY BRP
CHKD BY JAH
FILE NAME 03 GOLFVIEW DOCK SITE
JOB NO. 921141.4444

JEFFREY ALLEN HEAD
LICENSE
No 58058
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AUG 2 8 2015

SHT. 1 OF 1

TOWN COMMISSION AGENDA ITEM K-8

REQUESTED COMMISSION MEETING DATE: September 2, 2015

SUBJECT: Consideration of agreement extension for Towing and Recovery Services with Kling's Towing and Recovery, Inc.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval of the agreement extension for Towing and Recovery Services with Kling's Towing and Recovery, Inc. utilizing the extension provision as outlined on page 7, item 37 of the original approved agreement.

SUMMARY: In October 2012, the Town Commission approved entering into an agreement with Kling's Towing and Recovery, Inc. to provide towing and recovery services to the Town. That initial agreement term expired on September 30, 2013. At that time, the Town Commission exercised the option of a two year extension as outlined on page 7, item 37 of the agreement. That extension expires September 30, 2015. The agreement allows for one additional two year extension upon approval of the Town Commission.

Kling's Towing and Recovery, Inc. has provided effective service. Staff recommends that the Town extend the agreement term as outlined on page 7, item 37 of the original agreement for a period of two (2) years upon payment of the annual franchise fee.

To cover increased cost for administrative searches, Kling's Towing has requested an administrative fee increase from $60 to $80 if a vehicle is left at Kling's Towing for 72 hours unclaimed or when certified proof of ownership is required for disposition or release. No other fee increases were requested. An addendum fee schedule is attached to this item.

Town Attorney Derek Schroth reviewed and approved the original agreement.

FISCAL IMPACT:	**$5,000**	**[ ] Capital Budget**
	001-0000-342-90-00	**[ ] Operating**
	Other Public Safety Charges	**[X] Other - Revenue**

ATTACHMENTS: **[ ] Ordinance** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other **[X] Support Documents - Kling Agreement and updated addendum**

DEPARTMENT HEAD	**Submitted**	**Date 8/24/2015**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 8/24/15
TOWN MANAGER	**Approved Agenda Item for:** 9/2/15	**Date** 8/25/15

Reviewed

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

AGREEMENT

THIS AGREEMENT made and entered into in duplicate the day and date as hereinafter set forth, by and between the TOWN OF LADY LAKE, 409 Fennell Blvd., Lady Lake, Florida, a municipal corporation, as Party of the First Part, hereinafter referred to as "TOWN", and KLING TOWING AND RECOVERY, INC., a Florida corporation, 833 County Road 466A, Fruitland Park, as Party of the Second Part, hereinafter referred to as "KLING":

WITNESSETH

WHEREAS, KLING has submitted a proposal for towing service for the TOWN for the one (1) year period beginning October 1, 2012, and ending September 30, 2013; and

WHEREAS, as a result of KLING current proposal, the TOWN desires to award a contract to KLING for said one (1) year period for the sum of FIVE THOUSAND AND NO/100TH DOLLARS ($5,000.00), all in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the covenants herein contained, and the further consideration of the sum of TEN DOLLARS ($10.00) paid by each party to the other, the receipt of which is hereby acknowledged by each party, the parties hereto do covenant and agree as follows:

1. From the period of 12:01 a.m., October 1, 2012, to midnight September 30, 2013, TOWN, for and in consideration of this Agreement with KLING, agrees to direct and refer to KLING orders for removal of wrecked and abandoned motor vehicles from the streets or other property lying within the TOWN which, in the discretion of the representatives of the TOWN, need to be removed. This Agreement does not include the removal of vehicles which are not blocking or impeding the flow of traffic, and which can be classified as a "Derelict" as defined by Chapter 705 of the Florida Statutes.

2. KLING, for and in consideration of the agreements of TOWN herein contained, agrees to remove vehicles from the streets or other property within the TOWN limits of the Town of Lady Lake, Florida, as directed by any authorized representative of the TOWN, for and during the period from 12:01 a.m., October 1, 2012, to midnight, September 30, 2013.

3. KLING for and in consideration of the agreements of TOWN herein contained, agrees to respond to all requests from the TOWN to change tires on TOWN owned vehicles. KLING will be provided by the TOWN with sufficient replacement tires for any vehicles requiring this service.

4. KLING shall make a charge for towing and/or storage of any

vehicle directly to the owner or operator thereof, and not to the TOWN. The rates charged by KLING for towing and/or storage, or other services rendered, shall not exceed the rates as established within the attached rate structure. KLING shall maintain on file with the TOWN a schedule of rates charged by it for towing service and/or other services. The rates so charged for this contract period shall be those rates in effect as of October 1, 2012, under the agreement in effect between the TOWN and KLING and said rates shall not be increased without the written authorization of the Town Commission. The schedule of rates and charges shall be posted in the Town Hall and in the offices of KLING and at such other places as the TOWN may direct from time to time. TOWN reserves the right to impose maximum limits on rates charged by KLING for work performed pursuant to this Agreement.

5. KLING agrees and covenants to indemnify and save harmless the TOWN from any and all claims, suits, actions, damages, and causes of action which might arise during the term of this Agreement for any personal injury, loss of life, or other actions of KLING, its agents, servants, employees or assigns sustained in the performance of any wrecker, towing or storage services resulting from this Agreement, and to defend any action or proceedings brought thereon, and from and against any orders, judgments, executions, levies and decrees as may be entered therein.

6. KLING shall maintain, at its own expense during the full term of this Agreement, public liability insurance against claims resulting from the firm's performance under the the Contract for errors and omissions, personal injury, loss of life, and property damage with limits of at least $1,000,000. Copies of all policies or certificates of such insurance coverage shall be delivered to the TOWN, and KLING shall furnish to the TOWN all official receipts and endorsements showing the payment of insurance premiums at the time of such payments are due. In addition, the said insurance policy shall name the TOWN as an insured in addition to KLING, so that the said insurance shall be used to protect the TOWN and shall indemnify and save them harmless from suits, judgments, executions and liabilities as to personal injuries and/or property damages which are connected with, or relating to, or growing out of, the maintenance of this Agreement. Said policies shall contain a provision requiring at least ten (10) days notice to the TOWN prior to cancellation.

7. KLING shall furnish to the TOWN, as of the date of this Agreement, a cash performance bond in the amount of FIVE HUNDRED DOLLARS ($500.00), which is to be held by the TOWN in escrow during the term of this Agreement, to insure that KLING provides prompt response to TOWN requests to tow vehicles and provide the services herein agreed to. In the event that KLING fails to answer a call within thirty (30) minutes of being dispatched to open the compound, respond to a call for a wrecker with sufficient equipment to remove a wrecked or abandoned vehicle, or to change a flat tire as indicated in this agreement, then it shall forfeit the sum of ONE HUNDRED DOLLARS ($100.00) of the cash

performance bond to the TOWN. If KLING fails to respond a second time in the same week to a call to open the compound, or to respond to a call for a wrecker, it shall forfeit the sum of TWO HUNDRED DOLLARS ($200.00) of said cash performance bond to the TOWN. KLING shall replenish such cash bond each time a portion of it is forfeited. At the end of the period of time covered by this Agreement, if the TOWN is holding an amount of KLING cash performance bond, said amount will be returned to KLING within thirty (30) days after the expiration of this Agreement. KLING agrees to reimburse the TOWN, within thirty (30) days, for any fees or expenses incurred because of KLING failure to respond to a call within thirty (30) minutes, or because of KLING inability to respond with sufficient equipment, or equipment of a sufficient capacity, to complete the towing assignment and acceptable clean-up operations.

8. KLING shall maintain a fenced-in storage facility at 833 County Road 466A, Fruitland Park, Florida, with sufficient storage capacity to contain such automobiles or other vehicles that may from time to time be removed from the TOWN, pursuant to the provisions of this Agreement.

9. KLING agrees to provide, on a twenty-four (24) hour basis, seven (7) days a week, employees and sufficient equipment for immediate response to calls for service from the TOWN, and, in addition, to make available adequate personnel to staff their facility from 8:00 a.m. to 5:00 p.m., Monday through Friday, for the purpose of releasing vehicles between 8:00 a.m. and 5:00 p.m., seven (7) days a week, KLING agrees to respond at its compound within sixty (60) minutes of being called by the owner. In the event KLING fails to respond to said call within sixty (60) minutes, then it shall forfeit the sum of ONE HUNDRED DOLLARS ($100.00) of the FIVE HUNDRED DOLLARS ($500.00) cash performance bond set out in Paragraph 6 of this Agreement. KLING shall have available space for properly accommodating and protecting all motor vehicles entrusted to its care. All property used for storage of vehicles shall be completely enclosed, except for an entrance opening.

10. It is understood, by and between the parties hereto, that the TOWN will not be responsible for the collection or payment of any charge for services rendered by reason of KLING having been dispatched relative to this Agreement. All such services rendered shall be charged to the owner of the towed vehicle or other lawful claimant of possession.

11. KLING agrees to assume responsibility for any articles or personal property left in the vehicle and listed on the property receipt form. KLING agrees to replace any such article upon verification of the loss by the Lady Lake Police Department or other law enforcement agency. Personal property in the vehicles stored by KLING shall not be disposed of to defray any charges for towing or storage of vehicles without a court order.

12. KLING agrees not to undertake any repairs to, or remove any part or parts from, any vehicle towed or stored, pursuant to the provisions herein, without first obtaining permission to complete the same. All estimates for

repairs shall be in writing. KLING further agrees that when making any repairs, or rendering any estimates or invoices, that it will abide by the provisions of and abide by all applicable laws, KLING agrees to assume responsibility of theft from or of any vehicle stored in KLING compound, pursuant to this Agreement.

13. The parties agree trucks used by KLING to tow vehicles from the streets and property within the TOWN should be titled in the name of KLING, and should have the KLING name and telephone number lettered in a professional manner on both sides of the vehicles by permanent signs. That all tow trucks and/or wreckers used pursuant to this Agreement shall be in full compliance with the Florida Department of Highway Safety and Motor Vehicles - Florida Highway Patrol regarding required equipment thereon. KLING agrees to maintain sufficient trucks in various sizes in order to perform all services required under the provisions of this Agreement.

14. KLING agrees to meet all requirements of any applicable Florida Statutes in rendering service as required under this Agreement. KLING, while acting under this Agreement, will obey all traffic laws of the State of Florida and the TOWN agrees that no vehicles operated by KLING, its agents, servants or assigns, will be operated as an emergency vehicle.

15. KLING liability for a towed vehicle, and all personal property contained therein, will commence with the time the wrecker is hooked onto the vehicle to be towed. KLING will have its employee, representative, or agent inventory jointly with a Lady Lake Police Officer, or owner, or possessor of the vehicle all personal property in the vehicle(s) which it is directed to tow. Such inventory shall be made in triplicate, with one copy maintained by KLING as a permanent record, one copy retained by the Lady Lake Police Department, and one copy provided to the owner/operator of the towed vehicle. KLING shall be solely liable and responsible to the owner, or person, or legal entity entitled to lawful possession, for all personal property in any vehicle towed under this Agreement.

16. KLING will provide to the TOWN monthly a complete and detailed listing of vehicles which have been towed pursuant to this Agreement and which have remained on KLING lots for a period in excess of thirty (30) days. Similar information will be provided to the TOWN relating to personal property coming into KLING control as a result of this Agreement, which has remained in KLING control for a period in excess of thirty (30) days.

17. In the event that KLING has in its possession a vehicle or personal property, arising out of this Agreement, for a period in excess of thirty (30) days, and it is ordered to turn this property over to the County Court or the Sheriff of Lake County, pursuant to Chapter 705 of the Florida Statutes, KLING agrees to forego its possessory garage man's lien and collect any storage or towing charge due and owing from the proceeds of a judicial sale, pursuant to said Chapter, if any.

18. KLING agrees the following attached rates have been established

and will remain firm and fixed for the term of this Agreement unless otherwise agreed to by Kling and the Town Commission. KLING shall accept major credit cards (Visa, Master Card, etc.) as well as cash and have a sign posted by the cashier stating such payment policy.

19. KLING agrees to permit members of the Lady Lake Police Department or authorized TOWN personnel to inspect property and records relative to this Agreement whenever, in the opinion of said representative of the TOWN; such inspection is deemed reasonably necessary.

20. Any vehicle not claimed by the owner within ten (10) days shall be reported in writing to the TOWN immediately thereafter.

21. The TOWN reserves the right to cancel a request for services of KLING at any time, including up to the time of hook-up. KLING agrees that the mere response to a service call scene without other action does not constitute a service call for which charges are applicable.

22. KLING agrees to release any vehicle which has not been marked "hold", providing the proper proof of identification and ownership is presented. KLING further agrees that any vehicle towed in which is marked "hold" cannot be released without written, or email correspondence authority from the TOWN. Persons who make application for the release of towed and/or stored vehicles shall be required to present a copy of the tow-in sheet or proof of ownership by a title or registration. In the event KLING is holding personal property removed from a stored vehicle, upon its release, the owner or person entitled to possession will receive a copy of the inventory.

23. Storage fees will be paid at the rate stated in the schedule filed with the TOWN for each twenty-four (24) hour period, or fraction thereof.

24. KLING shall have prepared billheads setting forth the names and addresses of the places of business of KLING. Before an impounded vehicle is claimed by the owner or person lawfully entitled to possession, KLING will provide such person with an itemized statement of all charges made for the towing and storage of the vehicle(s). Before receiving payment, KLING, its agent, servant, employee or assign will prepare a bill on the above billhead in duplicate containing the following information:

(a) Name and address of the persons engaging KLING;
(b) License number of vehicle(s);
(c) Motor and vehicle identification numbers;
(d) Personal property recovered and returned to the owner of the vehicle, or person lawfully entitled to its possession;
(e) Make, year, color, model of vehicle(s) towed and/or stored; and
(f) a breakdown of the elements of the charges for towing and/or storage. KLING shall retain a duplicate copy of such bill and shall produce same upon demand of the TOWN.

25. KLING shall keep a hard copy log of the number and types of calls handled under this Agreement, The log shall contain the date and time the vehicle, or vehicles, were towed, the make, model, license plate number, if

known, the Vehicle Identification Number and the name and address of the owner or driver or person claiming the vehicle and the date the vehicle was released to owner or driver.

26. Nothing contained in this Agreement will prevent the owner or operator of a motor vehicle from calling a wrecker or tow truck of his own choice, or requesting that his vehicle be towed to a garage or compound other than that of KLING.

27. The amount of money due from KLING for the privilege of entering into this Agreement with the TOWN, that being FIVE THOUSAND AND 00/100TH DOLLARS ($5,000.00), shall be paid to the TOWN in the following manner:

(a) $5,000.00 on or before October 1, 2012; and

In the event KLING breaches the Agreement herein, it is agreed, by and between the parties hereto, that all monies paid by KLING for the privilege of doing business with the TOWN will be forfeited and become the property of, and will be due and owing to, the TOWN. KLING agrees to reimburse and be liable to the TOWN for all costs, including, but not limited to, Court costs and reasonable attorney fees expended by the TOWN in the enforcement of this Agreement.

28. KLING agrees that it will not assign, sell, or transfer any portion of this Agreement without the prior written permission of the TOWN.

29. The parties herein agree to settlement by arbitration of any controversy hereinafter arising between them relating to this Agreement, or failure of either party to perform the whole or any part thereto, pursuant to the Florida Arbitration Code, as found in Chapter 682, Florida Statutes. Disputed matters shall be submitted in writing to the other party by certified mail. If the matter is not resolved within ten (10) days of receipt of letter, either party may submit the matter to arbitration. Arbitration shall proceed under the Rules of the American Arbitration Association and the award of the arbitrator shall be final and binding on both parties.

30. KLING understands that any capital expenditures that KLING makes, or prepares to make, in order to perform the service required by the TOWN is a business risk which KLING must assume. The TOWN will not be obligated to reimburse amortized, or unamortized, capital expenditures or to maintain approved status of any towing agency. If KLING has been unable to recoup its capital expenditures during the time it is rendering such services, it shall not have any claim upon the TOWN.

31. No waiver by the TOWN of any default on the part of KLING in the performance of any of the provisions herein to be performed, kept or observed by KLING, shall be construed to be a waiver by the TOWN of any other or subsequent default in performance of any provisions herein to be performed, kept, or observed by KLING. In any event, waivers will be allowable only if it is in the best interest of the TOWN.

32. The occurrence of any of the following events shall constitute cause for

canceling this Agreement, to wit:

(a) Adjudication of KLING as bankrupt;

(b) The filing and adjudication of insolvency, reorganizations or bankruptcy petitions (voluntary or involuntary) by KLING;

(c) Abandonment of the premises or discontinuance of operations by KLING; or

(d) The making of a general assignment for the benefits of creditors by KLING.

33. KLING agrees that if it becomes necessary in the course of a criminal investigation by TOWN to store a vehicle indoors to afford greater protection to the vehicle, for processing and photographing, that garage facilities shall be available on the part of KLING at no cost to the TOWN.

34. KLING agrees that there will be no charge to the TOWN for the towing or storage of vehicles seized for forfeiture if the Lady Lake Police Department obtains a final judgment or forfeiture.

35. KLING agrees that if a towed vehicle is determined by the Lady Lake Police Department to be a crime scene and is being held for processing, no towing or storage charges shall be charged to the vehicle's owner. Recovered/stolen vehicles are not included in this category.

36. KLING agrees that all the TOWN police vehicles will be towed, as may be necessary, as a result of collisions or other mechanical breakdowns, or other disabilities, without charge and that service for this purpose shall include, but is not limited to, jump-starting and tire changes. The aforesaid service shall be limited to vehicles owned or leased by the TOWN.

37. The TOWN reserves the right to extend the term of this Agreement for two additional (2) year terms provided both parties agree to the extension and such extension is approved by the Town Commission. Unless otherwise agreed by the parties, KLING shall pay the $5,000.00 per year franchise fee to the TOWN on October 1st of each year.

38. The TOWN may terminate this Agreement in the event KLING shall refuse or neglect to comply with any material requirement contained in this Agreement. Should the TOWN determine that KLING is not, in its opinion, complying with the terms of this Agreement, it shall notify KLING, and KLING shall forthwith take such action as may be required to comply with the provisions hereof.

39. Any notice of filings made pursuant to this Agreement shall be addressed as follows:

AS TO THE TOWN: 409 Fennell Blvd.
Lady Lake, Florida 32159

AS TO KLING: 833 County Road 466 A
Fruitland Park, Florida 34731

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their authorized officers and, further, to affix thereto their respective seals, the day and year listed above their respective signatures.

Executed by TOWN this 1st day of Oct, 2012
TOWN OF LADY LAKE, a municipal corporation

Jim Richards, Mayor

Attest:

Kristen Kollgaard, Town Clerk

Approved as to Form:

Derek A. Schroth, Town Attorney

Executed by KLING this 1st day of Oct, 2012
KLING, a Florida corporation

Darrin J. Kling, Director

old Rates

TOWING AND VEHICLE RECOVERY AGREEMENT
RATE STRUCTURE ADDENDUM

TOWING AND VEHICLE RECOVERY RATE STRUCTURE

CLASS A WRECKERS (INCLUDING ROLL-BACK OR SLIDE-BACK CARRIERS

Base Rate (includes first 10 miles after initial hook-up)	$80.00
Mileage Rate (after initial 10 miles)	$4.00
Hourly Rate (for waiting or working time on scene after the first 30 minutes. Billed by ¼ hour)	$80.00
Admin Rate (after 72 hours)	$60.00

CLASS B WRECKERS

Base Rate (includes first 10 miles after initial hook-up)	$250.00
Mileage Rate (after initial 10 miles)	$4.50
Hourly Rate (for waiting or working time on scene after the first 30 minutes. Billed by ¼ hour)	$300.00
Admin Rate (after 72 hours)	$60.00

CLASS C WRECKERS

Base Rate (includes first 10 miles after initial hook-up)	$450.00
Mileage Rate (after initial 10 miles)	$5.50
Hourly Rate (for waiting or working time on scene after the first 30 minutes. Billed by ¼ hour)	$500.00
Admin Rate (after 72 hours)	$60.00

CLASS D WRECKERS

Base Rate (includes first 10 miles after initial hook-up)	$650.00
Mileage Rate (after initial 10 miles)	$7.00
Hourly Rate (for waiting or working time on scene after first 30 minutes. Billed by ¼ hour)	$650.00
Admin Rate (after 72 hours)	$60.00

SEPARATE CHARGES (HOURLY RATE BILLED BY ¼ HOUR)

A. Removal of drive shaft		Hourly rate
B. Air hook-up		Hourly rate
C. Remove / pull axle		Hourly rate
D. Remove bumper		Hourly rate
E. Remove air foils		Hourly rate
F. Landoll trailer/semi, roll-back, or drop-back trailer or truck		Hourly rate
G. Air bags (per hour rate/4 hour minimum/ $2000 maximum)		$500.00
H. Extra manpower – per man hour charge	Laborer	$50.00
	Certified	$75.00

DAILY STORAGE FOR CLASS A SERVICE

Inside Storage – per day rate	$30.00
Outside Storage – per day rate	$20.00

DAILY STORAGE FOR CLASS B AND CLASS C SERVICE

$15.00 for first 20 feet, $1.00 per foot, thereafter maximum $40.00 per day

MOTOR VEHICLE LOCK-OUT REFERRAL SERVICE

$35.00 per vehicle

PROPERTY RETRIVAL

An owner of a vehicle shall be allowed to remove personal unattached property from their vehicle on a one time only basis at no additional charge. An additional charge of twenty dollars may be assessed for each subsequent request to remove personal unattached property. No other charges may be imposed.

New Rates

TOWING AND VEHCLE RECOVERY AGREEMENT
RATE STRUCTURE ADDENDUM
Effective 10/01/2015

TOWING AND VEHICLE RECOVERY RATE STRUCTURE

CLASS A WRECKERS (INCLUDING ROLL-BACK OR SLIDE-BACK CARRIERS

Base Rate (includes first 10 miles after initial hook-up)	$80.00
Mileage Rate (after initial 10 miles)	$ 4.00
Hourly Rate (for waiting or working time on scene after the first 30 minutes. Billed by ¼ hour)	$80.00
Admin Rate (after 72 hours)	$80.00

CLASS B WRECKERS

Base Rate (includes first 10 miles after initial hook-up)	$250.00
Mileage Rate (after initial 10 miles)	$ 4.50
Hourly Rate (for waiting or working time on scene after the first 30 minutes. Billed by ¼ hour)	$300.00
Admin Rate (after 72 hours)	$ 80.00

CLASS C WRECKERS

Base Rate (includes first 10 miles after initial hook-up)	$450.00
Mileage Rate (after initial 10 miles)	$ 5.50
Hourly Rate (for waiting or working time on scene after the first 30 minutes. Billed by ¼ hour)	$500.00
Admin Rate (after 72 hours)	$ 80.00

CLASS D WRECKERS

Base Rate (includes first 10 miles after initial hook-up)	$650.00
Mileage Rate (after initial 10 miles)	$ 7.00
Hourly Rate (for waiting or working time on scene after first 30 minutes. Billed by ¼ hour)	$650.00
Admin Rate (after 72 hours)	$ 80.00

SEPARATE CHARGES (HOURLY RATE BILLED BY ¼ HOUR)

A. Removal of drive shaft		Hourly rate
B. Air hook-up		Hourly rate
C. Remove / pull axle		Hourly rate
D. Remove bumper		Hourly rate
E. Remove air foils		Hourly rate
F. Landoll trailer/semi, roll-back, or drop-back trailer or truck		Hourly rate
G. Air bags (per hour rate/4 hour minimum! $2000 maximum)		$500.00
H. Extra manpower - per man hour charge	Laborer	$ 50.00
	Certified	$ 75.00

DAILY STORAGE FOR CLASS A SERVICE

Inside Storage - per day rate	$ 30.00
Outside Storage - per day rate	$ 20.00

DAILY STORAGE FOR CLASS B AND CLASS C SERVICE

$15.00 for first 20 feet, $1.00 per foot, thereafter maximum $40.00 per day

MOTOR VEHICLE LOCK-OUT REFERRAL SERVICE

$35.00 per vehicle

PROPERTY RETRIVAL

An owner of a vehicle shall be allowed to remove personal unattached property from their vehicle on a one time only basis at no additional charge. An additional charge of twenty dollars may be assessed for each subsequent request to remove personal unattached property. No other charges may be imposed.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/26/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Brown & Brown of Leesburg
PO Box 491636
Leesburg FL 34749-1636

CONTACT NAME: Terri Hendrickson
PHONE (A/C, No, Ext): (352) 787-2431 FAX (A/C, No): (352) 787-9922
E-MAIL ADDRESS: Terri.Hendrickson@bbleesburg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: New York Marine and General	16608
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Kling Towing & Recovery Inc
2349 North US Hwy 441
Fruitland Park FL 34731

COVERAGES **CERTIFICATE NUMBER:** 14-15 Cert **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC			PK2014TOW00269	9/9/2014	9/9/2015	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS X SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			PK2014TOW00269	9/9/2014	9/9/2015	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
							Underinsured motorist BI	$ 50,000
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					WC STATU-TORY LIMITS OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	On-Hook Coverage			PK2014TOW00269	9/9/2014	9/9/2015	Comprehensive $500 Ded	$300,000
							Collision $500 Ded	$300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

cmckinstry@ladylake.org

Town of Lady Lake Police Dept
Attn: Chris McKinstry
409 Fennel Blvd
Lady Lake, FL 32159

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

B Brooks, CIC, CPCU/T Brian C. Brooks

© 1988-2010 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

Nancy Slaton

From: Chris McKinstry
Sent: Wednesday, August 26, 2015 10:39 AM
To: Kris Kollgaard
Cc: Nancy Slaton
Subject: FW: Kling Towing & Recovery Inc,

Please see below. I spoke to Darin Kling and he advises the policy is to be renewed prior to the expiration date. The insurance company will forward an updated copy to the Town.
Thank you,

LADY LAKE POLICE DEPARTMENT
Chief Chris McKinstry
Chief of Police
423 Fennell Blvd.
Lady Lake, FL 32159
(352) 751-1567

FSS 668.6076 – "Under Florida law, 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."

Town Hall hours of operation: Monday – Thursday, 7:30 am – 6:00pm

---

From: Gina Grasso [mailto:Gina.Grasso@bbleesburg.com]
Sent: Wednesday, August 26, 2015 10:29 AM
To: Chris McKinstry
Cc: klingtowing@aim.com; Terri Hendrickson
Subject: RE: Kling Towing & Recovery Inc,

Chris:

Nothing is available at this time. The renewal policy has not been renewed yet – once done we can send you out a renewal certificate.

Terri Hendrickson in our office handles this account, I have included her in this email so she knows to send to you once renewed.

Thanks =)

Gina Grasso Marinello
Commercial Lines Account Manager

Brown & Brown of Florida, Inc.
1300 Citizens Blvd, Suite 100
Leesburg, FL 34749
Branch 72

Direct Line 352-431-3105
Phone 352-787-2431 X 219
Fax 352-787-9922
Gina.Grasso@BBLeesburg.com

Please remember that insurance coverage can not be changed or bound by leaving an electronic message or voice mail message. Thank you.

CONFIDENTIALITY NOTICE

The information contained in this communication, including attachments is privileged and confidential. Intended only for exclusive use of addressee. If the reader of this message is not the intended recipient. Or the employee or agent responsible for delivering it to the intended recipient. You are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited, if you have received this communication in error. Please notify us by telephone immediately

---

From: Chris McKinstry [mailto:cmckinstry@ladylake.org]
Sent: Wednesday, August 26, 2015 10:28 AM
To: Gina Grasso
Cc: klingtowing@aim.com
Subject: RE: Kling Towing & Recovery Inc,

Good Morning,
The attached policy will expire on 9/9/2015. Is there a new form available with an updated expiration date?
Thank you,

LADY LAKE POLICE DEPARTMENT
Chief Chris McKinstry
Chief of Police
423 Fennell Blvd.
Lady Lake, FL 32159
(352) 751-1567

FSS 668.6076 – "Under Florida law, 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."

Town Hall hours of operation: Monday – Thursday, 7:30 am – 6:00pm

From: Gina Grasso [mailto:Gina.Grasso@bbleesburg.com]
Sent: Wednesday, August 26, 2015 9:40 AM
To: Chris McKinstry

Cc: klingtowing@aim.com
Subject: Kling Towing & Recovery Inc,

Attached please find Certificate of Insurance in regard to above insured.

Thanks =)

Gina Grasso Marinello
Commercial Lines Account Manager

Celebrating 75 YEARS

Brown & Brown of Florida, Inc.
1300 Citizens Blvd, Suite 100
Leesburg, FL 34749
Branch 72

Direct Line 352-431-3105
Phone 352-787-2431 X 219
Fax 352-787-9922
Gina.Grasso@BBLeesburg.com

Please remember that insurance coverage can not be changed or bound by leaving an electronic message or voice mail message. Thank you.

CONFIDENTIALITY NOTICE

The information contained in this communication, including attachments is privileged and confidential. Intended only for exclusive use of addressee. If the reader of this message is not the intended recipient. Or the employee or agent responsible for delivering it to the intended recipient. You are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited, if you have received this communication in error. Please notify us by telephone immediately

L-9

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015- First Reading

---

SUBJECT: **Ordinance 2015-08 - The Villages of Lake-Sumter, Inc. - Annexing 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance 2015-08 - An application requesting Annexation of 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 11 lots are spread out along different roads and include the following addresses:

- 1011 Aloha Way,
- 806 Beechwood Avenue
- 913 Cindy Drive
- 1004 Nell Way
- 1015 Nell Way
- 1321 Paradise Drive
- 918 Tarrson Boulevard
- 1316 Teakwood Lane
- 704 Truman Avenue
- 819 Truman Avenue
- 1028 Vermont Way

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as both contiguous and non-contiguous lots.

The annexation application was received on Monday, July 13, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150 feet of the properties proposed by annexation request were mailed by certified mail, return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-08, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** heard the application for Ordinance 2015-08 at their regular meeting on Monday, August 10, 2015, and recommended approval with a 3-0 vote.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-08 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

---

DD 8-24-15 **DEPARTMENT HEAD** **Submitted** 8/24/15 **Date**

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

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

TOWN MANAGER (KK)

Approved Agenda Item for: 9/2/15 Date 8/25/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

ORDINANCE NO. 2015-08

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 1.56 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., REFERENCED BY ALTERNATE KEYS 2600179, 1482160, 1483140, 2524308, 1482933, 1535948, 1732484, 1672201, 1672279, 2524031, & 1484057, 11 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, 2, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

Section 1. Pursuant to and under the authority of the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being 1.56 +/- acres in the unincorporated area of Lake County, Florida; existing as both contiguous and non-contiguous to the Town, more particularly described in Exhibit "A".

Section 2. Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a copy shall be filed with the Department of State of the State of Florida.

Section 3. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

Section 5. This Ordinance shall become effective upon its adoption.

Section 6. In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this _____ day of _____, 2015.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

Passed on First Reading: _____

Passed on Second/Final Reading: _____

EXHIBIT "A"
Legal Description and Map

Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200
Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

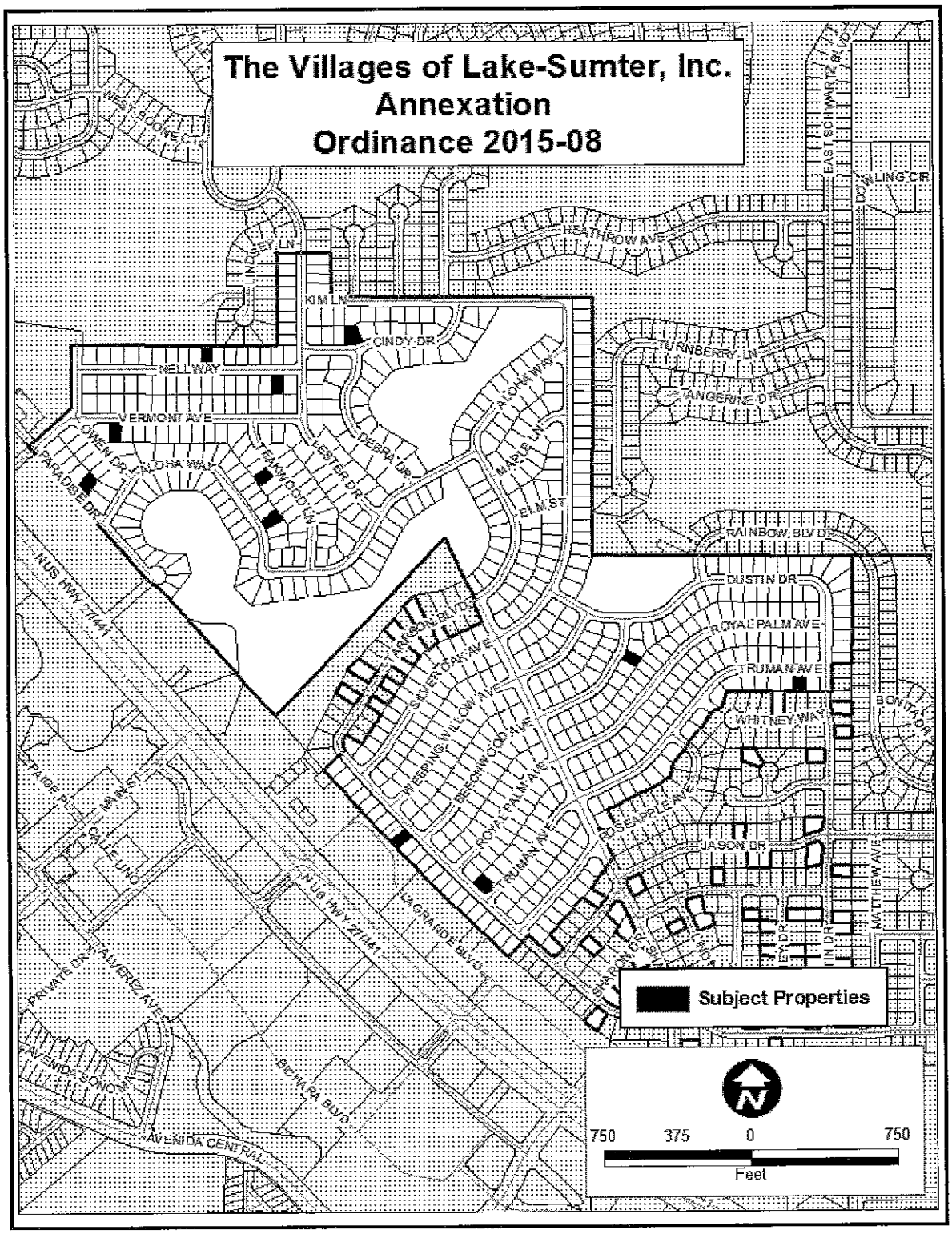
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG


The Villages of Lake-Sumter, Inc.
Annexation
Ordinance 2015-08
Subject Properties
750 375 0 750
Feet
HEATHROW AVE
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
ALOHA WAY
TURNBERRY LN
TANGERINE DR
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
WHITNEY WAY
JASON DR
LAGRANDE BLVD
BICHARA BLVD
AVENIDA CENTRAL
N US HWY 27/441

1

INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. **County Responsibilities.** Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

4. **Term of Agreement.** This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the 23 day of June, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

Town Clerk

TOWN OF LADY LAKE

Ruth Kussard

Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

Approved as to Form and Legality:

Town Attorney

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

Jimmy Conner
Chairman

This 9th day of June, 2015.

ATTEST:

Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

The Villages®

July 13, 2015

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

Re: Orange Blossom Gardens
Annexation, Small Scale Comprehensive Plan Amendment and Rezoning

Dear Mr. Carroll:

Pursuant to the Interlocal Agreement between Lake County and the Town of Lady Lake effective June 24, 2015 (attached hereto), please accept this letter, check, applications, documents and maps as The Villages of Lake-Sumter, Inc.'s request for Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of certain lots in the County Enclave of Orange Blossom Gardens.

Please place this request on the August 10, 2015 Planning and Zoning Board Agenda. We also request that the Land Planning Agency and Town Commission act on the recommendation of the Planning & Zoning Board at their September 2, 2015 Meetings and Commission for Final Reading on September 16, 2015.

Thank you for your cooperation and assistance. Should you require any additional information or have any questions, please feel free to contact me.

Sincerely,

Martin L. Dzuro, V.P.
The Villages of Lake-Sumter, Inc.
Dzuro & Associates
Land Development Consultants-Surveyors
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262
marty.dzuro@thevillages.com

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

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

July 27, 2015

RE: Annexation Ordinance 2015-08, Small Scale Comprehensive Plan Amendment 2015-09, and Rezoning Ordinance 2015-10

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the 11 lots.

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

PLANNING AND ZONING BOARD - Monday, August 10, 2015 at 5:30 p.m.
LOCAL PLANNING AGENCY - Wednesday, September 2, 2015 at 5:30 p.m.
TOWN COMMISSION MEETING - Wednesday, September 2, 2015 at 6:00 p.m.
TOWN COMMISSION MEETING- Wednesday, September 16, 2015 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 (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves 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, CFM
Town Planner

TOWN OF LADY LAKE
ANNEXATION APPLICATION

RECEIVED
JUL 13 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.

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

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

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

4. Property Address/Location: See attached list.

5. Legal Description of Property to be annexed: See attached list.

6. The property is located in the vicinity of the following streets: Northeast of US 441, North of Griffin Ave.

7. Area of the property: _____ Square feet _____ Acres

8. Utilities: Central Water [✓] Central Sewer [✓] Well [ ] Septic Tank [ ]

9. Existing County zoning of property: RM - Residential Medium

10. Requested zoning of property: MX-8 - Mixed Single Family

11. Number, square footage and present use of the existing structures on the property: See attached list. If any structures, they are Residential.

12. Proposed use of the property: Residential

13. Has any land use application 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 this was done:

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

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.

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 FIFTY (50) 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: 07/13/15 Received by: W. Thomas

Annexation and Rezoning Bundle fee Fees Paid: $2,500.00

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P The Villages of Lake-Sumter Inc. , 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 the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires Annexation with a MX-8 zoning classification to allow: Mixed Single Family

(4) That the sign cards will be posted two (2) weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

(5) That the applicant acknowledges the obligation to enter into an agreement acceptable to the Town for the extension of municipal water and sewer services as a condition of the annexation.

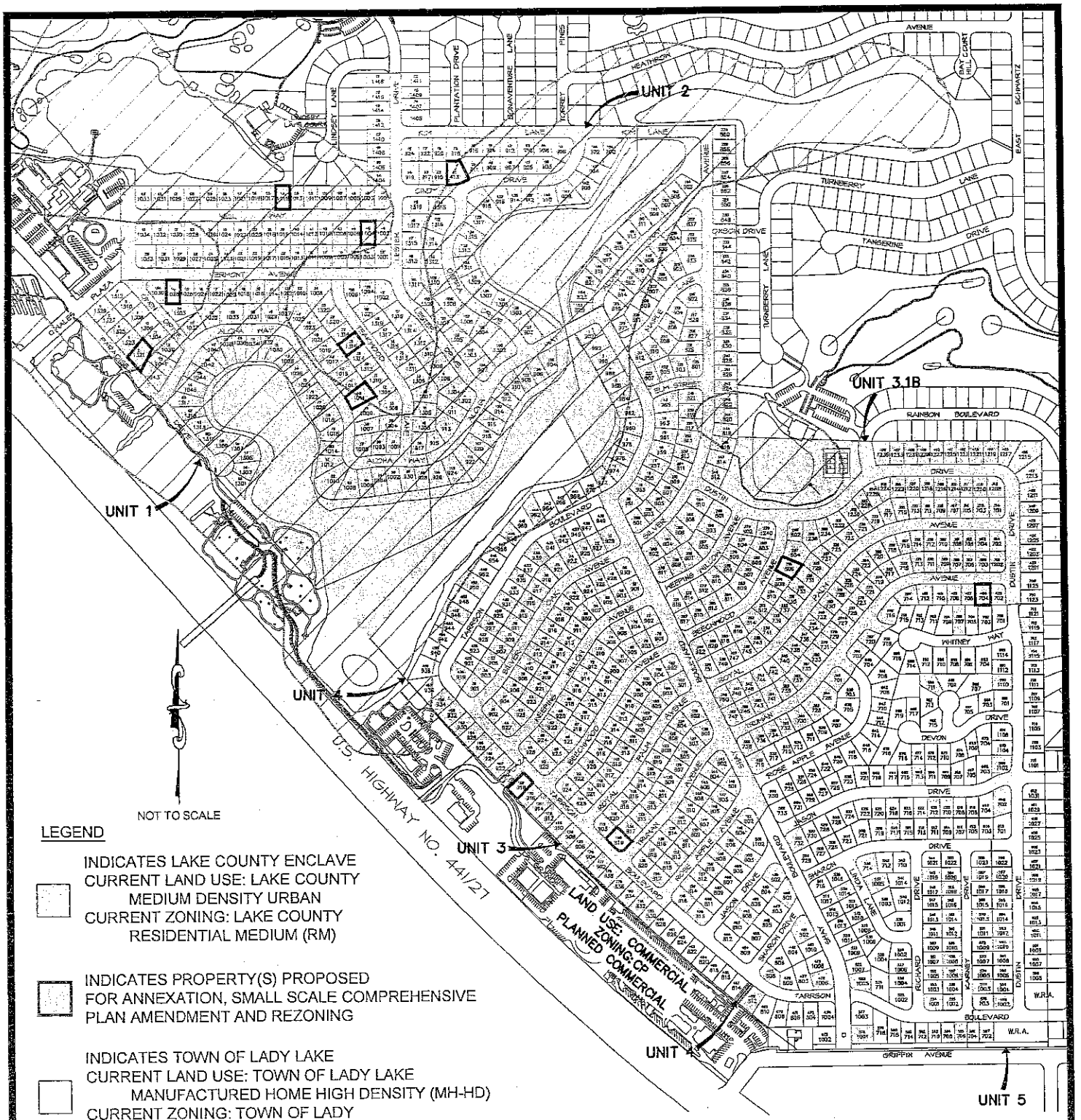
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13th day of July, 2015, by Martin L. Dzuro who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Vicki C. Varnon

VICKI C. VARNON
Notary Public
State of Florida
My Commission Expires 9/22/2015
Commission No. EE 135038



LEGEND

INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY
MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY
RESIDENTIAL MEDIUM (RM)

INDICATES PROPERTY(S) PROPOSED
FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT AND REZONING

INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE
MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY
LAKE MIXED SINGLE FAMILY (MX-8)

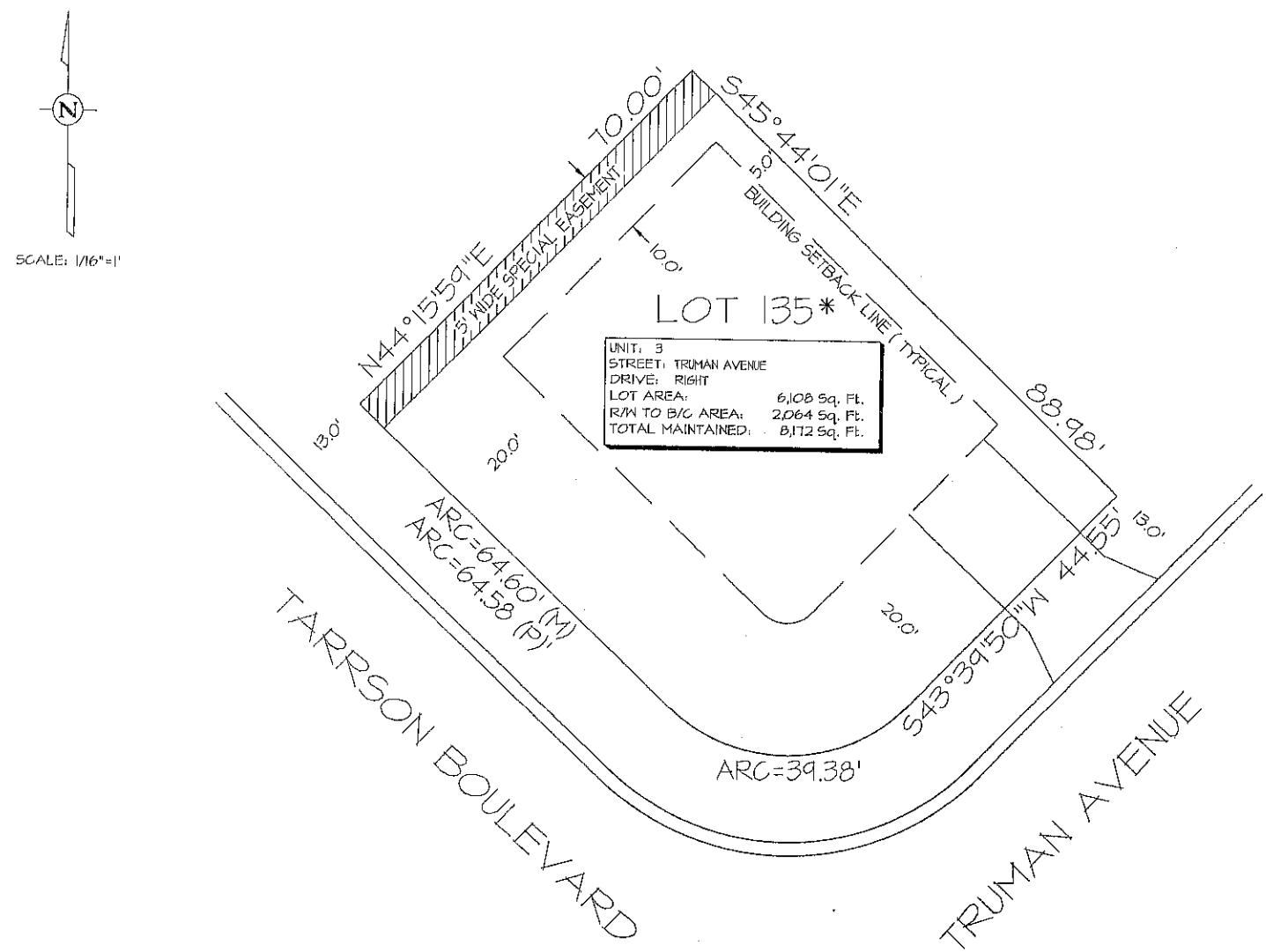
FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

JULY 7, 2015

Arnett
Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1299
Certificate of Authorization Number: 27495



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 5'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

IS IS NOT A SURVEY

IS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS OWN HEREON.
E INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD EASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY OMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
E VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT VIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE OR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

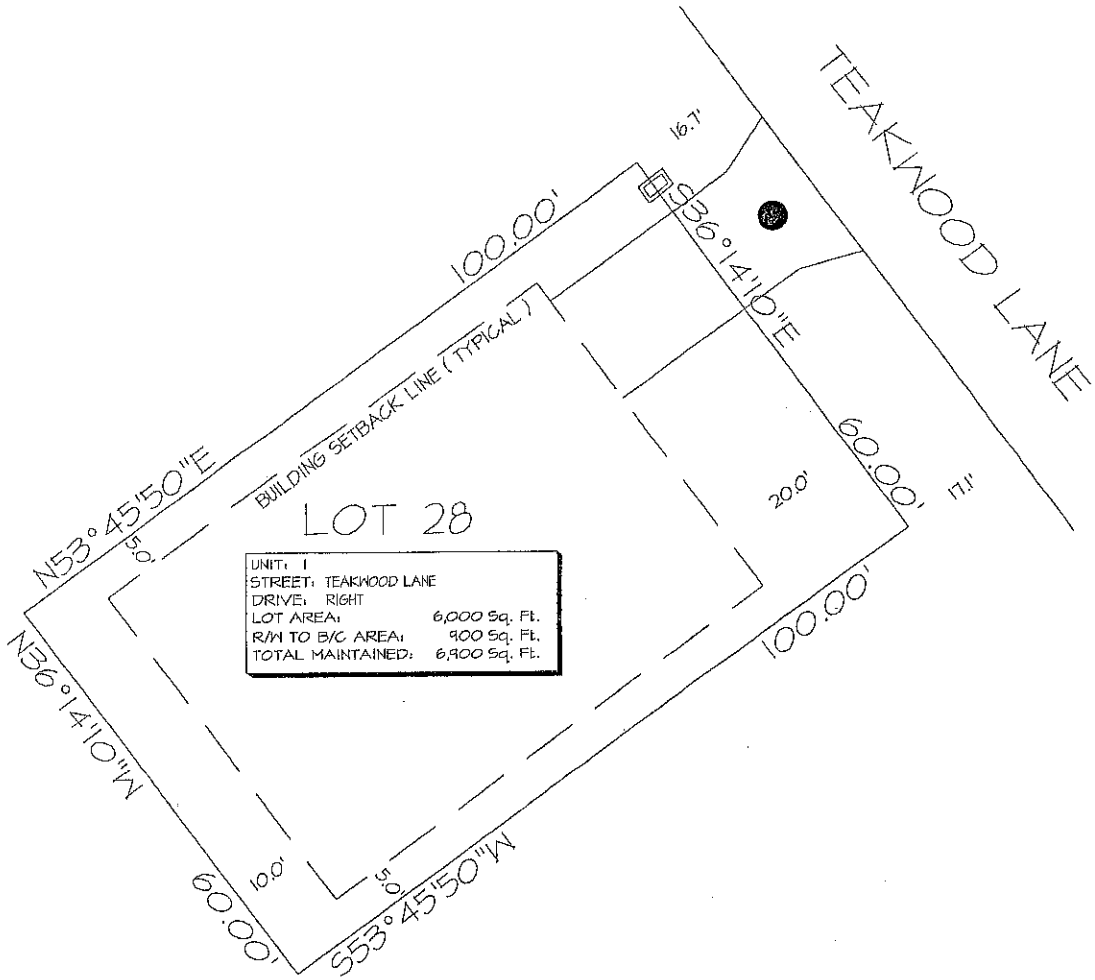
CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-1747 Fax No. (352)753-1204
Certificate of Authorization Number: 27496

SCALE: 1/16"=1'



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

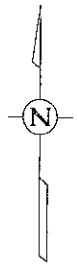
CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

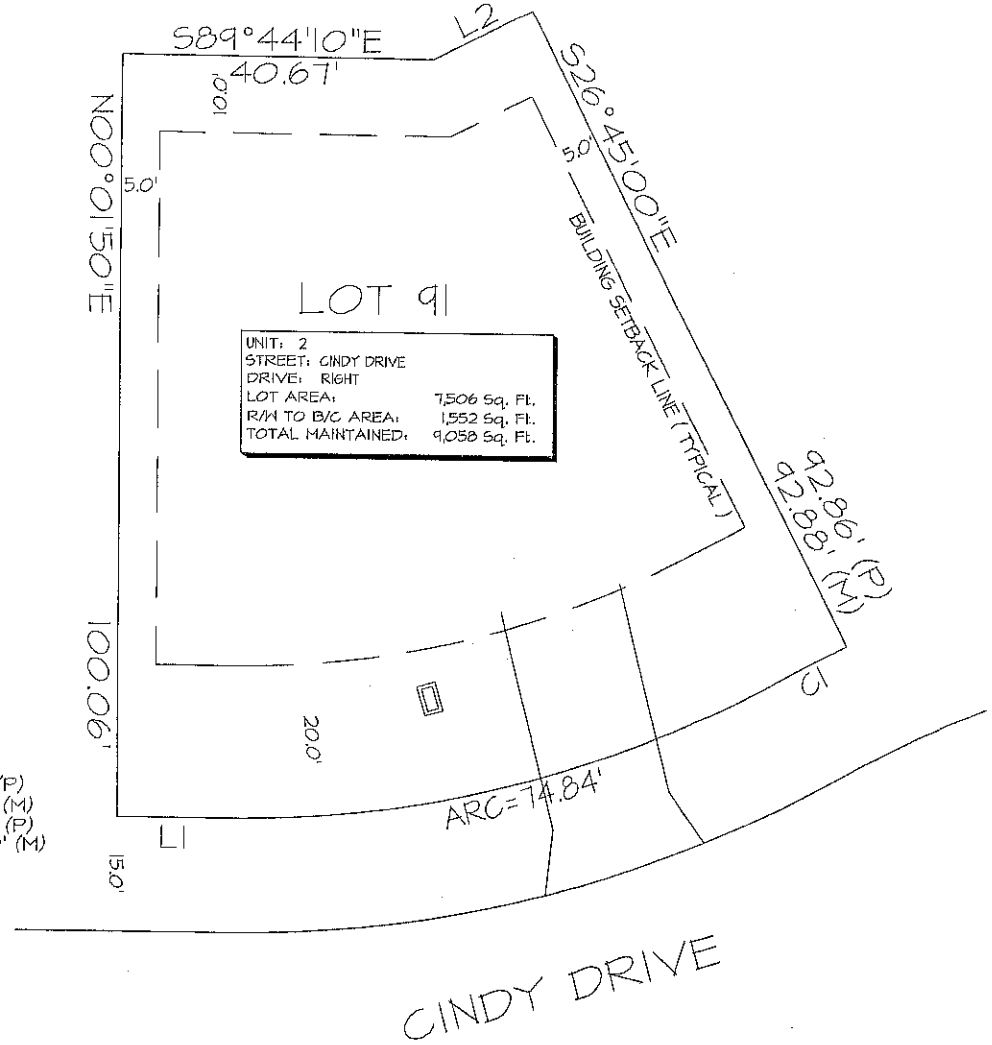
Arnett Environmental, LLC

1036 Lake Sumter Landing The Villages, FL 32162
Tel/Fax. (352)674-4240 Fax File. (352)753-1296
Certificate of Authorization Number: 27495

2



SCALE: 1/16"=1'



C1
ARC=10.00'

L1=N89°43'10"W, 15.11' (P)
N89°43'10"W, 15.12' (M)
L2=N63°15'49"E, 14.51' (P)
N63°15'49"E, 14.50' (M)

LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

IIS IS NOT A SURVEY

IS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS OWN HEREON.
E INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD ASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY MPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
E VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT VIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE R ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: DATE:

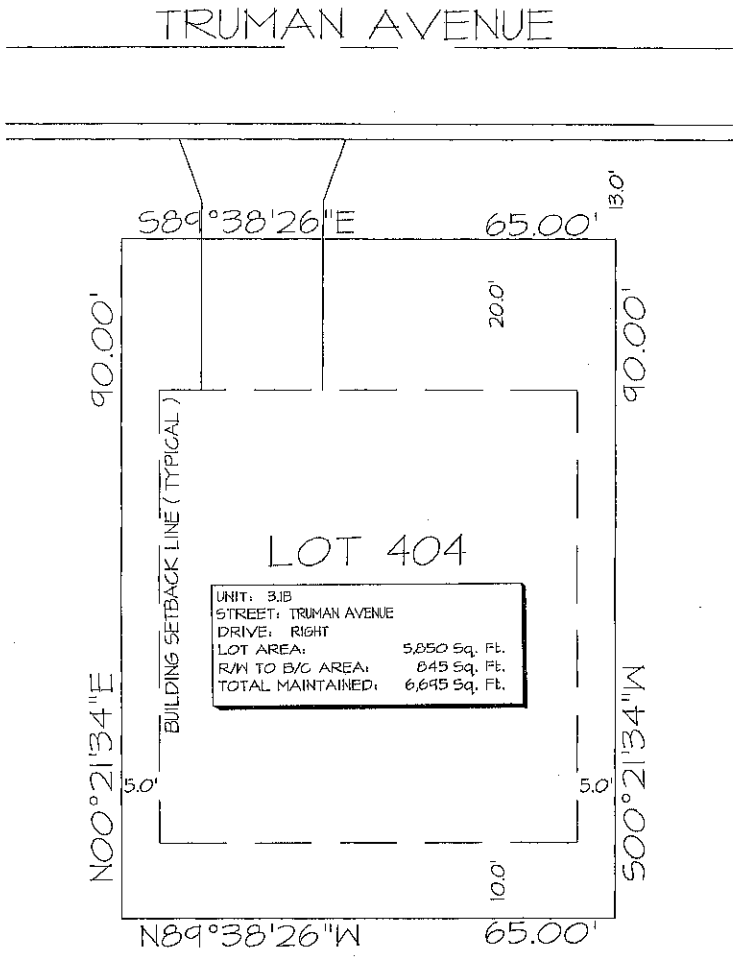
CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1246
Certificate of Authorization Number: 97486

3

SCALE: 1/16"=1'



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 5'X5' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

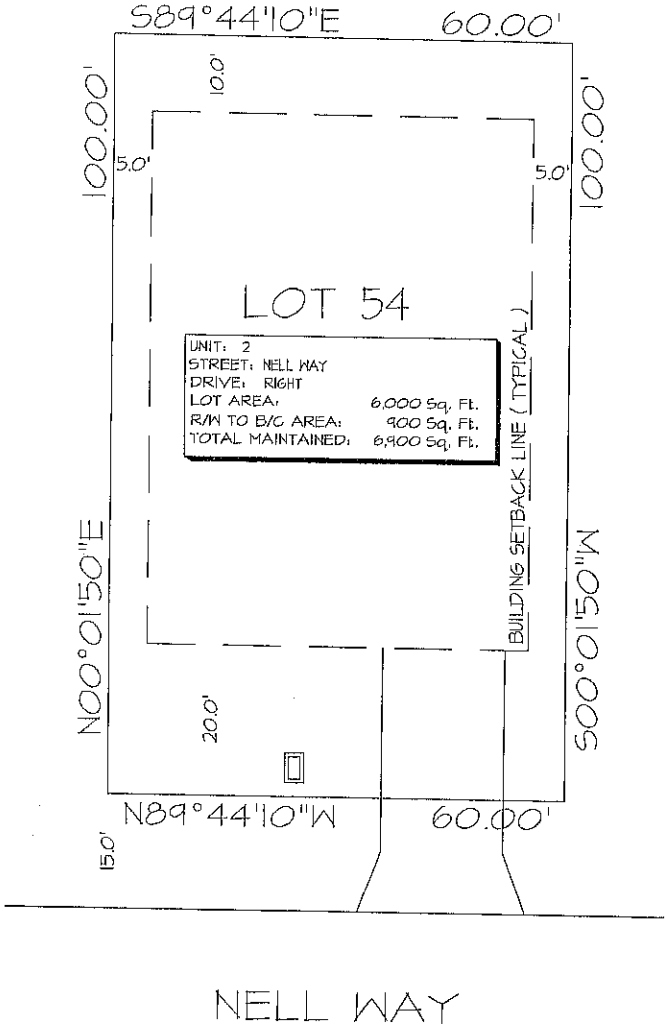
CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X50"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"X28"X58"
- x——x BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAY'S IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAY'S THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

HIS IS NOT A SURVEY

HIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS HOWN HEREON.
HE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD EASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY OMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
HE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT NVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE OR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

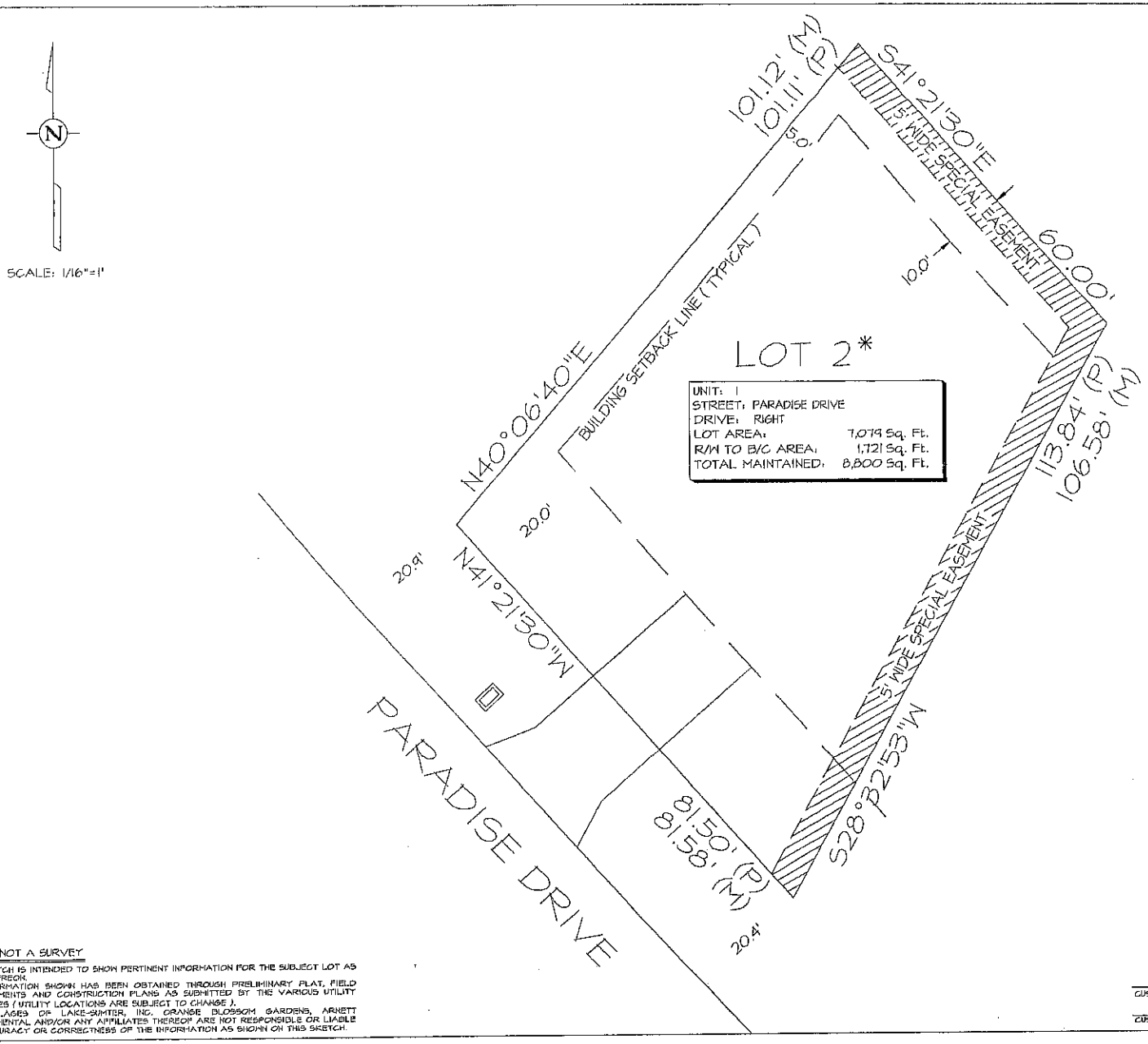
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1036 Lake Sumter Landing The Villages, FL 32162
Tel/Fax: (352)753-1747 Fax/Cell: (352)753-1208
Certificate of Authority Number: 27489

(4)



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

HIS IS NOT A SURVEY

HIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
HE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD EASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY OMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
HE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT NVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE OR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

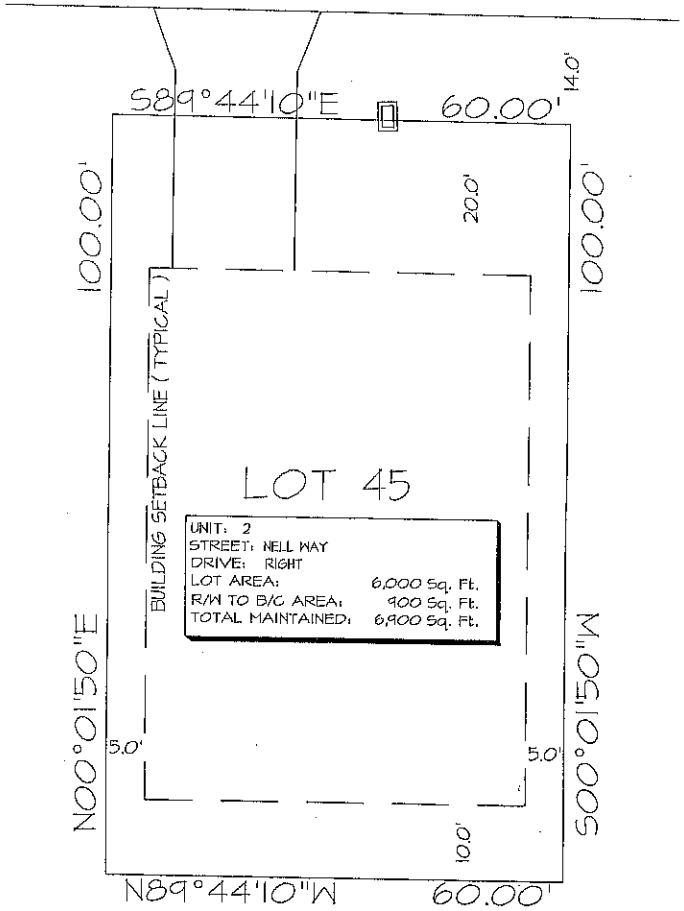
CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1000 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1360
Certificate of Authorization Number: 27493

6

SCALE: 1/16"=1'



LEGEND

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"x20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"x30"x14"
- TRUNK-AMP PEDESTAL / 17"x30"x14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

S IS NOT A SURVEY

S SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS WN HEREON.

INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD SUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY MPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).

VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT IRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

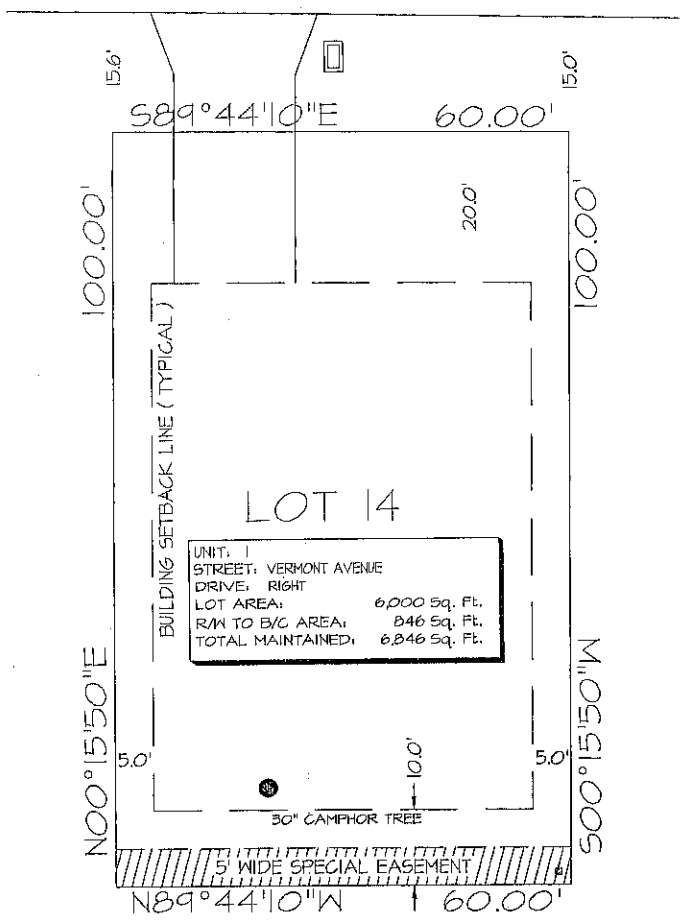
Arnett Environmental, LLC

1024 Lake Sumter Landing The Villages, FL 32162
Toll Free (888)924-4747 Fax No. (352)753-1249
Certificate of Authorization Number 27495

17

SCALE: 1/16"=1'

VERMONT AVENUE



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

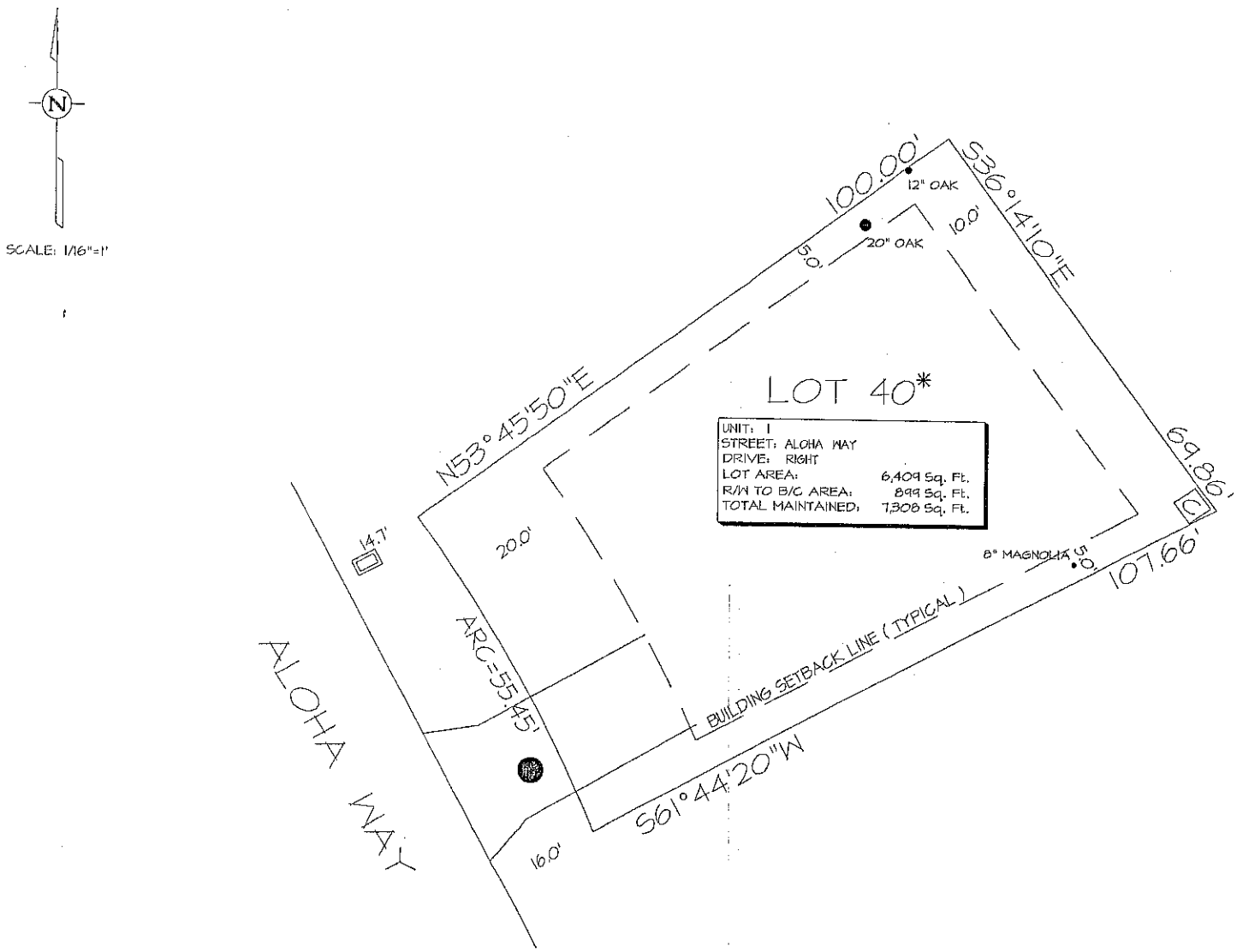
CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-1717 Fax No. (352)753-1766
Conscience of Architecture Services, 32146

8



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- C CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- T TELEPHONE PEDESTAL / 4" OR 12" ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- X ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SG SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

IIS IS NOT A SURVEY

IS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS IOWN HEREON.
E INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD EASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY OMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
E VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT VIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE IR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

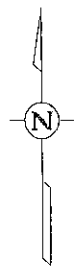
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

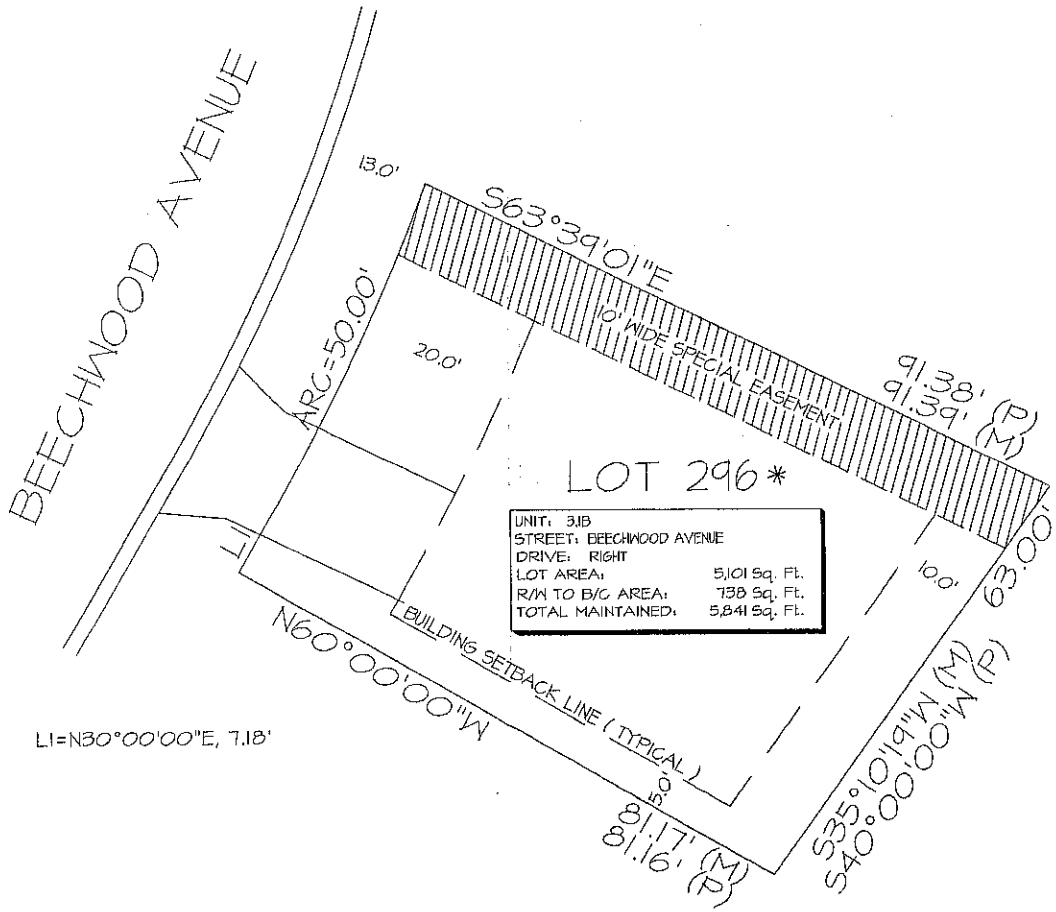
The Villages

Arnett Environmental, LLC
1036 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)763-6747 Fax No. (352)763-1288
Certificate of Authorization Number: 27195

9



SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- C CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- T TELEPHONE PEDESTAL / 4" OR 12" ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- X ELECTRIC TRANSFORMER / 3'X3' PAD
- A ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SG SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

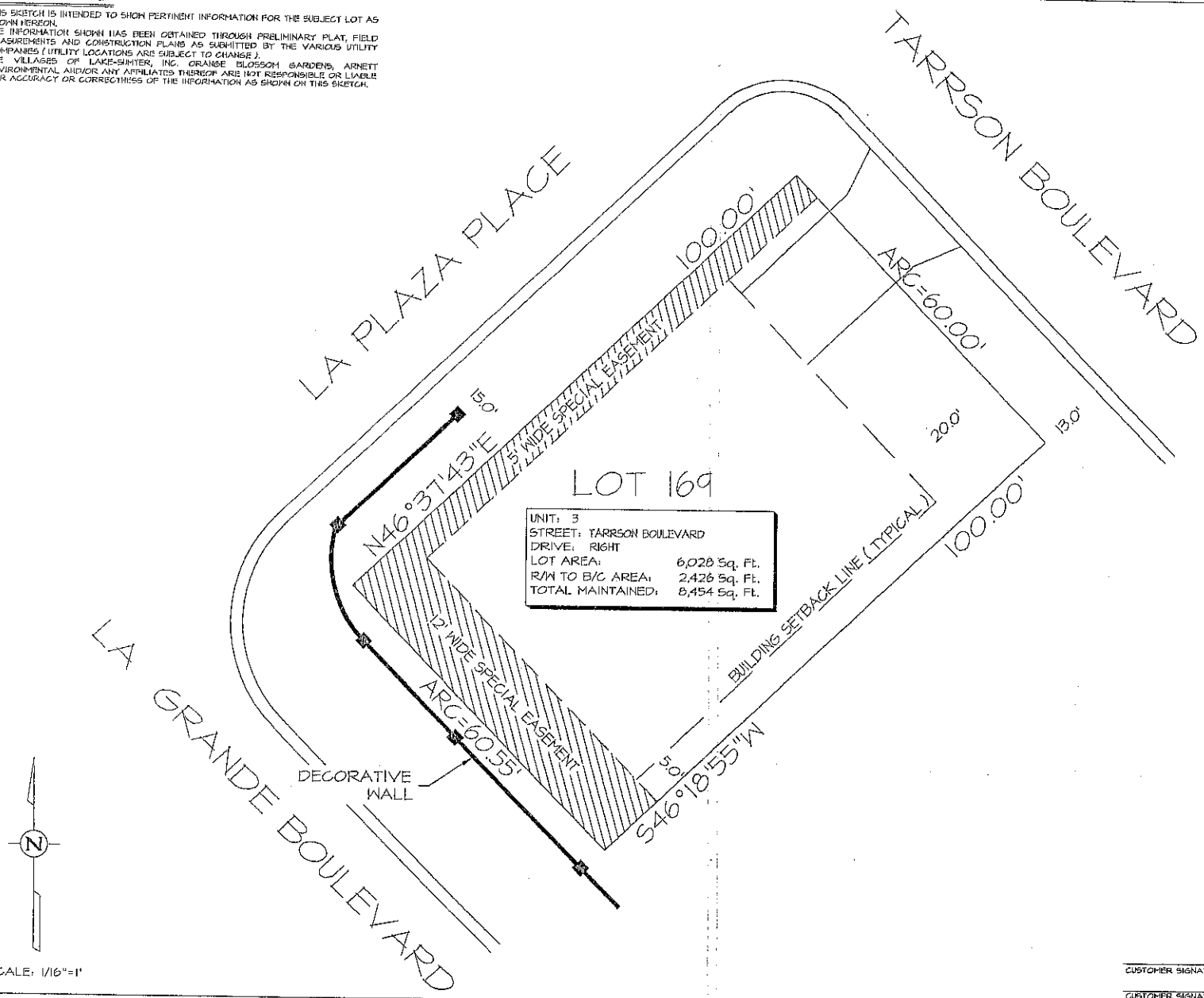
The Villages

Arnett Environmental, LLC
1074 Lake Sumter Landing The Villages, FL 32162
Tel/Fax: (352)753-4747 Fax No. (352)753-1226
Certificate of Authorization Number: 27495

10

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.



SCALE: 1/16"=1'

LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- C CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- T TELEPHONE PEDESTAL / 4" OR 12" ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- X ELECTRIC TRANSFORMER / 3'X3' PAD
- A ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- 2 TRUNK-AMP PEDESTAL / 17"X30"X14"
- SG SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"x28"x58"
- x——x BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1200
Certificate of Authorization Number: 27496

11

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	2600179
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-0300000013500
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	819 TRUMAN AVE LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 3 LOT 135 PB 23 PGS 27-29 | ORB 4599 PGS 388 389 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $20,414.00

Summary

Year Built: 1982	Total Living Area: 784	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	784	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	50	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	180	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE SUMTER INC	**Alternate Key:**	1482160
Mailing Address:	1000 LAKE SUSMTER LDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-010000002800
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1316 TEAKWOOD LN LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 28 PB 18 PG 9 | ORB 4620 PG 2398 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $19,599.00

Summary

Year Built: 1973	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	312	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	208	N	0%	0%	
4	UTILITY ROOM (UTM)	No Wall Type (000)	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	1483140
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-020000009100
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	913 CINDY DR LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 LOT 91 PB 20 PGS 58-59 | ORB 4622 PG 2112 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $19,399.00

Summary

Year Built: 1976	Total Living Area: 672	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	30	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	200	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	288	N	0%	0%	
5	UTILITY ROOM (UTM)	No Wall Type	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	2524308
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-035000040400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	704 TRUMAN AVE LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 3-1B LOT 404 PB 25 PG 33 | ORB 4616 PG 2434 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $35,998.00

Summary

Year Built: 1980	Total Living Area: 672	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	80	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	150	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	308	N	0%	0%	
5	UTILITY ROOM (UTM)	No Wall Type	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	1482933
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-020000005400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1015 NELL WAY LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 LOT 54 PB 20 PGS 58-59 | ORB 4622 PG 1800 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH LAKE LOT MH SUB (0203)	0	0		1	LT	$0.00	$53,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $18,768.00

Summary

Year Built: 1973	Total Living Area: 672	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	80	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	200	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	
5	SCREEN PORCH (SPM)	No Wall Type	1	188	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	1535948
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-010000000200
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1321 PARADISE DR LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 2 PB 18 PG 9 | ORB 4628 PG 1566 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $21,428.00

Summary

Year Built: 1973	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	
2	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	240	N	0%	0%	
3	SCREEN PORCH (SPM)	No Wall Type (000)	1	108	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	324	N	0%	0%	
5	SCREEN PORCH (SPM)	No Wall Type	1	244	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	1732484
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-020000004500
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1004 NELL WAY LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 2 LOT 45 PB 20 PGS 58-59 | ORB 4625 PG 1662 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $17,250.00

Summary

Year Built: 1973	Total Living Area: 672	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	40	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	230	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	452	N	0%	0%	
5	UTILITY ROOM (UTM)	No Wall Type	1	64	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	1672201
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-010000001400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1028 VERMONT AVE LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 14 PB 18 PG 9 | ORB 4633 PG 2404 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $23,848.00

Summary

Year Built: 1970	Total Living Area: 648	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	648	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	192	N	0%	0%	
3	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	364	N	0%	0%	
4	UTILITY ROOM (UTM)	No Wall Type (000)	1	80	N	0%	0%	
5	ATTACHED LIVING AREA	No Wall Type	1	288	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	**Alternate Key:**	1672279
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-010000004000
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	1011 ALOHA WAY LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 40 PB 18 PG 9 | ORB 4633 PG 2433 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $20,559.00

Summary

Year Built: 1973	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	720	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	90	N	0%	0%	
3	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	200	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	
5	SCREEN PORCH (SPM)	No Wall Type	1	216	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	BROWN MIKAL ET AL	**Alternate Key:**	2524031
Mailing Address:	608 RAINBOW BLVD LADY LAKE, FL 32159-2458 *Update Mailing Address*	**Parcel Number:**	06-18-24-035000029600
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	806 BEECHWOOD AVE LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 3-1B LOT 296 PB 25 PG 33 | ORB 4339 PG 2165 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $48,978.00

Summary

Year Built: 1980	Total Living Area: 960	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	960	N	0%	0%	
2	SCREEN PORCH (SPM)	No Wall Type (000)	1	230	N	0%	0%	
3	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	296	N	0%	0%	
4	SCREEN PORCH (SPM)	No Wall Type (000)	1	202	N	0%	0%	

PROPERTY RECORD CARD

General Information

Owner Name:	LUTKOWSKI LINDA L	**Alternate Key:**	1484057
Mailing Address:	918 TARRSON BLVD LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	06-18-24-030000016900
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.32200
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	918 TARRSON BLVD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	ORANGE BLOSSOM GARDENS UNIT 3 LOT 169 PB 23 PGS 27-29 | ORB 3626 PG 422 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$33,000.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $21,505.00

Summary

Year Built: 1978	Total Living Area: 840	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information? Click here to Update My Information.

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	840	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	275	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	96	N	0%	0%	

Exhibit A

Parcel ID #: 06182403000-000-135000
Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-02800
Lot 28 ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-09100
Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-05400
Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-00200
Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-04500
Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-01400
Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-04000
Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-29600
Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240300-000-16900
Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Page 27 through 29, Public Records of Lake County, Florida.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	Plat Book/Page
1	OBG3	135	819	Truman Ave	2600179	23/27-29
2	OBG1	28	1316	Teakwood	1482160	18/9
3	OBG2	91	913	Cindy Drive	1483140	20/58, 59
4	OBG3.1B	404	704	Truman Ave	2524308	25/33-35
5	OBG2	54	1015	Nell Way	1482933	20/58, 59
6	OBG1	2	1321	Paradise Drive	1535948	18/9
7	OBG2	45	1004	Nell Way	1732484	20/58, 59
8	OBG1	14	1028	Vermont Way	1672201	18/9
9	OBG1	40	1011	Aloha Way	1672279	18/9
10	OBG3.1B	296	806	Beechwood Ave	2524031	25/33-35
11	OBG3	169	918	Tarrson Blvd	1484057	23/27-29

INSTRUMENT#: 2015028463 OR BK 4599 PG 389 PAGES: 1 3/18/2015 3:59:05 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$504.00

(1)

72000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06303

ExN
Rec
Doc
Int
Total

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of March, 2015 between **Cheryl Hammond, a single woman**, whose post office address is **18465 E. Raven Drive, Queen Creek, AZ 85142**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240300-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 026102055, Florida Title 20280553 bearing Real Property Decal # R079320 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Donald Larson

Cheryl Hammond

Witness Name: Christine S Edmiston

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 10 day of March, 2015 by Cheryl Hammond, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BRENDA L HERBER
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 15, 2017

Notary Public

Printed Name: Brenda Herber

My Commission Expires: 9/15/2017

INSTRUMENT#: 2015048487 OR BK 4620 PG 2398 PAGES: 2 5/6/2015 7:52:38 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$483.00

(2)

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA

CASE NO: 2014 CA 1169

ADVANTAGE LAND, LLC,
A Florida Limited Liability Company,
Plaintiff,

-vs-

THOMAS McVAY,
COLLEEN MARCHESE,
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT and
LAKE COUNTY CLERK OF COURT,
Defendants.

2015 MAY -5 AM 9:55
CLERK OF CIRCUIT AND COUNTY COURT LAKE COUNTY FLORIDA

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 22 day of April, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Lake County, Florida:

> Lot 28, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1974 Manufacture Home bearing the ID #02611847H, Florida Title #1119776 and Real Property Decal #12066900.

was sold to The villages of Lake Sumter Inc. 1000 Lake Sumter Landing, The Villages, FL 32162

Witness my hand and seal of this Court on this 5 day of May, 2015.

NEIL KELLY
Clerk of the County Court
Lake County, Florida

By: H. Sled
Deputy Clerk

CLERK OF CIRCUIT & COUNTY COURT LAKE COUNTY, FLORIDA

Case: 2014 CA 001169
00087946726
Dx1: C01

51
HS

INSTRUMENT#: 2015049929 OR BK 4622 PG 2112 PAGES: 1 5/7/2015 4:35:25 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

(3)

$5000 RETURN

ExN
Rec
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06527

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **April, 2015** between **Donna Pollinger, a married woman, individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991,** whose post office address is **1585 Inwood Avenue, Angola, NY 14006**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1976 HILL Manufactured Home, ID# 0261309J, Florida Title 13385264 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Erin Arendt

Witness Name: Adam Jagow

Donna Pollinger, Individually and as Trustee of the Richard Szrama Living Trust under Agreemetn dated April 18, 1991

State of New York
County of Erie

The foregoing instrument was acknowledged before me this 13 day of April, 2015 by Donna Pollinger, a married woman, individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Cheryl Ziccardi

My Commission Expires: 4/23/18

CHERYL ZICCARDI
No. 01ZI4965520
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 04/23/2018

INSTRUMENT#: 2015044639 OR BK 4616 PG 2434 PAGES: 1 4/27/2015 11:12:56 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$385.00

4

55000

Ex N _____
Rec _____
Doc _____
Int _____
Total _____

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06586

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **April, 2015** between **Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995**, whose post office address is **305 Brook Village Road, Apt. 3, Nashua, NH 03062**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing , The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 LIBERTY Manufactured Home, ID# 10L13093, Florida Title 19136826 bearing Real Property Decal # R077658 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Alexandra Cunningham

Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995

Witness Name: DEBRA FARRAR

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 16 day of April, 2015 by Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

ERIC R. SOPPER NOTARY PUBLIC NEW HAMPSHIRE

Notary Public

Printed Name: ERIC SOPPER

My Commission Expires: ERIC R. SOPPER, Notary Public
My Commission Expires March 7, 2017

INSTRUMENT#: 2015049831 OR BK 4622 PG 1800 PAGES: 2 5/7/2015 3:43:12 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$630.00

5

90,000

Exh
Rec 850
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06016

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **April, 2015** between **Linda K. Kelly, a single woman and Jill N. Kelly, a single woman**, whose post office address is **1435 Evergreen Court, Ossian, IN 46777**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02611222H thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Teresa Norvell
Witness Name: Teresa Norvell

Vicki DeBellis
Witness Name: Vicki DeBellis

Sally L. Ashley
Witness Name: Sally L. Ashley

Bobbie DeSabatino
Witness Name: Bobbie DeSabatino

Linda K. Kelly
Linda K. Kelly

Jill N. Kelly
Jill N. Kelly

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Linda K. Kelly, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name:

My Commission Expires:

INSTRUMENT#: 2015055460 OR BK 4628 PG 1566 PAGES: 1 5/26/2015 4:06:30 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$574.00

(6)

$82000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06726

Int
Total

[Space Above This Line For Recording Data]

RETURN

Warranty Deed

This Warranty Deed made this **12th** day of **May, 2015** between **James E. Scheiman and Joann M. Scheiman, husband and wife**, whose post office address is **17448 SE 112th Court, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 90, Public Records of Lake County, Florida.

Together with a 1973 HILLMAN Manufactured Home, ID# 02613588G, Florida Title 6154043 bearing Real Property Decal # R366003 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: JANICE SCHOENFELDT

James E. Scheiman

Witness Name: Stacy Spears

Joann M. Scheiman

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by James E. Scheiman and Joann M. Scheiman, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

STACY S. SPEARS
MY COMMISSION # FF 072774
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

My Commission Expires:

INSTRUMENT#: 2015052563 OR BK 4625 PG 1662 PAGES: 1 5/18/2015 11:00:33 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

(7)

65000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643

RETURN

ExN
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **12th** day of **May, 2015** between **Robert L. Smith, Jr., a single person**, whose post office address is **1022 Neil Way, The Villages, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02612309H thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Jennifer Groveskeen

Witness Name: John McGovern

Robert L. Smith, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Robert L. Smith, Jr., who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # EE 150564
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Groveskeen

My Commission Expires: 12/5/15

70,000

(8)

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06413

ExN
Rec 10
Doc
Int
Total

INSTRUMENT #2015060227
OR BK 4633 PG 2404 - 2404 (1 PGS)
DATE: 6/4/2015 2:29:25 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $10.00 DEED DOC $490.00

RETURN TO

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **May, 2015** between **John C. Verville and Larisa Verville, husband and wife**, whose post office address is **3232 Hampton Lane, The Villages, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1970 HILLCREST Manufactured Home, ID# HF4881D, Florida Title 8994673 bearing Real Property Decal # R439155 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Teresa Norvell
Witness Name: Teresa Norvell

John C. Verville
John C. Verville

Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

Larisa Verville
Larisa Verville

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by John C. Verville and Larisa Verville, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification, and military photo ID and Villages photoID for John C. Verville.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name:

My Commission Expires:

74000

(9)

INSTRUMENT #2015060237,
OR BK 4633 PG 2433 - 2433 (1 PGS)
DATE: 6/4/2015 2:32:19 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $10.00 DEED DOC $518.00

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06723

ExN 10
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **May, 2015** between **Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders,a married woman,** whose post office address is **73 Stony Road, Lancaster, NY 14086**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1973 Chec Manufactured Home, ID# G6291, Florida Title 10178668 bearing Real Property Decal # R0814914 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Jennifer Grovesteen

Witness Name: Kelly Ragosta

Lorraine Schalberg

Karen Beckstein f/k/a Karen J. Seiders

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

JENNIFER GROVESTEEN
MY COMMISSION # EE 150664
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

10

Ex 10
Rec 10
Doc 10
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Mikal L. Brown, whose post office address is 608 Rainbow Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Teresa Norwell
Witness Name: Teresa Norwell

Mikal L. Brown

Zina Brasley
Witness Name: Zina Brasley

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Mikal L. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

TERESA NORWELL
MY COMMISSION # EF 190328
EXPIRES: June 6, 2018
Bonded Thru Budget Notary Services

Teresa Norwell
Notary Public

Printed Name:

My Commission Expires:

(10)

ExN 10
Rec 10
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Nathan K. Brown, whose post office address is 14 Brendan Lane, Niskayuna, NY 12309, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Fatima Abdul-Hammed

Witness Name: Ryan J. Hunter

Nathan K. Brown

State of NY
County of Albany

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Nathan K. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

FATIMA ABDUL-HAMMED
Notary Public-State of New York
No. 01AB5068925
Qualified in ALBANY
My Commission Expires 04/26/2019

Notary Public

Printed Name: Fatima Abdul-Hammed

My Commission Expires: 4/26/19

10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Doc Stamp 10
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Patrick E. Brown, whose post office address is 46 Zabel Hill Rd, Feura Bush, NY 12067, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Michael Cassidy

Witness Name: Laura Romanski

Patrick E. Brown

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE6066883
Qualified in Albany County
Commission Expires November 26, 20[illegible]

State of New York
County of Albany

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Patrick E. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: David N. Weinraub

My Commission Expires: 11/26/17

(70)

Prepared by and return to:
Gary Fuchsig
Attorney at Law
McLin Burnsed
1020 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Ex 10
Rec
Doc 70
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Timothy A. Brown, whose post office address is 213 Paisley Rd., Ballston Spa, NY 12020, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home. ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: [illegible]

Witness Name: [illegible]

Timothy A. Brown

State of New York
County of Saratoga

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Timothy A. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

BECKY A. SNELL
NOTARY PUBLIC, STATE OF NEW YORK
FULTON COUNTY
LIC. #01SN6150741
MY COMMISSION EXPIRES MAY 29, 2019

Notary Public

Printed Name: Becky A. Snell

My Commission Expires: 05/29/2019

10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Ent 10
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Bobby B. Brown, whose post office address is 215 Terrace Mountain Rd, Schoharie, NY 12157, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Margaret Chabellerra
Witness Name: Margaret Chabellerra

Bobby B. Brown
Bobby B. Brown

Margaret Heldreth
Witness Name: Margaret Heldreth

State of New York
County of Schoharie

The foregoing instrument was acknowledged before me this 22 day of June, 2015 by Bobby B. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Margaret R. Risse
Notary Public

Printed Name: Margaret R Risse

My Commission Expires: 8/5/15

MARGARET R. RISSE
Notary Public, State of New York
Schoharie County Reg. No. 01R6073606
Commission Expires 8/5/2015

(70)

Ex. 0
Rec
Doc
Int. 70
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Kelly L. Brown, whose post office address is PO Box 26187, Christiansted, VI 00824-2187, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Jennifer Charles

Kelly L. Brown

Witness Name: Amypatrice Parker DeSorbo

State of St. Croix
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Kelly L. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JAYE ALEXIS WHIPPER
Territory of the
U.S. VIRGIN ISLANDS
District of
ST. CROIX
Notary Public No. NP-63-14

Notary Public

Printed Name: Jaye A. WHIPPER

My Commission Expires: July 9, 2018

10

Ex N
Rec 10
Doc
Int 10
Total 20

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Matthew S. Brown, whose post office address is 4 Huckleberry Road, Castleton, NY 12033, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Jennifer Charles

Matthew S. Brown

Witness Name: Amypatrice Parker DeSorbo

State of St. Croix
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Matthew S. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JAYE ALEXIS WHIPPER
Territory of the U.S. VIRGIN ISLANDS
District of ST. CROIX
Notary Public No. NP-53-14

Notary Public

Printed Name: Jaye A. Whipper

My Commission Expires: July 9, 2018

80,000

10

Ex:N 10
Rec
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Peter M. Brown, whose post office address is 21 High Street, Rensselear, NY 12144, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Laura Baranski

Witness Name: Sherry LaFountain

Peter M. Brown

Peter M. Brown

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE6066833
Qualified In Albany County
Commission Expires November 28, 2017

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Peter M. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: David Weinraub

My Commission Expires: 11/28/17

90,000

(17)

Prepared by and return to:
Gary Fuchs/jag
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06686

ExN
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of June, 2015 between Linda L. Lutkowski, a single woman, whose post office address is 36 Acorn Circle, Apt 102, Baltimore, MD 21286, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1978 BRIGHT Manufactured Home, ID# 3R60R38545, Florida Title 14955337 bearing Real Property Decals # R12447644.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Candyce Miller

Witness Name: [signature]

Linda L. Lutkowski
Linda L. Lutkowski

State of Maryland
County of Baltimore

The foregoing instrument was acknowledged before me this 26th day of June, 2015 by Linda L. Lutkowski, a single woman who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Patricia A. Mack
Notary Public

Printed Name: Patricia A. Mack

My Commission Expires: PATRICIA A. MACK NOTARY PUBLIC STATE OF MARYLAND My Commission Expires July 2, 2018

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

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

July 27, 2015

RE: Annexation Ordinance 2015-08, Small Scale Comprehensive Plan Amendment 2015-09, and Rezoning Ordinance 2015-10

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the 11 lots.

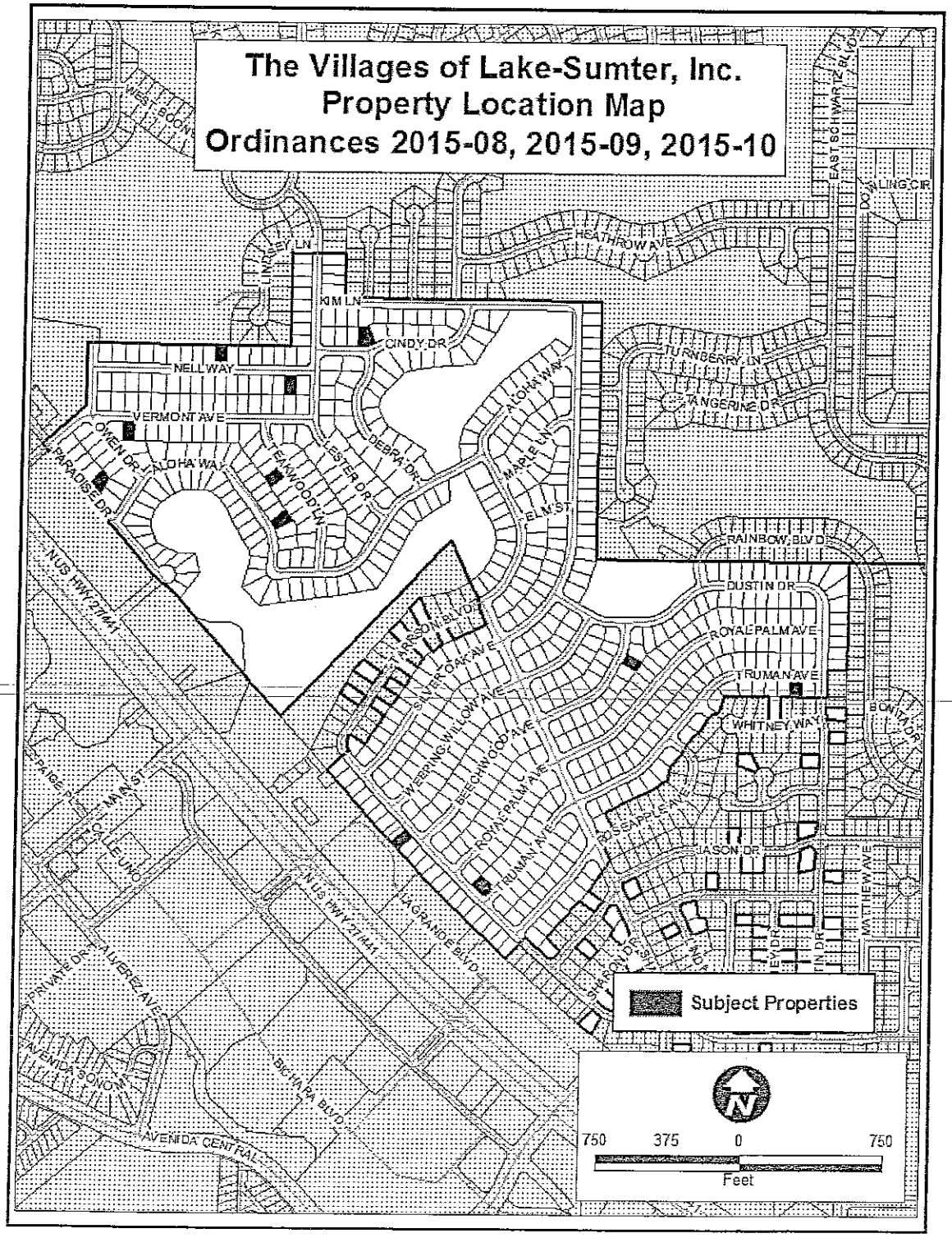
Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, August 10, 2015 at 5:30 p.m.
LOCAL PLANNING AGENCY - Wednesday, September 2, 2015 at 5:30 p.m.
TOWN COMMISSION MEETING - Wednesday, September 2, 2015 at 6:00 p.m.
TOWN COMMISSION MEETING- Wednesday, September 16, 2015 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 (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves 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, CPM
Town Planner


The Villages of Lake-Sumter, Inc.
Property Location Map
Ordinances 2015-08, 2015-09, 2015-10
Subject Properties
750 375 0 750
Feet
HEATHROW AVE
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
OWEN DR
ALOHA WAY
PARADISE DR
TEAKWOOD LN
LESTER DR
DEBRA DR
MAPLE LN
ELM ST
TURNBERRY LN
TANGERINE DR
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
WHITNEY WAY
BONITA DR
JASON DR
MATTHEW AVE
TARRSON BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
ROSEAPPLE AVE
LAGRANDE BLVD
N US HWY 27/441
MAIN ST
CALLE UNO
PRIVATE DR
ALVEREZ AVE
AVENIDA SONOMA
BICHARA BLVD
AVENIDA CENTRAL
EAST SCHWARTZ BLVD
DOWLING CIR

Property Owners within
150' Radius of Annexation

Alt Key	Owner Name	Owner Address	Owner City
2796502	ALDEN JOHN & KATHRYN A	19 THICKETWOOD PL RR3	BRECHIN
2706236	ALLEN DENNIS L TRUSTEE	5301 SADDLEBROOK ST	LADY LAKE
1482038	AMIGONE NICK	1041 ALOHA WAY	LADY LAKE
2536489	AMSELLEM DAVID & ROSE E	731 ROYAL PALM AVE	LADY LAKE
1483131	ANDERSON RUSSELL C TRUSTEE	909 CINDY DR	LADY LAKE
3030460	ANDERSON WALTER	1422 LINDSEY LN	LADY LAKE
1482011	ANDRE ORVILLE J JR	1308 OWEN DR	LADY LAKE
1672392	ANTHONY PICCIONE LLC	416 SE 29TH TER	OCALA
1483166	ARNOLD GERALD W ET AL	917 CINDY DR	LADY LAKE
1484090	ASH BARBARA	908 TARRSON BLVD	LADY LAKE
2781581	BANKS JAMES T & DEBORAH N	509 YELLOW CREEK RD	BAIL GROUND
1482887	BANNASCH MARY E	1006 NELL WAY	LADY LAKE
2687991	BARCUS PAUL E & JILL A	4203 W KENNEWICK AVE # 21	KENNEWICK
1483085	BARI RALPH J	914 KIM LN	LADY LAKE
1483336	BARRY RICHARD I SR & JANICE C	278 PUMPKIN HILL	ASFORD
1482151	BARTLETT JOYCE M	1318 TEAKWOOD LN	LADY LAKE
1672538	BEDARD MICHAEL & KAREN	57 STACEY DR	HOPKINTON
1482488	BELIN JOHN J & D J AMANDA	PO BOX 28	LADY LAKE
2706325	BENSON MARY E LIFE ESTATE	13517 NE 86TH DR # 109	LADY LAKE
2741970	BETTER THAN GOOD ENTERPRISES LLC	PO BOX 1427	LADY LAKE
2717971	BOONE E R & TRUDY C	615 SILVER SPRINGS BLVD	OCALA
1672597	BORZELLO FAMILY TRUST - FBO MARIELLE BORZELLO	2 BLALOCK CIR	HOUSTON
1732603	BOTE JAMES E & JEAN N	703 HEATHROW AVE	LADY LAKE
1483204	BOUCHARD RENE E	1315 LESTER DR	LADY LAKE
2706295	BOUFFORD EDWARD J	727 ROYAL PALM AVE	LADY LAKE
2831243	BRIEMER LORRAINE F LIFE ESTATE	1201 DUSTIN DR	LADY LAKE
1482674	BRIGGS KENNETH C JR & ANITA M	3227 FULLER ST	PHILADELPHIA
1482950	BRINGOLA THOMAS J TRUSTEE & - JUDITH M BRINGOLA	PO BOX 601	NORTH WOODSTOCK
1371155	BRUNEAU BETH M	1003 VERMONT AVE	LADY LAKE
1672546	CAPUTO FRANK C	1404 LESTER DR	LADY LAKE
2519851	CARTER DOROTHY W	1002 NELL WAY	LADY LAKE
2891769	CHANEY MARIE E TRUSTEE	913 KIM LN	LADY LAKE
2535351	CLARK SUZY B & KEITH	793 CHERRY ST	ALTAMONTE SPRINGS

Property Owners within
150' Radius of Annexation

1484065	COCHRAN RICHARD L & DELORES T	1320 WHEATLEY ST	PORT CHARLOTTE
2743263	COLVIN SUE B & - SALLY RETZER	701 WHITNEY WAY	LADY LAKE
1483328	CONSIGLIO ANTHONY J & PAMELA	1316 DEBRA DR	LADY LAKE
1484138	COOMBE ROY	834 TARRSON BLVD	LADY LAKE
2776170	COZ PROPERTIES LLC	39 ASPEN RD	OGDEN DUNES
1672210	CRANE G EDWARD & MADELENE A TRUSTEES	1022 VERMONT AVE	LADY LAKE
2743298	CURRAN JOSEPHINE & - BERNADETTE O'REGAN	1611 DURAN DR	LADY LAKE
1482020	DAIN MARY P TRUSTEE	1304 OWEN DR	LADY LAKE
3027396	DAMERON THOMAS O	1415 LINDSEY LN	LADY LAKE
1482208	DANIEL O'NEIL LLC	3338 ROANOKE ST	THE VILLAGES
1768039	DANIEL O'NEIL LLC	3338 ROANOKE ST	THE VILLAGES
1672414	DAVIS STEPHEN H & BRENDA S	9111-B TIMBERBROOK LN	FLORENCE
2582774	DE PALMA PATRICIA	1043 ALOHA WAY	LADY LAKE
1484049	DERIAS ONSI	2006 SE 28TH PL	OCALA
1482178	DOERR STANLEY	1310 TEAKWOOD LN	LADY LAKE
2686758	EDWARDS JOHN THOMAS	3978 S ATCHINSON WAY	AURORA
2575051	EHLINGER CHARLES A & SHERRYL R COLE-	728 TRUMAN AVE	LADY LAKE
2667508	ENGELBRECHT DUANE E & FLEUR E	1236 DUSTIN DR	LADY LAKE
2603763	EVANS ROXANNE L	809 BEECHWOOD AVE	LADY LAKE
1482216	FEMINO MICHAEL	PO BOX 98	LADY LAKE
2684259	FENLONG DAVID L & ANN L	3630 US HWY 11	DE KALB JUNCTION
1732760	FERGUSON TERRY & FRANCES	902 TARRSON BLVD	LADY LAKE
1672520	FICKLE DELORES A	1013 NELL WAY	LADY LAKE
1482275	FINCH HELEN J LIFE ESTATE	1021 ALOHA WAY	LADY LAKE
2685883	FISHER JERRY W & ELIZABETH G	706 TRUMAN AVE	LADY LAKE
1672465	FISLER CHARLES TRUSTEE & - BARBARA FISLER TRUSTEE	471 GASKIN LN	THE VILLAGES
1482844	FLANAGAN EVELYN D TRUSTEE	1020 NELL WAY	LADY LAKE
1482143	FLYNN MICHAEL	1945 NOBLE ST	LEMON GROVE
1482925	FRIEDAY RONALD A & CAROL L	1011 NELL WAY	LADY LAKE
1482763	GATTO DOROTHY A TRUSTEE	1027 VERMONT AVE	LADY LAKE
1484111	GENTRY JOHN M	904 TARRSON BLVD	LADY LAKE
1672376	GONNELLI DONNA L	1022 ALOHA WAY	LADY LAKE
1732662	GONZALEZ MIGUEL V	925 BEECHWOOD AVE	LADY LAKE
2524090	GORLICH WAYNE L	1234 DUSTIN DR	LADY LAKE

Property Owners within
150' Radius of Annexation

1672236	GORLICH WAYNE L	1234 DUSTIN DR	THE VILLAGES
3857645	GRANDE COMMERCIAL PROPERTY LLC	PO BOX 471476	LAKE MONROE
3332172	GRANT MEREDITH O & MARIE T LIFE ESTATE	1420 LINDSEY LN	LADY LAKE
2684879	GREEN JAMES A & DOROTHEA I ROBILLARD	704 ROYAL PALM DR	LADY LAKE
1483174	GREENSTEIN LAWRENCE N	919 CINDY DR	LADY LAKE
1482224	GROVES FAMILY TRUST - C/O B EUGENE & DOROTHY M GROVES	1009 ALOHA WAY	LADY LAKE
2718030	GUTHRIE VERDIE M TRUSTEE	737 ROYAL PALM AVE	LADY LAKE
2683848	HAMMER NORBERT F JR	PO BOX 27	LADY LAKE
1672287	HARMON DAVID L & DEBRA	1023 ALOHA WAY	LADY LAKE
1200474	HAVERKAMP CONSTANCE A	819 ROYAL PALM AVE	LADY LAKE
1483417	HAWKINS LOYD J & DORIS C	4231 HERMITAGE RD	OLD HICKORY
2575069	HEINEMEYER EMIELIE	733 ROYAL PALM AVE	LADY LAKE
1483808	HERSHBERGER KENNETH & PEGGY MASTERS	4491 ALDER DR	FLINT
1483875	HINES CAROLE E	821 ROYAL PALM AVE	LADY LAKE
1482062	HOAK DONNA L	2257 LOWRY RD	THE VILLAGES
1672481	HOGAN RONALD E & JOAN C	506 FISHER AVE	SUPERIOR
1672449	HOLDA SANDRA C	1050 OCEAN PEBBLES WAY	VIRGINIA BEACH
1482259	HUBBELL FRANK W JR & FRANCES A LIFE ESTATE	1017 ALOHA WAY	LADY LAKE
1672503	HUNTER JEFFREY T	1012 NELL WAY	LADY LAKE
1371236	HURLEY BARBARA G L & ARTHUR E JR	809 N WOLF RD	MELROSE PARK
1482267	INGOLIA LEO J JR ET AL	1019 ALOHA WAY	LADY LAKE
2667516	INTERLANDI GUS A	1202 DUSTIN DR	LADY LAKE
1672155	ITTNER KENNTHE M SR & KENNETH M ITTNER JR	1323 PARADISE DR	LADY LAKE
1483069	JACKS DEBORA K	918 KIM LANE	LADY LAKE
1482861	JARVIS EDWARD T	1010 NELL WAY	LADY LAKE
1482755	JARVIS THERESA S	3004 BROADWAY RD	ATTICA
2659441	JONES BILLY F	710 TRUMAN AVE	LADY LAKE
1482712	JONES KENNETH G	4011 SW 5TH AVE	OCALA
1732492	KELLOGG PATRICK F & CAROLYNN	907 CINDY DR	LADY LAKE
1371147	KENT ROBERT & LINDA C	30 BLATHERWICK RD	NEWARK
1753627	KOOGLE JAMES D & SARA	814 TRUMAN AVE	LADY LAKE
1672741	KRICK DANIEL & BRENDA	7026 MONACO DR SE	OLYMPIA
1483905	KUHLMANN BRUNO LIFE ESTATE	818 ROYAL PALM AVE	LADY LAKE
1672627	LACH LINDA E	911 CINDY DR	LADY LAKE

Property Owners within
150' Radius of Annexation

1483051	LADLEY DONNA L & JOHN W WEST	922 KIM LN	LADY LAKE
2684852	LEAVERTON HOWARD A & CHRISTINE A	735 ROYAL PALM AVE	LADY LAKE
1482577	LEISUREVILLE LLC	6 MONROE ST	GEORGETOWN
1483891	LEVINE DAVID M & MARSHA S	820 ROYAL PALM AVE	LADY LAKE
1672171	LIMA NELSON A & ROSETTA	344 JUAREZ WAY	THE VILLAGES
1482852	LOISELLE ALAN & JANIS E	117 11TH ST	PROVIDENCE
1482135	LONGCHAMPS RAYMOND A	1322 TEAKWOOD LN	LADY LAKE
1672261	MAC GREGOR LILIAN M	73 GRANT BLIGHT CRES	NEWMARKET
2524057	MALLOY JOHN & SUSAN ANNE	4 ARTHUR RD	ROCHESTER
1482194	MALONEY JOHN L ET AL	373 FARRELL RD	WILLSBORO
1371171	MANGIONE MICHAEL & BONNIE A	1014 NELL WAY	LADY LAKE
1672333	MARCUM WAYNE & LUELLEN	7469 N ELMS RD	FLUSHING
1371180	MARUSCHAK TIMOTHY J & BRENDA M LIFE ESTATE	1005 NELL WAY	LADY LAKE
1483930	MC CAULEY MICHAEL L & SUSAN	813 TRUMAN AVE	LADY LAKE
1484120	MC CLELLAN CARL E	838 TARRSON BLVD	LADY LAKE
1482305	MC INTOSH FRANK & BARBARA	17277 HANOVER ST	ALLEN PARK
2699655	MC MILLAN HARMON LIFE ESTATE & DRAXIE N BOLAM TRUSTEE	707 TRUMAN AVE	LADY LAKE
1482879	MERFELD WILLIAM R & PATRICIA M	1008 NELL WAY	LADY LAKE
1483948	MITCHELL NANCY L	816 TRUMAN AVE	LADY LAKE
2670681	MODEN ROBERT V & LUCILLE H	703 TRUMAN AVE	LADY LAKE
1482801	MOLNAR EILEEN S	39 SUMMERFIELD ST	NAUGATUCK
1483883	MUCCI STEPHEN L & LISA M MASSI	823 ROYAL PALM AVE	LADY LAKE
1483794	MULDERIG RONALD A & LINDA G	924 BEECHWOOD AVE	LADY LAKE
1798132	MURPHY JOHN & MARY T	770 BOSTON NECK RD	SUFFIELD
2608650	NEWMAN JO ANN LIFE ESTATE	802 WEEPING WILLOW AVE	LADY LAKE
1482780	NICHOLAS CHARLES DAVID & JOAN F	288 SALERNO ST	OSHAWA
2683856	NICHOLS DAVID & MARY	4117 HILLSIDE DR	CEDAR FALLS
1484081	NORD LLOYD D & SUSAN L	912 TARRSON BLVD	LADY LAKE
1672163	O'BRAY LARRY C & DOROTHY	80 LOMOND BLVD	WINNEPEG
2573813	O'NEILL THEODORE G	816 ROYAL PALM AVE	LADY LAKE
2898909	OSMAN ELSIE B & LEAH I CRESSOTTI	47 CROWN ST	WESTFIELD
1482003	OSTOFI GARY ION & HARUYO KOBAYASHI	12-25 HAMILTON ST S	WATERDOWN
1672511	OSTRANDER HOWARD L	1007 NELL WAY	LADY LAKE
2535377	OWENS DORIS M TRUSTEE	926 WEEPING WILLOW AVE	LADY LAKE

Property Owners within
150' Radius of Annexation

1483077	PAUL VICTOR H & MADELEINE L	1 SEBBINS POND DR	BEDFORD
1482186	PETROSINO STEVEN & LYNN	8815 TOYPORT DR	DUBLIN
2787104	PFLUG LINDA A	185-01 50TH AVE	FLUSHING
1482917	PHELPS DENNIS & JOAN	1862 LEDGE RD	BASOM
2684887	PHEMISTER ALLEN	702 ROYAL PALM AVE	LADY LAKE
2575034	PIDATELLA ANTHONY C	708 TRUMAN AVE	LADY LAKE
1482798	POLAND ROBERT & DORIS	1033 VERMONT AVE	LADY LAKE
2670690	POOLE KENNETH B & PAULA	806 WEEPING WILLOW AVE	LADY LAKE
1672244	PORTA-HARMON LLC	1023 ALOHA WAY	LADY LAKE
1482461	PORTO JOHN & PATRICIA	500 ELM ST EXT UNIT 14-3	NORTH HAVEN
2800526	POYNTON AGNES P TRUSTEE	1240 DUSTIN DR	LADY LAKE
2686634	PULLANO WILLIAM & MARIA	70-50 MANSE ST	FOREST HILLS
2795450	R & F PROPERTIES OF LAKE COUNTY INC	849 HAWK LNDG	FRUITLAND PARK
2743255	RATHBUN ROBERT E ET AL	135 SKUNK HILL RD	HOPE VALLEY
2741961	RETZER RAYMOND R & SALLY B	2612 WHATLEY AVE APT 14	SAVANNAH
2566612	RICHARDSON RONALD D & VIVIAN K	805 BEECHWOOD AVE	LADY LAKE
1482941	RICKIS ALBERT C & SHIRLEY A	1017 NELL WAY	LADY LAKE
1482666	RINDLER MARY BETH	2410 TROY SIDNEY RD	TROY
2585978	RISSMANN-JOYCE STACIE L	14516 ROUND LAKE BLVD	ANDOVER
1535956	RITTER JOSEF M & TONI V	112 TERRACEVIEW RD	DE WITT
2575646	SAUNDERS KORLENE L	807 BEECHWOOD AVE	LADY LAKE
1672406	SAVAGE BERNADINE LIFE ESTATE	1317 TEAKWOOD LN	LADY LAKE
2535385	SAVAGE SHAREN L	822 ROYAL PALM AVE	LADY LAKE
2573635	SCHEEL ALLEN L & CAROL G	817 ROSEAPPLE AVE	LADY LAKE
1672252	SCHMIED KEITH TRUSTEE	1306 TEAKWOOD LN	LADY LAKE
1672473	SCHUBERT ROBERT & ELAINE	1017 VERMONT AVE	LADY LAKE
1483972	SECRETARY OF HOUSING & URBAN DEVELOPMENT	3751 MAGUIRE BLVD STE 270	ORLANDO
1672589	SERGE EILEEN	5240 KATHLEEN CT	OAK FOREST
1732450	SHACKELFORD THERESA	1304 TEAKWOOD LN	LADY LAKE
2701013	SHANKLE LINDA D	817 TRUMAN AVE	LADY LAKE
1482470	SHARPE ELEANOR M LIFE ESTATE	1020 ALOHA WAY	LADY LAKE
1484103	SHIPLEY RONALD E	906 TARRSON BLVD	LADY LAKE
1482682	SKINNER JAMES R & PAULA A SKINNER	1001 VERMONT AVE	LADY LAKE
1483425	SMITH MICHAEL L & LISA B	2528 S ADAMS ST	ARLINGTON

Property Owners within
150' Radius of Annexation

2602511	SMITH PHILLIP B & MARY PETRUZZELLI- TRUSTEES	4134 DOVE VALLEY LN	LADY LAKE
1482836	SMITH ROBERT L JR	1022 NELL WAY	LADY LAKE
1672457	SNYDER ROBERT L ET AL	1007 VERMONT AVE	LADY LAKE
1482895	SPADA ASSUNTA R	1404 BRIARCLIFF AVE	LEESBURG
1672198	SPANN RAYMOND D	1039 ALOHA WAY	LADY LAKE
2717840	SPILLANE DOROTHY M ESTATE	836 TARRSON BLVD	LADY LAKE
1482909	STANSBURGE CHARLES H ESTATE	1003 NELL WAY	LADY LAKE
2723211	STAPLETON VIRGINIA M & KENDRA J STAPLETON	702 TRUMAN AVE	LADY LAKE
1768047	STARTUP RUSSELL & JOAN E	16 STOLL ST	PORT JERVIS
2786477	STONE ROBERT B & DARLENE R LIFE ESTATE	709 WHITNEY WAY	LADY LAKE
1482691	STRNAD THOMAS & ROBERT STRNAD	2361 MASSILLON RD APT 19	FINDLAY
3038363	STUBBE RONALD M & C JEANNE	1418 LINDSEY LN	LADY LAKE
1483191	TESSEAN GEORGE W & GAIL L	1317 LESTER DR	LADY LAKE
1482585	TIERNEY GREGORY	6 MONROE ST	GEORGETOWN
1482593	TIERNEY RONALD P LIFE ESTATE	PO BOX 2157	DANVERS
2813512	TOFT CHRISTINE J	711 WHITNEY WAY	LADY LAKE
1768021	VERRIER LORI D	249 EGERTON RD	WINNIPEG
2863633	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	3201 WEDGEWOOD LN	THE VILLAGES
3452399	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	3201 WEDGEWOOD LN	THE VILLAGES
2685280	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	3201 WEDGEWOOD LN	THE VILLAGES
1483158	VILLAGES OF LAKE-SUMTER INC	1020 LAKE SUMTER LNDG	THE VILLAGES
1482933	VILLAGES OF LAKE-SUMTER INC	1020 LAKE SUMTER LNDG	THE VILLAGES
2690186	VILLAGES OF LAKE-SUMTER INC	1020 LAKE SUMTER LNDG	THE VILLAGES
2524120	VOLK MICHAEL TRUSTEE	725 ROYAL PALM AVE	LADY LAKE
1482771	WALDRON HOWARD J JR & HOWARD J WALDRON III	1029 VERMONT AVE	LADY LAKE
1483182	WALLOCH DONALD F & SANDRA J	1319 LESTER DR	LADY LAKE
1482054	WEST LINDA	1026 VERMONT AVE	LADY LAKE
1482496	WHITEHEAD RONALD E	1016 ALOHA WAY	LADY LAKE
1482241	WILCOX WILLIAM W & JUDITH C PAUL	7 SMITH ST	RED HOOK
1482291	WOODS EDWARD TRUSTEE - TRUST BY MARTHA WOODS	1037 ALOHA WAY	LADY LAKE
1672180	WYATT ROBERT W & KERRYLYN	1807 SAN LUIS DR	THE VILLAGES
1482232	ZAJIC SUSAN R GARLICK LIFE ESTATE	1013 ALOHA WAY	LADY LAKE
1484073	ZARCH STEVEN A	914 TARRSON BLVD	LADY LAKE

Property Owners within
150' Radius of Annexation

Owner State	Owner Zip	Owner Country	Property Address
ONTARIO		CANADA	916 CINDY DR LADY LAKE FL 32159
FL	32159		810 BEACHWOOD AVE LADY LAKE FL 32159
FL	32159		1041 ALOHA WAY LADY LAKE FL 32159
FL	32159		731 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		909 CINDY DR LADY LAKE FL 32159
FL	32159		1422 LINDSEY LN LADY LAKE FL 32159
FL	32159		1308 OWEN DR LADY LAKE FL 32159
FL	34471		1315 TEAKWOOD LN LADY LAKE FL 32159
FL	32159		917 CINDY DR LADY LAKE FL 32159
FL	32159		908 TARRSON BLVD LADY LAKE FL 32159
GA	30107		1125 DUSTIN DR LADY LAKE FL 32159
FL	32159		1006 NELL WAY LADY LAKE FL 32159
WA	99336		729 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		914 KIM LN LADY LAKE FL 32159
CT	06278		1318 DEBRA DR LADY LAKE FL 32159
FL	32159		1318 TEAKWOOD LN LADY LAKE FL 32159
NH	03229		1019 NELL WAY LADY LAKE FL 32159
FL	32159		1018 ALOHA WAY LADY LAKE FL 32159
FL	32159		705 TRUMAN AVE LADY LAKE FL 32159
FL	32158		1119 DUSTIN DR LADY LAKE FL 32159
FL	34470		804 WEEPING WILLOW AVE LADY LAKE FL 32159
TX	77024		920 KIM LN LADY LAKE FL 32159
FL	32159		924 WEEPING WILLOW AVE LADY LAKE FL 32159
FL	32159		1315 LESTER DR LADY LAKE FL 32159
FL	32159		727 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		1201 DUSTIN DR LADY LAKE FL 32159
PA	19136		1002 VERMONT AVE LADY LAKE FL 32159
NH	03262		1021 NELL WAY LADY LAKE FL 32159
FL	32159		1003 VERMONT AVE LADY LAKE FL 32159
FL	32159		1404 LESTER DR LADY LAKE FL 32159
FL	32159		1002 NELL WAY LADY LAKE FL 32159
FL	32159		913 KIM LN LADY LAKE FL 32159
FL	32701		1014 ALOHA WAY LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

FL	33953	916 TARRSON BLVD LADY LAKE FL 32159
FL	32159	701 WHITNEY WAY LADY LAKE FL 32159
FL	32159	1316 DEBRA DR LADY LAKE FL 32159
FL	32159	834 TARRSON BLVD LADY LAKE FL 32159
IN	46368	705 WHITNEY WAY LADY LAKE FL 32159
FL	32159	1022 VERMONT AVE LADY LAKE FL 32159
FL	32159	1121 DUSTIN DR LADY LAKE FL 32159
FL	32159	1304 OWEN DR LADY LAKE FL 32159
FL	32159	1415 LINDSEY LN LADY LAKE FL 32159
FL	32162	1005 ALOHA WAY LADY LAKE FL 32159
FL	32162	1311 TEAKWOOD LN LADY LAKE FL 32159
KY	41042	1319 TEAKWOOD LN LADY LAKE FL 32159
FL	32159	1043 ALOHA WAY LADY LAKE FL 32159
FL	34471	924 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1310 TEAKWOOD LN LADY LAKE FL 32159
CO	80014	820 TRUMAN AVE LADY LAKE FL 32159
FL	32159	803 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	1236 DUSTIN DR LADY LAKE FL 32159
FL	32159	809 BEECHWOOD AVE LADY LAKE FL 32159
FL	32158	1007 ALOHA WAY LADY LAKE FL 32159
NY	13630	923 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	902 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1013 NELL WAY LADY LAKE FL 32159
FL	32159	1021 ALOHA WAY LADY LAKE FL 32159
FL	32159	706 TRUMAN AVE LADY LAKE FL 32159
FL	32162	1015 VERMONT AVE LADY LAKE FL 32159
FL	32159	1020 NELL WAY LADY LAKE FL 32159
CA	91945	1320 TEAKWOOD LN LADY LAKE FL 32159
FL	32159	1011 NELL WAY LADY LAKE FL 32159
FL	32159	1027 VERMONT AVE LADY LAKE FL 32159
FL	32159	904 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1022 ALOHA WAY LADY LAKE FL 32159
FL	32159	925 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	1234 DUSTIN DR LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

FL	32159		1314 TEAKWOOD LN LADY LAKE FL 32159
FL	32747		104 LAGRANDE BLVD LADY LAKE FL 32159
FL	32159		1420 LINDSEY LN LADY LAKE FL 32159
FL	32159		704 ROYAL PALM DR LADY LAKE FL 32159
FL	32159		919 CINDY DR LADY LAKE FL 32159
FL	32159		1009 ALOHA WAY LADY LAKE FL 32159
FL	32159		737 ROYAL PALM AVE LADY LAKE FL 32159
FL	32158		706 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		1023 ALOHA WAY LADY LAKE FL 32159
FL	32159		819 ROYAL PALM AVE LADY LAKE FL 32159
TN	37138		1317 DEBRA DR LADY LAKE FL 32159
FL	32159		733 ROYAL PALM AVE LADY LAKE FL 32159
MI	48506		922 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159		821 ROYAL PALM AVE LADY LAKE FL 32159
FL	32162		1024 VERMONT AVE LADY LAKE FL 32159
WI	54880		1030 NELL WAY LADY LAKE FL 32159
VA	23451		1005 VERMONT AVE LADY LAKE FL 32159
FL	32159		1017 ALOHA WAY LADY LAKE FL 32159
FL	32159		1012 NELL WAY LADY LAKE FL 32159
IL	60164		1313 LESTER DR LADY LAKE FL 32159
FL	32159		1019 ALOHA WAY LADY LAKE FL 32159
FL	32159		1202 DUSTIN DR LADY LAKE FL 32159
FL	32159		1323 PARADISE DR LADY LAKE FL 32159
FL	32159		918 KIM LN LADY LAKE FL 32159
FL	32159		1010 NELL WAY LADY LAKE FL 32159
NY	14011		1025 VERMONT AVE LADY LAKE FL 32159
FL	32159		710 TRUMAN AVE LADY LAKE FL 32159
FL	34471		1013 VERMONT AVE LADY LAKE FL 32159
FL	32159		907 CINDY DR LADY LAKE FL 32159
NOTTINGHAMSHIRE		UNITED KINGDOM	1313 TEAKWOOD LN LADY LAKE FL 32159
FL	32159		814 TRUMAN AVE LADY LAKE FL 32159
WA	98501		818 TRUMAN AVE LADY LAKE FL 32159
FL	32159		818 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		911 CINDY DR LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

FL	32159		922 KIM LN LADY LAKE FL 32159
FL	32159		735 ROYAL PALM AVE LADY LAKE FL 32159
MA	01833		1321 TEAKWOOD LN LADY LAKE FL 32159
FL	32159		820 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		1312 OWEN DR LADY LAKE FL 32159
RI	02906		1016 NELL WAY LADY LAKE FL 32159
FL	32159		1322 TEAKWOOD LN LADY LAKE FL 32159
ONTARIO		CANADA	1003 ALOHA WAY LADY LAKE FL 32159
KENT		ENGLAND	804 BEECHWOOD AVE LADY LAKE FL 32159
NY	12996		1001 ALOHA WAY LADY LAKE FL 32159
FL	32159		1014 NELL WAY LADY LAKE FL 32159
MI	48433		1035 ALOHA WAY LADY LAKE FL 32159
FL	32159		1005 NELL WAY LADY LAKE FL 32159
FL	32159		813 TRUMAN AVE LADY LAKE FL 32159
FL	32159		838 TARRSON BLVD LADY LAKE FL 32159
MI	48101		1303 OWEN DR LADY LAKE FL 32159
FL	32159		707 TRUMAN AVE LADY LAKE FL 32159
FL	32159		1008 NELL WAY LADY LAKE FL 32159
FL	32159		816 TRUMAN AVE LADY LAKE FL 32159
FL	32159		703 TRUMAN AVE LADY LAKE FL 32159
CT	06770		1032 NELL WAY LADY LAKE FL 32159
FL	32159		823 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		924 BEECHWOOD AVE LADY LAKE FL 32159
CT	06078		1024 ALOHA WAY LADY LAKE FL 32159
FL	32159		802 WEEPING WILLOW AVE LADY LAKE FL 32159
ONTARIO		CANADA	1031 VERMONT AVE LADY LAKE FL 32159
IA	50613		709 TRUMAN AVE LADY LAKE FL 32159
FL	32159		912 TARRSON BLVD LADY LAKE FL 32159
MANITOBA		CANADA	1325 PARADISE DR LADY LAKE FL 32159
FL	32159		816 ROYAL PALM AVE LADY LAKE FL 32159
MA	01085		1123 DUSTIN DR LADY LAKE FL 32159
ONTARIO		CANADA	1310 OWEN DR LADY LAKE FL 32159
FL	32159		1007 NELL WAY LADY LAKE FL 32159
FL	32159		926 WEEPING WILLOW AVE LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

NH	03110	916 KIM LN LADY LAKE FL 32159
OH	43017	1308 TEAKWOOD LN LADY LAKE FL 32159
NY	11365	812 BEECHWOOD AVE LADY LAKE FL 32159
NY	14013	1009 NELL WAY LADY LAKE FL 32159
FL	32159	702 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159	708 TRUMAN AVE LADY LAKE FL 32159
FL	32159	1033 VERMONT AVE LADY LAKE FL 32159
FL	32159	806 WEEPING WILLOW AV LADY LAKE FL 32159
FL	32159	1312 TEAKWOOD LN LADY LAKE FL 32159
CT	06473	1026 ALOHA WAY LADY LAKE FL 32159
FL	32159	1240 DUSTIN DR LADY LAKE FL 32159
NY	11375	1030 VERMONT AVE LADY LAKE FL 32159
FL	34731	295 SOUTH US HWY 441/27 LADY LAKE FL 32159
RI	02832	703 WHITNEY WAY LADY LAKE FL 32159
GA	31404	707 WHITNEY WAY LADY LAKE FL 32159
FL	32159	805 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	1017 NELL WAY LADY LAKE FL 32159
OH	45373	1316 LESTER DR LADY LAKE FL 32159
MN	55303	815 TRUMAN AVE LADY LAKE FL 32159
NY	13214	922 TARRSON BLVD LADY LAKE FL 32159
FL	32159	807 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159	1317 TEAKWOOD LN LADY LAKE FL 32159
FL	32159	822 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159	817 ROSEAPPLE AVE LADY LAKE FL 32159
FL	32159	1306 TEAKWOOD LN LADY LAKE FL 32159
FL	32159	1017 VERMONT AVE LADY LAKE FL 32159
FL	32803	815 ROSEAPPLE AVE LADY LAKE FL 32159
IL	30452	924 KIM LN LADY LAKE FL 32159
FL	32159	1304 TEAKWOOD LN LADY LAKE FL 32159
FL	32159	817 TRUMAN AVE LADY LAKE FL 32159
FL	32159	1020 ALOHA WAY LADY LAKE FL 32159
FL	32159	906 TARRSON BLVD LADY LAKE FL 32159
FL	32159	1001 VERMONT AVE LADY LAKE FL 32159
VA	22206	918 CINDY DR LADY LAKE FL 32159

Property Owners within
150' Radius of Annexation

FL	32159		808 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159		1022 NELL WAY LADY LAKE FL 32159
FL	32159		1007 VERMONT AVE LADY LAKE FL 32159
FL	34748		1001 NELL WAY LADY LAKE FL 32159
FL	32159		1039 ALOHA WAY LADY LAKE FL 32159
FL	32159		836 TARRSON BLVD LADY LAKE FL 32159
FL	32159		1003 NELL WAY LADY LAKE FL 32159
FL	32159		702 TRUMAN AVE LADY LAKE FL 32159
NY	12771		1018 NELL WAY LADY LAKE FL 32159
FL	32159		709 WHITNEY WAY LADY LAKE FL 32159
OH	45840		1009 VERMONT AVE LADY LAKE FL 32159
FL	32159		1418 LINDSEY LN LADY LAKE FL 32159
FL	32159		1317 LESTER DR LADY LAKE FL 32159
MA	01833		1006 VERMONT AVE LADY LAKE FL 32159
MA	01923		1004 VERMONT AVE LADY LAKE FL 32159
FL	32159		711 WHITNEY WAY LADY LAKE FL 32159
MANITOBA		CANADA	1327 PARADISE DR LADY LAKE FL 32159
FL	32162		920 TARRSON BLVD LADY LAKE FL 32159
FL	32162		1419 PARADISE DR LADY LAKE FL 32159
FL	32162		1324 PARADISE DR LADY LAKE FL 32159
FL	32162		915 CINDY DR LADY LAKE FL 32159
FL	32162		1015 NELL WAY LADY LAKE FL 32159
FL	32162		802 BEECHWOOD AVE LADY LAKE FL 32159
FL	32159		725 ROYAL PALM AVE LADY LAKE FL 32159
FL	32159		1029 VERMONT AVE LADY LAKE FL 32159
FL	32159		1319 LESTER DR LADY LAKE FL 32159
FL	32159		1026 VERMONT AVE LADY LAKE FL 32159
FL	32159		1016 ALOHA WAY LADY LAKE FL 32159
NY	12571		1015 ALOHA WAY LADY LAKE FL 32159
FL	32159		1037 ALOHA WAY LADY LAKE FL 32159
FL	32162		1306 OWEN DR LADY LAKE FL 32159
FL	32159		1013 ALOHA WAY LADY LAKE FL 32159
FL	32159		914 TARRSON BLVD LADY LAKE FL 32159

Property Owners within 150' Radius of Annexation

Subdivision	Vacant	Land Use Designation	Acres
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.21
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 05	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.21
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 09, LADY LAKE	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.13

Property Owners within 150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	OWNER LAND MH SUB	0.28
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14

Property Owners within 150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
	No	OFFICE 1 STORY	1.20
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	DRY SFR LOT	0.24
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.11
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 01	No	DRY SFR LOT	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.22
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	MH ACRE / LT NOT IN PARK	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	MH ACRE / LT NOT IN PARK	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16

Property Owners within 150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.11
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.20
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.15

Property Owners within 150' Radius of Annexation

ORANGE BLOSSOM GARDENS UNIT 02	Yes	VACANT RESIDENTIAL	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.11
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
	No	PROFESSIONAL BLDG.	2.99
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 05	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.18
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	Yes	VACANT RESIDENTIAL	0.27

Property Owners within 150' Radius of Annexation

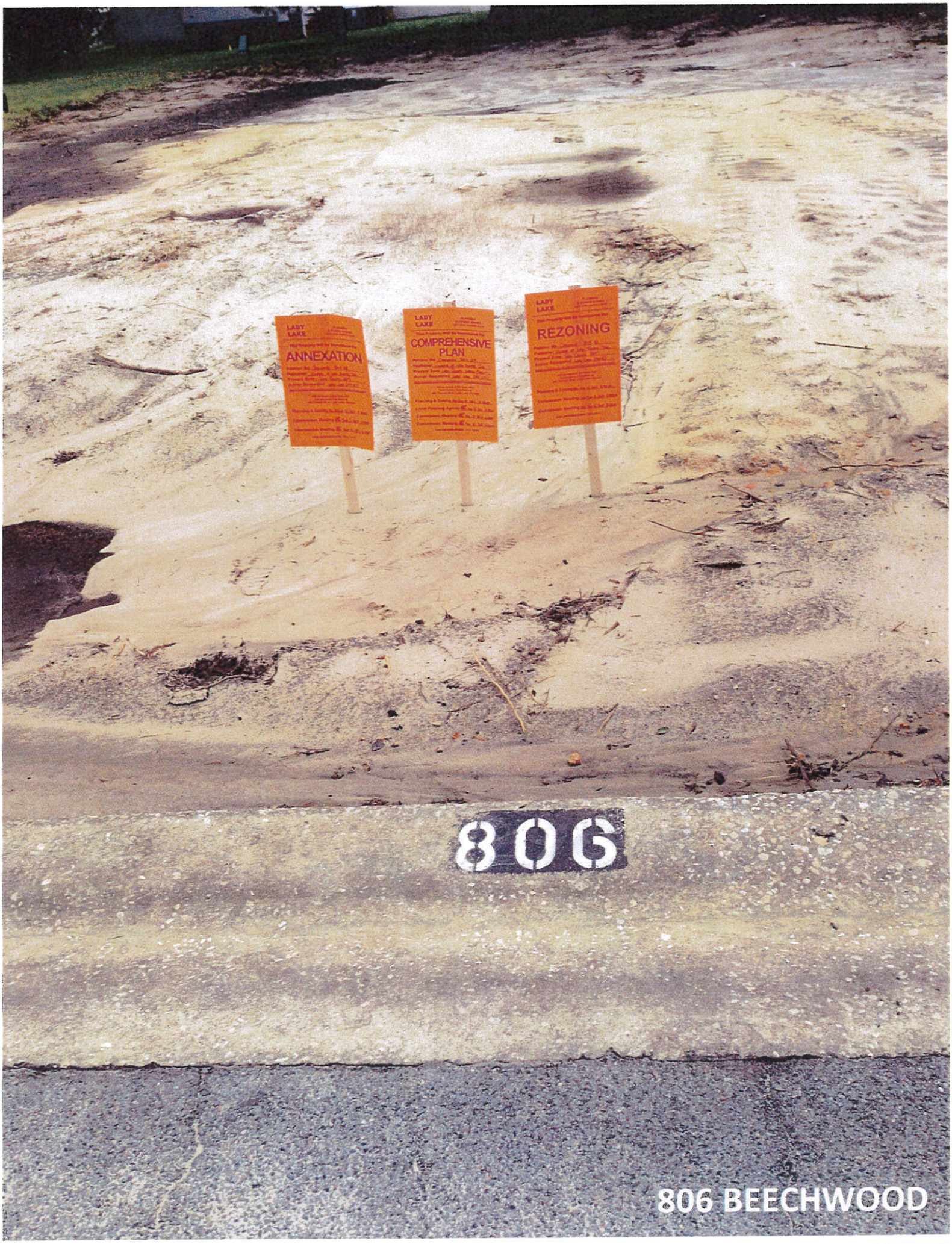
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.20
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	OWNER LAND MH SUB	0.13
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 05, LADY LAKE	No	OWNER LAND MH SUB	0.17
ORANGE BLOSSOM GARDENS UNIT 01	No	DRY SFR LOT	0.14
ORANGE BLOSSOM GARDENS UNIT 03, LADY LAKE	Yes		0.14
ORANGE BLOSSOM GARDENS UNIT 13, LADY LAKE	No	GOLF COURSES	33.57
ORANGE BLOSSOM GARDENS UNIT 01, LADY LAKE	No		9.11
ORANGE BLOSSOM GARDENS UNIT 02	Yes	VACANT RESIDENTIAL	0.14
ORANGE BLOSSOM GARDENS UNIT 02	No	MH LAKE LOT MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.12
ORANGE BLOSSOM GARDENS UNIT 03-1B	No	OWNER LAND MH SUB	0.15
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 02	No	OWNER LAND MH SUB	0.19
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	MH LAKE LOT MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.16
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 01	No	OWNER LAND MH SUB	0.14
ORANGE BLOSSOM GARDENS UNIT 03	No	OWNER LAND MH SUB	0.14

1321
LADY LAKE
ANNEXATION
LADY LAKE
COMPREHENSIVE PLAN
LADY LAKE
REZONING
1321 PARADISE

LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
ANNEXATION
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
COMPREHENSIVE PLAN
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
REZONING

819 TRUMAN

LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
ANNEXATION
Petition No.
Petitioner
Present Zone
Action Requested
Planning & Zoning
Commission Meeting
Commission Meeting
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
COMPREHENSIVE PLAN
Petition No.
Petitioner
Present Zone
Action Requested
Planning & Zoning
Local Planning Agency
Commission Meeting
Commission Meeting
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
REZONING
Petition No.
Petitioner
Present Zone
Action Requested
Planning & Zoning
Commission Meeting
Commission Meeting
918 TARRSON


LADY LAKE
ANNEXATION
LADY LAKE
COMPREHENSIVE PLAN
LADY LAKE
REZONING
806
806 BEECHWOOD

LOT
JOB
WARNING
DESIGNATED CONSTRUCTION SITE. TRESPASSERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.
ANOTHER DREAM COMES TRUE
Properties of
The Villages
Call Today!
753-4000

704 TRUMAN

LAKY LAKE
ANNEXATION
LAKY LAKE
COMPREHENSIVE PLAN
LAKY LAKE
REZONING
913 CINDY

LADY LAKE
This Property Will Be Considered For
ANNEXATION
LADY LAKE
This Property Will Be Considered For
COMPREHENSIVE PLAN
LADY LAKE
This Property Will Be Considered For
REZONING
1004 NELL

LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
ANNEXATION
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
COMPREHENSIVE PLAN
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
REZONING
1015 NELL

LADY LAKE
ANNEXATION
LADY LAKE
COMPREHENSIVE PLAN
LADY LAKE
REZONING
1028 VERMONT

LADY LAKE
ANNEXATION
LADY LAKE
COMPREHENSIVE PLAN
LADY LAKE
REZONING
1316 TEAKWOOD

LADY LAKE
ANNEXATION
LADY LAKE
COMPREHENSIVE PLAN
LADY LAKE
REZONING
1011 ALOHA

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: August 10, 2015

SUBJECT: **Ordinance 2015-08 - The Villages of Lake-Sumter, Inc. – Annexing 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2015-08- The Villages of Lake-Sumter, Inc. –Requesting Annexation of 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida, with the recommendation of approval.**

2. **Motion to forward Ordinance 2015-08- The Villages of Lake-Sumter, Inc. –Requesting Annexation of 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida, with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 11 lots are spread out along different roads and include the following addresses:

- 1011 Aloha Way,
- 806 Beechwood Avenue
- 913 Cindy Drive
- 1004 Nell Way
- 1015 Nell Way
- 1321 Paradise Drive
- 918 Tarrson Boulevard
- 1316 Teakwood Lane

- 704 Truman Avenue
- 819 Truman Avenue
- 1028 Vermont Way

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as both contiguous and non-contiguous lots.

The annexation application was received on Monday, July 13, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150 feet of the properties proposed by annexation request were mailed by certified mail, return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-08, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-08 for first reading on Wednesday, September 2, 2015 at 6:00 p.m. The second and final reading will be held on Wednesday, September 16, 2015 at 6:00 p.m.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

---

7/30/15

DEPARTMENT HEAD		Submitted 8/3/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 8/10/15	Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

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

August 10, 2015
5:30 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 Gil Pierson, Member
Mike McKenzie, Member
William Sigurdson, Vice Chairperson/Member
John Gauder, Chairperson

Members Absent: Alfred Monteleone, Member

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Julia Wolfe, Assistant to Town Manager; and Mary Richichi, Staff Assistant to Town Clerk

Also Present: Attorney Todd Mazenko, BRS Legal; Mayor Ruth Kussard and Commissioner Paul Hannan

OPEN FORUM:

Chairperson Gauder asked if anyone in the audience had any comments or questions.

- John West of 911 Aloha Way asked how it was determined who would get letters regarding tonight's issues.

Growth Management Director Thad Carroll replied that letters are mailed out to property owners who are within 150 ft. of the subject properties, and postings were done on the subject properties for others.

Planning and Zoning Board Member Gil Pierson stated that he can no longer be a voting member of this board as he is no longer a resident of Lady Lake. He stated he will apply to be a member of a board that does not have residency requirements instead.

Chairperson Gauder commented that Mr. Pierson has been an outstanding member, has done a terrific job, and will be missed.

NEW BUSINESS:

1. **Approval of Minutes** – June 8, 2015 Regular Meeting

Upon a motion by Member McKenzie and a second by Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of June 8, 2015 as presented by a vote of 3-0.

DRAFT

2. Ord. No. 2015-08 – The Villages of Lake-Sumter, Inc. – Annexing 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office) and read the ordinance by title. She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 11 lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

Ms. Then stated that the 11 lots are spread out along different roads and include the following addresses:

- 1011 Aloha Way
- 806 Beechwood Avenue
- 913 Cindy Drive
- 1004 Nell Way
- 1015 Nell Way
- 1321 Paradise Drive
- 918 Tarrson Boulevard
- 1316 Teakwood Lane
- 704 Truman Avenue
- 819 Truman Avenue
- 1028 Vermont Way

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

Ms. Then showed a map of the area and stated the present use of the property is a residential subdivision within The Villages for manufactured homes, and the proposed use is to replace these with single family homes. She stated that staff recommends approval of this ordinance.

Ms. Then stated that in accordance with the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County and the Town of Lady Lake, the Town may annex properties into the Town which are non-contiguous to the existing municipal boundary. She pointed out that the proposed properties under this application exist as both contiguous and non-contiguous lots. An aerial map with the subject properties highlighted in red was shown, as were photos of the posting of the properties.

The annexation application was received on Monday, July 13, 2015 and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs), as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

DRAFT

Ms. Then reported that notices to inform the surrounding property owners (193) within 150 feet of the properties proposed by annexation request were mailed by certified mail, return receipt on Monday, July 20, 2015, and the properties were also posted this same date. A list of the names and addresses of the 193 adjacent property owners was shown. She stated that 137 of the return receipts have been received and there has been 26 phone inquiries and four in-person inquiries, with no objections so far, just requests for information.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-08, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the Planning & Zoning Board. She stated that the Town Commission is scheduled to consider Ordinance No. 2015-08 for first reading on Wednesday, September 2, 2015 at 6:00 p.m., and for second/final reading on Wednesday, September 16, 2015 at 6:00 p.m.

Ms. Then stated that there are two other applications that are submitted concurrently with the annexation for this property. She stated the applicant is present if there are any questions.

Mr. Gauder asked the Board members if they had any questions or comments, and hearing none, asked for public comment.

- Linda Locke of 911 Cindy Drive asked why this annexation is coming up now; why the other homes that have been built did not have this issue, and how some homes are in the Town of Lady Lake and some are not.

Mr. Carroll replied that the applicant can address the issue of timing, but that there are still many lots in the area that are in an enclave and the Town does not force annexations.

Martin Dzuro of The Villages replied that there are 728 lots in Orange Blossom Gardens that are in unincorporated Lake County and include all lots in Unit 1, 2, and 3(1)b, along with a handful of lots in Unit 4 and 5. He stated The Villages is purchasing homes from those who want to sell them and is then pulling the manufactured home out and building a conventional home that is designed to fit in well in the neighborhood. Mr. Dzuro stated The Villages has purchased 40 to 50 lots currently, with some being in Lake County and some in Lady Lake. He stated that they had to travel to Tavares to pull building permits for Lake County and their regulations are quite different from Lady Lake, and would cause the homes to be built with different standards. He stated they approached Lake County and the Town of Lady Lake about the interlocal agreement regarding annexation. Mr. Dzuro stated this is all part of the revitalization of the historic sections of The Villages. He stated there are some owners who do not want to sell their lots to The Villages, but would like to remove their mobile homes and have The Villages build them a new home on their lot. He stated they are trying to bundle the lots in groups such as this so they do not have to go through this process as many times.

Member McKenzie stated that it may be of help to the audience if staff explained what annexation is and how it is achieved.

Mr. Carroll explained that the annexation process used to be for property that was contiguous to the municipal boundary, although through an interlocal agreement with Lake County in 2013, non-contiguous properties can be annexed as they have urban form and are within the Town's service area. He explained that properties that are annexed will be incurring additional millage or property taxes for the Town of Lady Lake and will have Lady Lake police protection, but will remain under the Villages Fire District and most other services. Mr. Carroll stated that these properties will have to

DRAFT

adhere to the Town's building codes, and permits will be processed through the Town rather than through Lake County's office in Tavares.

- John West of 911 Aloha Way asked how the Town will keep public safety issues separate from the Town's police department and the Sheriff's Department.

Mr. Carroll reported that the Town already has had these issues as there are pockets of homes that come under two different services. He stated once this annexation goes through, the response system will be updated. He stated that as enclaves are removed, the conflict goes away.

Ms. Then explained that annexation is a voluntary process which the applicant has requested and it is a three step process: annexation, small scale future land use, and rezoning.

- Linda Locke of 911 Cindy Drive asked how the annexation process effects taxes and utilities.

Mr. Carroll replied that The Villages will still service the annexed lots for utilities, but the property will incur Town of Lady Lake millage for property taxes.

- Tom Dameron of Orange Blossom Gardens asked if there are any long term goals for annexation into the Town of Lady Lake in the next five to ten years. He asked if the primary reason for the annexation was regarding building codes.

Mr. Carroll replied that according to Mr. Dzuro's statement earlier, The Villages intent is to continue this process as long as they come across property owners who wish to sell to The Villages or who wish to voluntarily annex into the Town. He stated the timing is up in the air and depends on how the applications are presented to the Town.

Mr. Dzuro replied that The Villages is hoping that other property owners will approach them about purchasing their home and lot. He stated they would then have to go through this process if it is in Lake County. He stated if a property owner wants to retain their lot but have The Villages build them a home on it, and if it was in Lake County, The Villages would suggest that they annex their property into Lady Lake. Mr. Dzuro stated there are some property owners who are removing their manufactured homes and having someone other than The Villages build them a home on their lot. He stated The Villages is suggesting that those that are in Lake County annex their property into the Town as it would be easier and more consistent with land development regulations. Mr. Dzuro also commented that the Lady Lake Police and Lake County Sheriff's Department already has an interlocal agreement in regard to the enclave areas.

- Ralph Bari of 914 Kim Lane asked if there has ever been an effort to annex the whole area in rather than piecemeal. He expressed concern over trash pick-up, road maintenance and water main breaks. Mr. Bari asked what it would take to have all 728 lots annexed.

Mr. Carroll replied that the Town does not normally force annexations, although it was offered in the past and not all property owners chose to annex into the Town. He stated that The Villages will still service the water/utilities. Mr. Carroll explained the process of annexing into the Town, which would begin with the submission of an application.

Ms. Then stated that staff has received telephone inquiries regarding annexation, and she believes one of the main reasons property owners do not want to voluntarily annex into the Town is because of the increase in the millage as they would be assessed Town of Lady Lake taxes if they were annexed in.

DRAFT

She reiterated that the Town does not force annexations and all the property owners would have to be in agreement to annex them into the Town as it is voluntary.

Member McKenzie further clarified that one property owner may choose to annex in, but the neighbor may not want to, and the Town will not force them to.

Ms. Then reiterated that services for annexed properties will include building permits going through the Town's Building Department and code enforcement complaints through the Town's Code Enforcement Department, and that there is an interlocal agreement between the Lake County Sheriff's Department and the Town of Lady Lake Police Department. She stated the main reason for annexation is for consistency in the setbacks, codes and ordinances within the Town.

- Someone from the audience asked how the 11 property owners feel about being annexed in.

Mr. Dzuro replied that the property owners for these 11 lots sold their homes to The Villages and The Villages is requesting the voluntary annexation. He stated that they are encouraging property owners that want to keep their lots but want to build another home on it to annex into the Town so the look of the neighborhood remains consistent. Mr. Dzuro stated that the reason for the 728 lot enclave is that in the early 1980's, The Villages worked with the Town of Lady Lake and annexed all of the vacant property owned by The Villages in Units 6, 7, 8 & 9 from Lake County into Lady Lake, and annexed Units 1, 2, 3, 3(1) B, 4, and 5 that were owned by The Villages. He said the other property owners in those units did not want to annex mainly due to additional taxes, so they remained in Lake County, as annexing is purely voluntary in most cases.

- John West asked if anyone had a comparable on the setbacks between the Town of Lady Lake and Lake County.

Mr. Carroll replied that he did not have the County's code handy to compare. He stated the Town's side setback is five feet, local roadway front setback is 20 feet, and the rear setback is 10 feet.

Mr. Dzuro stated that the County has a 33 ft. setback, however, they will allow a variance to change the setback to the average of what is already in an area. He stated that Lake County has a setback from bodies of water of 50 ft. and they include retention areas as bodies of water. Mr. Dzuro stated that this can create a problem by causing a lot to be unbuildable once a manufactured home is removed due to the setback from a body of water. He stated this is another reason to be consistent with using Lady Lake codes. Mr. Dzuro stated the side setbacks are the same at five feet for both the County and Lady Lake.

Upon a motion by Member McKenzie and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-08 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	*YES*
SIGURDSON	*YES*
GAUDER	*YES*

3. <u>Ord. No. 2015-09 – The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Wendy Then)</u>

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office) and read the ordinance by title. She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 3, 2015, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Ms. Then stated the applicant is requesting to amend the Future Land Use from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. A rendering of the proposed Future Land Use Map for Ordinance No. 2015-09 was reviewed. She reviewed the future land use of adjacent properties as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density Lady Lake- Commercial General- Retail Sales and Services (RET)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Ms. Then reviewed the applicant's justification as follows:

APPLICANT'S JUSTIFICATION:

80% of the Homes in the Historic section of The Villages east of U.S. Hwy 441/27 known as Orange Blossom Gardens are in the Town of Lady Lake. The remainder of the Homes lie within a small County Enclave.

As a revitalization of Orange Blossom Gardens, The Villages has or intends to purchase lots in this Historic section has, or intends to enter into Agreements with existing Homeowners, to replace the existing mobile homes with conventionally constructed homes.

In order to insure that the new homes in the County Enclave (1) are complimentary to the new homes in Lady Lake; (2) the local governments are able to make the most efficient use of their powers and services; (3) there are more favorable economic conditions; and (4) the best interests of the citizens in Lady Lake and Lake County are protected. These properties in the County Enclave should be annexed into Lady Lake. Annexing these properties is compliant with the Goals, Policies and Objectives of the Comprehensive Plans of Lady Lake and Lake County, and the Interlocal Agreement between Lake County and Lady Lake effective June 24, 2015.

Ms. Then reviewed the Concurrency Determination Statement as follows: The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Medium Density Urban Villages to Town of Lady Lake Manufactured Home High Density to accommodate the Annexation of eleven (11) lots in a historic section of the Villages known as Orange Blossom Gardens, an age restricted retirement community. The Villages is proposing to remove the existing manufactured home on each lot and construct a similar size conventional built home. There will be no increase in utility services, traffic, population, or recreation use.

Ms. Then reviewed the impact on Town services as follows:

- Potable Water- No impact as lots are served by the Village Center Community Development District Central Water System.

- Sewer - No impact as lots are served by the Village Center Community Development District Central Sewer System.

- Schools – Not factored for project as no foreseen impact of students as the project is located within an active adult retirement community.

- Transportation – No impact as the existing home will be replaced with a new home. There will be no change in average daily trip generation.

- Parks & Recreation – The annexation, small scale future land use amendment, and the rezoning applications will not cause Parks and Recreation Level of Services to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all park and recreation amenities.

- Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs), and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services. The subject properties involves approximately 1.56 ± acres and lies in Section 06, Township 18 South, Range 24 East in Lake County, Florida.

Ms. Then reported that there are three comments on this application as follows:

1) Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.

DRAFT

3) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinances for parcels within Special Flood Hazard Areas.

Ms. Then reported that the application was received on July 13, 2015. Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015, and the property was also posted on this date. She stated that 137 of the 193 return receipts have been returned to date; there has been 26 phone inquiries regarding the application to date, and four in-person inquiries. She stated that have been no objections to date, just requests for information.

Ms. Then stated that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-09 and provided comments on July 30, 2015, determining the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2015-09 on Wednesday, September 2, 2015 at 5:30 p.m. The Town Commission is scheduled to consider Ordinance No. 2015-09 for first reading on Wednesday, September 2, 2015 at 6:00 p.m., and for second/final reading on Wednesday, September 16, 2015 at 6:00 p.m.

Ms. Then stated the applicant is present if there are any questions.

- David Kessler stated he has an objection to this as an owner of a manufactured home because he believes that the more manufactured homes that are pulled out will make his property value go down, and stated he is opposed to the rezoning.

Upon a motion by Member Sigurdson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-09 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

4. Ord. No. 2015-10 – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 11 Lots (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office) and read the ordinance by title. She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to rezone properties consisting of 11 lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Rezoning application was received on Monday, July 13, 2015, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Planned Commercial (CP)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)

A map showing the proposed area to be rezoned was shown. Ms. Then stated that staff recommends approval.

Ms. Then reported that notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015 and the property was also posted on this date. She stated that 137 of the 193 return receipts have been returned to date; there has been 26 phone inquiries regarding the application to date, and four in-person inquiries. She stated that have been no objections to date, just requests for information.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-08, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2015-08 for first reading on Wednesday, September 2, 2015 at 6:00 p.m. and for second/final reading will be held on Wednesday, September 16, 2015 at 6:00 p.m.

- Linda Locke asked for the definition of Mixed Residential; stating she was wondering if villas or duplexes could be built.

Ms. Then stated the zoning of Mixed Residential allows the applicant to replace a manufactured home with either another manufactured home or a single family conventional home. She stated that the lots are all individual lots and cannot accommodate any other type of home.

Upon a motion by Member McKenzie and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-10 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

DRAFT

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked is the members had any comments. There were no comments.

ADJOURN: ***With nothing further to discuss, the meeting was adjourned at 6:33 p.m.***

Mary Richichi, Staff Assistant to Town Clerk

John Gauder, Chairperson

Minutes transcribed Nancy Slaton, Deputy Town Clerk

DRAFT

TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 07/30/2015

Project: **Villages of Lake-Sumter, Inc.- Villages Enclave Annexation**
Proposal: **Annexation- Ord. 2015-08**
Small Scale FLU Comprehensive Plan Amendment- Ord. 2015-09
Rezoning – Ord. 2015-10

Description: On Monday, July 13, 2015, applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Medium Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 11 lots.

Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200

Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. There are no comments at this time pertaining to any issues concerning annexation, small scale, and rezoning.

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. There are no comments at this time pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 11 lots.

L-10

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015- First Reading

---

SUBJECT: **Ordinance No. 2015-09 –The Villages of Lake-Sumter, Inc.- Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-09 - A Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 1.56 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan for properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The MH-HD future land use classification is consistent with the homes in the Orange Blossom Gardens Sections already incorporated by the Town of Lady Lake.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 3, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

Concurrency Determination Statement

The Villages is proposing to remove existing manufactured homes on eleven (11) lots in a historic section of the Villages known as Orange Blossom Gardens and

construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

The subject properties involve approximately 1.56 ± acres lies in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties are as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density Lady Lake- Commercial General-Retail Sales and Services (RET)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.

3.) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-09, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** heard the application for Ordinance 2015-09 at their regular meeting on Monday, August 10, 2015, and recommended approval with a 3-0 vote.

The **Local Planning Agency** is scheduled to consider Ordinance 2015-09 on Wednesday, September 2, 2015, at 5:30 p.m.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-09 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

8-24-15

DEPARTMENT HEAD	**Submitted** 8/24/15	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 9/2/15	**Date** 8/25/15

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

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

[ ] Approved with Modification

ORDINANCE NO. 2015-09

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN OF LADY LAKE TOWN COMMISSION:

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on September 2, 2015, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.

e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small scale amendment as indicated below:

Applicant/Owner: The Villages of Lake-Sumter, Inc.

General Location:	North of Griffin Avenue and northeast of North Hwy 27/441, 11 lots located within the Orange Blossom Gardens Subdivision Units 1, 2, 3, and 3.1B, within Lake County, Florida.
Acres:	1.56 +/- Acres
Future Land Use:	Change **from** Lake County – Medium Urban Density **to** Town of Lady Lake Manufactured Home High Density (MH-9).

Graphic representation of this Small Scale Future Land Use Element Map Amendment is shown in the attached "Exhibit A".

Section 4. Severability

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Effective Date.

This ordinance shall become effective as provided in Chapter 163, Florida Statutes.

PASSED AND ORDAINED this _____ day of _____, 2015.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Description and Map

Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200
Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

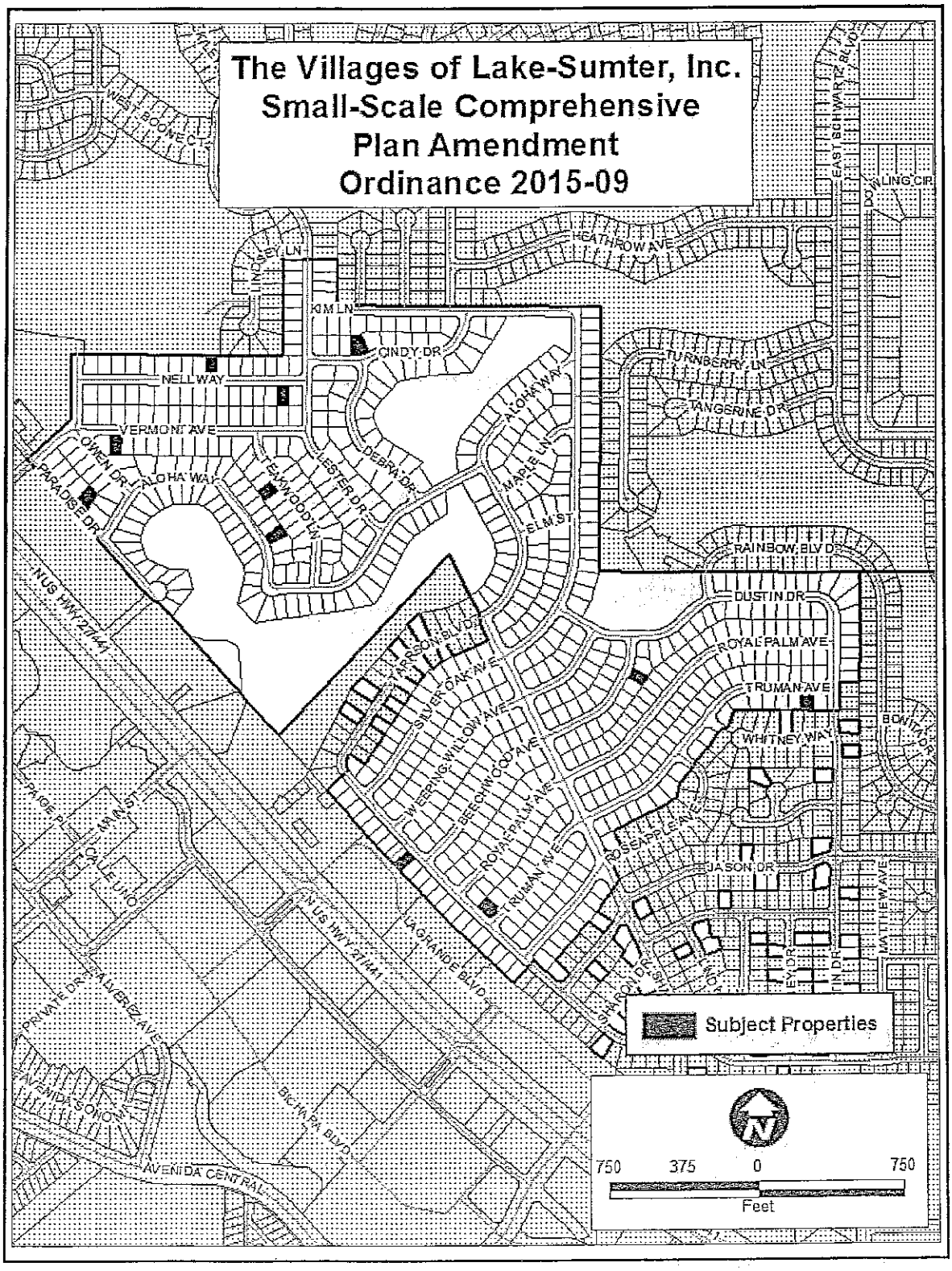
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

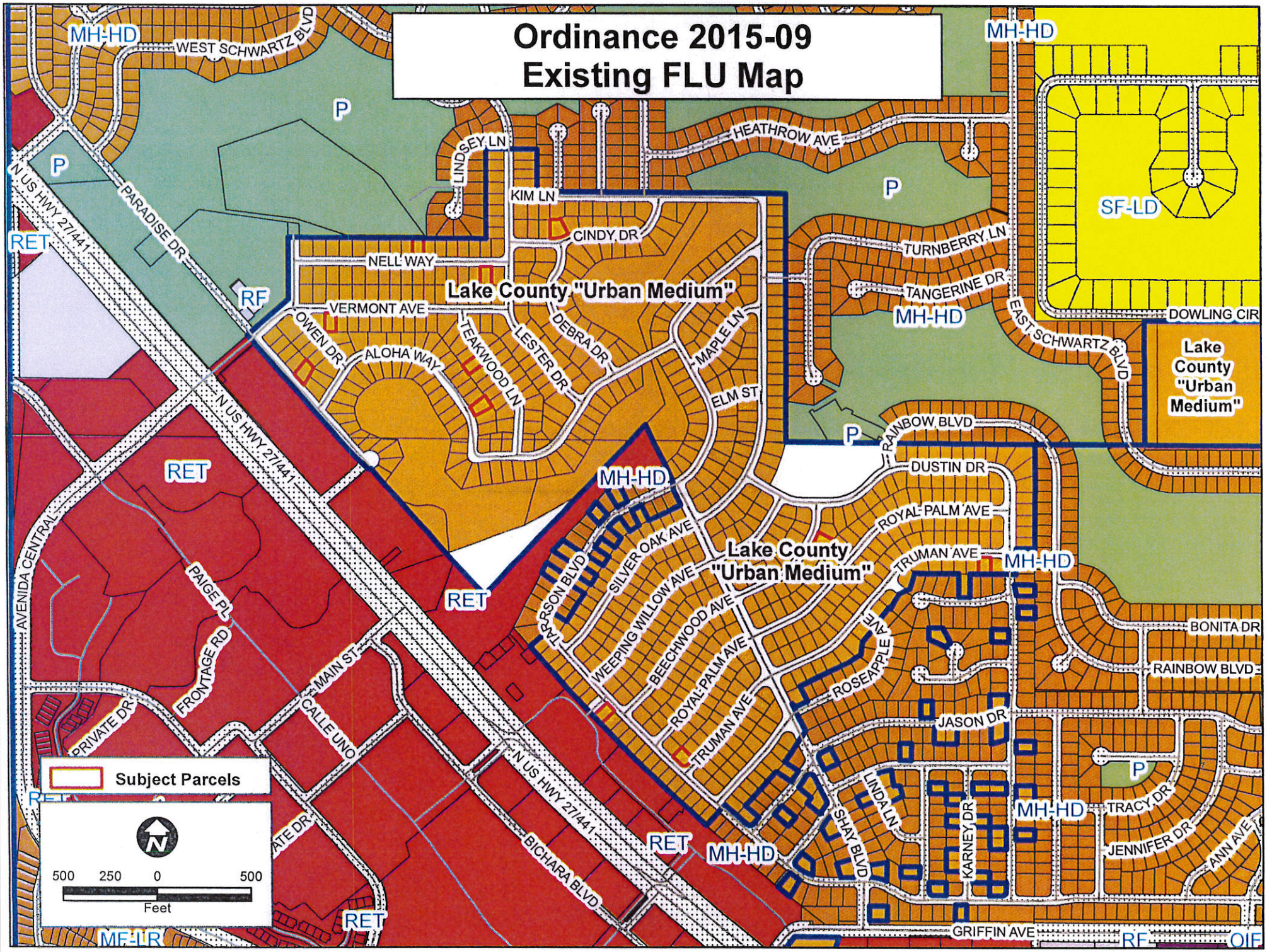
Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

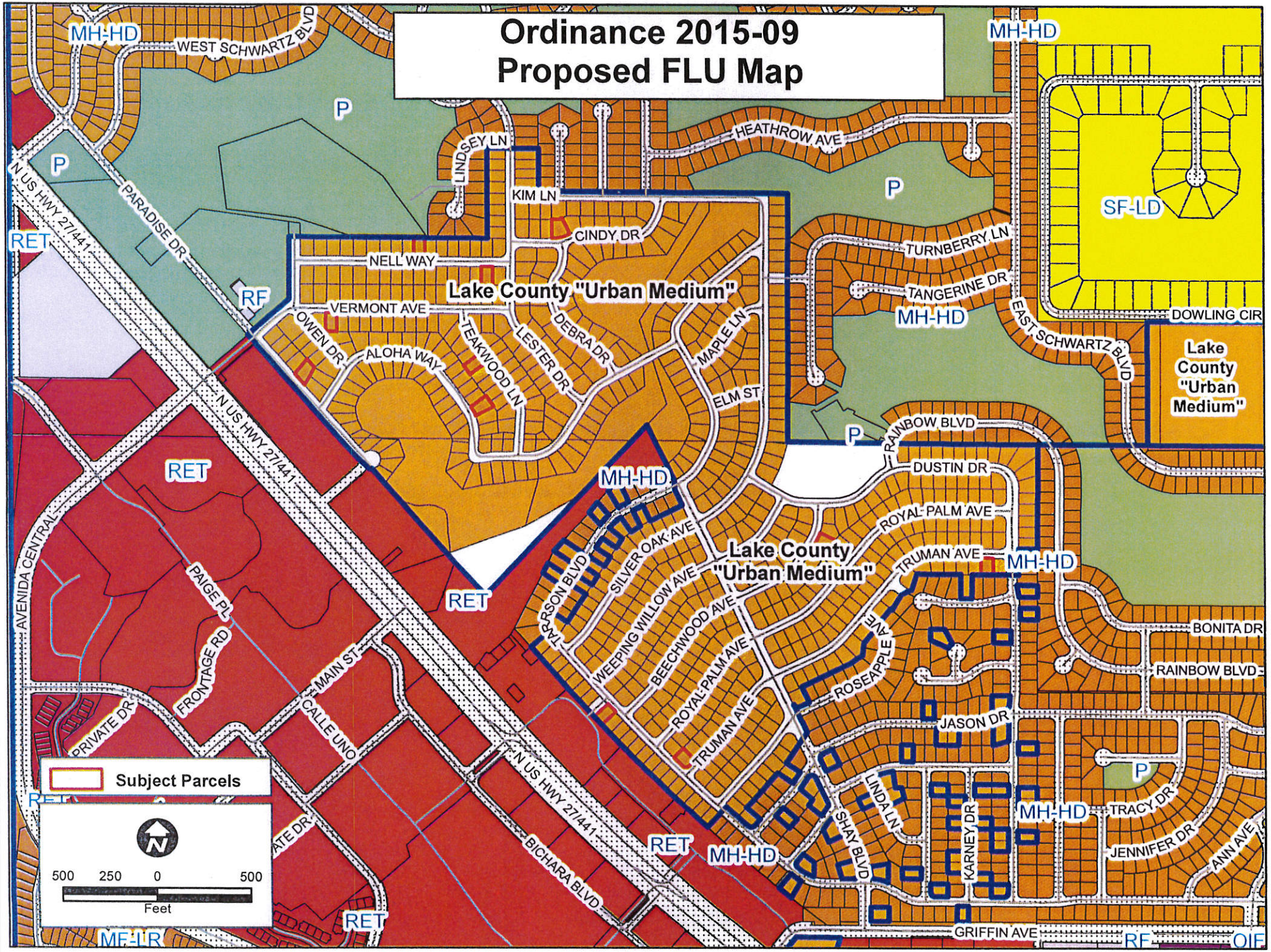
Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG


The Villages of Lake-Sumter, Inc.
Small-Scale Comprehensive
Plan Amendment
Ordinance 2015-09
Subject Properties
750 375 0 750
Feet
HEATHROW AVE
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
OWEN DR
ALOHA WAY
PARADISE DR
TEAKWOOD LN
LESTER DR
DEBRA DR
ALOHA WAY
MAPLE LN
ELM ST
TURNBERRY LN
TANGERINE DR
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
WHITNEY WAY
BONITA DR
TARRSON BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
ROSEAPPLE AVE
JASON DR
MATTHEW AVE
N US HWY 27/441
LAGRANDE BLVD
BICHARA BLVD
AVENIDA CENTRAL
PRIVATE DR
ALVEREZ AVE
CALLE UNO
PAIGE PL
MAIN ST
WEST BOONE CT
EAST SCHWARTZ BLVD
DOWLING CIR

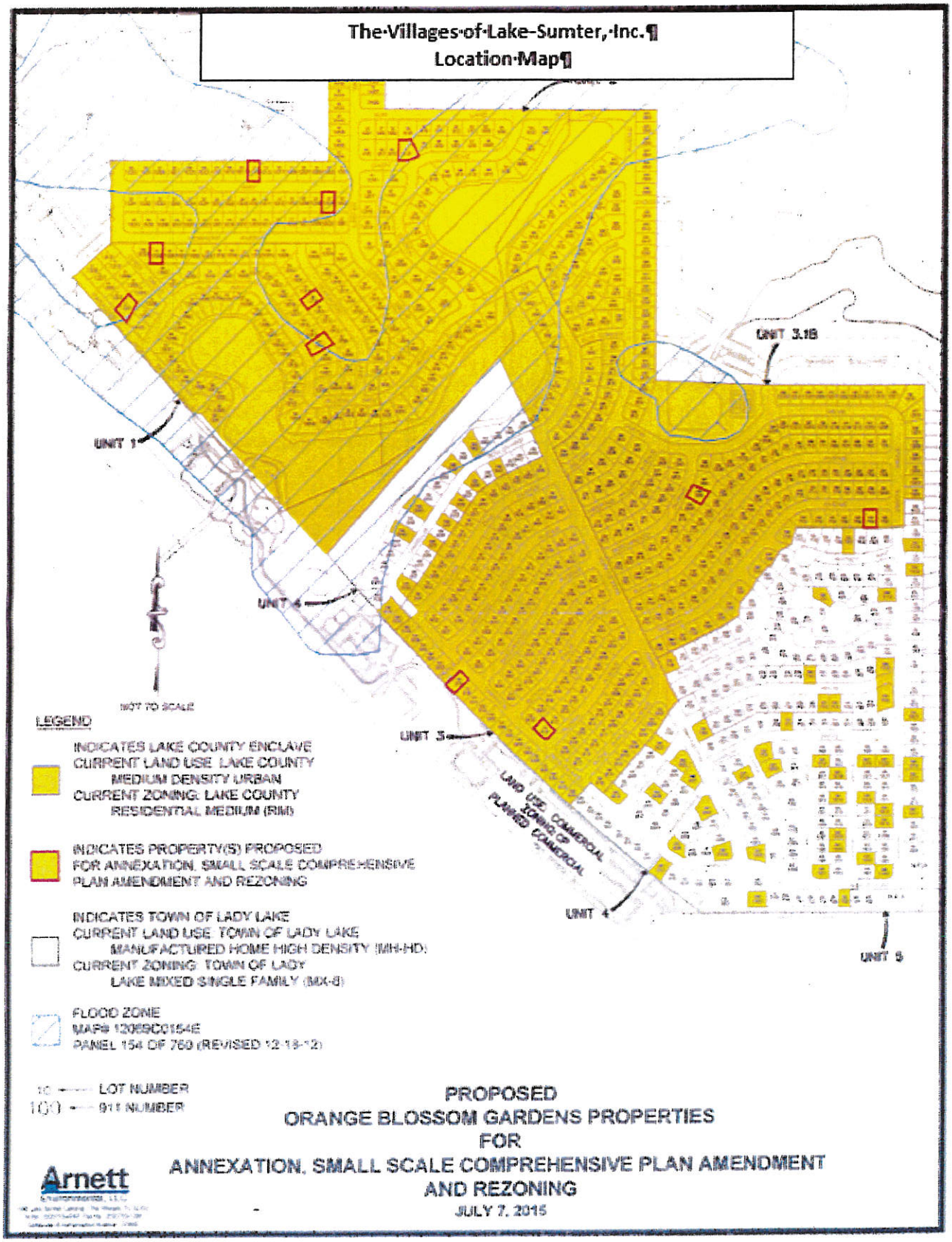
1


Ordinance 2015-09
Existing FLU Map
Lake County "Urban Medium"
Lake County "Urban Medium"
Lake County "Urban Medium"
Subject Parcels
500 250 0 500
Feet
MH-HD
P
RET
RF
SF-LD
MF-LR
OIF
WEST SCHWARTZ BLVD
N US HWY 27/441
PARADISE DR
LINDSEY LN
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
OWEN DR
ALOHA WAY
TEAKWOOD LN
LESTER DR
DEBRA DR
MAPLE LN
ELM ST
HEATHROW AVE
TURNBERRY LN
TANGERINE DR
EAST SCHWARTZ BLVD
DOWLING CIR
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
BONITA DR
ROSEAPPLE AV
JASON DR
TRACY DR
JENNIFER DR
ANN AVE
LINDA LN
KARNEY DR
SHAY BLVD
GRIFFIN AVE
BICHARA BLVD
CALLE UNO
MAIN ST
FRONTAGE RD
PAIGE PL
PRIVATE DR
AVENIDA CENTRAL
TARSON BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE

Ordinance 2015-09
Proposed FLU Map



Town Planner



INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. **County Responsibilities.** Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

4. **Term of Agreement.** This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the 23rd day of June, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

Town Clerk

TOWN OF LADY LAKE

Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

Approved as to Form and Legality:

Town Attorney

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

Jimmy Conner
Chairman

This 9th day of June, 2015.

ATTEST:

Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 07/30/2015

Project: **Villages of Lake-Sumter, Inc.- Villages Enclave Annexation**
Proposal: **Annexation- Ord. 2015-08**
Small Scale FLU Comprehensive Plan Amendment- Ord. 2015-09
Rezoning – Ord. 2015-10

Description: On Monday, July 13, 2015, applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Medium Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 11 lots.

Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200

Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. There are no comments at this time pertaining to any issues concerning annexation, small scale, and rezoning.

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. There are no comments at this time pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 11 lots.

APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS TO THE 2005-2025 COMPREHENSIVE PLAN (CP)
Town of Lady Lake

RECEIVED
JUL 13 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

Small scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

- The proposed amendment must involve a property of ten (10) acres or less.
- A proposed amendment involving a residential land use may not exceed a density of the (10) units per acre.
- The proposed amendment does not require an amendment to the Urban Service Area boundary.
- The proposed amendment does not involve the same owner's property within 150 feet of property granted a change within the prior twelve (12) months.
- The proposed amendment cannot involve a change to the goals, policies, objectives or text of the Comprehensive Plan.
- Small scale amendment applications will only be accepted until the statutory sixty (60) acre cumulative total is reached.

In addition, staff may determine on a case-by-case basis, which amendments need to be processed as part of the regular amendment cycle.

Applications for small scale amendment accepted Monday through Friday from 8:00 AM to 5:00 PM. One (1) notarized and ten (10) copies of the application, ten (10) sets of any required exhibits and any attachments, together with an application fee of $2,500.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant* The Villages of Lake-Sumter, Inc.	Agent/Applicant Martin L. Dzuro
Address 1020 Lake Sumter Landing	Address 1045 Lake Sumter Landing
City The Villages	City The Villages
State FL Zip 32162	State FL Zip 32162
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 753-6262
Fax	Fax (352) 753-6264

Adopted Future Land Use Designation(s) Lake County Medium Density Urban
Requested Future Land Use Designation(s) Lady Lake MH-HD - Manufactured Home High Density

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed (Page 5).

PROPERTY LOCATION:

Section	Township	Range
6	18	24
Subdivision See attached list.	Block N/A	Lot/Parcel# See attached list.
Address (if available)		
Tax Identification Number See attached list.		
Existing Zoning Lake County RM - Residential Medium	Anticipated Zoning Lady Lake MX-8 Mixed Single Family	

NOTE: **IF THE ANTICIPATED OR REQUIRED ZONING IS PLANNED DEVELOPMENT, A PRELIMINARY LAND USE PLAN MAY BE REQUIRED PRIOR TO THE LADY LAKE COMMISSION PUBLIC HEARING.**

Existing Use of Subject Property: Medium density urban

Proposed Use of the Subject Property: MH-HD - Manufactured Home High Density

Total Gross Acreage of Parcel (Including wetlands and water bodies): Approximately 1.4 acres

Developable Acreage to be Amended: Approximately 1.4 acres

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: None.

(Submit any previously completed wetland determination studies).

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: Not applicable

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes____ No X
(If yes, attach certification).

Has an application for rezoning or other development permit been submitted to the Town?
Yes X No ____
(If yes, type and date submitted _____).

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes____ No X
(If yes, indicate type and date _____).

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Signature of the Applicant, Property owner or Agent

7/13/15
Date

Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc.
Printed Name

STATE OF Florida
COUNTY OF Sumter

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of July, 20 15, by Martin L. Dzuro VP, as an individual/officer/agent, on behalf of himself/herself The Villages of Lake-Sumter, Inc., a corporation/partnership. He/she is personally know to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of July, 20 15.

Notary Public

(SEAL)

Vicki C. Vernon
Printed Name
Commission No.:
My Commission Expires:

NOTARY PUBLIC
VICKI C. VARNON
Notary Public
State of Florida
My Commission Expires 9/22/2015
Commission No. EE 135938

APPLICANT'S JUSTIFICATION:

80% of the Homes in the Historic section of The Villages east of U.S. Hwy 441/27 known as Orange Blossom Gardens are in the Town of Lady Lake. The remainder of the Homes lie within a small County Enclave.

As a revitalization of Orange Blossom Gardens, The Villages has or intends to purchase lots in this Historic section has, or intends to enter into Agreements with existing Homeowners, to replace the existing mobile homes with conventionally constructed homes.

In order to insure that the new homes in the County Enclave (1) are complimentary to the new homes in Lady Lake; (2) the local governments are able to make the most efficient use of their powers and services; (3) there are more favorable economic conditions; and (4) the best interests of the citizens in Lady Lake and Lake County are protected. These properties in the County Enclave should be annexed into Lady Lake. Annexing these properties is compliant with the Goals, Policies and Objectives of the Comprehensive Plans of Lady Lake and Lake County, and the Interlocal Agreement between Lake County and Lady Lake effective June 24, 2015.

Concurrency Determination Statement

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Medium Density Urban to Town of Lady Lake Manufactured Home High Density to accommodate the Annexation of eleven (11) lots in a historic section of The Villages known as Orange Blossom gardens, an age restricted retirement community. The Villages is proposing to remove the existing manufactured home on each lot and construct a similar size conventional built home. There will be no increase in services, traffic, population, or recreation use.

Impact on Town Services

Potable Water

- No impact, lots are served by The Village Center Community Development District Central Water System.

Sewer

- No impact, lots are served by The Village Center Community Development District Central Sewer System.

Schools

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks and Recreation

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, The Villages provides its residents with all Park and Recreation Amenities.

Stormwater

- Project will be required to adhere to any applicable SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Print Form

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrency Determination: (check one)

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

2. Applicant: Martin L. Dzuro, V.P. of The Villages of Lake-Sumter Inc.
   Address: 1045 Lake Sumter Landing, The Villages, FL 32162
   Telephone: (352) 753-6262 E-Mail: marty.dzuro@thevillages.com

3. Owner: The Villages of Lake-Sumter Inc.
   Address: 1020 Lake Sumter Landing, The Villages, FL 32162
   Telephone: See above. E-Mail: See above.

4. Property Address: See attached list.

5. Alt. Key #: See attached list. 6. Total Acreage: Approx. 1.4 acres

7. Existing Zoning: RM - Residential Medium 8. Proposed Zoning: MX-8 Mixed SF

9. Existing Land Use: Med. Density Urban 10. Proposed Land Use: MH-HD

11. Residential Lots/Units: 11 lots 12. Non-Resident, Gross Sq. Ft.: _____

13. Method of Wastewater Treatment: N/A See attached sheet.
    a. Septic Tank: _____ b. Central Sewer: _____ c. Other: _____
    County Permit: _____ County #: _____

14. Wastewater Flow Rates:* N/A See attached sheet.
    ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

15. Water Usage:* N/A See attached sheet.
    ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

16. Solid Waste: (3.39 pounds per capita, per day): N/A See attached sheet. 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 See attached sheet.

18. Population (residential only) 1.86 persons per household: N/A See attached sheet. Persons

19. Recreation (residential only) 4 acres per 1,000 residents: N/A See attached sheet. Acres

Signature of Engineer: [signature] Date: 7/9/15

* 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.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	Plat Book/Page
1	OBG3	135	819	Truman Ave	2600179	23/27-29
2	OBG1	28	1316	Teakwood	1482160	18/9
3	OBG2	91	913	Cindy Drive	1483140	20/58, 59
4	OBG3.1B	404	704	Truman Ave	2524308	25/33-35
5	OBG2	54	1015	Nell Way	1482933	20/58, 59
6	OBG1	2	1321	Paradise Drive	1535948	18/9
7	OBG2	45	1004	Nell Way	1732484	20/58, 59
8	OBG1	14	1028	Vermont Way	1672201	18/9
9	OBG1	40	1011	Aloha Way	1672279	18/9
10	OBG3.1B	296	806	Beechwood Ave	2524031	25/33-35
11	OBG3	169	918	Tarrson Blvd	1484057	23/27-29

Exhibit A

Parcel ID #: 06182403000-000-135000
Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-02800
Lot 28 ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-09100
Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-05400
Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-00200
Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-04500
Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-01400
Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-04000
Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-29600
Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240300-000-16900
Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Page 27 through 29, Public Records of Lake County, Florida.

INSTRUMENT#: 2015028463 OR BK 4599 PG 389 PAGES: 1 3/18/2015 3:59:05 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$504.00

(1)

72000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1026 Lake Sumter Landing
The Villages, FL 32162
File No.: P06303

ExN
Rec
Doc
Int
Total

RETURN TO

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of March, 2015 between Cheryl Hammond, a single woman, whose post office address is 18465 E. Raven Drive, Queen Creek, AZ 85142, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 026102055, Florida Title 20280553 bearing Real Property Decal # R079320 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.
NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Donald Larson

Witness Name: Christine S Edmiston

Cheryl Hammond

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 10 day of March, 2015 by Cheryl Hammond, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BRENDA L HERBER
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 15, 2017

Notary Public

Printed Name: Brenda Herber

My Commission Expires: 9/15/2017

INSTRUMENT#: 2015048487 OR BK 4620 PG 2398 PAGES: 2 5/6/2015 7:52:38 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$483.00

(2)

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA

CASE NO: 2014 CA 1169

ADVANTAGE LAND, LLC,
A Florida Limited Liability Company,
Plaintiff,

-vs-

THOMAS McVAY,
COLLEEN MARCHESE,
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT and
LAKE COUNTY CLERK OF COURT,
Defendants.

2015 MAY -5 AM 9:55
CLERK OF CIRCUIT AND COUNTY COURT LAKE COUNTY TAVARES FLORIDA

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 22 day of April, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Lake County, Florida:

> Lot 28, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1974 Manufacture Home bearing the ID #02611847H, Florida Title #1119776 and Real Property Decal #12066900.

was sold to The Villages of Lake Sumter Inc. 1000 Lake Sumter Landing The Villages, FL 32162

Witness my hand and seal of this Court on this 5 day of May, 2015.

NEIL KELLY
Clerk of the County Court
Lake County, Florida

By: H. Sled
Deputy Clerk

CLERK OF CIRCUIT & COUNTY COURT LAKE COUNTY, FLORIDA

Case: 2014 CA 001169
00087946726
Ext: C01

51

INSTRUMENT#: 2015049929 OR BK 4622 PG 2112 PAGES: 1 5/7/2015 4:35:25 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

(3)

45004 RETURN

ExN
Rec 10
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06527

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of April, 2015 between Donna Pollinger, a married woman, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, whose post office address is 1585 Inwood Avenue, Angola, NY 14006, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1976 HILL Manufactured Home, ID# 0261309J, Florida Title 13385264 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Erich Arendt
Witness Name: Erich Arendt

Donna Pollinger
Donna Pollinger, Individually and as Trustee of the Richard Szrama Living Trust under Agreemetn dated April 18, 1991

Adam Jagow
Witness Name: Adam Jagow

State of New York
County of Erie

The foregoing instrument was acknowledged before me this 13 day of April, 2015 by Donna Pollinger, a married woman, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Cheryl Ziccardi
Notary Public

Printed Name: Cheryl Ziccardi

My Commission Expires: 4/23/18

CHERYL ZICCARDI
No. 01714966420

INSTRUMENT#: 2015044639 OR BK 4616 PG 2434 PAGES: 1 4/27/2015 11:12:56 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$385.00

4

5500

Prepared by and return to:
Gary Fuchs/ass
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06586

Ex N _____
Rec _____
Doc _____
Int _____
Total _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of April, 2015 between **Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995**, whose post office address is **305 Brook Village Road, Apt. 3, Nashua, NH 03062**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing , The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 LIBERTY Manufactured Home, ID# 10L13093, Florida Title 19136826 bearing Real Property Decal # R077658 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Alexandra Hunnewell

Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995

Witness Name: DEBRA FLAMAN

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 16 day of April, 2015 by Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal] ERIC R. BOPPER NOTARY PUBLIC NEW HAMPSHIRE

Notary Public

Printed Name: ERIC BOPPER

My Commission Expires: ERIC R. BOPPER, Notary Public My Commission Expires March 7, 2017

INSTRUMENT#: 2015049831 OR BK 4622 PG 1800 PAGES: 2 5/7/2015 3:43:12 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$630.00

5

90,000

Ext
Rec 850
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06016

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of April, 2015 between Linda K. Kelly, a single woman and Jill N. Kelly, a single woman, whose post office address is 1435 Evergreen Court, Ossian, IN 46777, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02611222H thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Teresa Norvell
Witness Name: Teresa Norvell

Vicki DeBellis
Witness Name: VICKI DeBELLIS

Sally L. Ashley
Witness Name: SALLY L. ASHLEY

Witness Name: Bobbie DeJacatine

Linda K. Kelly
Linda K. Kelly

Jill N. Kelly
Jill N. Kelly

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Linda K. Kelly, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 3, 2018
Bonded Thru Notary Public Underwriters

Teresa Norvell
Notary Public

Printed Name:

My Commission Expires:

INSTRUMENT#: 2015055460 OR BK 4628 PG 1566 PAGES: 1 5/26/2015 4:06:30 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$574.00

(6)

$82,000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06726

Ent
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

RETURN TO

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between **James E. Scheiman and Joann M. Scheiman, husband and wife**, whose post office address is **17448 SE 112th Court, Summerfield, FL 34491**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 90, Public Records of Lake County, Florida.

Together with a 1973 HILLMAN Manufactured Home, ID# 02613588G, Florida Title 6154043 bearing Real Property Decal # R366003 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: JANICE SCHOENFELDT

James E. Scheiman

Witness Name: Stacy Spears

Joann M. Scheiman

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by James E. Scheiman and Joann M. Scheiman, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

STACY S. SPEARS
MY COMMISSION # FF 07274
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

INSTRUMENT#: 2015052563 OR BK 4625 PG 1662 PAGES: 1 5/18/2015 11:00:33 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

(7)

65000

Prepared by and return to:
Gary Fuchsig
Attorney at Law
McLin Burnsed
1029 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643

RETURN

Doc
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between Robert L. Smith, Jr., a single person, whose post office address is 1022 Nell Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02612309H thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Jennifer Groesteen

Witness Name: Sue McCarson

Robert L. Smith, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Robert L. Smith, Jr., who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # EE 150554
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Groesteen

My Commission Expires: 12/5/15

70,000

(8)

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06413

ExN
Rec 10
Doc
Int
Total

INSTRUMENT #2015060227
OR BK 4633 PG 2404 - 2404 (1 PGS)
DATE: 6/4/2015 2:29:25 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $10.00 DEED DOC $490.00

[Space Above This Line For Recording Data]

RETURN TO

Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between **John C. Verville and Larisa Verville, husband and wife**, whose post office address is **3232 Hampton Lane, The Villages, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1970 HILLCREST Manufactured Home, ID# HF4881D, Florida Title 8994673 bearing Real Property Decal # R439155 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Teresa Norvell
Witness Name: Teresa Norvell

Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

John C. Verville
John C. Verville

Larisa Verville
Larisa Verville

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by John C. Verville and Larisa Verville, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification, and military photo ID and Villages photoID for John C. Verville.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name:

My Commission Expires:

7400

(9)

INSTRUMENT #2015060237,
OR BK 4633 PG 2433 - 2433 (1 PGS)
DATE: 6/4/2015 2:32:19 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $10.00 DEED DOC $518.00

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06723

ExN 10
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between **Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman,** whose post office address is **73 Stony Road, Lancaster, NY 14086,** grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation,** whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1973 Chec Manufactured Home, ID# G6291, Florida Title 10178668 bearing Real Property Decal # R0814914 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Jennifer Grovesteen

Witness Name: Kelly Ragosta

Lorraine Schalberg

Karen Beckstein f/k/a Karen J. Seiders

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # EE 150664
EXPIRES: December 5, 2015

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

EDN 10
Rec
Doc 7.70
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Mikal L. Brown, whose post office address is 608 Rainbow Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Teresa Norwell
Witness Name: Teresa Norwell

Mikal L. Brown

Zina Brasley
Witness Name: Zina Brasley

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Mikal L. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

TERESA NORWELL
MY COMMISSION # FF 139928
EXPIRES: June 6, 2018
Bonded Thru Budget Notary Services

Teresa Norwell
Notary Public

Printed Name:

My Commission Expires:

(10)

ExN 10
Rec
Doc 70
Int 10
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Nathan K. Brown, whose post office address is 14 Brendan Lane, Niskayuna, NY 12309, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: [signature]

Nathan K. Brown

Witness Name: [signature]

State of NY
County of Albany

The foregoing instrument was acknowledged before me this 17th day of June, 2015 by Nathan K. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

FATIMA ABDUL-HAMMED
Notary Public-State of New York
No. 01AB5068925
Qualified in ALBANY
My Commission Expires 04/26/19

Notary Public

Printed Name: Fatima Abdul-Hammed

My Commission Expires: 4/26/19

10

Doc. 10
Rec. 10
Doc. 10
Int.
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Patrick E. Brown, whose post office address is 46 Zabel Hill Rd, Feura Bush, NY 12067, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Michael Cassidy

Witness Name: Laura Borowski

Patrick E. Brown

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE6066833
Qualified in Albany County
Commission Expires November 26, 20

State of New York
County of Albany

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Patrick E. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: David N. Weinraub

My Commission Expires: 11/26/20

(10)

Ex 10
Rec
Doc 70
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Timothy A. Brown, whose post office address is 213 Paisley Rd., Ballston Spa, NY 12020, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: [signature]

Timothy A. Brown

Witness Name: [signature]

State of New York
County of Saratoga

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Timothy A. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

BECKY A. SNELL
NOTARY PUBLIC STATE OF NEW YORK
FULTON COUNTY
LIC. #01SN6167041
MY COMMISSION EXPIRES MAY 29, 2019

Notary Public

Printed Name: Becky A. Snell

My Commission Expires: 05/29/2019

10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Doc 10
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Bobby B. Brown, whose post office address is 215 Terrace Mountain Rd, Schoharie, NY 12157, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Margaret Cubillerra
Witness Name: Margaret Cubillerra

Bobby B. Brown
Bobby B. Brown

Margaret Hildreth
Witness Name: Margaret Hildreth

State of New York
County of Schoharie

The foregoing instrument was acknowledged before me this 22 day of June, 2015 by Bobby B. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

Margaret R Risse
Notary Public

[Notary Seal]

MARGARET R. RISSE
Notary Public, State of New York
Schoharie County Reg. No. 01[illegible]
Commission Expires 8/5/2015

Printed Name: Margaret R Risse

My Commission Expires: 8/5/15

70

Ex 0
Rec
Doc
Int 70
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Kelly L. Brown, whose post office address is PO Box 26187, Christiansted, VI 00824-2187, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1931 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077356 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Jennifer Charles

Kelly L. Brown

Witness Name: Anypatrice Parker DeSorbo

State of St Croix
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Kelly L. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JAYE ALEXIS WHIPPER
Territory of the
U.S. VIRGIN ISLANDS
District of
ST. CROIX
Notary Public No. NP-53-14

Notary Public

Printed Name: Jaye A Whipper

My Commission Expires: July 9 2018

10

EnN
Rec 10
Doc
Int 10
Total 10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Matthew S. Brown, whose post office address is 4 Huckleberry Road, Castleton, NY 12033, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Jennifer Charles

Matthew S. Brown

Witness Name Amypatrice Parker DeSorbo

State of St. Croix
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Matthew S. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JAYE ALEXIS WHIPPER
Territory of the
U.S. VIRGIN ISLANDS
District of
ST. CROIX
Notary Public No. NP-53-14

Notary Public

Printed Name: Jaye A. Whipper

My Commission Expires: July 9, 2018

80,000

(10)

ExN 10
Rec
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Peter M. Brown, whose post office address is 21 High Street, Rensselear, NY 12144, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Laura Baranski
Witness Name: Laura Baranski

Peter M. Brown
Peter M. Brown

Witness Name: Sherry LaFountain

DAVID N. WEINBAUB
Notary Public, State of New York
No. 2WE6056633
Qualified in Albany County
Commission Expires November 26, 2017

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Peter M. Brown, who [✓] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: David Weinbaub

My Commission Expires: 11/26/17

90,000

17

Prepared by and return to:
Gary Fuchs/jag
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06686

ExN
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of June, 2015 between Linda L. Lutkowski, a single woman, whose post office address is 36 Acorn Circle, Apt 102, Baltimore, MD 21286, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1978 BRIGHT Manufactured Home, ID# 3R60R38545, Florida Title 14955337 bearing Real Property Decals # R12447644.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Candace Miller

Witness Name: [illegible]

Linda L. Lutkowski

Linda L. Lutkowski

State of Maryland
County of Bal Hmore

The foregoing instrument was acknowledged before me this 26th day of June, 2015 by Linda L. Lutkowski, a single woman who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Patricia A. Mack
Notary Public

Printed Name: Patricia A. Mack

My Commission Expires:

PATRICIA A. MACK
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 2, 2018

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: August 10, 2015

SUBJECT: **Ordinance No. 2015-09 –The Villages of Lake-Sumter, Inc.- Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2015-09, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 1.56 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2015-09, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 1.56 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 3, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

Concurrency Determination Statement

The Villages is proposing to remove existing manufactured homes on eleven (11) lots in a historic section of the Villages known as Orange Blossom Gardens and construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Applications have been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Town Commission. Additionally, the applications were reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A Concurrency Determination Statement has also been

included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services.

The subject properties involve approximately 1.56 ± acres lies in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density Lady Lake- Commercial General-Retail Sales and Services (RET)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.

3.) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Past Actions:

The Technical Review Committee (TRC) members individually reviewed application for Ordinance 2015-09, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The Local Planning Agency is scheduled to consider Ordinance 2015-09 on Wednesday, September 2, 2015, at 5:30 p.m.

The **Town Commission** is scheduled to consider Ordinance 2015-09 for first reading on Wednesday, September 2, 2015 at 6:00 p.m. The second and final reading will be held on Wednesday, September 16, 2015 at 6:00 p.m.

FISCAL IMPACT: $ _____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

---

7/30/15

DEPARTMENT HEAD Submitted 8/3/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 8/10/15 Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

L-11

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015 - First Reading

---

SUBJECT: **Ordinance No. 2015-10 - The Villages of Lake-Sumter, Inc.- Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-10 - rezoning 1.56± Acres of Property consisting of 11 lots – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed an application to rezone properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves rezoning 1.56 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake's jurisdiction.

The Rezoning application was received on Monday, July 13, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Planned Commercial (CP)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-10, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** heard the application for Ordinance 2015-10 at their regular meeting on Monday, August 10, 2015, and recommended approval with a 3-0 vote.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-10 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

---

DEPARTMENT HEAD		Submitted 8/24/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
8-24-15			
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 9/3/15	Date 8/25/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2015-10

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 1.56± ACRES OF LAND, OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., REFERENCED BY ALTERNATE KEYS 2600179, 1482160, 1483140, 2524308, 1482933, 1535948, 1732484, 1672201, 1672279, 2524031, & 1484057, 11 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, 2, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of certain landowners of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Lady Lake Mixed Residential Medium Density" (MX-8). Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Lake County Residential Medium" (RM) to Lady Lake "Mixed Residential Medium Density" (MX-8).

Section 2. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this ___ day of _____, 2015, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

Legal Description and Map
EXHIBIT "A"

Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200
Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

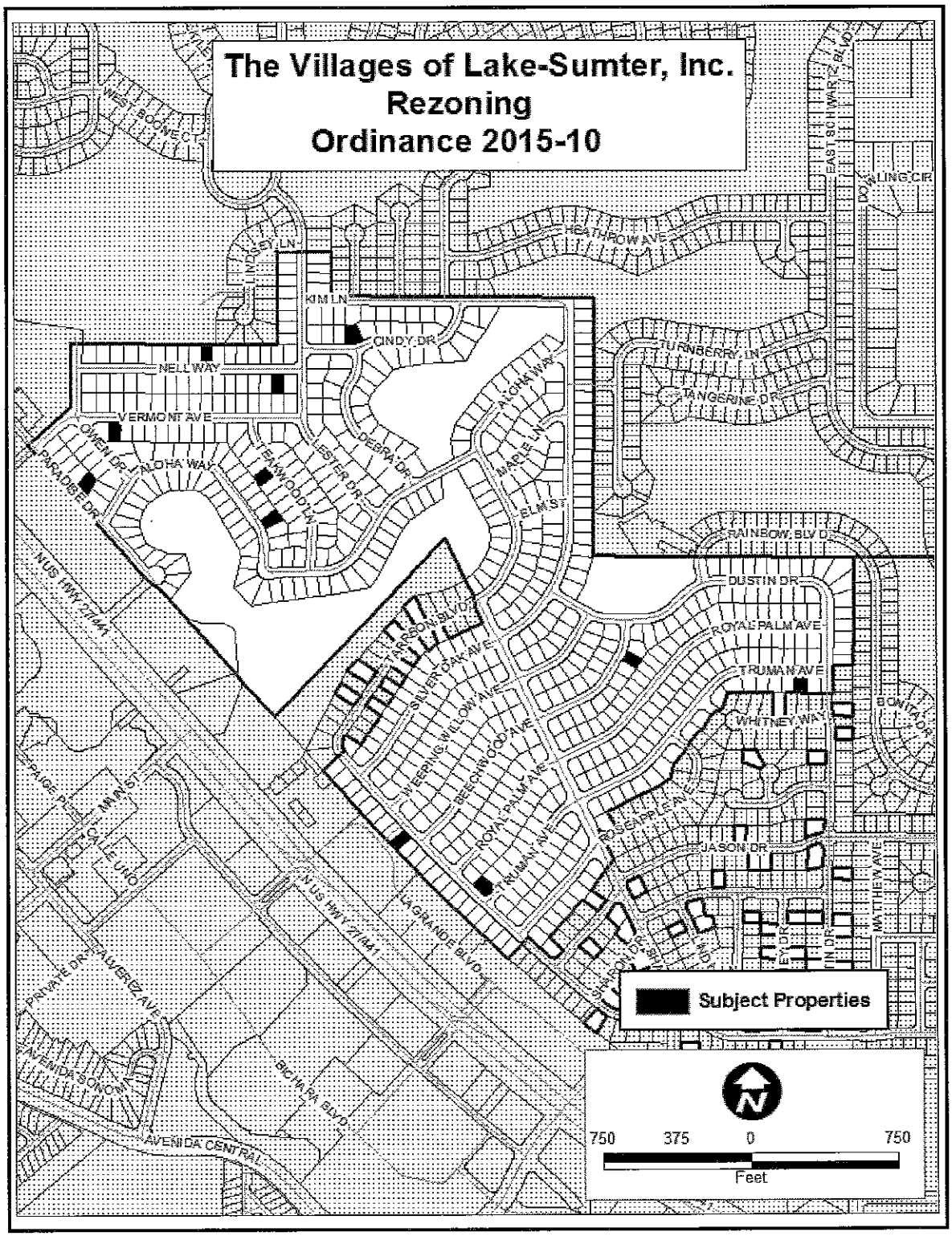
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

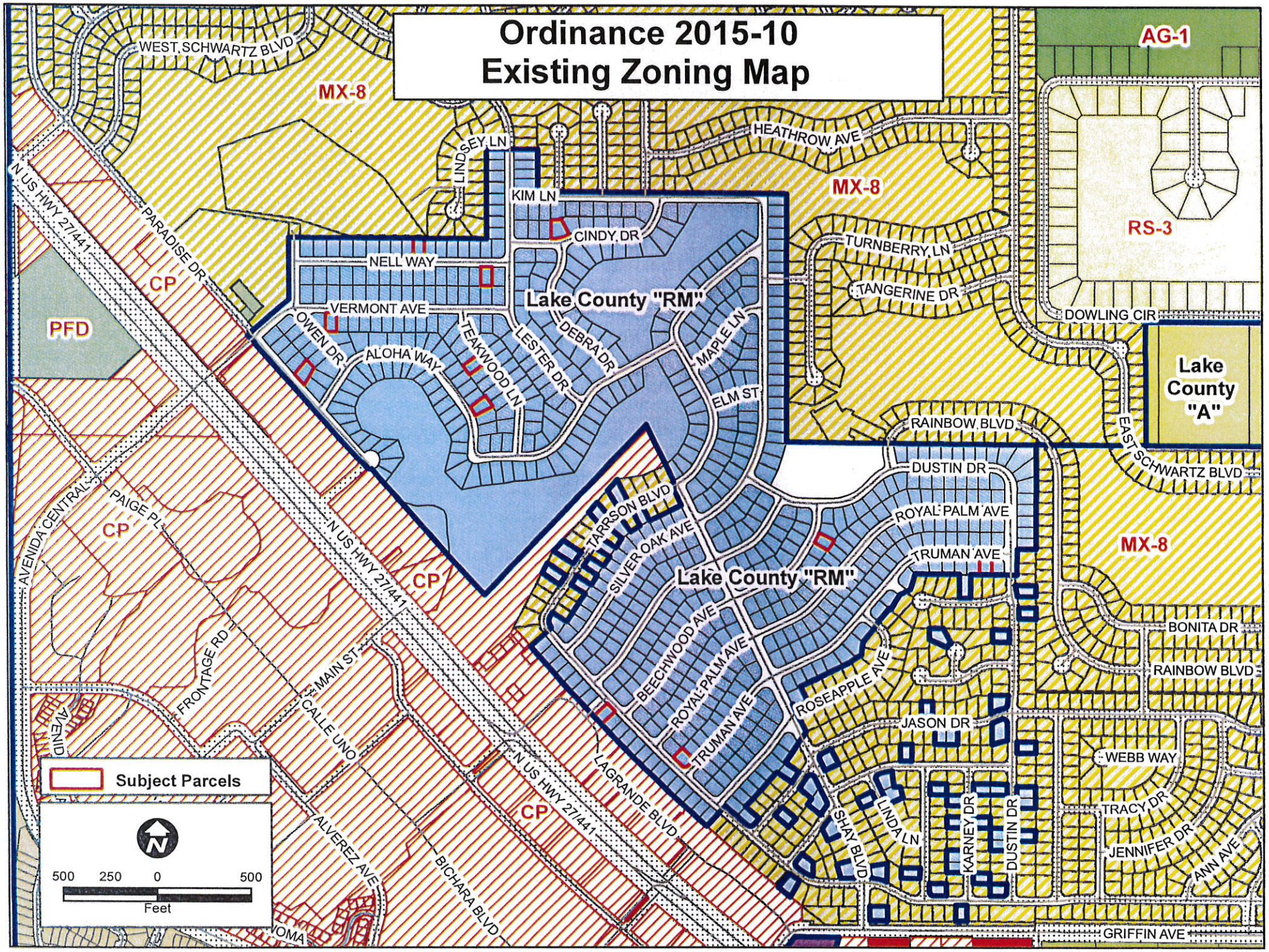
AND-

Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG

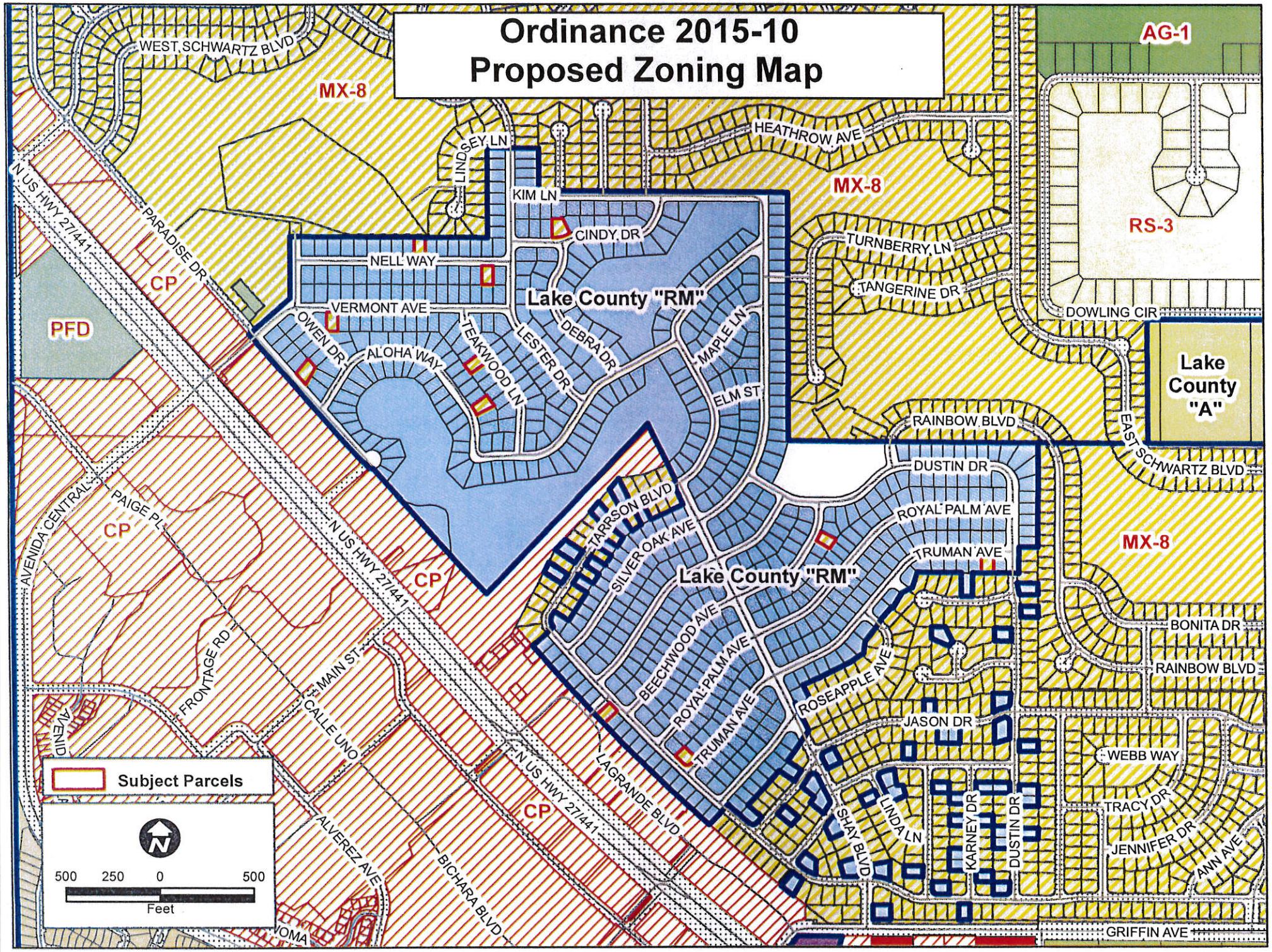

The Villages of Lake-Sumter, Inc.
Rezoning
Ordinance 2015-10
Subject Properties
750 375 0 750
Feet
HEATHROW AVE
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
ALOHA WAY
TURNBERRY LN
TANGERINE DR
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
WHITNEY WAY
JASON DR
LAGRANDE BLVD
BICHARA BLVD
AVENIDA CENTRAL
N US HWY 27/441

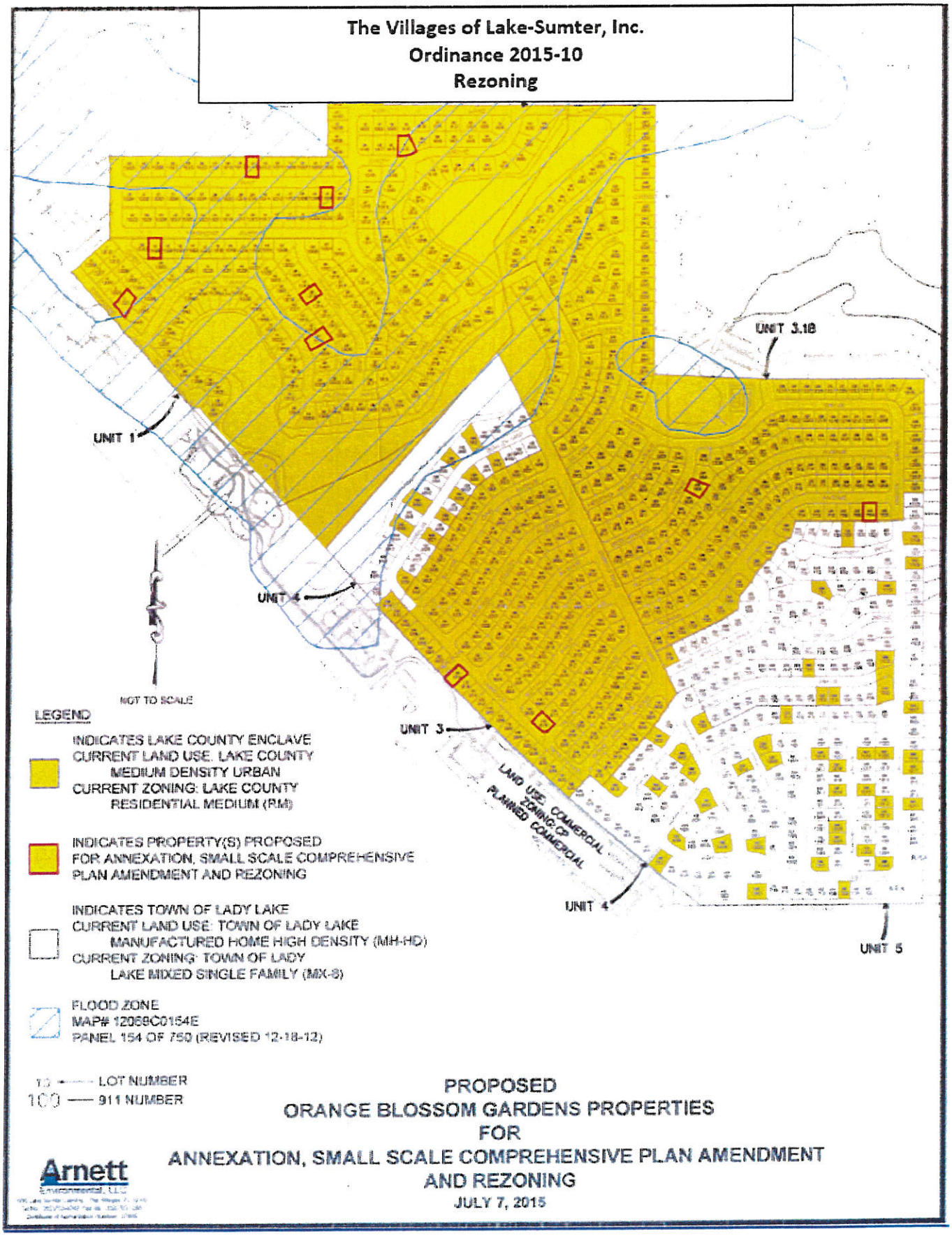
1

Ordinance 2015-10
Existing Zoning Map



Ordinance 2015-10
Proposed Zoning Map




The Villages of Lake-Sumter, Inc.
Ordinance 2015-10
Rezoning
UNIT 1
UNIT 3.1B
UNIT 4
UNIT 3
UNIT 4
UNIT 5
LAND USE: COMMERCIAL
ZONING: CP
PLANNED COMMERCIAL
NOT TO SCALE
LEGEND
INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY
MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY
RESIDENTIAL MEDIUM (RM)
INDICATES PROPERTY(S) PROPOSED
FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT AND REZONING
INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE
MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY
LAKE MIXED SINGLE FAMILY (MX-8)
FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)
10 LOT NUMBER
100 911 NUMBER
PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
JULY 7, 2015
Arnett
Environmental, LLC

1

TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 07/30/2015

Project: **Villages of Lake-Sumter, Inc.- Villages Enclave Annexation**
Proposal: **Annexation- Ord. 2015-08**
Small Scale FLU Comprehensive Plan Amendment- Ord. 2015-09
Rezoning – Ord. 2015-10

Description: On Monday, July 13, 2015, applications have been filed with the Town of Lady Lake, by Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., to annex, rezone, and amend the future land use designation of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 1, 2, 3, and 3.1B. The annexation application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 1.56 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Medium Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 11 lots.

Parcel ID No. 06-18-24-0300-000-13500
Orange Blossom Gardens Unit 3 Lot 135 PB 23 PGS 27-29 ORB 4599 PGS 388 389

-AND-

Parcel ID No. 06-18-24-0100-000-02800
Orange Blossom Gardens Unit 1 Lot 28 PB 18 PG 9 ORB 4620 PG 2398

-AND-

Parcel ID No. 06-18-24-0200-000-09100
Orange Blossom Gardens Unit 2 Lot 91 PB 20 PGS 58-59 ORB 4622 PG 2112

-AND-

Parcel ID No. 06-18-24-0350-000-40400
Orange Blossom Gardens Unit 3-1B Lot 404 PB 25 PG 33 ORB 4616 PG 2434

-AND-

Parcel ID No. 06-18-24-0200-000-05400
Orange Blossom Gardens Unit 2 Lot 54 PB 20 PGS 58-59 ORB 4622 PG 1800

-AND-

Parcel ID No. 06-18-24-0100-000-00200

Orange Blossom Gardens Unit 1 Lot 2 PB 18 PG 9 ORB 4628 PG 1566

-AND-

Parcel ID No. 06-18-24-0200-000-04500
Orange Blossom Gardens Unit 2 Lot 45 PB 20 PGS 58-59 ORB 4625 PG 1662

AND-

Parcel ID No. 06-18-24-0100-000-01400
Orange Blossom Gardens Unit 1 Lot 14 PB 18 PG 9 ORB 4633 PG 2404

AND-

Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

AND-

Parcel ID No. 06-18-24-0350-000-29600
Orange Blossom Gardens Unit 3-1B Lot 296 PB 25 PG 33 ORB 4339 PG 2165

AND-

Parcel ID No. 06-18-24-0300-000-16900
Orange Blossom Gardens Unit 3 Lot 169 PB 23 PGS 27-29 ORB 3626 PG

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. There are no comments at this time pertaining to any issues concerning annexation, small scale, and rezoning.

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. There are no comments at this time pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 11 lots.

RECEIVED
JUL 13 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
REZONING APPLICATION

Alternate Key Number ~~See attached list.~~

1. Owner's Name: The Villages of Lake-Sumter, Inc.

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro

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

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

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

4. Property Address/Location: See attached list.

5. Legal Description of Property to be rezoned: See attached list.

6. The property is located in the vicinity of the following streets:
   Northeast of US 441, North of Griffin Ave.

7. Area of Property: _____ Square feet _____ Acres _____

8. Utilities: Central Water X Central Sewer X Well ____ Septic Tank ____

9. Existing zoning of property: Lake County: RM - Residential Medium

10. Requested zoning of property: Lady Lake: MX-8 - Mixed Single Family

    Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: X Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property;
    None.

12. Proposed use the property: Residential

13. Has any land use application been file within last year in connection with this property? ____Yes __X__No. If yes, briefly describe the nature of the request and the date when it was done:

_____

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property, Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

Rezoning Fees:
Rezoning (except PUD, PFD, CP)
PUD
PFD/CP
Substantial Alterations (PUDS) Fees Paid: _____

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 FIFTY (50) 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: 7/13/15 Received by: Withow

Fees Paid: Bundle fee $2,500

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc., 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/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

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

(3) That the applicant desires Rezoning to the MX-8 zoning classification to allow: Mixed Single Family

(4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13th day of July, 2015, by Martin L. Dzuro, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Vicki C. Varnon

VICKI C. VARNON
Notary Public
State of Florida
My Commission Expires 9/22/2015
Commission No. EE 139038

Exhibit A

Parcel ID #: 06182403000-000-135000
Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-02800
Lot 28 ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-09100
Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-05400
Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240100-000-00200
Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240200-000-04500
Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-01400
Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06182401000-000-04000
Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240350-000-29600
Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 0618240300-000-16900
Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Page 27 through 29, Public Records of Lake County, Florida.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	Plat Book/Page
1	OBG3	135	819	Truman Ave	2600179	23/27-29
2	OBG1	28	1316	Teakwood	1482160	18/9
3	OBG2	91	913	Cindy Drive	1483140	20/58, 59
4	OBG3.1B	404	704	Truman Ave	2524308	25/33-35
5	OBG2	54	1015	Nell Way	1482933	20/58, 59
6	OBG1	2	1321	Paradise Drive	1535948	18/9
7	OBG2	45	1004	Nell Way	1732484	20/58, 59
8	OBG1	14	1028	Vermont Way	1672201	18/9
9	OBG1	40	1011	Aloha Way	1672279	18/9
10	OBG3.1B	296	806	Beechwood Ave	2524031	25/33-35
11	OBG3	169	918	Tarrson Blvd	1484057	23/27-29

INSTRUMENT#: 2015028463 OR BK 4599 PG 389 PAGES: 1 3/18/2015 3:59:05 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$504.00

72000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06303

ExN
Rec
Doc
Int
Total

RETURN TO

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of March, 2015 between **Cheryl Hammond, a single woman**, whose post office address is **18465 E. Raven Drive, Queen Creek, AZ 85142**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0518240300-000-135000

Lot 135, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 026102055, Florida Title 20280553 bearing Real Property Decal # R079320 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Donald Larson

Cheryl Hammond

Witness Name: Christine S Edmiston

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 10 day of March, 2015 by Cheryl Hammond, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BRENDA L HERBER
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 15, 2017

Notary Public

Printed Name: Brenda Herber

My Commission Expires: 9/15/2017

INSTRUMENT#: 2015048487 OR BK 4620 PG 2398 PAGES: 2 5/6/2015 7:52:38 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$483.00

(2)

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA

CASE NO: 2014 CA 1169

ADVANTAGE LAND, LLC,
A Florida Limited Liability Company,
Plaintiff,

-vs-

THOMAS McVAY,
COLLEEN MARCHESE,
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT and
LAKE COUNTY CLERK OF COURT,
Defendants.

2015 MAY -5 AM 9:55
CLERK OF CIRCUIT AND COUNTY COURT LAKE COUNTY, FLORIDA

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 22 day of April, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Lake County, Florida:

> Lot 28, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof as recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1974 Manufacture Home bearing the ID #02611847H, Florida Title #1119776 and Real Property Decal #12066900.

was sold to The Villages of Lake Sumter Inc. 1000 Lake Sumter Landing, The Villages, FL 32162

Witness my hand and seal of this Court on this 5 day of May, 2015.

NEIL KELLY
Clerk of the County Court
Lake County, Florida

By: H. Sled
Deputy Clerk

CLERK OF CIRCUIT & COUNTY COURT LAKE COUNTY, FLORIDA

Case: 2014 CA 001169
00087346726
Dkt: COI

51

INSTRUMENT#: 2015049929 OR BK 4622 PG 2112 PAGES: 1 5/7/2015 4:35:25 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

(3)

45000 RETURN

ExN 10
Rec
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06527

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of April, 2015 between Donna Pollinger, a married woman, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, whose post office address is 1585 Inwood Avenue, Angola, NY 14006, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-09100

Lot 91, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1976 HILL Manufactured Home, ID# 0261309J, Florida Title 13385264 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Erin Arendt
Witness Name: Erin Arendt

Donna Pollinger
Donna Pollinger, Individually and as Trustee of the Richard Szrama Living Trust under Agreemetn dated April 18, 1991

Adam Jagow
Witness Name: Adam Jagow

State of New York
County of Erie

The foregoing instrument was acknowledged before me this 13 day of April, 2015 by Donna Pollinger, a married woman, Individually and as Trustee of the Richard Szrama Living Trust under Agreement dated April 18, 1991, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Cheryl Ziccardi
Notary Public

Printed Name: Cheryl Ziccardi

My Commission Expires: 4/23/18

CHERYL ZICCARDI
No. 01ZI4965520

INSTRUMENT#: 2015044639 OR BK 4616 PG 2434 PAGES: 1 4/27/2015 11:12:56 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$385.00

4

$5500

Ex N _____
Ver _____
ID _____
Int _____
Total _____

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06586

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of April, 2015 between **Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, whose post office address is 305 Brook Village Road, Apt. 3, Nashua, NH 03062**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing , The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 0618240350-000-40400
Lot 404, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 LIBERTY Manufactured Home, ID# 10L13093, Florida Title 19136826 bearing Real Property Decal # R077658 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Alexandra Quinlan

Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995

Witness Name: DEBRA FARRAR

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 16 day of April, 2015 by Catherine Elizabeth Morgan, as Trustee of the Cecile E. Suprin Living Trust under Agreement dated February 1, 1995, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal] ERIC R. SOPPER NOTARY PUBLIC NEW HAMPSHIRE

Notary Public

Printed Name: ERIC SOPPER

My Commission Expires: ERIC R. SOPPER, Notary Public My Commission Expires March 7, 2017

INSTRUMENT#: 2015049831 OR BK 4622 PG 1800 PAGES: 2 5/7/2015 3:43:12 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$630.00

5

90,000

Exh
Rec 850
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06016

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of April, 2015 between Linda K. Kelly, a single woman and Jill N. Kelly, a single woman, whose post office address is 1435 Evergreen Court, Ossian, IN 46777, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-05400

Lot 54, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02611222H thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Teresa Norvell
Witness Name: Teresa Norvell

Vicki DeBellis
Witness Name: VICKI DeBELLIS

Sally L. Ashley
Witness Name: SALLY L. ASHLEY

Witness Name: Bobbie Dejalatine

Linda K. Kelly
Linda K. Kelly

Jill N. Kelly
Jill N. Kelly

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Linda K. Kelly, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130028
EXPIRES: June 3, 2016
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name:

My Commission Expires:

INSTRUMENT#: 2015055460 OR BK 4628 PG 1566 PAGES: 1 5/26/2015 4:06:30 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$574.00

(6)

8,000

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06726

Ent: ____
Rec ____
Doc ____
Int ____
Total ____

[Space Above This Line For Recording Data]

RETURN TO

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between James E. Scheiman and Joann M. Scheiman, husband and wife, whose post office address is 17448 SE 112th Court, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240100-000-00200

Lot 2, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 90, Public Records of Lake County, Florida.

Together with a 1973 HILLMAN Manufactured Home, ID# 02613588G, Florida Title 6154043 bearing Real Property Decal # R366003 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Janice Schoenfeldt
Witness Name: JANICE SCHOENFELDT

James E. Scheiman
James E. Scheiman

Stacy Spears
Witness Name: Stacy Spears

Joann M. Scheiman
Joann M. Scheiman

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by James E. Scheiman and Joann M. Scheiman, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Stacy Spears
Notary Public

STACY S. SPEARS
MY COMMISSION # FF 072774
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

Printed Name:

My Commission Expires:

INSTRUMENT#: 2015052563 OR BK 4625 PG 1662 PAGES: 1 5/18/2015 11:00:33 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$455.00

(7)

65000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1020 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643

RETURN

DeN
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between Robert L. Smith, Jr., a single person, whose post office address is 1022 Nell Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02612309H thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Jennifer Groesteen

Witness Name: Erin McLin

Robert L. Smith, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Robert L. Smith, Jr., who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # EE 150554
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Groesteen

My Commission Expires: 12/5/15

70,000

(8)

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06413

ExN
Rec
Doc
Int
Total

INSTRUMENT #2015060227
OR BK 4633 PG 2404 - 2404 (1 PGS)
DATE: 6/4/2015 2:29:25 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $10.00 DEED DOC $490.00

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between **John C. Verville and Larisa Verville, husband and wife**, whose post office address is **3232 Hampton Lane, The Villages, FL 32159**, grantor, and **The Villages of Lake-Sumter, Inc., a Florida corporation**, whose post office address is **1020 Lake Sumter Landing, The Villages, FL 32162** grantee:

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

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

PARCEL ID #: 06182401000-000-01400

Lot 14, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1970 HILLCREST Manufactured Home, ID# HF4881D, Florida Title 8994673 bearing Real Property Decal # R439155 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Teresa Norvell
Witness Name: Teresa Norvell

John C Verville
John C. Verville

Jednmarie Nichols
Witness Name: Jednmarie Nichols

Larisa Verville
Larisa Verville

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by John C. Verville and Larisa Verville, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification, and military photo ID and Villages photoID for John C. Verville.

Teresa Norvell
Notary Public

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130328
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Printed Name: _____

My Commission Expires: _____

7400c

(9)

INSTRUMENT #2015060237,
OR BK 4633 PG 2433 - 2433 (1 PGS)
DATE: 6/4/2015 2:32:19 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $10.00 DEED DOC $518.00

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06723

ExN 0
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of May, 2015 between Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, whose post office address is 73 Stony Road, Lancaster, NY 14086, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 06182401000-000-04000

Lot 40, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Together with a 1973 Chec Manufactured Home, ID# G6291, Florida Title 10178668 bearing Real Property Decal # R0814914 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Jennifer Grovesteen

Witness Name: Kelly Ragosta

Lorraine Schalberg

Karen Beckstein f/k/a Karen J. Seiders

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by Lorraine Schalberg, a single woman and Karen Beckstein, f/k/a Karen J. Seiders, a married woman, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

JENNIFER GROVESTEEN
MY COMMISSION # EE 150664

10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Exh 10
Rec 10
Doc 70
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Mikal L. Brown, whose post office address is 608 Rainbow Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Teresa Norvell
Witness Name: Teresa Norvell

Mikal L. Brown

Zina Beasley
Witness Name: Zina Beasley

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Mikal L. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130323
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name:

My Commission Expires:

10

ExN 10
Rec 10
Doc 70
Int 10
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Nathan K. Brown, whose post office address is 14 Brendan Lane, Niskayuna, NY 12309, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: [signature]

Nathan K. Brown

Witness Name: [signature]

State of NY
County of Albany

The foregoing instrument was acknowledged before me this 17th day of June, 2015 by Nathan K. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

FATIMA ABDUL-HAMMED
Notary Public-State of New York
No. 01AB5068925
Qualified in ALBANY
My Commission Expires 04/26/2019

Notary Public

Printed Name: Fatima Abdul-Hammed

My Commission Expires: 4/26/19

10

Ex 10
Rec
Doc 10
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Patrick E. Brown, whose post office address is 46 Zabel Hill Rd, Feura Bush, NY 12067, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Michael Cleary

Witness Name: Laura Kamaski

Patrick E. Brown

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE6066833
Qualified in Albany County
Commission Expires November 26, 20[illegible]

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Patrick E. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: David N. Weinraub

My Commission Expires: 11/26/[illegible]

(10)

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Ex 10
Rec
Doc 70
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Timothy A. Brown, whose post office address is 213 Paisley Rd., Ballston Spa, NY 12020, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home. ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: [signature]

Timothy A. Brown

Witness Name: [signature]

State of New York
County of Saratoga

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Timothy A. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

BECKY A. SNELL
NOTARY PUBLIC STATE OF NEW YORK
FULTON COUNTY
LIC #01SN6157041
MY COMMISSION EXPIRES MAY 29, 2019

Notary Public

Printed Name: Becky A. Snell

My Commission Expires: 05/29/2019

10

Doc 10
Rec 10
Doc
Int
Add

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Bobby B. Brown, whose post office address is 215 Terrace Mountain Rd, Schoharie, NY 12157, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Margaret Chatellier

Bobby B. Brown

Witness Name: Margaret Holdreth

State of New York
County of Schoharie

The foregoing instrument was acknowledged before me this 22 day of June, 2015 by Bobby B. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Margaret R. Rice

MARGARET R. RICE
Notary Public, State of New York
Schoharie County Reg. No. 01R6079606
Commission Expires: 8/5/20 15

My Commission Expires: 8/5/15

(70)

Ex. 0
Rec. 0
Doc
Int. 70
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Kelly L. Brown, whose post office address is PO Box 26187, Christiansted, VI 00824-2187, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Jennifer Charles

Kelly L. Brown

Witness Name: Amypatrice Parker DeSorbo

State of St. Croix
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Kelly L. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JAYE ALEXIS WHIPPER
Territory of the
U.S. VIRGIN ISLANDS
District of
ST. CROIX
Notary Public No. NP-63-14

Notary Public

Printed Name: Jaye A. WHIPPER

My Commission Expires: July 9, 2018

10

ExN 1
Rec 10
Doc
Int 10
Total 10

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Matthew S. Brown, whose post office address is 4 Huckleberry Road, Castleton, NY 12033, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.
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:

Witness Name: Jennifer Charles

Matthew S. Brown

Witness Name Amypatrice Parker DeSorbo

State of St. Croix
County of Virgin Islands

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Matthew S. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JAYE ALEXIS WHIPPER
Territory of the U.S. VIRGIN ISLANDS
District of ST. CROIX
Notary Public No. NP-63-14

Notary Public

Printed Name: Jaye A. Whipper

My Commission Expires: July 9, 2018

80,000

10

Ex N
Rec
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of June, 2015 between Peter M. Brown, whose post office address is 21 High Street, Rensselear, NY 12144, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29600

Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1981 Hillcrest Manufactured Home, ID# 02630190AP & # 02630190BP, Florida Title 19067814 & 19067815 bearing Real Property Decals # R077358 & # R0773357 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Laura Baranski

Peter M. Brown

Witness Name: Sherry Lafountain

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE6066033
Qualified in Albany County
Commission Expires November 26, 2017

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 19th day of June, 2015 by Peter M. Brown, who [ ] is personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: David Weinraub

My Commission Expires: 11/26/17

90,000

(11)

Prepared by and return to:
Gary Fuchs/jag
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06686

ExN
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of June, 2015 between Linda L. Lutkowski, a single woman, whose post office address is 36 Acorn Circle, Apt 102, Baltimore, MD 21286, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-16900

Lot 169, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Together with a 1978 BRIGHT Manufactured Home, ID# 3R60R38545, Florida Title 14955337 bearing Real Property Decals # R12447644.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

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:

Witness Name: Candyce Miller

Linda L. Lutkowski

Linda L. Lutkowski

Witness Name: [signature]

State of Maryland
County of Baltimore

The foregoing instrument was acknowledged before me this 26th day of June, 2015 by Linda L. Lutkowski, a single woman who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Patricia A. Mack
Notary Public

Printed Name: Patricia A. Mack

My Commission Expires: PATRICIA A. MACK NOTARY PUBLIC STATE OF MARYLAND My Commission Expires July 2, 2018

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: August 10, 2015

SUBJECT: **Ordinance No. 2015-10 - The Villages of Lake-Sumter, Inc.- Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 11 lots consisting of approximately 1.56 +/- acres of land which are located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2015-10 , a Rezoning of 1.56± Acres of Property consisting of 11 lots – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of Approval.**

2. **Motion to forward Ordinance No. 2015-10 , a Rezoning of 1.56 ± Acres of Property consisting of 11 lots – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of Denial.**

Staff is in Support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to rezone properties consisting of 11 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 2, 3, and 3.1B. The application involves 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Rezoning application was received on Monday, July 13, 2015, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

Notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified mail return receipt on Monday, July 20, 2015. The property was also posted Monday, July 20, 2015.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Planned Commercial (CP)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
South	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-08, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-08 for first reading on Wednesday, September 2, 2015 at 6:00 p.m. The second and final reading will be held on Wednesday, September 16, 2015 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

7/30/15 DEPARTMENT HEAD Submitted 8/3/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 8/10/15 Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification